



Monthly Indicators

April 2025

Percent changes calculated using year-over-year comparisons.

New Listings were up 20.6 percent for single family homes but decreased 12.8 percent for townhouse-condo properties. Pending Sales landed at 149 for single family homes and 37 for townhouse-condo properties.

The Median Sales Price was up 0.5 percent to \$571,500 for single family homes but decreased 0.1 percent to \$437,000 for townhouse-condo properties. Days on Market increased 4.6 percent for single family homes but decreased 18.0 percent for townhouse-condo properties.

Total housing inventory increased 8.1% month-over-month for a total of 1.33 million units heading into April, equivalent to a 4.0-month supply at the current sales pace, according to NAR. Although inventory is up nearly 20% from the same time last year, the additional supply has had little effect on home prices across much of the country, with the national median existing-home price climbing 2.7% year-over-year to \$403,700 as of last measure.

Activity Snapshot

+ 24.1%	+ 1.4%	- 2.6%
One-Year Change in Sold Listings All Properties	One-Year Change in Median Sales Price All Properties	One-Year Change in Days on Market All Properties

Residential real estate activity in Area 8 composed of single-family properties, townhomes and condominiums. Percent changes are calculated using rounded figures.

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Single Family Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year.



Key Metrics	Historical Sparkbars	4-2024	4-2025	Percent Change	YTD-2024	YTD-2025	Percent Change
New Listings		199	240	+ 20.6%	653	826	+ 26.5%
Pending / Under Contract		134	149	+ 11.2%	501	538	+ 7.4%
Sold Listings		116	144	+ 24.1%	424	440	+ 3.8%
Median Sales Price		\$568,750	\$571,500	+ 0.5%	\$535,191	\$565,000	+ 5.6%
Average Sales Price		\$687,191	\$752,593	+ 9.5%	\$670,342	\$710,406	+ 6.0%
Pct. of List Price Received		99.7%	99.5%	- 0.2%	99.3%	99.1%	- 0.2%
Days on Market		65	68	+ 4.6%	73	77	+ 5.5%
Affordability Index		71	73	+ 2.8%	76	74	- 2.6%
Active Listings		268	392	+ 46.3%	--	--	--
Months Supply		2.2	3.2	+ 45.5%	--	--	--

Townhouse-Condo Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

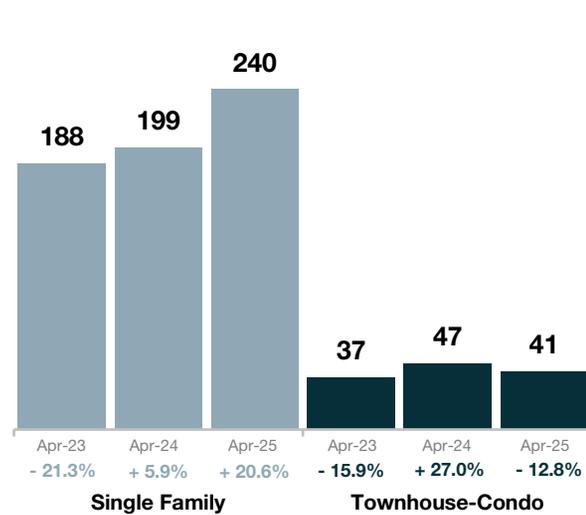


Key Metrics	Historical Sparkbars	4-2024	4-2025	Percent Change	YTD-2024	YTD-2025	Percent Change
New Listings		47	41	- 12.8%	122	200	+ 63.9%
Pending / Under Contract		25	37	+ 48.0%	91	130	+ 42.9%
Sold Listings		29	36	+ 24.1%	78	93	+ 19.2%
Median Sales Price		\$437,281	\$437,000	- 0.1%	\$417,500	\$427,500	+ 2.4%
Average Sales Price		\$444,133	\$449,974	+ 1.3%	\$427,333	\$453,515	+ 6.1%
Pct. of List Price Received		100.1%	99.5%	- 0.6%	99.9%	99.0%	- 0.9%
Days on Market		133	109	- 18.0%	110	108	- 1.8%
Affordability Index		93	96	+ 3.2%	97	98	+ 1.0%
Active Listings		85	99	+ 16.5%	--	--	--
Months Supply		3.6	4.0	+ 11.1%	--	--	--

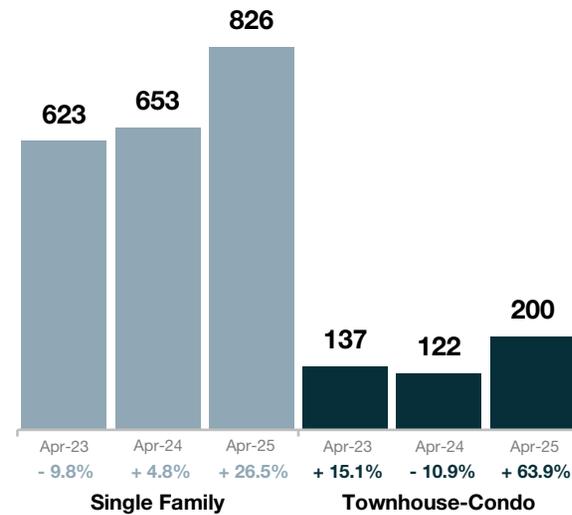
New Listings



April

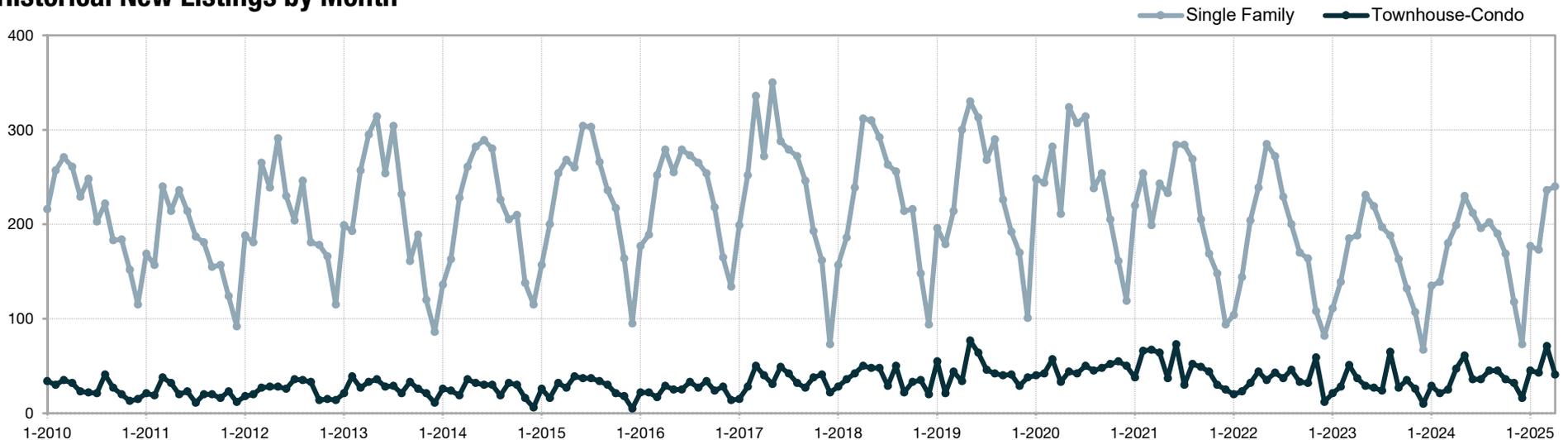


Year to Date



New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2024	230	-0.4%	61	+110.3%
Jun-2024	212	-3.2%	36	+33.3%
Jul-2024	196	-0.5%	36	+50.0%
Aug-2024	202	+7.4%	45	-30.8%
Sep-2024	190	+16.6%	45	+66.7%
Oct-2024	169	+28.0%	36	+2.9%
Nov-2024	118	+10.3%	32	+23.1%
Dec-2024	73	+9.0%	16	+60.0%
Jan-2025	177	+31.1%	45	+55.2%
Feb-2025	173	+24.5%	43	+104.8%
Mar-2025	236	+31.1%	71	+184.0%
Apr-2025	240	+20.6%	41	-12.8%

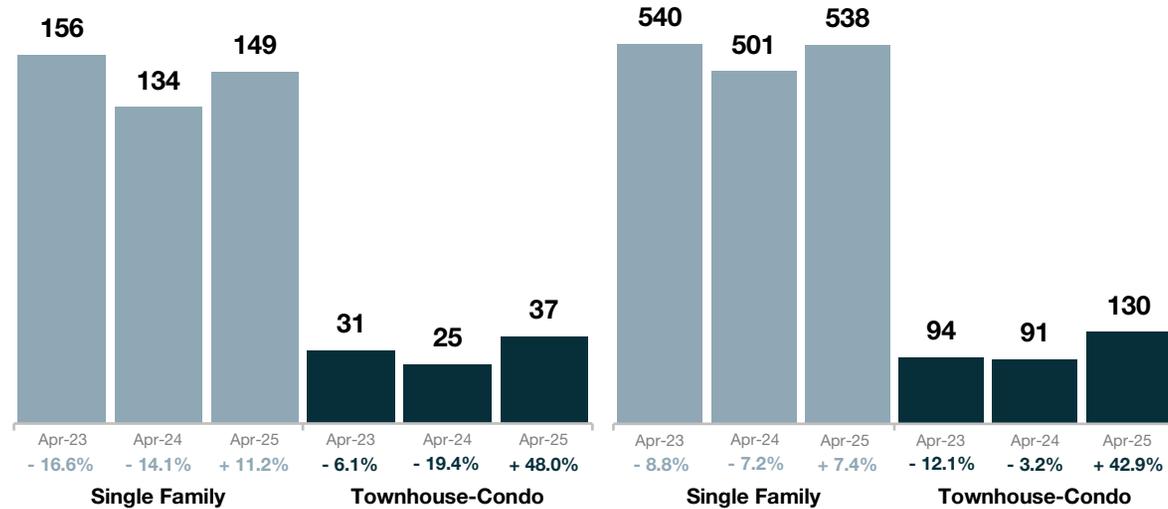
Historical New Listings by Month



Pending / Under Contract

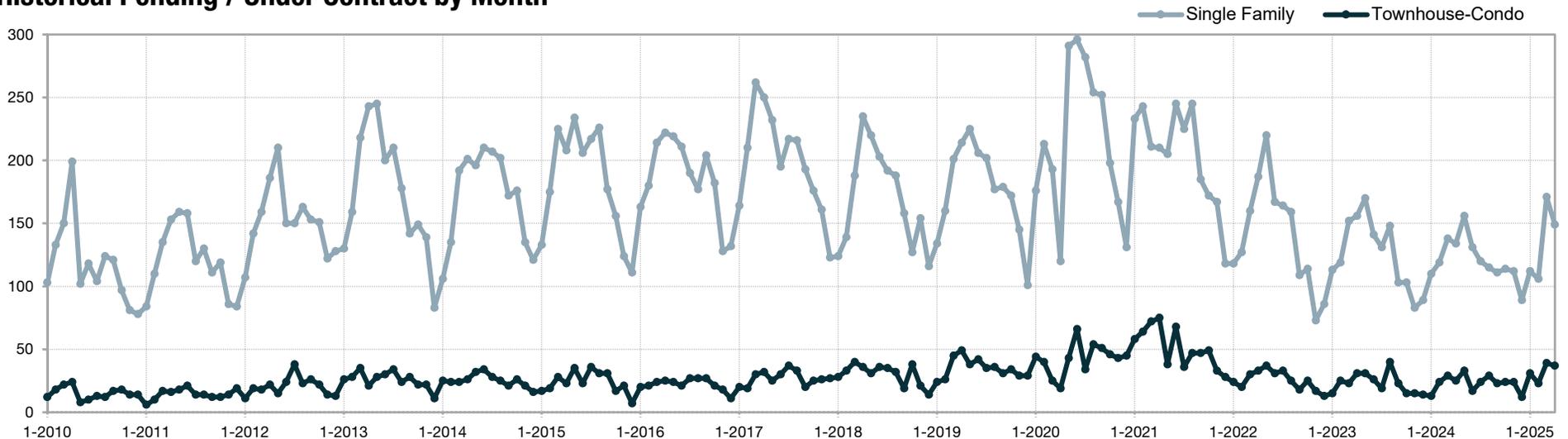


April



Pending / Under Contract	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2024	156	-8.2%	33	+6.5%
Jun-2024	131	-7.1%	17	-34.6%
Jul-2024	120	-8.4%	24	+26.3%
Aug-2024	115	-22.3%	29	-27.5%
Sep-2024	111	+7.8%	23	0.0%
Oct-2024	114	+10.7%	24	+60.0%
Nov-2024	112	+34.9%	24	+60.0%
Dec-2024	89	0.0%	12	-14.3%
Jan-2025	112	+1.8%	31	+138.5%
Feb-2025	106	-10.9%	23	-4.2%
Mar-2025	171	+23.9%	39	+34.5%
Apr-2025	149	+11.2%	37	+48.0%

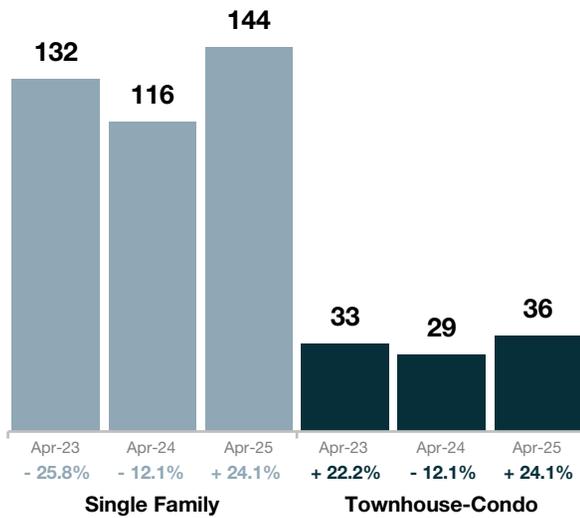
Historical Pending / Under Contract by Month



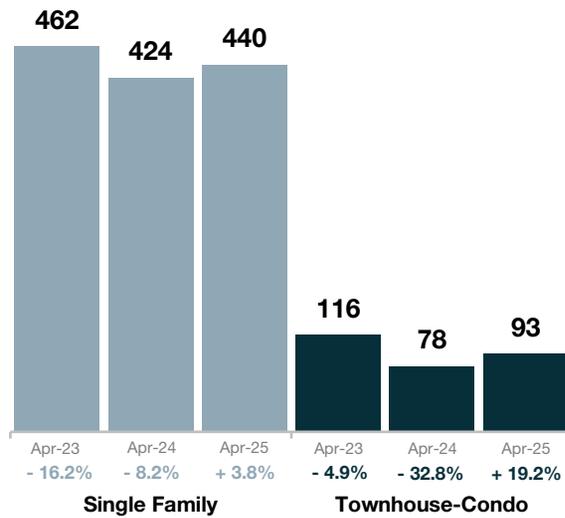
Sold Listings



April

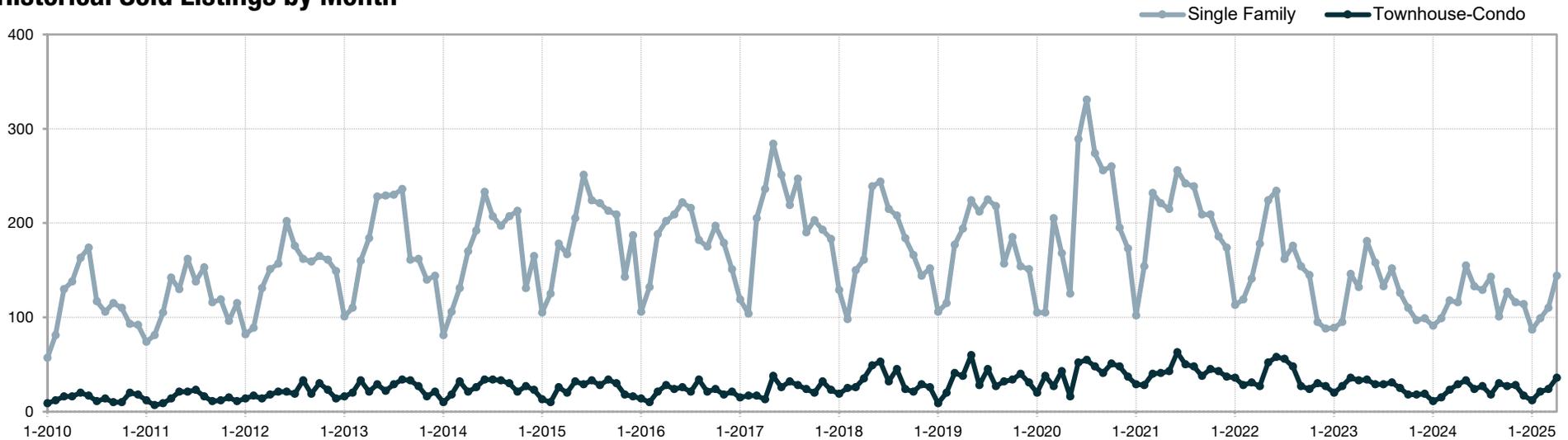


Year to Date



Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2024	155	-14.4%	33	-2.9%
Jun-2024	133	-15.8%	24	-17.2%
Jul-2024	129	-3.0%	27	-6.9%
Aug-2024	143	-5.9%	18	-41.9%
Sep-2024	101	-19.8%	30	+20.0%
Oct-2024	127	+15.5%	27	+50.0%
Nov-2024	116	+19.6%	28	+55.6%
Dec-2024	114	+15.2%	17	-10.5%
Jan-2025	87	-4.4%	12	+9.1%
Feb-2025	99	0.0%	21	+40.0%
Mar-2025	110	-6.8%	24	+4.3%
Apr-2025	144	+24.1%	36	+24.1%

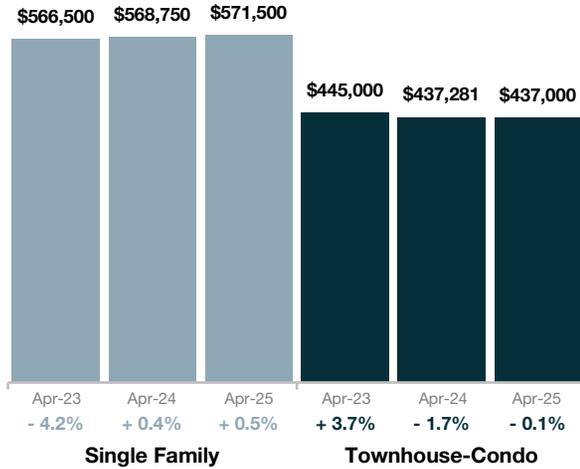
Historical Sold Listings by Month



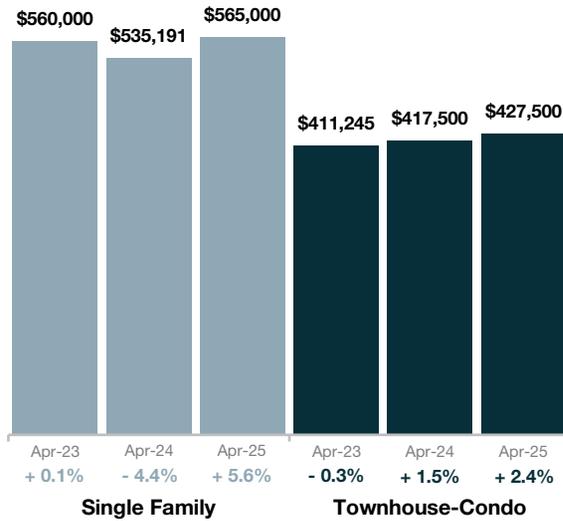
Median Sales Price



April

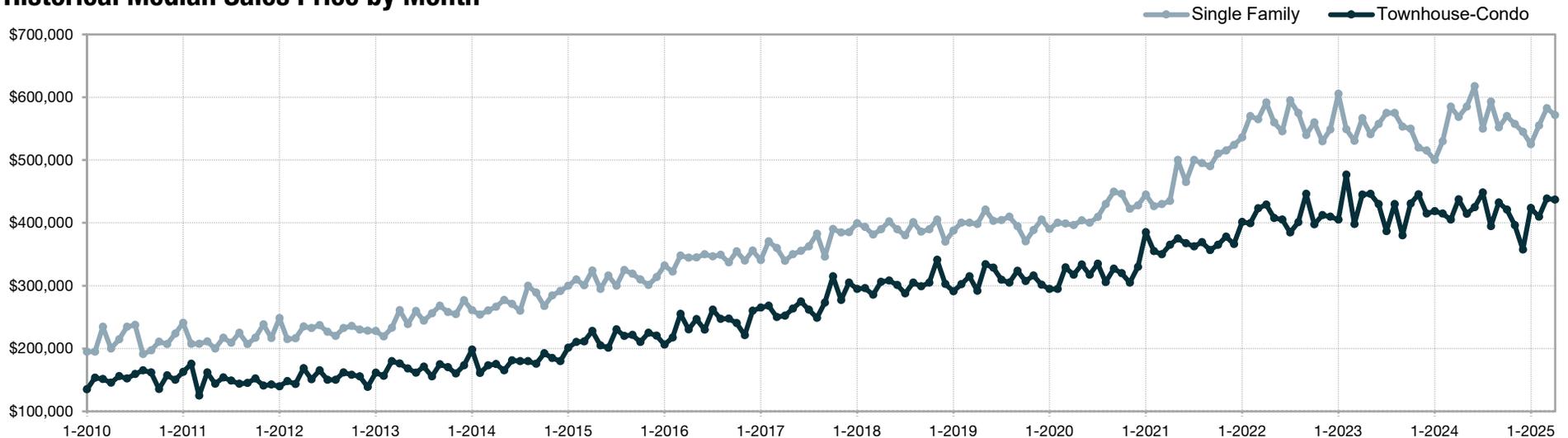


Year to Date



Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2024	\$585,000	+8.1%	\$414,590	-7.0%
Jun-2024	\$617,500	+10.8%	\$425,000	-1.2%
Jul-2024	\$550,000	-4.3%	\$448,220	+15.8%
Aug-2024	\$593,000	+3.1%	\$394,750	-8.2%
Sep-2024	\$552,000	-0.2%	\$432,463	+13.8%
Oct-2024	\$570,000	+3.6%	\$421,056	-2.3%
Nov-2024	\$557,376	+7.2%	\$396,250	-11.0%
Dec-2024	\$545,000	+5.8%	\$357,500	-13.9%
Jan-2025	\$525,000	+5.0%	\$423,750	+1.3%
Feb-2025	\$555,000	+4.7%	\$410,000	-1.2%
Mar-2025	\$582,450	-0.4%	\$438,500	+8.3%
Apr-2025	\$571,500	+0.5%	\$437,000	-0.1%

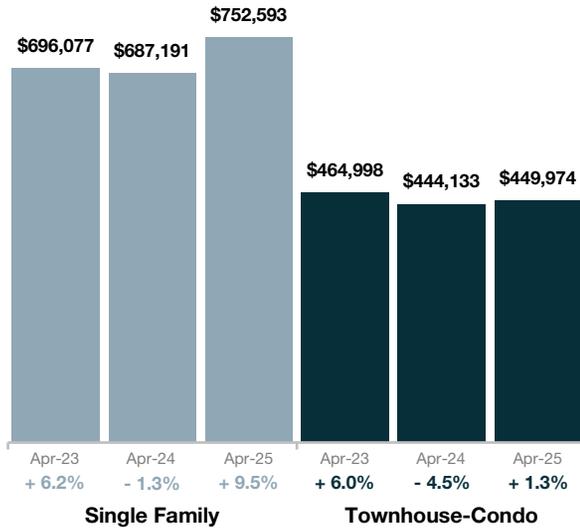
Historical Median Sales Price by Month



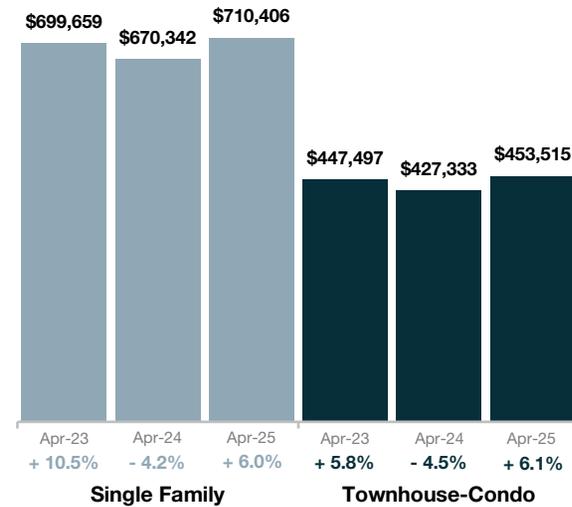
Average Sales Price



April

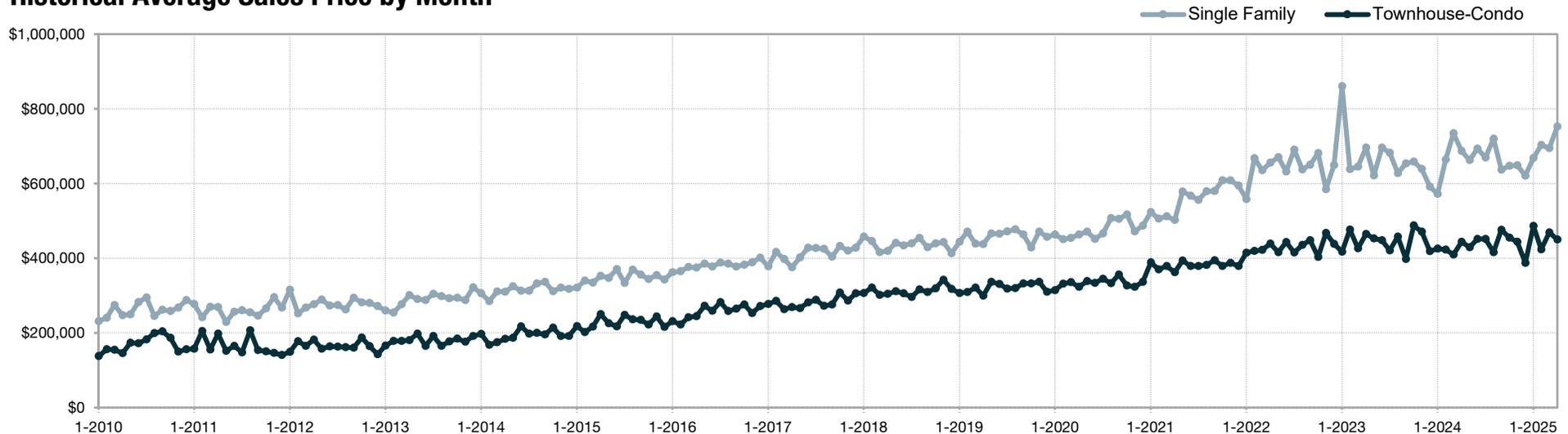


Year to Date



Average Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2024	\$662,355	+6.6%	\$429,053	-5.2%
Jun-2024	\$693,174	-0.4%	\$451,498	+0.7%
Jul-2024	\$669,885	-1.8%	\$451,441	+7.3%
Aug-2024	\$719,674	+14.6%	\$416,034	-9.1%
Sep-2024	\$636,955	-2.5%	\$476,079	+19.6%
Oct-2024	\$647,232	-1.7%	\$454,734	-6.8%
Nov-2024	\$648,897	+1.6%	\$443,564	-5.8%
Dec-2024	\$620,632	+4.9%	\$387,282	-7.6%
Jan-2025	\$668,273	+16.8%	\$486,014	+14.2%
Feb-2025	\$703,117	+5.8%	\$423,763	+0.2%
Mar-2025	\$695,063	-5.4%	\$468,608	+14.3%
Apr-2025	\$752,593	+9.5%	\$449,974	+1.3%

Historical Average Sales Price by Month

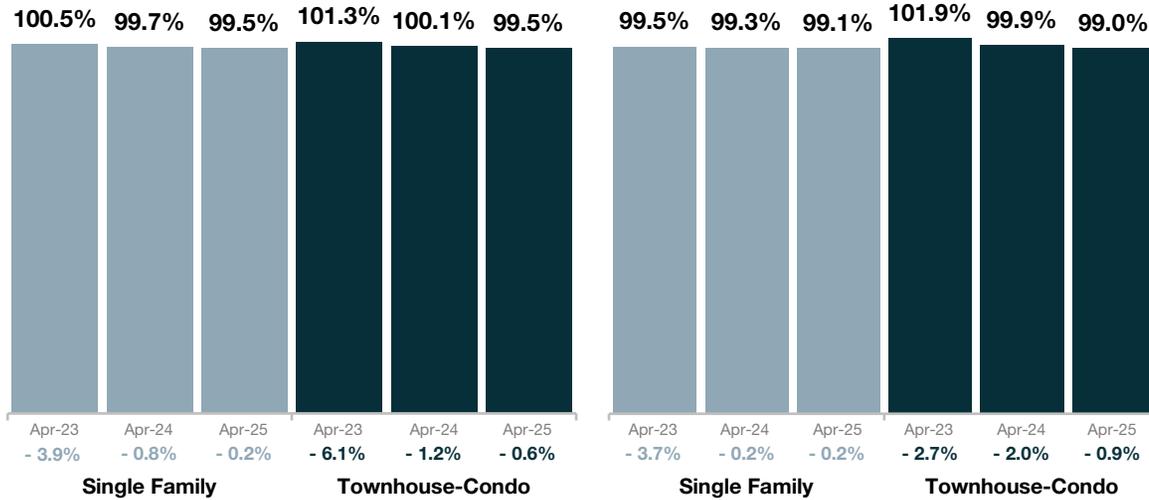


Percent of List Price Received



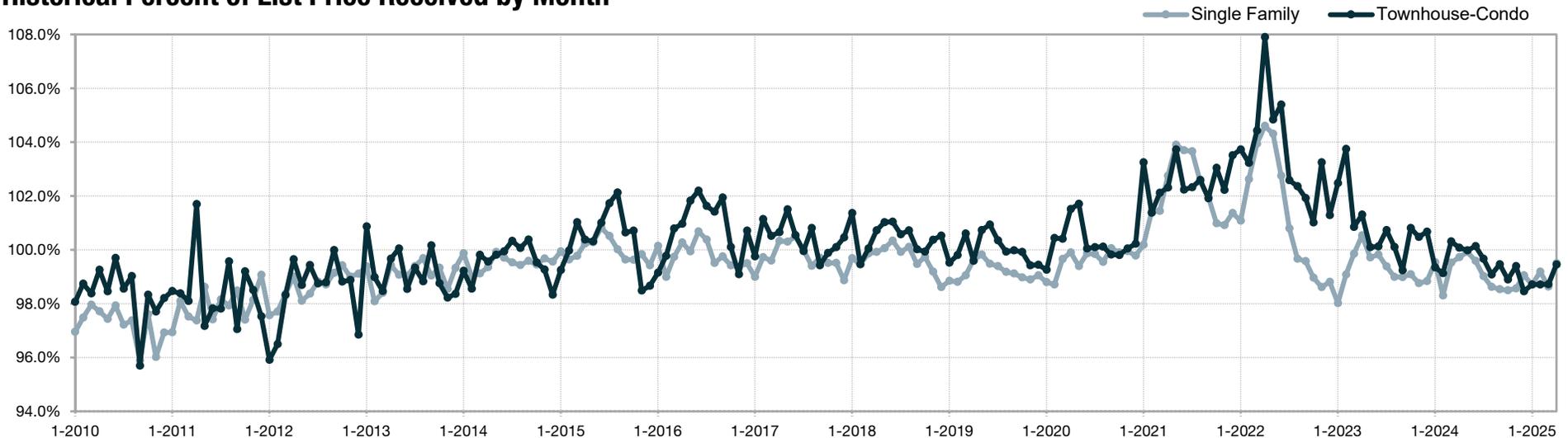
April

Year to Date



Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2024	99.9%	+0.2%	100.0%	-0.1%
Jun-2024	99.6%	-0.2%	100.1%	0.0%
Jul-2024	99.0%	-0.4%	99.7%	-1.0%
Aug-2024	98.6%	-0.4%	99.1%	-1.0%
Sep-2024	98.5%	-0.5%	99.5%	+0.3%
Oct-2024	98.5%	-0.6%	98.9%	-1.9%
Nov-2024	98.6%	-0.2%	99.4%	-1.1%
Dec-2024	99.1%	+0.3%	98.5%	-2.2%
Jan-2025	98.7%	-0.8%	98.7%	-0.6%
Feb-2025	99.2%	+0.9%	98.7%	-0.4%
Mar-2025	98.6%	-0.9%	98.7%	-1.6%
Apr-2025	99.5%	-0.2%	99.5%	-0.6%

Historical Percent of List Price Received by Month

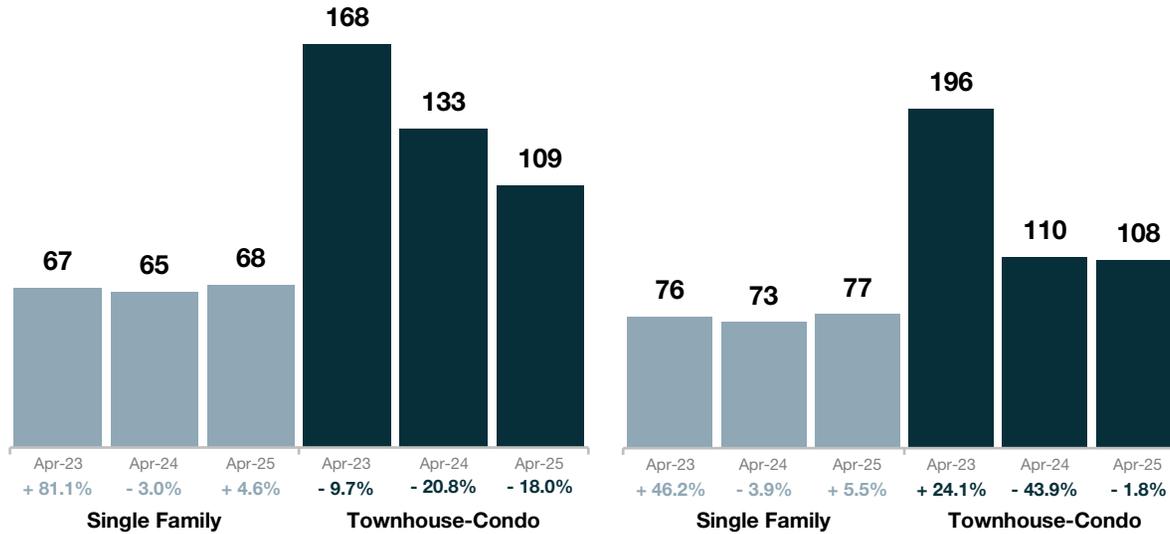


Days on Market Until Sale



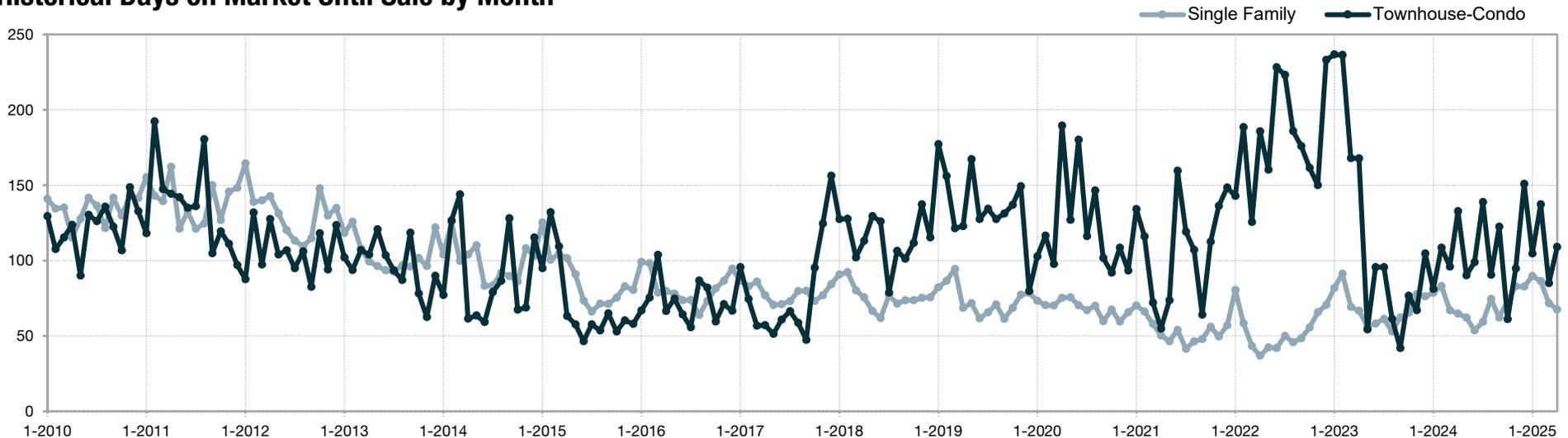
April

Year to Date



Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2024	62	+10.7%	90	+66.7%
Jun-2024	54	-6.9%	99	+3.1%
Jul-2024	59	-3.3%	139	+44.8%
Aug-2024	75	+41.5%	91	+49.2%
Sep-2024	62	0.0%	123	+192.9%
Oct-2024	74	+13.8%	61	-20.8%
Nov-2024	83	+6.4%	95	+41.8%
Dec-2024	83	+9.2%	151	+43.8%
Jan-2025	90	+13.9%	105	+29.6%
Feb-2025	86	+3.6%	137	+25.7%
Mar-2025	72	+7.5%	85	-11.5%
Apr-2025	68	+4.6%	109	-18.0%

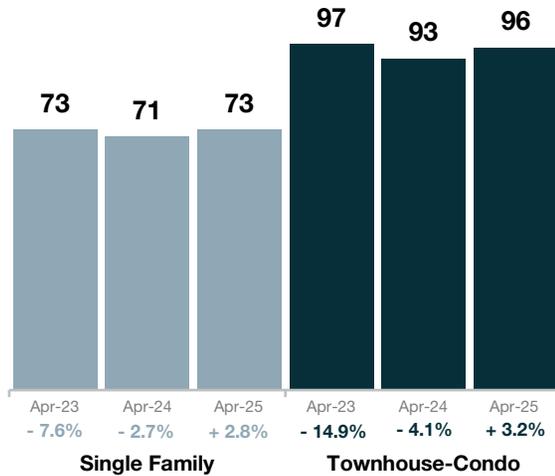
Historical Days on Market Until Sale by Month



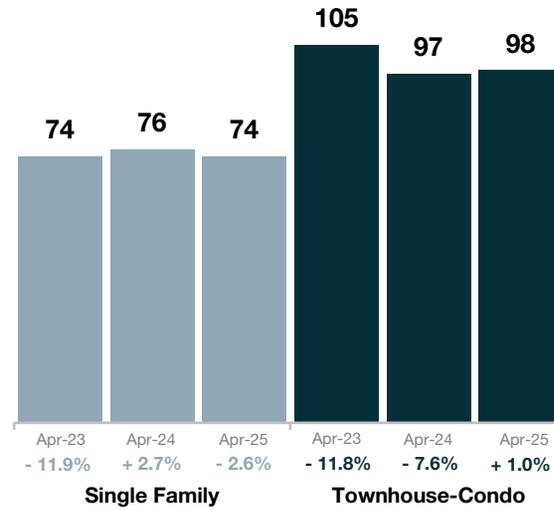
Housing Affordability Index



April

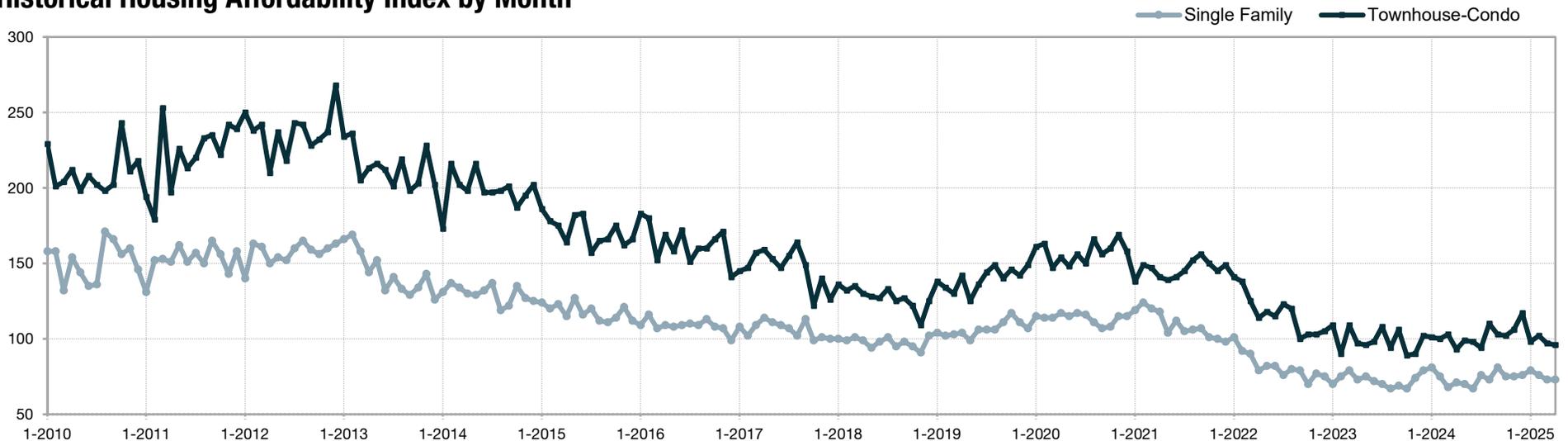


Year to Date



Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2024	70	-6.7%	99	+3.1%
Jun-2024	67	-6.9%	98	0.0%
Jul-2024	76	+8.6%	94	-13.0%
Aug-2024	73	+9.0%	110	+17.0%
Sep-2024	81	+17.4%	103	-2.8%
Oct-2024	75	+11.9%	102	+14.6%
Nov-2024	75	+1.4%	106	+17.8%
Dec-2024	76	-3.8%	117	+14.7%
Jan-2025	79	-2.5%	98	-3.0%
Feb-2025	76	+1.3%	102	+2.0%
Mar-2025	73	+7.4%	97	-5.8%
Apr-2025	73	+2.8%	96	+3.2%

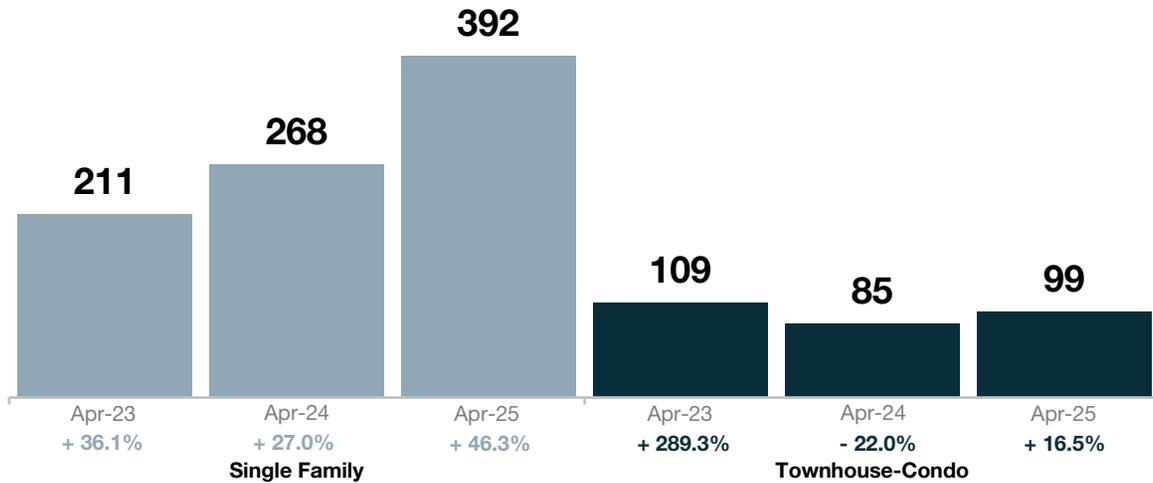
Historical Housing Affordability Index by Month



Inventory of Active Listings

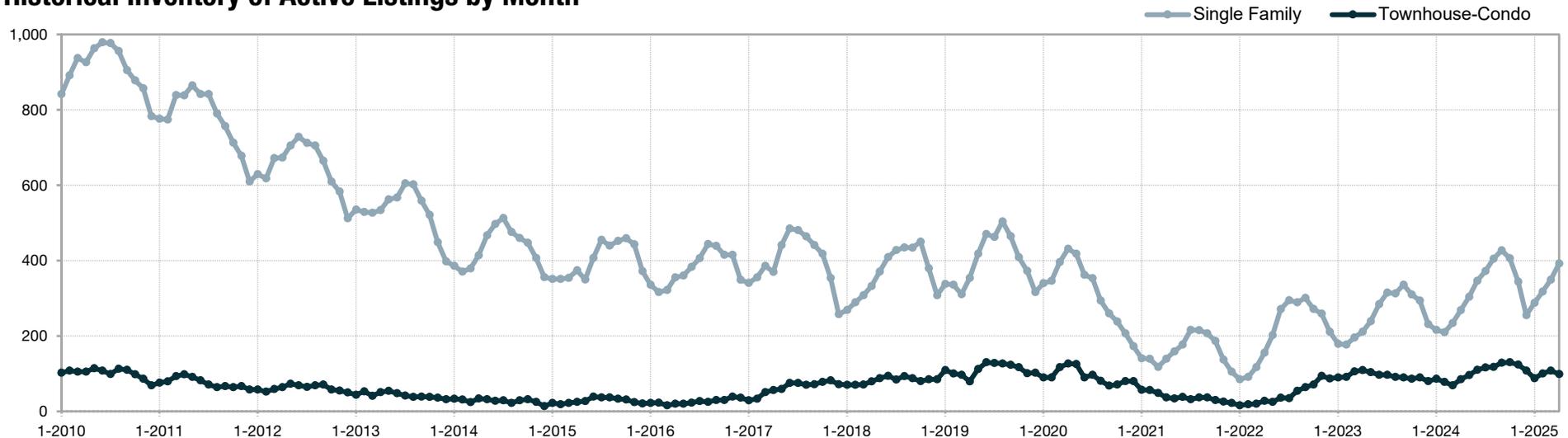


April



Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2024	304	+27.2%	96	-7.7%
Jun-2024	346	+21.8%	110	+13.4%
Jul-2024	372	+18.1%	116	+19.6%
Aug-2024	405	+29.4%	118	+29.7%
Sep-2024	427	+27.1%	129	+43.3%
Oct-2024	406	+31.0%	130	+51.2%
Nov-2024	344	+17.0%	124	+37.8%
Dec-2024	255	+10.4%	108	+35.0%
Jan-2025	288	+33.3%	88	+2.3%
Feb-2025	318	+51.4%	100	+28.2%
Mar-2025	349	+49.1%	108	+56.5%
Apr-2025	392	+46.3%	99	+16.5%

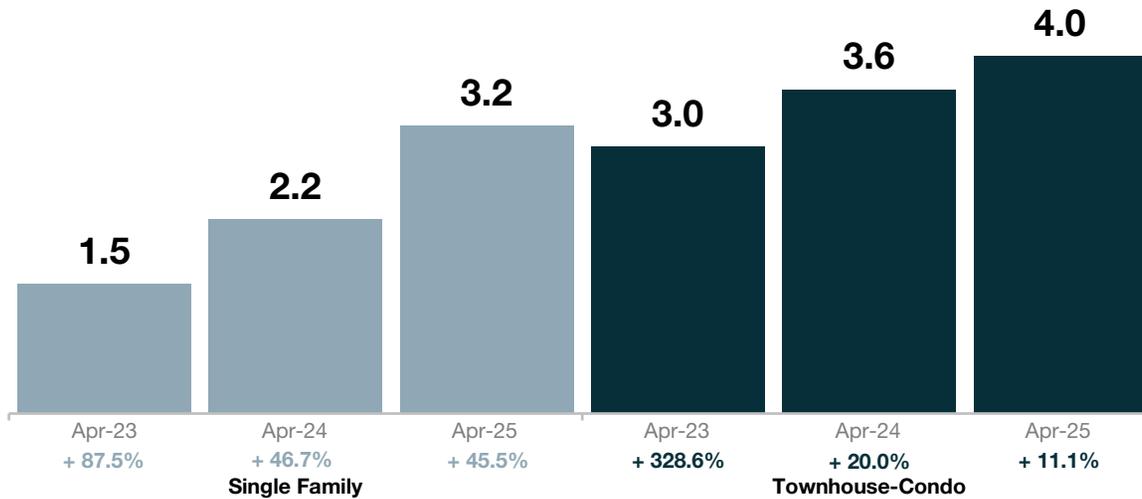
Historical Inventory of Active Listings by Month



Months Supply of Inventory



April



Months Supply	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2024	2.5	+47.1%	4.1	+36.7%
Jun-2024	2.9	+38.1%	4.8	+60.0%
Jul-2024	3.1	+29.2%	5.1	+59.4%
Aug-2024	3.4	+41.7%	5.4	+74.2%
Sep-2024	3.7	+42.3%	5.8	+87.1%
Oct-2024	3.5	+40.0%	5.7	+90.0%
Nov-2024	2.9	+26.1%	5.2	+57.6%
Dec-2024	2.1	+16.7%	4.6	+53.3%
Jan-2025	2.4	+41.2%	3.7	+12.1%
Feb-2025	2.7	+58.8%	4.2	+35.5%
Mar-2025	2.9	+52.6%	4.5	+55.2%
Apr-2025	3.2	+45.5%	4.0	+11.1%

Historical Months Supply of Inventory by Month



Total Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year.



Key Metrics	Historical Sparkbars	4-2024	4-2025	Percent Change	YTD-2024	YTD-2025	Percent Change
New Listings		246	281	+ 14.2%	775	1,026	+ 32.4%
Pending / Under Contract		159	186	+ 17.0%	592	668	+ 12.8%
Sold Listings		145	180	+ 24.1%	502	533	+ 6.2%
Median Sales Price		\$528,000	\$535,205	+ 1.4%	\$516,750	\$537,595	+ 4.0%
Average Sales Price		\$638,580	\$692,069	+ 8.4%	\$632,584	\$665,583	+ 5.2%
Pct. of List Price Received		99.8%	99.5%	- 0.3%	99.4%	99.0%	- 0.4%
Days on Market		78	76	- 2.6%	78	83	+ 6.4%
Affordability Index		73	78	+ 6.8%	75	78	+ 4.0%
Active Listings		353	491	+ 39.1%	--	--	--
Months Supply		2.4	3.4	+ 41.7%	--	--	--

Sold Listings

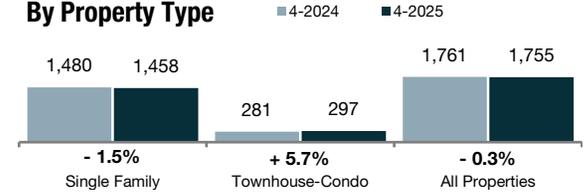
Actual sales that have closed in a given month.



By Price Range – All Properties – Rolling 12 Months



By Property Type



Rolling 12 Months

Compared to Prior Quarter

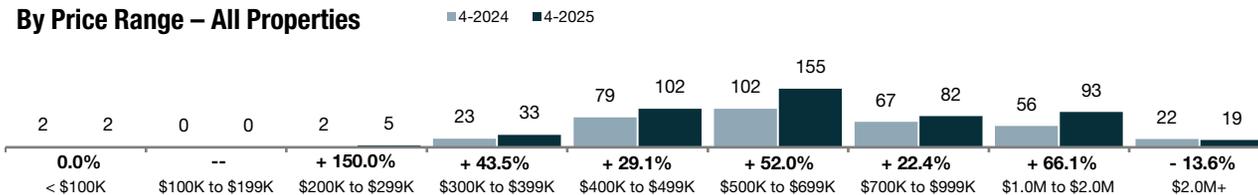
Year to Date

By Price Range	Single Family			Townhouse-Condo			Single Family			Townhouse-Condo			Single Family			Townhouse-Condo		
	4-2024	4-2025	Change	4-2024	4-2025	Change	3-2025	4-2025	Change	3-2025	4-2025	Change	4-2024	4-2025	Change	4-2024	4-2025	Change
\$99,999 and Below	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
\$100,000 to \$199,999	3	1	-66.7%	0	0	--	0	1	--	0	0	--	0	1	--	0	0	--
\$200,000 to \$299,999	15	16	+6.7%	13	10	-23.1%	1	0	-100.0%	0	0	--	6	2	-66.7%	4	3	-25.0%
\$300,000 to \$399,999	90	60	-33.3%	106	99	-6.6%	7	4	-42.9%	6	10	+66.7%	36	21	-41.7%	24	24	0.0%
\$400,000 to \$499,999	445	396	-11.0%	95	126	+32.6%	24	44	+83.3%	12	19	+58.3%	118	122	+3.4%	37	45	+21.6%
\$500,000 to \$699,999	538	557	+3.5%	61	53	-13.1%	41	44	+7.3%	5	7	+40.0%	151	160	+6.0%	13	19	+46.2%
\$700,000 to \$999,999	232	262	+12.9%	6	8	+33.3%	23	28	+21.7%	1	0	-100.0%	62	75	+21.0%	0	2	--
\$1,000,000 to \$1,999,999	135	147	+8.9%	0	1	--	12	18	+50.0%	0	0	--	40	49	+22.5%	0	0	--
\$2,000,000 and Above	22	19	-13.6%	0	0	--	2	5	+150.0%	0	0	--	11	10	-9.1%	0	0	--
All Price Ranges	1,480	1,458	-1.5%	281	297	+5.7%	110	144	+30.9%	24	36	+50.0%	424	440	+3.8%	78	93	+19.2%

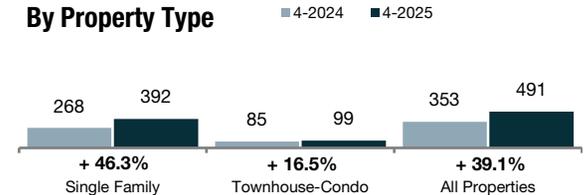
Inventory of Active Listings

A measure of the number of homes available for sale at a given time.

By Price Range – All Properties



By Property Type



Year over Year

Compared to Prior Month

Year to Date

By Price Range	Single Family			Townhouse-Condo			Single Family			Townhouse-Condo			Single Family		Townhouse-Condo			
	4-2024	4-2025	Change	4-2024	4-2025	Change	3-2025	4-2025	Change	3-2025	4-2025	Change	4-2024	4-2025	Change	4-2024	4-2025	Change
\$99,999 and Below	2	2	0.0%	0	0	--	2	2	0.0%	0	0	--	2	2	0.0%	0	0	--
\$100,000 to \$199,999	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
\$200,000 to \$299,999	1	3	+200.0%	1	2	+100.0%	2	3	+50.0%	2	2	0.0%	2	2	0.0%	2	2	0.0%
\$300,000 to \$399,999	4	3	-25.0%	19	30	+57.9%	5	3	-40.0%	31	30	-3.2%	31	30	-3.2%	31	30	-3.2%
\$400,000 to \$499,999	43	59	+37.2%	36	43	+19.4%	60	59	-1.7%	46	43	-6.5%	46	43	-6.5%	46	43	-6.5%
\$500,000 to \$699,999	82	141	+72.0%	20	14	-30.0%	117	141	+20.5%	19	14	-26.3%	117	141	+20.5%	19	14	-26.3%
\$700,000 to \$999,999	62	77	+24.2%	5	5	0.0%	68	77	+13.2%	3	5	+66.7%	68	77	+13.2%	3	5	+66.7%
\$1,000,000 to \$1,999,999	52	88	+69.2%	4	5	+25.0%	74	88	+18.9%	7	5	-28.6%	74	88	+18.9%	7	5	-28.6%
\$2,000,000 and Above	22	19	-13.6%	0	0	--	21	19	-9.5%	0	0	--	21	19	-9.5%	0	0	--
All Price Ranges	268	392	+46.3%	85	99	+16.5%	349	392	+12.3%	108	99	-8.3%	349	392	+12.3%	108	99	-8.3%

There are no year-to-date figures for inventory because it is simply a snapshot frozen in time at the end of each month. It does not add up over a period of months.

Glossary of Terms

A research tool provided by the Colorado Association of REALTORS®



New Listings	A measure of how much new supply is coming onto the market from sellers.
Pending / Under Contract	A count of all listings that went into Pending status during the reported period. Pending listings are counted at the end of the reported period only once. So if a listing goes into, out of and back into Pending status during the reporting period, it is counted just one time. This is the most real-time measure possible for home buyer activity, as it measures signed contracts on sales rather than the actual closed sale. As such, it is called a leading indicator of buyer demand. The Pending/Under Contract metric includes Pending, Active/Backup and Active/First Right.
Sold Listings	A measure of home sales that were closed to completion during the report period.
Median Sales Price	A measure of home values in a market area where 50% of activity was higher and 50% was lower than this price point.
Average Sales Price	A sum of all home sales prices divided by total number of sales.
Percent of List Price Received	A mathematical calculation of the percent difference from last list price and sold price for those listings sold in the reported period.
Days on Market Until Sale	A measure of how long it takes homes to sell, on average.
Housing Affordability Index	A measure of how affordable a region's housing is to its consumers. A higher number means greater affordability. The index is based on interest rates, median sales price and median income by county.
Active Listings	A measure of the number of homes available for sale at a given time. The availability of homes for sale has a big effect on supply-demand dynamics and home prices.
Months Supply of Inventory	A measure of how balanced the market is between buyers and sellers. It is expressed as the number of months it would hypothetically take to sell through all the available homes for sale, given current levels of home sales. A balanced market ranges from 4 to 7 months of supply. A buyer's market has a higher number, reflecting fewer buyers relative to homes for sale. A seller's market has a lower number, reflecting more buyers relative to homes for sale.