

# Monthly Indicators



## January 2025

Percent changes calculated using year-over-year comparisons.

New Listings were up 13.5 percent for single family homes and 87.5 percent for townhouse-condo properties. Pending Sales increased 10.7 percent for single family homes and 40.0 percent for townhouse-condo properties.

The Median Sales Price was down 4.7 percent to \$305,000 for single family homes and 5.5 percent to \$260,000 for townhouse-condo properties. Days on Market decreased 7.1 percent for single family homes and 7.0 percent for townhouse-condo properties.

According to NAR, total housing inventory was 1.15 million units heading into January, a 13.5% decrease from the previous month but a 16.2% increase from the same period one year earlier, for a 3.3-month supply at the current sales pace. Housing supply remains down compared to pre-pandemic levels, and the limited number of homes on the market continues to push sales prices higher nationwide, with the median existing-home price rising 6% year-over-year to \$404,400.

## Activity Snapshot

**- 13.6%**      **- 1.8%**      **+ 10.8%**

One-Year Change in <b>Sold Listings</b> All Properties	One-Year Change in <b>Median Sales Price</b> All Properties	One-Year Change in <b>Active Listings</b> All Properties
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Residential real estate activity in Pueblo County 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	1-2024	1-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
<b>New Listings</b>		251	<b>285</b>	+ 13.5%	251	<b>285</b>	+ 13.5%
<b>Pending Sales</b>		140	<b>155</b>	+ 10.7%	140	<b>155</b>	+ 10.7%
<b>Sold Listings</b>		112	<b>97</b>	- 13.4%	112	<b>97</b>	- 13.4%
<b>Median Sales Price</b>		\$320,000	<b>\$305,000</b>	- 4.7%	\$320,000	<b>\$305,000</b>	- 4.7%
<b>Avg. Sales Price</b>		\$332,652	<b>\$309,649</b>	- 6.9%	\$332,652	<b>\$309,649</b>	- 6.9%
<b>Pct. of List Price Received</b>		97.2%	<b>97.5%</b>	+ 0.3%	97.2%	<b>97.5%</b>	+ 0.3%
<b>Days on Market</b>		98	<b>91</b>	- 7.1%	98	<b>91</b>	- 7.1%
<b>Affordability Index</b>		109	<b>113</b>	+ 3.7%	109	<b>113</b>	+ 3.7%
<b>Active Listings</b>		692	<b>764</b>	+ 10.4%	--	--	--
<b>Months Supply</b>		3.7	<b>4.5</b>	+ 21.6%	--	--	--

# Townhouse-Condo Market Overview

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

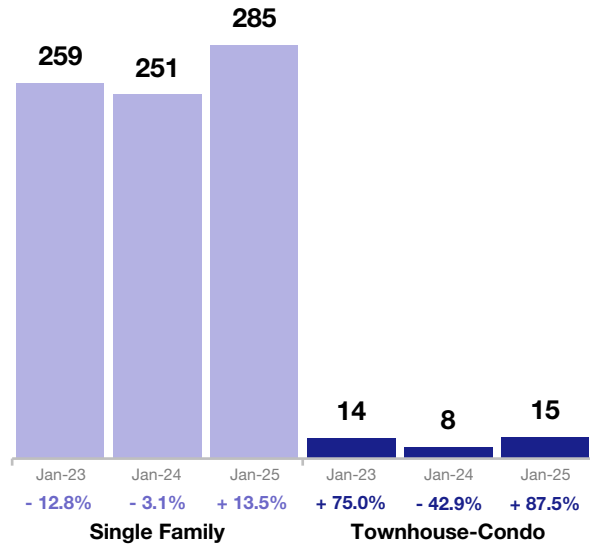


Key Metrics	Historical Sparkbars	1-2024	1-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
<b>New Listings</b>		8	15	+ 87.5%	8	15	+ 87.5%
<b>Pending Sales</b>		5	7	+ 40.0%	5	7	+ 40.0%
<b>Sold Listings</b>		6	5	- 16.7%	6	5	- 16.7%
<b>Median Sales Price</b>		\$275,000	\$260,000	- 5.5%	\$275,000	\$260,000	- 5.5%
<b>Avg. Sales Price</b>		\$255,667	\$288,600	+ 12.9%	\$255,667	\$288,600	+ 12.9%
<b>Pct. of List Price Received</b>		97.8%	96.5%	- 1.3%	97.8%	96.5%	- 1.3%
<b>Days on Market</b>		86	80	- 7.0%	86	80	- 7.0%
<b>Affordability Index</b>		100	104	+ 4.0%	100	104	+ 4.0%
<b>Active Listings</b>		29	35	+ 20.7%	--	--	--
<b>Months Supply</b>		4.0	4.9	+ 22.5%	--	--	--

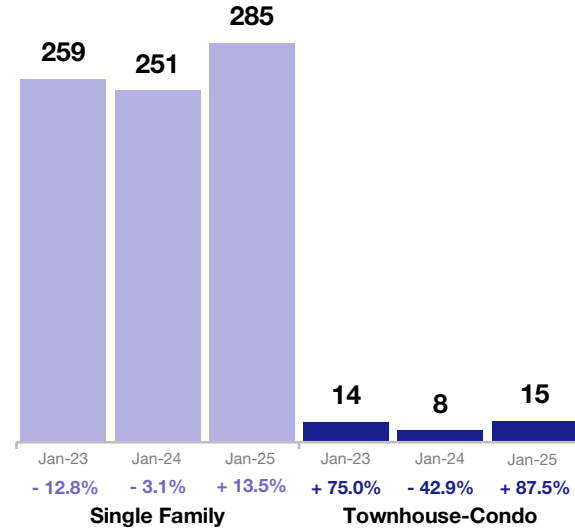
# New Listings



## January

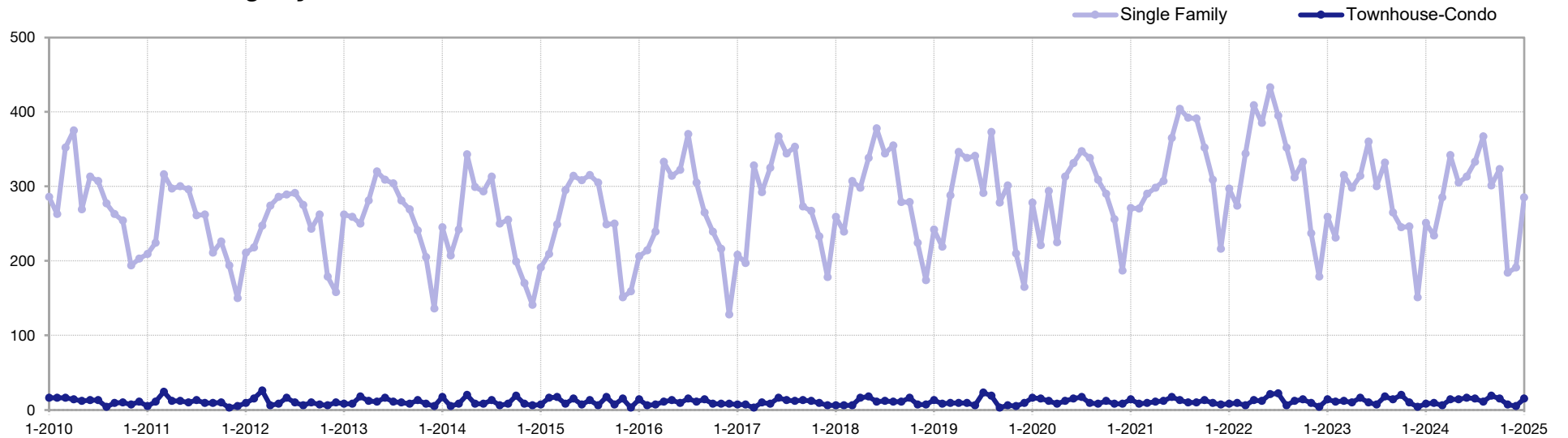


## Year to Date



New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Feb-2024	234	+1.3%	9	-18.2%
Mar-2024	285	-9.5%	6	-50.0%
Apr-2024	342	+14.8%	14	+40.0%
May-2024	305	-2.9%	14	-12.5%
Jun-2024	313	-13.1%	16	+60.0%
Jul-2024	333	+11.0%	15	+114.3%
Aug-2024	367	+10.5%	11	-38.9%
Sep-2024	301	+13.6%	19	+35.7%
Oct-2024	323	+31.8%	15	-25.0%
Nov-2024	184	-25.2%	7	-30.0%
Dec-2024	191	+26.5%	5	+25.0%
<b>Jan-2025</b>	<b>285</b>	<b>+13.5%</b>	<b>15</b>	<b>+87.5%</b>

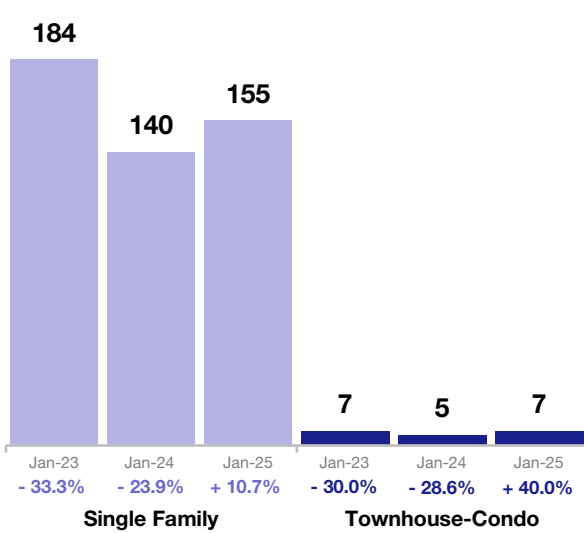
## Historical New Listings by Month



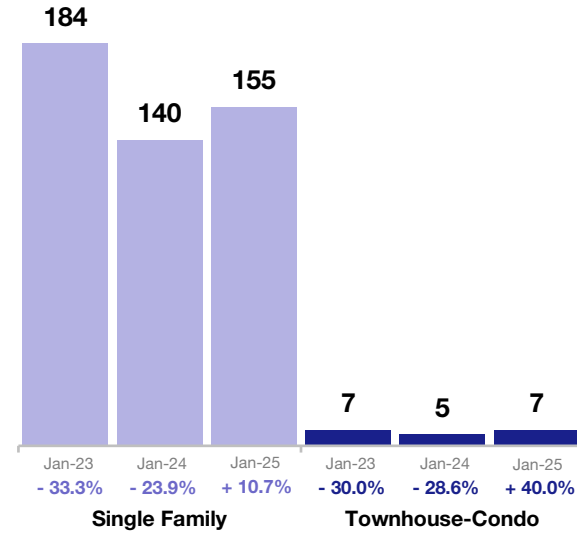
# Pending Sales



## January

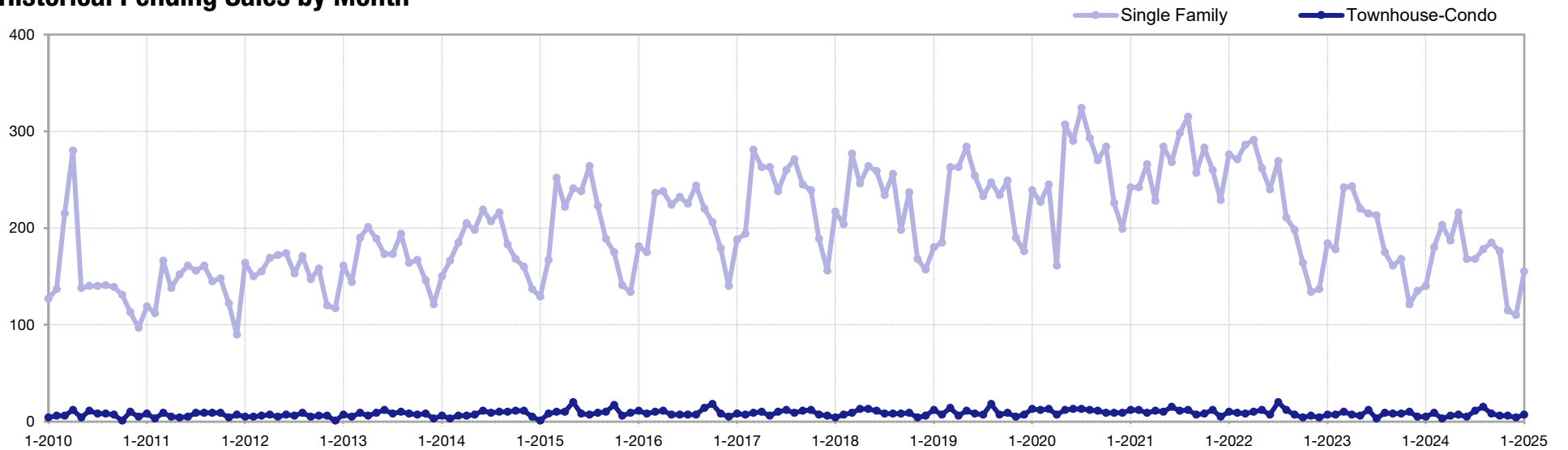


## Year to Date



Pending Sales	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Feb-2024	180	+1.1%	9	+28.6%
Mar-2024	203	-16.1%	3	-70.0%
Apr-2024	187	-23.0%	6	-14.3%
May-2024	216	-1.8%	7	+16.7%
Jun-2024	168	-21.9%	5	-58.3%
Jul-2024	168	-21.1%	11	+266.7%
Aug-2024	178	+1.7%	15	+66.7%
Sep-2024	185	+14.9%	8	0.0%
Oct-2024	176	+4.8%	6	-25.0%
Nov-2024	115	-5.0%	6	-40.0%
Dec-2024	110	-18.5%	4	-20.0%
<b>Jan-2025</b>	<b>155</b>	<b>+10.7%</b>	<b>7</b>	<b>+40.0%</b>

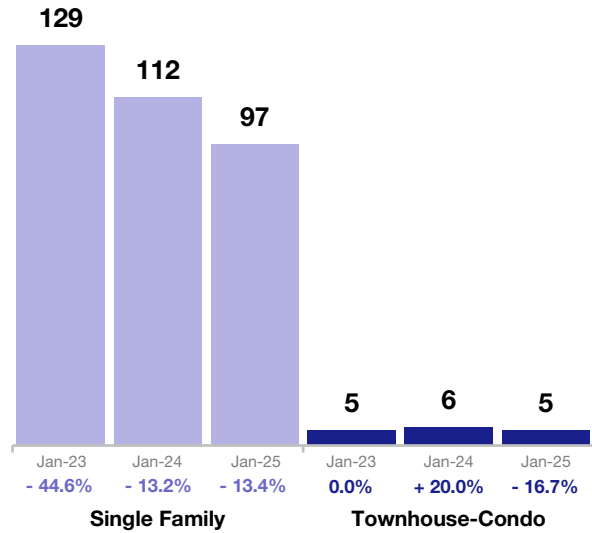
## Historical Pending Sales by Month



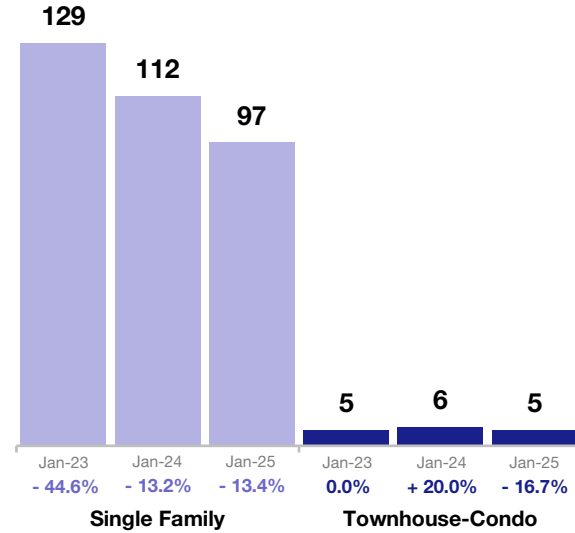
# Sold Listings



## January

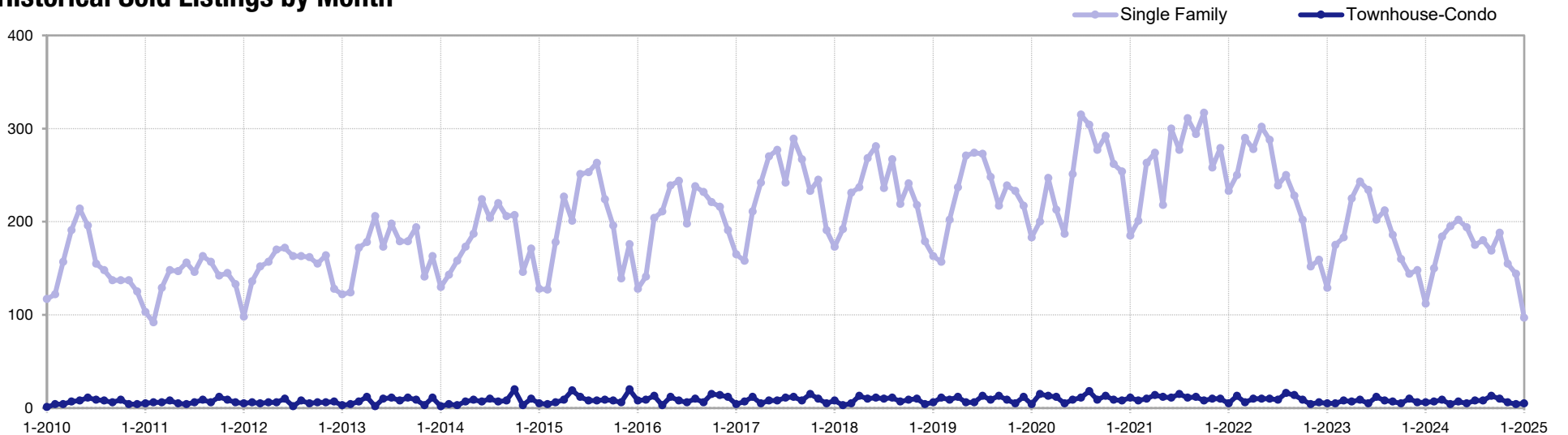


## Year to Date



Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Feb-2024	150	-14.3%	7	+40.0%
Mar-2024	184	+0.5%	9	+12.5%
Apr-2024	195	-13.3%	4	-42.9%
May-2024	202	-16.9%	7	-22.2%
Jun-2024	194	-17.1%	5	0.0%
Jul-2024	175	-13.4%	8	-33.3%
Aug-2024	180	-15.1%	8	0.0%
Sep-2024	169	-9.1%	13	+85.7%
Oct-2024	188	+17.5%	10	+100.0%
Nov-2024	155	+7.6%	6	-40.0%
Dec-2024	144	-2.7%	4	-33.3%
<b>Jan-2025</b>	<b>97</b>	<b>-13.4%</b>	<b>5</b>	<b>-16.7%</b>

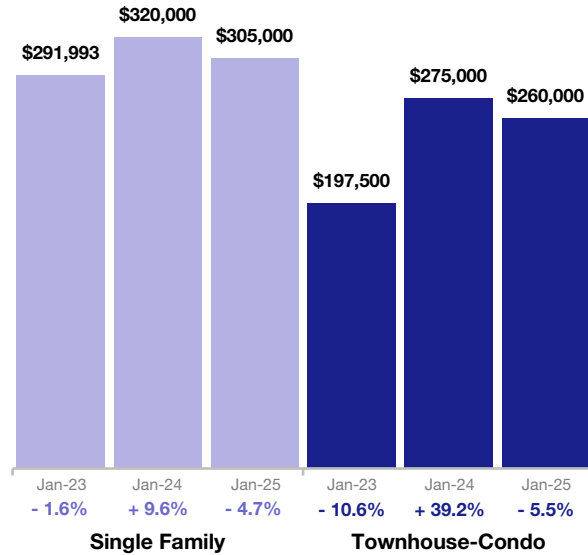
## Historical Sold Listings by Month



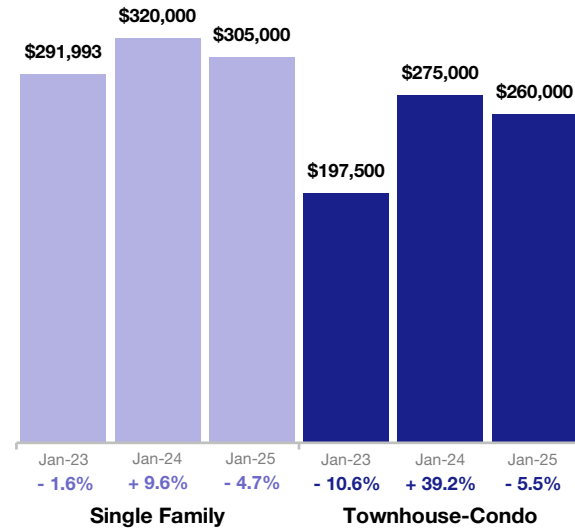
# Median Sales Price



## January

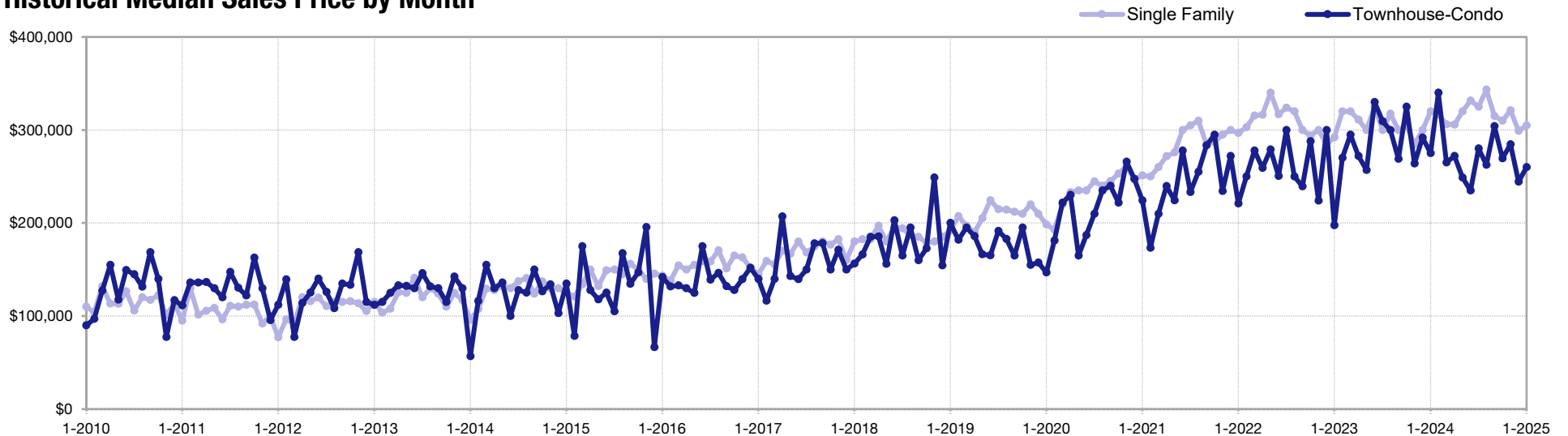


## Year to Date



Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Feb-2024	\$317,000	-0.9%	\$340,000	+25.9%
Mar-2024	\$306,000	-4.4%	\$265,000	-10.2%
Apr-2024	\$305,723	-1.7%	\$271,950	-0.0%
May-2024	\$319,900	+6.6%	\$249,000	-3.1%
Jun-2024	\$331,825	+2.1%	\$235,000	-28.8%
Jul-2024	\$325,000	+8.3%	\$280,000	-9.5%
Aug-2024	\$343,445	+8.2%	\$262,450	-12.5%
Sep-2024	\$315,000	+5.0%	\$304,000	+13.1%
Oct-2024	\$310,000	+1.6%	\$269,500	-17.1%
Nov-2024	\$321,000	+12.8%	\$284,500	+7.8%
Dec-2024	\$299,000	-0.3%	\$244,500	-16.2%
<b>Jan-2025</b>	<b>\$305,000</b>	<b>-4.7%</b>	<b>\$260,000</b>	<b>-5.5%</b>

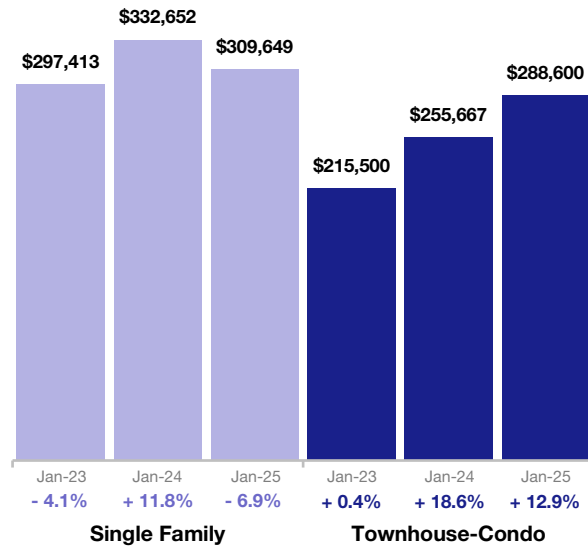
## Historical Median Sales Price by Month



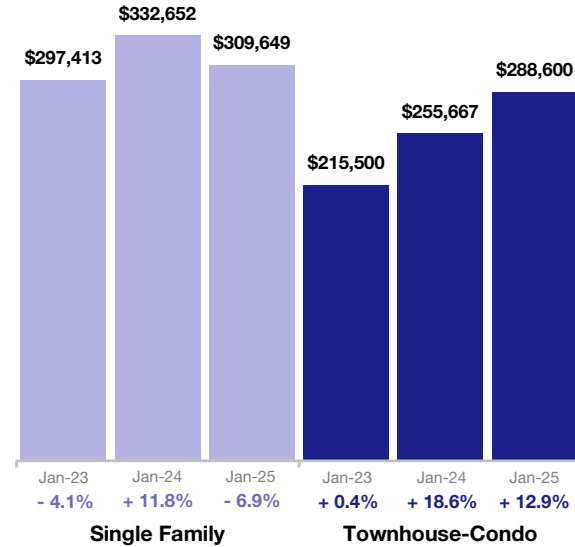
# Average Sales Price



## January

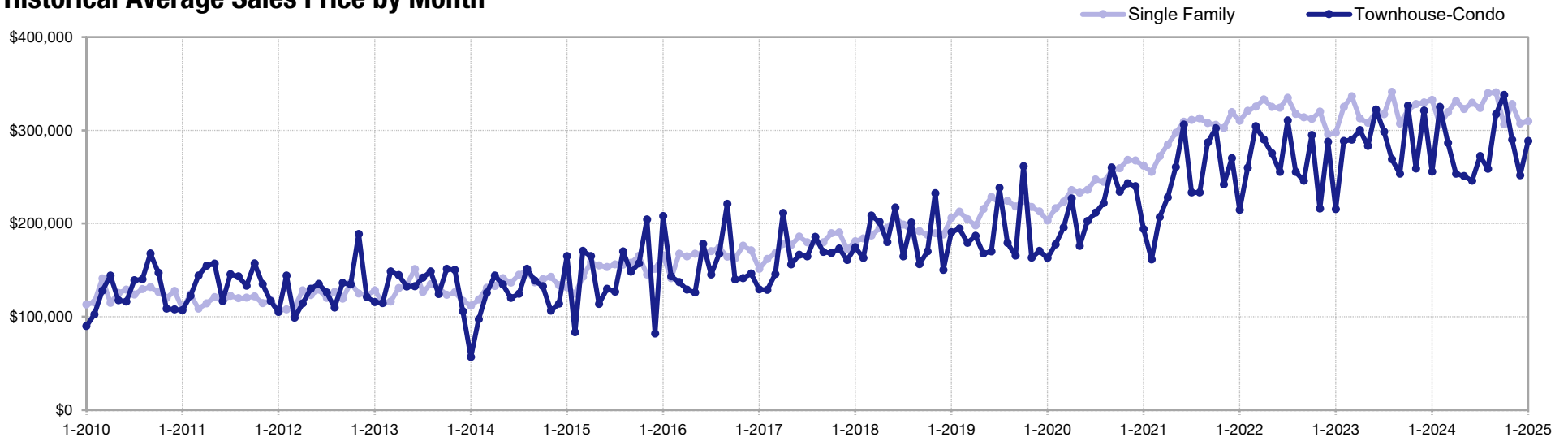


## Year to Date



Avg. Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Feb-2024	\$305,887	-5.9%	\$325,057	+12.7%
Mar-2024	\$319,417	-5.1%	\$286,544	-1.2%
Apr-2024	\$331,505	+6.0%	\$253,475	-15.5%
May-2024	\$322,774	+4.8%	\$250,929	-11.4%
Jun-2024	\$329,575	+3.1%	\$245,900	-23.7%
Jul-2024	\$323,842	+2.1%	\$272,438	-8.8%
Aug-2024	\$339,777	-0.4%	\$258,675	-3.8%
Sep-2024	\$340,581	+10.9%	\$317,185	+25.2%
Oct-2024	\$306,286	-4.8%	\$337,890	+3.6%
Nov-2024	\$327,947	+0.0%	\$290,000	+12.0%
Dec-2024	\$307,221	-6.8%	\$251,625	-21.7%
<b>Jan-2025</b>	<b>\$309,649</b>	<b>-6.9%</b>	<b>\$288,600</b>	<b>+12.9%</b>

## Historical Average Sales Price by Month



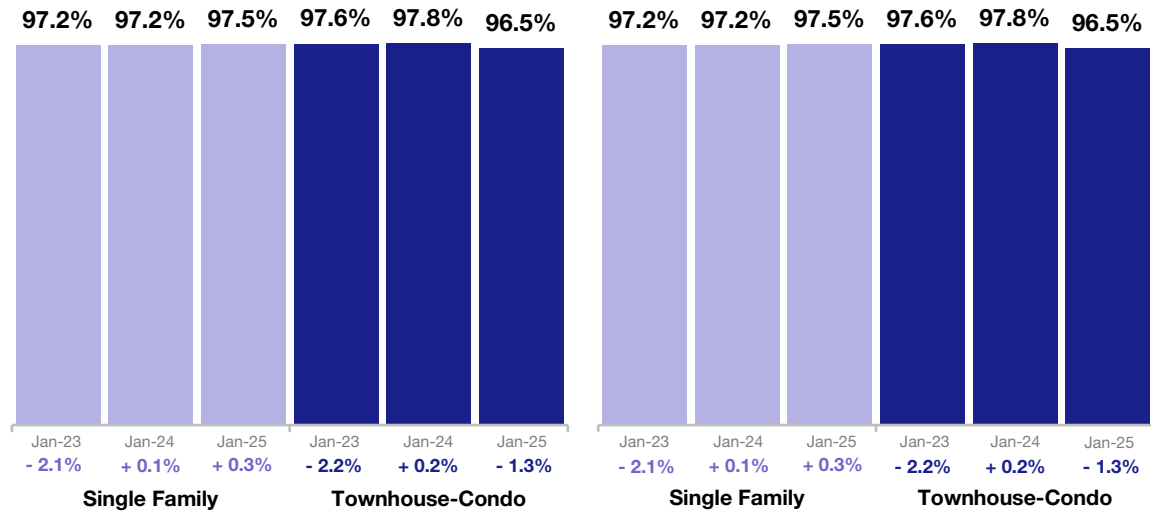


# Percent of List Price Received



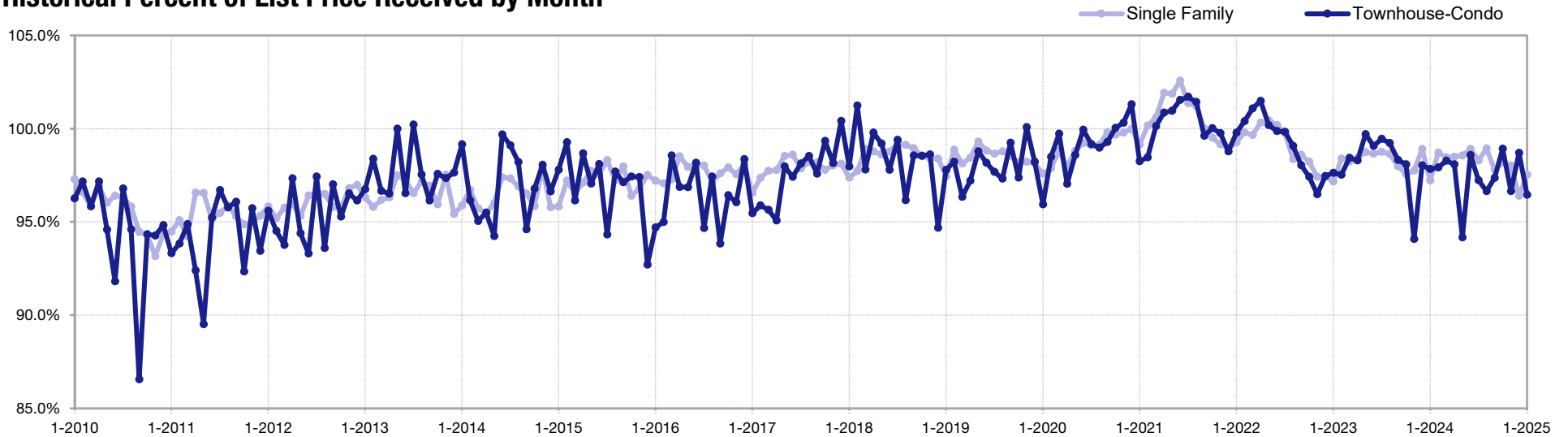
## January

## Year to Date



Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Feb-2024	98.7%	+0.3%	97.9%	+0.4%
Mar-2024	98.5%	+0.3%	98.3%	-0.1%
Apr-2024	98.5%	+0.1%	98.1%	-0.2%
May-2024	98.6%	-0.1%	94.2%	-5.5%
Jun-2024	98.9%	+0.2%	98.6%	-0.5%
Jul-2024	98.3%	-0.5%	97.2%	-2.2%
Aug-2024	98.9%	+0.3%	96.7%	-2.5%
Sep-2024	97.8%	-0.2%	97.4%	-0.9%
Oct-2024	98.2%	+0.6%	98.9%	+0.8%
Nov-2024	98.0%	+0.2%	96.6%	+2.7%
Dec-2024	96.4%	-2.5%	98.7%	+0.7%
<b>Jan-2025</b>	<b>97.5%</b>	<b>+0.3%</b>	<b>96.5%</b>	<b>-1.3%</b>

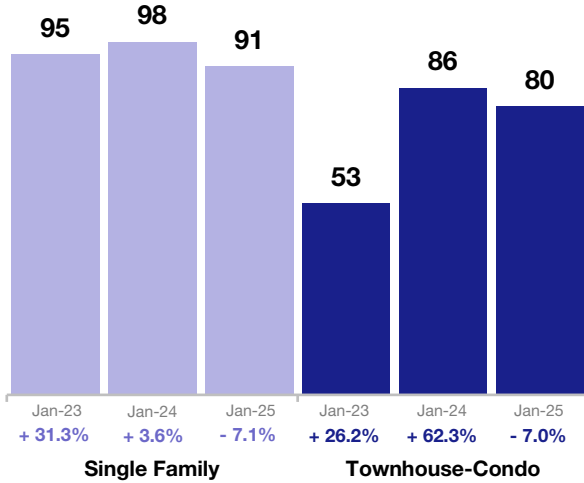
## Historical Percent of List Price Received by Month



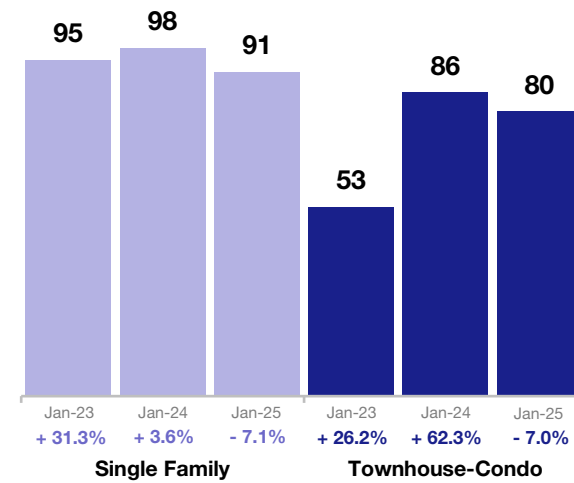
# Days on Market Until Sale



## January

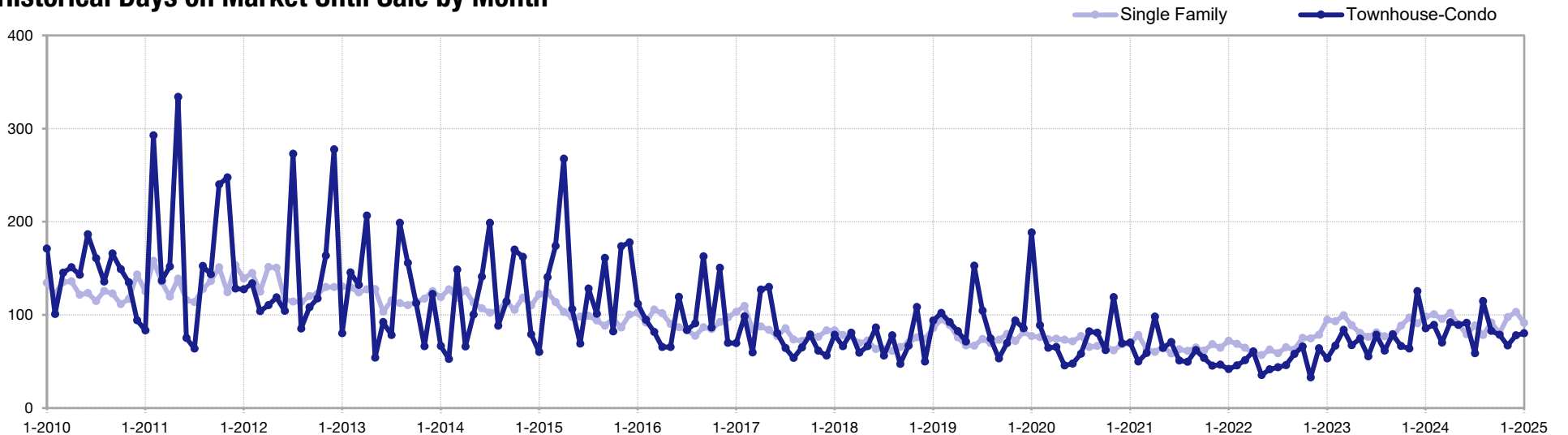


## Year to Date



Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Feb-2024	101	+8.6%	89	+32.8%
Mar-2024	96	-3.0%	70	-16.7%
Apr-2024	102	+14.6%	92	+37.3%
May-2024	90	+12.5%	89	+20.3%
Jun-2024	79	+3.9%	91	+65.5%
Jul-2024	89	+9.9%	59	-25.3%
Aug-2024	78	+1.3%	115	+85.5%
Sep-2024	92	+21.1%	83	+5.1%
Oct-2024	81	-8.0%	79	+17.9%
Nov-2024	98	+1.0%	67	+4.7%
Dec-2024	103	+13.2%	78	-37.6%
<b>Jan-2025</b>	<b>91</b>	<b>-7.1%</b>	<b>80</b>	<b>-7.0%</b>

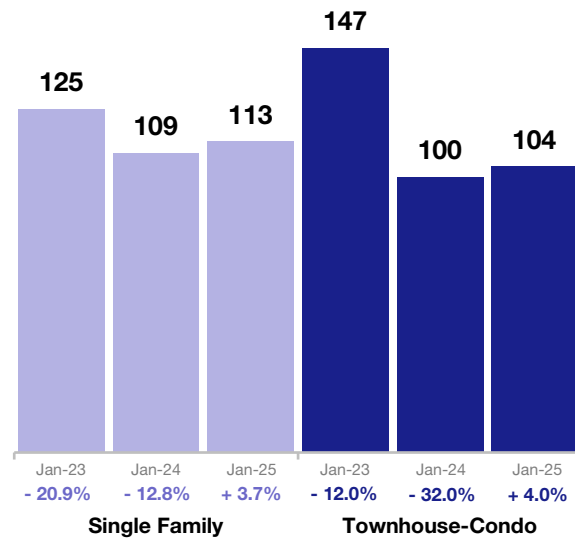
## Historical Days on Market Until Sale by Month



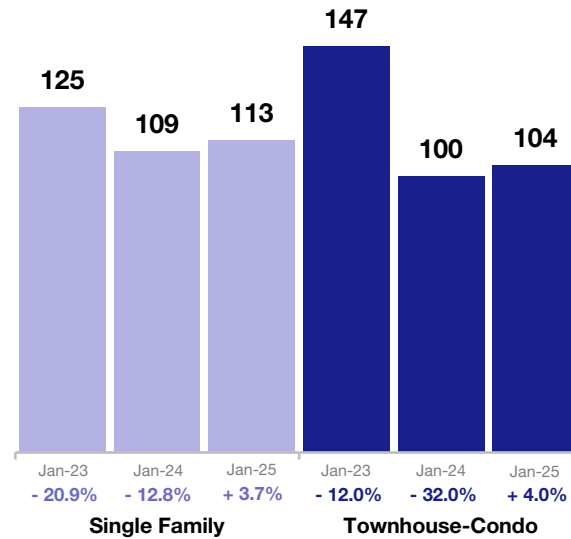
# Housing Affordability Index



## January

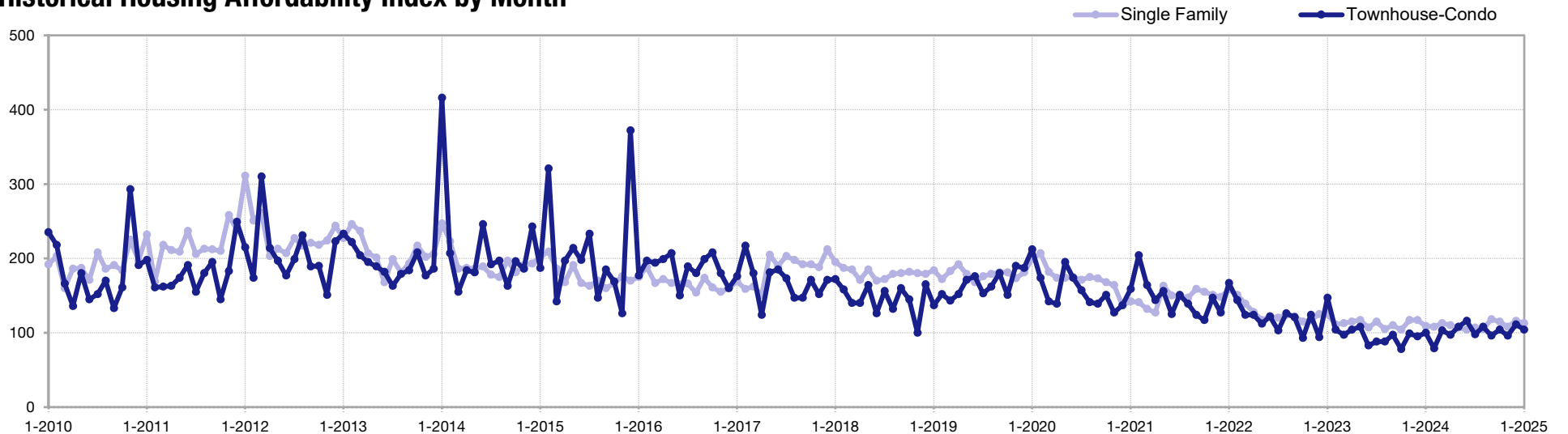


## Year to Date



Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Feb-2024	108	-2.7%	79	-24.0%
Mar-2024	113	0.0%	103	+6.2%
Apr-2024	110	-4.3%	97	-6.7%
May-2024	107	-8.5%	108	0.0%
Jun-2024	104	-2.8%	116	+39.8%
Jul-2024	107	-7.0%	98	+11.4%
Aug-2024	105	0.0%	108	+22.7%
Sep-2024	118	+7.3%	96	-1.0%
Oct-2024	115	+10.6%	104	+33.3%
Nov-2024	108	-7.7%	96	-3.0%
Dec-2024	116	-0.9%	111	+16.8%
<b>Jan-2025</b>	<b>113</b>	<b>+3.7%</b>	<b>104</b>	<b>+4.0%</b>

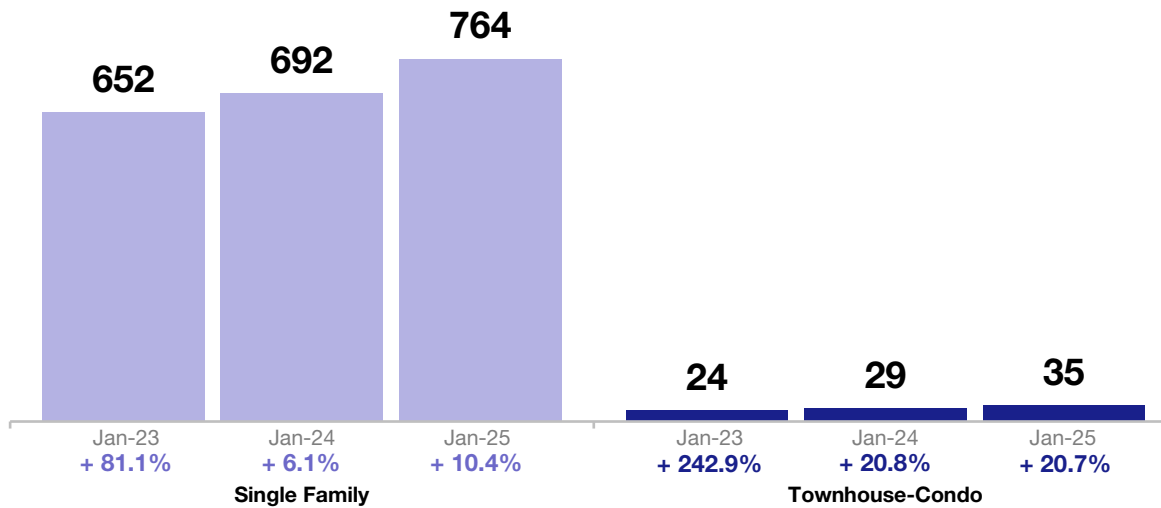
## Historical Housing Affordability Index by Month



# Inventory of Active Listings

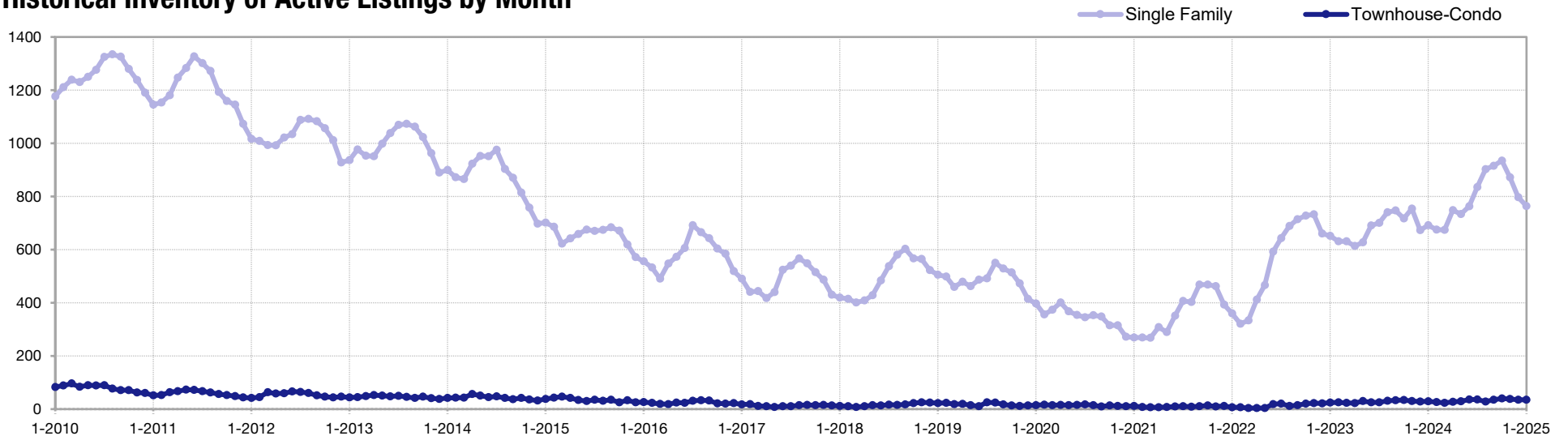


## January



Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Feb-2024	675	+7.0%	26	+4.0%
Mar-2024	674	+6.8%	23	0.0%
Apr-2024	748	+21.8%	27	+22.7%
May-2024	734	+17.1%	29	-3.3%
Jun-2024	763	+10.4%	36	+44.0%
Jul-2024	835	+19.3%	36	+44.0%
Aug-2024	902	+21.9%	28	-9.7%
Sep-2024	915	+22.5%	35	+6.1%
Oct-2024	935	+30.4%	40	+17.6%
Nov-2024	872	+15.6%	38	+26.7%
Dec-2024	797	+18.4%	35	+25.0%
<b>Jan-2025</b>	<b>764</b>	<b>+10.4%</b>	<b>35</b>	<b>+20.7%</b>

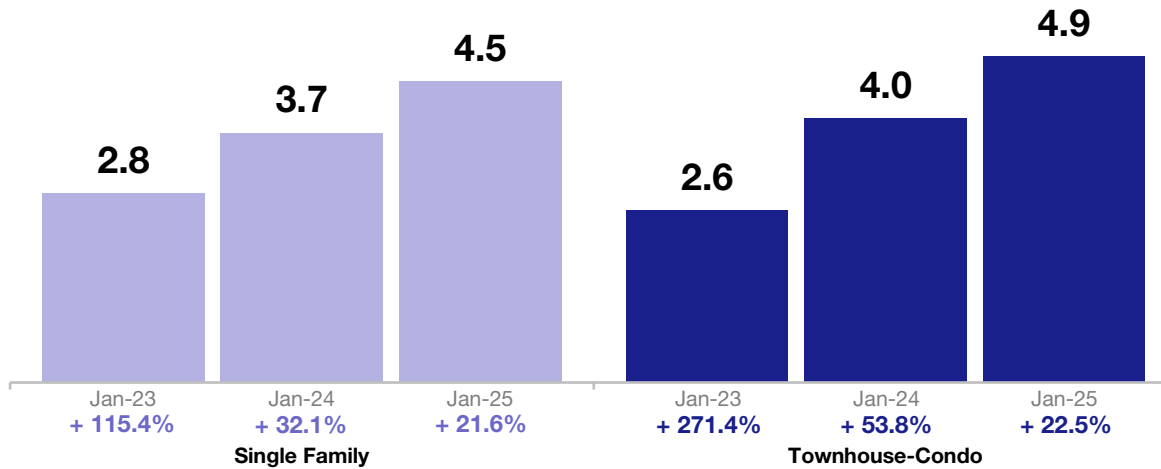
## Historical Inventory of Active Listings by Month



# Months Supply of Inventory

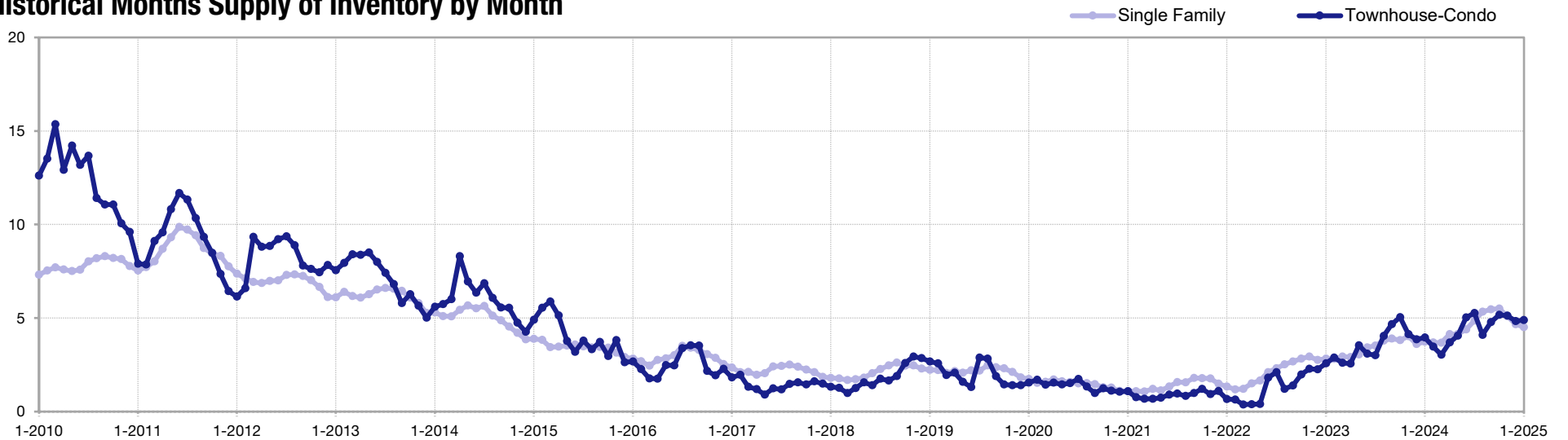


## January



Months Supply of Inventory	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Feb-2024	3.7	+32.1%	3.5	+20.7%
Mar-2024	3.7	+27.6%	3.0	+15.4%
Apr-2024	4.1	+41.4%	3.7	+42.3%
May-2024	4.1	+36.7%	4.0	+14.3%
Jun-2024	4.4	+29.4%	5.0	+61.3%
Jul-2024	4.9	+40.0%	5.3	+76.7%
Aug-2024	5.3	+39.5%	4.1	+2.5%
Sep-2024	5.5	+41.0%	4.8	+2.1%
Oct-2024	5.5	+44.7%	5.2	+4.0%
Nov-2024	5.1	+27.5%	5.1	+24.4%
Dec-2024	4.7	+30.6%	4.8	+23.1%
<b>Jan-2025</b>	<b>4.5</b>	<b>+21.6%</b>	<b>4.9</b>	<b>+22.5%</b>

## 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.



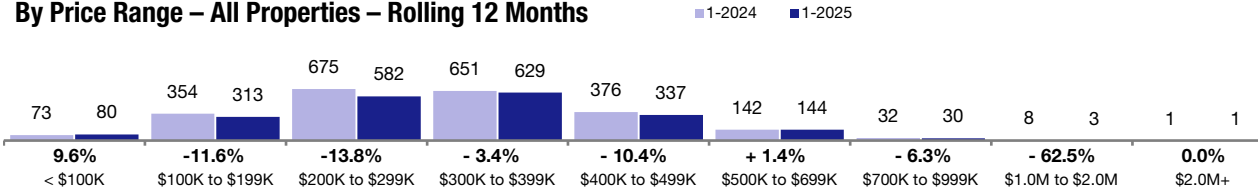
Key Metrics	Historical Sparkbars	1-2024	1-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
<b>New Listings</b>		259	<b>300</b>	+ 15.8%	259	<b>300</b>	+ 15.8%
<b>Pending Sales</b>		145	<b>162</b>	+ 11.7%	145	<b>162</b>	+ 11.7%
<b>Sold Listings</b>		118	<b>102</b>	- 13.6%	118	<b>102</b>	- 13.6%
<b>Median Sales Price</b>		\$310,500	<b>\$305,000</b>	- 1.8%	\$310,500	<b>\$305,000</b>	- 1.8%
<b>Avg. Sales Price</b>		\$328,737	<b>\$308,617</b>	- 6.1%	\$328,737	<b>\$308,617</b>	- 6.1%
<b>Pct. of List Price Received</b>		97.3%	<b>97.5%</b>	+ 0.2%	97.3%	<b>97.5%</b>	+ 0.2%
<b>Days on Market</b>		98	<b>91</b>	- 7.1%	98	<b>91</b>	- 7.1%
<b>Affordability Index</b>		112	<b>113</b>	+ 0.9%	112	<b>113</b>	+ 0.9%
<b>Active Listings</b>		721	<b>799</b>	+ 10.8%	--	--	--
<b>Months Supply</b>		3.7	<b>4.5</b>	+ 21.6%	--	--	--

# Sold Listings

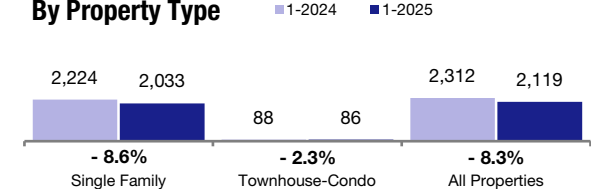
Actual sales that have closed in a given month.



## By Price Range – All Properties – Rolling 12 Months



## By Property Type



### Rolling 12 Months

By Price Range	Single Family			Townhouse-Condo		
	1-2024	1-2025	Change	1-2024	1-2025	Change
\$99,999 and Below	73	80	+9.6%	0	0	--
\$100,000 to \$199,999	344	304	-11.6%	10	9	-10.0%
\$200,000 to \$299,999	631	538	-14.7%	44	44	0.0%
\$300,000 to \$399,999	624	602	-3.5%	27	27	0.0%
\$400,000 to \$499,999	370	333	-10.0%	6	4	-33.3%
\$500,000 to \$699,999	141	143	+1.4%	1	1	0.0%
\$700,000 to \$999,999	32	29	-9.4%	0	1	--
\$1,000,000 to \$1,999,999	8	3	-62.5%	0	0	--
\$2,000,000 and Above	1	1	0.0%	0	0	--
<b>All Price Ranges</b>	<b>2,224</b>	<b>2,033</b>	<b>-8.6%</b>	<b>88</b>	<b>86</b>	<b>-2.3%</b>

### Compared to Prior Month

By Price Range	Single Family			Townhouse-Condo		
	12-2024	1-2025	Change	12-2024	1-2025	Change
\$99,999 and Below	10	5	-50.0%	0	0	--
\$100,000 to \$199,999	19	19	0.0%	0	0	--
\$200,000 to \$299,999	45	23	-48.9%	4	3	-25.0%
\$300,000 to \$399,999	42	29	-31.0%	0	2	--
\$400,000 to \$499,999	16	12	-25.0%	0	0	--
\$500,000 to \$699,999	9	7	-22.2%	0	0	--
\$700,000 to \$999,999	3	2	-33.3%	0	0	--
\$1,000,000 to \$1,999,999	0	0	--	0	0	--
\$2,000,000 and Above	0	0	--	0	0	--
<b>All Price Ranges</b>	<b>144</b>	<b>97</b>	<b>-32.6%</b>	<b>4</b>	<b>5</b>	<b>+25.0%</b>

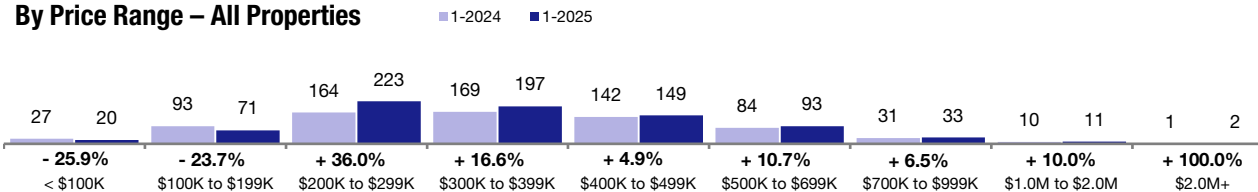
### Year to Date

By Price Range	Single Family			Townhouse-Condo		
	1-2024	1-2025	Change	1-2024	1-2025	Change
\$99,999 and Below	5	5	0.0%	0	0	--
\$100,000 to \$199,999	15	19	+26.7%	1	0	-100.0%
\$200,000 to \$299,999	27	23	-14.8%	4	3	-25.0%
\$300,000 to \$399,999	32	29	-9.4%	1	2	+100.0%
\$400,000 to \$499,999	25	12	-52.0%	0	0	--
\$500,000 to \$699,999	4	7	+75.0%	0	0	--
\$700,000 to \$999,999	3	2	-33.3%	0	0	--
\$1,000,000 to \$1,999,999	1	0	-100.0%	0	0	--
\$2,000,000 and Above	0	0	--	0	0	--
<b>All Price Ranges</b>	<b>112</b>	<b>97</b>	<b>-13.4%</b>	<b>6</b>	<b>5</b>	<b>-16.7%</b>

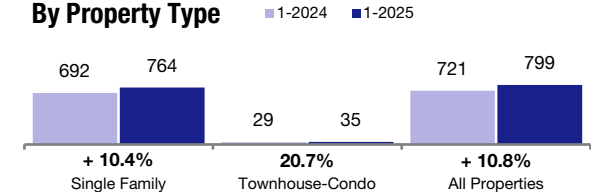
# Inventory of Active Listings

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

By Price Range	Single Family			Townhouse-Condo		
	1-2024	1-2025	Change	1-2024	1-2025	Change
\$99,999 and Below	27	20	-25.9%	0	0	--
\$100,000 to \$199,999	90	69	-23.3%	3	2	-33.3%
\$200,000 to \$299,999	152	207	+36.2%	12	16	+33.3%
\$300,000 to \$399,999	156	185	+18.6%	13	12	-7.7%
\$400,000 to \$499,999	142	146	+2.8%	0	3	--
\$500,000 to \$699,999	83	92	+10.8%	1	1	0.0%
\$700,000 to \$999,999	31	32	+3.2%	0	1	--
\$1,000,000 to \$1,999,999	10	11	+10.0%	0	0	--
\$2,000,000 and Above	1	2	+100.0%	0	0	--
<b>All Price Ranges</b>	<b>692</b>	<b>764</b>	<b>+10.4%</b>	<b>29</b>	<b>35</b>	<b>+20.7%</b>

### Compared to Prior Month

By Price Range	Single Family			Townhouse-Condo		
	12-2024	1-2025	Change	12-2024	1-2025	Change
\$99,999 and Below	26	20	-23.1%	0	0	--
\$100,000 to \$199,999	78	69	-11.5%	3	2	-33.3%
\$200,000 to \$299,999	205	207	+1.0%	16	16	0.0%
\$300,000 to \$399,999	190	185	-2.6%	11	12	+9.1%
\$400,000 to \$499,999	162	146	-9.9%	3	3	0.0%
\$500,000 to \$699,999	91	92	+1.1%	1	1	0.0%
\$700,000 to \$999,999	32	32	0.0%	1	1	0.0%
\$1,000,000 to \$1,999,999	11	11	0.0%	0	0	--
\$2,000,000 and Above	2	2	0.0%	0	0	--
<b>All Price Ranges</b>	<b>797</b>	<b>764</b>	<b>-4.1%</b>	<b>35</b>	<b>35</b>	<b>0.0%</b>

### Year to Date

By Price Range	Single Family			Townhouse-Condo		
	1-2024	1-2025	Change	1-2024	1-2025	Change
\$99,999 and Below	5	5	0.0%	0	0	--
\$100,000 to \$199,999	15	19	+26.7%	1	0	-100.0%
\$200,000 to \$299,999	27	23	-14.8%	4	3	-25.0%
\$300,000 to \$399,999	32	29	-9.4%	1	2	+100.0%
\$400,000 to \$499,999	25	12	-52.0%	0	0	--
\$500,000 to \$699,999	4	7	+75.0%	0	0	--
\$700,000 to \$999,999	3	2	-33.3%	0	0	--
\$1,000,000 to \$1,999,999	1	0	-100.0%	0	0	--
\$2,000,000 and Above	0	0	--	0	0	--
<b>All Price Ranges</b>	<b>112</b>	<b>97</b>	<b>-13.4%</b>	<b>6</b>	<b>5</b>	<b>-16.7%</b>

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®



<b>New Listings</b>	A measure of how much new supply is coming onto the market from sellers.
<b>Pending Sales</b>	A count of all the listings that went into pending status during the reported period. Pending listings are counted at the end of the reported period. Each listing can only be counted one time. If a listing goes into Pending, out of Pending, then back into Pending all in one reported period, this listing would only be counted once. 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.
<b>Sold Listings</b>	A measure of home sales that were closed to completion during the report period.
<b>Median Sales Price</b>	A measure of home values in a market area where 50% of activity was higher and 50% was lower than this price point.
<b>Average Sales Price</b>	A sum of all home sales prices divided by total number of sales.
<b>Percent of List Price Received</b>	A mathematical calculation of the percent difference from last list price and sold price for those listings sold in the reported period.
<b>Days on Market Until Sale</b>	A measure of how long it takes homes to sell, on average.
<b>Housing Affordability Index</b>	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.
<b>Inventory of Active Listings</b>	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.
<b>Months Supply of Inventory</b>	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.



# Local Market Update for January 2025

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## Pueblo County

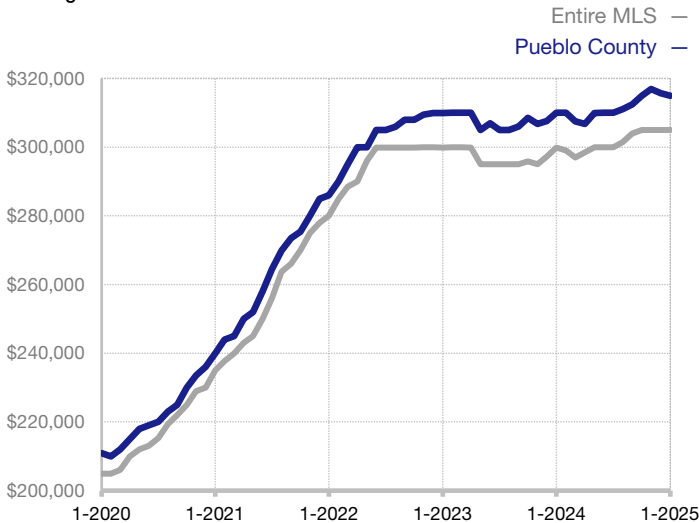
Single Family Key Metrics	January			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
New Listings	249	283	+ 13.7%	249	283	+ 13.7%
Sold Listings	108	97	- 10.2%	108	97	- 10.2%
Median Sales Price*	\$320,000	\$305,000	- 4.7%	\$320,000	\$305,000	- 4.7%
Average Sales Price*	\$333,713	\$309,649	- 7.2%	\$333,713	\$309,649	- 7.2%
Percent of List Price Received*	97.2%	97.5%	+ 0.3%	97.2%	97.5%	+ 0.3%
Days on Market Until Sale	93	91	- 2.2%	93	91	- 2.2%
Inventory of Homes for Sale	679	752	+ 10.8%	--	--	--
Months Supply of Inventory	3.7	4.5	+ 21.6%	--	--	--

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

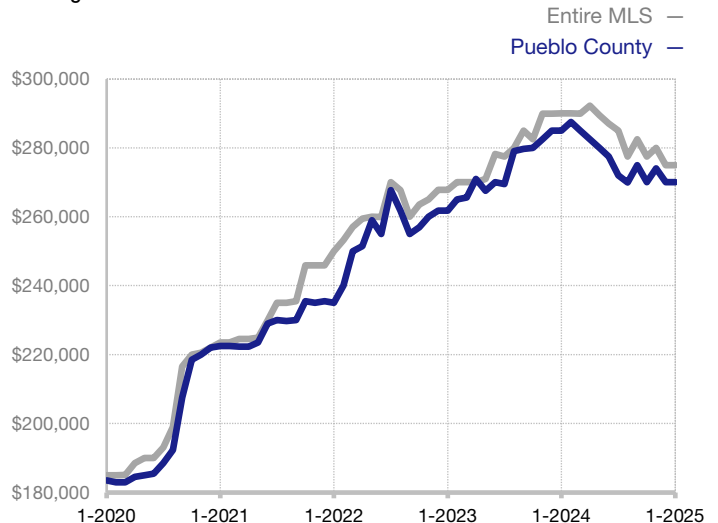
Townhouse/Condo Key Metrics	January			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
New Listings	8	15	+ 87.5%	8	15	+ 87.5%
Sold Listings	5	5	0.0%	5	5	0.0%
Median Sales Price*	\$270,000	\$260,000	- 3.7%	\$270,000	\$260,000	- 3.7%
Average Sales Price*	\$248,800	\$288,600	+ 16.0%	\$248,800	\$288,600	+ 16.0%
Percent of List Price Received*	96.8%	96.5%	- 0.3%	96.8%	96.5%	- 0.3%
Days on Market Until Sale	92	80	- 13.0%	92	80	- 13.0%
Inventory of Homes for Sale	27	34	+ 25.9%	--	--	--
Months Supply of Inventory	3.9	4.8	+ 23.1%	--	--	--

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



**Median Sales Price – Townhouse-Condo**  
Rolling 12-Month Calculation



# Local Market Update for January 2025

A Research Tool Provided by the Colorado Association of REALTORS®



## Arkansas Valley/Otero County

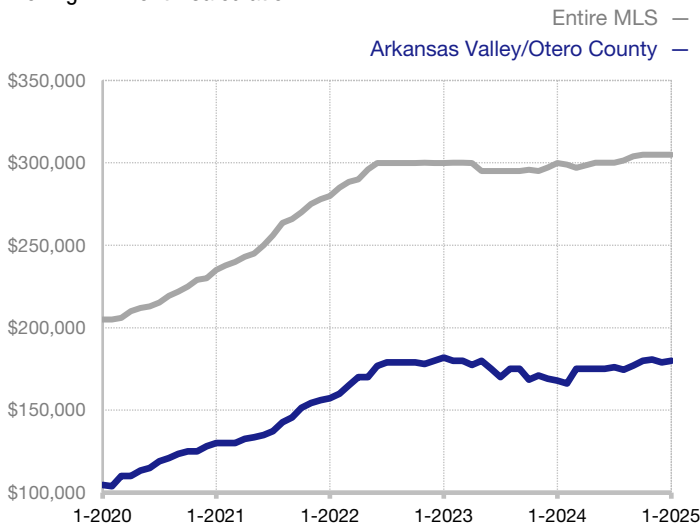
Single Family Key Metrics	January			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
New Listings	41	44	+ 7.3%	41	44	+ 7.3%
Sold Listings	17	22	+ 29.4%	17	22	+ 29.4%
Median Sales Price*	\$150,000	\$205,000	+ 36.7%	\$150,000	\$205,000	+ 36.7%
Average Sales Price*	\$176,088	\$197,945	+ 12.4%	\$176,088	\$197,945	+ 12.4%
Percent of List Price Received*	93.5%	91.5%	- 2.1%	93.5%	91.5%	- 2.1%
Days on Market Until Sale	100	181	+ 81.0%	100	181	+ 81.0%
Inventory of Homes for Sale	160	189	+ 18.1%	--	--	--
Months Supply of Inventory	5.2	6.6	+ 26.9%	--	--	--

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

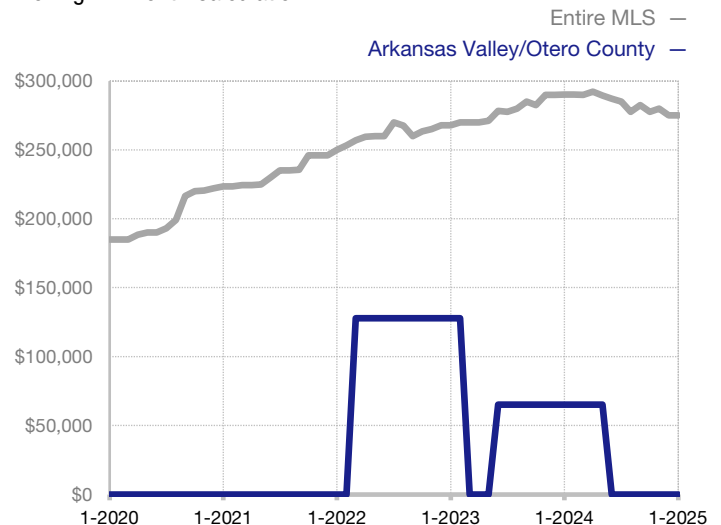
Townhouse/Condo Key Metrics	January			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
Days on Market Until Sale	0	0	--	0	0	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



**Median Sales Price – Townhouse-Condo**  
Rolling 12-Month Calculation



# Local Market Update for January 2025

A Research Tool Provided by the Colorado Association of REALTORS®



## Fowler

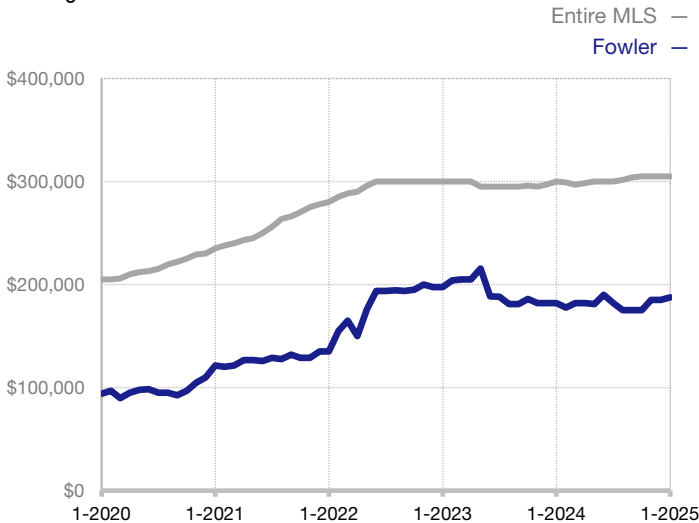
Single Family	January			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	3	3	0.0%	3	3	0.0%
Sold Listings	1	0	- 100.0%	1	0	- 100.0%
Median Sales Price*	\$175,000	\$0	- 100.0%	\$175,000	\$0	- 100.0%
Average Sales Price*	\$175,000	\$0	- 100.0%	\$175,000	\$0	- 100.0%
Percent of List Price Received*	83.3%	0.0%	- 100.0%	83.3%	0.0%	- 100.0%
Days on Market Until Sale	184	0	- 100.0%	184	0	- 100.0%
Inventory of Homes for Sale	7	11	+ 57.1%	--	--	--
Months Supply of Inventory	3.0	4.1	+ 36.7%	--	--	--

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

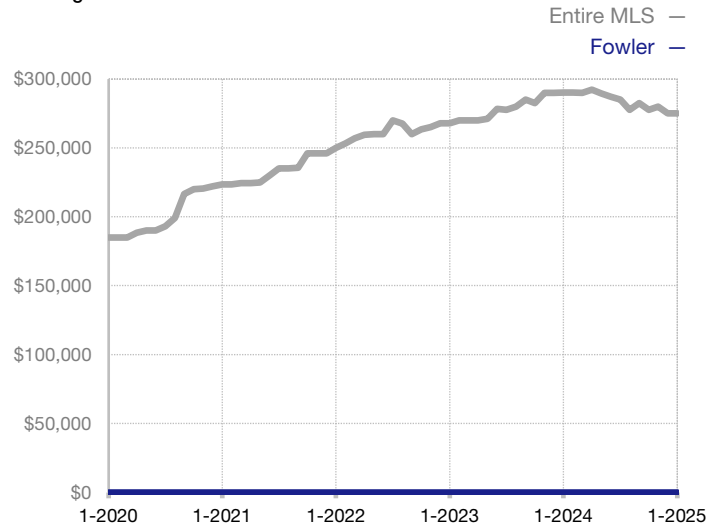
Townhouse/Condo	January			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
Days on Market Until Sale	0	0	--	0	0	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



**Median Sales Price – Townhouse-Condo**  
Rolling 12-Month Calculation



# Local Market Update for January 2025

A Research Tool Provided by the Colorado Association of REALTORS®



## Huerfano County

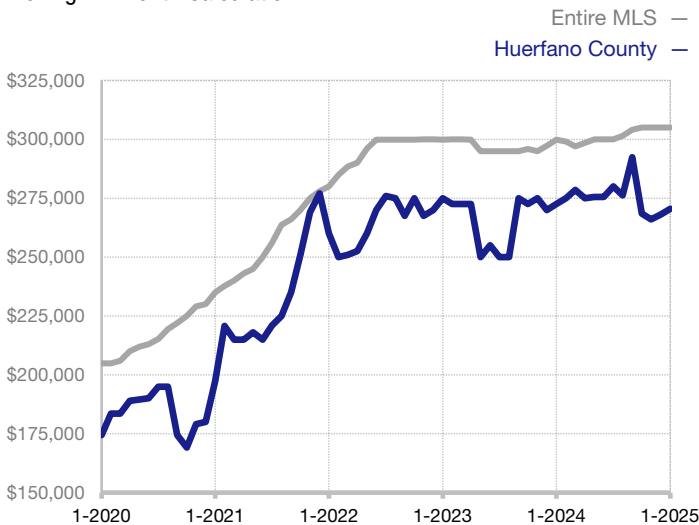
Single Family Key Metrics	January			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
New Listings	5	6	+ 20.0%	5	6	+ 20.0%
Sold Listings	7	3	- 57.1%	7	3	- 57.1%
Median Sales Price*	\$253,000	<b>\$289,000</b>	+ 14.2%	\$253,000	<b>\$289,000</b>	+ 14.2%
Average Sales Price*	\$276,493	<b>\$289,233</b>	+ 4.6%	\$276,493	<b>\$289,233</b>	+ 4.6%
Percent of List Price Received*	101.7%	<b>99.7%</b>	- 2.0%	101.7%	<b>99.7%</b>	- 2.0%
Days on Market Until Sale	129	<b>122</b>	- 5.4%	129	<b>122</b>	- 5.4%
Inventory of Homes for Sale	57	<b>46</b>	- 19.3%	--	--	--
Months Supply of Inventory	8.3	<b>8.5</b>	+ 2.4%	--	--	--

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

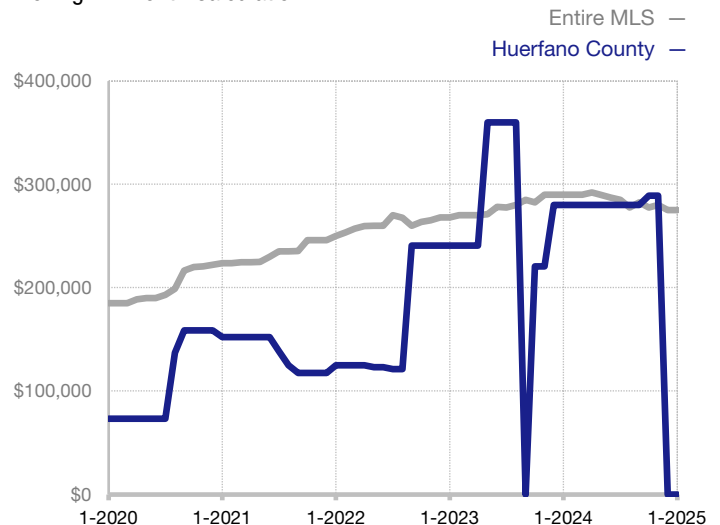
Townhouse/Condo Key Metrics	January			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	<b>\$0</b>	--	\$0	<b>\$0</b>	--
Average Sales Price*	\$0	<b>\$0</b>	--	\$0	<b>\$0</b>	--
Percent of List Price Received*	0.0%	<b>0.0%</b>	--	0.0%	<b>0.0%</b>	--
Days on Market Until Sale	0	0	--	0	0	--
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.7	<b>0.0</b>	- 100.0%	--	--	--

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



**Median Sales Price – Townhouse-Condo**  
Rolling 12-Month Calculation



# Local Market Update for January 2025

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## La Junta

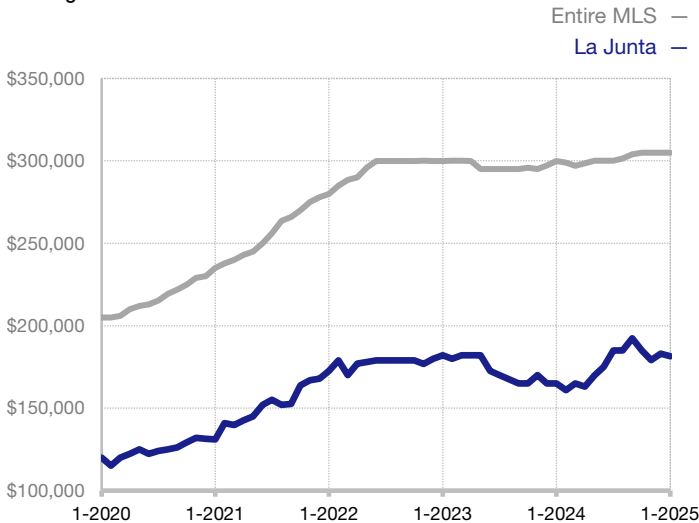
Single Family Key Metrics	January			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
New Listings	11	8	- 27.3%	11	8	- 27.3%
Sold Listings	2	5	+ 150.0%	2	5	+ 150.0%
Median Sales Price*	\$225,000	<b>\$250,000</b>	+ 11.1%	\$225,000	<b>\$250,000</b>	+ 11.1%
Average Sales Price*	\$225,000	<b>\$205,960</b>	- 8.5%	\$225,000	<b>\$205,960</b>	- 8.5%
Percent of List Price Received*	89.7%	<b>94.1%</b>	+ 4.9%	89.7%	<b>94.1%</b>	+ 4.9%
Days on Market Until Sale	156	<b>147</b>	- 5.8%	156	<b>147</b>	- 5.8%
Inventory of Homes for Sale	49	<b>39</b>	- 20.4%	--	--	--
Months Supply of Inventory	7.2	<b>4.8</b>	- 33.3%	--	--	--

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

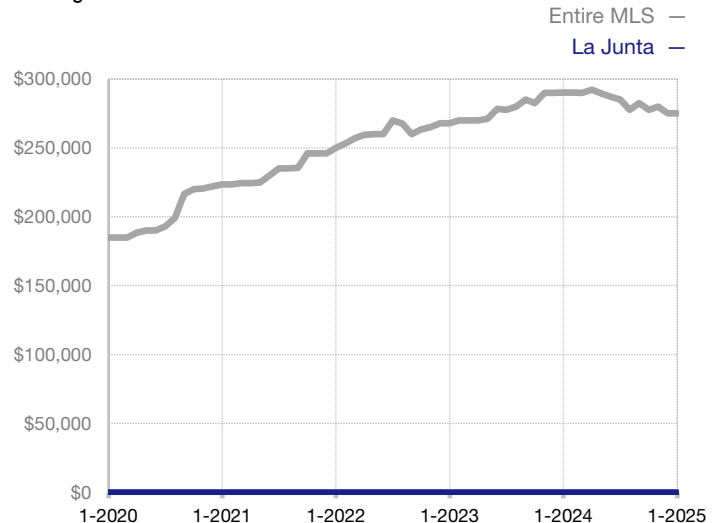
Townhouse/Condo Key Metrics	January			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	<b>\$0</b>	--	\$0	<b>\$0</b>	--
Average Sales Price*	\$0	<b>\$0</b>	--	\$0	<b>\$0</b>	--
Percent of List Price Received*	0.0%	<b>0.0%</b>	--	0.0%	<b>0.0%</b>	--
Days on Market Until Sale	0	0	--	0	0	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	<b>0.0</b>	--	--	--	--

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



**Median Sales Price – Townhouse-Condo**  
Rolling 12-Month Calculation



# Local Market Update for January 2025

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## Lamar

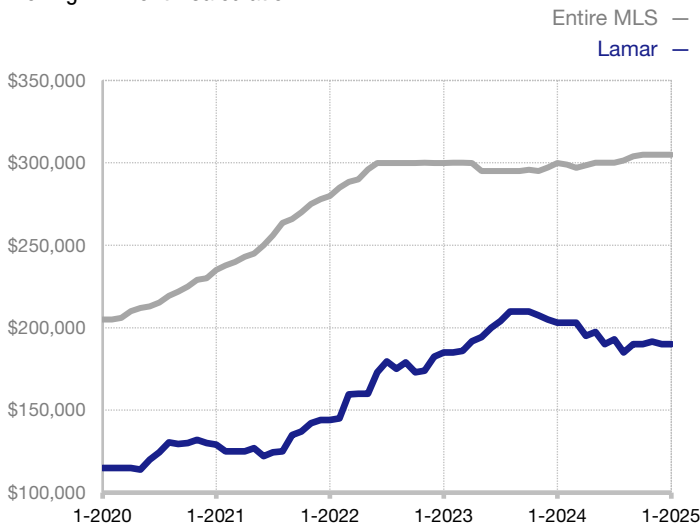
Single Family	January			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	4	4	0.0%	4	4	0.0%
Sold Listings	2	5	+ 150.0%	2	5	+ 150.0%
Median Sales Price*	\$137,500	\$120,000	- 12.7%	\$137,500	\$120,000	- 12.7%
Average Sales Price*	\$137,500	\$147,800	+ 7.5%	\$137,500	\$147,800	+ 7.5%
Percent of List Price Received*	96.6%	89.6%	- 7.2%	96.6%	89.6%	- 7.2%
Days on Market Until Sale	92	159	+ 72.8%	92	159	+ 72.8%
Inventory of Homes for Sale	15	29	+ 93.3%	--	--	--
Months Supply of Inventory	2.7	5.7	+ 111.1%	--	--	--

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

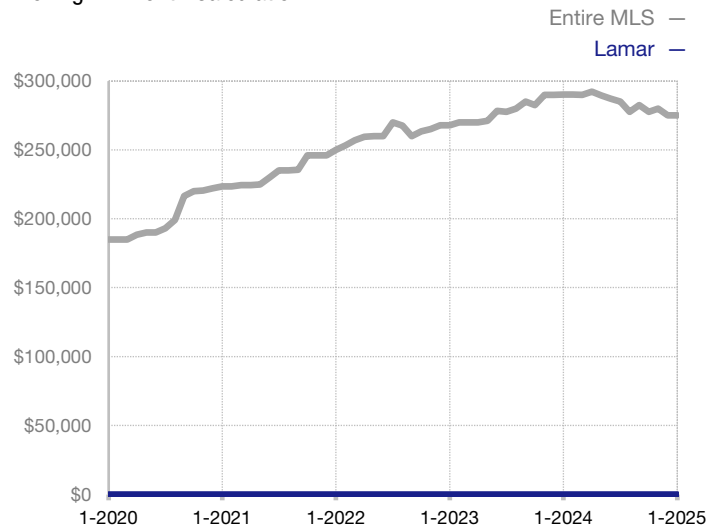
Townhouse/Condo	January			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
Days on Market Until Sale	0	0	--	0	0	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



**Median Sales Price – Townhouse-Condo**  
Rolling 12-Month Calculation



# Local Market Update for January 2025

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## Las Animas

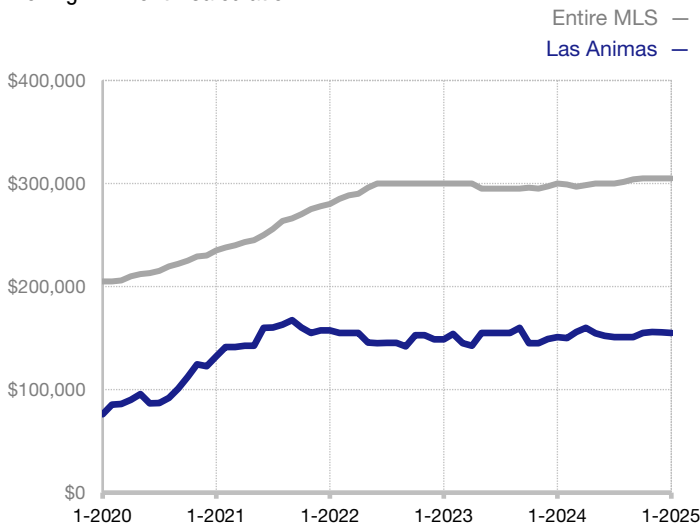
Single Family	January			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	0	5	--	0	5	--
Sold Listings	2	1	- 50.0%	2	1	- 50.0%
Median Sales Price*	\$202,000	<b>\$239,000</b>	+ 18.3%	\$202,000	<b>\$239,000</b>	+ 18.3%
Average Sales Price*	\$202,000	<b>\$239,000</b>	+ 18.3%	\$202,000	<b>\$239,000</b>	+ 18.3%
Percent of List Price Received*	95.1%	<b>100.0%</b>	+ 5.2%	95.1%	<b>100.0%</b>	+ 5.2%
Days on Market Until Sale	108	<b>52</b>	- 51.9%	108	<b>52</b>	- 51.9%
Inventory of Homes for Sale	10	<b>18</b>	+ 80.0%	--	--	--
Months Supply of Inventory	3.5	<b>7.2</b>	+ 105.7%	--	--	--

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

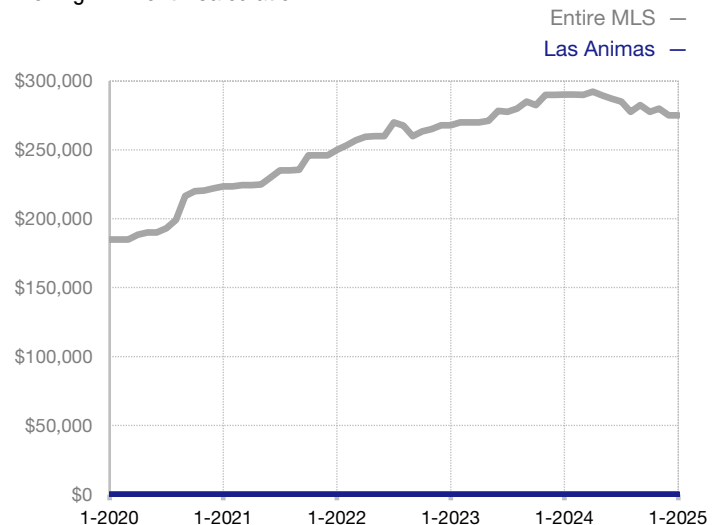
Townhouse/Condo	January			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	<b>\$0</b>	--	\$0	<b>\$0</b>	--
Average Sales Price*	\$0	<b>\$0</b>	--	\$0	<b>\$0</b>	--
Percent of List Price Received*	0.0%	<b>0.0%</b>	--	0.0%	<b>0.0%</b>	--
Days on Market Until Sale	0	0	--	0	0	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	<b>0.0</b>	--	--	--	--

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



**Median Sales Price – Townhouse-Condo**  
Rolling 12-Month Calculation



# Local Market Update for January 2025

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## Manzanola

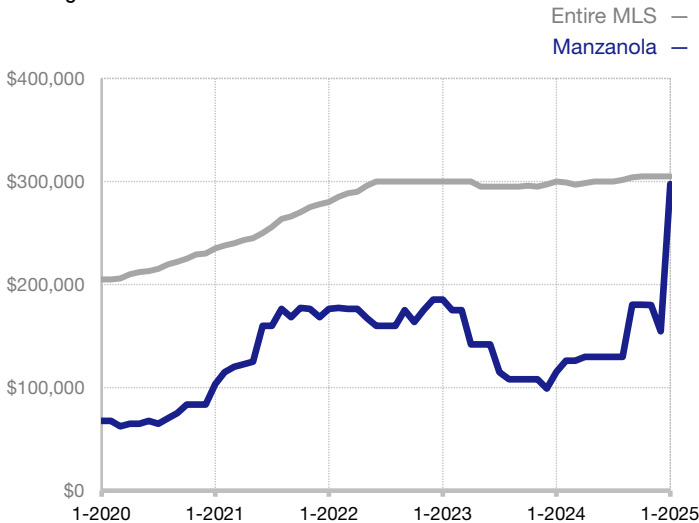
Single Family Key Metrics	January			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
New Listings	0	3	--	0	3	--
Sold Listings	2	0	- 100.0%	2	0	- 100.0%
Median Sales Price*	\$126,000	\$0	- 100.0%	\$126,000	\$0	- 100.0%
Average Sales Price*	\$126,000	\$0	- 100.0%	\$126,000	\$0	- 100.0%
Percent of List Price Received*	101.5%	0.0%	- 100.0%	101.5%	0.0%	- 100.0%
Days on Market Until Sale	66	0	- 100.0%	66	0	- 100.0%
Inventory of Homes for Sale	0	6	--	--	--	--
Months Supply of Inventory	0.0	6.0	--	--	--	--

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

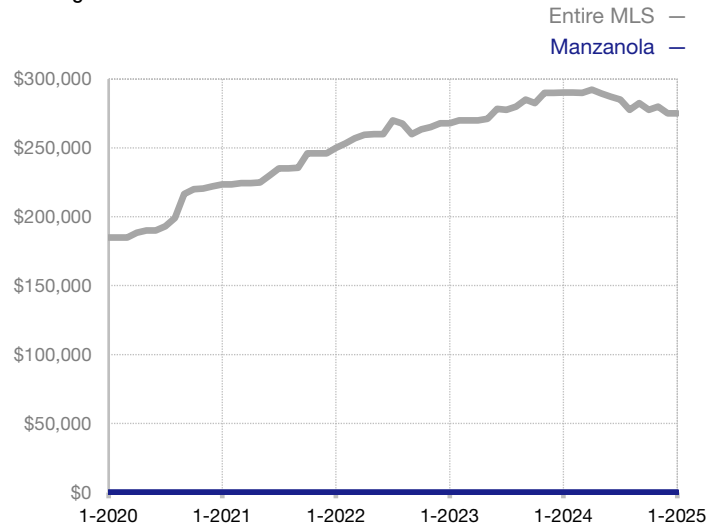
Townhouse/Condo Key Metrics	January			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
Days on Market Until Sale	0	0	--	0	0	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



**Median Sales Price – Townhouse-Condo**  
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# Local Market Update for January 2025

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## Rocky Ford

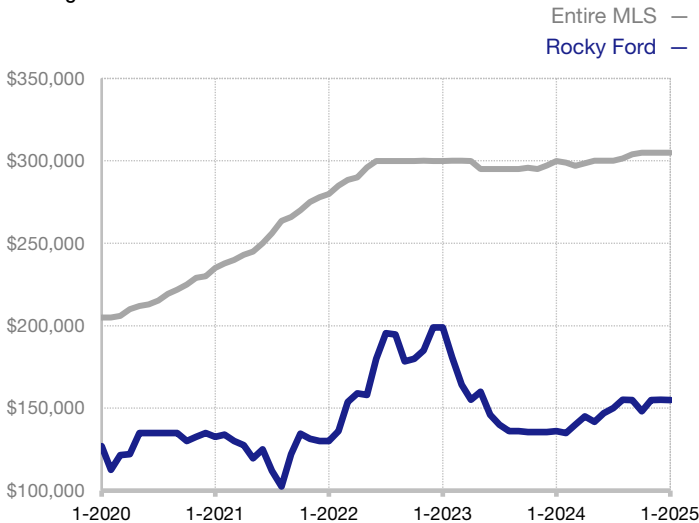
Single Family	January			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	8	9	+ 12.5%	8	9	+ 12.5%
Sold Listings	3	2	- 33.3%	3	2	- 33.3%
Median Sales Price*	\$235,000	<b>\$232,500</b>	- 1.1%	\$235,000	<b>\$232,500</b>	- 1.1%
Average Sales Price*	\$204,167	<b>\$232,500</b>	+ 13.9%	\$204,167	<b>\$232,500</b>	+ 13.9%
Percent of List Price Received*	94.3%	<b>93.9%</b>	- 0.4%	94.3%	<b>93.9%</b>	- 0.4%
Days on Market Until Sale	99	<b>224</b>	+ 126.3%	99	<b>224</b>	+ 126.3%
Inventory of Homes for Sale	15	<b>25</b>	+ 66.7%	--	--	--
Months Supply of Inventory	3.7	<b>8.3</b>	+ 124.3%	--	--	--

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse/Condo	January			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	<b>\$0</b>	--	\$0	<b>\$0</b>	--
Average Sales Price*	\$0	<b>\$0</b>	--	\$0	<b>\$0</b>	--
Percent of List Price Received*	0.0%	<b>0.0%</b>	--	0.0%	<b>0.0%</b>	--
Days on Market Until Sale	0	0	--	0	0	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	<b>0.0</b>	--	--	--	--

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**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



**Median Sales Price – Townhouse-Condo**  
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