

Local Market Update for April 2025

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Elbert County

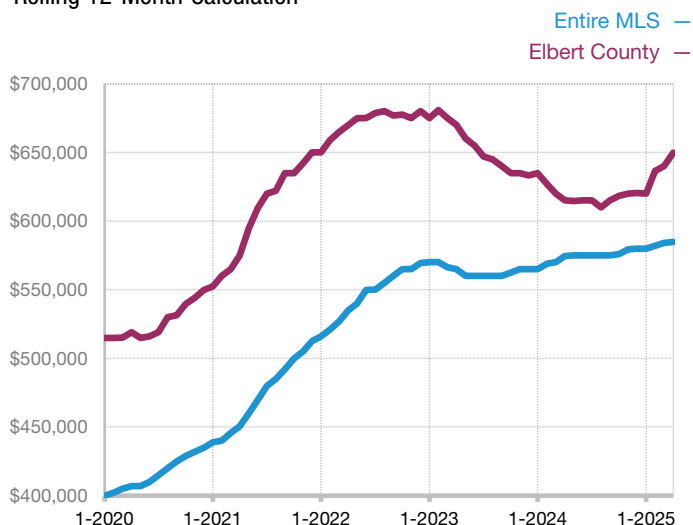
Single Family	April			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 04-2024	Thru 04-2025	Percent Change from Previous Year
Inventory of Active Listings	159	230	+ 44.7%	--	--	--
Under Contract	58	56	- 3.4%	201	247	+ 22.9%
New Listings	93	126	+ 35.5%	256	371	+ 44.9%
Sold Listings	49	64	+ 30.6%	175	231	+ 32.0%
Days on Market Until Sale	47	60	+ 27.7%	52	62	+ 19.2%
Median Sales Price*	\$615,000	\$669,975	+ 8.9%	\$590,000	\$650,000	+ 10.2%
Average Sales Price*	\$651,764	\$781,968	+ 20.0%	\$660,135	\$735,855	+ 11.5%
Percent of List Price Received*	99.2%	98.4%	- 0.8%	98.7%	98.8%	+ 0.1%

* 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	April			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 04-2024	Thru 04-2025	Percent Change from Previous Year
Inventory of Active Listings	0	2	--	--	--	--
Under Contract	0	0	--	2	1	- 50.0%
New Listings	0	0	--	0	3	--
Sold Listings	1	1	0.0%	2	1	- 50.0%
Days on Market Until Sale	108	13	- 88.0%	91	13	- 85.7%
Median Sales Price*	\$390,000	\$375,000	- 3.8%	\$387,500	\$375,000	- 3.2%
Average Sales Price*	\$390,000	\$375,000	- 3.8%	\$387,500	\$375,000	- 3.2%
Percent of List Price Received*	98.9%	100.0%	+ 1.1%	98.8%	100.0%	+ 1.2%

* 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

