

Local Market Update for July 2025

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Elbert County

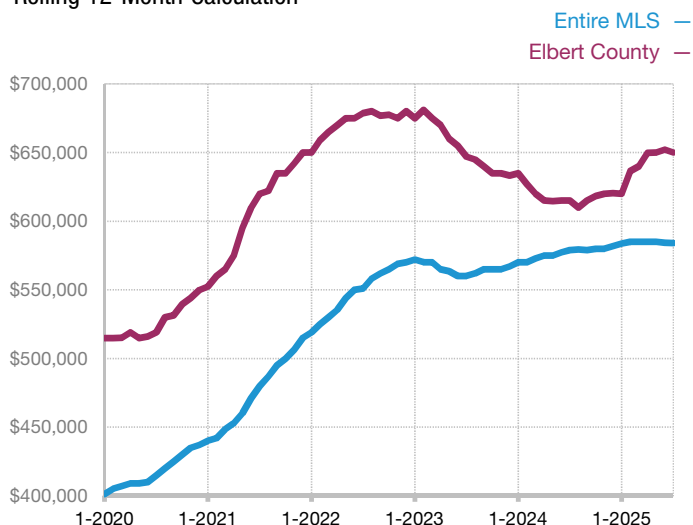
Single Family	July			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 07-2024	Thru 07-2025	Percent Change from Previous Year
Inventory of Active Listings	220	244	+ 10.9%	--	--	--
Under Contract	65	74	+ 13.8%	394	425	+ 7.9%
New Listings	92	79	- 14.1%	550	618	+ 12.4%
Sold Listings	62	51	- 17.7%	375	389	+ 3.7%
Days on Market Until Sale	45	57	+ 26.7%	44	57	+ 29.5%
Median Sales Price*	\$684,975	\$665,000	- 2.9%	\$620,000	\$664,900	+ 7.2%
Average Sales Price*	\$756,817	\$687,197	- 9.2%	\$694,196	\$729,330	+ 5.1%
Percent of List Price Received*	97.9%	98.9%	+ 1.0%	98.6%	99.0%	+ 0.4%

* 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	July			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 07-2024	Thru 07-2025	Percent Change from Previous Year
Inventory of Active Listings	0	3	--	--	--	--
Under Contract	0	0	--	2	2	0.0%
New Listings	0	0	--	0	5	--
Sold Listings	0	1	--	2	2	0.0%
Days on Market Until Sale	0	5	--	91	9	- 90.1%
Median Sales Price*	\$0	\$345,000	--	\$387,500	\$360,000	- 7.1%
Average Sales Price*	\$0	\$345,000	--	\$387,500	\$360,000	- 7.1%
Percent of List Price Received*	0.0%	100.0%	--	98.8%	100.0%	+ 1.2%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

