

# Local Market Update for July 2025

A Research Tool Provided by the Colorado Association of REALTORS®



## Vallecito

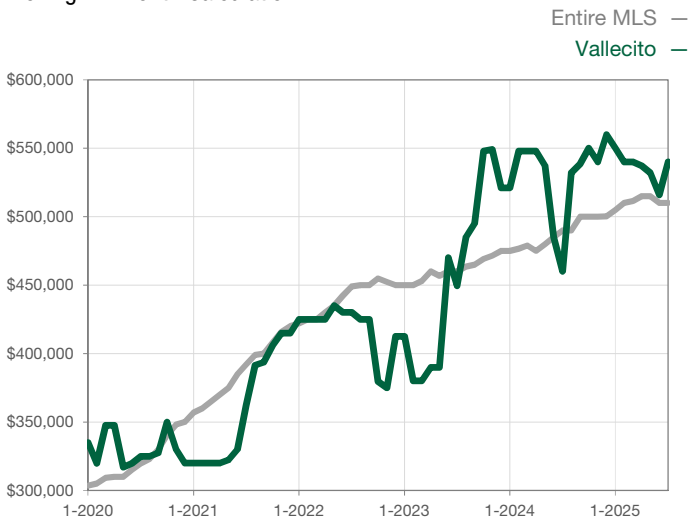
Single Family	July			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 07-2024	Thru 07-2025	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	8	5	- 37.5%	36	41	+ 13.9%
Sold Listings	4	5	+ 25.0%	10	12	+ 20.0%
Median Sales Price*	\$365,000	<b>\$635,000</b>	+ 74.0%	\$548,550	<b>\$495,844</b>	- 9.6%
Average Sales Price*	\$386,250	<b>\$568,980</b>	+ 47.3%	\$516,697	<b>\$538,999</b>	+ 4.3%
Percent of List Price Received*	92.7%	<b>97.3%</b>	+ 5.0%	96.0%	<b>96.6%</b>	+ 0.6%
Days on Market Until Sale	118	<b>78</b>	- 33.9%	97	<b>100</b>	+ 3.1%
Cumulative Days on Market Until Sale	118	<b>103</b>	- 12.7%	110	<b>111</b>	+ 0.9%
Inventory of Homes for Sale	26	<b>19</b>	- 26.9%	--	--	--
Months Supply of Inventory	12.4	<b>7.4</b>	- 40.3%	--	--	--

\* 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	July			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 07-2024	Thru 07-2025	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	--
Cumulative 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

