

Local Market Update for August 2025

A Research Tool Provided by the Colorado Association of REALTORS®



Vallecito

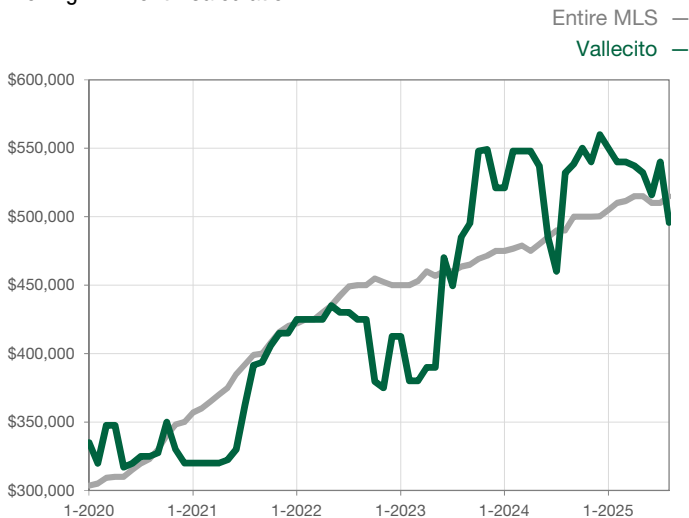
Single Family	August			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 08-2024	Thru 08-2025	Percent Change from Previous Year
Key Metrics						
New Listings	3	3	0.0%	39	45	+ 15.4%
Sold Listings	3	8	+ 166.7%	13	20	+ 53.8%
Median Sales Price*	\$540,000	\$427,250	- 20.9%	\$540,000	\$486,344	- 9.9%
Average Sales Price*	\$544,000	\$442,063	- 18.7%	\$522,998	\$500,224	- 4.4%
Percent of List Price Received*	94.7%	96.0%	+ 1.4%	95.7%	96.3%	+ 0.6%
Days on Market Until Sale	86	112	+ 30.2%	94	105	+ 11.7%
Cumulative Days on Market Until Sale	86	112	+ 30.2%	104	111	+ 6.7%
Inventory of Homes for Sale	23	22	- 4.3%	--	--	--
Months Supply of Inventory	11.0	7.1	- 35.5%	--	--	--

* 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	August			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 08-2024	Thru 08-2025	Percent Change from Previous Year
Key Metrics						
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	--
Cumulative 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

