



colorado association of REALTORS® HOUSING REPORTS

Research tools provided by the Colorado Association of REALTORS®

***Make Sure
Your Agent is a REALTOR®***

*Not all agents
are the same!*



Statewide Lender-Mediated Report November 2025



Lender-Mediated Report – November 2025

A research tool provided by the Colorado Association of REALTORS®

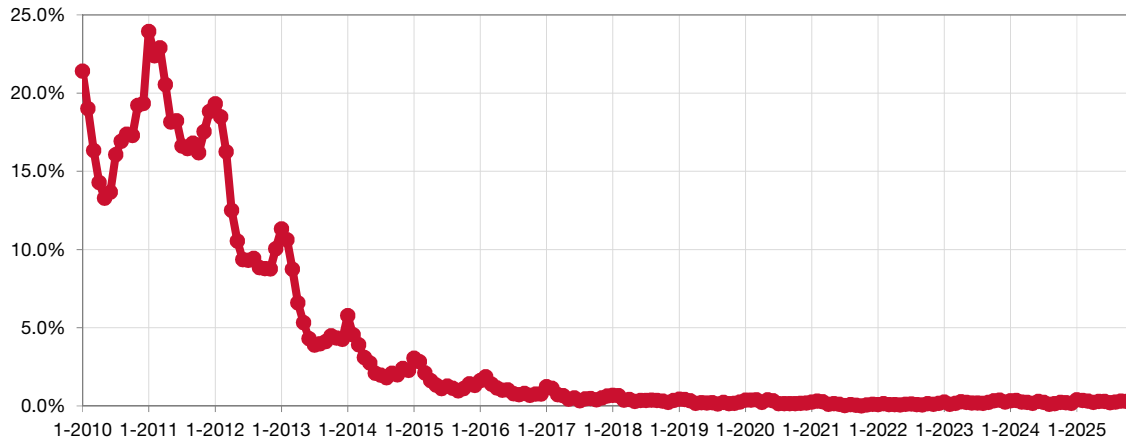
Make Sure
Your Agent is a REALTOR®

Not all agents
are the same!



Lender-mediated properties are those marked in an MLS as a Foreclosure, REO, Short Sale or other distressed sales type. For a complete list of methodology used from each MLS, see page 2 of this report. Activity comprised of single-family properties, townhomes, and condominiums combined.

Share of Sold Listings that were Lender-Mediated: 0.4%



Sold Listings

	11-2024	11-2025	+ / -
Traditional	6,492	5,798	-10.7%
REO	12	22	+83.3%
Short Sale	10	34	+240.0%
Total Market*	6,517	5,854	-10.2%

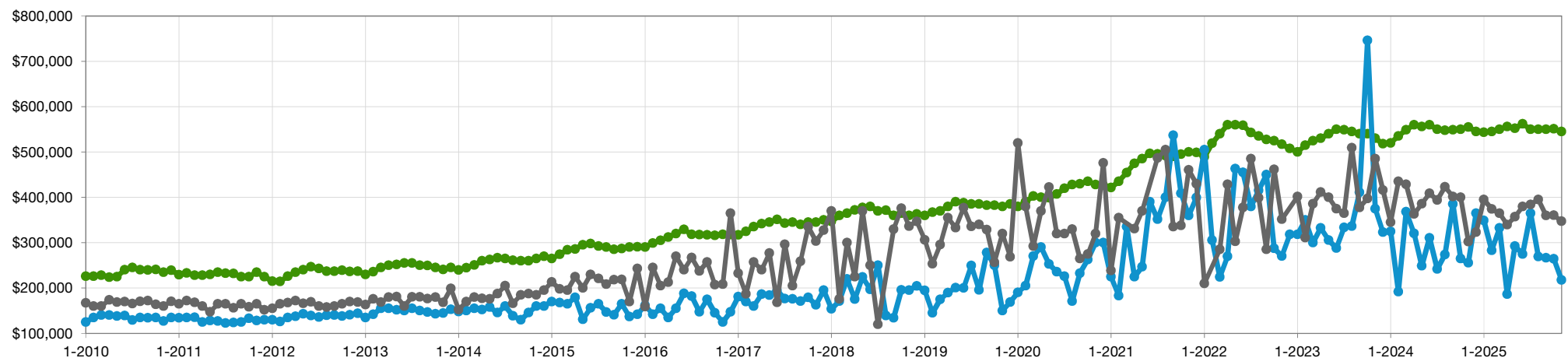
Median Sales Price

	11-2024	11-2025	+ / -
Traditional	\$554,950	\$545,000	-1.8%
REO	\$255,500	\$217,500	-14.9%
Short Sale	\$302,302	\$347,500	+15.0%
Total Market*	\$551,900	\$541,568	-1.9%

* Total Market is not a sum of traditional, REO and short sale activity, as some lender-mediated homes can be listed both as REO and short sale. Percent changes are calculated using rounded figures.

Historical Median Sales Price

Traditional REO Short Sale



Lender-Mediated Report – Explanation of Methodology by MLS

A research tool provided by the Colorado Association of REALTORS®

**Make Sure
Your Agent is a REALTOR®**

Not all agents
are the same!



Aspen/Glenwood MLS, Inc.

- Foreclosure based on "Foreclosure" field.
- Short Sale based on "Short Sale" field.
- Fields "Finance Remarks" and "Public Remarks" are used for further distinction.

Colorado Real Estate Network (CREN)

- Foreclosure based on "REO/Lender Owned" field.
- Short Sale based on "Short Sale" field.

Grand County Board of REALTORS®, Inc. MLS

- Foreclosure based on "Special Listing Conditions: Real Estate Owned" where value is "Yes."
- Short Sale based on "Special Listing Conditions: Short Sale" where value is "Yes."
- Fields "Private Remarks" and "Public Remarks" are used for further distinction.

Grand Junction Area REALTOR® Association MLS

- Foreclosure based on "Sale Type" field where value is "REO."
- Short Sale based on "Sale Type" field where value is "Short Sale."
- Nonspecific distressed listings also include where "Sale Type" field is "HUD."
- Fields "Agent Confidential Remarks" and "Remarks" are used for further distinction.

IRES, LLC

- Short Sale based on "FG_NewFinancingIDs" field where value is either "Short Sale Pending Lender Approval" or "Short Pay."
- Foreclosure based on "FG_OwnershipIDs" field where value is "HUD" or "Lender Owner/REO."

Pikes Peak REALTOR® Services Corporation

- Foreclosure based on "Notices" field where value is "In Foreclosure."
- Short Sale based on "Status" field where value is "UC Short Sale - Showing."

Pueblo Association of REALTORS®, Inc./Arkansas Valley Board of REALTORS® Multiple Listing Service

- Foreclosure based on "Ownership" field where value is "Lender Owned."
- Short Sale based on "Ownership" field where value is "Subject to Short Sale."

REcolorado®

- Foreclosure based on "Seller Type" field where value is either "Bank/GSE" or "Government" and where "Additional Information" field has a value of "HUD Owned."
- Short Sale based on "Status Conditions" field where value is "Short Sale."
- Field "Public Remarks" is used for further distinction.

Royal Gorge Association of REALTORS® Inc. Multiple Listing Service

- Foreclosure and Short Sale are based on the "Agent_Remarks" and "Remarks" fields.

Summit MLS, Inc.

- Foreclosure based on "Bank" field where value is "REO/Bank Owned" or "Foreclosure."
- Short Sale based on "Bank" field where value is "Short Sale."
- Field "Remarks" is used for further distinction.

Telluride Association of REALTORS® MLS

- Foreclosure based on the "REO" field where value is "Yes - Please See Addendum"
- Short Sale based on the "Short Sale" field where value is "Yes - Please See Addendum"

Vail Board of REALTORS® Multiple Listing Service

- Foreclosure and Short Sale are based on the "Marketing Remarks" field.