

# 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 September 2025



# **Lender-Mediated Report – September 2025**

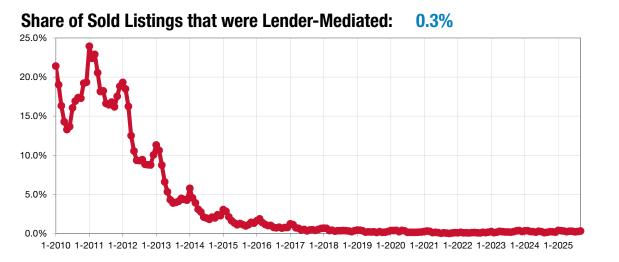
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Lender-mediated properties are those marked in an MLS as a Foreclosure, REO, Short Sale or other distressed sales type. For a complete list of methodology used from each MLS, see page 2 of this report. Activity comprised of single-family properties,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



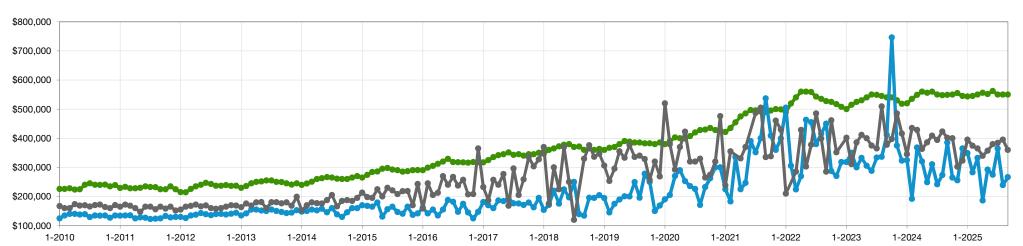
Sold Listings	9-2024	9-2025	+/-
Traditional	6,970	7,524	+7.9%
REO	9	22	+144.4%
Short Sale	16	32	+100.0%
Total Market*	6,998	7,581	+8.3%

<b>Median Sales Price</b>	9-2024	9-2025	+/-
Traditional	\$549,000	\$550,000	+0.2%
REO	\$385,000	\$266,470	-30.8%
Short Sale	\$402,000	\$360,000	-10.4%
Total Market*	\$547,500	\$550,000	+0.5%

<sup>\*</sup> 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.









## **Lender-Mediated Report – Explanation of Methodology by MLS**

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#### 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® Mulitple Listing Service

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