

Local Market Update for December 2025

A Research Tool Provided by the Colorado Association of REALTORS®

Denver County

Contact the Denver Metro Association of REALTORS® or South Metro Denver REALTOR® Association for more detailed local statistics or to find a REALTOR® in the area.

Single Family

Key Metrics	December			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
New Listings	234	219	- 6.4%	7,893	8,258	+ 4.6%
Sold Listings	406	417	+ 2.7%	5,718	5,663	- 1.0%
Median Sales Price*	\$690,063	\$675,000	- 2.2%	\$700,000	\$695,000	- 0.7%
Average Sales Price*	\$912,014	\$870,185	- 4.6%	\$879,806	\$879,070	- 0.1%
Percent of List Price Received*	98.5%	97.5%	- 1.0%	99.1%	98.5%	- 0.6%
Days on Market Until Sale	54	60	+ 11.1%	34	42	+ 23.5%
Inventory of Homes for Sale	1,061	819	- 22.8%	--	--	--
Months Supply of Inventory	2.2	1.7	- 22.7%	--	--	--

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

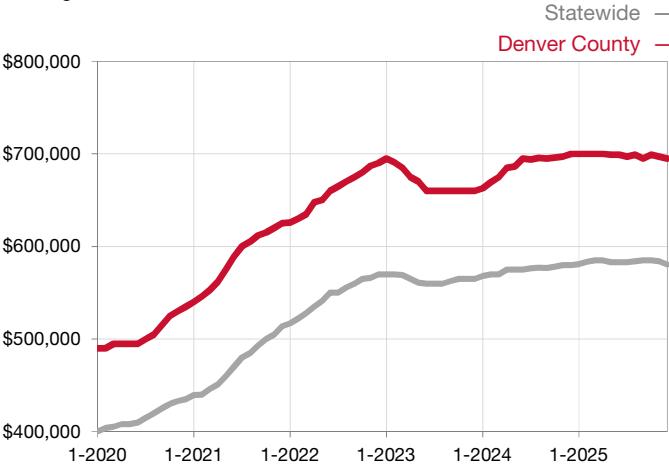
Townhouse/Condo

Key Metrics	December			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
New Listings	160	177	+ 10.6%	5,636	5,971	+ 5.9%
Sold Listings	281	245	- 12.8%	3,400	2,926	- 13.9%
Median Sales Price*	\$390,000	\$375,000	- 3.8%	\$414,995	\$400,000	- 3.6%
Average Sales Price*	\$504,900	\$481,611	- 4.6%	\$532,105	\$504,532	- 5.2%
Percent of List Price Received*	97.7%	97.0%	- 0.7%	98.5%	98.1%	- 0.4%
Days on Market Until Sale	74	81	+ 9.5%	51	63	+ 23.5%
Inventory of Homes for Sale	1,164	1,071	- 8.0%	--	--	--
Months Supply of Inventory	4.1	4.4	+ 7.3%	--	--	--

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single Family

Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation

