

Local Market Update for August 2025

A Research Tool Provided by the Colorado Association of REALTORS®

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are the same!



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.

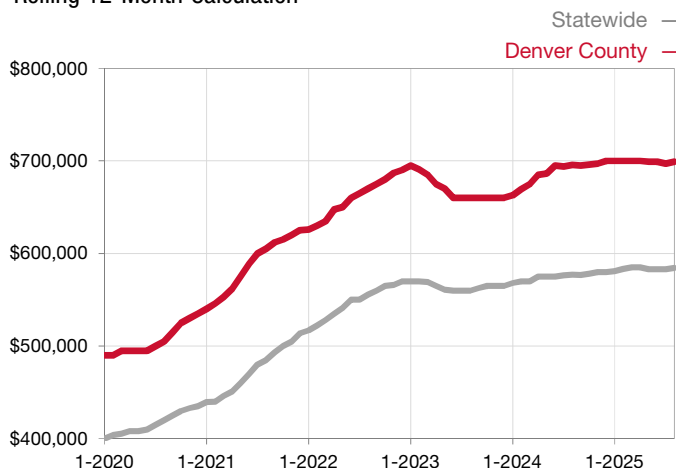
Single Family	August			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 08-2024	Thru 08-2025	Percent Change from Previous Year
New Listings	716	628	- 12.3%	5,889	6,332	+ 7.5%
Sold Listings	497	445	- 10.5%	3,895	3,889	- 0.2%
Median Sales Price*	\$699,000	\$716,200	+ 2.5%	\$708,250	\$700,000	- 1.2%
Average Sales Price*	\$884,641	\$907,302	+ 2.6%	\$891,435	\$883,186	- 0.9%
Percent of List Price Received*	98.5%	97.9%	- 0.6%	99.4%	98.8%	- 0.6%
Days on Market Until Sale	35	43	+ 22.9%	30	38	+ 26.7%
Inventory of Homes for Sale	1,667	1,581	- 5.2%	--	--	--
Months Supply of Inventory	3.8	3.3	- 13.2%	--	--	--

* 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		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 08-2024	Thru 08-2025	Percent Change from Previous Year
New Listings	525	433	- 17.5%	4,214	4,559	+ 8.2%
Sold Listings	288	250	- 13.2%	2,381	2,033	- 14.6%
Median Sales Price*	\$380,000	\$407,450	+ 7.2%	\$420,000	\$400,000	- 4.8%
Average Sales Price*	\$499,317	\$524,085	+ 5.0%	\$536,037	\$501,056	- 6.5%
Percent of List Price Received*	98.4%	98.0%	- 0.4%	98.7%	98.3%	- 0.4%
Days on Market Until Sale	49	64	+ 30.6%	45	60	+ 33.3%
Inventory of Homes for Sale	1,622	1,637	+ 0.9%	--	--	--
Months Supply of Inventory	5.5	6.4	+ 16.4%	--	--	--

* 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

