

# Local Market Update for February 2025

A Research Tool Provided by the Colorado Association of REALTORS®

Make Sure Your Agent is a REALTOR®

Not all agents 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.

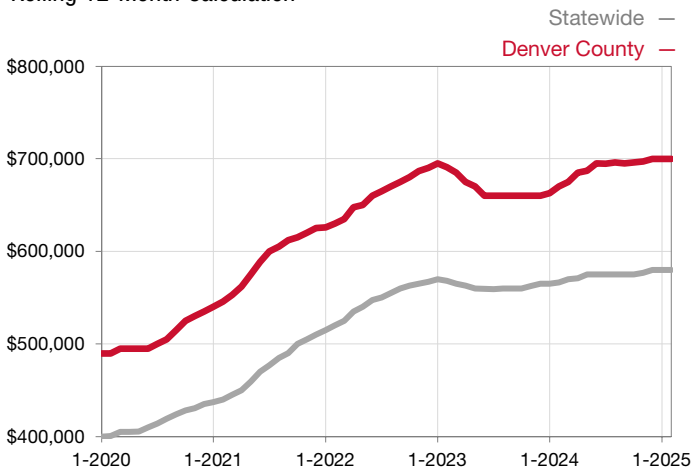
Single Family	February			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 02-2025	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	648	<b>666</b>	+ 2.8%	1,104	<b>1,272</b>	+ 15.2%
Sold Listings	398	<b>408</b>	+ 2.5%	681	<b>723</b>	+ 6.2%
Median Sales Price*	\$673,000	<b>\$699,950</b>	+ 4.0%	\$652,500	<b>\$668,000</b>	+ 2.4%
Average Sales Price*	\$848,624	<b>\$920,113</b>	+ 8.4%	\$830,894	<b>\$870,651</b>	+ 4.8%
Percent of List Price Received*	99.5%	<b>98.6%</b>	- 0.9%	98.8%	<b>98.2%</b>	- 0.6%
Days on Market Until Sale	42	<b>53</b>	+ 26.2%	45	<b>57</b>	+ 26.7%
Inventory of Homes for Sale	900	<b>1,065</b>	+ 18.3%	--	--	--
Months Supply of Inventory	2.1	<b>2.2</b>	+ 4.8%	--	--	--

\* 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	February			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 02-2025	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	482	<b>553</b>	+ 14.7%	865	<b>1,060</b>	+ 22.5%
Sold Listings	302	<b>198</b>	- 34.4%	496	<b>394</b>	- 20.6%
Median Sales Price*	\$415,000	<b>\$413,100</b>	- 0.5%	\$412,500	<b>\$410,850</b>	- 0.4%
Average Sales Price*	\$521,882	<b>\$541,334</b>	+ 3.7%	\$541,898	<b>\$519,114</b>	- 4.2%
Percent of List Price Received*	98.7%	<b>98.4%</b>	- 0.3%	98.5%	<b>98.2%</b>	- 0.3%
Days on Market Until Sale	58	<b>63</b>	+ 8.6%	59	<b>64</b>	+ 8.5%
Inventory of Homes for Sale	978	<b>1,227</b>	+ 25.5%	--	--	--
Months Supply of Inventory	2.9	<b>4.5</b>	+ 55.2%	--	--	--

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

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



**Median Sales Price – Townhouse-Condo**  
Rolling 12-Month Calculation

