



# 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!*



## Metro Denver Region

## Single Family and Townhouse-Condo

May 2025



# Single Family Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

**May 2025**  
**Metro Denver Region**

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

Not all agents  
are the same!



Key Metrics	Historical Sparkbars	5-2024	5-2025	Percent Change	YTD-2024	YTD-2025	Percent Change
<b>New Listings</b>		6,569	7,003	+ 6.6%	23,272	27,460	+ 18.0%
<b>Pending / Under Contract</b>		3,737	4,331	+ 15.9%	17,224	18,592	+ 7.9%
<b>Sold Listings</b>		4,077	3,994	- 2.0%	15,710	16,231	+ 3.3%
<b>Median Sales Price</b>		\$635,000	\$635,000	0.0%	\$624,950	\$625,000	+ 0.0%
<b>Average Sales Price</b>		\$762,934	\$766,951	+ 0.5%	\$747,612	\$749,564	+ 0.3%
<b>Percent of List Price Received</b>		99.8%	99.3%	- 0.5%	99.4%	99.1%	- 0.3%
<b>Days on Market Until Sale</b>		30	36	+ 20.0%	41	49	+ 19.5%
<b>Housing Affordability Index</b>		63	64	+ 1.6%	64	65	+ 1.6%
<b>Inventory of Active Listings</b>		10,304	12,657	+ 22.8%	--	--	--
<b>Months Supply of Inventory</b>		3.3	3.8	+ 15.2%	--	--	--

# Townhouse-Condo Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

**May 2025**  
Metro Denver Region

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

Not all agents  
are the same!



Key Metrics	Historical Sparkbars	5-2024	5-2025	Percent Change	YTD-2024	YTD-2025	Percent Change
<b>New Listings</b>		2,071	<b>2,128</b>	+ 2.8%	8,002	<b>9,379</b>	+ 17.2%
<b>Pending / Under Contract</b>		1,072	<b>1,101</b>	+ 2.7%	5,241	<b>5,024</b>	- 4.1%
<b>Sold Listings</b>		1,187	<b>1,091</b>	- 8.1%	4,972	<b>4,530</b>	- 8.9%
<b>Median Sales Price</b>		\$414,900	<b>\$401,500</b>	- 3.2%	\$415,000	<b>\$399,000</b>	- 3.9%
<b>Average Sales Price</b>		\$472,209	<b>\$443,925</b>	- 6.0%	\$485,105	<b>\$457,357</b>	- 5.7%
<b>Percent of List Price Received</b>		99.1%	<b>98.8%</b>	- 0.3%	99.1%	<b>98.7%</b>	- 0.4%
<b>Days on Market Until Sale</b>		33	<b>47</b>	+ 42.4%	42	<b>55</b>	+ 31.0%
<b>Housing Affordability Index</b>		100	<b>104</b>	+ 4.0%	100	<b>105</b>	+ 5.0%
<b>Inventory of Active Listings</b>		3,944	<b>5,217</b>	+ 32.3%	--	--	--
<b>Months Supply of Inventory</b>		3.6	<b>5.5</b>	+ 52.8%	--	--	--

# New Listings

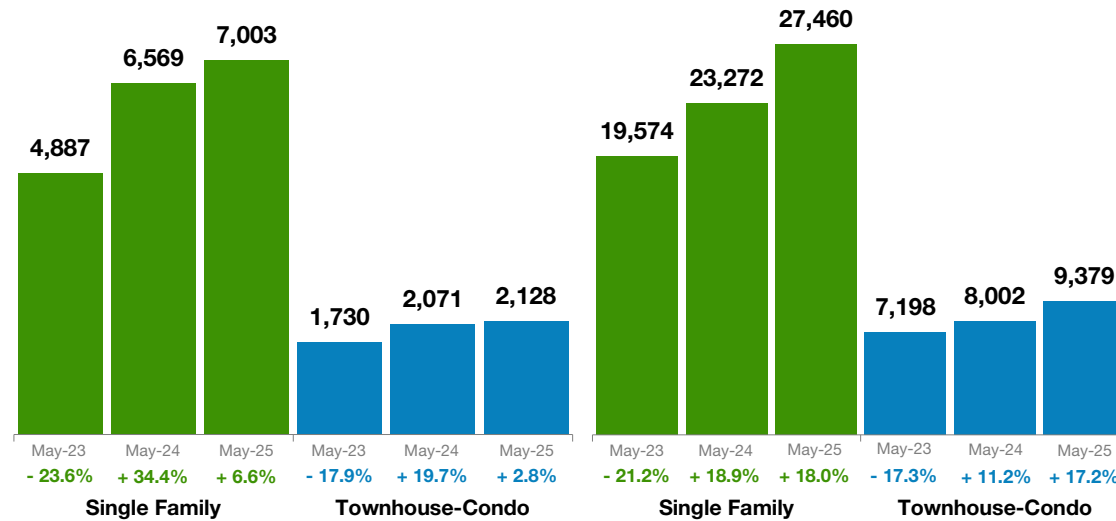
**May 2025**  
Metro Denver Region

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

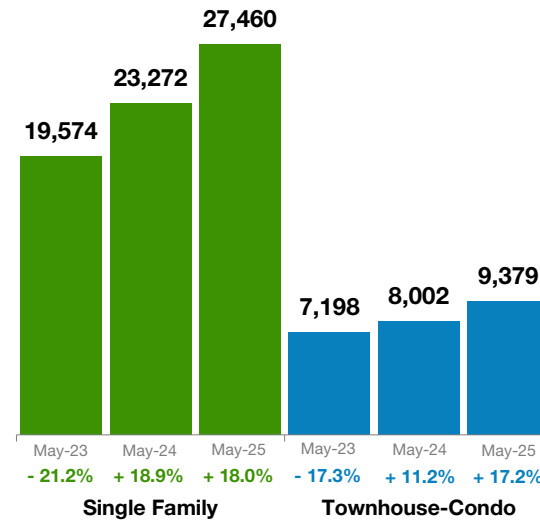
Not all agents  
are the same!

**REALTOR** **REALTORS**

**May**

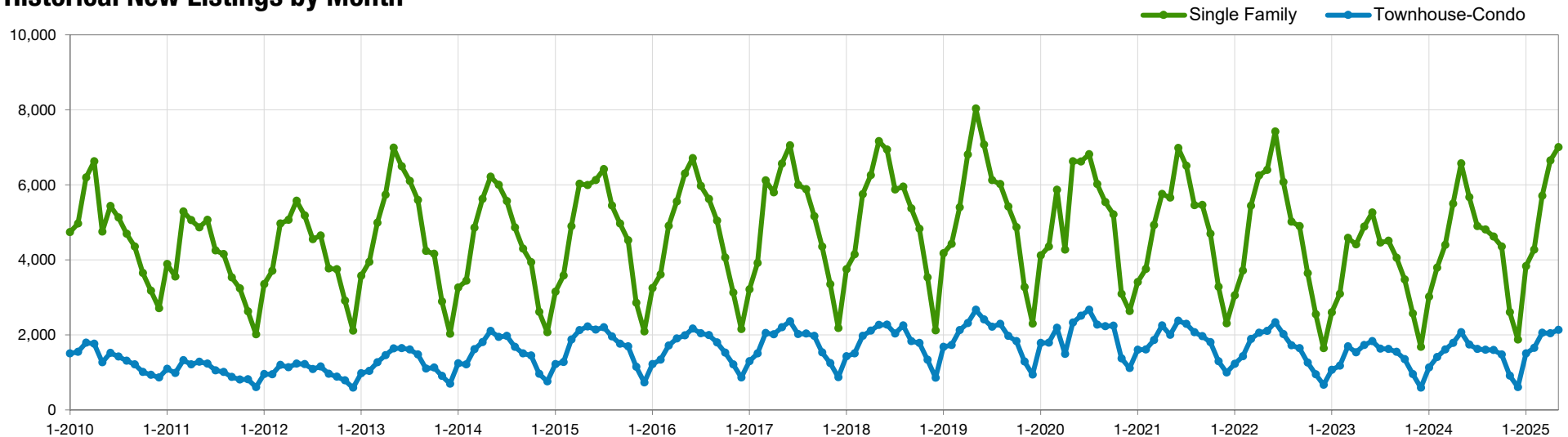


**Year to Date**



New Listings	Single Family	% Change from Prior Year	% Change from Prior Month	Townhouse-Condo	% Change from Prior Year	% Change from Prior Month
Jun-2024	5,669	+7.7%	-13.7%	1,743	-4.8%	-15.8%
Jul-2024	4,896	+9.8%	-13.6%	1,620	-0.5%	-7.1%
Aug-2024	4,811	+6.8%	-1.7%	1,604	-1.4%	-1.0%
Sep-2024	4,619	+14.0%	-4.0%	1,592	+3.0%	-0.7%
Oct-2024	4,356	+25.4%	-5.7%	1,474	+9.1%	-7.4%
Nov-2024	2,608	+1.4%	-40.1%	914	-4.3%	-38.0%
Dec-2024	1,871	+11.3%	-28.3%	605	+2.4%	-33.8%
Jan-2025	3,834	+27.0%	+104.9%	1,504	+33.3%	+148.6%
Feb-2025	4,273	+12.8%	+11.5%	1,650	+17.2%	+9.7%
Mar-2025	5,705	+29.7%	+33.5%	2,056	+27.5%	+24.6%
Apr-2025	6,645	+20.8%	+16.5%	2,041	+14.5%	-0.7%
<b>May-2025</b>	<b>7,003</b>	<b>+6.6%</b>	<b>+5.4%</b>	<b>2,128</b>	<b>+2.8%</b>	<b>+4.3%</b>

## Historical New Listings by Month



# Pending / Under Contract

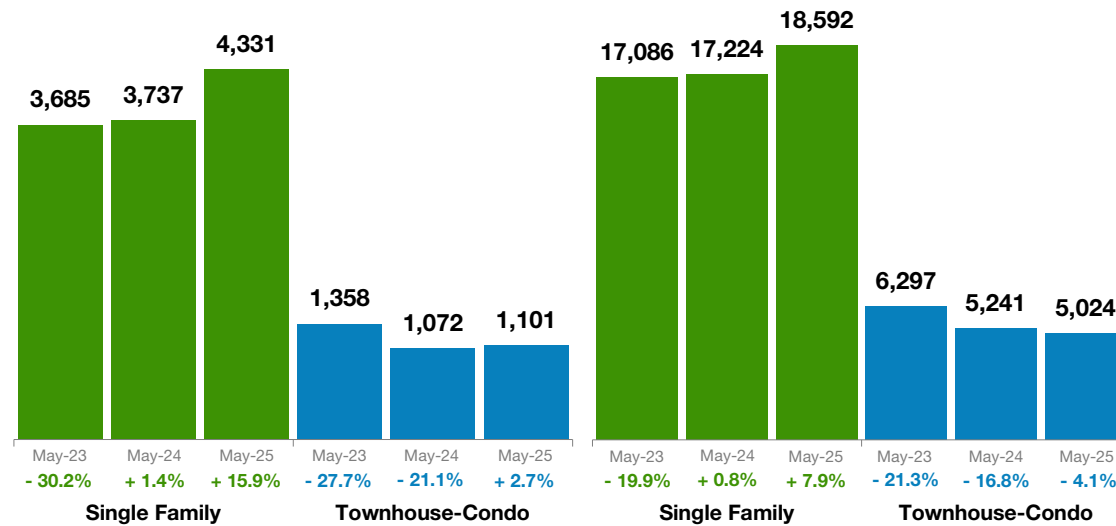
**May 2025**  
Metro Denver Region

**Make Sure  
Your Agent is a REALTOR®**  
Not all agents  
are the same!

**REALTOR**  
colorado association of  
**REALTORS**

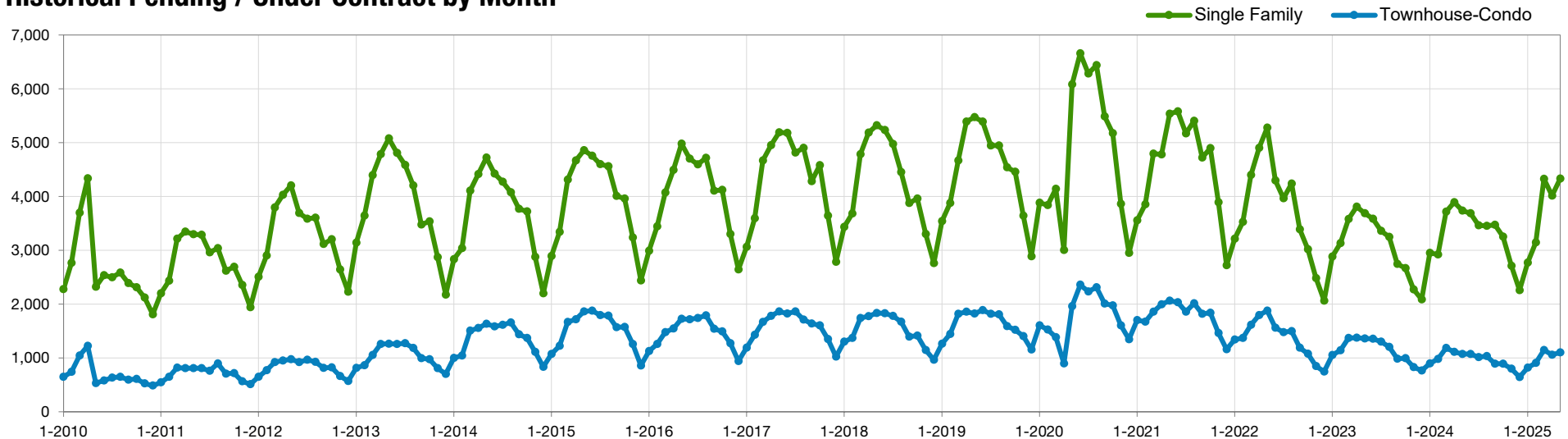
**May**

**Year to Date**



Pending / Under Contract	Single Family	% Change from Prior Year	% Change from Prior Month	Townhouse-Condo	% Change from Prior Year	% Change from Prior Month
Jun-2024	3,688	+2.8%	-1.3%	1,073	-20.9%	+0.1%
Jul-2024	3,461	+2.9%	-6.2%	1,015	-22.2%	-5.4%
Aug-2024	3,453	+6.3%	-0.2%	1,031	-14.4%	+1.6%
Sep-2024	3,471	+26.4%	+0.5%	890	-9.5%	-13.7%
Oct-2024	3,251	+21.8%	-6.3%	893	-10.1%	+0.3%
Nov-2024	2,711	+19.2%	-16.6%	797	-3.6%	-10.8%
Dec-2024	2,257	+8.0%	-16.7%	641	-16.1%	-19.6%
Jan-2025	2,772	-6.1%	+22.8%	818	-8.8%	+27.6%
Feb-2025	3,148	+7.7%	+13.6%	905	-7.5%	+10.6%
Mar-2025	4,327	+16.4%	+37.5%	1,144	-3.3%	+26.4%
Apr-2025	4,014	+3.1%	-7.2%	1,056	-5.0%	-7.7%
<b>May-2025</b>	<b>4,331</b>	<b>+15.9%</b>	<b>+7.9%</b>	<b>1,101</b>	<b>+2.7%</b>	<b>+4.3%</b>

## Historical Pending / Under Contract by Month



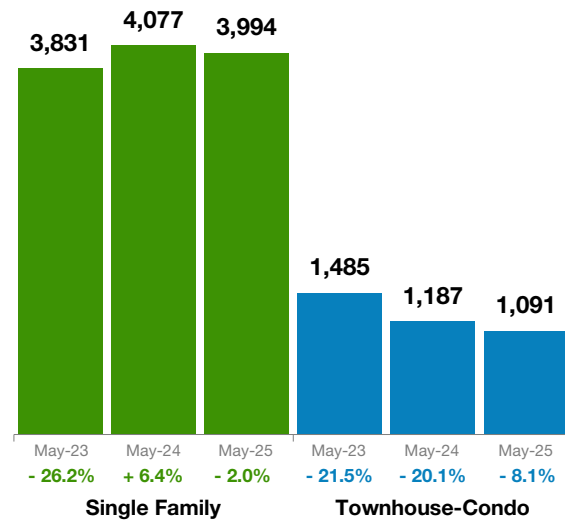
# Sold Listings

**May 2025**  
Metro Denver Region

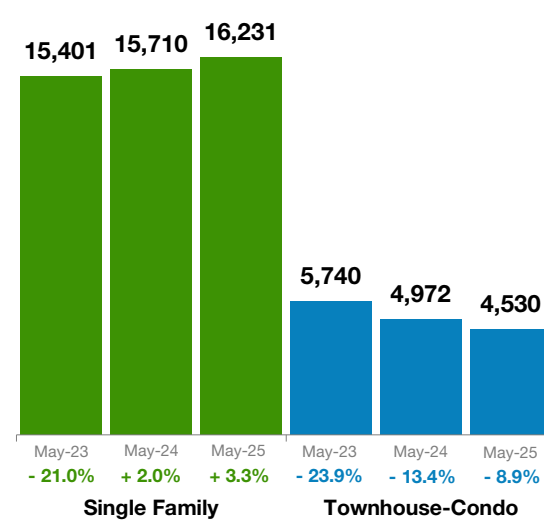
**Make Sure  
Your Agent is a REALTOR®**  
Not all agents  
are the same!

**REALTOR** **REALTORS**

## May

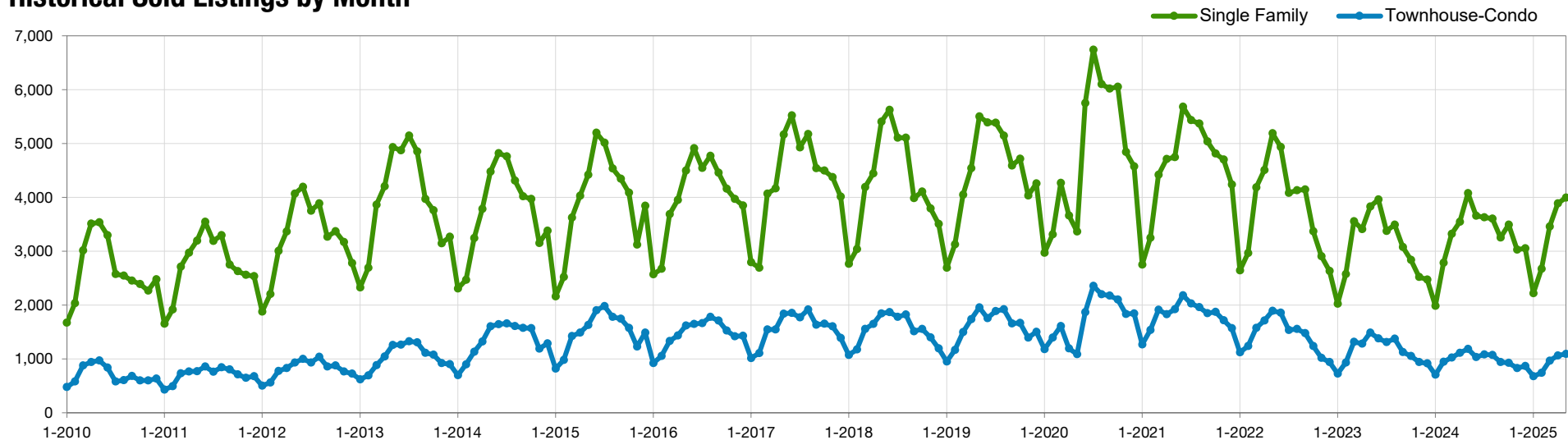


## Year to Date



Sold Listings	Single Family	% Change from Prior Year	% Change from Prior Month	Townhouse-Condo	% Change from Prior Year	% Change from Prior Month
Jun-2024	3,656	-7.7%	-10.3%	1,034	-25.0%	-12.9%
Jul-2024	3,627	+7.4%	-0.8%	1,081	-17.5%	+4.5%
Aug-2024	3,605	+3.2%	-0.6%	1,073	-21.8%	-0.7%
Sep-2024	3,251	+5.6%	-9.8%	943	-16.1%	-12.1%
Oct-2024	3,492	+23.0%	+7.4%	927	-11.8%	-1.7%
Nov-2024	3,028	+20.2%	-13.3%	830	-11.6%	-10.5%
Dec-2024	3,054	+23.4%	+0.9%	868	-5.3%	+4.6%
Jan-2025	2,217	+11.8%	-27.4%	675	-4.3%	-22.2%
Feb-2025	2,675	-3.9%	+20.7%	740	-21.7%	+9.6%
Mar-2025	3,457	+4.1%	+29.2%	963	-6.0%	+30.1%
Apr-2025	3,888	+9.7%	+12.5%	1,061	-4.4%	+10.2%
May-2025	3,994	-2.0%	+2.7%	1,091	-8.1%	+2.8%

## Historical Sold Listings by Month



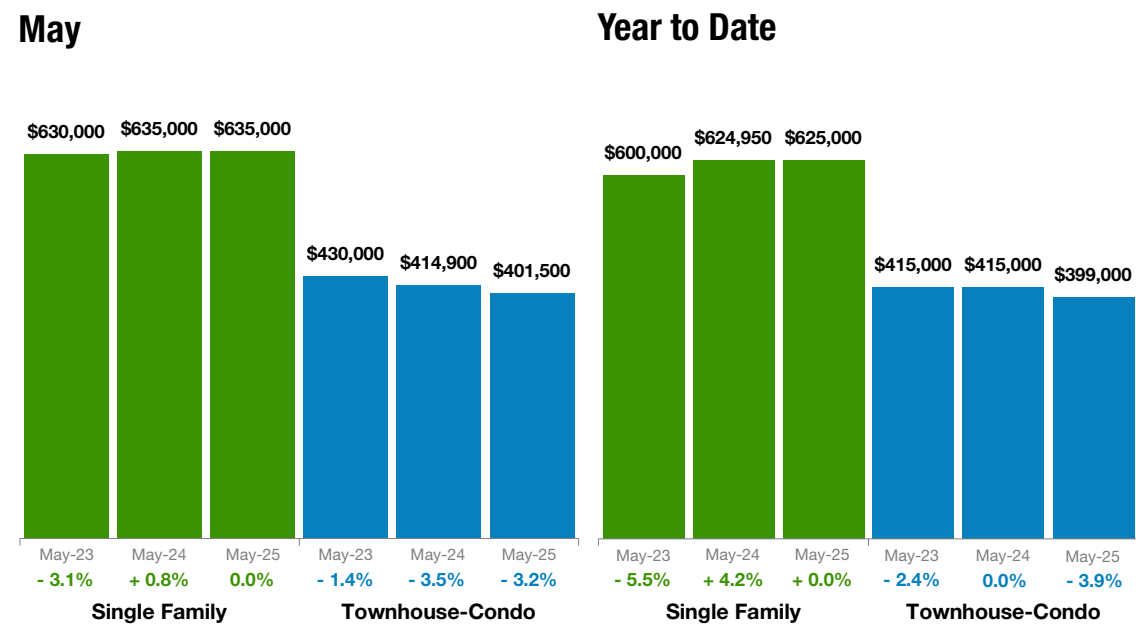
# Median Sales Price

May 2025  
Metro Denver Region

Make Sure  
Your Agent is a REALTOR®

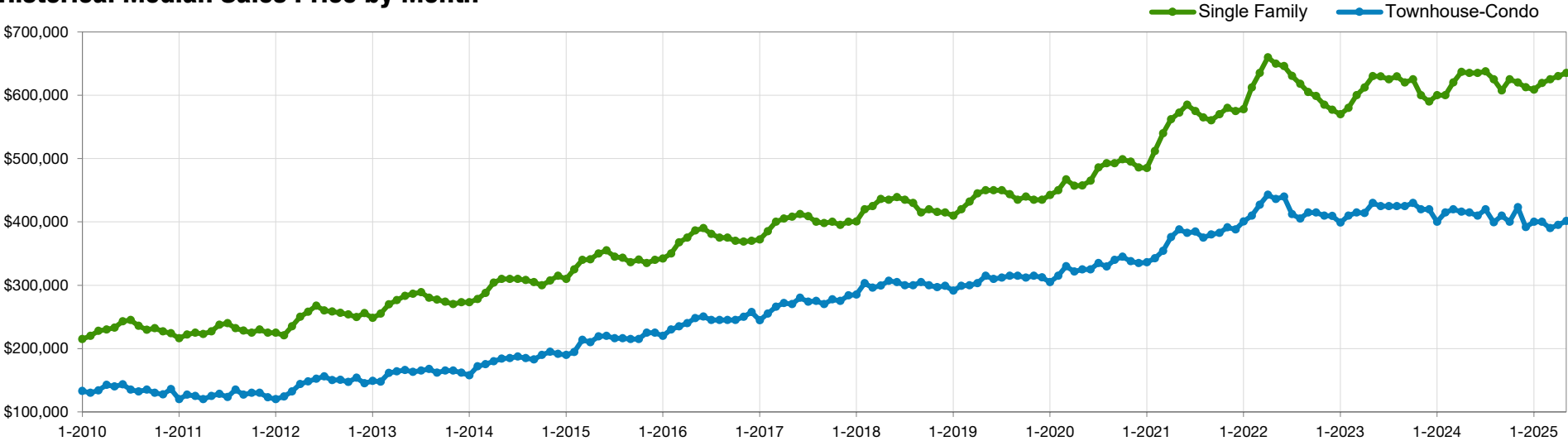
Not all agents  
are the same!





Median Sales Price	Single Family	% Change from Prior Year	% Change from Prior Month	Townhouse-Condo	% Change from Prior Year	% Change from Prior Month
Jun-2024	\$635,000	+0.8%	0.0%	\$410,000	-3.5%	-1.2%
Jul-2024	\$637,500	+2.0%	+0.4%	\$420,000	-1.2%	+2.4%
Aug-2024	\$625,000	-0.7%	-2.0%	\$399,500	-6.0%	-4.9%
Sep-2024	\$607,500	-2.0%	-2.8%	\$410,000	-3.5%	+2.6%
Oct-2024	\$625,000	+0.0%	+2.9%	\$400,000	-7.0%	-2.4%
Nov-2024	\$620,000	+3.3%	-0.8%	\$423,000	+0.7%	+5.8%
Dec-2024	\$612,500	+3.8%	-1.2%	\$392,000	-6.7%	-7.3%
Jan-2025	\$608,650	+1.5%	-0.6%	\$400,000	0.0%	+2.0%
Feb-2025	\$619,445	+3.2%	+1.8%	\$400,000	-3.6%	0.0%
Mar-2025	\$625,000	+0.8%	+0.9%	\$390,000	-7.1%	-2.5%
Apr-2025	\$630,000	-1.1%	+0.8%	\$395,000	-5.1%	+1.3%
May-2025	\$635,000	0.0%	+0.8%	\$401,500	-3.2%	+1.6%

## Historical Median Sales Price by Month



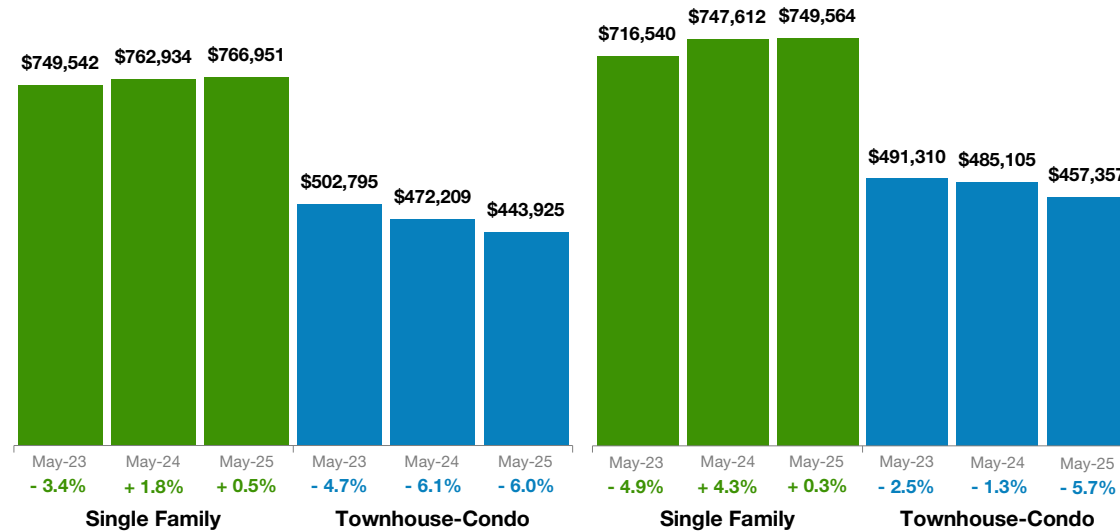
# Average Sales Price

**May 2025**  
Metro Denver Region

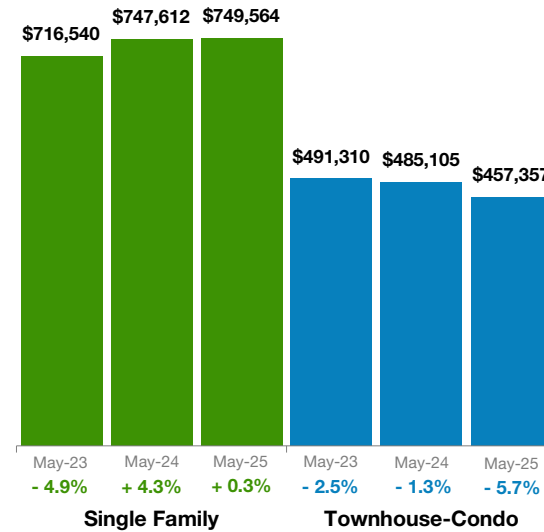
**Make Sure  
Your Agent is a REALTOR®**  
Not all agents  
are the same!

**REALTOR** **REALTORS**

## May

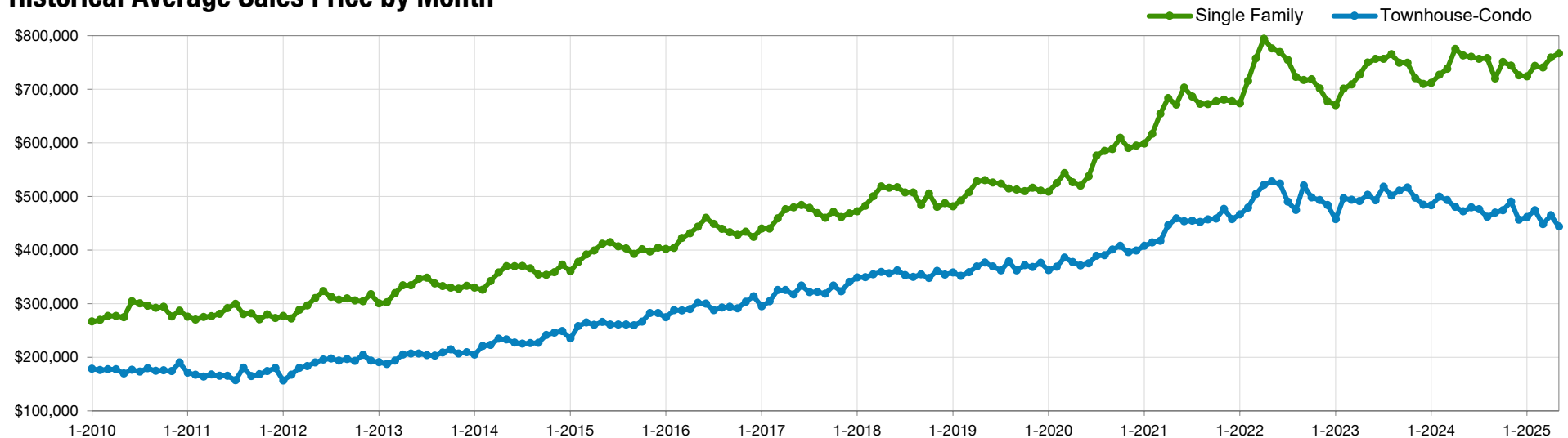


## Year to Date



Average Sales Price	Single Family	% Change from Prior Year	% Change from Prior Month	Townhouse-Condo	% Change from Prior Year	% Change from Prior Month
Jun-2024	\$760,613	+0.5%	-0.3%	\$479,369	-2.7%	+1.5%
Jul-2024	\$756,617	-0.0%	-0.5%	\$476,156	-8.0%	-0.7%
Aug-2024	\$758,091	-0.9%	+0.2%	\$461,854	-7.9%	-3.0%
Sep-2024	\$719,900	-3.9%	-5.0%	\$469,950	-8.0%	+1.8%
Oct-2024	\$750,529	+0.2%	+4.3%	\$474,009	-8.2%	+0.9%
Nov-2024	\$744,112	+3.3%	-0.9%	\$490,300	-1.5%	+3.4%
Dec-2024	\$726,066	+2.3%	-2.4%	\$456,502	-5.8%	-6.9%
Jan-2025	\$724,025	+1.7%	-0.3%	\$461,605	-4.5%	+1.1%
Feb-2025	\$743,237	+2.3%	+2.7%	\$474,252	-5.0%	+2.7%
Mar-2025	\$740,294	+0.3%	-0.4%	\$448,395	-9.1%	-5.5%
Apr-2025	\$758,864	-2.1%	+2.5%	\$464,819	-3.3%	+3.7%
<b>May-2025</b>	<b>\$766,951</b>	<b>+0.5%</b>	<b>+1.1%</b>	<b>\$443,925</b>	<b>-6.0%</b>	<b>-4.5%</b>

## Historical Average Sales Price by Month



# Percent of List Price Received

**May 2025**  
Metro Denver Region

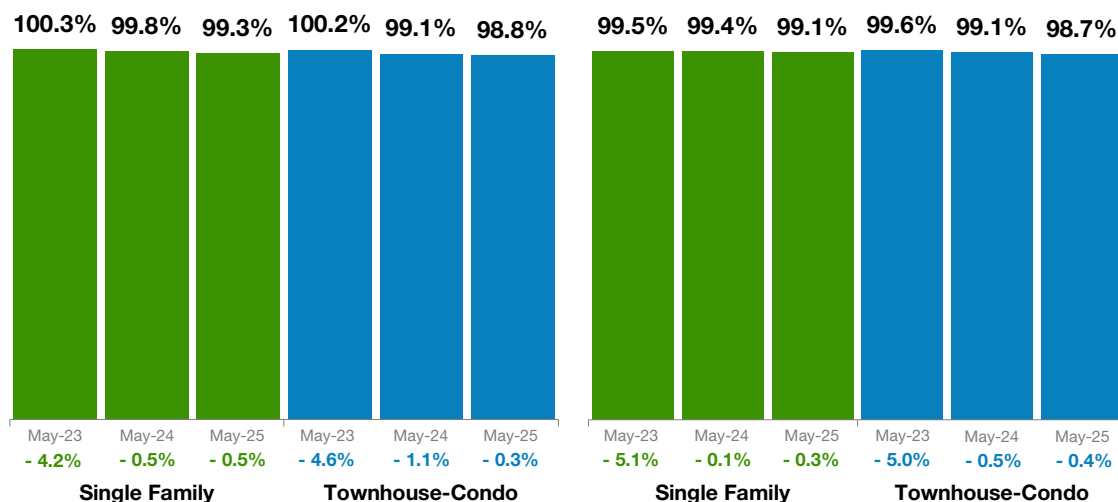
**Make Sure  
Your Agent is a REALTOR®**

Not all agents  
are the same!



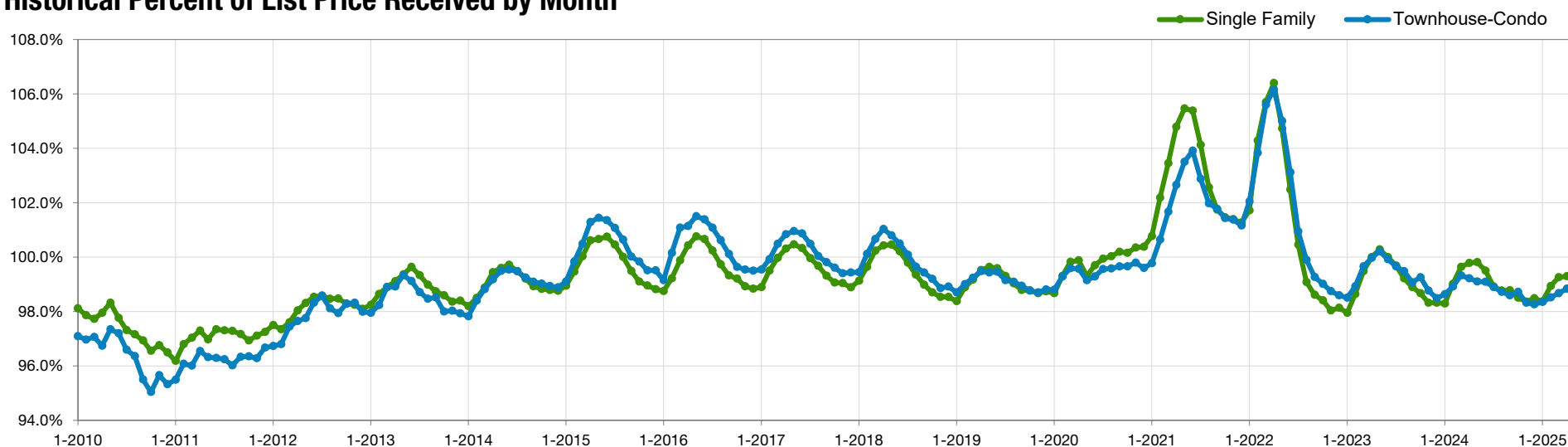
**May**

**Year to Date**



Pct. of List Price Received	Single Family	% Change from Prior Year	% Change from Prior Month	Townhouse-Condo	% Change from Prior Year	% Change from Prior Month
Jun-2024	99.5%	-0.5%	-0.3%	99.1%	-0.8%	-0.0%
Jul-2024	98.9%	-0.8%	-0.6%	98.9%	-0.8%	-0.2%
Aug-2024	98.8%	-0.4%	-0.1%	98.7%	-0.8%	-0.2%
Sep-2024	98.8%	-0.1%	+0.0%	98.6%	-0.5%	-0.1%
Oct-2024	98.5%	-0.2%	-0.3%	98.7%	-0.6%	+0.1%
Nov-2024	98.4%	+0.1%	-0.1%	98.3%	-0.5%	-0.4%
Dec-2024	98.5%	+0.2%	+0.1%	98.3%	-0.2%	-0.1%
Jan-2025	98.4%	+0.1%	-0.1%	98.3%	-0.3%	+0.1%
Feb-2025	98.9%	-0.1%	+0.6%	98.5%	-0.4%	+0.2%
Mar-2025	99.3%	-0.3%	+0.3%	98.7%	-0.6%	+0.2%
Apr-2025	99.3%	-0.5%	+0.0%	98.8%	-0.4%	+0.2%
<b>May-2025</b>	<b>99.3%</b>	<b>-0.5%</b>	<b>-0.0%</b>	<b>98.8%</b>	<b>-0.3%</b>	<b>-0.1%</b>

## Historical Percent of List Price Received by Month



# Days on Market Until Sale

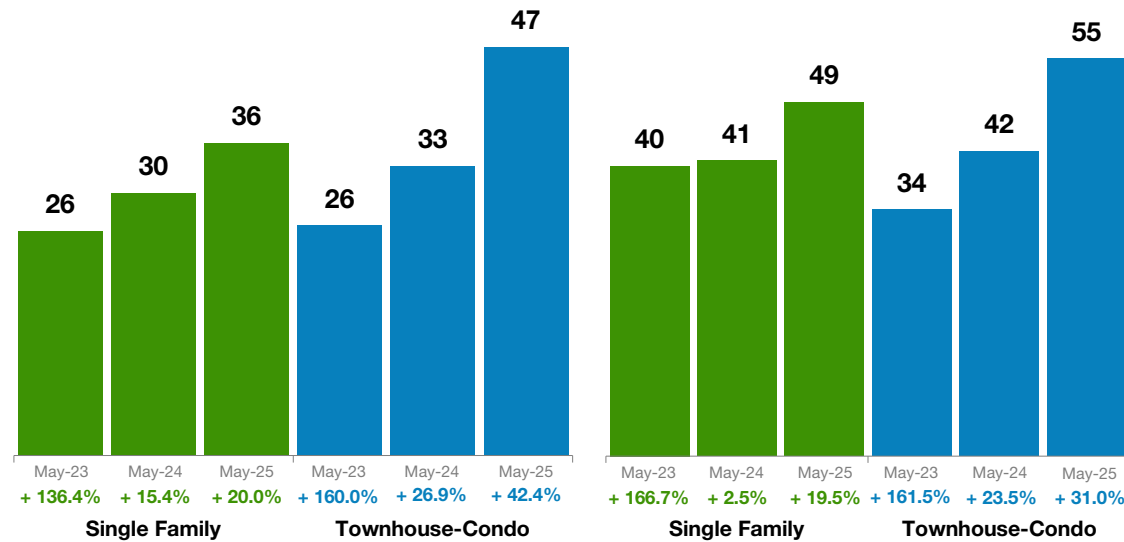
**May 2025**  
Metro Denver Region

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

Not all agents  
are the same!

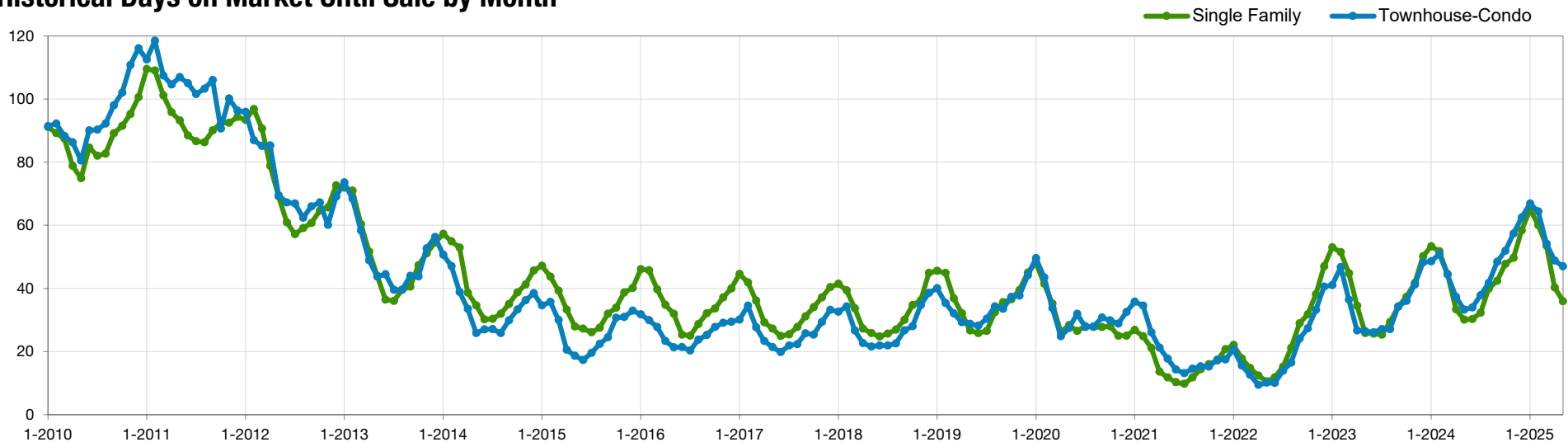


## May



Days on Market Until Sale	Single Family	% Change from Prior Year	% Change from Prior Month	Townhouse-Condo	% Change from Prior Year	% Change from Prior Month
Jun-2024	30	+15.4%	+0.5%	34	+30.8%	+2.2%
Jul-2024	32	+28.0%	+6.4%	38	+40.7%	+11.2%
Aug-2024	40	+37.9%	+23.7%	42	+55.6%	+10.4%
Sep-2024	42	+23.5%	+6.2%	48	+41.2%	+16.2%
Oct-2024	48	+29.7%	+12.7%	52	+44.4%	+7.2%
Nov-2024	50	+19.0%	+4.0%	57	+39.0%	+10.5%
Dec-2024	58	+16.0%	+17.7%	62	+29.2%	+8.8%
Jan-2025	65	+22.6%	+11.6%	67	+36.7%	+7.2%
Feb-2025	60	+15.4%	-7.8%	64	+25.5%	-3.8%
Mar-2025	53	+17.8%	-11.0%	54	+22.7%	-15.8%
Apr-2025	40	+21.2%	-24.6%	49	+32.4%	-9.9%
May-2025	36	+20.0%	-10.9%	47	+42.4%	-3.9%

## Historical Days on Market Until Sale by Month



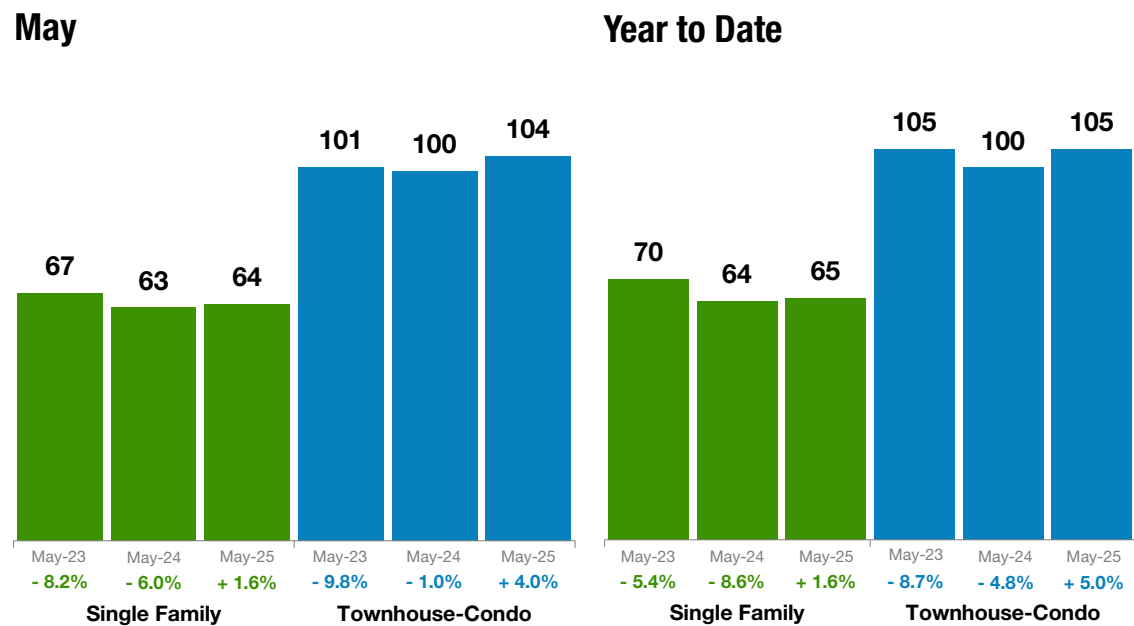
# Housing Affordability Index

May 2025  
Metro Denver Region

Make Sure  
Your Agent is a REALTOR®

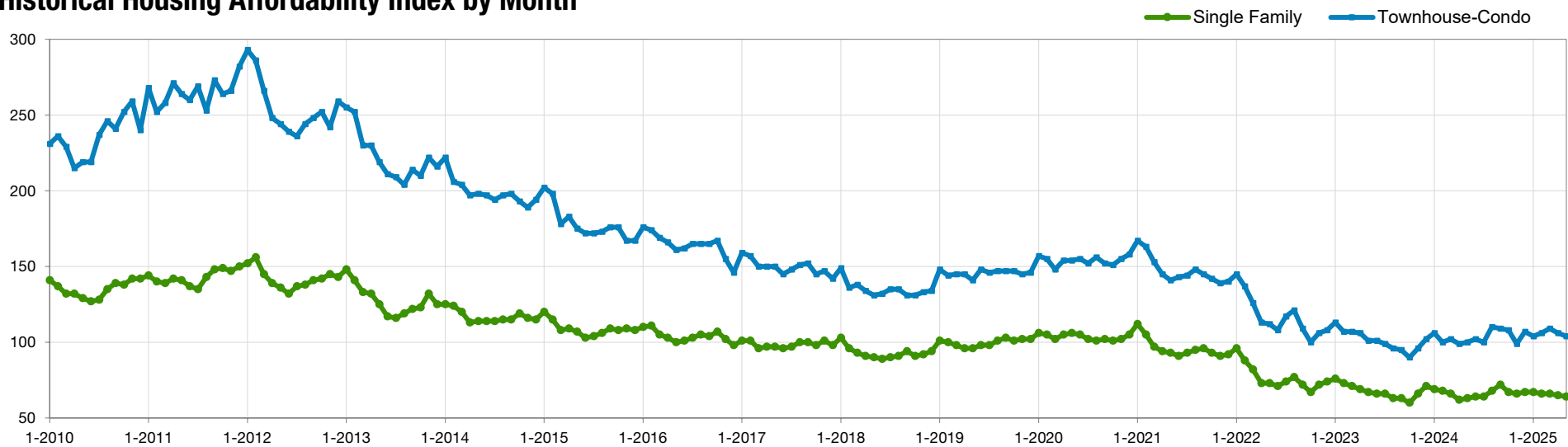
Not all agents  
are the same!





Housing Affordability Index	Single Family	% Change from Prior Year	% Change from Prior Month	Townhouse-Condo	% Change from Prior Year	% Change from Prior Month
Jun-2024	64	-3.0%	+1.6%	102	+1.0%	+2.0%
Jul-2024	64	-3.0%	0.0%	100	+1.0%	-2.0%
Aug-2024	68	+7.9%	+6.3%	110	+14.6%	+10.0%
Sep-2024	72	+14.3%	+5.9%	109	+14.7%	-0.9%
Oct-2024	67	+11.7%	-6.9%	108	+20.0%	-0.9%
Nov-2024	66	0.0%	-1.5%	99	+3.1%	-8.3%
Dec-2024	67	-5.6%	+1.5%	107	+4.9%	+8.1%
Jan-2025	67	-2.9%	0.0%	104	-1.9%	-2.8%
Feb-2025	66	-2.9%	-1.5%	106	+6.0%	+1.9%
Mar-2025	66	0.0%	0.0%	109	+6.9%	+2.8%
Apr-2025	65	+4.8%	-1.5%	106	+7.1%	-2.8%
May-2025	64	+1.6%	-1.5%	104	+4.0%	-1.9%

## Historical Housing Affordability Index by Month



# Inventory of Active Listings

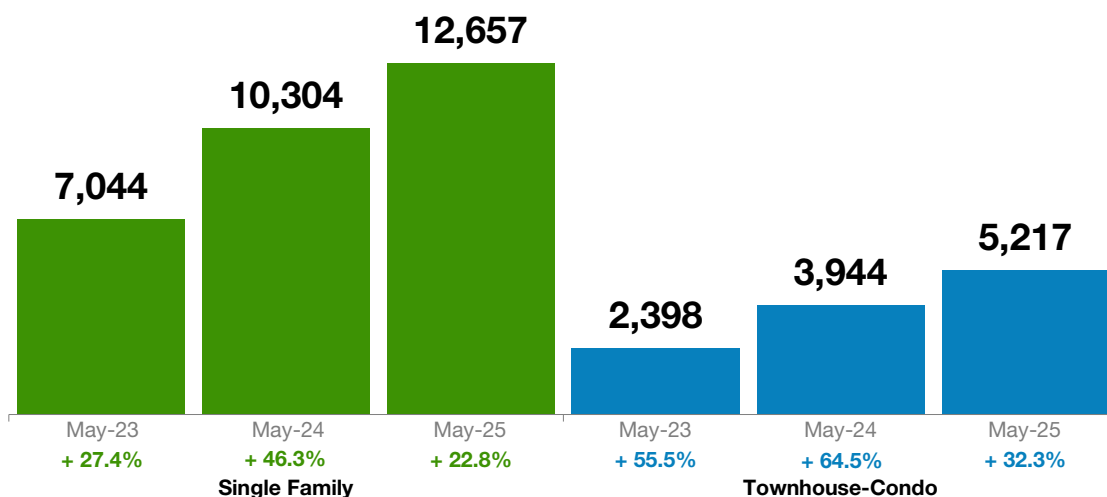
**May 2025**  
Metro Denver Region

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

Not all agents  
are the same!

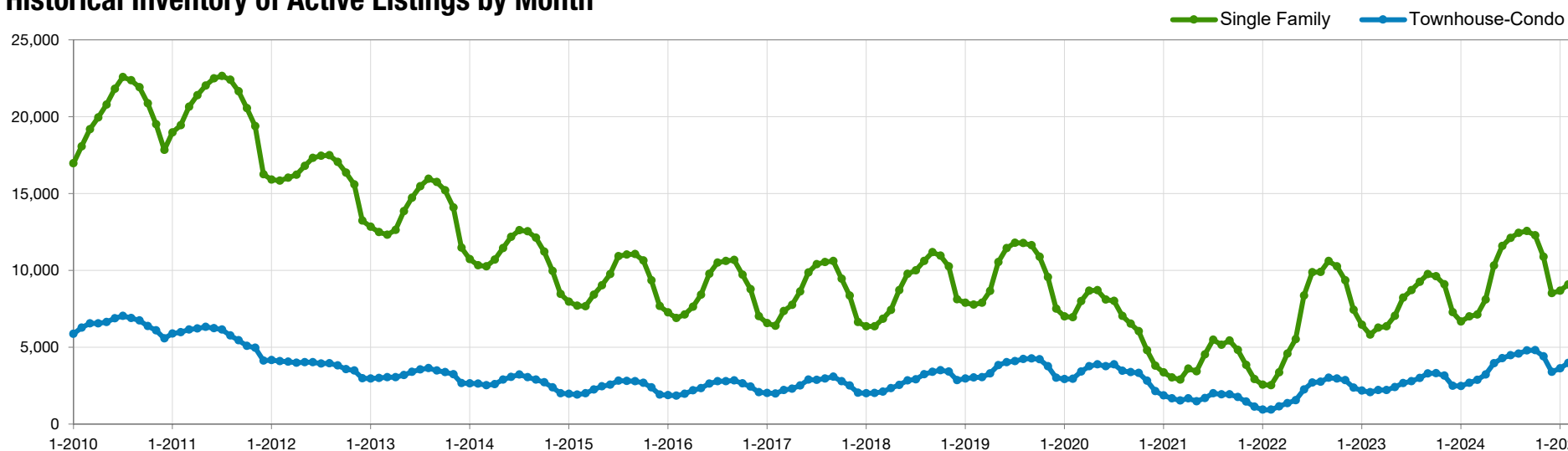


**May**



Active Listings	Single Family	% Change from Prior Year	% Change from Prior Month	Townhouse-Condo	% Change from Prior Year	% Change from Prior Month
Jun-2024	11,577	+41.0%	+12.4%	4,290	+60.6%	+8.8%
Jul-2024	12,113	+39.1%	+4.6%	4,473	+60.4%	+4.3%
Aug-2024	12,432	+34.5%	+2.6%	4,579	+52.8%	+2.4%
Sep-2024	12,563	+28.7%	+1.1%	4,783	+45.3%	+4.5%
Oct-2024	12,283	+27.8%	-2.2%	4,808	+45.4%	+0.5%
Nov-2024	10,880	+19.7%	-11.4%	4,412	+40.1%	-8.2%
Dec-2024	8,519	+17.0%	-21.7%	3,387	+36.2%	-23.2%
Jan-2025	8,670	+29.8%	+1.8%	3,620	+47.0%	+6.9%
Feb-2025	9,080	+29.6%	+4.7%	3,974	+47.9%	+9.8%
Mar-2025	9,601	+34.7%	+5.7%	4,433	+54.5%	+11.6%
Apr-2025	11,285	+39.3%	+17.5%	4,918	+52.8%	+10.9%
<b>May-2025</b>	<b>12,657</b>	<b>+22.8%</b>	<b>+12.2%</b>	<b>5,217</b>	<b>+32.3%</b>	<b>+6.1%</b>

## Historical Inventory of Active Listings by Month



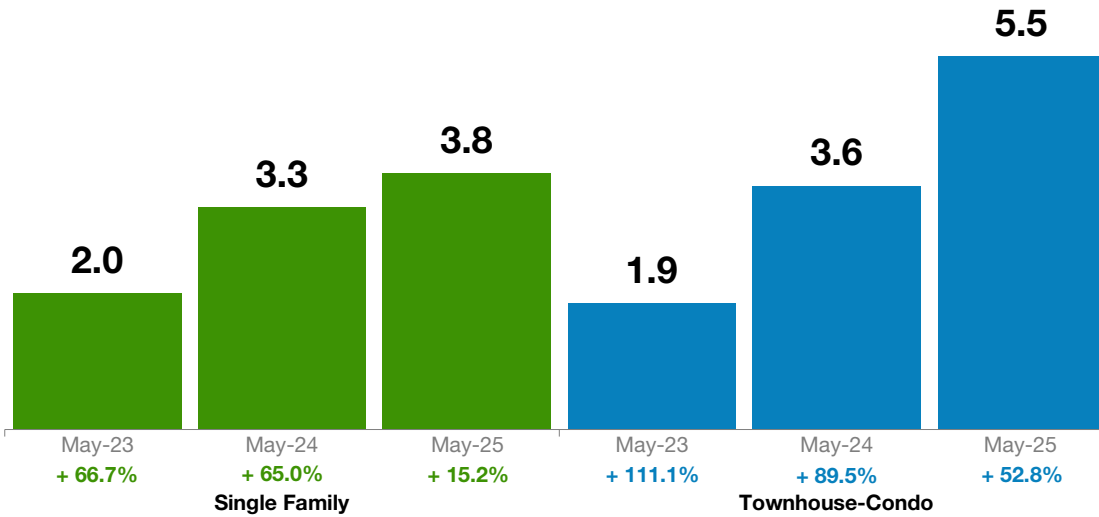
# Months Supply of Inventory

**May 2025**  
Metro Denver Region

**Make Sure  
Your Agent is a REALTOR®**  
Not all agents  
are the same!

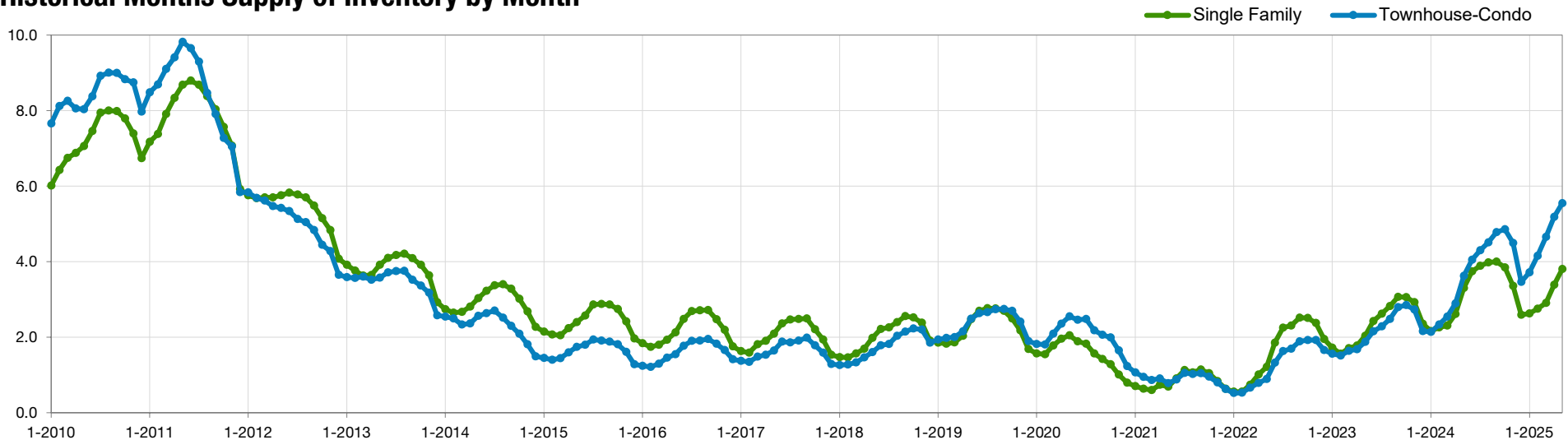
**REALTOR**  
colorado association of  
**REALTORS**

**May**



Months Supply	Single Family	% Change from Prior Year	% Change from Prior Month	Townhouse-Condo	% Change from Prior Year	% Change from Prior Month
Jun-2024	3.7	+54.2%	+13.3%	4.0	+81.8%	+11.7%
Jul-2024	3.9	+50.0%	+3.9%	4.3	+87.0%	+6.2%
Aug-2024	4.0	+42.9%	+2.3%	4.5	+80.0%	+4.9%
Sep-2024	4.0	+29.0%	+0.6%	4.8	+71.4%	+6.0%
Oct-2024	3.8	+22.6%	-3.9%	4.9	+75.0%	+1.6%
Nov-2024	3.4	+17.2%	-12.6%	4.5	+66.7%	-7.4%
Dec-2024	2.6	+8.3%	-22.9%	3.5	+59.1%	-22.9%
Jan-2025	2.6	+18.2%	+1.2%	3.7	+76.2%	+7.2%
Feb-2025	2.8	+21.7%	+5.0%	4.1	+78.3%	+11.7%
Mar-2025	2.9	+26.1%	+5.4%	4.7	+88.0%	+12.2%
Apr-2025	3.4	+30.8%	+16.5%	5.2	+79.3%	+11.4%
May-2025	3.8	+15.2%	+12.4%	5.5	+52.8%	+7.0%

## Historical Months Supply of Inventory by Month



# Total Market Overview Report

Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

**May 2025**  
**Metro Denver Region**

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

Not all agents  
are the same!



Key Metrics	Historical Sparkbars	5-2024	5-2025	Percent Change	YTD-2024	YTD-2025	Percent Change
<b>New Listings</b>		8,643	9,132	+ 5.7%	31,296	36,847	+ 17.7%
<b>Pending / Under Contract</b>		4,809	5,432	+ 13.0%	22,489	23,620	+ 5.0%
<b>Sold Listings</b>		5,266	5,085	- 3.4%	20,712	20,765	+ 0.3%
<b>Median Sales Price</b>		\$585,000	\$580,000	- 0.9%	\$575,000	\$577,945	+ 0.5%
<b>Average Sales Price</b>		\$697,267	\$697,617	+ 0.1%	\$683,890	\$685,708	+ 0.3%
<b>Percent of List Price Received</b>		99.7%	99.2%	- 0.5%	99.3%	99.0%	- 0.3%
<b>Days on Market Until Sale</b>		31	38	+ 22.6%	41	50	+ 22.0%
<b>Housing Affordability Index</b>		69	70	+ 1.4%	70	71	+ 1.4%
<b>Inventory of Active Listings</b>		14,253	17,882	+ 25.5%	--	--	--
<b>Months Supply of Inventory</b>		3.4	4.2	+ 23.5%	--	--	--

# Glossary of Terms

A research tool provided by the Colorado Association of REALTORS®

**May 2025**  
**Metro Denver Region**

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

*Not all agents  
are the same!*



## **New Listings**

A measure of how much new supply is coming onto the market from sellers.

## **Pending/Under Contract**

A count of all the listings that went into Pending / Under Contract during the reported period. Pending / Under Contract listings are counted at the end of the reported period. Each listing can only be counted one time. If a listing goes into Pending / Under Contract, out of Pending / Under Contract, then back into Pending / Under Contract all in one reported period, this listing would only be counted once. This is the most real-time measure possible for home buyer activity, as it measures signed contracts on sales rather than the actual closed sale. As such, it is called a “leading indicator” of buyer demand.

## **Sold Listings**

A measure of home sales that were closed to completion during the report period.

## **Median Sales Price**

A measure of home values in a market area where 50% of activity was higher and 50% was lower than this price point.

## **Average Sales Price**

A sum of all home sales prices divided by total number of sales.

## **Percent of List Price Received**

A mathematical calculation of the percent difference from last list price and sold price for those listings sold in the reported period.

## **Days on Market Until Sale**

A measure of how long it takes homes to sell, on average.

## **Housing Affordability Index**

A measure of how affordable a region’s housing is to its consumers. A higher number means greater affordability. The index is based on interest rates, median sales price and median income by county.

## **Inventory of Active Listings**

A measure of the number of homes available for sale at a given time. The availability of homes for sale has a big effect on supply-demand dynamics and home prices.

## **Months Supply of Inventory**

A measure of how balanced the market is between buyers and sellers. It is expressed as the number of months it would hypothetically take to sell through all the available homes for sale, given current levels of home sales. A balanced market ranges from 4 to 7 months of supply. A buyer’s market has a higher number, reflecting fewer buyers relative to homes for sale. A seller’s market has a lower number, reflecting more buyers relative to homes for sale.

## 7-COUNTY METRO AREA

