



colorado association of REALTORS® HOUSING REPORTS

Research tools provided by the Colorado Association of REALTORS®

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Metro Denver Region

Single Family and Townhouse-Condo

August 2025



Single Family Market Overview

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

August 2025
Metro Denver Region

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Key Metrics	Historical Sparkbars	8-2024	8-2025	Percent Change	YTD-2024	YTD-2025	Percent Change
New Listings		4,816	4,538	- 5.8%	38,671	43,224	+ 11.8%
Pending / Under Contract		3,453	3,957	+ 14.6%	27,829	29,481	+ 5.9%
Sold Listings		3,606	3,553	- 1.5%	26,600	27,565	+ 3.6%
Median Sales Price		\$625,000	\$625,000	0.0%	\$625,000	\$628,000	+ 0.5%
Average Sales Price		\$757,969	\$761,072	+ 0.4%	\$752,025	\$754,985	+ 0.4%
Percent of List Price Received		98.8%	98.4%	- 0.4%	99.3%	99.0%	- 0.3%
Days on Market Until Sale		40	47	+ 17.5%	38	46	+ 21.1%
Housing Affordability Index		68	67	- 1.5%	68	67	- 1.5%
Inventory of Active Listings		12,512	13,174	+ 5.3%	--	--	--
Months Supply of Inventory		4.0	3.9	- 2.5%	--	--	--

Townhouse-Condo Market Overview

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

August 2025
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Key Metrics	Historical Sparkbars	8-2024	8-2025	Percent Change	YTD-2024	YTD-2025	Percent Change
New Listings		1,604	1,435	- 10.5%	12,972	14,196	+ 9.4%
Pending / Under Contract		1,031	1,037	+ 0.6%	8,359	7,938	- 5.0%
Sold Listings		1,073	966	- 10.0%	8,160	7,471	- 8.4%
Median Sales Price		\$399,500	\$390,000	- 2.4%	\$412,000	\$397,500	- 3.5%
Average Sales Price		\$461,854	\$461,730	- 0.0%	\$480,292	\$455,234	- 5.2%
Percent of List Price Received		98.7%	98.2%	- 0.5%	99.0%	98.5%	- 0.5%
Days on Market Until Sale		42	61	+ 45.2%	40	55	+ 37.5%
Housing Affordability Index		110	110	0.0%	106	108	+ 1.9%
Inventory of Active Listings		4,605	4,922	+ 6.9%	--	--	--
Months Supply of Inventory		4.5	5.3	+ 17.8%	--	--	--

New Listings

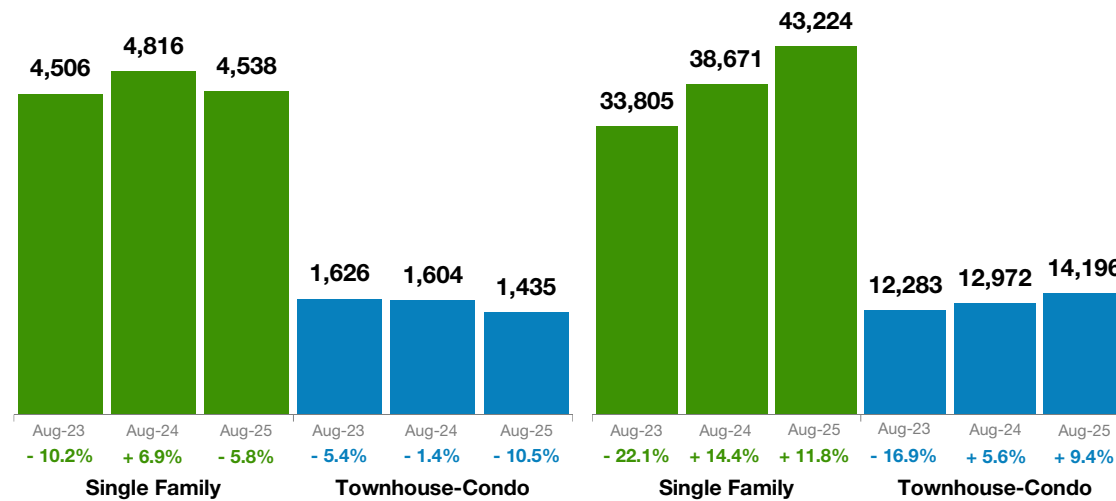
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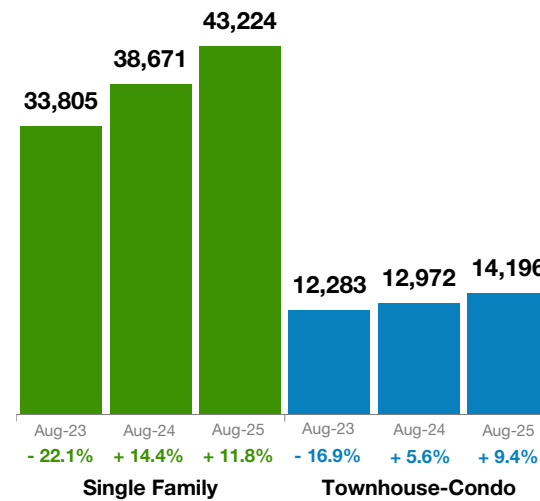
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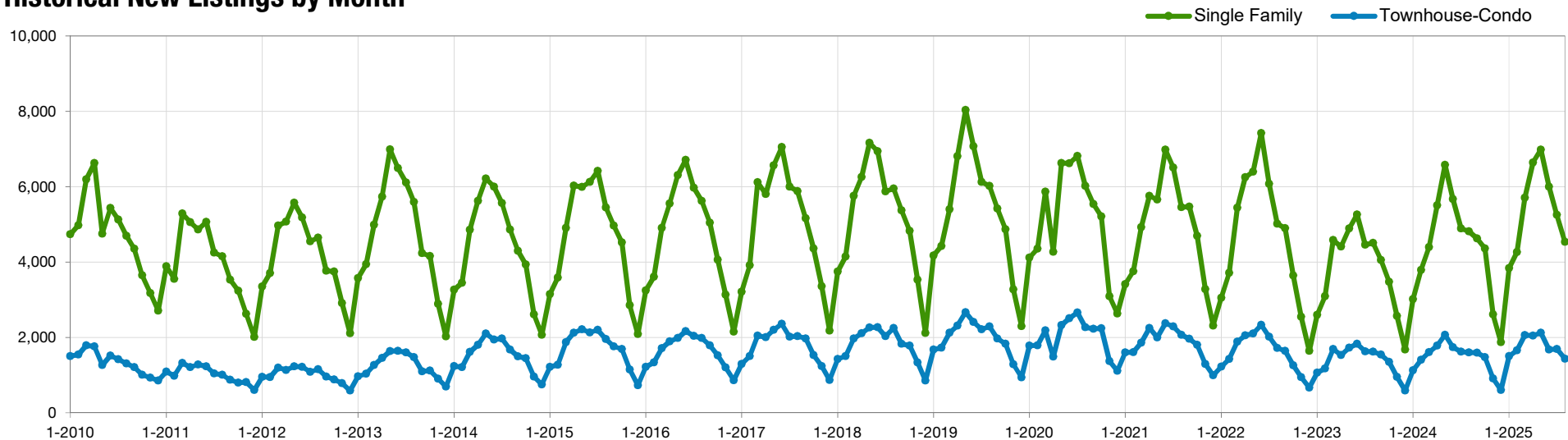


Year to Date



New Listings	Single Family	% Change from Prior Year	% Change from Prior Month	Townhouse-Condo	% Change from Prior Year	% Change from Prior Month
Sep-2024	4,625	+14.1%	-4.0%	1,595	+3.2%	-0.6%
Oct-2024	4,360	+25.5%	-5.7%	1,477	+9.3%	-7.4%
Nov-2024	2,613	+1.6%	-40.1%	912	-4.5%	-38.3%
Dec-2024	1,873	+11.4%	-28.3%	605	+2.4%	-33.7%
Jan-2025	3,838	+27.1%	+104.9%	1,503	+33.2%	+148.4%
Feb-2025	4,264	+12.6%	+11.1%	1,656	+17.5%	+10.2%
Mar-2025	5,706	+29.7%	+33.8%	2,062	+28.0%	+24.5%
Apr-2025	6,639	+20.6%	+16.4%	2,047	+14.7%	-0.7%
May-2025	6,981	+6.2%	+5.2%	2,121	+2.4%	+3.6%
Jun-2025	6,003	+5.8%	-14.0%	1,677	-3.8%	-20.9%
Jul-2025	5,255	+7.4%	-12.5%	1,695	+4.5%	+1.1%
Aug-2025	4,538	-5.8%	-13.6%	1,435	-10.5%	-15.3%

Historical New Listings by Month



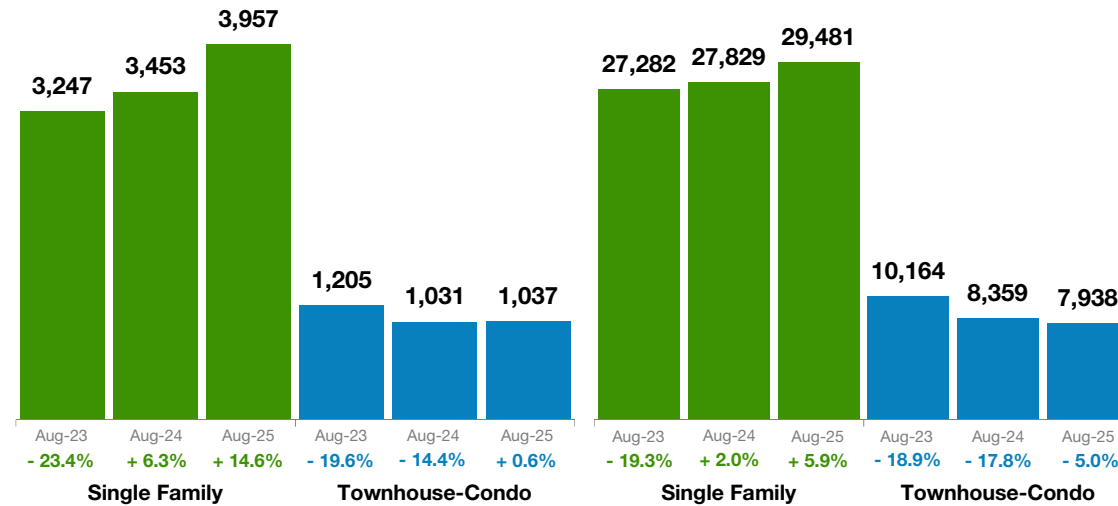
Pending / Under Contract

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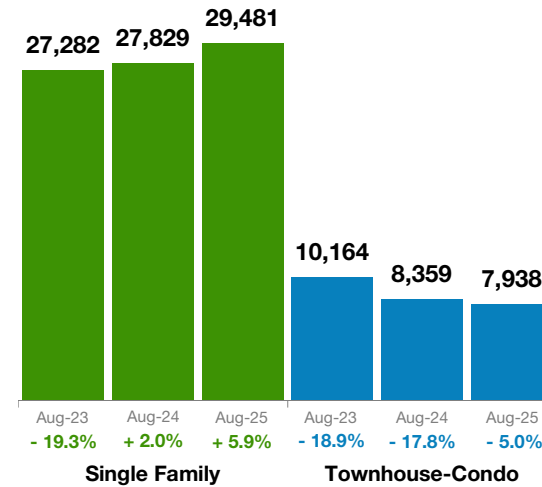
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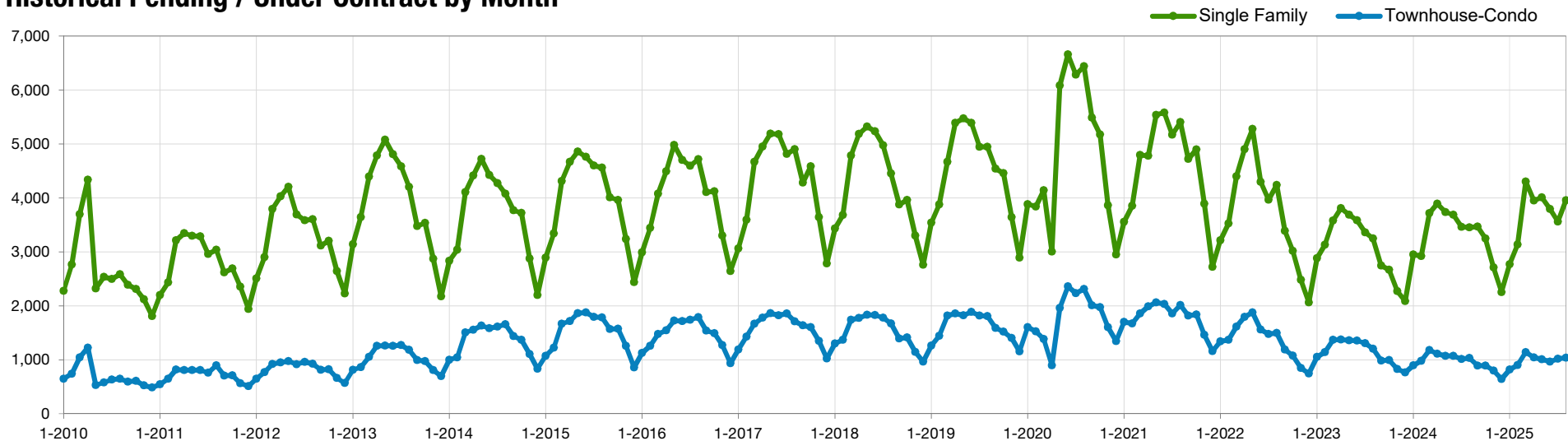


Year to Date



Pending / Under Contract	Single Family	% Change from Prior Year	% Change from Prior Month	Townhouse-Condo	% Change from Prior Year	% Change from Prior Month
Sep-2024	3,469	+26.4%	+0.5%	891	-9.4%	-13.6%
Oct-2024	3,249	+21.7%	-6.3%	893	-10.0%	+0.2%
Nov-2024	2,711	+19.2%	-16.6%	797	-3.6%	-10.8%
Dec-2024	2,255	+7.9%	-16.8%	641	-16.1%	-19.6%
Jan-2025	2,771	-6.2%	+22.9%	817	-8.9%	+27.5%
Feb-2025	3,137	+7.3%	+13.2%	903	-7.7%	+10.5%
Mar-2025	4,300	+15.6%	+37.1%	1,142	-3.4%	+26.5%
Apr-2025	3,950	+1.5%	-8.1%	1,044	-6.0%	-8.6%
May-2025	4,009	+7.3%	+1.5%	1,011	-5.7%	-3.2%
Jun-2025	3,796	+2.9%	-5.3%	963	-10.3%	-4.7%
Jul-2025	3,561	+2.9%	-6.2%	1,021	+0.6%	+6.0%
Aug-2025	3,957	+14.6%	+11.1%	1,037	+0.6%	+1.6%

Historical Pending / Under Contract by Month



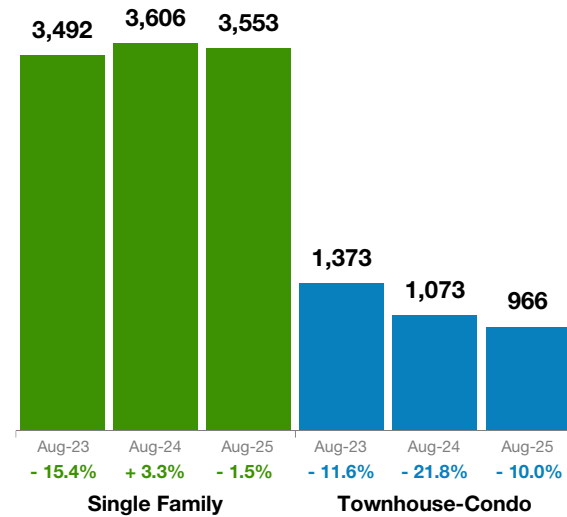
Sold Listings

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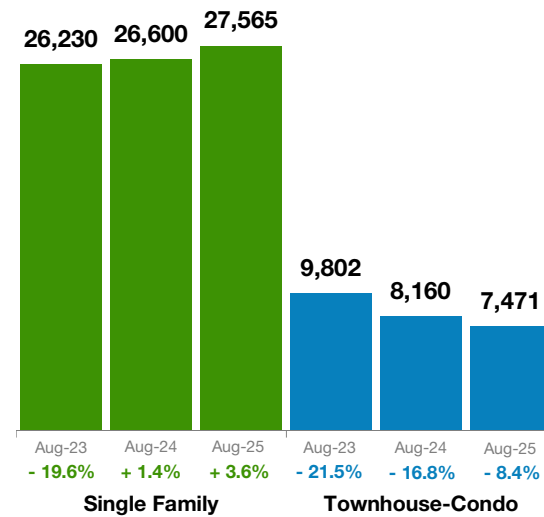
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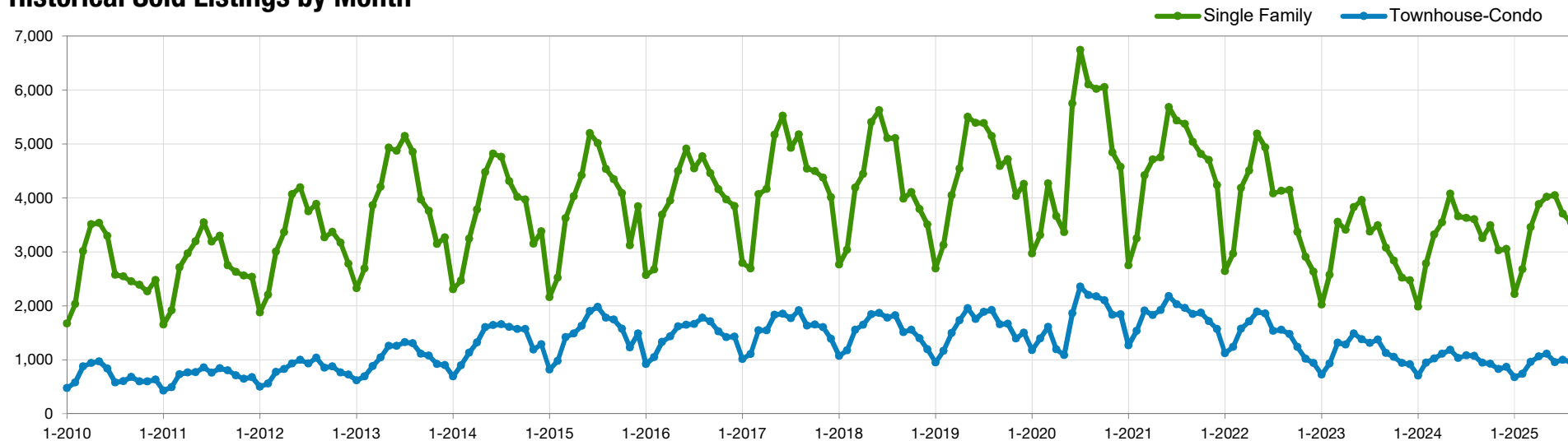


Year to Date



Sold Listings	Single Family	% Change from Prior Year	% Change from Prior Month	Townhouse-Condo	% Change from Prior Year	% Change from Prior Month
Sep-2024	3,251	+5.6%	-9.8%	945	-15.9%	-11.9%
Oct-2024	3,492	+23.0%	+7.4%	928	-11.7%	-1.8%
Nov-2024	3,028	+20.2%	-13.3%	830	-11.6%	-10.6%
Dec-2024	3,055	+23.4%	+0.9%	868	-5.3%	+4.6%
Jan-2025	2,217	+11.8%	-27.4%	675	-4.3%	-22.2%
Feb-2025	2,676	-3.9%	+20.7%	740	-21.7%	+9.6%
Mar-2025	3,457	+4.1%	+29.2%	962	-6.1%	+30.0%
Apr-2025	3,885	+9.6%	+12.4%	1,063	-4.2%	+10.5%
May-2025	4,021	-1.4%	+3.5%	1,110	-6.5%	+4.4%
Jun-2025	4,049	+10.7%	+0.7%	955	-7.6%	-14.0%
Jul-2025	3,707	+2.2%	-8.4%	1,000	-7.5%	+4.7%
Aug-2025	3,553	-1.5%	-4.2%	966	-10.0%	-3.4%

Historical Sold Listings by Month



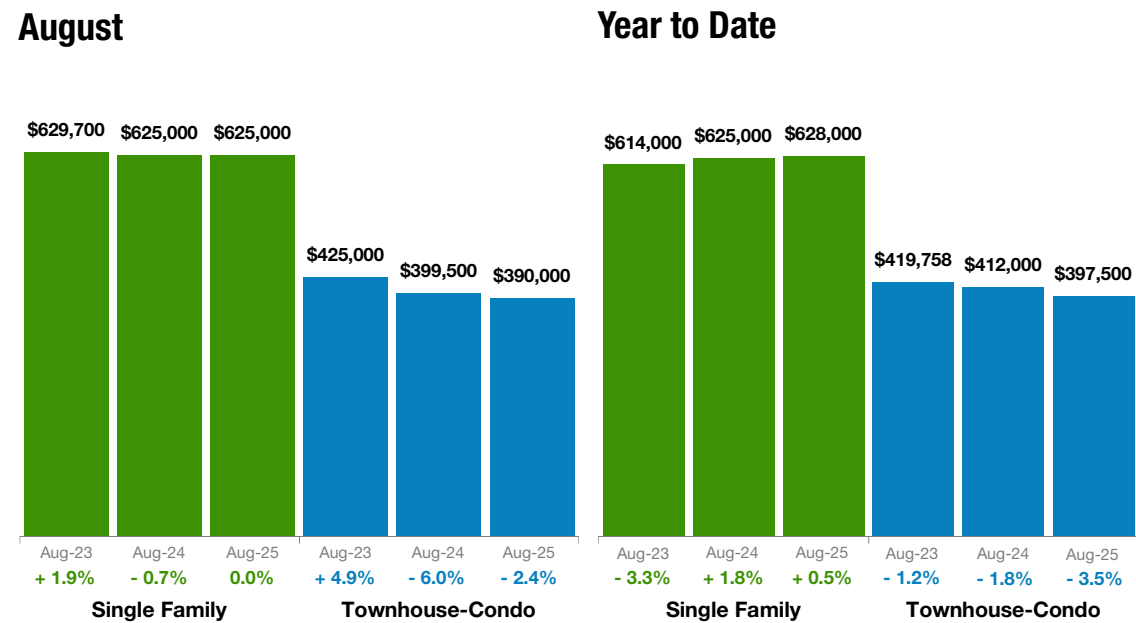
Median Sales Price

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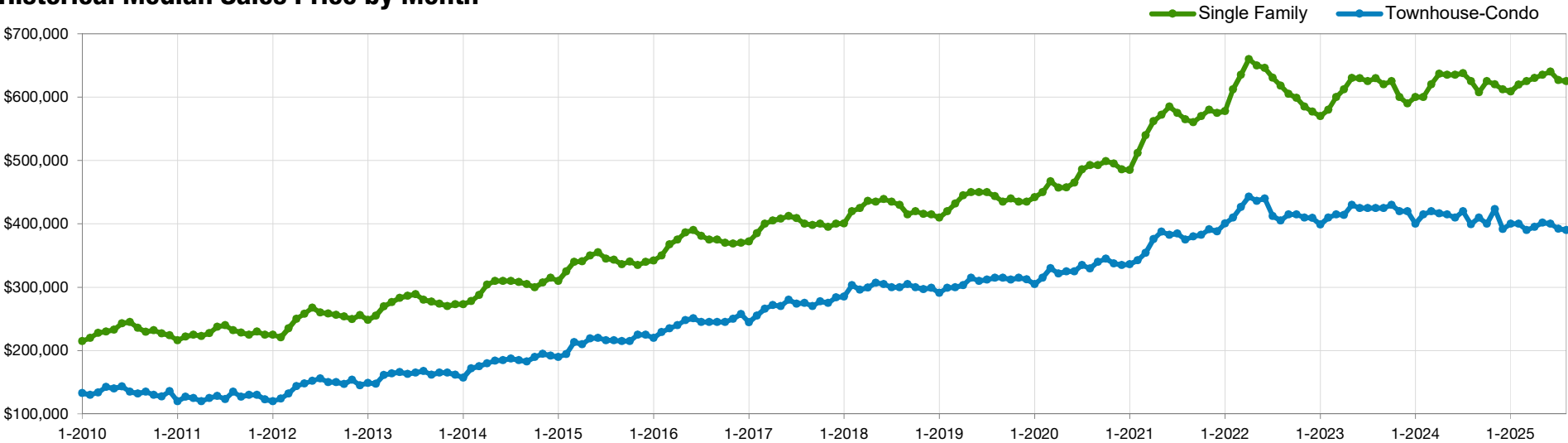
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Median Sales Price	Single Family	% Change from Prior Year	% Change from Prior Month	Townhouse-Condo	% Change from Prior Year	% Change from Prior Month
Sep-2024	\$607,500	-2.0%	-2.8%	\$410,000	-3.5%	+2.6%
Oct-2024	\$625,000	+0.0%	+2.9%	\$400,000	-7.0%	-2.4%
Nov-2024	\$620,000	+3.3%	-0.8%	\$423,000	+0.7%	+5.8%
Dec-2024	\$612,250	+3.8%	-1.3%	\$392,000	-6.7%	-7.3%
Jan-2025	\$608,650	+1.5%	-0.6%	\$400,000	0.0%	+2.0%
Feb-2025	\$619,900	+3.3%	+1.8%	\$400,000	-3.6%	0.0%
Mar-2025	\$625,000	+0.8%	+0.8%	\$390,000	-7.1%	-2.5%
Apr-2025	\$630,000	-1.1%	+0.8%	\$395,000	-5.2%	+1.3%
May-2025	\$635,000	0.0%	+0.8%	\$401,750	-3.2%	+1.7%
Jun-2025	\$640,000	+0.8%	+0.8%	\$400,000	-2.4%	-0.4%
Jul-2025	\$627,000	-1.6%	-2.0%	\$392,250	-6.6%	-1.9%
Aug-2025	\$625,000	0.0%	-0.3%	\$390,000	-2.4%	-0.6%

Historical Median Sales Price by Month



Average Sales Price

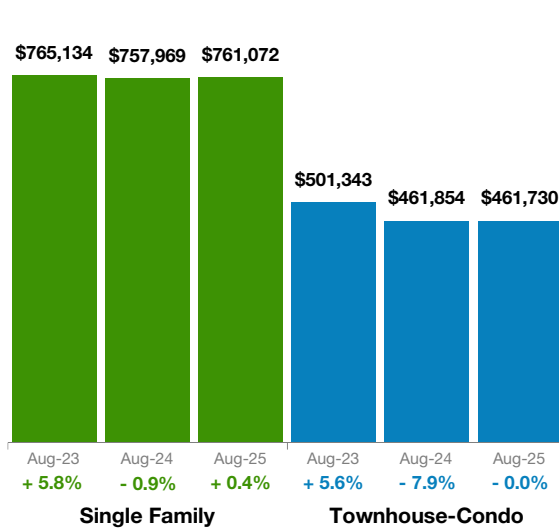
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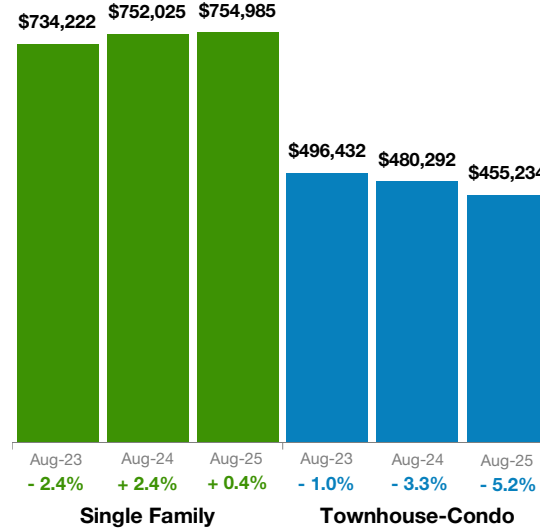
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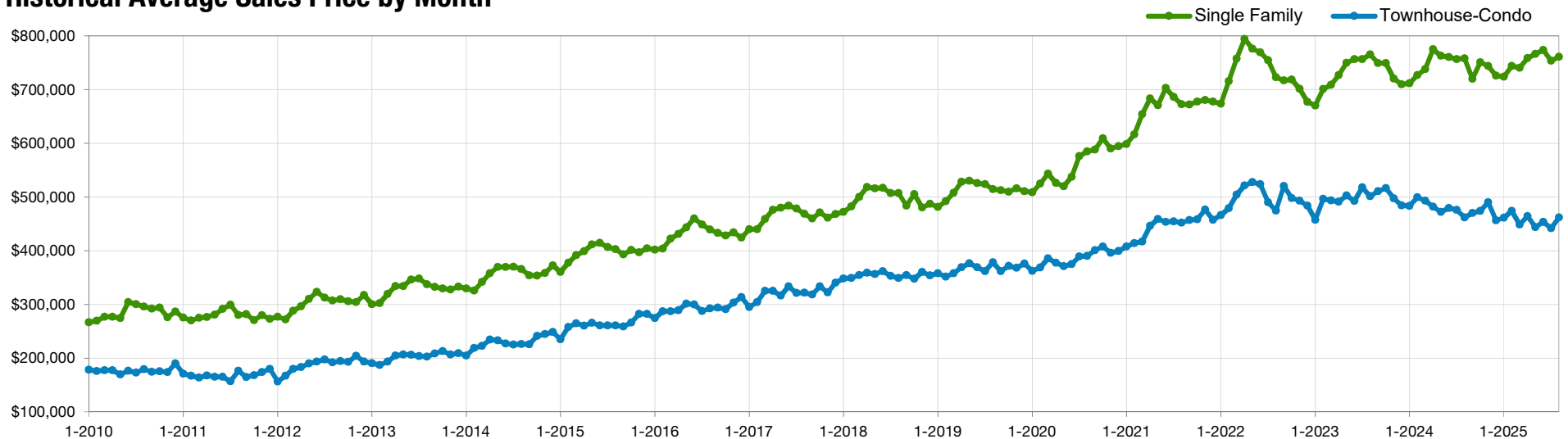


Year to Date



Average Sales Price	Single Family	% Change from Prior Year	% Change from Prior Month	Townhouse-Condo	% Change from Prior Year	% Change from Prior Month
Sep-2024	\$719,900	-3.9%	-5.0%	\$470,299	-7.9%	+1.8%
Oct-2024	\$750,529	+0.2%	+4.3%	\$474,091	-8.2%	+0.8%
Nov-2024	\$744,112	+3.3%	-0.9%	\$490,300	-1.5%	+3.4%
Dec-2024	\$725,855	+2.3%	-2.5%	\$456,502	-5.8%	-6.9%
Jan-2025	\$724,025	+1.7%	-0.3%	\$461,605	-4.5%	+1.1%
Feb-2025	\$743,799	+2.3%	+2.7%	\$474,245	-5.0%	+2.7%
Mar-2025	\$740,293	+0.3%	-0.5%	\$448,565	-9.0%	-5.4%
Apr-2025	\$758,314	-2.2%	+2.4%	\$464,253	-3.6%	+3.5%
May-2025	\$766,201	+0.4%	+1.0%	\$443,840	-6.0%	-4.4%
Jun-2025	\$773,615	+1.7%	+1.0%	\$453,543	-5.4%	+2.2%
Jul-2025	\$753,441	-0.4%	-2.6%	\$441,680	-7.2%	-2.6%
Aug-2025	\$761,072	+0.4%	+1.0%	\$461,730	-0.0%	+4.5%

Historical Average Sales Price by Month



Percent of List Price Received

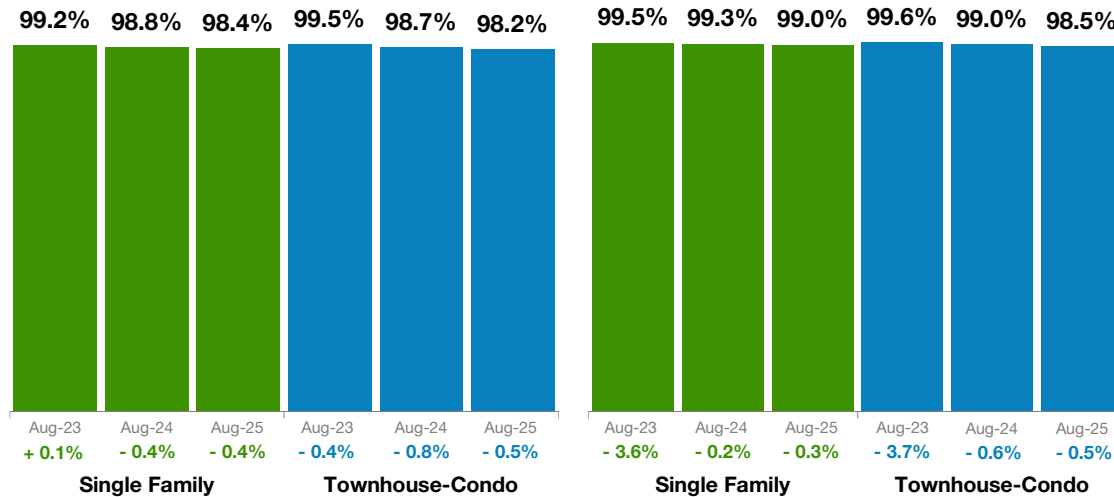
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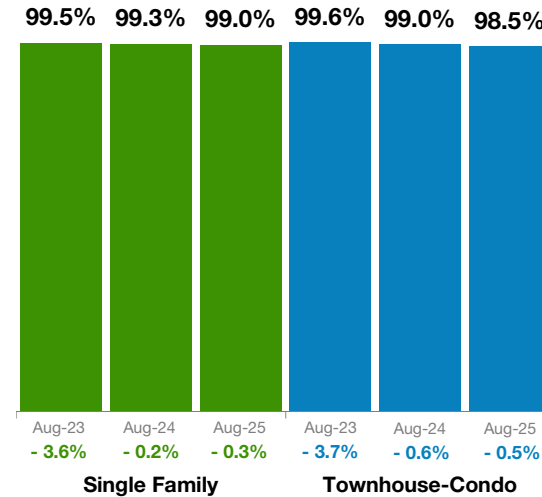
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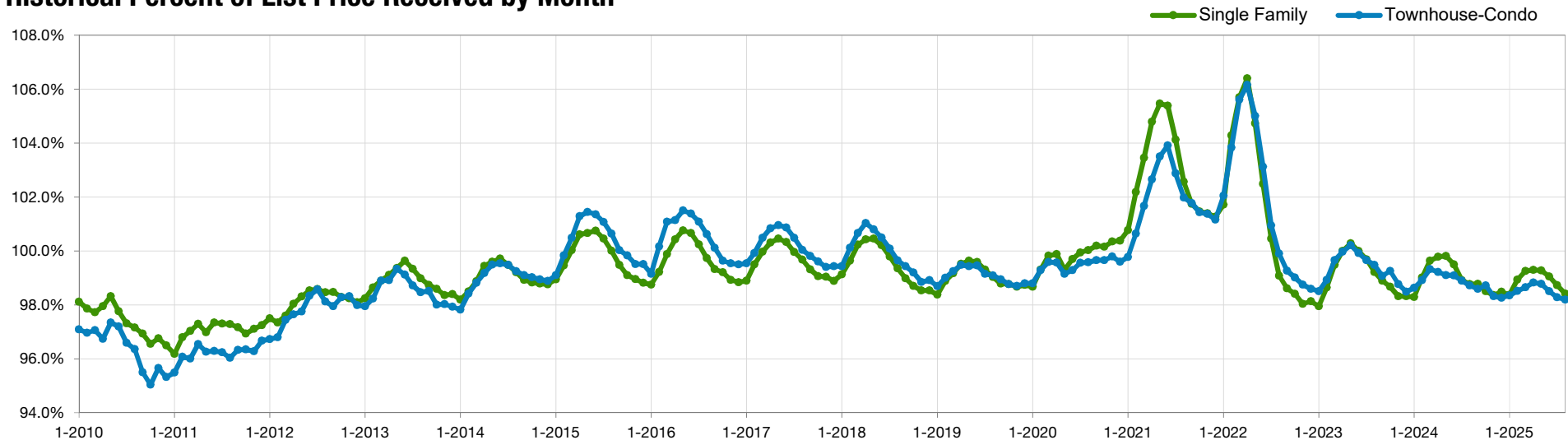


Year to Date



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
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%	+0.1%
Apr-2025	99.3%	-0.5%	+0.0%	98.8%	-0.4%	+0.2%
May-2025	99.3%	-0.5%	-0.0%	98.8%	-0.3%	-0.0%
Jun-2025	99.1%	-0.4%	-0.2%	98.5%	-0.6%	-0.3%
Jul-2025	98.7%	-0.2%	-0.3%	98.3%	-0.6%	-0.2%
Aug-2025	98.4%	-0.4%	-0.3%	98.2%	-0.5%	-0.1%

Historical Percent of List Price Received by Month



Days on Market Until Sale

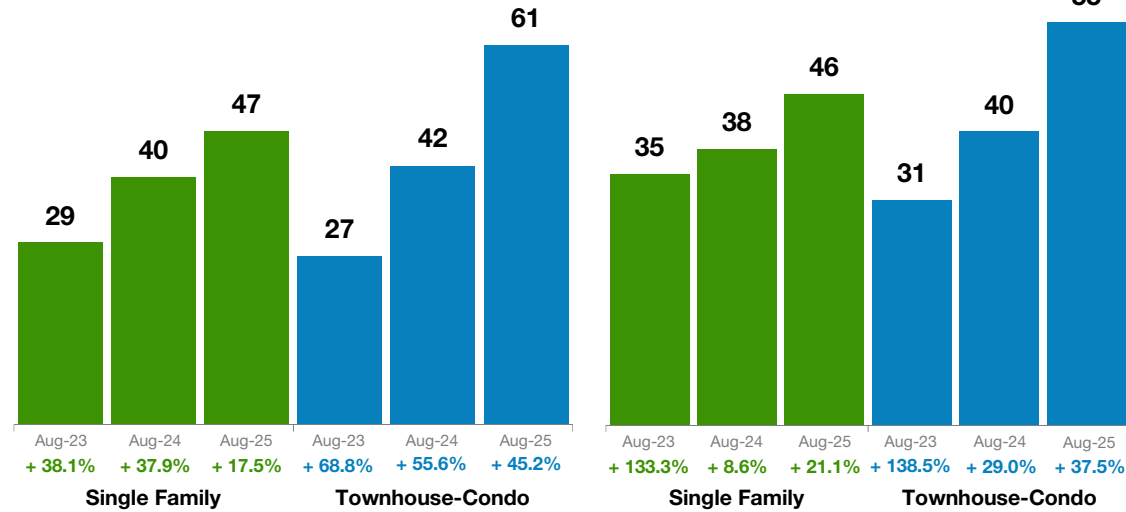
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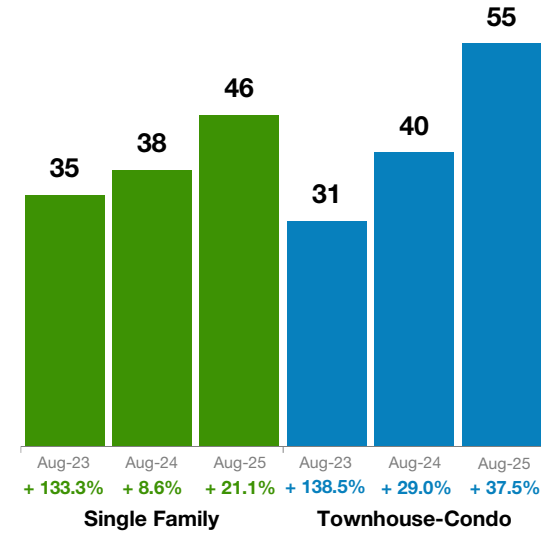
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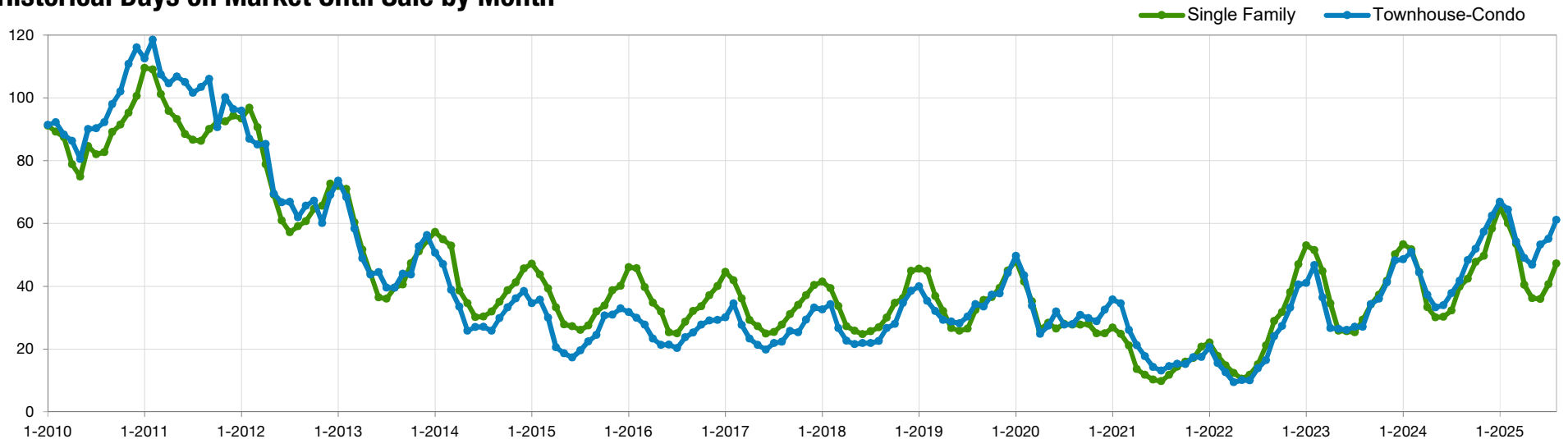


Year to Date



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
Sep-2024	42	+23.5%	+6.2%	48	+41.2%	+16.0%
Oct-2024	48	+29.7%	+12.7%	52	+44.4%	+7.5%
Nov-2024	50	+19.0%	+4.0%	57	+39.0%	+10.5%
Dec-2024	58	+16.0%	+17.6%	62	+29.2%	+8.8%
Jan-2025	65	+22.6%	+11.6%	67	+36.7%	+7.2%
Feb-2025	60	+15.4%	-7.9%	64	+25.5%	-3.7%
Mar-2025	53	+17.8%	-10.9%	54	+22.7%	-15.8%
Apr-2025	40	+21.2%	-24.4%	49	+32.4%	-9.7%
May-2025	36	+20.0%	-10.5%	47	+42.4%	-4.3%
Jun-2025	36	+20.0%	-0.8%	53	+55.9%	+13.6%
Jul-2025	41	+28.1%	+13.1%	55	+44.7%	+3.4%
Aug-2025	47	+17.5%	+16.3%	61	+45.2%	+11.0%

Historical Days on Market Until Sale by Month



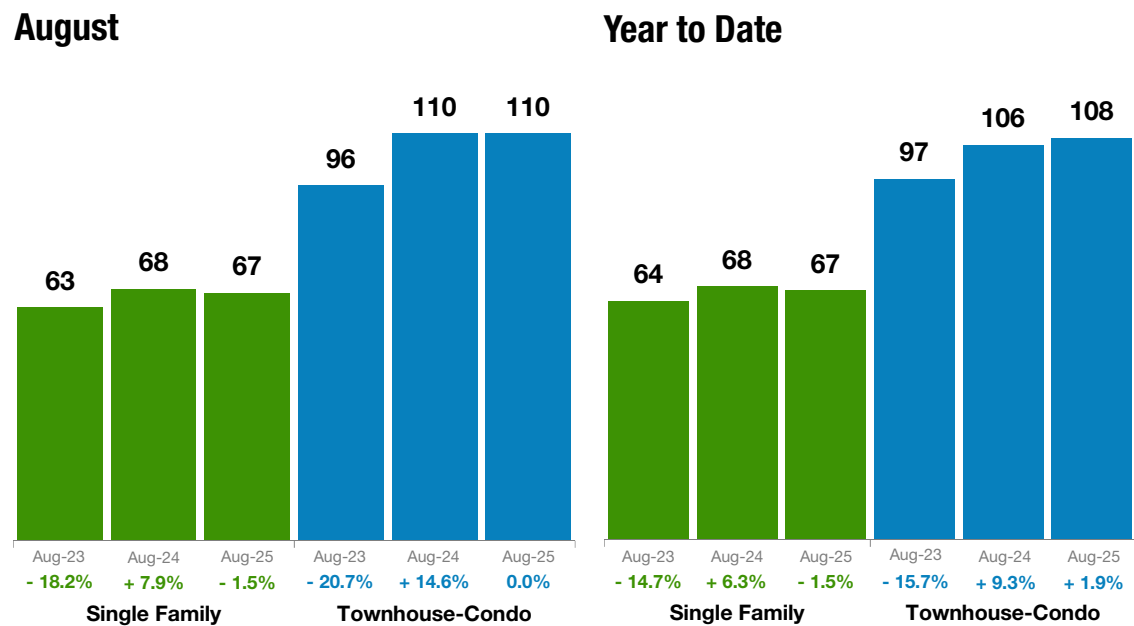
Housing Affordability Index

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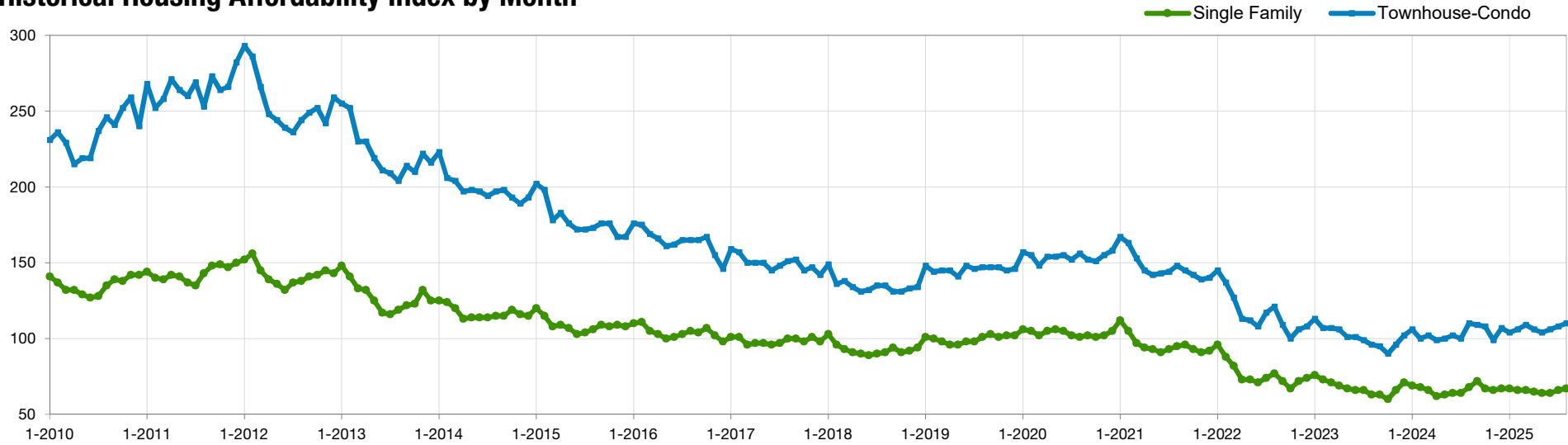
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Housing Affordability Index	Single Family	% Change from Prior Year	% Change from Prior Month	Townhouse-Condo	% Change from Prior Year	% Change from Prior Month
Sep-2024	72	+14.3%	+5.9%	109	+14.7%	-0.9%
Oct-2024	67	+11.7%	-6.9%	108	+20.0%	-0.9%
Nov-2024	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%
Jun-2025	64	0.0%	0.0%	106	+3.9%	+1.9%
Jul-2025	66	+3.1%	+3.1%	108	+8.0%	+1.9%
Aug-2025	67	-1.5%	+1.5%	110	0.0%	+1.9%

Historical Housing Affordability Index by Month



Inventory of Active Listings

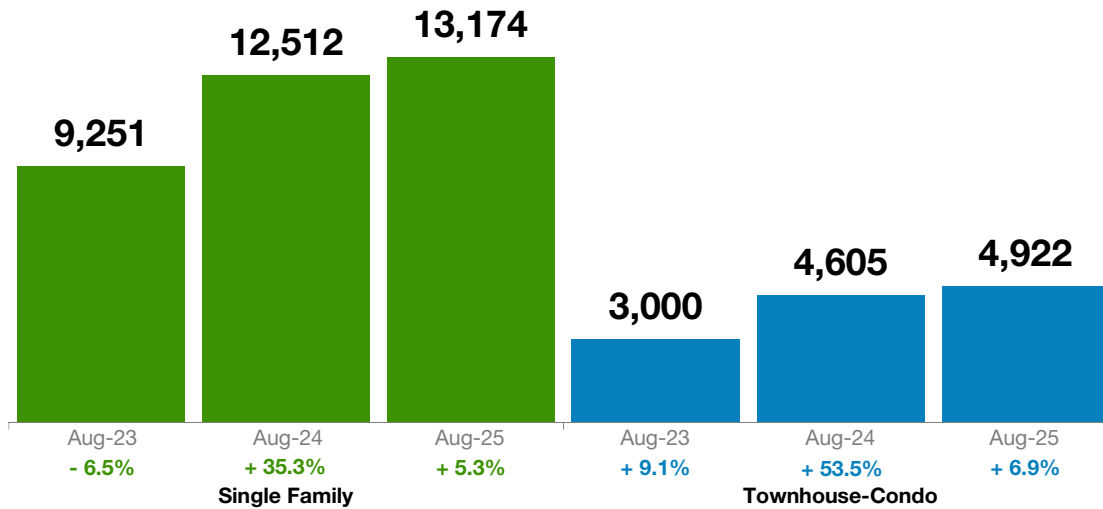
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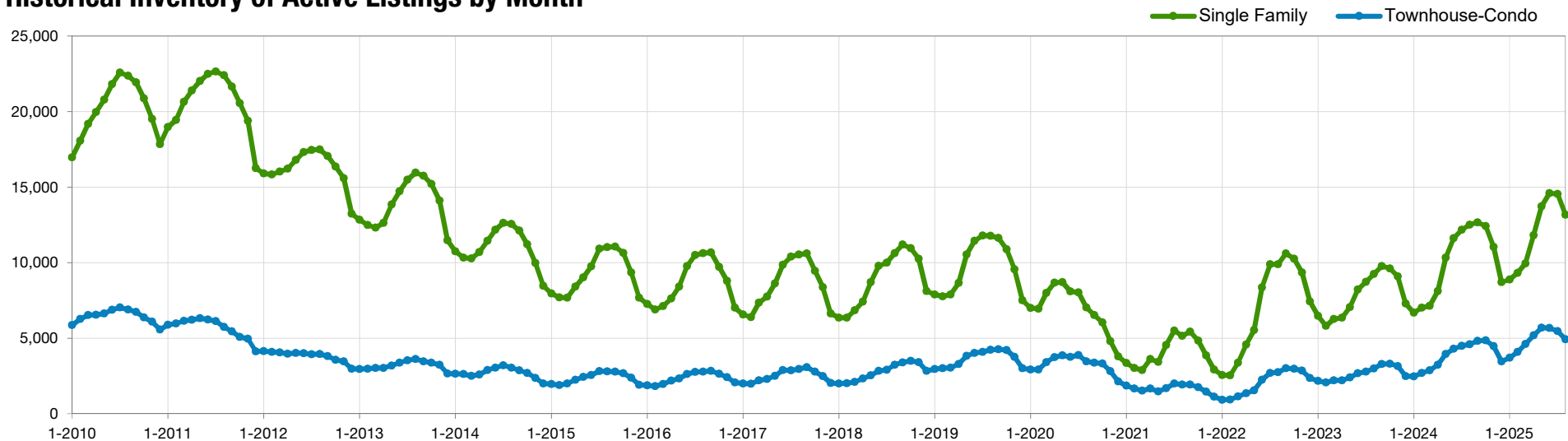


August



Active Listings	Single Family	% Change from Prior Year	% Change from Prior Month	Townhouse-Condo	% Change from Prior Year	% Change from Prior Month
Sep-2024	12,669	+29.7%	+1.3%	4,822	+46.2%	+4.7%
Oct-2024	12,424	+29.1%	-1.9%	4,858	+46.6%	+0.7%
Nov-2024	11,052	+21.5%	-11.0%	4,469	+41.6%	-8.0%
Dec-2024	8,706	+19.3%	-21.2%	3,460	+38.7%	-22.6%
Jan-2025	8,891	+32.9%	+2.1%	3,710	+50.1%	+7.2%
Feb-2025	9,326	+32.8%	+4.9%	4,100	+52.1%	+10.5%
Mar-2025	9,952	+39.4%	+6.7%	4,611	+60.2%	+12.5%
Apr-2025	11,805	+45.3%	+18.6%	5,185	+60.6%	+12.4%
May-2025	13,734	+32.9%	+16.3%	5,703	+44.2%	+10.0%
Jun-2025	14,603	+25.7%	+6.3%	5,677	+31.9%	-0.5%
Jul-2025	14,538	+19.4%	-0.4%	5,468	+21.8%	-3.7%
Aug-2025	13,174	+5.3%	-9.4%	4,922	+6.9%	-10.0%

Historical Inventory of Active Listings by Month



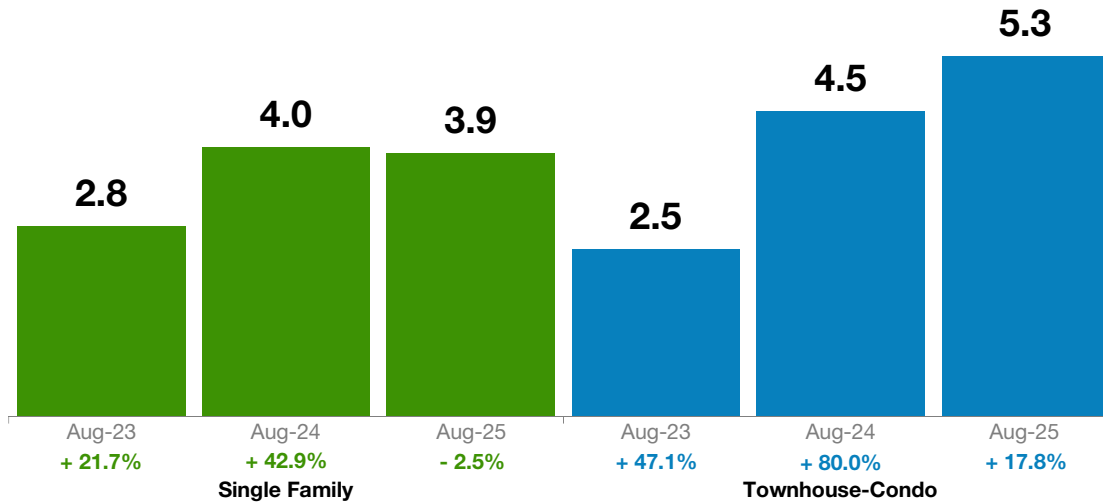
Months Supply of Inventory

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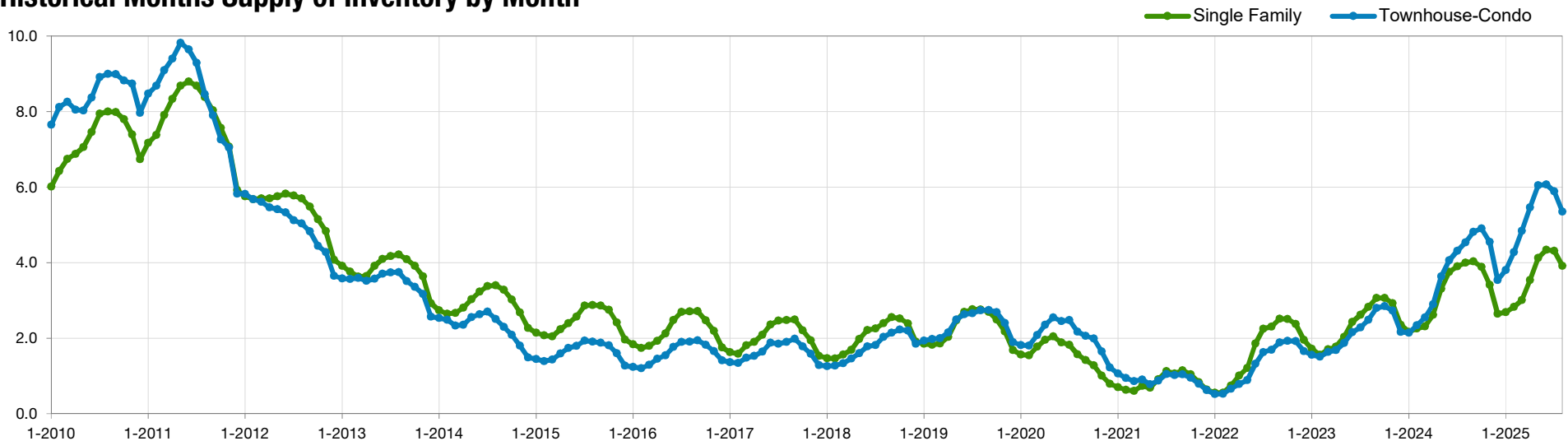
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Months Supply	Single Family	% Change from Prior Year	% Change from Prior Month	Townhouse-Condo	% Change from Prior Year	% Change from Prior Month
Sep-2024	4.0	+29.0%	+0.8%	4.8	+71.4%	+6.3%
Oct-2024	3.9	+25.8%	-3.6%	4.9	+69.0%	+1.8%
Nov-2024	3.4	+17.2%	-12.2%	4.6	+70.4%	-7.2%
Dec-2024	2.6	+8.3%	-22.4%	3.5	+59.1%	-22.3%
Jan-2025	2.7	+22.7%	+1.5%	3.8	+81.0%	+7.5%
Feb-2025	2.8	+21.7%	+5.2%	4.3	+87.0%	+12.5%
Mar-2025	3.0	+30.4%	+6.3%	4.8	+84.6%	+13.1%
Apr-2025	3.5	+34.6%	+17.6%	5.5	+89.7%	+12.9%
May-2025	4.1	+24.2%	+16.5%	6.1	+69.4%	+10.7%
Jun-2025	4.3	+13.2%	+5.3%	6.1	+48.8%	+0.2%
Jul-2025	4.3	+10.3%	-0.6%	5.9	+37.2%	-3.0%
Aug-2025	3.9	-2.5%	-9.3%	5.3	+17.8%	-9.1%

Historical Months Supply of Inventory by Month



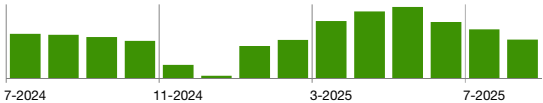
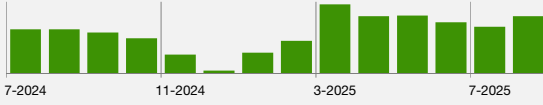
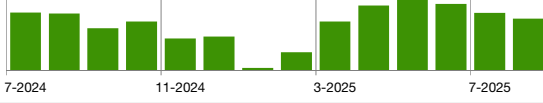
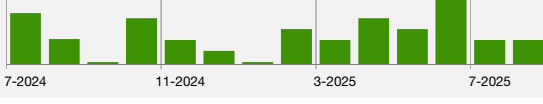
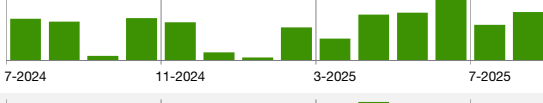
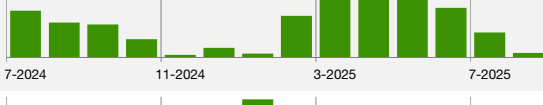
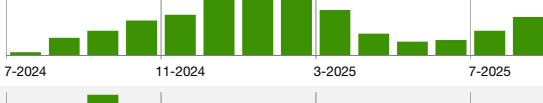
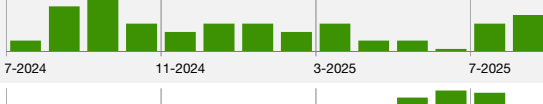
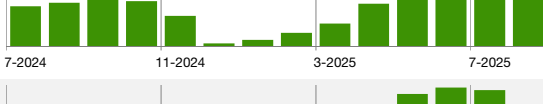

Total Market Overview Report

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

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Key Metrics	Historical Sparkbars	8-2024	8-2025	Percent Change	YTD-2024	YTD-2025	Percent Change
New Listings		6,422	5,974	- 7.0%	51,676	57,434	+ 11.1%
Pending / Under Contract		4,485	4,996	+ 11.4%	36,219	37,426	+ 3.3%
Sold Listings		4,683	4,520	- 3.5%	34,796	35,041	+ 0.7%
Median Sales Price		\$575,500	\$575,000	- 0.1%	\$580,000	\$580,000	0.0%
Average Sales Price		\$689,619	\$696,919	+ 1.1%	\$687,769	\$690,988	+ 0.5%
Percent of List Price Received		98.8%	98.4%	- 0.4%	99.2%	98.9%	- 0.3%
Days on Market Until Sale		40	50	+ 25.0%	39	48	+ 23.1%
Housing Affordability Index		74	73	- 1.4%	74	72	- 2.7%
Inventory of Active Listings		17,125	18,106	+ 5.7%	--	--	--
Months Supply of Inventory		4.1	4.2	+ 2.4%	--	--	--

Glossary of Terms

A research tool provided by the Colorado Association of REALTORS®

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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

