

### colorado association *of* REALTORS°

# **HOUSING REPORTS**

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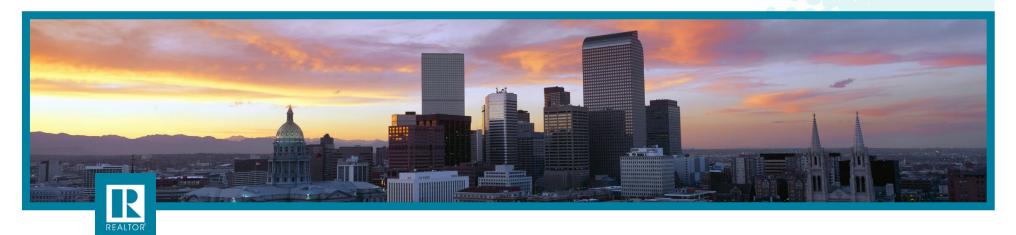
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## **Metro Denver Region**

# Single Family and Townhouse-Condo October 2025



## **Single Family Market Overview**

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

# October 2025 Metro Denver Region



Key Metrics	Historical Sparkbars	10-2024	10-2025	Percent Change	YTD-2024	YTD-2025	Percent Change
New Listings	9-2024 1-2025 5-2025 9-2025	4,358	4,254	- 2.4%	47,654	52,119	+ 9.4%
Pending / Under Contract	9-2024 1-2025 5-2025 9-2025	3,249	3,476	+ 7.0%	34,546	36,019	+ 4.3%
Sold Listings	9-2024 1-2025 5-2025 9-2025	3,492	3,445	- 1.3%	33,345	34,606	+ 3.8%
Median Sales Price	9-2024 1-2025 5-2025 9-2025	\$625,000	\$625,000	0.0%	\$625,000	\$625,000	0.0%
Average Sales Price	9-2024 1-2025 5-2025 9-2025	\$750,529	\$773,735	+ 3.1%	\$748,723	\$755,302	+ 0.9%
Percent of List Price Received	9-2024 1-2025 5-2025 9-2025	98.5%	98.2%	- 0.3%	99.2%	98.8%	- 0.4%
Days on Market Until Sale	9-2024 1-2025 5-2025 9-2025	48	55	+ 14.6%	39	47	+ 20.5%
Housing Affordability Index	9-2024 1-2025 5-2025 9-2025	67	70	+ 4.5%	67	70	+ 4.5%
Inventory of Active Listings	9-2024 1-2025 5-2025 9-2025	12,444	12,290	- 1.2%			
Months Supply of Inventory	9-2024 1-2025 5-2025 9-2025	3.9	3.6	- 7.7%			

## **Townhouse-Condo Market Overview**

October 2025
Metro Denver Region



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

Key Metrics	Historical Spa	arkbars			10-2024	10-2025	Percent Change	YTD-2024	YTD-2025	Percent Change
New Listings	9-2024 1-20	025 5	j-2025	9-2025	1,477	1,426	- 3.5%	16,045	17,146	+ 6.9%
Pending / Under Contract	9-2024 1-20	025	5-2025	9-2025	892	867	- 2.8%	10,141	9,577	- 5.6%
Sold Listings	9-2024 1-20	025	5-2025	9-2025	928	885	- 4.6%	10,033	9,305	- 7.3%
Median Sales Price	9-2024 1-20	025	5-2025	9-2025	\$400,000	\$395,000	- 1.3%	\$410,000	\$398,000	- 2.9%
Average Sales Price	9-2024 1-20	025	5-2025	9-2025	\$474,091	\$488,350	+ 3.0%	\$478,777	\$460,640	- 3.8%
Percent of List Price Received	9-2024 1-20	025	5-2025	9-2025	98.7%	98.2%	- 0.5%	98.9%	98.5%	- 0.4%
Days on Market Until Sale	9-2024 1-20	025	5-2025	9-2025	52	63	+ 21.2%	42	57	+ 35.7%
Housing Affordability Index	9-2024 1-20	025	5-2025	9-2025	108	113	+ 4.6%	105	112	+ 6.7%
Inventory of Active Listings	9-2024 1-20	025	5-2025	9-2025	4,882	4,806	- 1.6%			
Months Supply of Inventory	9-2024 1-20	025	5-2025	9-2025	4.9	5.2	+ 6.1%			

## **New Listings**

# October 2025 Metro Denver Region



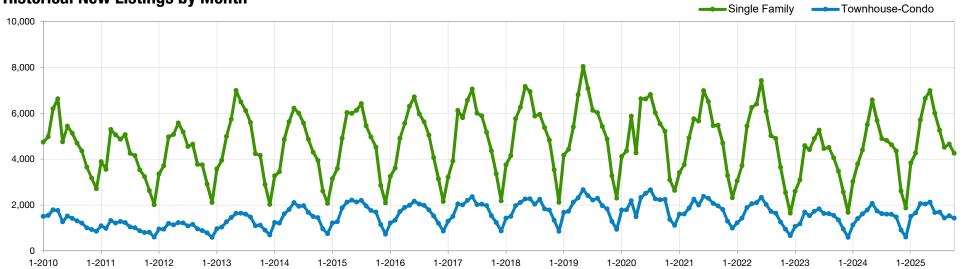
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#### **Year to Date October** 4,358 52,119 4,254 47,654 3,475 41,334 15,179 16,045 17,146 1,477 1,426 1,351 Oct-23 Oct-25 Oct-23 Oct-24 Oct-25 Oct-23 Oct-24 Oct-23 Oct-24 - 4.6% + 25.4% - 2.4% + 7.2% + 9.3% - 3.5% - 20.4% + 15.3% + 9.4% - 14.2% + 5.7% + 6.9% **Single Family** Townhouse-Condo Single Family Townhouse-Condo

New Listings	Single Family	% Change from Prior Year	% Change from Prior Month	Townhouse- Condo	% Change from Prior Year	% Change from Prior Month
Nov-2024	2,611	+1.6%	-40.1%	912	-4.5%	-38.3%
Dec-2024	1,873	+11.4%	-28.3%	605	+2.4%	-33.7%
Jan-2025	3,834	+27.0%	+104.7%	1,503	+33.2%	+148.4%
Feb-2025	4,267	+12.6%	+11.3%	1,655	+17.5%	+10.1%
Mar-2025	5,706	+29.7%	+33.7%	2,063	+28.1%	+24.7%
Apr-2025	6,642	+20.7%	+16.4%	2,044	+14.6%	-0.9%
May-2025	6,983	+6.2%	+5.1%	2,121	+2.4%	+3.8%
Jun-2025	6,001	+5.7%	-14.1%	1,674	-4.0%	-21.1%
Jul-2025	5,260	+7.5%	-12.3%	1,692	+4.3%	+1.1%
Aug-2025	4,516	-6.2%	-14.1%	1,436	-10.5%	-15.1%
Sep-2025	4,656	+0.7%	+3.1%	1,532	-3.9%	+6.7%
Oct-2025	4,254	-2.4%	-8.6%	1,426	-3.5%	-6.9%

### **Historical New Listings by Month**



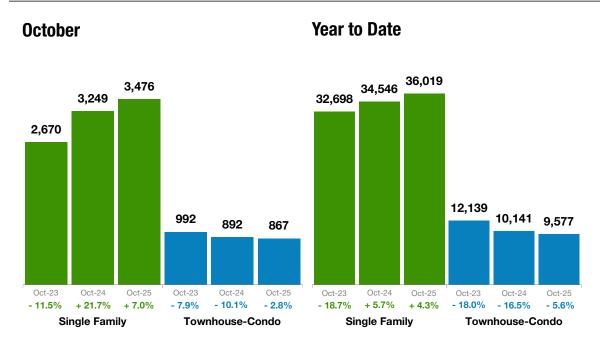
## **Pending / Under Contract**

# October 2025 Metro Denver Region



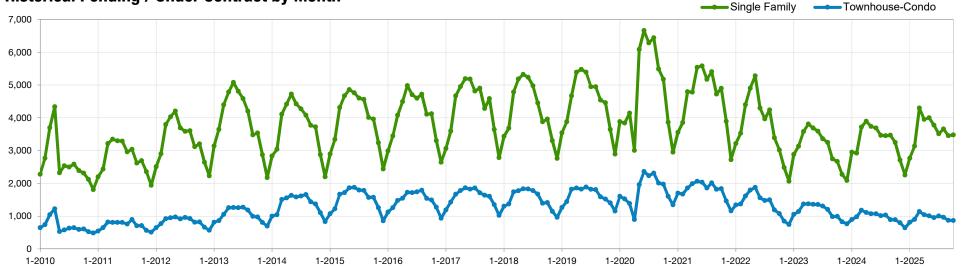
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Pending / Under Contract	Single Family	% Change from Prior Year	% Change from Prior Month	Townhouse- Condo	% Change from Prior Year	% Change from Prior Month
Nov-2024	2,711	+19.2%	-16.6%	797	-3.6%	-10.7%
Dec-2024	2,254	+7.9%	-16.9%	641	-16.1%	-19.6%
Jan-2025	2,767	-6.3%	+22.8%	816	-8.9%	+27.3%
Feb-2025	3,136	+7.3%	+13.3%	901	-7.9%	+10.4%
Mar-2025	4,298	+15.6%	+37.1%	1,143	-3.3%	+26.9%
Apr-2025	3,949	+1.4%	-8.1%	1,043	-6.1%	-8.7%
May-2025	4,001	+7.1%	+1.3%	1,008	-6.0%	-3.4%
Jun-2025	3,774	+2.3%	-5.7%	957	-10.8%	-5.1%
Jul-2025	3,510	+1.4%	-7.0%	1,004	-1.1%	+4.9%
Aug-2025	3,657	+5.9%	+4.2%	967	-6.2%	-3.7%
Sep-2025	3,451	-0.5%	-5.6%	871	-2.2%	-9.9%
Oct-2025	3,476	+7.0%	+0.7%	867	-2.8%	-0.5%

### **Historical Pending / Under Contract by Month**



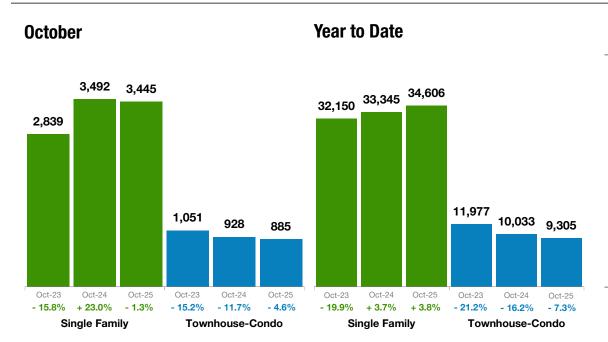
## **Sold Listings**

# October 2025 Metro Denver Region



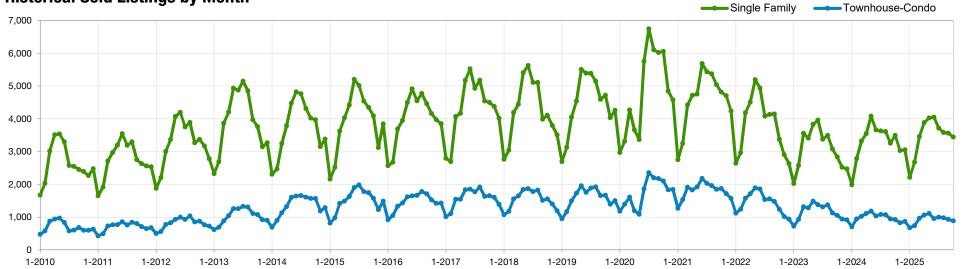
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Sold Listings	Single Family	% Change from Prior Year	% Change from Prior Month	Townhouse- Condo	% Change from Prior Year	% Change from Prior Month
Nov-2024	3,028	+20.2%	-13.3%	830	-11.6%	-10.6%
Dec-2024	3,055	+23.4%	+0.9%	868	-5.3%	+4.6%
Jan-2025	2,216	+11.7%	-27.5%	675	-4.3%	-22.2%
Feb-2025	2,676	-3.9%	+20.8%	740	-21.7%	+9.6%
Mar-2025	3,457	+4.1%	+29.2%	964	-6.0%	+30.3%
Apr-2025	3,885	+9.6%	+12.4%	1,063	-4.2%	+10.3%
May-2025	4,022	-1.3%	+3.5%	1,110	-6.5%	+4.4%
Jun-2025	4,049	+10.7%	+0.7%	956	-7.5%	-13.9%
Jul-2025	3,716	+2.5%	-8.2%	1,000	-7.5%	+4.6%
Aug-2025	3,579	-0.8%	-3.7%	981	-8.6%	-1.9%
Sep-2025	3,561	+9.5%	-0.5%	931	-1.5%	-5.1%
Oct-2025	3,445	-1.3%	-3.3%	885	-4.6%	-4.9%

### **Historical Sold Listings by Month**



## **Median Sales Price**

# October 2025 Metro Denver Region

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#### **Year to Date October** \$615,000 \$625,000 \$625,000 \$624,990 \$625,000 \$625,000 \$430,000 \$420,000 \$410,000 \$398,000 \$400,000 \$395,000 Oct-23 Oct-24 Oct-25 Oct-23 Oct-24 Oct-25 Oct-24 Oct-25 Oct-23 Oct-24 Oct-23 Oct-25 + 4.3% + 0.0% + 3.6% - 0.5% 0.0% - 7.0% - 1.3% - 1.9% + 1.6% 0.0% - 2.4% - 2.9%

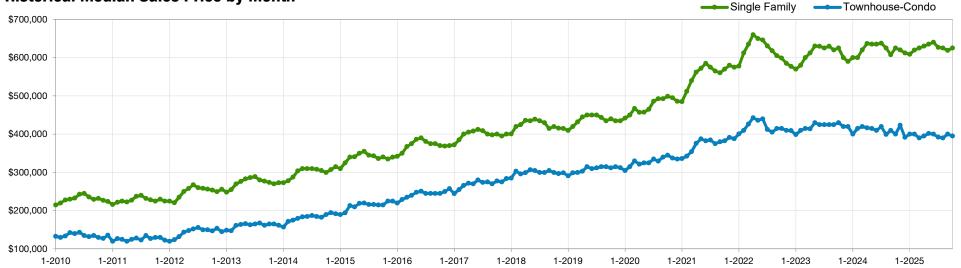
**Single Family** 

Median Sales Price	Single Family	% Change from Prior Year	% Change from Prior Month	Townhouse- Condo	% Change from Prior Year	% Change from Prior Month
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	\$608,825	+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%
Sep-2025	\$618,671	+1.8%	-1.0%	\$400,000	-2.4%	+2.6%
Oct-2025	\$625,000	0.0%	+1.0%	\$395,000	-1.3%	-1.3%

### **Historical Median Sales Price by Month**

Townhouse-Condo

**Single Family** 



Townhouse-Condo

## **Average Sales Price**

# October 2025 Metro Denver Region



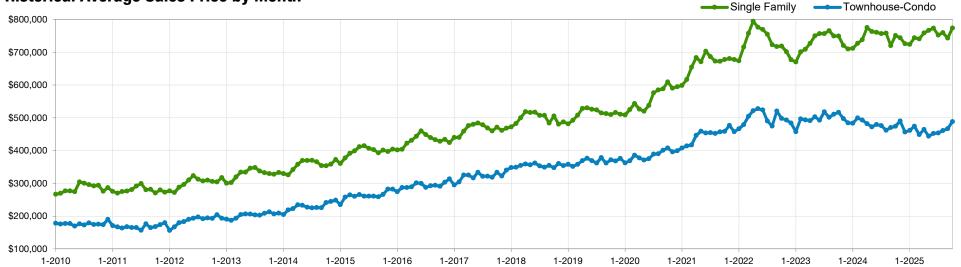
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#### **October Year to Date** \$737,012 \$748,723 \$755,302 \$749,333 \$750,529 \$773,735 \$499,524 \$478,777 \$460,640 \$516,520 \$474,091 \$488,350 Oct-23 Oct-25 Oct-23 Oct-24 Oct-25 Oct-24 Oct-25 Oct-23 Oct-24 Oct-23 Oct-25 + 4.3% + 3.1% + 3.7% - 8.2% + 3.0% + 0.9% + 0.2% - 0.7% - 4.2% - 1.1% + 1.6% - 3.8% Single Family Townhouse-Condo **Single Family** Townhouse-Condo

Average Sales Price	Single Family	% Change from Prior Year	% Change from Prior Month	Townhouse- Condo	% Change from Prior Year	% Change from Prior Month
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	\$724,120	+1.7%	-0.2%	\$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%	\$448,781	-9.0%	-5.4%
Apr-2025	\$758,314	-2.2%	+2.4%	\$464,253	-3.6%	+3.4%
May-2025	\$766,193	+0.4%	+1.0%	\$443,840	-6.0%	-4.4%
Jun-2025	\$773,352	+1.7%	+0.9%	\$452,081	-5.7%	+1.9%
Jul-2025	\$752,297	-0.6%	-2.7%	\$453,664	-4.7%	+0.4%
Aug-2025	\$759,320	+0.2%	+0.9%	\$461,128	-0.2%	+1.6%
Sep-2025	\$743,077	+3.2%	-2.1%	\$466,725	-0.8%	+1.2%
Oct-2025	\$773,735	+3.1%	+4.1%	\$488,350	+3.0%	+4.6%

### **Historical Average Sales Price by Month**



## **Percent of List Price Received**

# October 2025 Metro Denver Region



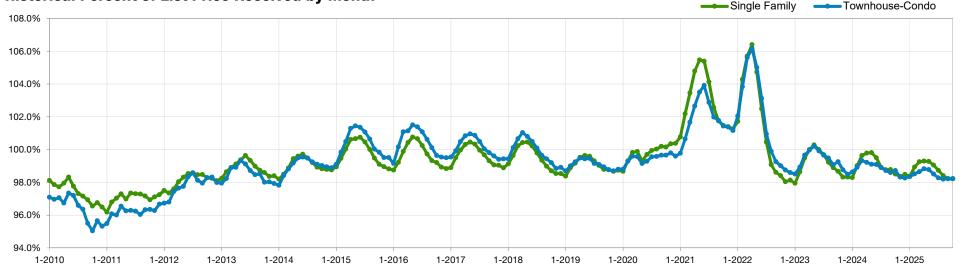
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#### **Year to Date October** 99.4% 99.2% 98.8% 99.6% 98.9% 98.5% 98.7% 98.5% 98.2% 99.3% 98.7% 98.2% Oct-24 Oct-23 Oct-25 Oct-23 Oct-24 Oct-25 Oct-23 Oct-24 Oct-25 Oct-23 Oct-24 Oct-25 + 0.3% - 0.2% - 0.3% + 0.3% - 0.6% - 0.5% - 2.8% - 0.2% - 0.4% - 3.0% - 0.7% - 0.4% Single Family Townhouse-Condo Single Family Townhouse-Condo

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
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%
Sep-2025	98.2%	-0.6%	-0.2%	98.2%	-0.4%	+0.0%
Oct-2025	98.2%	-0.3%	+0.0%	98.2%	-0.5%	-0.0%

### **Historical Percent of List Price Received by Month**



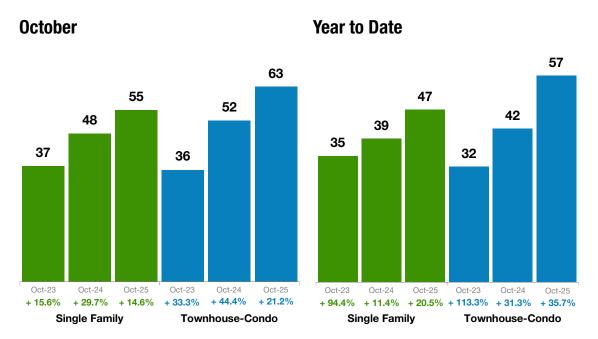
## **Days on Market Until Sale**

# October 2025 Metro Denver Region



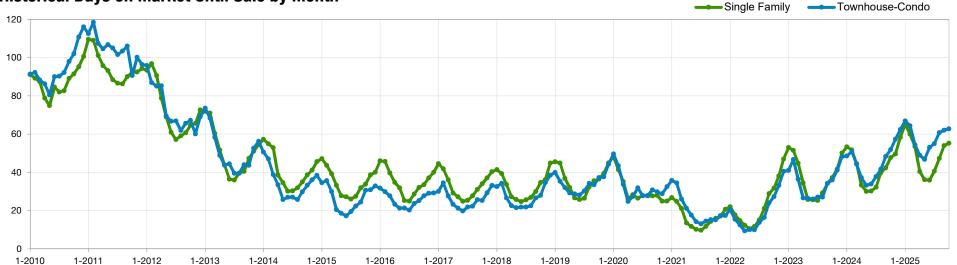
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Days on Market Until Sale	Single Family	% Change from Prior Year	% Change from Prior Month	Townhouse- Condo	% Change from Prior Year	% Change from Prior Month
Nov-2024	50	+19.0%	+4.0%	57	+39.0%	+10.5%
Dec-2024	58	+16.0%	+17.6%	62	+29.2%	+8.8%
Jan-2025	65	+22.6%	+11.7%	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%	-15.6%
Apr-2025	40	+21.2%	-24.4%	49	+32.4%	-9.9%
May-2025	36	+20.0%	-10.4%	47	+42.4%	-4.3%
Jun-2025	36	+20.0%	-0.8%	53	+55.9%	+13.3%
Jul-2025	41	+28.1%	+13.0%	55	+44.7%	+3.6%
Aug-2025	47	+17.5%	+16.5%	61	+45.2%	+10.5%
Sep-2025	54	+28.6%	+14.2%	62	+29.2%	+2.1%
Oct-2025	55	+14.6%	+2.3%	63	+21.2%	+1.1%

### **Historical Days on Market Until Sale by Month**



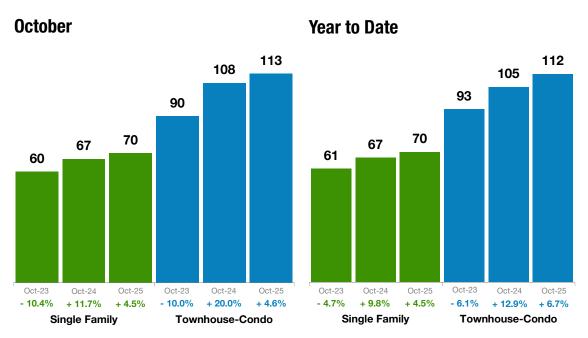
## **Housing Affordability Index**

# October 2025 Metro Denver Region



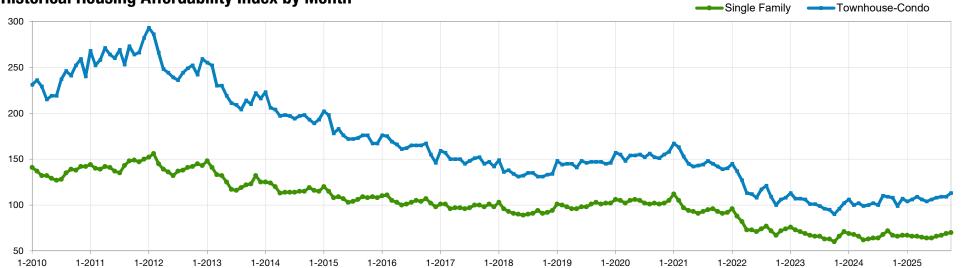
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Housing Affordability Index	Single Family	% Change from Prior Year	% Change from Prior Month	Townhouse- Condo	% Change from Prior Year	% Change from Prior Month
Nov-2024	66	0.0%	-1.5%	99	+3.1%	-8.3%
Dec-2024	67	-5.6%	+1.5%	107	+4.9%	+8.1%
Jan-2025	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%	109	-0.9%	+0.9%
Sep-2025	69	-4.2%	+3.0%	109	0.0%	0.0%
Oct-2025	70	+4.5%	+1.4%	113	+4.6%	+3.7%

### **Historical Housing Affordability Index by Month**



## **Inventory of Active Listings**

### **October 2025 Metro Denver Region**



Not all agents are the same!



# **October** 12,444 12,290 9,629 4,882 4,806 3,317

Oct-23

+ 11.7%

Oct-25

- 1.2%

Active Listings	Single Family	% Change from Prior Year	% Change from Prior Month	Townhouse- Condo	% Change from Prior Year	% Change from Prior Month
Nov-2024	11,080	+21.7%	-11.0%	4,498	+42.3%	-7.9%
Dec-2024	8,746	+19.8%	-21.1%	3,495	+39.9%	-22.3%
Jan-2025	8,942	+33.5%	+2.2%	3,751	+51.4%	+7.3%
Feb-2025	9,385	+33.5%	+5.0%	4,147	+53.5%	+10.6%
Mar-2025	10,036	+40.4%	+6.9%	4,663	+61.7%	+12.4%
Apr-2025	11,939	+46.8%	+19.0%	5,251	+62.4%	+12.6%
May-2025	13,956	+34.9%	+16.9%	5,821	+46.9%	+10.9%
Jun-2025	14,958	+28.6%	+7.2%	5,867	+36.0%	+0.8%
Jul-2025	15,157	+24.4%	+1.3%	5,766	+28.1%	-1.7%
Aug-2025	14,326	+14.4%	-5.5%	5,414	+17.3%	-6.1%
Sep-2025	13,643	+7.6%	-4.8%	5,190	+7.3%	-4.1%
Oct-2025	12,290	-1.2%	-9.9%	4,806	-1.6%	-7.4%

### **Historical Inventory of Active Listings by Month**

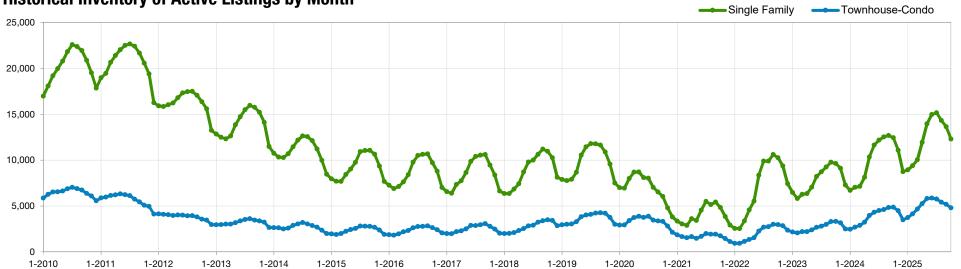
Oct-24

+ 29.2%

Single Family

Oct-23

- 6.2%



Oct-25

- 1.6%

Oct-24

+ 47.2%

Townhouse-Condo

## **Months Supply of Inventory**

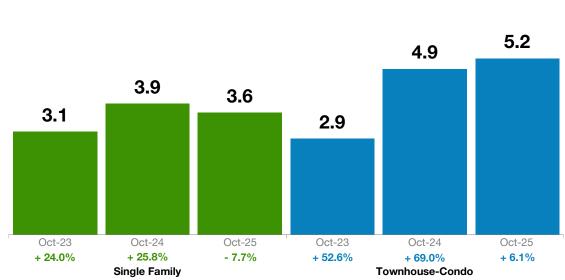
### **October 2025 Metro Denver Region**



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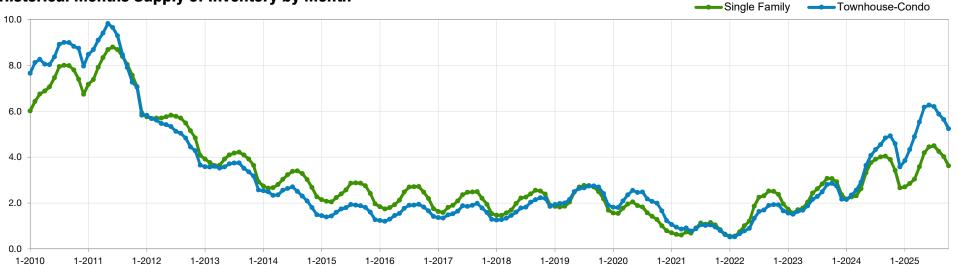


# **October**



Months Supply	Single Family	% Change from Prior Year	% Change from Prior Month	Townhouse- Condo	% Change from Prior Year	% Change from Prior Month
Nov-2024	3.4	+17.2%	-12.1%	4.6	+70.4%	-7.0%
Dec-2024	2.7	+12.5%	-22.2%	3.6	+63.6%	-22.0%
Jan-2025	2.7	+22.7%	+1.6%	3.8	+72.7%	+7.6%
Feb-2025	2.8	+21.7%	+5.2%	4.3	+87.0%	+12.5%
Mar-2025	3.0	+30.4%	+6.6%	4.9	+88.5%	+13.0%
Apr-2025	3.6	+38.5%	+18.0%	5.5	+89.7%	+13.1%
May-2025	4.2	+27.3%	+17.1%	6.2	+72.2%	+11.6%
Jun-2025	4.4	+15.8%	+6.1%	6.3	+53.7%	+1.5%
Jul-2025	4.5	+15.4%	+1.1%	6.2	+44.2%	-1.0%
Aug-2025	4.3	+7.5%	-5.4%	5.9	+31.1%	-5.3%
Sep-2025	4.0	0.0%	-5.5%	5.6	+16.7%	-4.0%
Oct-2025	3.6	-7.7%	-9.8%	5.2	+6.1%	-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.

# October 2025 Metro Denver Region



Key Metrics	Historical Sparkbars	10-2024	10-2025	Percent Change	YTD-2024	YTD-2025	Percent Change
New Listings	9-2024 1-2025 5-2025 9-2025	5,837	5,680	- 2.7%	63,736	69,281	+ 8.7%
Pending / Under Contract	9-2024 1-2025 5-2025 9-2025	4,142	4,343	+ 4.9%	44,719	45,603	+ 2.0%
Sold Listings	9-2024 1-2025 5-2025 9-2025	4,420	4,330	- 2.0%	43,415	43,916	+ 1.2%
Median Sales Price	9-2024 1-2025 5-2025 9-2025	\$584,950	\$578,000	- 1.2%	\$577,500	\$580,000	+ 0.4%
Average Sales Price	9-2024 1-2025 5-2025 9-2025	\$692,476	\$715,392	+ 3.3%	\$685,908	\$692,796	+ 1.0%
Percent of List Price Received	9-2024 1-2025 5-2025 9-2025	98.6%	98.2%	- 0.4%	99.1%	98.7%	- 0.4%
Days on Market Until Sale	9-2024 1-2025 5-2025 9-2025	49	57	+ 16.3%	40	49	+ 22.5%
Housing Affordability Index	9-2024 1-2025 5-2025 9-2025	72	75	+ 4.2%	73	75	+ 2.7%
Inventory of Active Listings	9-2024 1-2025 5-2025 9-2025	17,335	17,107	- 1.3%			
Months Supply of Inventory	9-2024 1-2025 5-2025 9-2025	4.1	4.0	- 2.4%			

## **Glossary of Terms**

A research tool provided by the Colorado Association of REALTORS®

October 2025 **Metro Denver Region** 



### **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

