



colorado association of REALTORS® HOUSING REPORTS

Research tools provided by the Colorado Association of REALTORS®

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Statewide Report 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
Statewide Report

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Key Metrics	Historical Sparkbars	8-2024	8-2025	Percent Change	YTD-2024	YTD-2025	Percent Change
New Listings		8,567	8,184	- 4.5%	66,321	74,022	+ 11.6%
Pending / Under Contract		5,857	6,659	+ 13.7%	46,551	49,119	+ 5.5%
Sold Listings		6,074	5,952	- 2.0%	44,299	45,781	+ 3.3%
Median Sales Price		\$585,000	\$592,000	+ 1.2%	\$585,000	\$588,000	+ 0.5%
Average Sales Price		\$768,903	\$779,752	+ 1.4%	\$750,291	\$761,659	+ 1.5%
Percent of List Price Received		98.6%	98.2%	- 0.4%	99.0%	98.7%	- 0.3%
Days on Market Until Sale		50	56	+ 12.0%	50	57	+ 14.0%
Housing Affordability Index		72	70	- 2.8%	72	71	- 1.4%
Inventory of Active Listings		21,872	24,326	+ 11.2%	--	--	--
Months Supply of Inventory		4.2	4.3	+ 2.4%	--	--	--

Townhouse-Condo Market Overview

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		2,627	2,365	- 10.0%	20,482	22,551	+ 10.1%
Pending / Under Contract		1,643	1,720	+ 4.7%	13,118	12,793	- 2.5%
Sold Listings		1,726	1,580	- 8.5%	12,722	11,904	- 6.4%
Median Sales Price		\$410,000	\$401,650	- 2.0%	\$420,000	\$409,000	- 2.6%
Average Sales Price		\$604,162	\$567,882	- 6.0%	\$579,700	\$563,683	- 2.8%
Percent of List Price Received		98.5%	98.1%	- 0.4%	98.8%	98.4%	- 0.4%
Days on Market Until Sale		51	69	+ 35.3%	52	65	+ 25.0%
Housing Affordability Index		105	105	0.0%	103	103	0.0%
Inventory of Active Listings		7,453	8,458	+ 13.5%	--	--	--
Months Supply of Inventory		4.7	5.7	+ 21.3%	--	--	--

New Listings

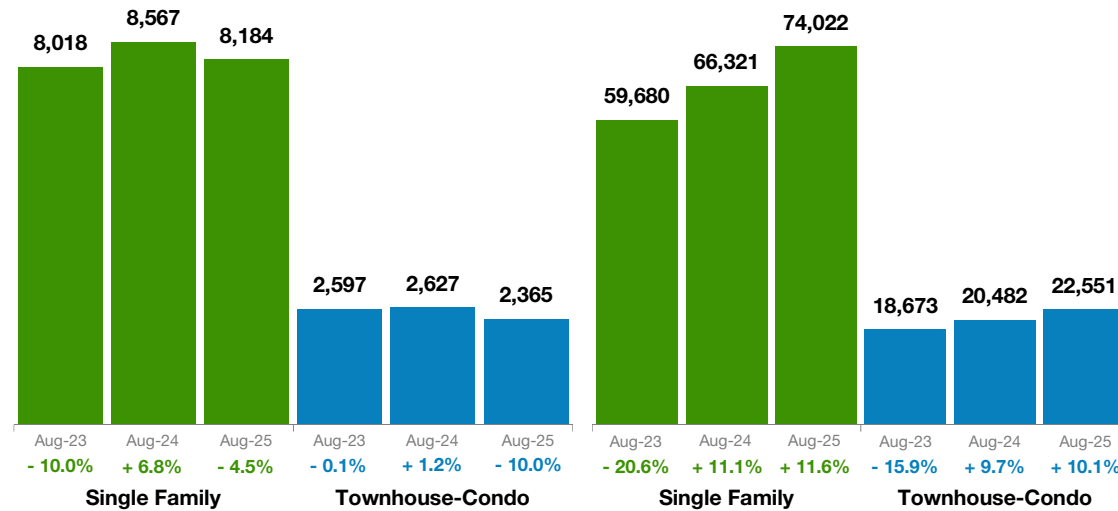
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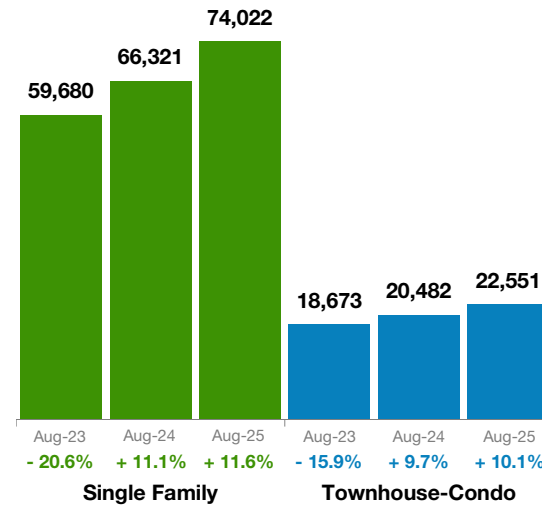
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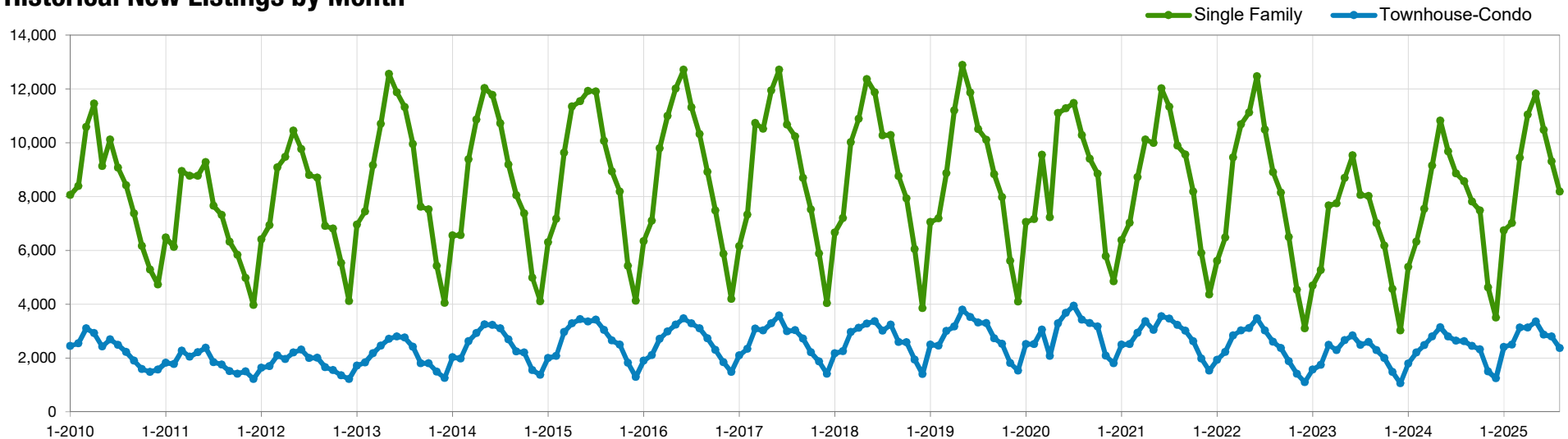


Year to Date



New Listings	Single Family	% Change from Prior Year	% Change from Prior Month	Townhouse-Condo	% Change from Prior Year	% Change from Prior Month
Sep-2024	7,810	+11.4%	-8.8%	2,449	+6.7%	-6.8%
Oct-2024	7,478	+21.2%	-4.3%	2,318	+16.2%	-5.3%
Nov-2024	4,625	+1.4%	-38.2%	1,501	+1.1%	-35.2%
Dec-2024	3,505	+16.0%	-24.2%	1,248	+18.1%	-16.9%
Jan-2025	6,736	+25.2%	+92.2%	2,409	+34.4%	+93.0%
Feb-2025	7,014	+10.9%	+4.1%	2,492	+13.3%	+3.4%
Mar-2025	9,442	+25.2%	+34.6%	3,135	+26.5%	+25.8%
Apr-2025	11,039	+20.6%	+16.9%	3,130	+11.9%	-0.2%
May-2025	11,827	+9.3%	+7.1%	3,358	+6.8%	+7.3%
Jun-2025	10,475	+8.3%	-11.4%	2,867	+2.3%	-14.6%
Jul-2025	9,305	+5.1%	-11.2%	2,795	+5.8%	-2.5%
Aug-2025	8,184	-4.5%	-12.0%	2,365	-10.0%	-15.4%

Historical New Listings by Month



Pending / Under Contract

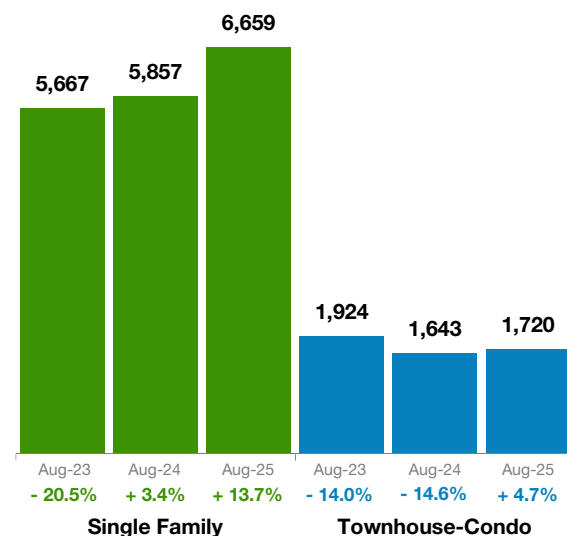
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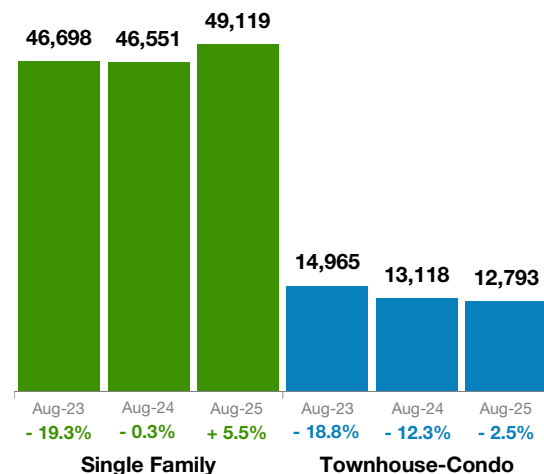
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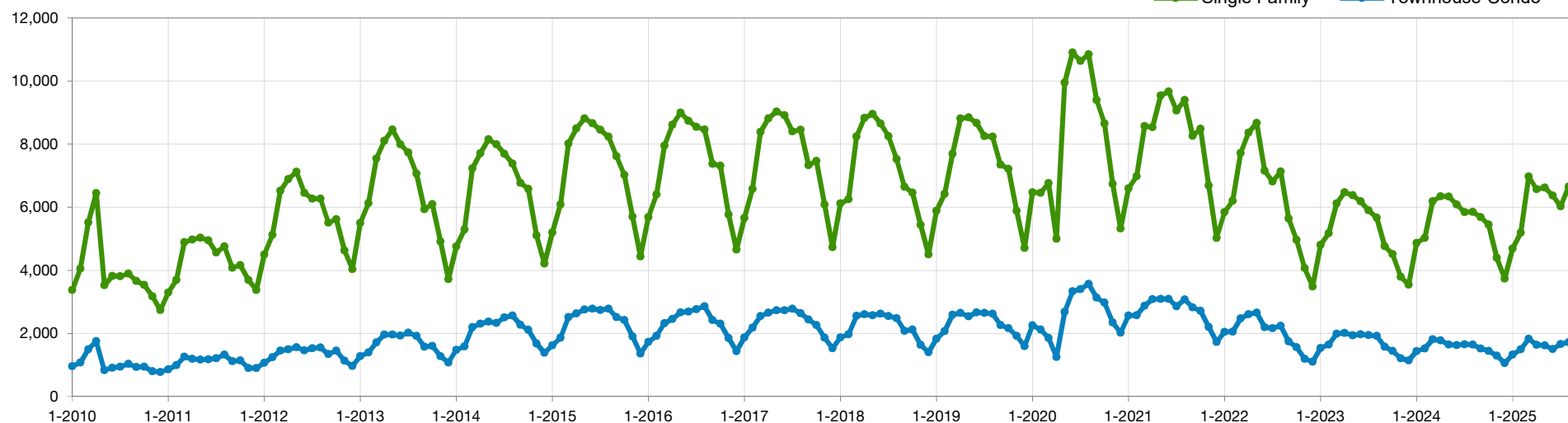


Year to Date



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	5,683	+19.2%	-3.0%	1,518	-3.9%	-7.6%
Oct-2024	5,452	+20.8%	-4.1%	1,449	+0.4%	-4.5%
Nov-2024	4,400	+15.9%	-19.3%	1,294	+6.7%	-10.7%
Dec-2024	3,738	+5.5%	-15.0%	1,058	-7.4%	-18.2%
Jan-2025	4,689	-3.6%	+25.4%	1,325	-7.5%	+25.2%
Feb-2025	5,192	+3.4%	+10.7%	1,492	-1.8%	+12.6%
Mar-2025	6,977	+12.7%	+34.4%	1,827	+0.8%	+22.5%
Apr-2025	6,574	+3.6%	-5.8%	1,636	-8.2%	-10.5%
May-2025	6,625	+4.5%	+0.8%	1,621	-1.4%	-0.9%
Jun-2025	6,374	+4.7%	-3.8%	1,508	-7.6%	-7.0%
Jul-2025	6,029	+3.2%	-5.4%	1,664	+0.8%	+10.3%
Aug-2025	6,659	+13.7%	+10.4%	1,720	+4.7%	+3.4%

Historical Pending / Under Contract by Month



Sold Listings

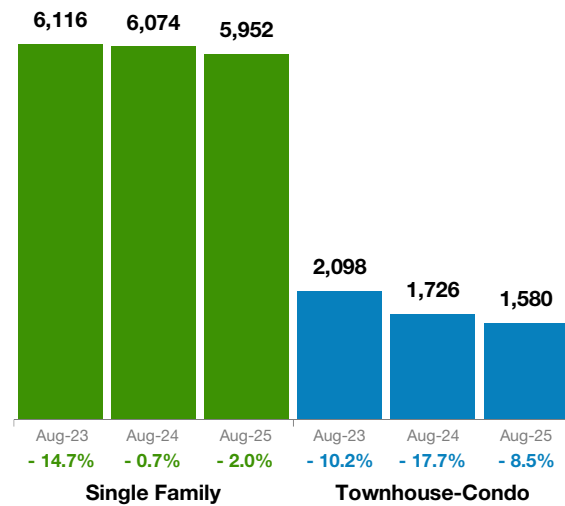
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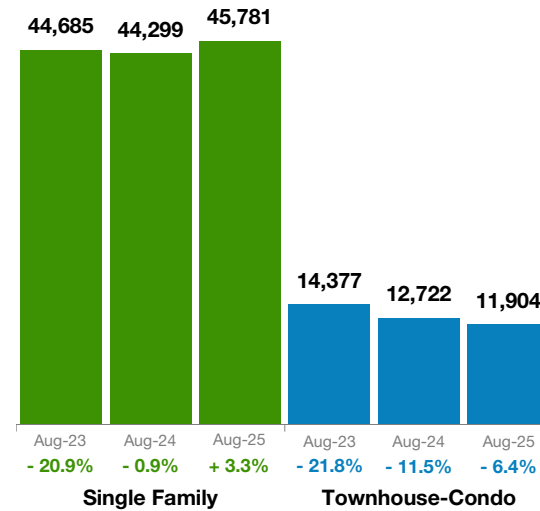
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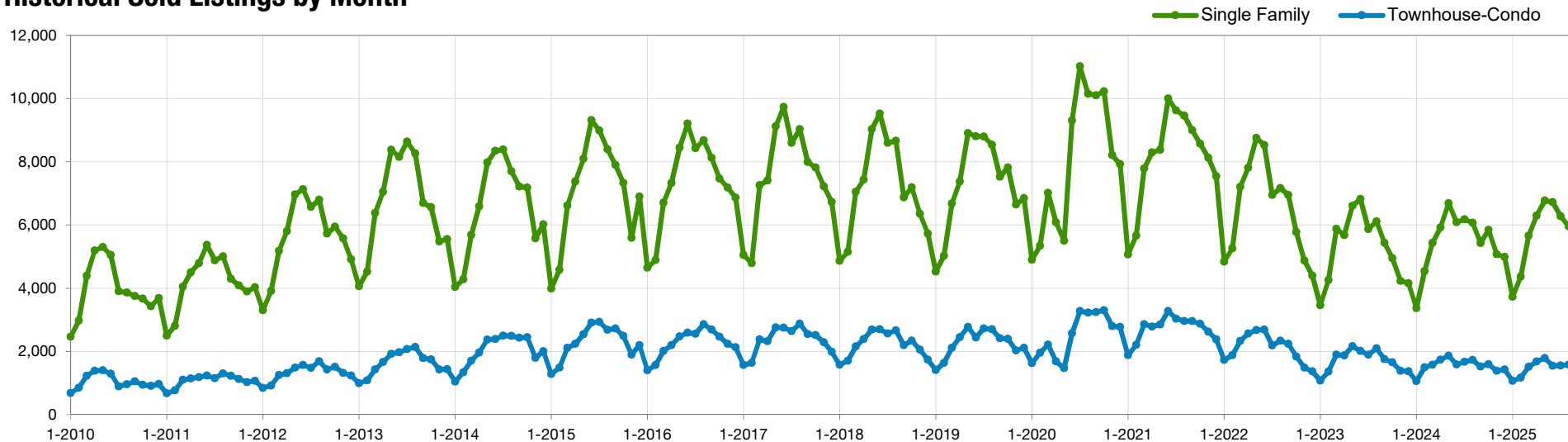


Year to Date



Sold Listings	Single Family	% Change from Prior Year	% Change from Prior Month	Townhouse-Condo	% Change from Prior Year	% Change from Prior Month
Sep-2024	5,426	-0.1%	-10.7%	1,520	-13.3%	-11.9%
Oct-2024	5,846	+18.1%	+7.7%	1,593	-3.7%	+4.8%
Nov-2024	5,073	+19.8%	-13.2%	1,388	-0.1%	-12.9%
Dec-2024	4,994	+20.1%	-1.6%	1,427	+4.0%	+2.8%
Jan-2025	3,731	+10.7%	-25.3%	1,070	+0.7%	-25.0%
Feb-2025	4,361	-4.0%	+16.9%	1,172	-21.6%	+9.5%
Mar-2025	5,664	+4.2%	+29.9%	1,516	-3.7%	+29.4%
Apr-2025	6,297	+6.4%	+11.2%	1,682	-3.2%	+10.9%
May-2025	6,773	+1.3%	+7.6%	1,789	-4.2%	+6.4%
Jun-2025	6,722	+10.4%	-0.8%	1,542	-2.7%	-13.8%
Jul-2025	6,281	+1.7%	-6.6%	1,553	-7.2%	+0.7%
Aug-2025	5,952	-2.0%	-5.2%	1,580	-8.5%	+1.7%

Historical Sold Listings by Month



Median Sales Price

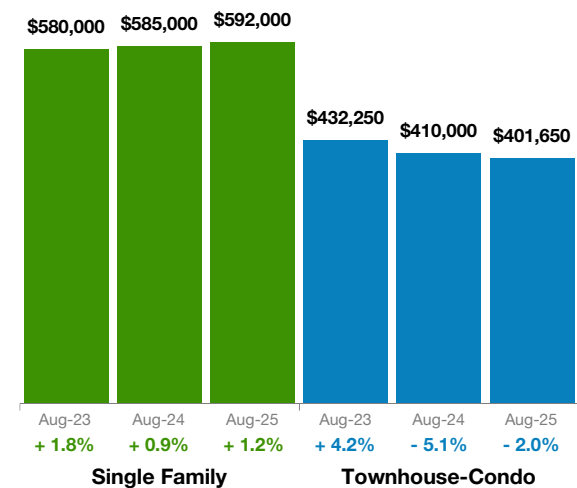
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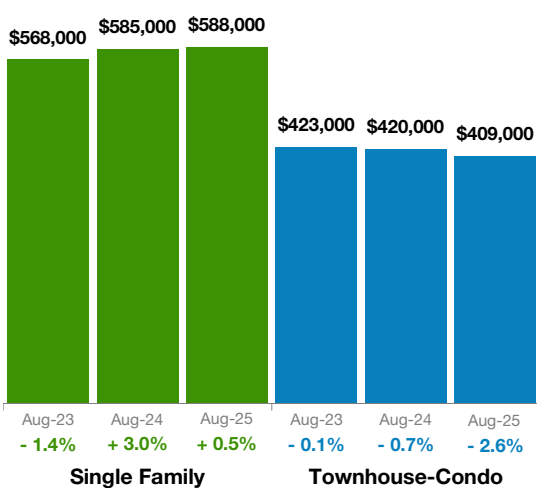
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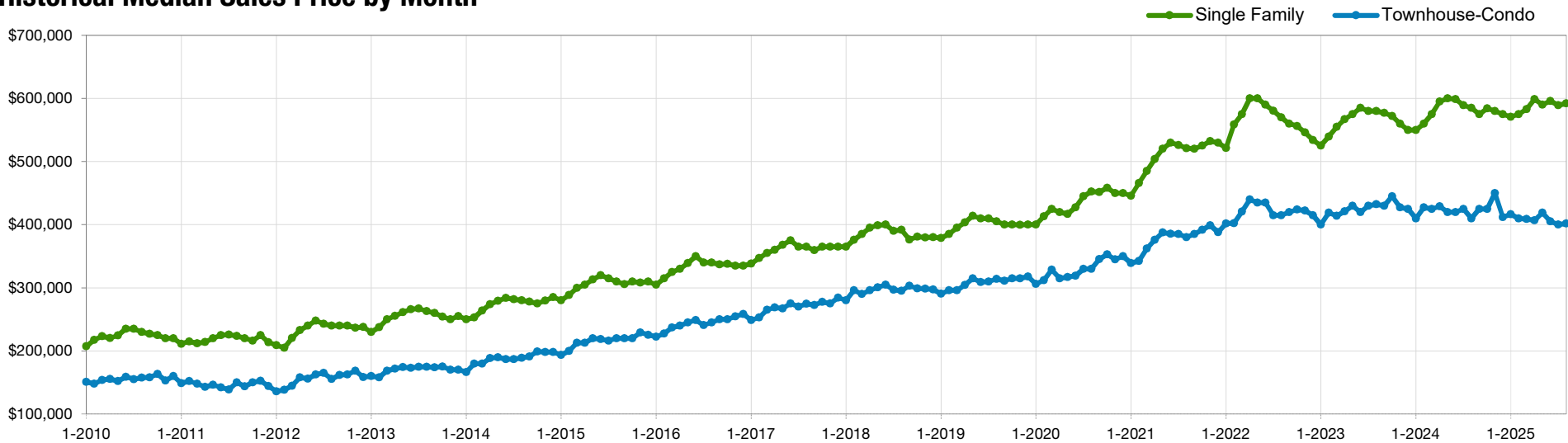


Year to Date



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	\$575,000	-0.3%	-1.7%	\$425,000	-1.2%	+3.7%
Oct-2024	\$584,000	+2.1%	+1.6%	\$425,000	-4.5%	0.0%
Nov-2024	\$579,900	+3.6%	-0.7%	\$450,000	+5.3%	+5.9%
Dec-2024	\$575,000	+4.5%	-0.8%	\$412,050	-3.0%	-8.4%
Jan-2025	\$570,725	+3.8%	-0.7%	\$416,450	+1.6%	+1.1%
Feb-2025	\$575,000	+2.7%	+0.7%	\$409,995	-4.1%	-1.6%
Mar-2025	\$583,000	+1.4%	+1.4%	\$409,000	-3.8%	-0.2%
Apr-2025	\$599,000	+0.7%	+2.7%	\$406,850	-5.2%	-0.5%
May-2025	\$590,000	-1.7%	-1.5%	\$419,000	-0.2%	+3.0%
Jun-2025	\$596,000	-0.5%	+1.0%	\$405,000	-3.6%	-3.3%
Jul-2025	\$589,000	0.0%	-1.2%	\$400,000	-5.9%	-1.2%
Aug-2025	\$592,000	+1.2%	+0.5%	\$401,650	-2.0%	+0.4%

Historical Median Sales Price by Month



Average Sales Price

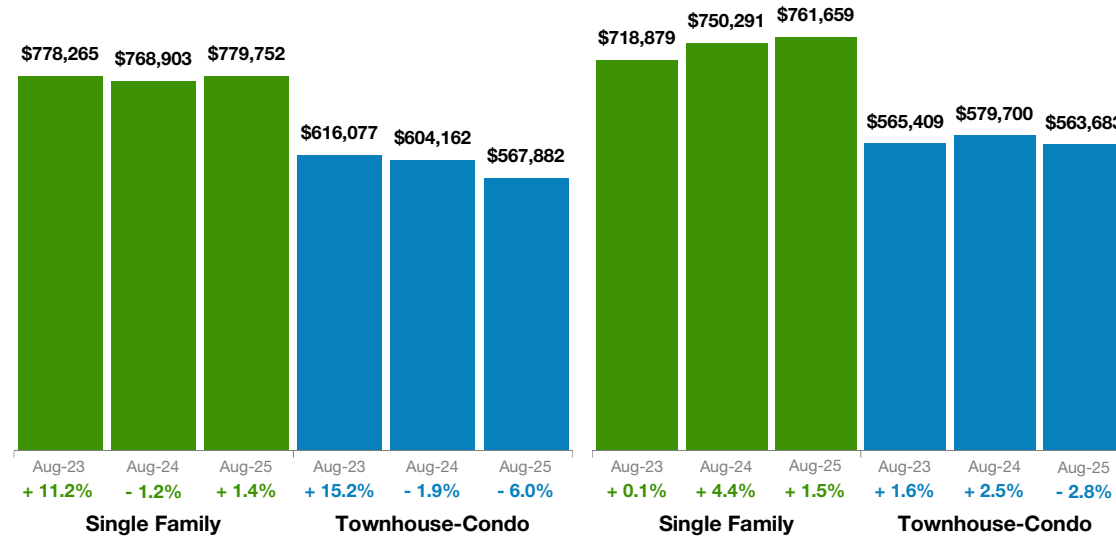
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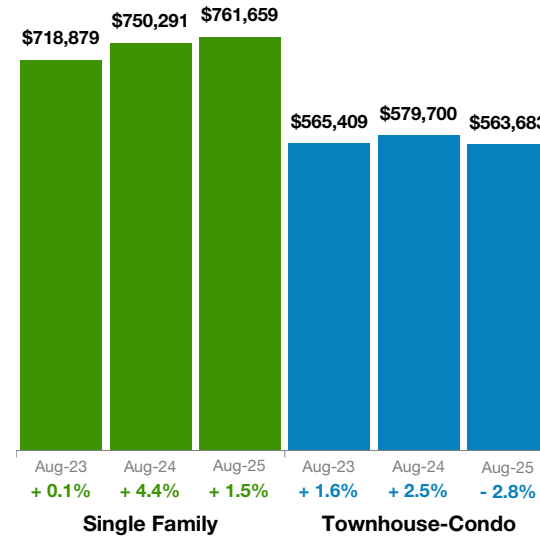
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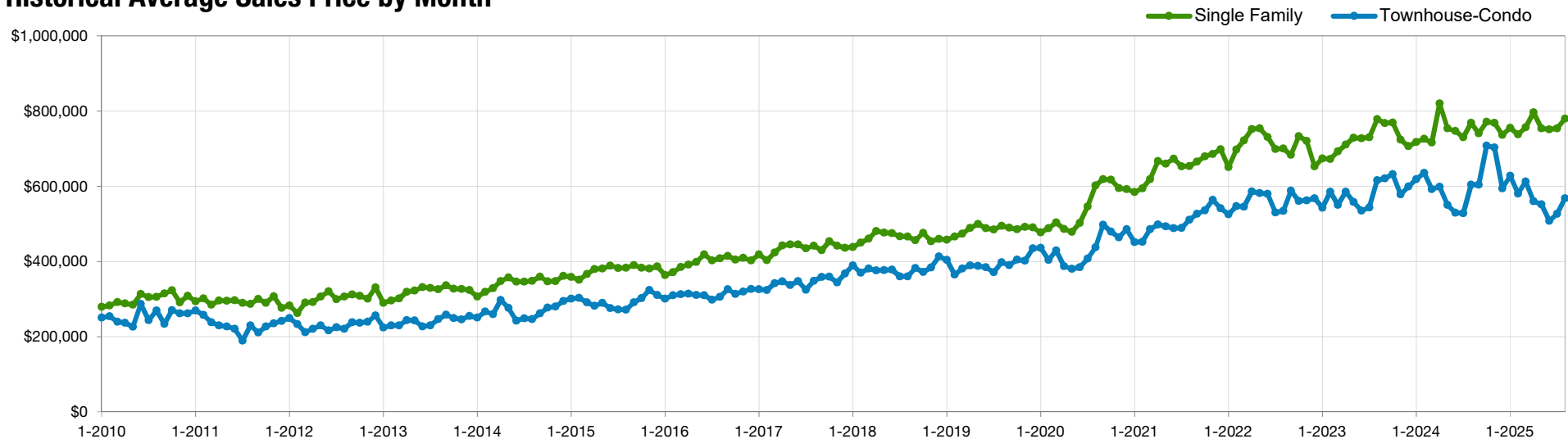


Year to Date



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	\$740,734	-3.6%	-3.7%	\$604,016	-2.7%	-0.0%
Oct-2024	\$771,674	+0.3%	+4.2%	\$707,805	+12.0%	+17.2%
Nov-2024	\$768,487	+6.1%	-0.4%	\$703,193	+21.5%	-0.7%
Dec-2024	\$736,306	+4.2%	-4.2%	\$594,647	-0.8%	-15.4%
Jan-2025	\$755,257	+5.2%	+2.6%	\$628,042	+1.5%	+5.6%
Feb-2025	\$738,164	+1.6%	-2.3%	\$580,747	-8.6%	-7.5%
Mar-2025	\$756,921	+5.7%	+2.5%	\$612,766	+3.4%	+5.5%
Apr-2025	\$796,327	-2.9%	+5.2%	\$559,953	-6.5%	-8.6%
May-2025	\$753,735	-0.0%	-5.3%	\$551,892	+0.3%	-1.4%
Jun-2025	\$751,096	+0.5%	-0.4%	\$508,165	-4.1%	-7.9%
Jul-2025	\$753,977	+3.3%	+0.4%	\$526,991	-0.3%	+3.7%
Aug-2025	\$779,752	+1.4%	+3.4%	\$567,882	-6.0%	+7.8%

Historical Average Sales Price by Month



Percent of List Price Received

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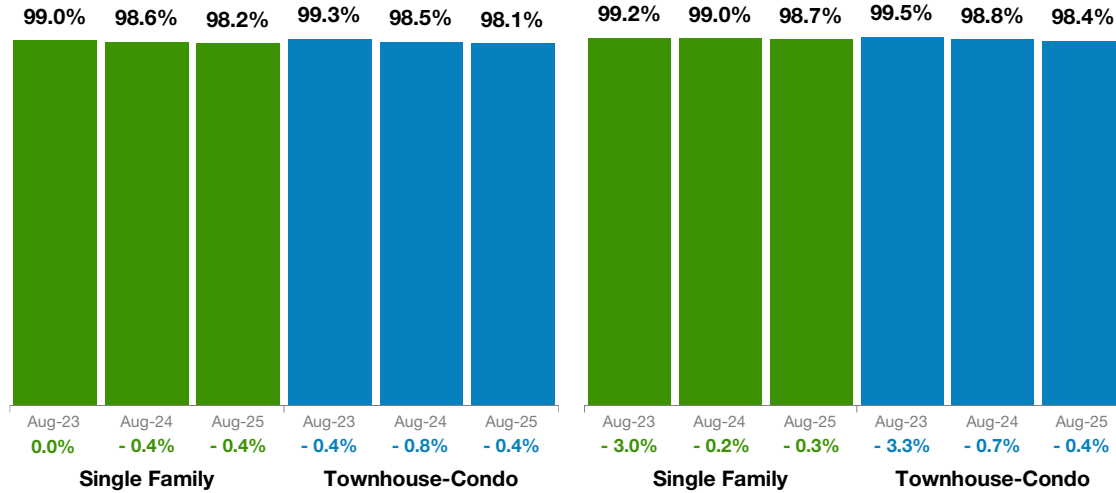
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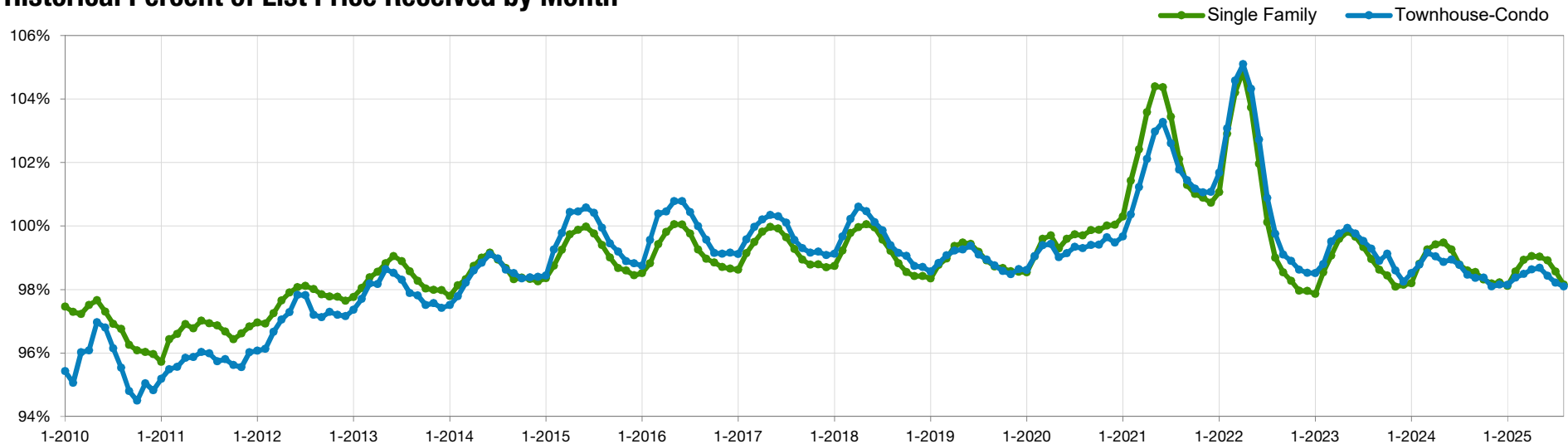
August

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	98.5%	-0.1%	-0.1%	98.4%	-0.5%	-0.1%
Oct-2024	98.3%	-0.1%	-0.2%	98.4%	-0.7%	0.0%
Nov-2024	98.2%	+0.1%	-0.1%	98.1%	-0.5%	-0.3%
Dec-2024	98.2%	+0.1%	0.0%	98.2%	-0.1%	+0.1%
Jan-2025	98.1%	-0.1%	-0.1%	98.1%	-0.4%	-0.1%
Feb-2025	98.6%	-0.2%	+0.5%	98.4%	-0.4%	+0.3%
Mar-2025	98.9%	-0.4%	+0.3%	98.5%	-0.7%	+0.1%
Apr-2025	99.0%	-0.4%	+0.1%	98.6%	-0.4%	+0.1%
May-2025	99.0%	-0.5%	0.0%	98.7%	-0.2%	+0.1%
Jun-2025	98.9%	-0.4%	-0.1%	98.4%	-0.5%	-0.3%
Jul-2025	98.6%	-0.2%	-0.3%	98.2%	-0.6%	-0.2%
Aug-2025	98.2%	-0.4%	-0.4%	98.1%	-0.4%	-0.1%

Historical Percent of List Price Received by Month



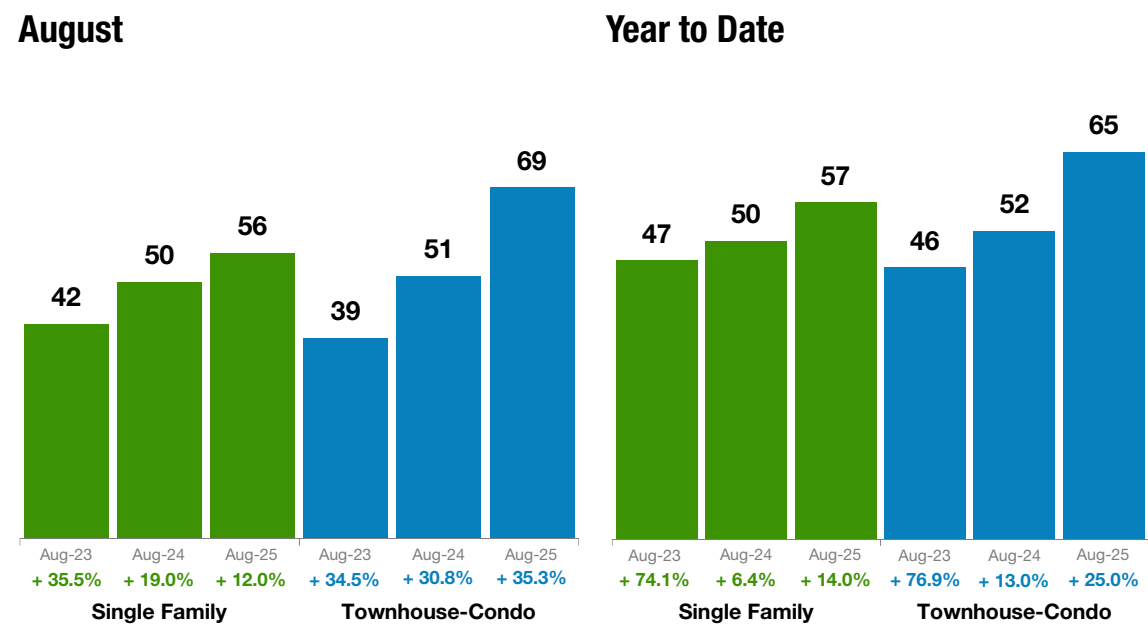
Days on Market Until Sale

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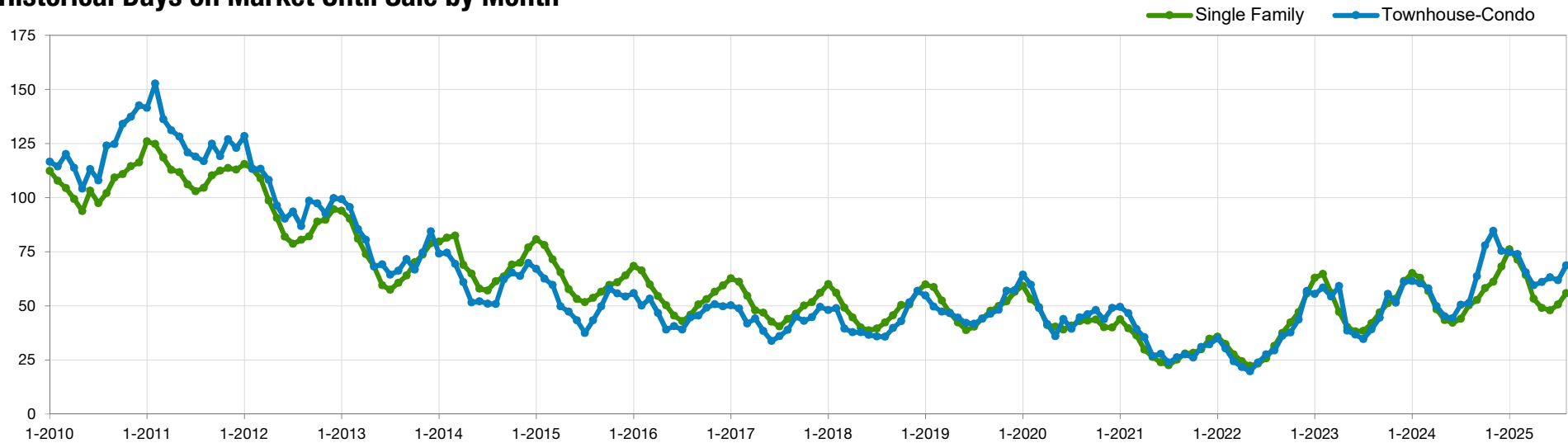
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Days on Market Until Sale	Single Family	% Change from Prior Year	% Change from Prior Month	Townhouse-Condo	% Change from Prior Year	% Change from Prior Month
Sep-2024	53	+12.8%	+6.0%	64	+45.5%	+25.5%
Oct-2024	58	+13.7%	+9.4%	78	+41.8%	+21.9%
Nov-2024	61	+15.1%	+5.2%	85	+66.7%	+9.0%
Dec-2024	68	+11.5%	+11.5%	75	+23.0%	-11.8%
Jan-2025	76	+16.9%	+11.8%	75	+23.0%	0.0%
Feb-2025	71	+12.7%	-6.6%	74	+23.3%	-1.3%
Mar-2025	64	+12.3%	-9.9%	65	+12.1%	-12.2%
Apr-2025	53	+10.4%	-17.2%	60	+20.0%	-7.7%
May-2025	49	+14.0%	-7.5%	61	+35.6%	+1.7%
Jun-2025	48	+14.3%	-2.0%	63	+43.2%	+3.3%
Jul-2025	51	+15.9%	+6.3%	62	+24.0%	-1.6%
Aug-2025	56	+12.0%	+9.8%	69	+35.3%	+11.3%

Historical Days on Market Until Sale by Month



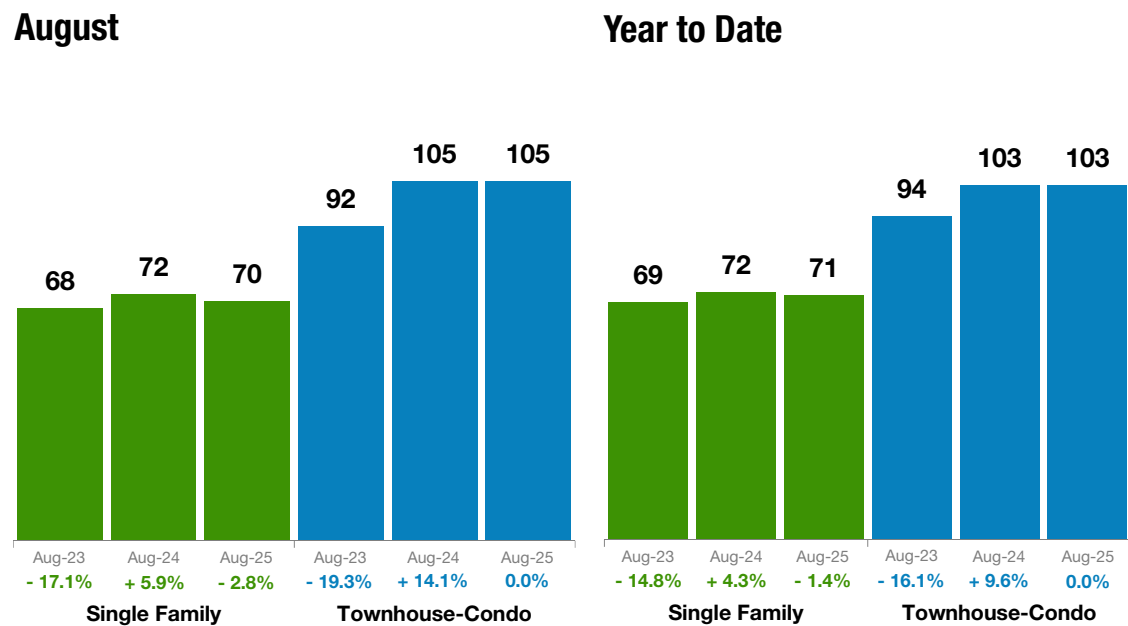
Housing Affordability Index

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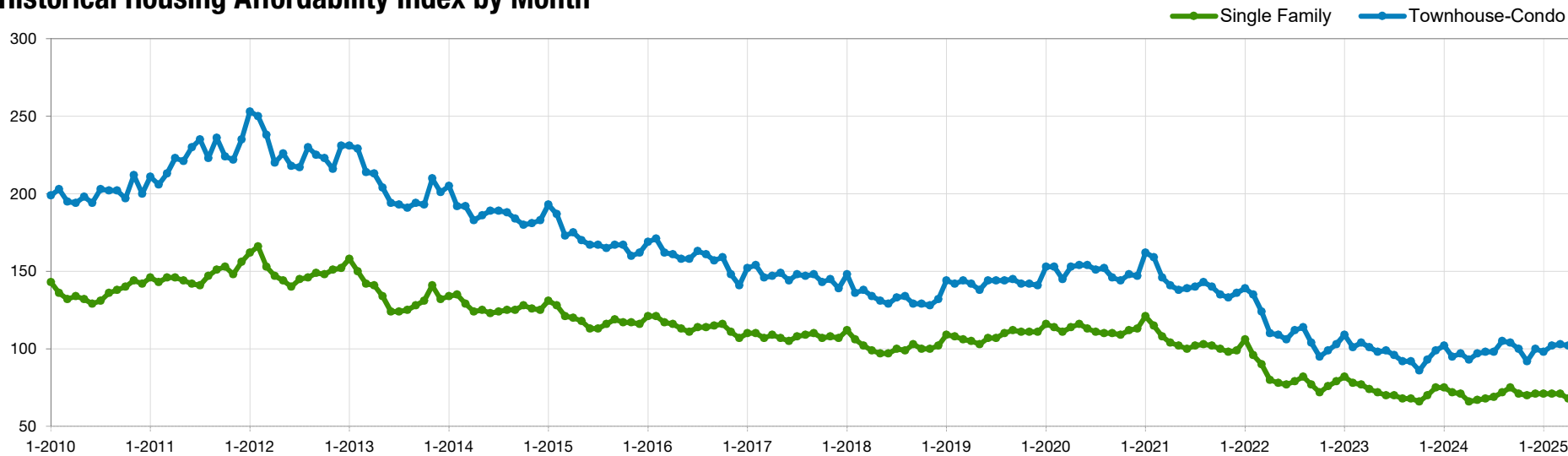
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Housing Affordability Index	Single Family	% Change from Prior Year	% Change from Prior Month	Townhouse-Condo	% Change from Prior Year	% Change from Prior Month
Sep-2024	75	+10.3%	+4.2%	104	+13.0%	-1.0%
Oct-2024	71	+7.6%	-5.3%	100	+16.3%	-3.8%
Nov-2024	70	0.0%	-1.4%	92	-1.1%	-8.0%
Dec-2024	71	-5.3%	+1.4%	100	+1.0%	+8.7%
Jan-2025	71	-5.3%	0.0%	98	-3.9%	-2.0%
Feb-2025	71	-1.4%	0.0%	102	+7.4%	+4.1%
Mar-2025	71	0.0%	0.0%	103	+6.2%	+1.0%
Apr-2025	68	+3.0%	-4.2%	102	+9.7%	-1.0%
May-2025	69	+3.0%	+1.5%	98	+1.0%	-3.9%
Jun-2025	69	+1.5%	0.0%	103	+5.1%	+5.1%
Jul-2025	70	+1.4%	+1.4%	104	+6.1%	+1.0%
Aug-2025	70	-2.8%	0.0%	105	0.0%	+1.0%

Historical Housing Affordability Index by Month



Inventory of Active Listings

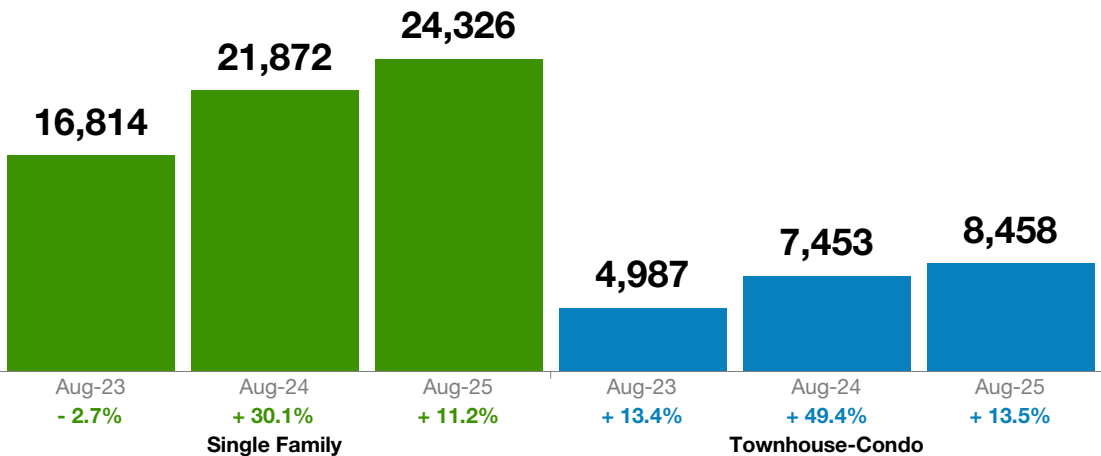
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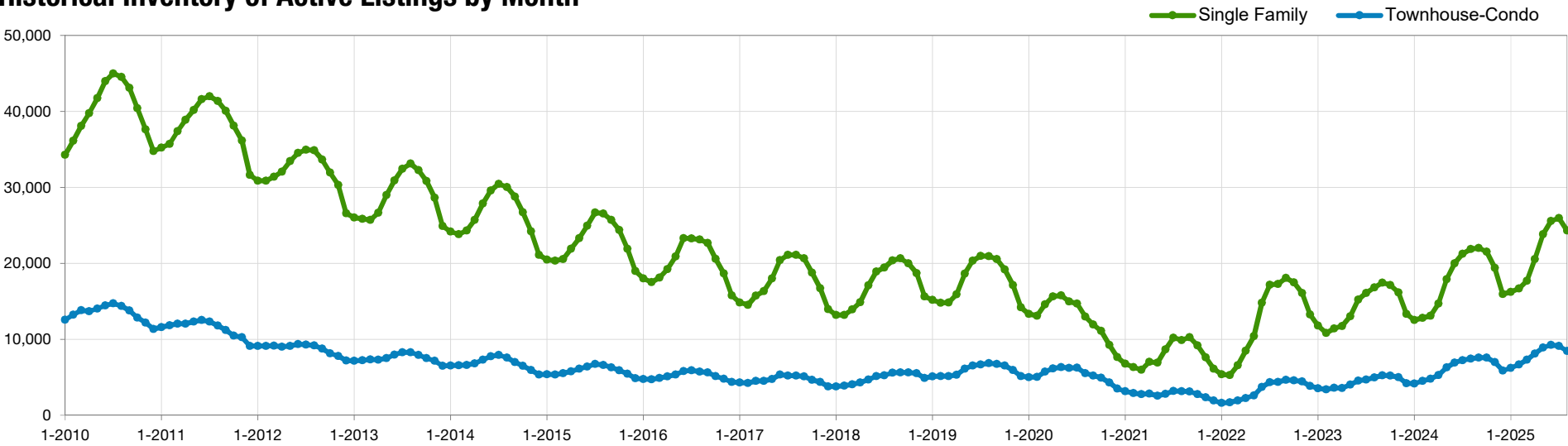


August



Active Listings	Single Family	% Change from Prior Year	% Change from Prior Month	Townhouse-Condo	% Change from Prior Year	% Change from Prior Month
Sep-2024	22,011	+26.1%	+0.6%	7,603	+44.5%	+2.0%
Oct-2024	21,540	+25.6%	-2.1%	7,600	+45.8%	-0.0%
Nov-2024	19,387	+20.0%	-10.0%	6,988	+39.6%	-8.1%
Dec-2024	15,946	+19.5%	-17.7%	5,871	+39.1%	-16.0%
Jan-2025	16,220	+29.4%	+1.7%	6,223	+48.9%	+6.0%
Feb-2025	16,697	+30.2%	+2.9%	6,673	+47.8%	+7.2%
Mar-2025	17,704	+35.0%	+6.0%	7,328	+52.3%	+9.8%
Apr-2025	20,542	+39.8%	+16.0%	8,121	+53.2%	+10.8%
May-2025	23,829	+33.1%	+16.0%	8,920	+41.6%	+9.8%
Jun-2025	25,577	+28.0%	+7.3%	9,250	+33.7%	+3.7%
Jul-2025	25,939	+22.1%	+1.4%	9,124	+26.1%	-1.4%
Aug-2025	24,326	+11.2%	-6.2%	8,458	+13.5%	-7.3%

Historical Inventory of Active Listings by Month



Months Supply of Inventory

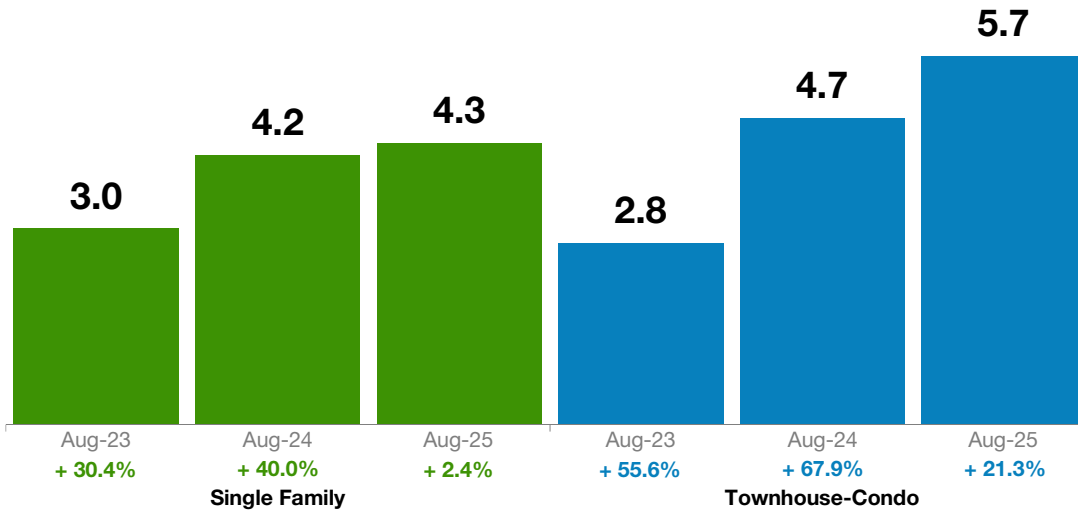
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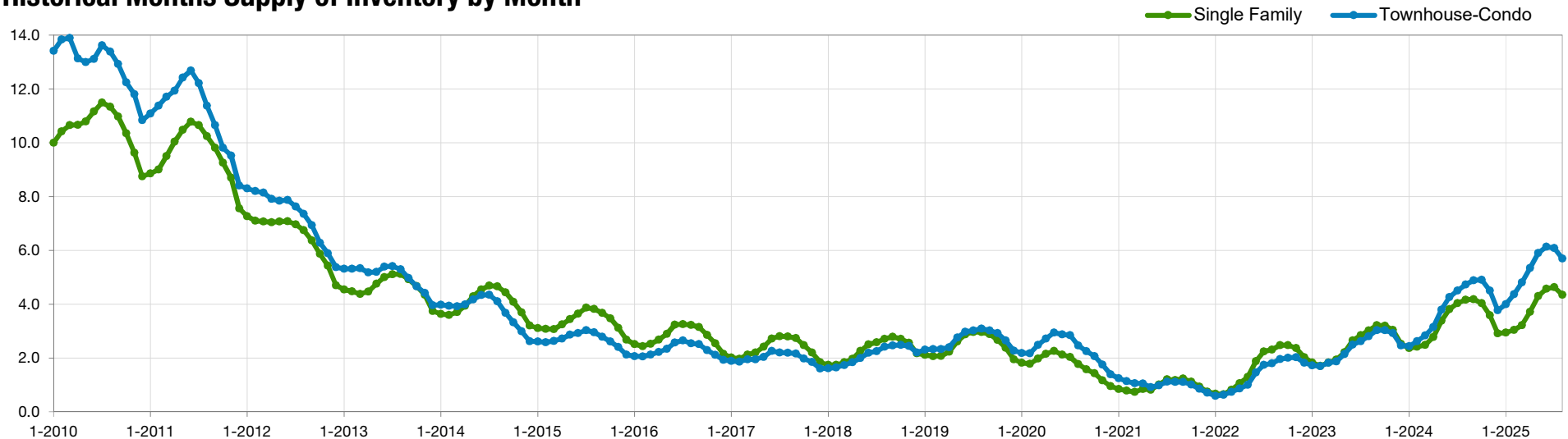


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Months Supply	Single Family	% Change from Prior Year	% Change from Prior Month	Townhouse-Condo	% Change from Prior Year	% Change from Prior Month
Sep-2024	4.2	+31.3%	0.0%	4.9	+63.3%	+4.3%
Oct-2024	4.0	+25.0%	-4.8%	4.9	+63.3%	0.0%
Nov-2024	3.6	+20.0%	-10.0%	4.5	+55.2%	-8.2%
Dec-2024	2.9	+16.0%	-19.4%	3.8	+52.0%	-15.6%
Jan-2025	2.9	+20.8%	0.0%	4.0	+66.7%	+5.3%
Feb-2025	3.0	+25.0%	+3.4%	4.4	+69.2%	+10.0%
Mar-2025	3.2	+28.0%	+6.7%	4.8	+71.4%	+9.1%
Apr-2025	3.7	+32.1%	+15.6%	5.3	+71.0%	+10.4%
May-2025	4.3	+26.5%	+16.2%	5.9	+55.3%	+11.3%
Jun-2025	4.6	+21.1%	+7.0%	6.1	+41.9%	+3.4%
Jul-2025	4.6	+15.0%	0.0%	6.1	+35.6%	0.0%
Aug-2025	4.3	+2.4%	-6.5%	5.7	+21.3%	-6.6%

Historical Months Supply of Inventory by Month



Total Market Overview Report

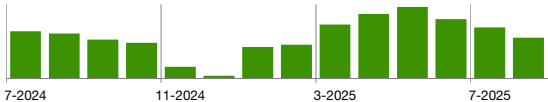
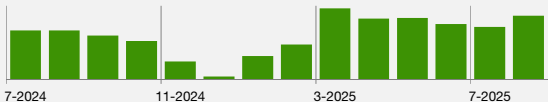

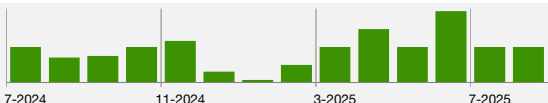

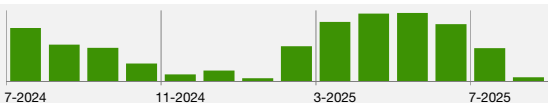

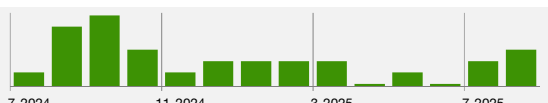
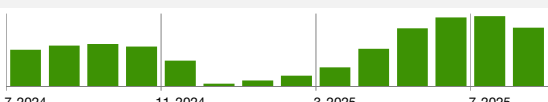
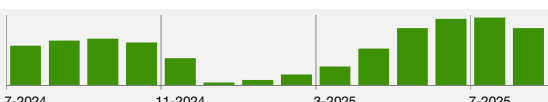
Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

August 2025
Statewide Report

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Not all agents
are the same!

REALTOR
colorado association of
REALTORS

Key Metrics	Historical Sparkbars	8-2024	8-2025	Percent Change	YTD-2024	YTD-2025	Percent Change
New Listings		11,275	10,630	- 5.7%	87,453	97,289	+ 11.2%
Pending / Under Contract		7,563	8,444	+ 11.6%	60,099	62,351	+ 3.7%
Sold Listings		7,878	7,587	- 3.7%	57,416	58,061	+ 1.1%
Median Sales Price		\$547,000	\$550,000	+ 0.5%	\$549,900	\$550,000	+ 0.0%
Average Sales Price		\$730,167	\$735,123	+ 0.7%	\$712,248	\$720,484	+ 1.2%
Percent of List Price Received		98.5%	98.1%	- 0.4%	99.0%	98.6%	- 0.4%
Days on Market Until Sale		51	59	+ 15.7%	51	59	+ 15.7%
Housing Affordability Index		78	76	- 2.6%	77	76	- 1.3%
Inventory of Active Listings		29,616	33,145	+ 11.9%	--	--	--
Months Supply of Inventory		4.3	4.7	+ 9.3%	--	--	--

Glossary of Terms

A research tool provided by the Colorado Association of REALTORS®.

August 2025
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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

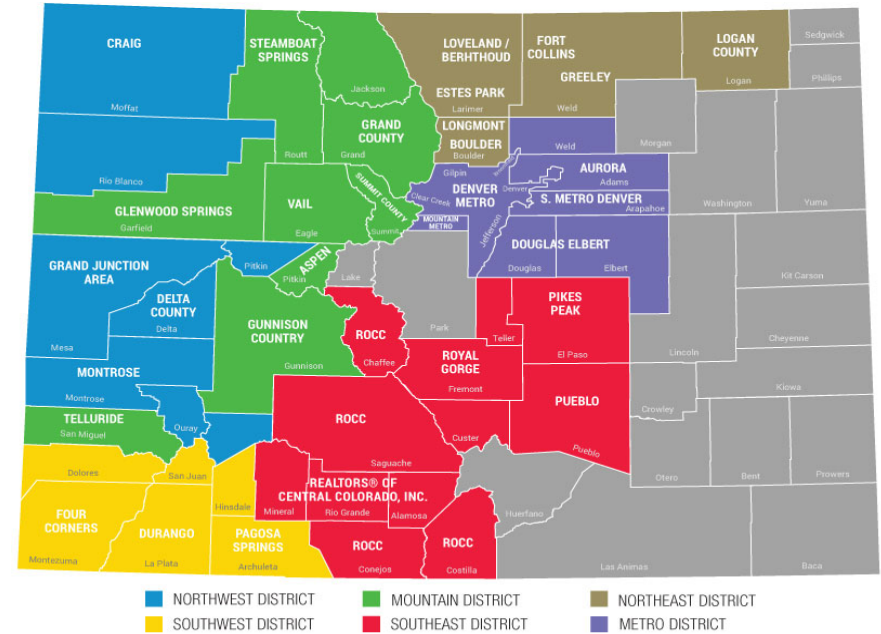
A measure of how affordable a region’s housing is to its consumers. A higher number means greater affordability. The index is based on interest rates, median sales price and median income by county.

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.



Colorado Association of REALTORS® Board Map
Associations/Boards by District

Metro

Aurora Association
Denver Metro Association
Denver Metro Commercial Assn.
Douglas Elbert Association
Mountain Metro Association
South Metro Association

Northeast

Boulder Area Association
Estes Park Board
Fort Collins Board
Greeley Area Association
Logan County Board
Longmont Association
Loveland/Berthoud Association
Northern Colorado Commercial Assn.

Southeast

Pikes Peak Association
Pueblo Association
REALTORS® of Central Colorado, Inc. (ROCC)
Royal Gorge Association

Southwest

Durango Area Association
Four Corners Board
Pagosa Springs Area Association

Mountain

Aspen Board
Glenwood Springs Association
Grand County Board
Gunnison Country Association
Steamboat Springs Board
Summit Association
Telluride Association
Vail Board

Northwest

Craig Association
Delta Board
Grand Junction Area Association
Montrose Association

The gray areas are not represented by a local association/board of REALTORS® or Multiple Listing Service. Transaction numbers in those areas are low and would not affect the overall state statistics.