



colorado association of REALTORS® HOUSING REPORTS

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Statewide Report Single Family and Townhouse-Condo November 2025

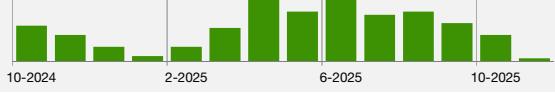
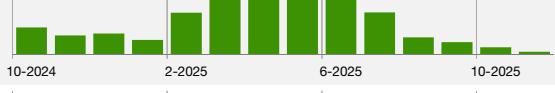
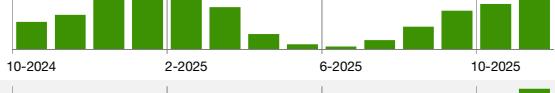
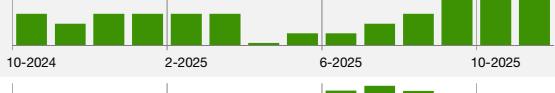
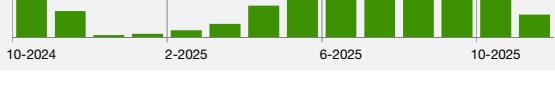


Single Family Market Overview

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

November 2025
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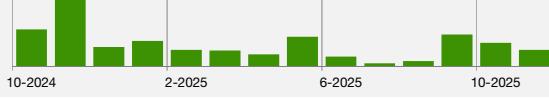
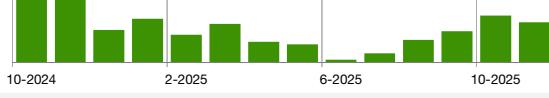
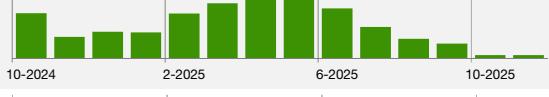
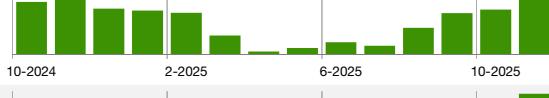
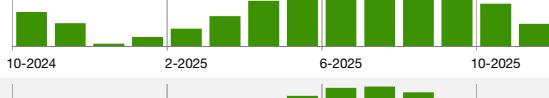
Key Metrics	Historical Sparkbars	11-2024	11-2025	Percent Change	YTD-2024		YTD-2025		Percent Change
					11-2024	11-2025	YTD-2024	YTD-2025	
New Listings		4,626	4,535	- 2.0%	86,242	94,053	+ 9.1%		
Pending / Under Contract		4,396	5,028	+ 14.4%	62,076	64,727	+ 4.3%		
Sold Listings		5,073	4,673	- 7.9%	60,646	62,424	+ 2.9%		
Median Sales Price		\$579,945	\$570,000	- 1.7%	\$583,000	\$585,000	+ 0.3%		
Average Sales Price		\$769,042	\$792,152	+ 3.0%	\$753,051	\$767,871	+ 2.0%		
Percent of List Price Received		98.2%	97.9%	- 0.3%	98.8%	98.5%	- 0.3%		
Days on Market Until Sale		61	71	+ 16.4%	52	59	+ 13.5%		
Housing Affordability Index		70	75	+ 7.1%	70	73	+ 4.3%		
Inventory of Active Listings		19,437	19,652	+ 1.1%	--	--	--		
Months Supply of Inventory		3.6	3.5	- 2.8%	--	--	--		

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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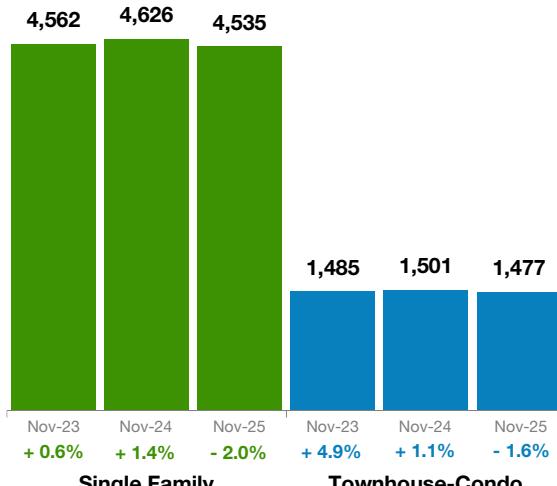
Key Metrics	Historical Sparkbars	November 2024			November 2025			Percent Change	YTD-2024		YTD-2025		Percent Change
		11-2024	11-2025	Percent Change	11-2024	11-2025	Percent Change		YTD-2024	YTD-2025	YTD-2024	YTD-2025	
New Listings		1,501	1,477	- 1.6%	26,751	28,523	+ 6.6%						
Pending / Under Contract		1,293	1,234	- 4.6%	17,373	16,715	- 3.8%						
Sold Listings		1,389	1,140	- 17.9%	17,224	16,118	- 6.4%						
Median Sales Price		\$450,000	\$410,000	- 8.9%	\$424,950	\$410,000	- 3.5%						
Average Sales Price		\$703,065	\$617,352	- 12.2%	\$603,640	\$576,603	- 4.5%						
Percent of List Price Received		98.1%	97.9%	- 0.2%	98.7%	98.3%	- 0.4%						
Days on Market Until Sale		85	83	- 2.4%	58	68	+ 17.2%						
Housing Affordability Index		92	106	+ 15.2%	97	106	+ 9.3%						
Inventory of Active Listings		7,021	6,993	- 0.4%	--	--	--						
Months Supply of Inventory		4.5	4.8	+ 6.7%	--	--	--						

New Listings

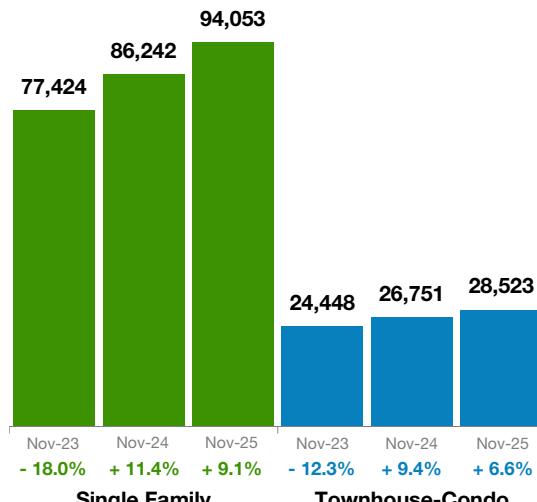
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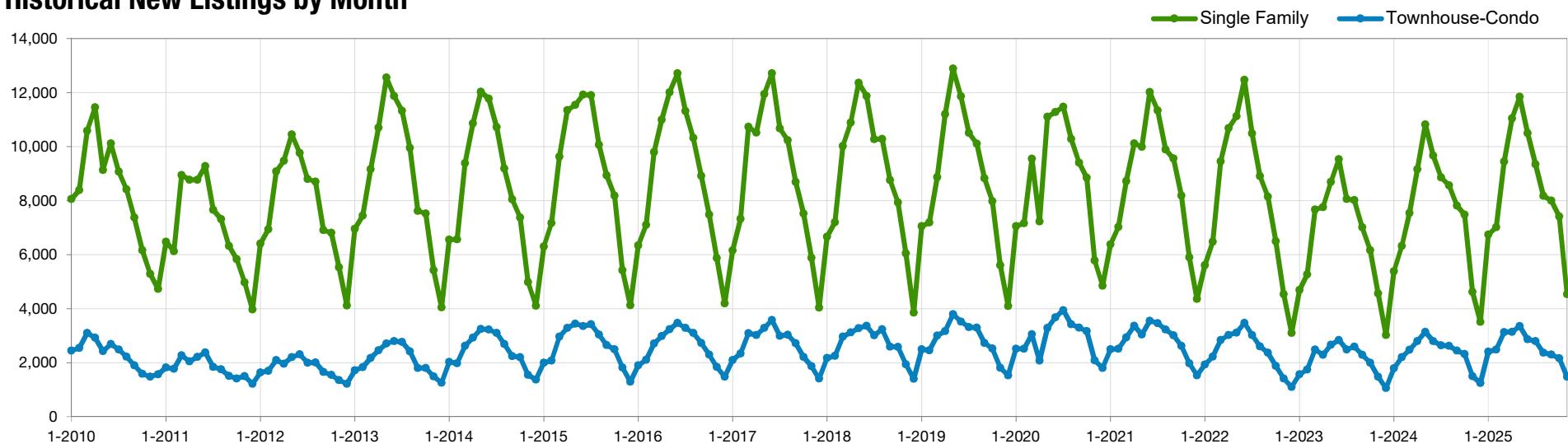


Year to Date



	New Listings	Single Family	% Change from Prior Year	% Change from Prior Month	Townhouse-Condo	% Change from Prior Year	% Change from Prior Month
Dec-2024	3,508		+16.1%	-24.2%	1,248	+18.1%	-16.9%
Jan-2025	6,737		+25.2%	+92.0%	2,409	+34.4%	+93.0%
Feb-2025	7,017		+11.0%	+4.2%	2,491	+13.2%	+3.4%
Mar-2025	9,444		+25.2%	+34.6%	3,135	+26.5%	+25.9%
Apr-2025	11,042		+20.6%	+16.9%	3,141	+12.2%	+0.2%
May-2025	11,839		+9.4%	+7.2%	3,359	+6.9%	+6.9%
Jun-2025	10,502		+8.6%	-11.3%	2,867	+2.3%	-14.6%
Jul-2025	9,343		+5.5%	-11.0%	2,802	+6.1%	-2.3%
Aug-2025	8,176		-4.6%	-12.5%	2,374	-9.6%	-15.3%
Sep-2025	8,001		+2.4%	-2.1%	2,302	-6.0%	-3.0%
Oct-2025	7,417		-0.8%	-7.3%	2,166	-6.6%	-5.9%
Nov-2025	4,535		-2.0%	-38.9%	1,477	-1.6%	-31.8%

Historical New Listings by Month

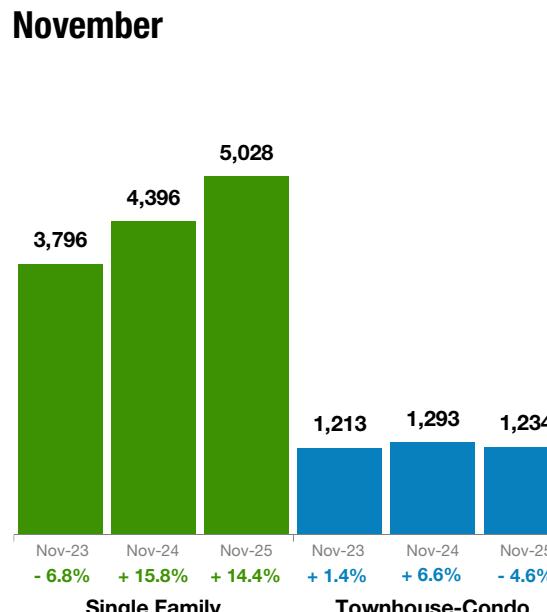


Pending / Under Contract

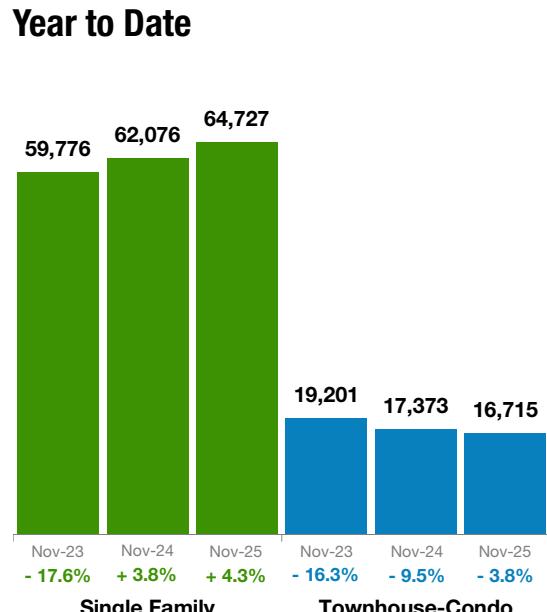
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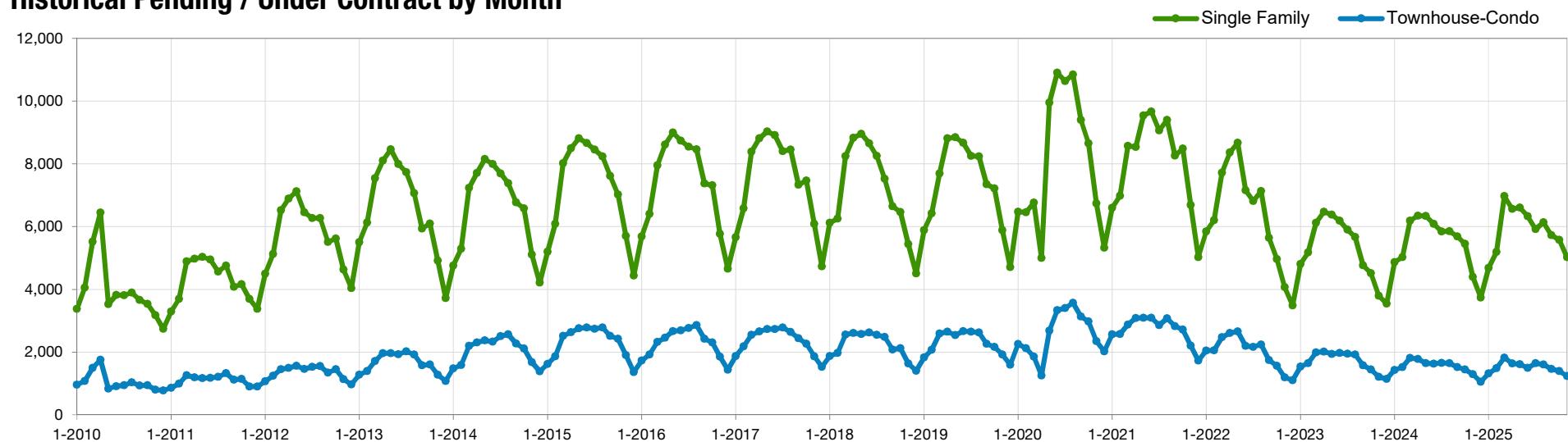


Year to Date



Pending / Under Contract	Single Family	% Change from Prior Year	% Change from Prior Month	Townhouse-Condo	% Change from Prior Year	% Change from Prior Month
Dec-2024	3,738	+5.5%	-15.0%	1,056	-7.6%	-18.3%
Jan-2025	4,684	-3.7%	+25.3%	1,323	-7.6%	+25.3%
Feb-2025	5,193	+3.4%	+10.9%	1,484	-2.4%	+12.2%
Mar-2025	6,974	+12.7%	+34.3%	1,825	+0.7%	+23.0%
Apr-2025	6,560	+3.4%	-5.9%	1,635	-8.3%	-10.4%
May-2025	6,602	+4.1%	+0.6%	1,615	-1.8%	-1.2%
Jun-2025	6,326	+3.9%	-4.2%	1,495	-8.4%	-7.4%
Jul-2025	5,917	+1.3%	-6.5%	1,642	-0.5%	+9.8%
Aug-2025	6,134	+4.7%	+3.7%	1,601	-2.6%	-2.5%
Sep-2025	5,728	+0.8%	-6.6%	1,463	-3.6%	-8.6%
Oct-2025	5,581	+2.4%	-2.6%	1,398	-3.3%	-4.4%
Nov-2025	5,028	+14.4%	-9.9%	1,234	-4.6%	-11.7%

Historical Pending / Under Contract by Month

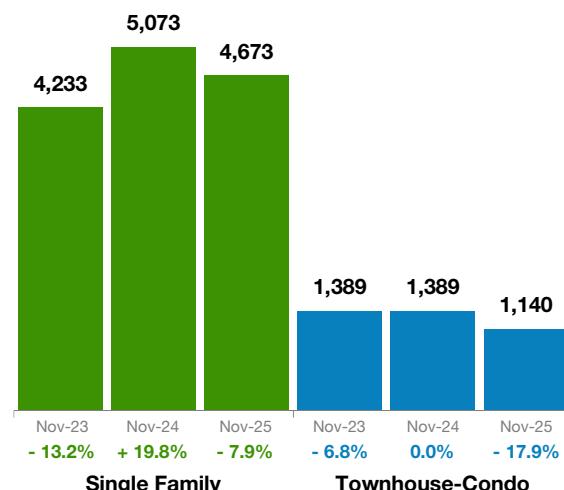


Sold Listings

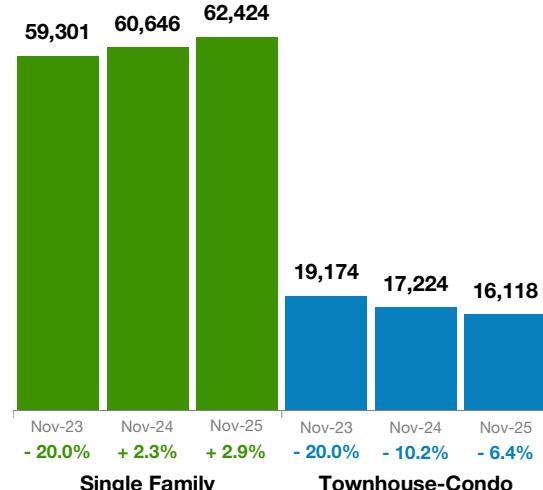
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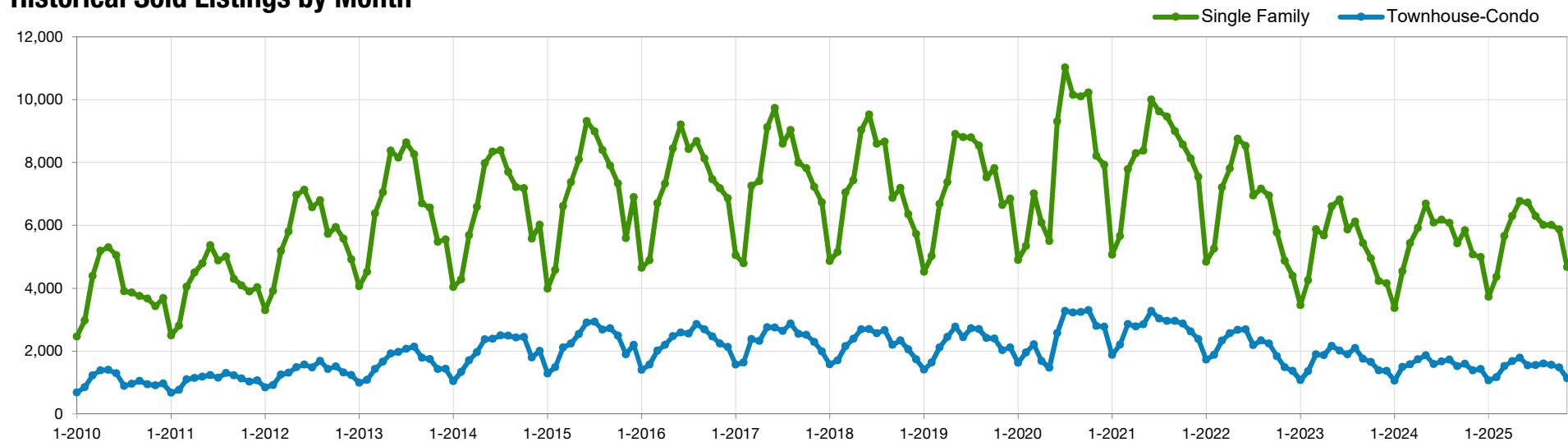


Year to Date



Sold Listings	Single Family	% Change from Prior Year	% Change from Prior Month	Townhouse-Condo	% Change from Prior Year	% Change from Prior Month
Dec-2024	4,995	+20.1%	-1.5%	1,427	+4.0%	+2.7%
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%	1,518	-3.6%	+29.5%
Apr-2025	6,297	+6.4%	+11.2%	1,681	-3.3%	+10.7%
May-2025	6,775	+1.3%	+7.6%	1,789	-4.2%	+6.4%
Jun-2025	6,724	+10.4%	-0.8%	1,545	-2.5%	-13.6%
Jul-2025	6,297	+1.9%	-6.4%	1,555	-7.1%	+0.6%
Aug-2025	6,014	-1.0%	-4.5%	1,604	-7.1%	+3.2%
Sep-2025	6,015	+10.9%	+0.0%	1,564	+2.9%	-2.5%
Oct-2025	5,873	+0.5%	-2.4%	1,480	-7.1%	-5.4%
Nov-2025	4,673	-7.9%	-20.4%	1,140	-17.9%	-23.0%

Historical Sold Listings by Month

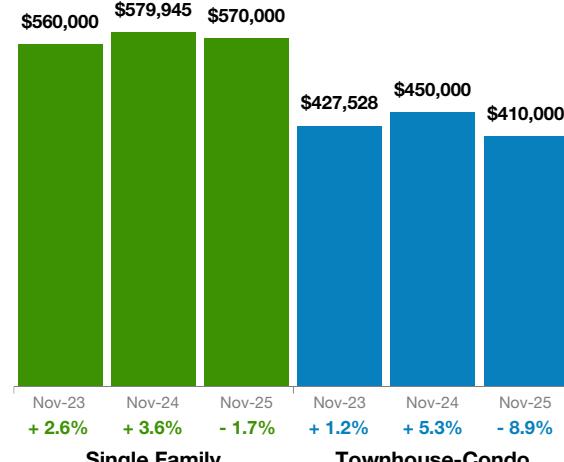


Median Sales Price

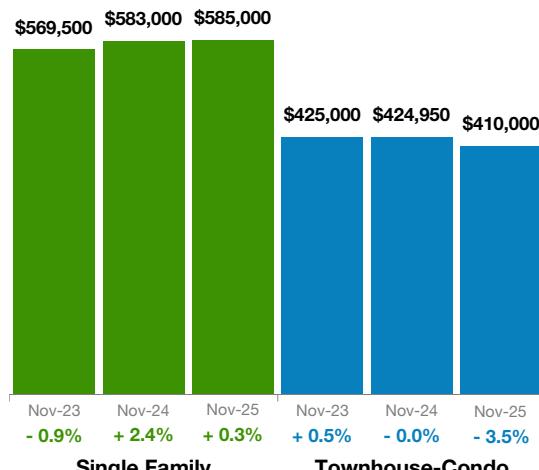
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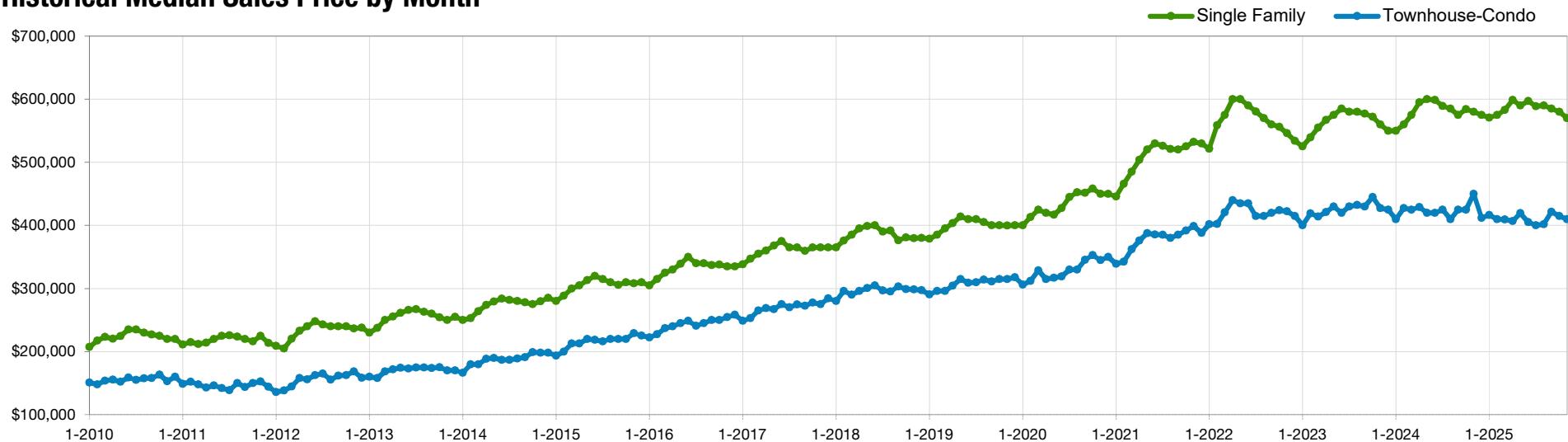


Year to Date



	Median Sales Price	Single Family	% Change from Prior Year	% Change from Prior Month	Townhouse-Condo	% Change from Prior Year	% Change from Prior Month
Dec-2024	\$575,000		+4.5%	-0.9%	\$412,050	-3.0%	-8.4%
Jan-2025	\$570,950		+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%	\$409,450	-3.7%	-0.1%
Apr-2025	\$599,000		+0.7%	+2.7%	\$406,700	-5.2%	-0.7%
May-2025	\$590,000		-1.7%	-1.5%	\$419,500	-0.1%	+3.1%
Jun-2025	\$597,000		-0.3%	+1.2%	\$405,000	-3.6%	-3.5%
Jul-2025	\$588,600		-0.1%	-1.4%	\$400,000	-5.9%	-1.2%
Aug-2025	\$590,000		+0.9%	+0.2%	\$401,650	-2.0%	+0.4%
Sep-2025	\$585,000		+1.7%	-0.8%	\$421,297	-0.9%	+4.9%
Oct-2025	\$580,000		-0.7%	-0.9%	\$415,000	-2.4%	-1.5%
Nov-2025	\$570,000		-1.7%	-1.7%	\$410,000	-8.9%	-1.2%

Historical Median Sales Price by Month

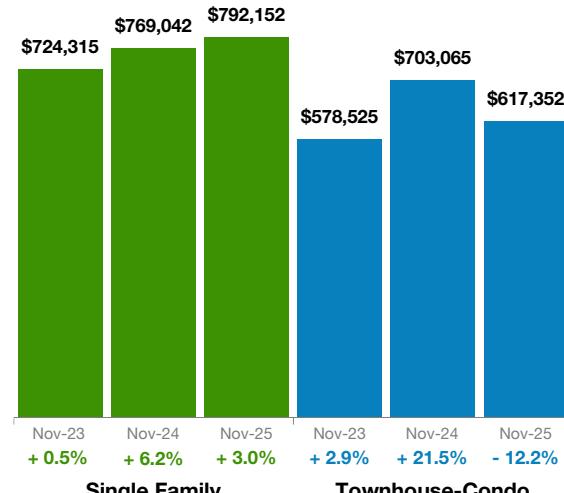


Average Sales Price

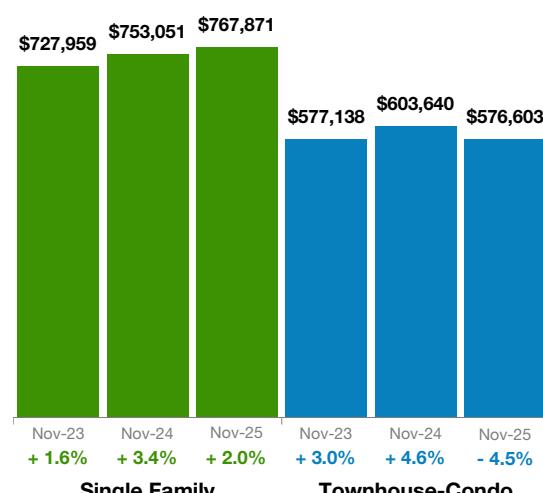
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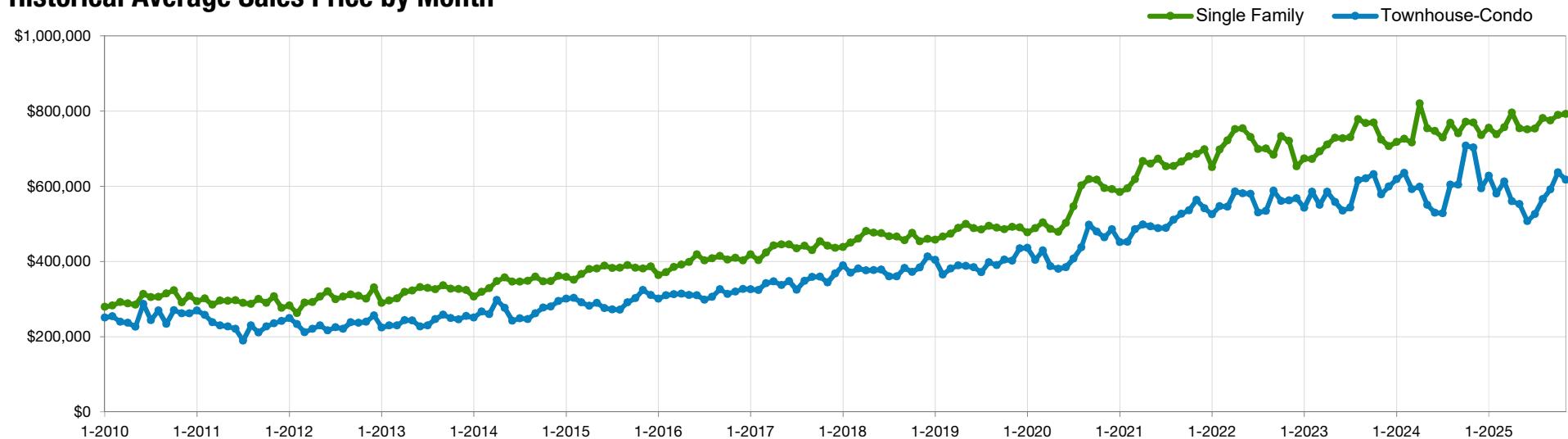


Year to Date



	Average Sales Price	Single Family	% Change from Prior Year	% Change from Prior Month	Townhouse-Condo	% Change from Prior Year	% Change from Prior Month
Dec-2024	\$736,200		+4.2%	-4.3%	\$594,647	-0.8%	-15.4%
Jan-2025	\$755,655		+5.3%	+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%	\$612,687	+3.4%	+5.5%
Apr-2025	\$796,057		-2.9%	+5.2%	\$560,025	-6.5%	-8.6%
May-2025	\$753,812		+0.0%	-5.3%	\$552,268	+0.4%	-1.4%
Jun-2025	\$751,159		+0.5%	-0.4%	\$507,028	-4.3%	-8.2%
Jul-2025	\$752,968		+3.2%	+0.2%	\$526,295	-0.4%	+3.8%
Aug-2025	\$781,222		+1.6%	+3.8%	\$566,038	-6.3%	+7.6%
Sep-2025	\$774,858		+4.6%	-0.8%	\$591,478	-2.1%	+4.5%
Oct-2025	\$789,200		+2.3%	+1.9%	\$637,150	-10.0%	+7.7%
Nov-2025	\$792,152	+3.0%	+0.4%		\$617,352	-12.2%	-3.1%

Historical Average Sales Price by Month



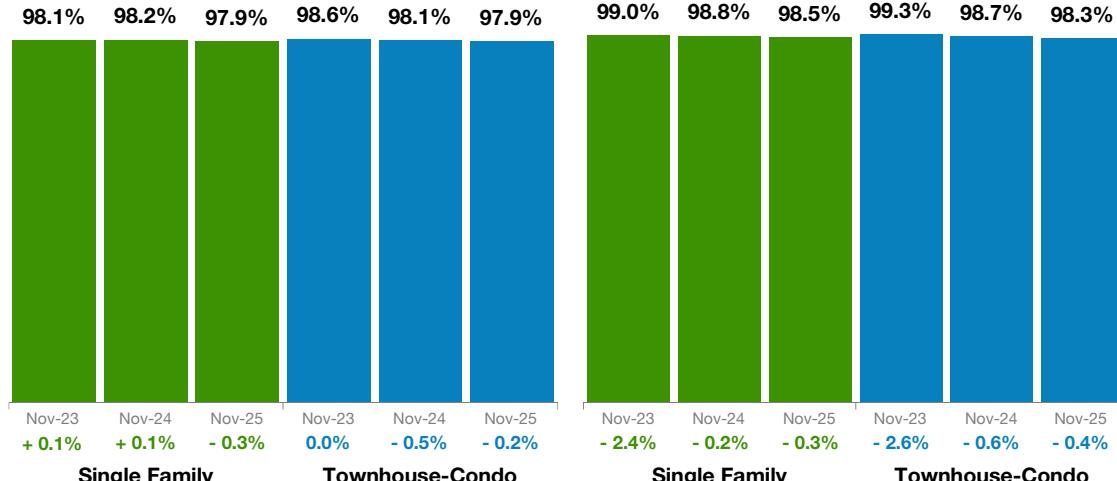
Percent of List Price Received

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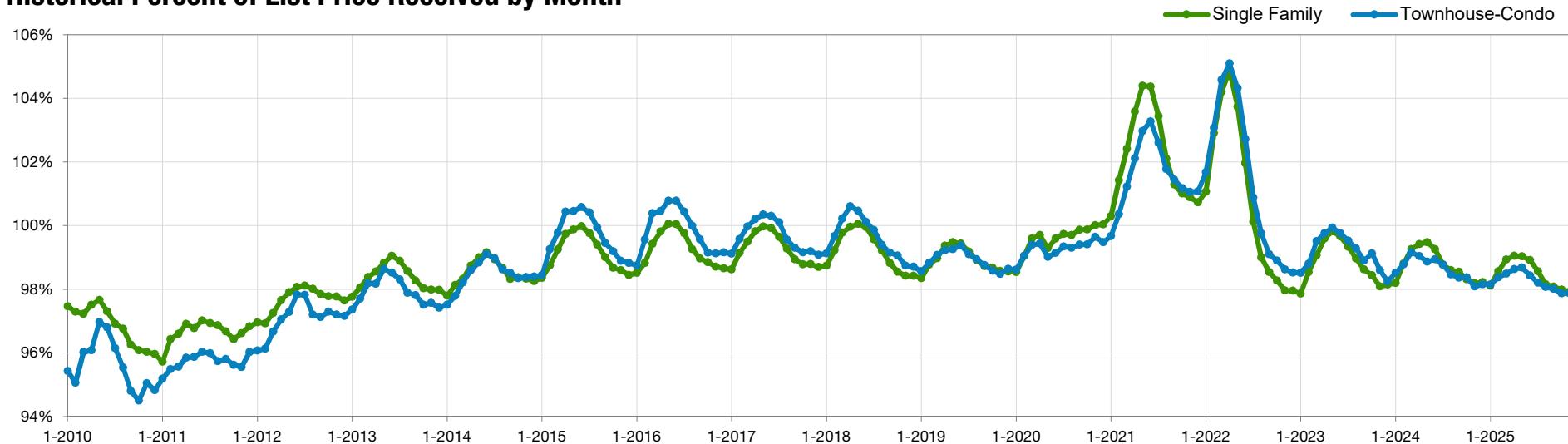
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Year to Date



Historical Percent of List Price Received by Month

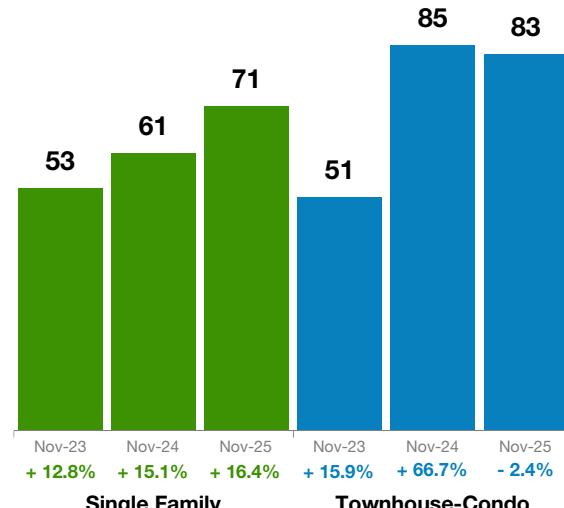


Days on Market Until Sale

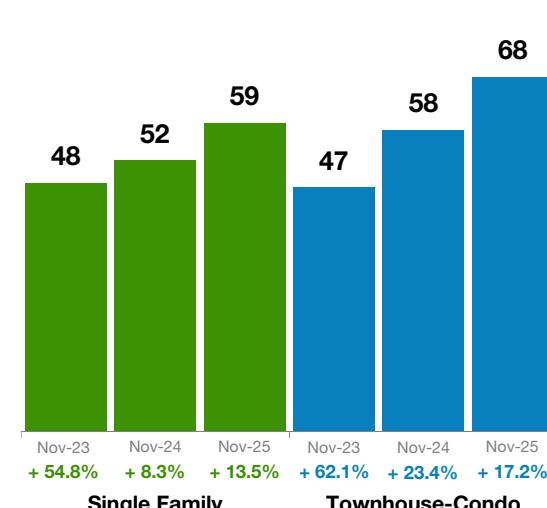
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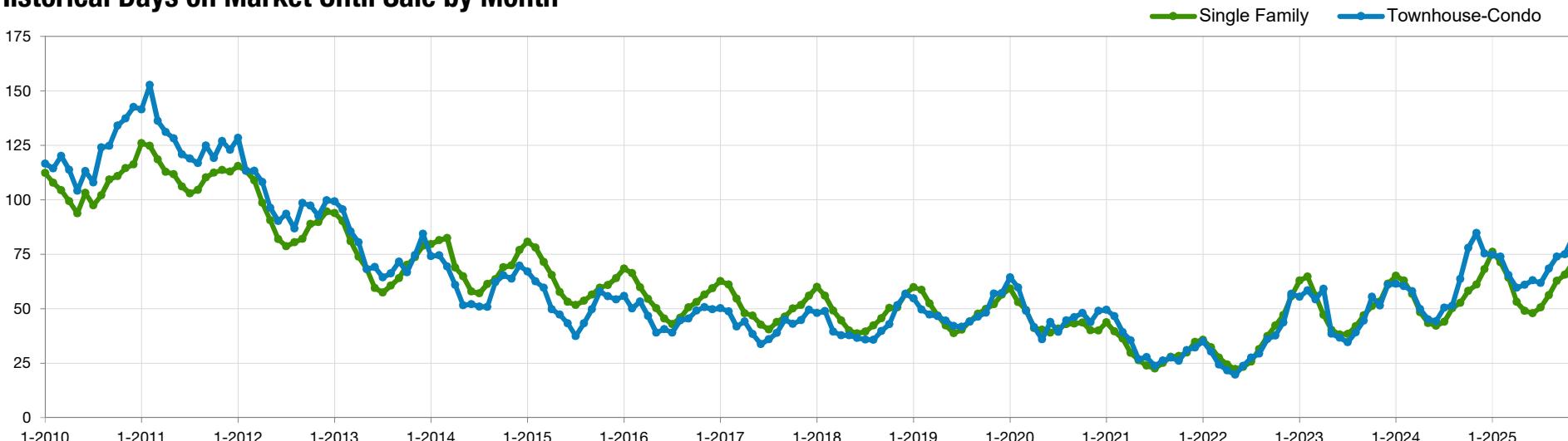


Year to Date



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
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%	66	+13.8%	-10.8%
Apr-2025	53	+10.4%	-17.2%	60	+20.0%	-9.1%
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%	68	+33.3%	+9.7%
Sep-2025	63	+18.9%	+12.5%	74	+15.6%	+8.8%
Oct-2025	66	+13.8%	+4.8%	75	-3.8%	+1.4%
Nov-2025	71	+16.4%	+7.6%	83	-2.4%	+10.7%

Historical Days on Market Until Sale by Month

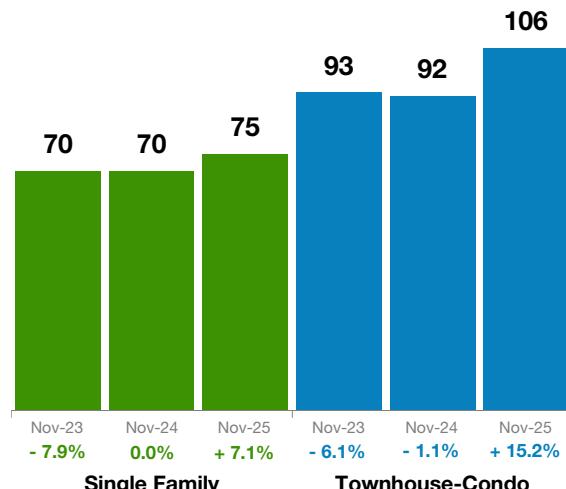


Housing Affordability Index

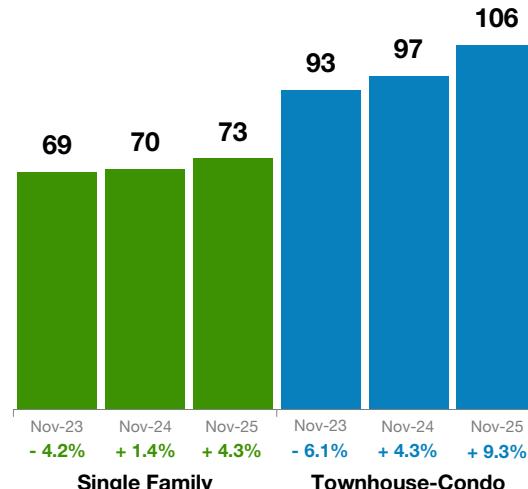
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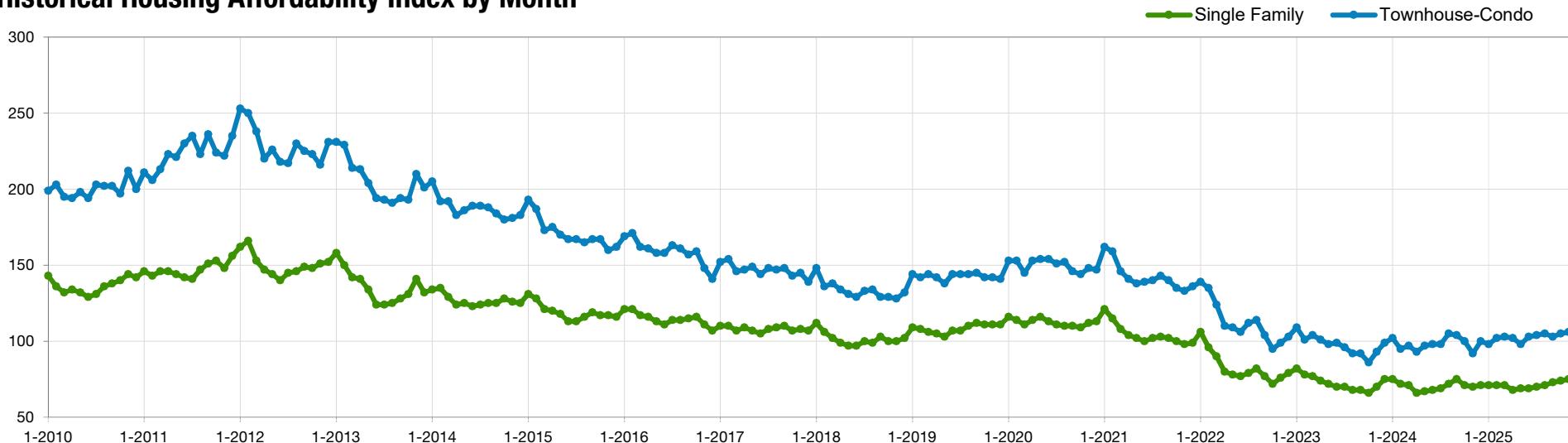


Year to Date



Housing Affordability Index	Single Family	% Change from Prior Year	% Change from Prior Month	Townhouse-Condo	% Change from Prior Year	% Change from Prior Month
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	71	-1.4%	+1.4%	105	0.0%	+1.0%
Sep-2025	73	-2.7%	+2.8%	103	-1.0%	-1.9%
Oct-2025	74	+4.2%	+1.4%	105	+5.0%	+1.9%
Nov-2025	75	+7.1%	+1.4%	106	+15.2%	+1.0%

Historical Housing Affordability Index by Month

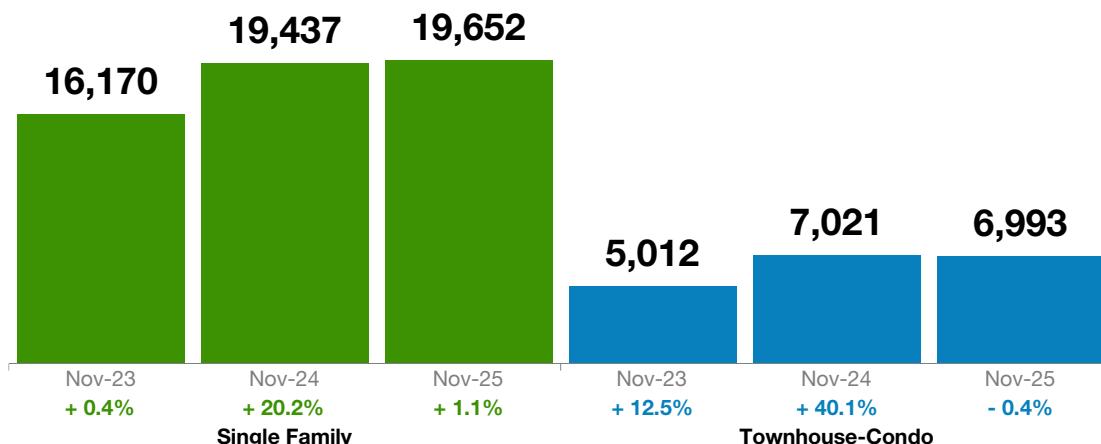


Inventory of Active Listings

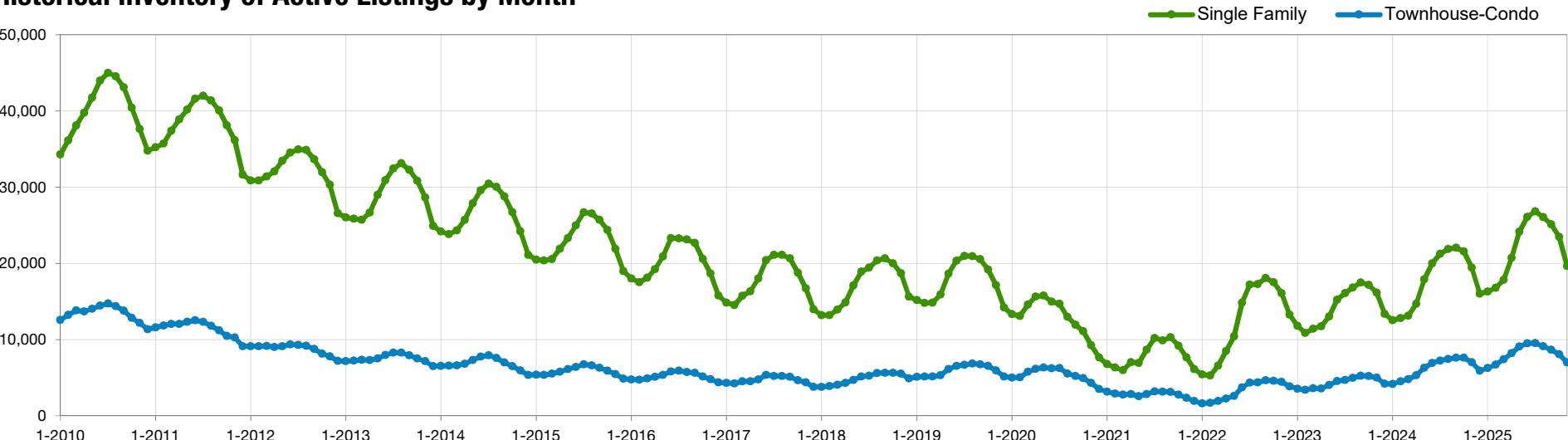
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Historical Inventory of Active Listings by Month

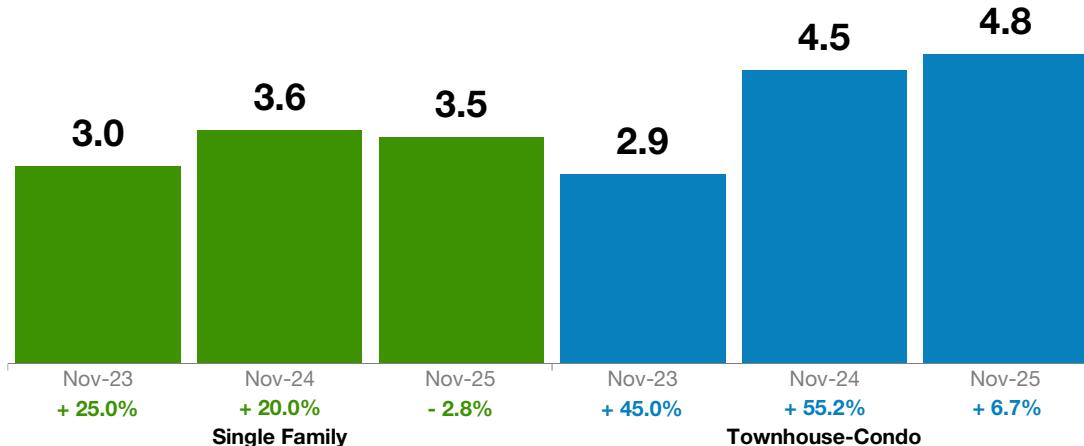


Months Supply of Inventory

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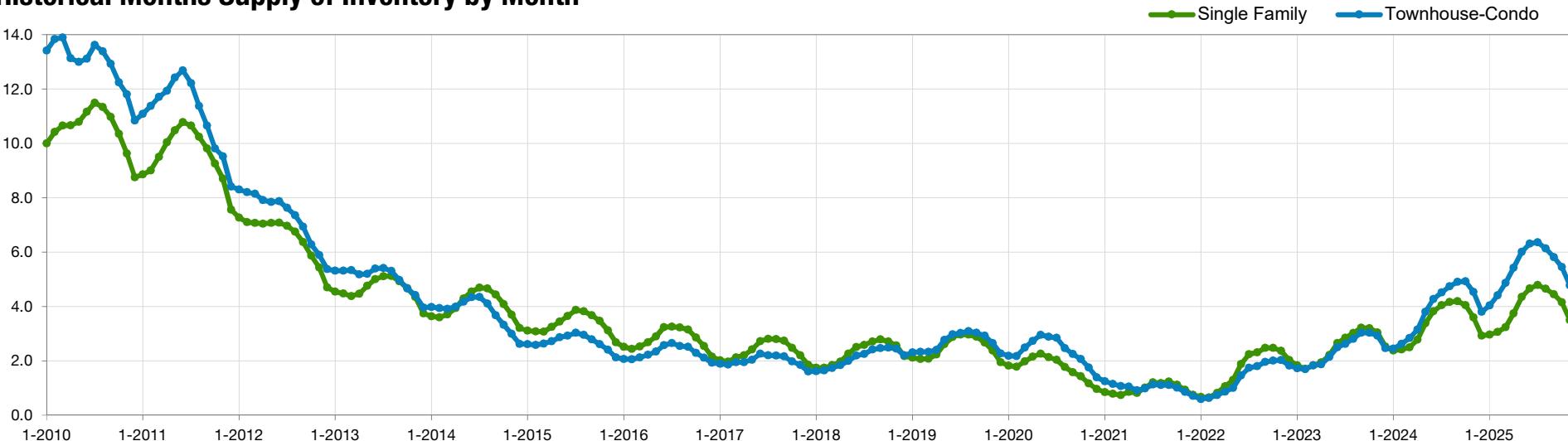
November 2025
Statewide Report

November



Months Supply	Single Family	% Change from Prior Year	% Change from Prior Month	Townhouse-Condo	% Change from Prior Year	% Change from Prior Month
Dec-2024	2.9	+16.0%	-19.4%	3.8	+52.0%	-15.6%
Jan-2025	3.0	+25.0%	+3.4%	4.0	+66.7%	+5.3%
Feb-2025	3.1	+29.2%	+3.3%	4.4	+69.2%	+10.0%
Mar-2025	3.2	+28.0%	+3.2%	4.9	+75.0%	+11.4%
Apr-2025	3.7	+32.1%	+15.6%	5.4	+68.8%	+10.2%
May-2025	4.4	+29.4%	+18.9%	6.0	+57.9%	+11.1%
Jun-2025	4.7	+23.7%	+6.8%	6.3	+46.5%	+5.0%
Jul-2025	4.8	+20.0%	+2.1%	6.4	+42.2%	+1.6%
Aug-2025	4.7	+11.9%	-2.1%	6.1	+29.8%	-4.7%
Sep-2025	4.4	+4.8%	-6.4%	5.8	+18.4%	-4.9%
Oct-2025	4.2	+5.0%	-4.5%	5.4	+10.2%	-6.9%
Nov-2025	3.5	-2.8%	-16.7%	4.8	+6.7%	-11.1%

Historical Months Supply of Inventory by Month

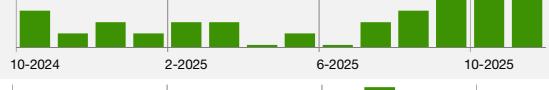


Total Market Overview Report

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

November 2025
Statewide Report

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Key Metrics	Historical Sparkbars				11-2024	11-2025	Percent Change	YTD-2024	YTD-2025	Percent Change
	10-2024	2-2025	6-2025	10-2025						
New Listings					6,178	6,061	- 1.9%	113,830	123,487	+ 8.5%
Pending / Under Contract					5,724	6,318	+ 10.4%	80,018	82,042	+ 2.5%
Sold Listings					6,517	5,854	- 10.2%	78,436	79,106	+ 0.9%
Median Sales Price					\$551,900	\$541,568	- 1.9%	\$550,000	\$550,000	0.0%
Average Sales Price					\$754,247	\$755,395	+ 0.2%	\$719,557	\$727,827	+ 1.1%
Percent of List Price Received					98.1%	97.9%	- 0.2%	98.8%	98.5%	- 0.3%
Days on Market Until Sale					66	74	+ 12.1%	54	61	+ 13.0%
Housing Affordability Index					74	79	+ 6.8%	74	78	+ 5.4%
Inventory of Active Listings					26,706	26,942	+ 0.9%	--	--	--
Months Supply of Inventory					3.8	3.8	0.0%	--	--	--

