



# 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!*



## Statewide Report Single Family and Townhouse-Condo July 2025



# Single Family Market Overview

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

**July 2025**  
**Statewide Report**

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

Not all agents  
are the same!



Key Metrics	Historical Sparkbars	7-2024	7-2025	Percent Change	YTD-2024	YTD-2025	Percent Change
<b>New Listings</b>		8,856	9,391	+ 6.0%	57,755	65,854	+ 14.0%
<b>Pending / Under Contract</b>		5,843	6,411	+ 9.7%	40,695	42,910	+ 5.4%
<b>Sold Listings</b>		6,178	6,221	+ 0.7%	38,226	39,751	+ 4.0%
<b>Median Sales Price</b>		\$589,000	\$590,000	+ 0.2%	\$585,000	\$587,200	+ 0.4%
<b>Average Sales Price</b>		\$729,964	\$755,304	+ 3.5%	\$747,327	\$756,980	+ 1.3%
<b>Percent of List Price Received</b>		98.8%	98.6%	- 0.2%	99.1%	98.8%	- 0.3%
<b>Days on Market Until Sale</b>		44	50	+ 13.6%	50	57	+ 14.0%
<b>Housing Affordability Index</b>		69	70	+ 1.4%	70	70	0.0%
<b>Inventory of Active Listings</b>		21,243	25,086	+ 18.1%	--	--	--
<b>Months Supply of Inventory</b>		4.0	4.5	+ 12.5%	--	--	--

# Townhouse-Condo Market Overview

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

**July 2025**  
Statewide Report

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

Not all agents  
are the same!



Key Metrics	Historical Sparkbars	7-2024	7-2025	Percent Change	YTD-2024	YTD-2025	Percent Change
<b>New Listings</b>		2,641	<b>2,797</b>	+ 5.9%	17,852	<b>20,174</b>	+ 13.0%
<b>Pending / Under Contract</b>		1,651	<b>1,735</b>	+ 5.1%	11,476	<b>11,168</b>	- 2.7%
<b>Sold Listings</b>		1,673	<b>1,543</b>	- 7.8%	10,997	<b>10,310</b>	- 6.2%
<b>Median Sales Price</b>		\$425,000	<b>\$400,000</b>	- 5.9%	\$424,500	<b>\$410,000</b>	- 3.4%
<b>Average Sales Price</b>		\$528,449	<b>\$526,202</b>	- 0.4%	\$575,842	<b>\$563,056</b>	- 2.2%
<b>Percent of List Price Received</b>		98.8%	<b>98.2%</b>	- 0.6%	98.9%	<b>98.4%</b>	- 0.5%
<b>Days on Market Until Sale</b>		50	<b>62</b>	+ 24.0%	52	<b>65</b>	+ 25.0%
<b>Housing Affordability Index</b>		98	<b>104</b>	+ 6.1%	98	<b>102</b>	+ 4.1%
<b>Inventory of Active Listings</b>		7,228	<b>8,804</b>	+ 21.8%	--	--	--
<b>Months Supply of Inventory</b>		4.5	<b>5.9</b>	+ 31.1%	--	--	--

# New Listings

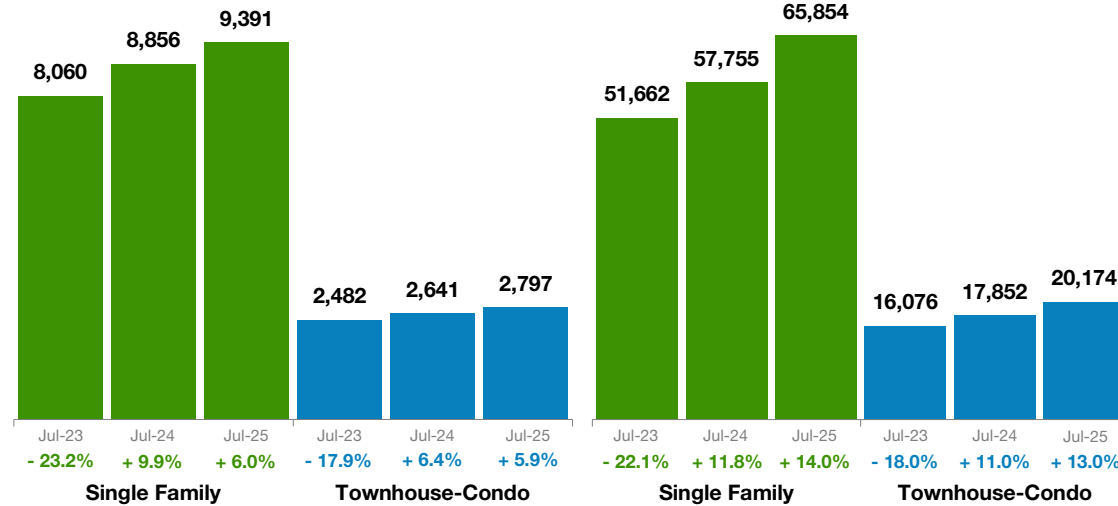
**July 2025**  
Statewide Report

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

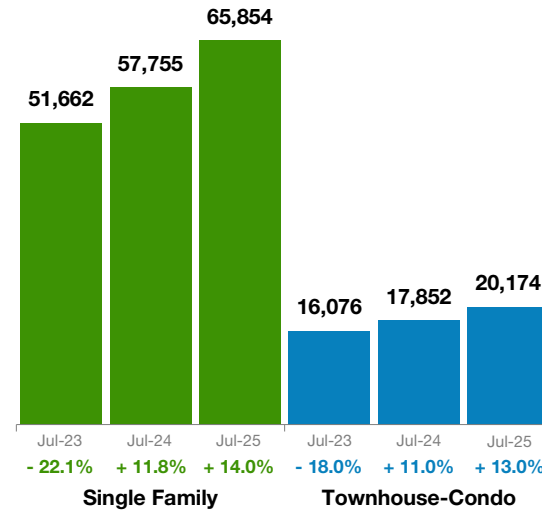
Not all agents  
are the same!



## July

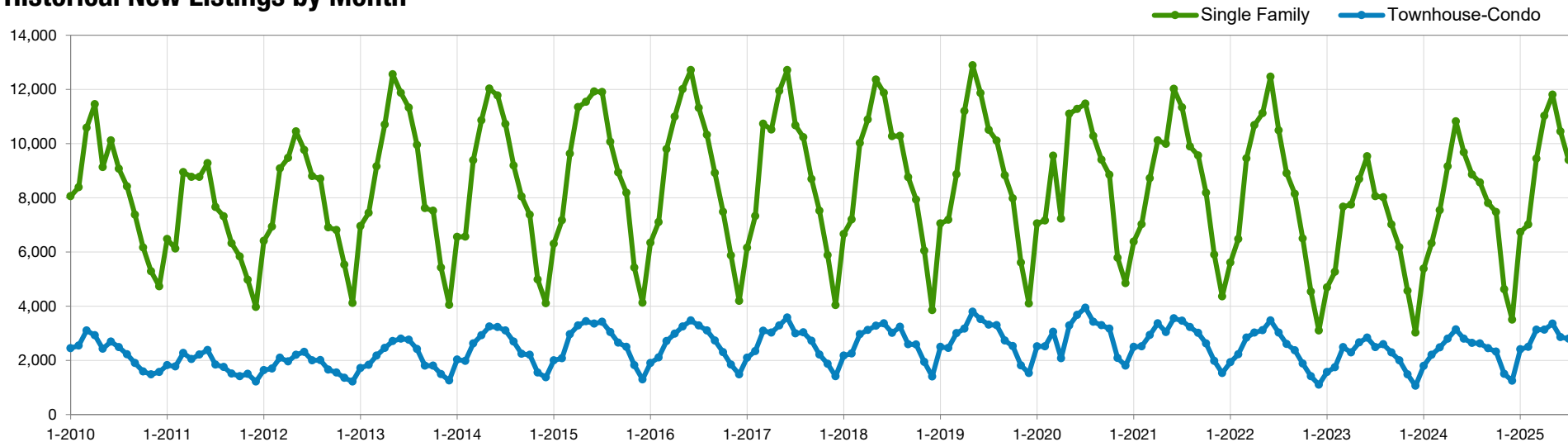


## Year to Date



New Listings	Single Family	% Change from Prior Year	% Change from Prior Month	Townhouse-Condo	% Change from Prior Year	% Change from Prior Month
Aug-2024	8,569	+6.9%	-3.2%	2,627	+1.2%	-0.5%
Sep-2024	7,808	+11.3%	-8.9%	2,447	+6.6%	-6.9%
Oct-2024	7,474	+21.1%	-4.3%	2,317	+16.1%	-5.3%
Nov-2024	4,624	+1.4%	-38.1%	1,502	+1.1%	-35.2%
Dec-2024	3,506	+16.1%	-24.2%	1,248	+18.1%	-16.9%
Jan-2025	6,731	+25.1%	+92.0%	2,407	+34.3%	+92.9%
Feb-2025	7,010	+10.8%	+4.1%	2,492	+13.3%	+3.5%
Mar-2025	9,441	+25.2%	+34.7%	3,134	+26.4%	+25.8%
Apr-2025	11,028	+20.4%	+16.8%	3,127	+11.9%	-0.2%
May-2025	11,806	+9.1%	+7.1%	3,355	+6.7%	+7.3%
Jun-2025	10,447	+8.0%	-11.5%	2,862	+2.1%	-14.7%
<b>Jul-2025</b>	<b>9,391</b>	<b>+6.0%</b>	<b>-10.1%</b>	<b>2,797</b>	<b>+5.9%</b>	<b>-2.3%</b>

## Historical New Listings by Month



# Pending / Under Contract

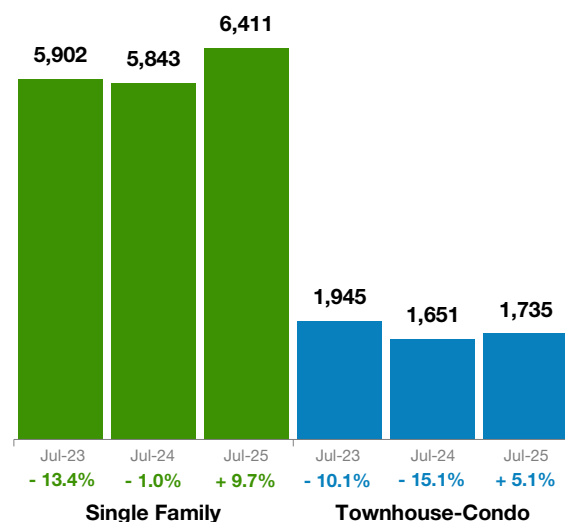
**July 2025**  
Statewide Report

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

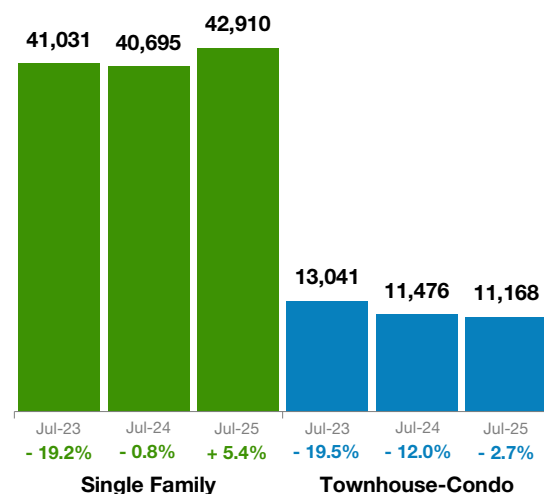
Not all agents  
are the same!



## July

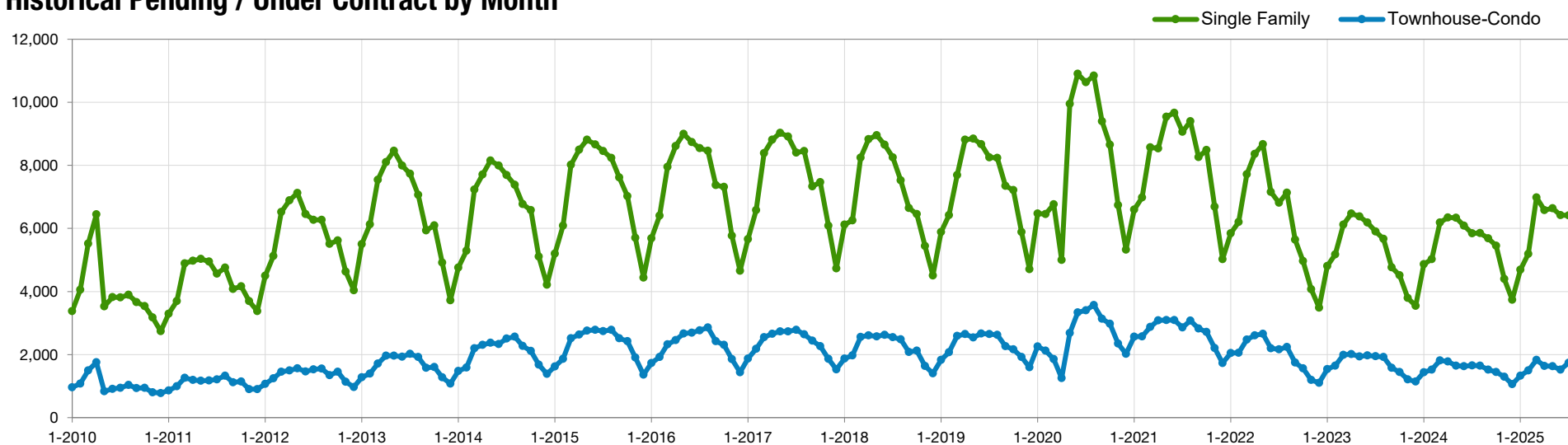


## Year to Date



Pending / Under Contract	Single Family	% Change from Prior Year	% Change from Prior Month	Townhouse-Condo	% Change from Prior Year	% Change from Prior Month
Aug-2024	5,857	+3.4%	+0.2%	1,643	-14.6%	-0.5%
Sep-2024	5,683	+19.2%	-3.0%	1,518	-3.9%	-7.6%
Oct-2024	5,453	+20.8%	-4.0%	1,449	+0.3%	-4.5%
Nov-2024	4,399	+15.9%	-19.3%	1,294	+6.7%	-10.7%
Dec-2024	3,739	+5.5%	-15.0%	1,058	-7.4%	-18.2%
Jan-2025	4,688	-3.7%	+25.4%	1,325	-7.5%	+25.2%
Feb-2025	5,190	+3.4%	+10.7%	1,492	-1.8%	+12.6%
Mar-2025	6,983	+12.8%	+34.5%	1,826	+0.7%	+22.4%
Apr-2025	6,578	+3.7%	-5.8%	1,640	-8.0%	-10.2%
May-2025	6,639	+4.7%	+0.9%	1,626	-1.1%	-0.9%
Jun-2025	6,421	+5.5%	-3.3%	1,524	-6.6%	-6.3%
<b>Jul-2025</b>	<b>6,411</b>	<b>+9.7%</b>	<b>-0.2%</b>	<b>1,735</b>	<b>+5.1%</b>	<b>+13.8%</b>

## Historical Pending / Under Contract by Month



# Sold Listings

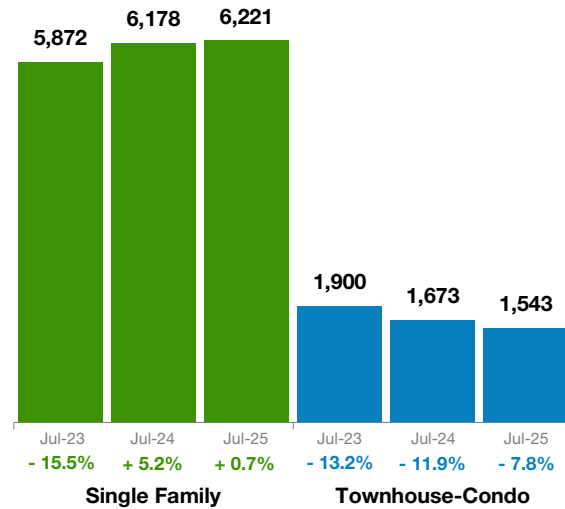
## July 2025 Statewide Report

Make Sure  
Your Agent is a REALTOR®

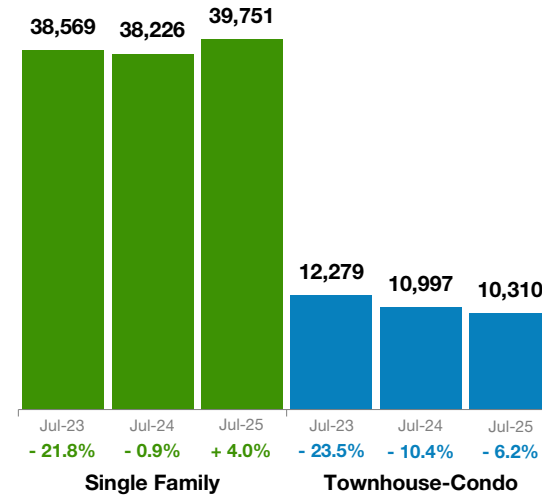
Not all agents  
are the same!



### July

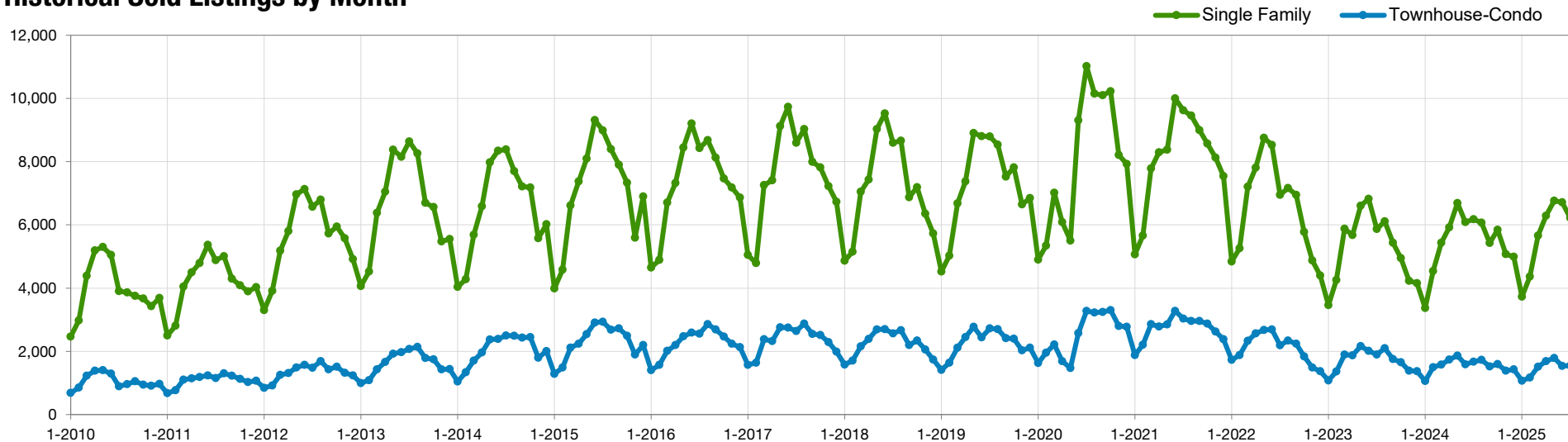


### Year to Date



Sold Listings	Single Family	% Change from Prior Year	% Change from Prior Month	Townhouse-Condo	% Change from Prior Year	% Change from Prior Month
Aug-2024	6,073	-0.7%	-1.7%	1,726	-17.7%	+3.2%
Sep-2024	5,426	-0.1%	-10.7%	1,520	-13.3%	-11.9%
Oct-2024	5,846	+18.1%	+7.7%	1,592	-3.8%	+4.7%
Nov-2024	5,073	+19.8%	-13.2%	1,388	-0.1%	-12.8%
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%	1,171	-21.7%	+9.4%
Mar-2025	5,663	+4.2%	+29.9%	1,516	-3.7%	+29.5%
Apr-2025	6,292	+6.3%	+11.1%	1,684	-3.2%	+11.1%
May-2025	6,767	+1.2%	+7.5%	1,786	-4.3%	+6.1%
Jun-2025	6,716	+10.3%	-0.8%	1,540	-2.8%	-13.8%
Jul-2025	6,221	+0.7%	-7.4%	1,543	-7.8%	+0.2%

### Historical Sold Listings by Month



# Median Sales Price

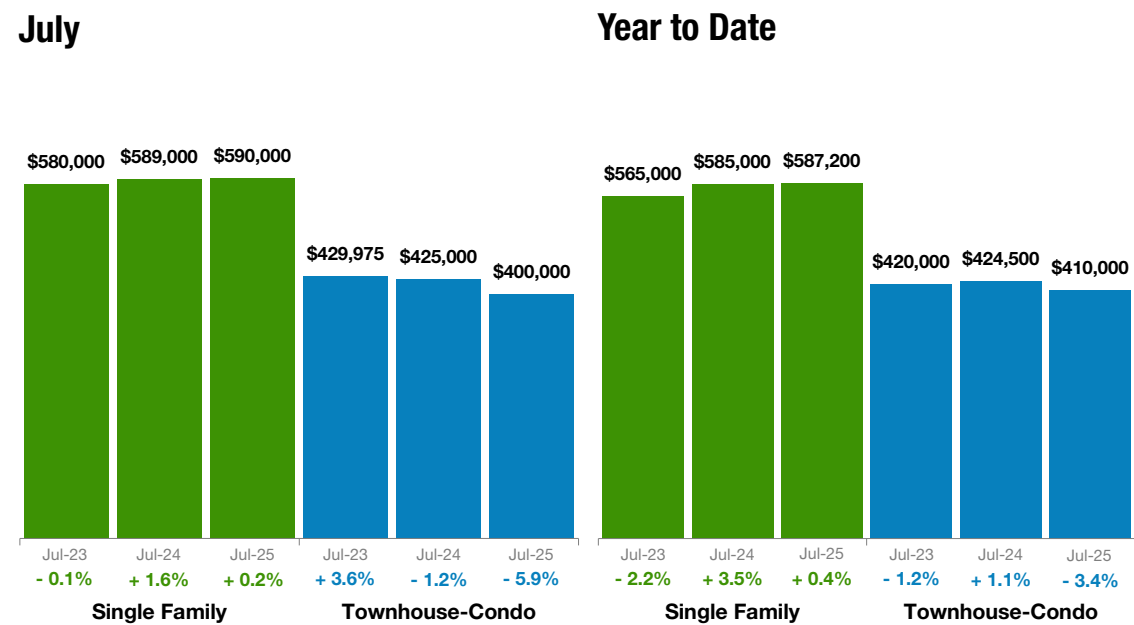
July 2025  
Statewide Report

Make Sure  
Your Agent is a REALTOR®

Not all agents  
are the same!

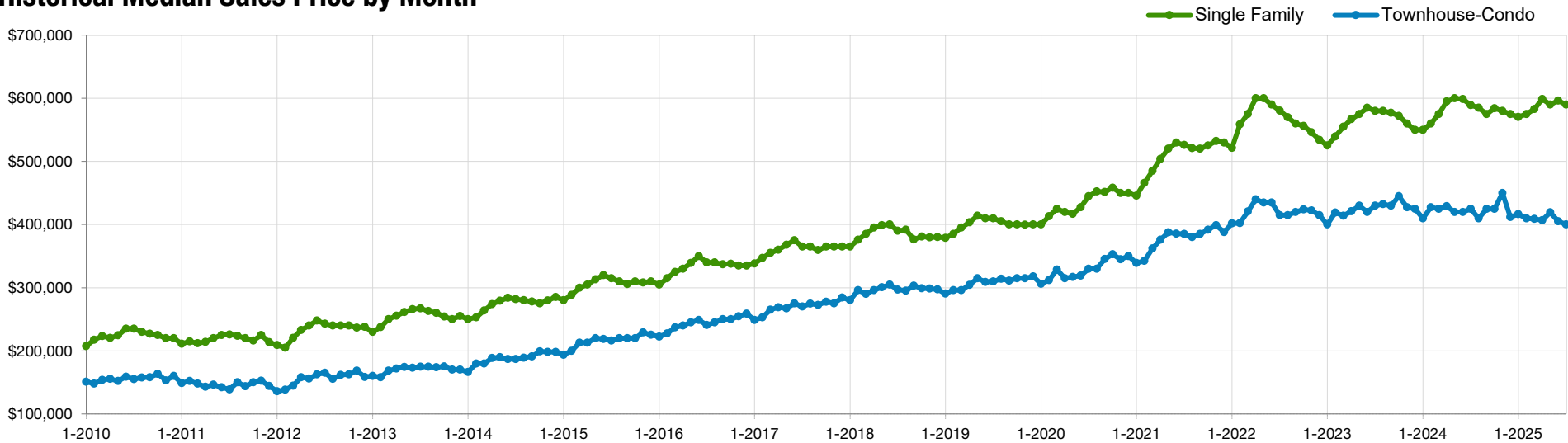
REALTOR

colorado association of  
REALTORS



Median Sales Price	Single Family	% Change from Prior Year	% Change from Prior Month	Townhouse-Condo	% Change from Prior Year	% Change from Prior Month
Aug-2024	\$585,000	+0.9%	-0.7%	\$410,000	-5.1%	-3.5%
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	\$570,275	+3.7%	-0.8%	\$416,450	+1.6%	+1.1%
Feb-2025	\$575,000	+2.7%	+0.8%	\$409,990	-4.1%	-1.6%
Mar-2025	\$582,975	+1.4%	+1.4%	\$409,000	-3.8%	-0.2%
Apr-2025	\$599,000	+0.7%	+2.7%	\$407,000	-5.1%	-0.5%
May-2025	\$590,000	-1.7%	-1.5%	\$419,250	-0.2%	+3.0%
Jun-2025	\$596,500	-0.4%	+1.1%	\$405,000	-3.6%	-3.4%
Jul-2025	\$590,000	+0.2%	-1.1%	\$400,000	-5.9%	-1.2%

## Historical Median Sales Price by Month





# Average Sales Price

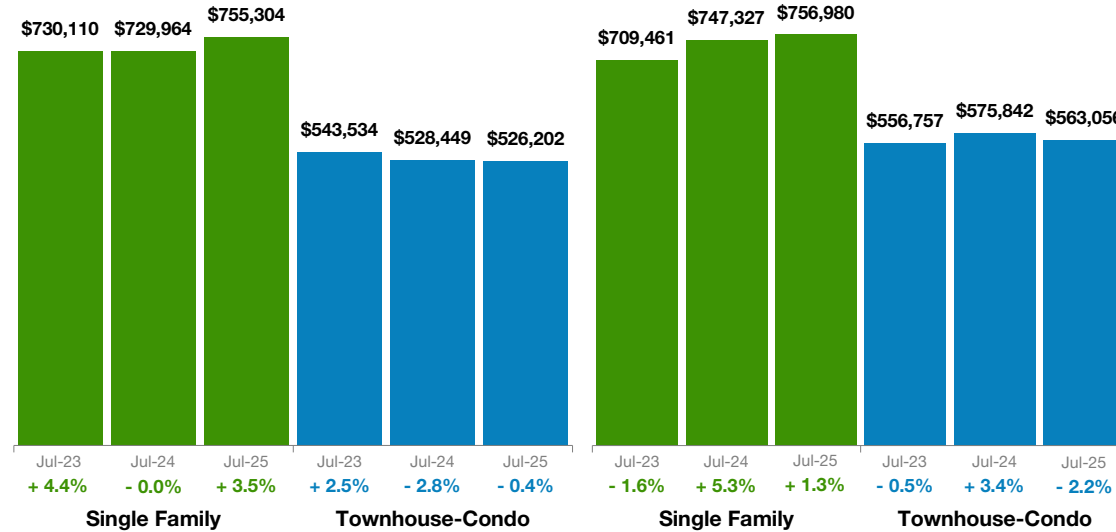
**July 2025**  
Statewide Report

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

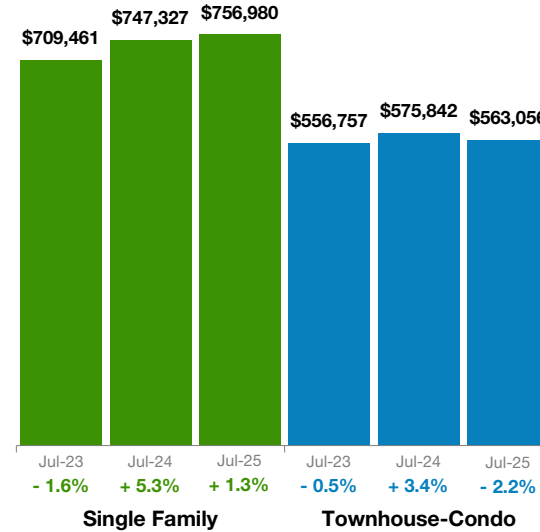
Not all agents  
are the same!



## July

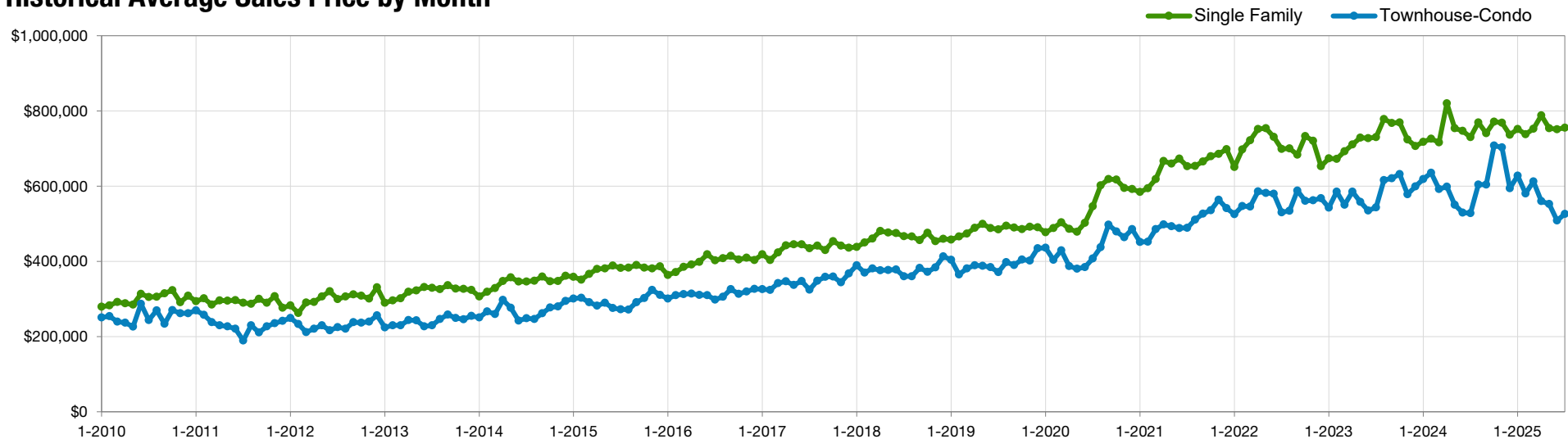


## Year to Date



Average Sales Price	Single Family	% Change from Prior Year	% Change from Prior Month	Townhouse-Condo	% Change from Prior Year	% Change from Prior Month
Aug-2024	\$768,977	-1.2%	+5.3%	\$604,162	-1.9%	+14.3%
Sep-2024	\$740,734	-3.6%	-3.7%	\$604,016	-2.7%	-0.0%
Oct-2024	\$771,674	+0.3%	+4.2%	\$707,904	+12.0%	+17.2%
Nov-2024	\$768,516	+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	\$752,013	+4.8%	+2.1%	\$628,042	+1.5%	+5.6%
Feb-2025	\$738,171	+1.6%	-1.8%	\$580,179	-8.7%	-7.6%
Mar-2025	\$752,463	+5.1%	+1.9%	\$612,766	+3.4%	+5.6%
Apr-2025	\$788,107	-3.9%	+4.7%	\$560,089	-6.4%	-8.6%
May-2025	\$753,821	+0.0%	-4.4%	\$552,409	+0.4%	-1.4%
Jun-2025	\$751,320	+0.6%	-0.3%	\$508,431	-4.0%	-8.0%
<b>Jul-2025</b>	<b>\$755,304</b>	<b>+3.5%</b>	<b>+0.5%</b>	<b>\$526,202</b>	<b>-0.4%</b>	<b>+3.5%</b>

## Historical Average Sales Price by Month





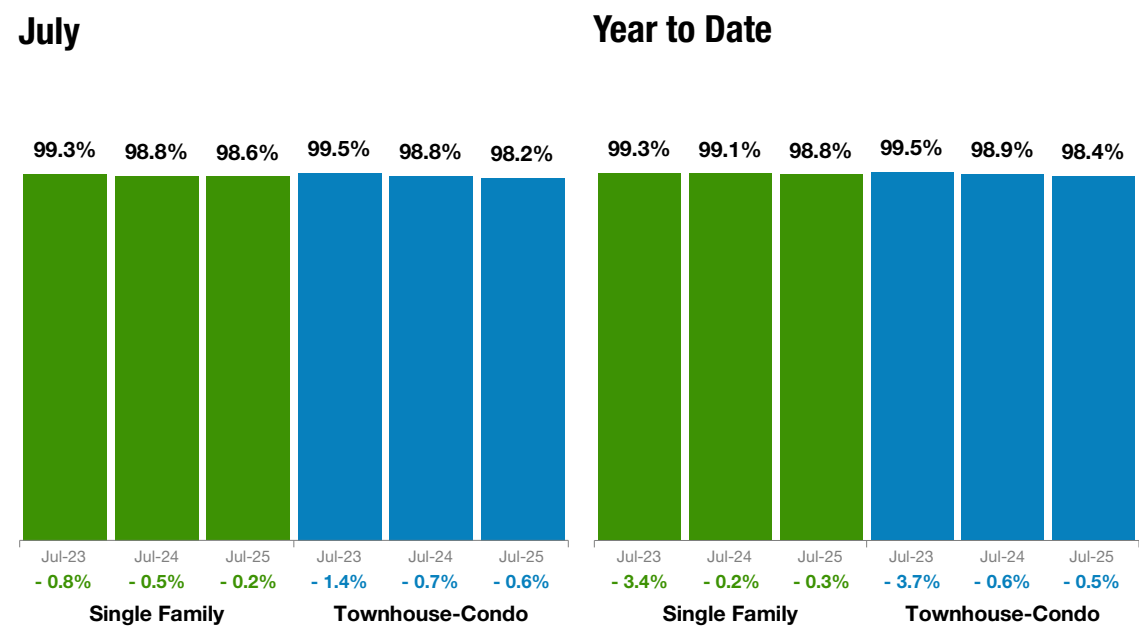
# Percent of List Price Received

July 2025  
Statewide Report

Make Sure  
Your Agent is a REALTOR®

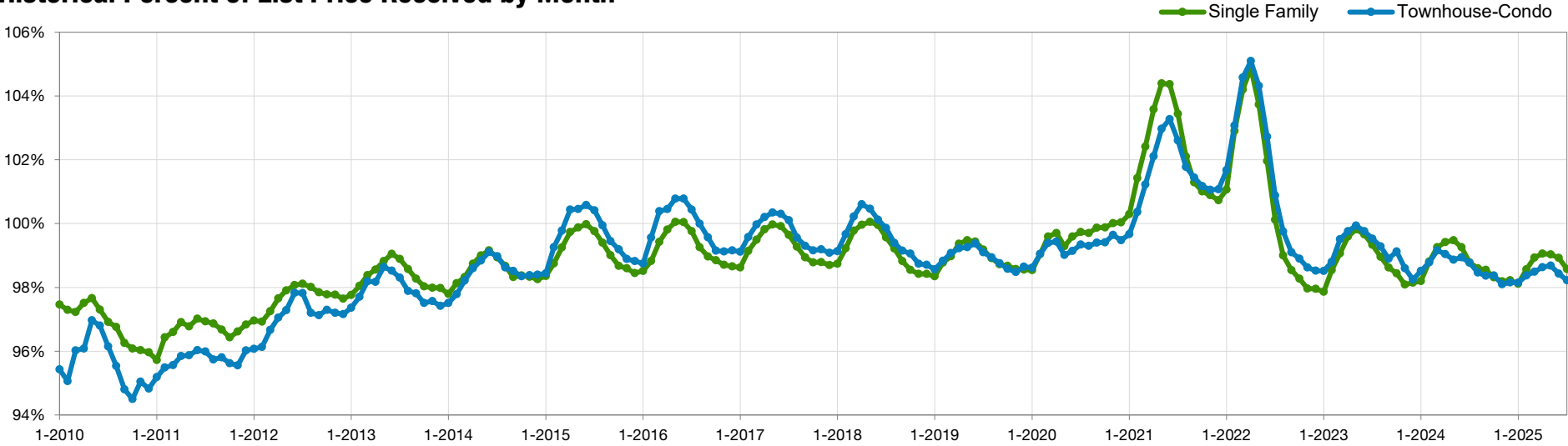
Not all agents  
are the same!





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
Aug-2024	98.6%	-0.4%	-0.2%	98.5%	-0.8%	-0.3%
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	99.1%	-0.3%	+0.2%	98.6%	-0.4%	+0.1%
May-2025	99.0%	-0.5%	-0.1%	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%

## Historical Percent of List Price Received by Month



# Days on Market Until Sale

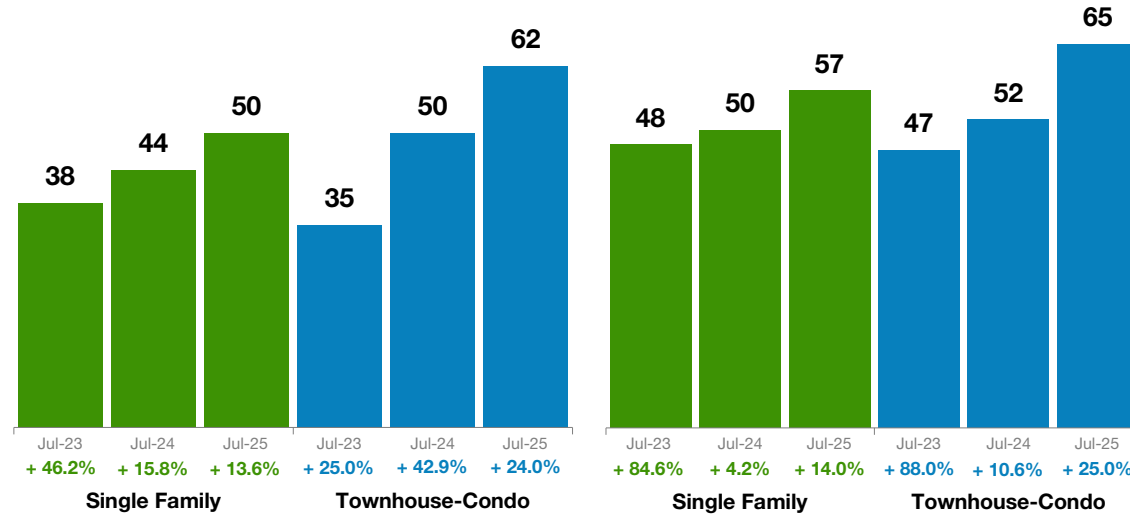
**July 2025**  
Statewide Report

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

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

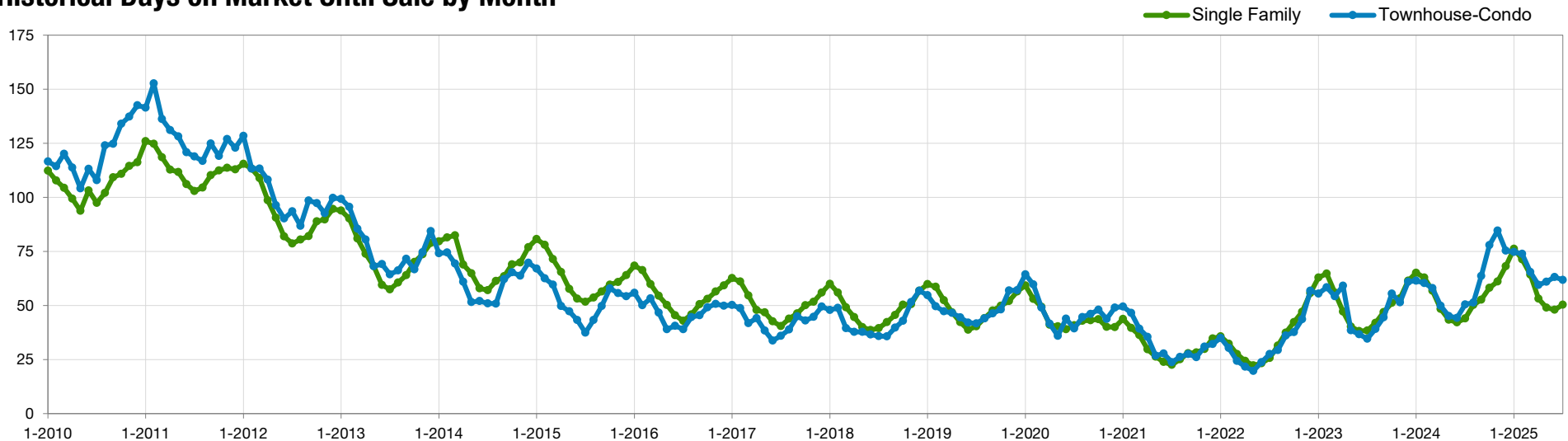
## July

## 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
Aug-2024	50	+19.0%	+13.6%	51	+30.8%	+2.0%
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%
<b>Jul-2025</b>	<b>50</b>	<b>+13.6%</b>	<b>+4.2%</b>	<b>62</b>	<b>+24.0%</b>	<b>-1.6%</b>

## Historical Days on Market Until Sale by Month



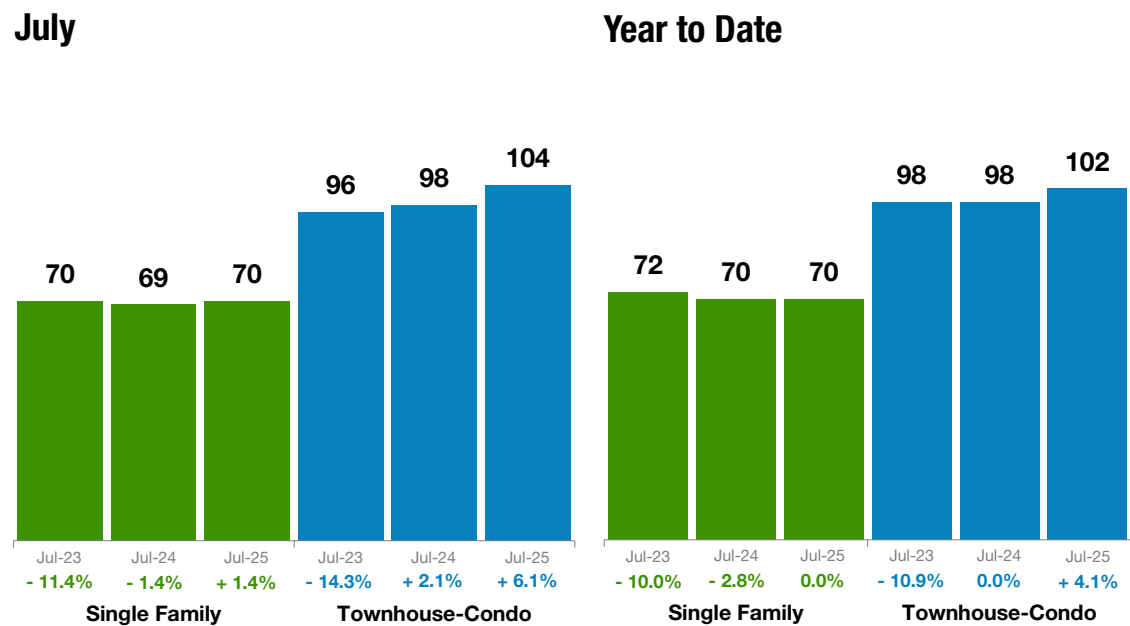
# Housing Affordability Index

July 2025  
Statewide Report

Make Sure  
Your Agent is a REALTOR®

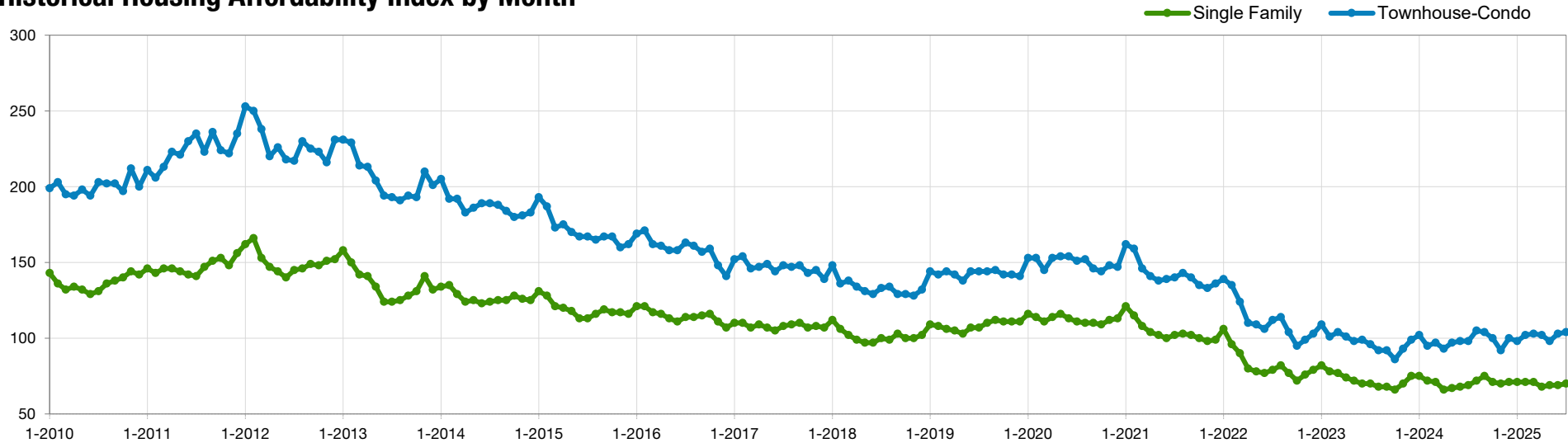
Not all agents  
are the same!





Housing Affordability Index	Single Family	% Change from Prior Year	% Change from Prior Month	Townhouse-Condo	% Change from Prior Year	% Change from Prior Month
Aug-2024	72	+5.9%	+4.3%	105	+14.1%	+7.1%
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%

## Historical Housing Affordability Index by Month



# Inventory of Active Listings

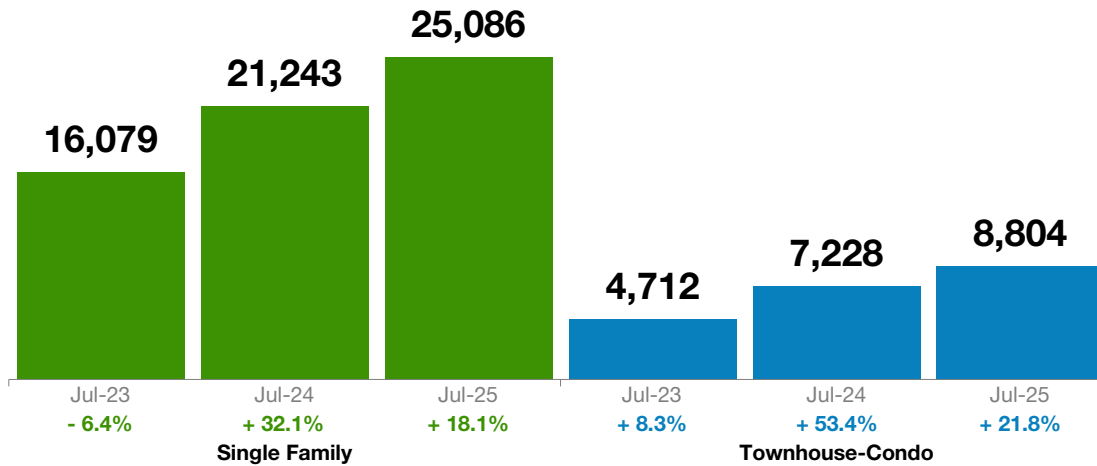
**July 2025**  
Statewide Report

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

Not all agents  
are the same!

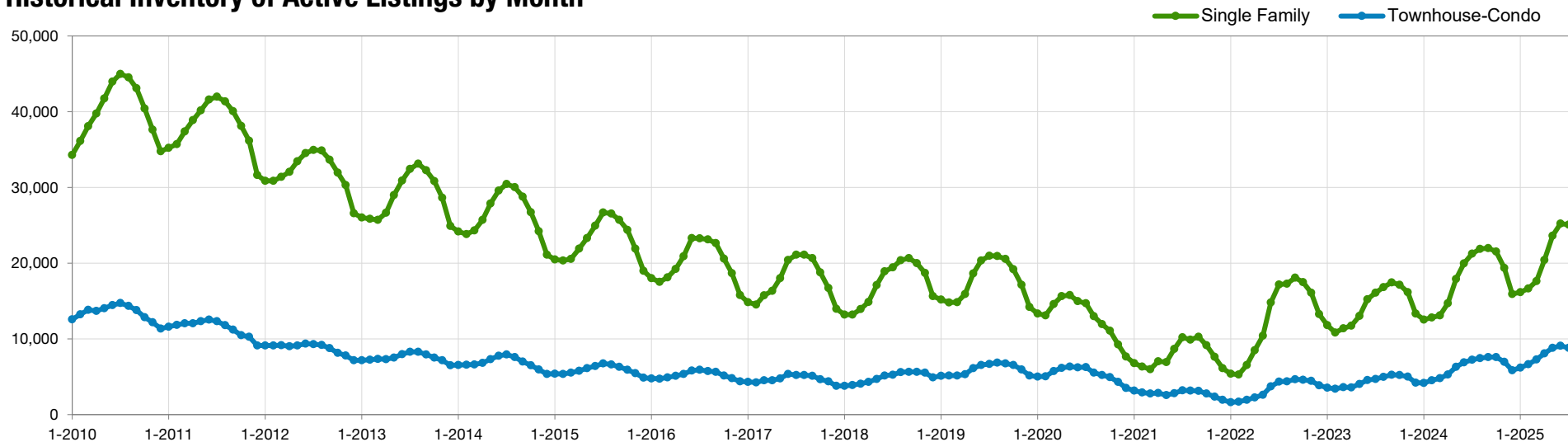


**July**



Active Listings	Single Family	% Change from Prior Year	% Change from Prior Month	Townhouse-Condo	% Change from Prior Year	% Change from Prior Month
Aug-2024	21,863	+30.0%	+2.9%	7,440	+49.2%	+2.9%
Sep-2024	22,000	+26.0%	+0.6%	7,588	+44.3%	+2.0%
Oct-2024	21,517	+25.4%	-2.2%	7,584	+45.6%	-0.1%
Nov-2024	19,356	+19.8%	-10.0%	6,972	+39.4%	-8.1%
Dec-2024	15,910	+19.2%	-17.8%	5,853	+38.8%	-16.0%
Jan-2025	16,175	+29.1%	+1.7%	6,201	+48.6%	+5.9%
Feb-2025	16,645	+29.8%	+2.9%	6,647	+47.4%	+7.2%
Mar-2025	17,632	+34.5%	+5.9%	7,294	+51.7%	+9.7%
Apr-2025	20,425	+39.0%	+15.8%	8,063	+52.4%	+10.5%
May-2025	23,638	+32.1%	+15.7%	8,826	+40.3%	+9.5%
Jun-2025	25,224	+26.3%	+6.7%	9,094	+31.6%	+3.0%
<b>Jul-2025</b>	<b>25,086</b>	<b>+18.1%</b>	<b>-0.5%</b>	<b>8,804</b>	<b>+21.8%</b>	<b>-3.2%</b>

## Historical Inventory of Active Listings by Month



# Months Supply of Inventory

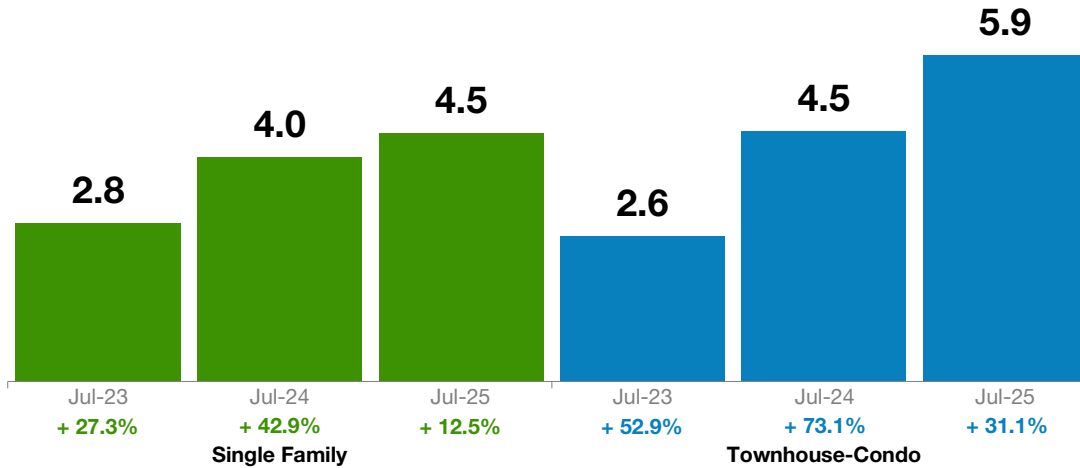
**July 2025**  
Statewide Report

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

Not all agents  
are the same!

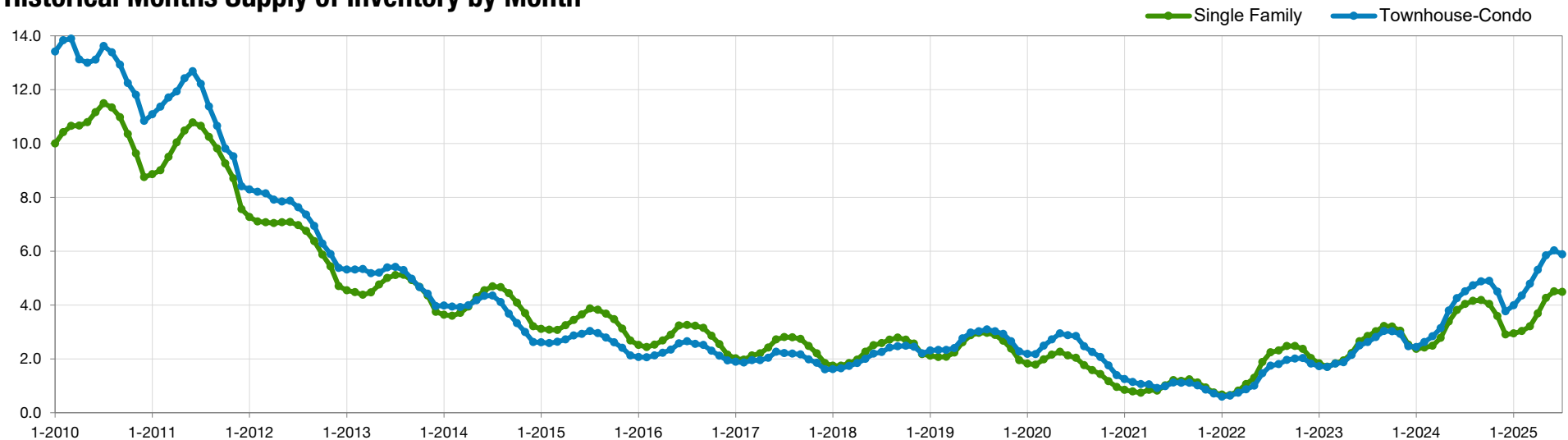
**REALTOR** **REALTORS**

**July**



Months Supply	Single Family	% Change from Prior Year	% Change from Prior Month	Townhouse-Condo	% Change from Prior Year	% Change from Prior Month
Aug-2024	4.2	+40.0%	+5.0%	4.7	+67.9%	+4.4%
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%	5.8	+52.6%	+9.4%
Jun-2025	4.5	+18.4%	+4.7%	6.0	+39.5%	+3.4%
<b>Jul-2025</b>	<b>4.5</b>	<b>+12.5%</b>	<b>0.0%</b>	<b>5.9</b>	<b>+31.1%</b>	<b>-1.7%</b>

## 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.

**July 2025**  
Statewide Report

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

Not all agents  
are the same!



Key Metrics	Historical Sparkbars	7-2024	7-2025	Percent Change	YTD-2024	YTD-2025	Percent Change
<b>New Listings</b>		11,604	<b>12,294</b>	+ 5.9%	76,179	<b>86,668</b>	+ 13.8%
<b>Pending / Under Contract</b>		7,563	<b>8,224</b>	+ 8.7%	52,538	<b>54,460</b>	+ 3.7%
<b>Sold Listings</b>		7,907	<b>7,827</b>	- 1.0%	49,540	<b>50,381</b>	+ 1.7%
<b>Median Sales Price</b>		\$550,000	<b>\$550,000</b>	0.0%	\$549,950	<b>\$550,000</b>	+ 0.0%
<b>Average Sales Price</b>		\$686,033	<b>\$708,930</b>	+ 3.3%	\$709,387	<b>\$716,714</b>	+ 1.0%
<b>Percent of List Price Received</b>		98.8%	<b>98.5%</b>	- 0.3%	99.0%	<b>98.7%</b>	- 0.3%
<b>Days on Market Until Sale</b>		46	<b>53</b>	+ 15.2%	51	<b>59</b>	+ 15.7%
<b>Housing Affordability Index</b>		74	<b>75</b>	+ 1.4%	74	<b>75</b>	+ 1.4%
<b>Inventory of Active Listings</b>		28,763	<b>34,249</b>	+ 19.1%	--	--	--
<b>Months Supply of Inventory</b>		4.2	<b>4.8</b>	+ 14.3%	--	--	--

# Glossary of Terms

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

July 2025  
Statewide Report

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

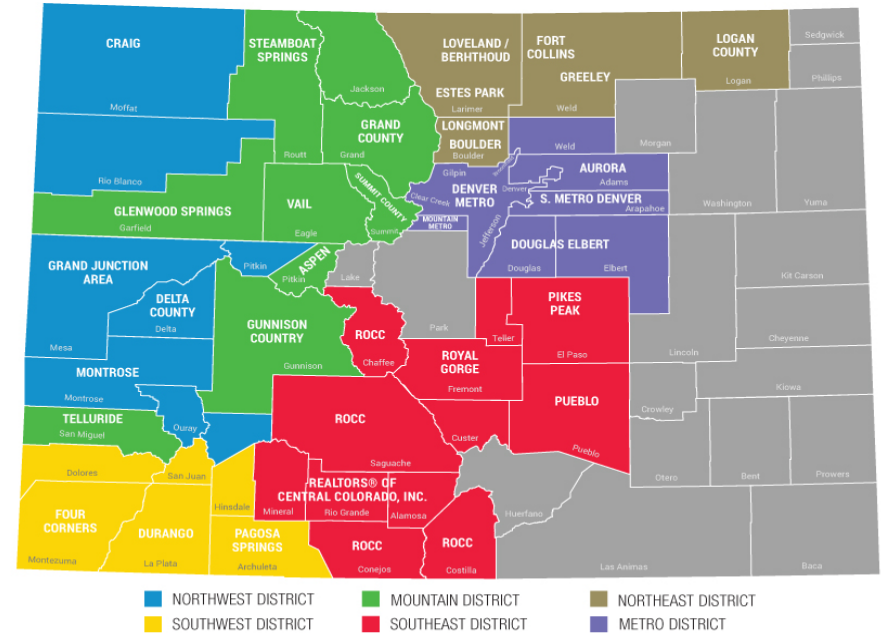
A measure of how affordable a region’s housing is to its consumers. A higher number means greater affordability. The index is based on interest rates, median sales price and median income by county.

## 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.



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

### Mountain

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

### 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.

### Northwest

Craig Association  
Delta Board  
Grand Junction Area Association  
Montrose Association

### 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

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.