

Local Market Update for January 2025

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Centennial

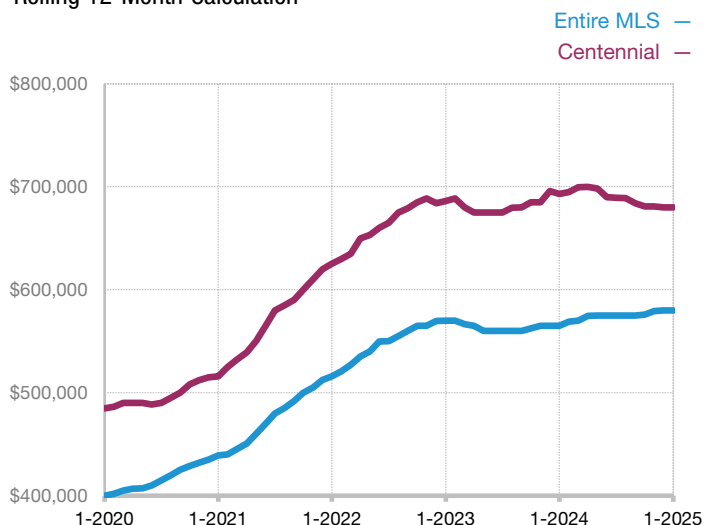
Single Family	January			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
Inventory of Active Listings	103	121	+ 17.5%	--	--	--
Under Contract	74	66	- 10.8%	74	66	- 10.8%
New Listings	77	92	+ 19.5%	77	92	+ 19.5%
Sold Listings	46	54	+ 17.4%	46	54	+ 17.4%
Days on Market Until Sale	35	58	+ 65.7%	35	58	+ 65.7%
Median Sales Price*	\$656,000	\$666,250	+ 1.6%	\$656,000	\$666,250	+ 1.6%
Average Sales Price*	\$682,966	\$730,608	+ 7.0%	\$682,966	\$730,608	+ 7.0%
Percent of List Price Received*	99.1%	98.4%	- 0.7%	99.1%	98.4%	- 0.7%

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse/Condo	January			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
Inventory of Active Listings	37	36	- 2.7%	--	--	--
Under Contract	25	23	- 8.0%	25	23	- 8.0%
New Listings	33	22	- 33.3%	33	22	- 33.3%
Sold Listings	16	12	- 25.0%	16	12	- 25.0%
Days on Market Until Sale	52	52	0.0%	52	52	0.0%
Median Sales Price*	\$402,500	\$443,500	+ 10.2%	\$402,500	\$443,500	+ 10.2%
Average Sales Price*	\$417,469	\$411,156	- 1.5%	\$417,469	\$411,156	- 1.5%
Percent of List Price Received*	96.3%	99.1%	+ 2.9%	96.3%	99.1%	+ 2.9%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation

