

Local Market Update for March 2025

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Jefferson County

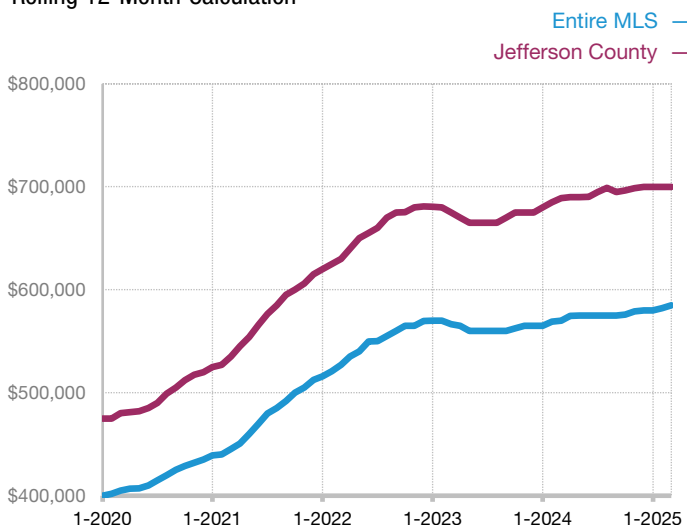
Single Family	March			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 03-2024	Thru 03-2025	Percent Change from Previous Year
Inventory of Active Listings	587	864	+ 47.2%	--	--	--
Under Contract	519	655	+ 26.2%	1,288	1,466	+ 13.8%
New Listings	565	812	+ 43.7%	1,408	1,863	+ 32.3%
Sold Listings	461	474	+ 2.8%	1,097	1,149	+ 4.7%
Days on Market Until Sale	33	34	+ 3.0%	39	43	+ 10.3%
Median Sales Price*	\$701,875	\$725,000	+ 3.3%	\$690,500	\$700,000	+ 1.4%
Average Sales Price*	\$811,079	\$857,840	+ 5.8%	\$793,416	\$811,056	+ 2.2%
Percent of List Price Received*	100.4%	99.9%	- 0.5%	99.7%	99.5%	- 0.2%

* 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	March			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 03-2024	Thru 03-2025	Percent Change from Previous Year
Inventory of Active Listings	302	524	+ 73.5%	--	--	--
Under Contract	190	204	+ 7.4%	458	510	+ 11.4%
New Listings	234	325	+ 38.9%	570	795	+ 39.5%
Sold Listings	157	172	+ 9.6%	377	434	+ 15.1%
Days on Market Until Sale	49	37	- 24.5%	48	51	+ 6.3%
Median Sales Price*	\$425,000	\$403,750	- 5.0%	\$409,990	\$407,750	- 0.5%
Average Sales Price*	\$459,186	\$416,948	- 9.2%	\$438,853	\$427,051	- 2.7%
Percent of List Price Received*	99.8%	99.2%	- 0.6%	99.5%	99.0%	- 0.5%

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

