

# Monthly Indicators



## March 2025

Percent changes calculated using year-over-year comparisons.

New Listings were up 30.2 percent for single family homes and 27.3 percent for townhouse-condo properties. Under Contracts increased 25.1 percent for single family homes and 4.5 percent for townhouse-condo properties.

The Median Sales Price was up 0.8 percent to \$625,000 for single family homes but decreased 7.1 percent to \$390,000 for townhouse-condo properties. Days on Market increased 20.0 percent for single family homes and 22.7 percent for townhouse-condo properties.

Heading into March there were 1.24 million properties for sale, a 5.1% increase from the previous month and a 17% jump from one year ago, for a 3.5-month supply at the current sales pace, according to NAR. While mortgage rates have remained in the mid-to-high 6% range, the additional supply appears to have helped bring some buyers out of the woodwork, even as sales prices continue to rise nationwide.

## Activity Snapshot

**+ 28.0%**      **+ 0.8%**      **- 0.9%**

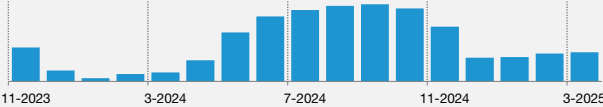
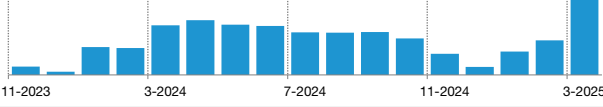
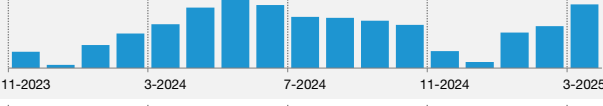
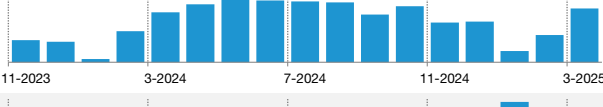
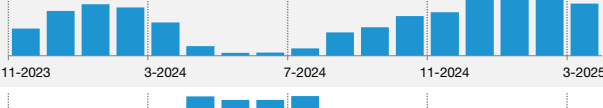
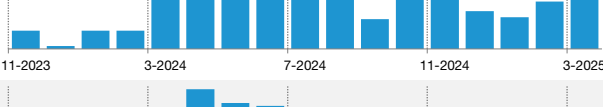
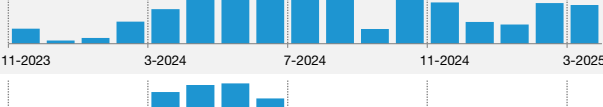

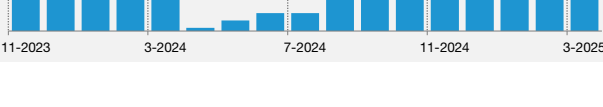
One-Year Change in <b>Active Listings</b> All Properties	One-Year Change in <b>Sold Listings</b> All Properties	One-Year Change in <b>Median Sales Price</b> All Properties
----------------------------------------------------------------	--------------------------------------------------------------	-------------------------------------------------------------------

All residential real estate activity in the MLS of REcolorado® composed of single-family properties, townhomes and condominiums. Percent changes are calculated using rounded figures.

Single Family Market Overview	2
Townhouse-Condo Market Overview	3
Inventory of Active Listings	4
Under Contract	5
New Listings	6
Sold Listings	7
Days on Market Until Sale	8
Median Sales Price	9
Average Sales Price	10
Percent of List Price Received	11
Housing Affordability Index	12
Total Market Overview	13
Sold Listings and Inventory by Price Range	14
Glossary of Terms	15

# Single Family Market Overview

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

Key Metrics	Historical Sparkbars	3-2024	3-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
Active Listings		7,169	<b>8,770</b>	+ 22.3%	--	--	--
Under Contract		3,718	<b>4,652</b>	+ 25.1%	9,595	<b>10,638</b>	+ 10.9%
New Listings		4,407	<b>5,737</b>	+ 30.2%	11,232	<b>13,858</b>	+ 23.4%
Sold Listings		3,320	<b>3,429</b>	+ 3.3%	8,087	<b>8,316</b>	+ 2.8%
Days on Market		45	<b>54</b>	+ 20.0%	49	<b>59</b>	+ 20.4%
Median Sales Price		\$620,000	<b>\$625,000</b>	+ 0.8%	\$610,000	<b>\$620,000</b>	+ 1.6%
Average Sales Price		\$737,912	<b>\$741,515</b>	+ 0.5%	\$727,683	<b>\$737,416</b>	+ 1.3%
Pct. of List Price Received		99.6%	<b>99.3%</b>	- 0.3%	99.1%	<b>98.9%</b>	- 0.2%
Affordability Index		66	<b>66</b>	0.0%	67	<b>67</b>	0.0%

# Townhouse-Condo Market Overview



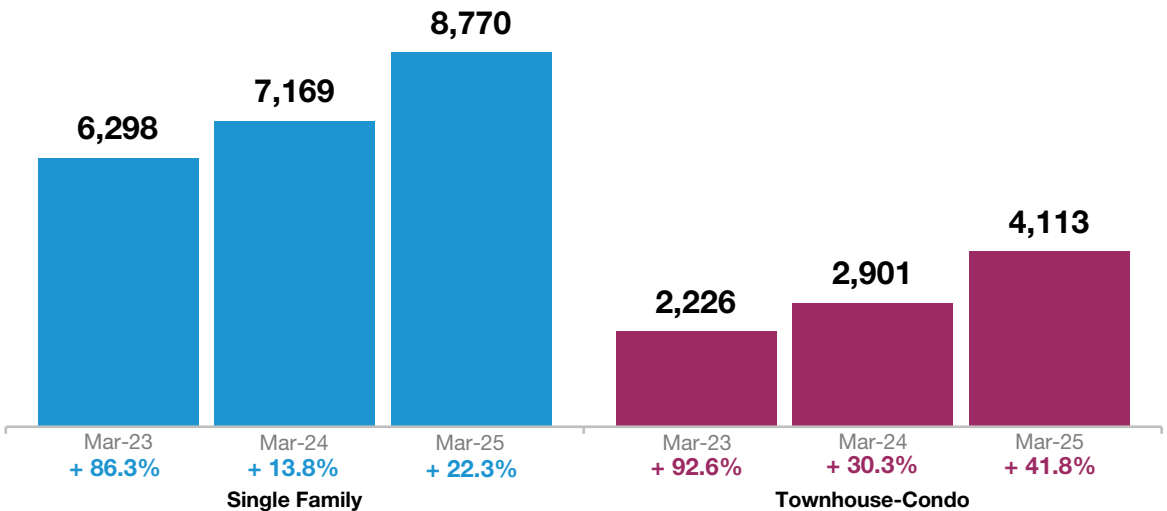
Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	3-2024	3-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
Active Listings		2,901	4,113	+ 41.8%	--	--	--
Under Contract		1,183	1,236	+ 4.5%	3,058	2,973	- 2.8%
New Listings		1,620	2,062	+ 27.3%	4,165	5,222	+ 25.4%
Sold Listings		1,025	955	- 6.8%	2,675	2,370	- 11.4%
Days on Market		44	54	+ 22.7%	48	61	+ 27.1%
Median Sales Price		\$420,000	\$390,000	- 7.1%	\$414,900	\$398,000	- 4.1%
Average Sales Price		\$493,063	\$447,852	- 9.2%	\$492,680	\$460,012	- 6.6%
Pct. of List Price Received		99.3%	98.7%	- 0.6%	99.0%	98.5%	- 0.5%
Affordability Index		102	109	+ 6.9%	103	107	+ 3.9%

# Inventory of Active Listings

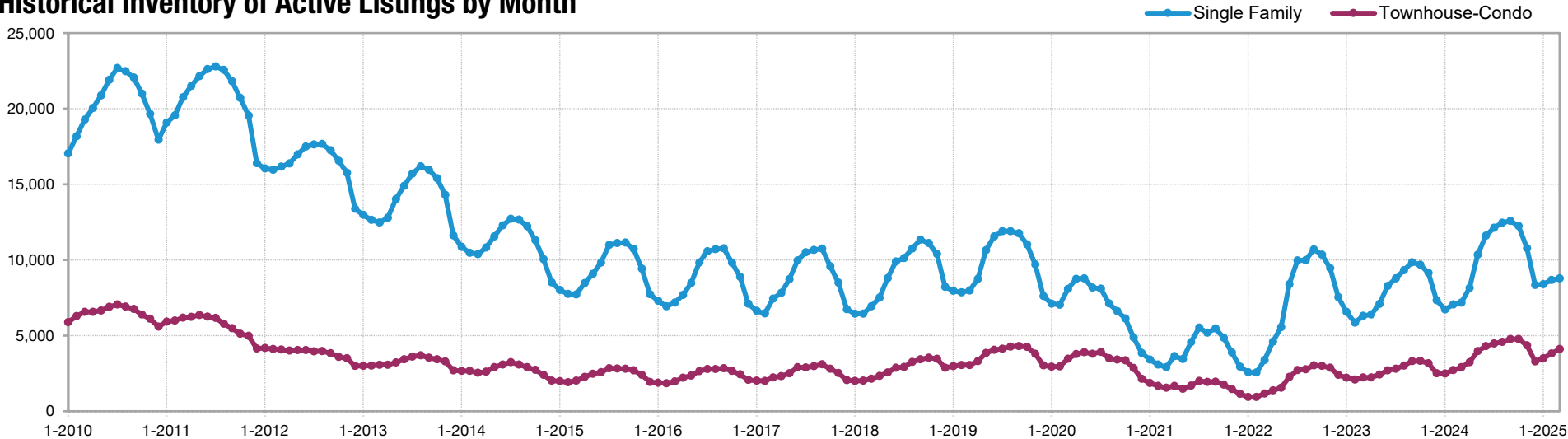
The number of properties available for sale in active status at the end of a given month.

## March



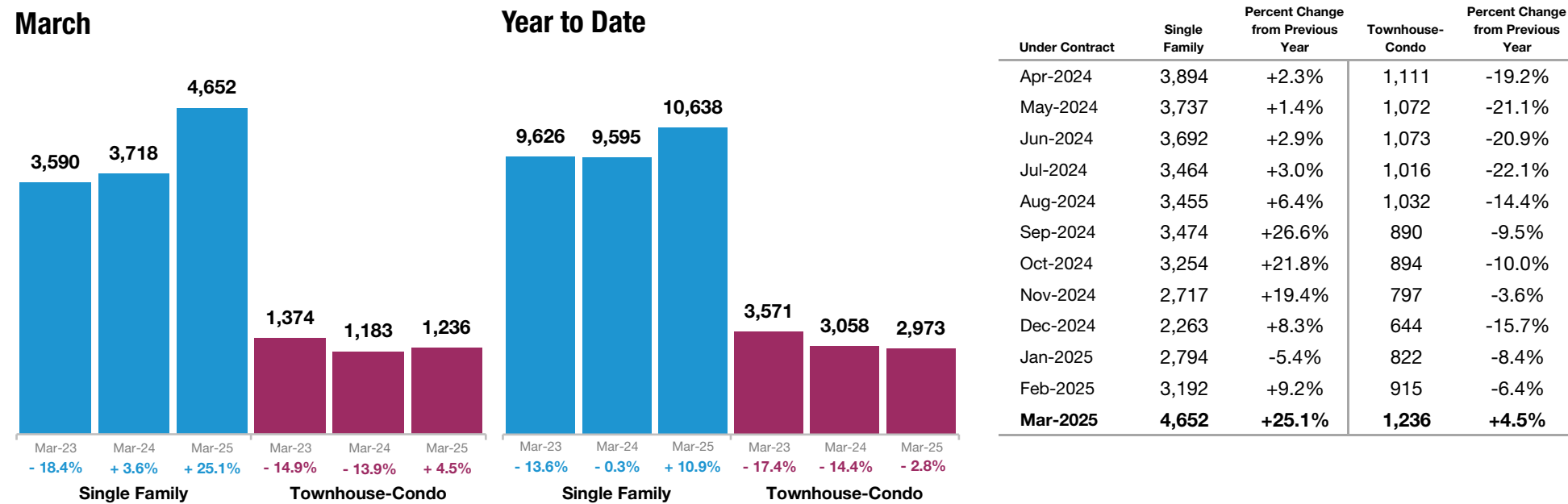
Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Apr-2024	8,147	+27.6%	3,239	+45.3%
May-2024	10,344	+46.0%	3,962	+64.1%
Jun-2024	11,604	+40.4%	4,304	+59.9%
Jul-2024	12,128	+38.3%	4,475	+59.3%
Aug-2024	12,452	+33.7%	4,572	+51.6%
Sep-2024	12,569	+27.8%	4,771	+44.0%
Oct-2024	12,250	+26.6%	4,777	+43.6%
Nov-2024	10,788	+17.9%	4,361	+37.4%
Dec-2024	8,351	+13.9%	3,295	+31.4%
Jan-2025	8,399	+24.8%	3,494	+40.5%
Feb-2025	8,678	+23.1%	3,810	+40.5%
Mar-2025	8,770	+22.3%	4,113	+41.8%

## Historical Inventory of Active Listings by Month

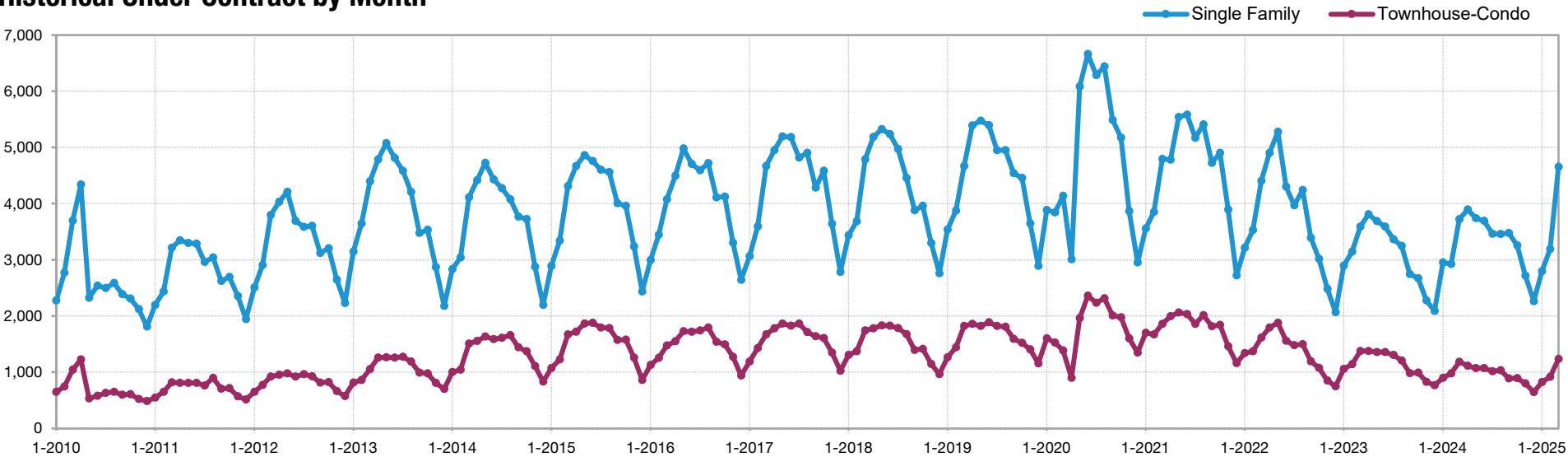


# Under Contract

A count of the properties that have offers accepted on them in a given month.

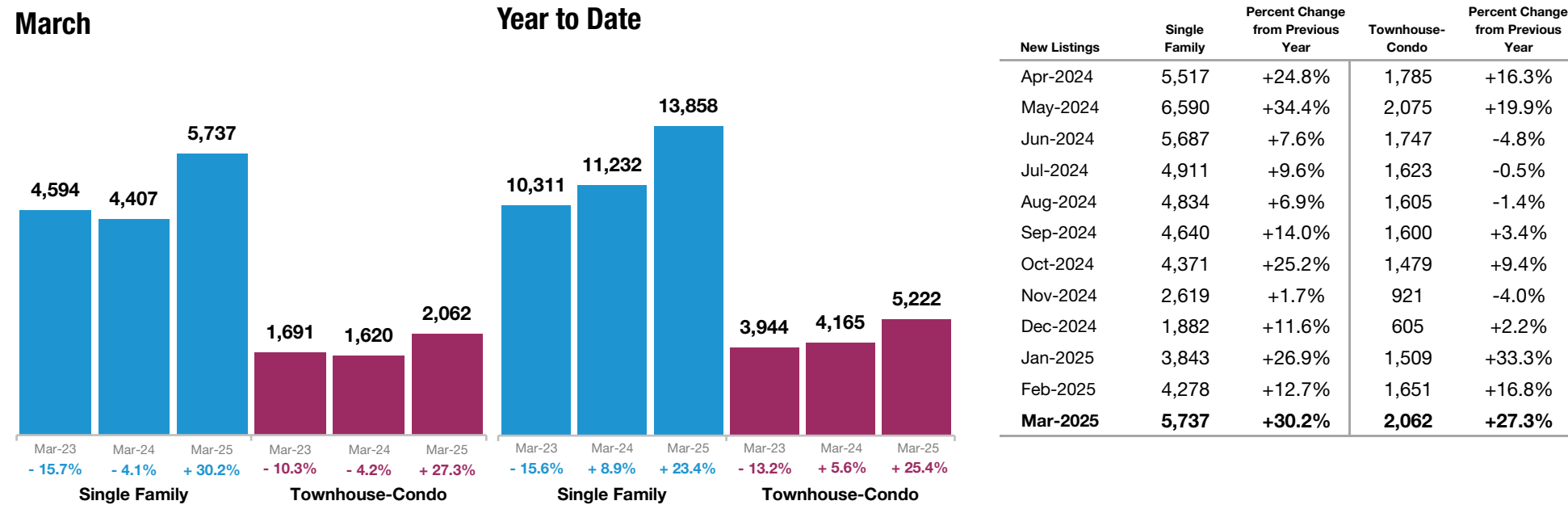


## Historical Under Contract by Month



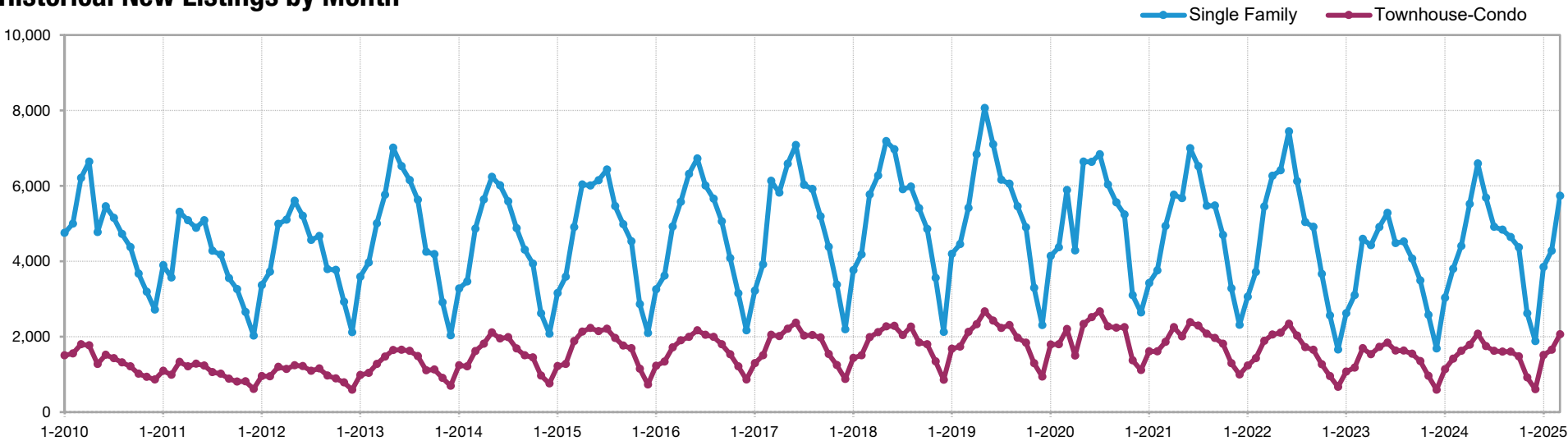
# New Listings

A count of the properties that have been newly listed on the market in a given month.



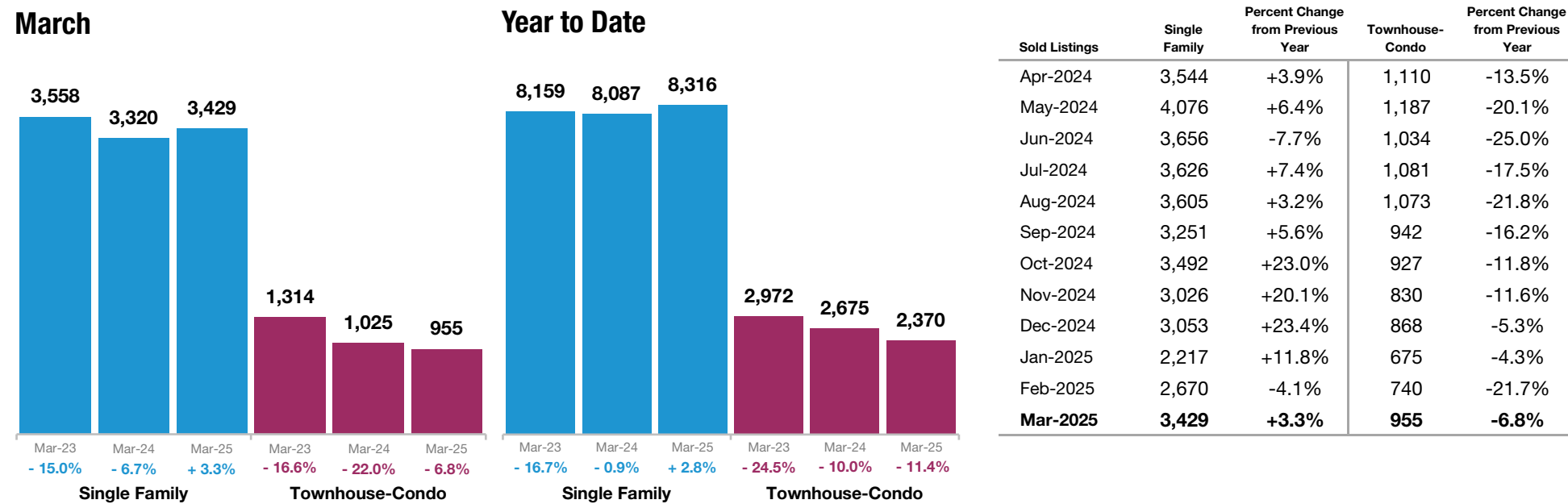
New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Apr-2024	5,517	+24.8%	1,785	+16.3%
May-2024	6,590	+34.4%	2,075	+19.9%
Jun-2024	5,687	+7.6%	1,747	-4.8%
Jul-2024	4,911	+9.6%	1,623	-0.5%
Aug-2024	4,834	+6.9%	1,605	-1.4%
Sep-2024	4,640	+14.0%	1,600	+3.4%
Oct-2024	4,371	+25.2%	1,479	+9.4%
Nov-2024	2,619	+1.7%	921	-4.0%
Dec-2024	1,882	+11.6%	605	+2.2%
Jan-2025	3,843	+26.9%	1,509	+33.3%
Feb-2025	4,278	+12.7%	1,651	+16.8%
Mar-2025	5,737	+30.2%	2,062	+27.3%

## Historical New Listings by Month

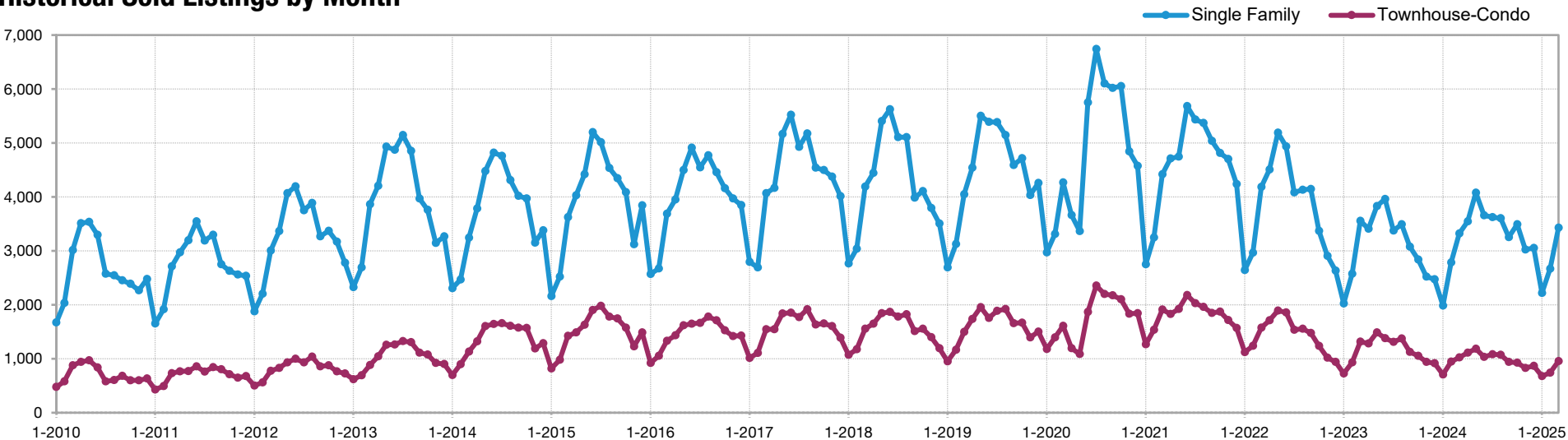


# Sold Listings

A count of the actual sales that closed in a given month.

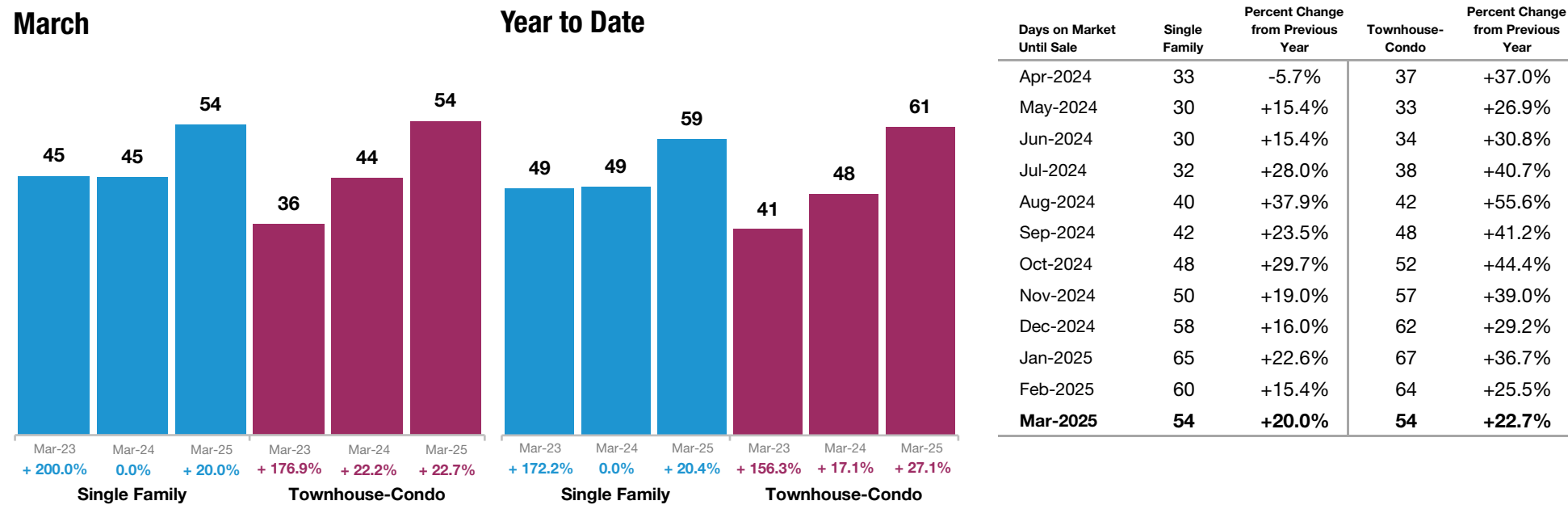


## Historical Sold Listings by Month

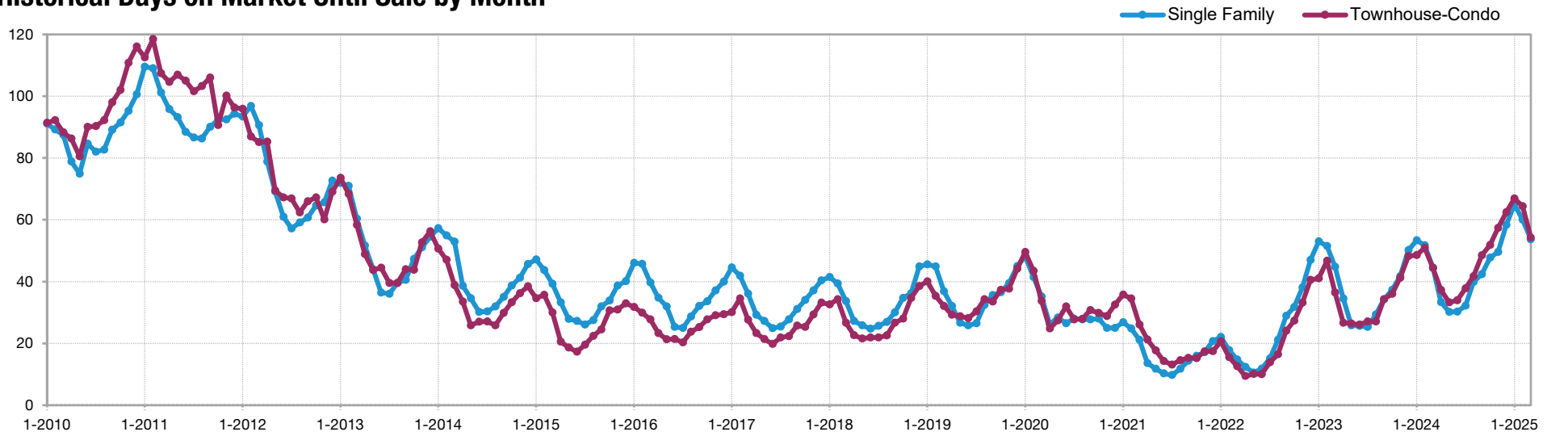


# Days on Market Until Sale

Average number of days between when a property is listed and when an offer is accepted in a given month.



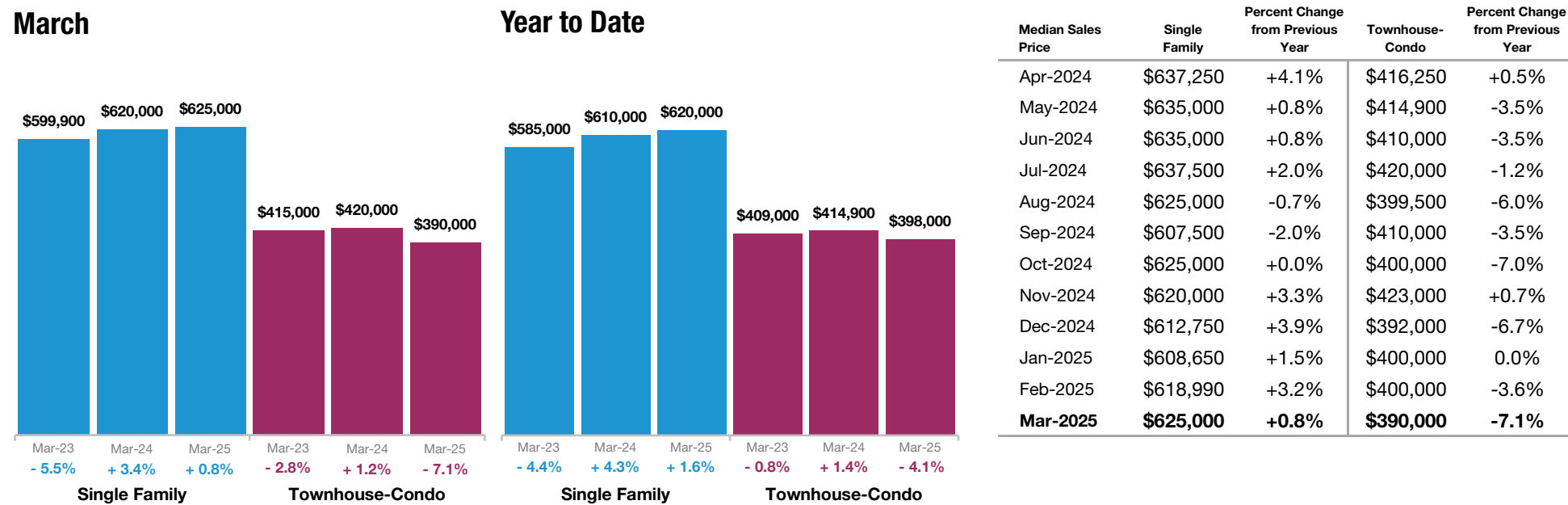
## Historical Days on Market Until Sale by Month



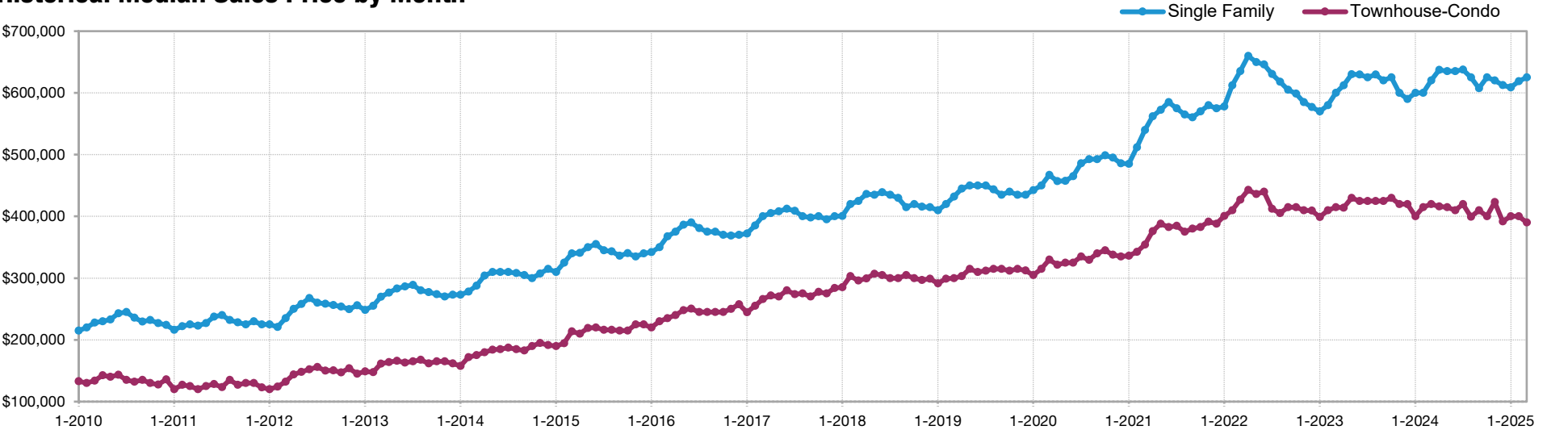


# Median Sales Price

Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.

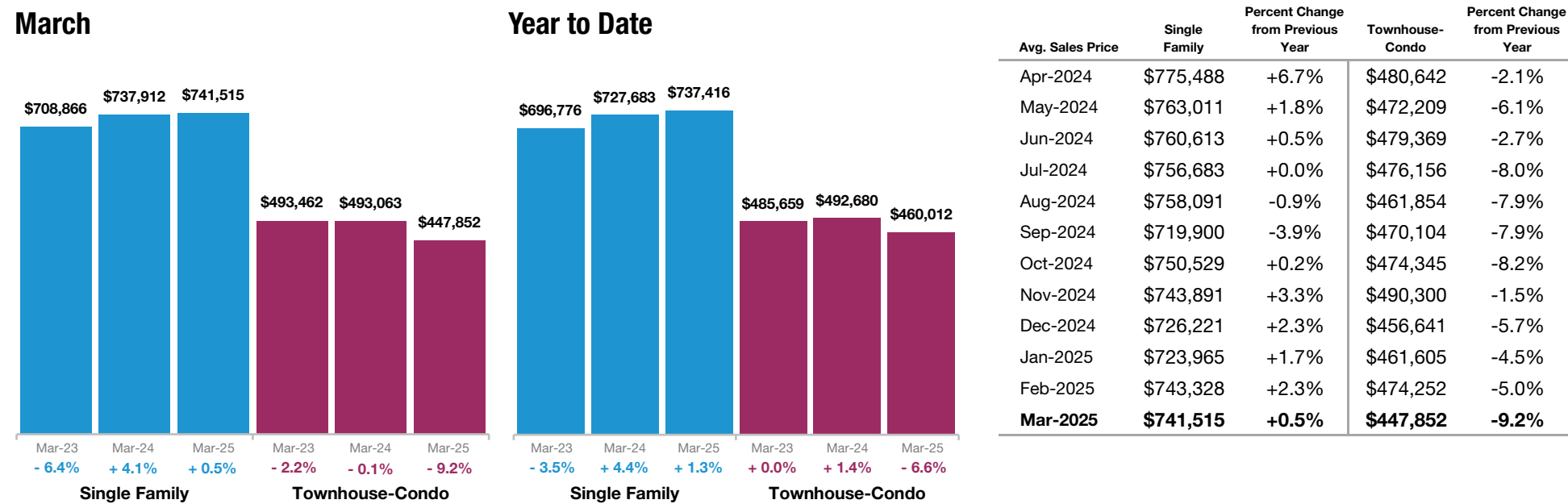


## Historical Median Sales Price by Month

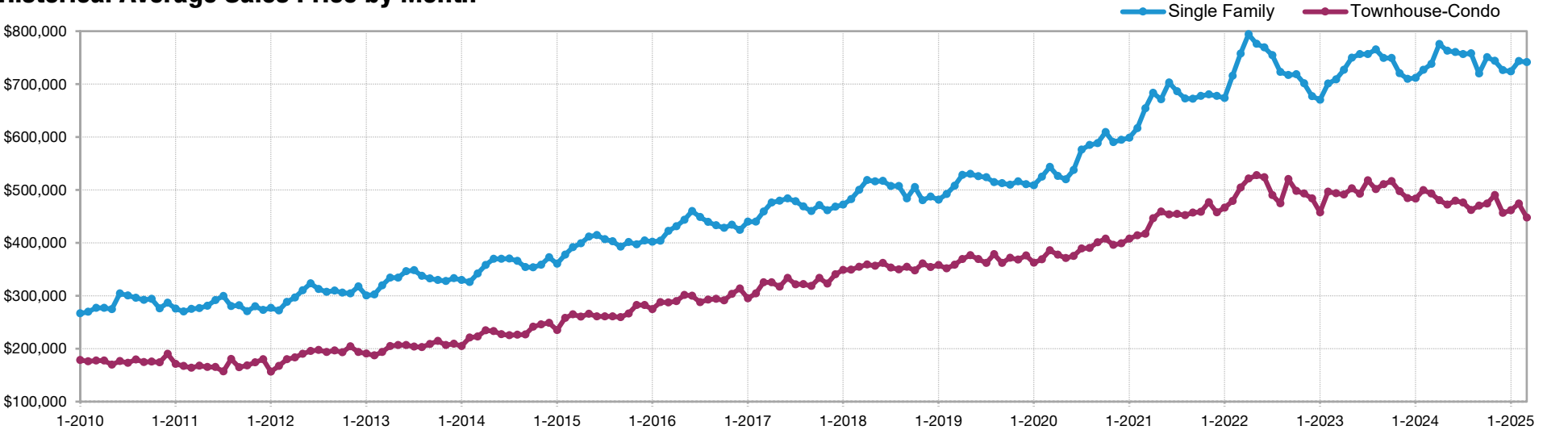


# Average Sales Price

Average sales price for all closed sales, not accounting for seller concessions, in a given month.



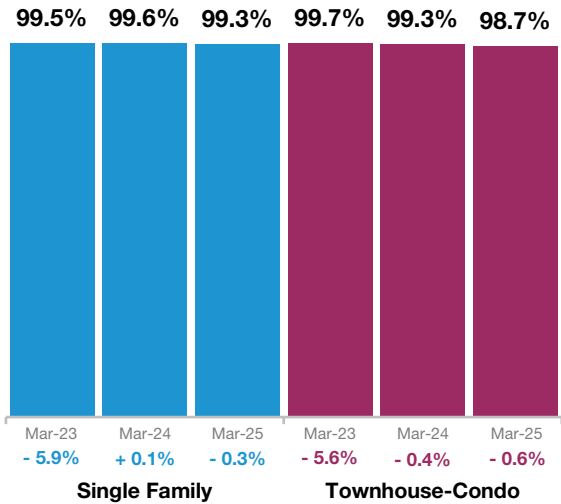
## Historical Average Sales Price by Month



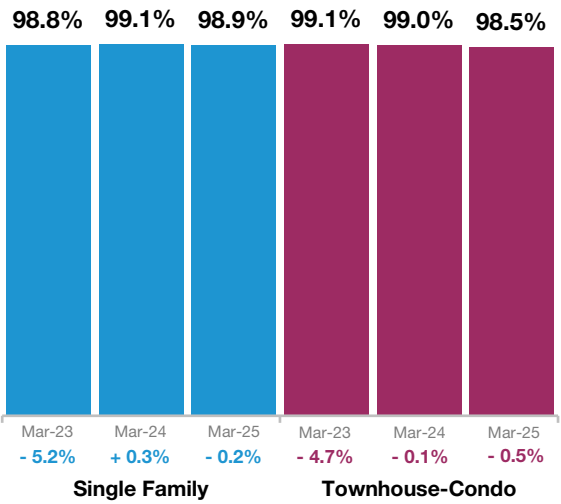
# Percent of List Price Received

Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

## March

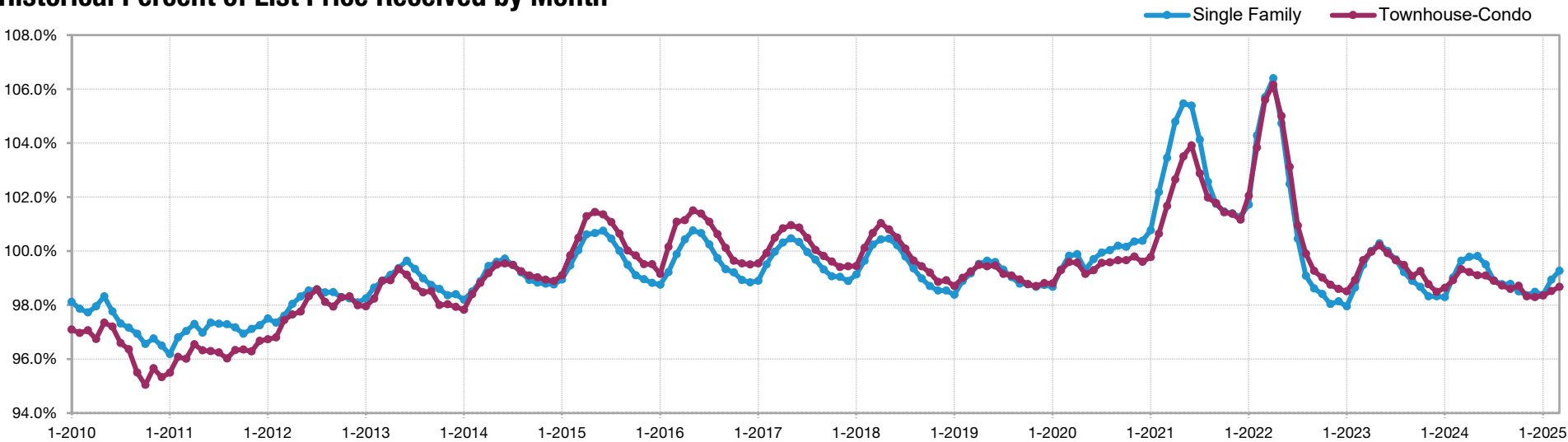


## Year to Date



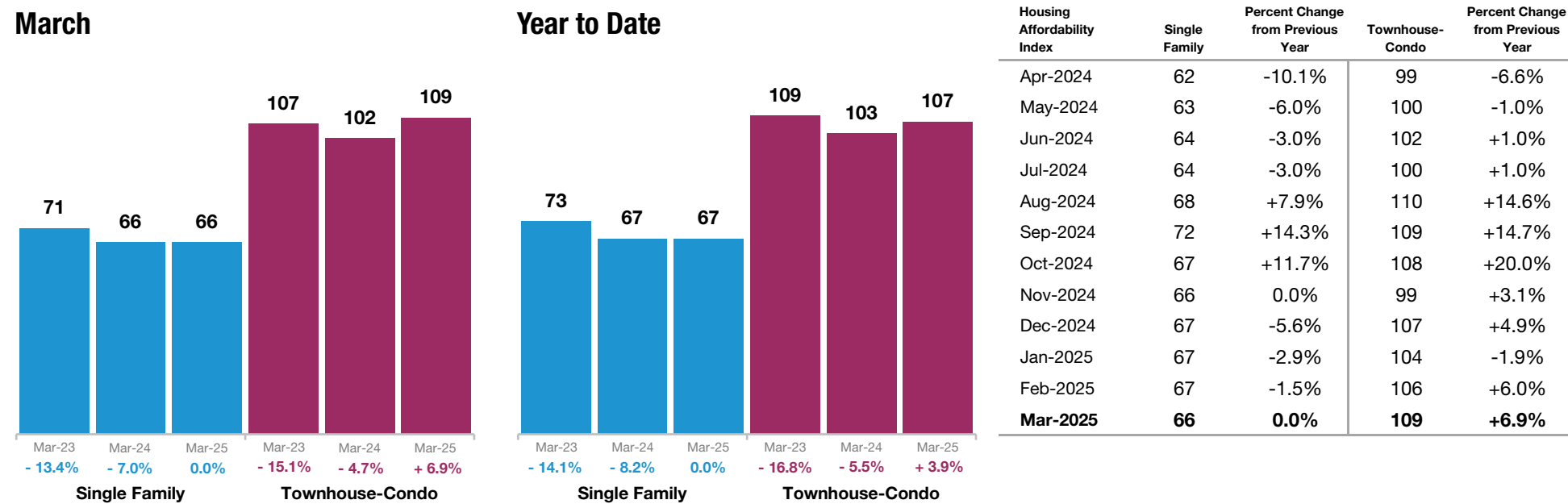
Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Apr-2024	99.8%	-0.2%	99.2%	-0.8%
May-2024	99.8%	-0.5%	99.1%	-1.1%
Jun-2024	99.5%	-0.5%	99.1%	-0.8%
Jul-2024	98.9%	-0.8%	98.9%	-0.8%
Aug-2024	98.8%	-0.4%	98.7%	-0.8%
Sep-2024	98.8%	-0.1%	98.6%	-0.5%
Oct-2024	98.5%	-0.2%	98.7%	-0.6%
Nov-2024	98.4%	+0.1%	98.3%	-0.5%
Dec-2024	98.5%	+0.2%	98.3%	-0.2%
Jan-2025	98.4%	+0.1%	98.3%	-0.3%
Feb-2025	98.9%	-0.1%	98.5%	-0.4%
Mar-2025	99.3%	-0.3%	98.7%	-0.6%

## Historical Percent of List Price Received by Month

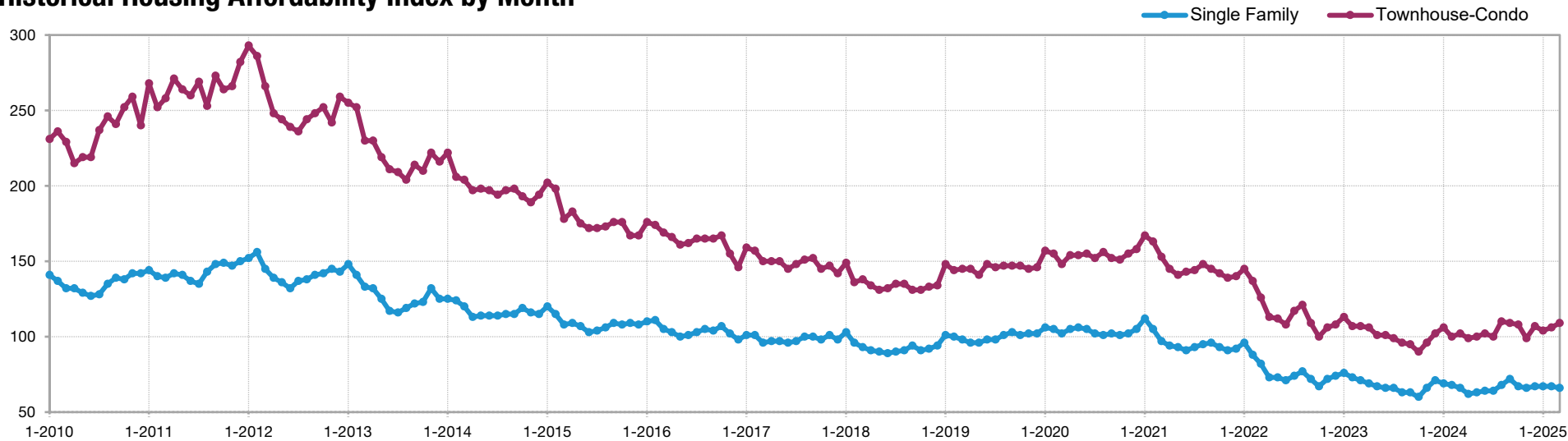


# Housing Affordability Index

This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



## Historical Housing Affordability Index by Month



# Total Market Overview



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

Key Metrics	Historical Sparkbars	3-2024	3-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
Active Listings		10,072	12,891	+ 28.0%	--	--	--
Under Contract		4,901	5,889	+ 20.2%	12,676	13,615	+ 7.4%
New Listings		6,029	7,801	+ 29.4%	15,413	19,086	+ 23.8%
Sold Listings		4,350	4,385	+ 0.8%	10,789	10,689	- 0.9%
Days on Market		45	54	+ 20.0%	49	59	+ 20.4%
Median Sales Price		\$579,970	\$575,000	- 0.9%	\$565,000	\$575,000	+ 1.8%
Average Sales Price		\$679,643	\$677,463	- 0.3%	\$668,216	\$675,778	+ 1.1%
Pct. of List Price Received		99.6%	99.1%	- 0.5%	99.1%	98.8%	- 0.3%
Affordability Index		66	66	0.0%	67	67	0.0%

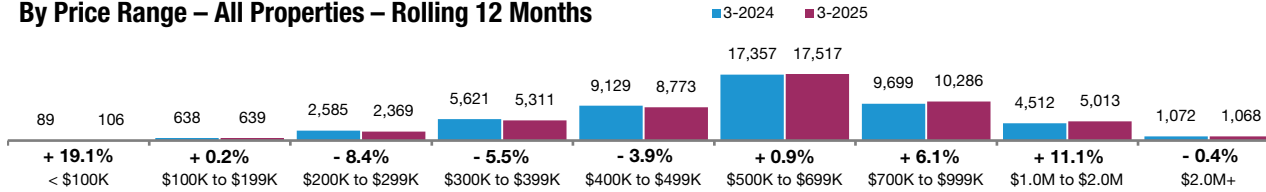
# Sold Listings

Actual sales that have closed in a given month.

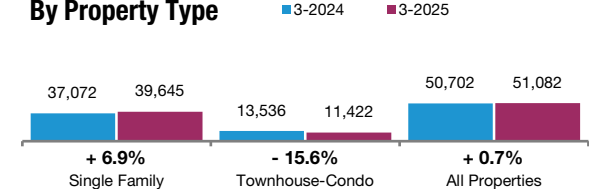


**DENVER METRO**  
ASSOCIATION OF REALTORS®

## By Price Range – All Properties – Rolling 12 Months



## By Property Type



### Rolling 12 Months

By Price Range	Single Family			Townhouse-Condo		
	3-2024	3-2025	Change	3-2024	3-2025	Change
\$99,999 and Below	70	69	- 1.4%	6	31	+ 416.7%
\$100,000 to \$199,999	262	248	- 5.3%	340	390	+ 14.7%
\$200,000 to \$299,999	589	564	- 4.2%	1,972	1,804	- 8.5%
\$300,000 to \$399,999	2,049	2,069	+ 1.0%	3,567	3,240	- 9.2%
\$400,000 to \$499,999	6,022	6,248	+ 3.8%	3,095	2,521	- 18.5%
\$500,000 to \$699,999	14,524	15,271	+ 5.1%	2,830	2,245	- 20.7%
\$700,000 to \$999,999	8,670	9,554	+ 10.2%	1,029	732	- 28.9%
\$1,000,000 to \$1,999,999	3,922	4,613	+ 17.6%	590	400	- 32.2%
\$2,000,000 and Above	964	1,009	+ 4.7%	107	59	- 44.9%
<b>All Price Ranges</b>	<b>37,072</b>	<b>39,645</b>	<b>+ 6.9%</b>	<b>13,536</b>	<b>11,422</b>	<b>- 15.6%</b>

### Compared to Prior Month

	Single Family			Townhouse-Condo		
	2-2025	3-2025	Change	2-2025	3-2025	Change
Single Family	3	7	+ 133.3%	2	7	+ 250.0%
Townhouse-Condo	15	16	+ 6.7%	30	39	+ 30.0%
	39	52	+ 33.3%	118	154	+ 30.5%
	138	181	+ 31.2%	216	299	+ 38.4%
	444	573	+ 29.1%	157	191	+ 21.7%
	1,086	1,257	+ 15.7%	139	178	+ 28.1%
	586	883	+ 50.7%	43	61	+ 41.9%
	290	370	+ 27.6%	31	22	- 29.0%
	69	90	+ 30.4%	4	4	0.0%
<b>All Price Ranges</b>	<b>2,670</b>	<b>3,429</b>	<b>+ 28.4%</b>	<b>740</b>	<b>955</b>	<b>+ 29.1%</b>

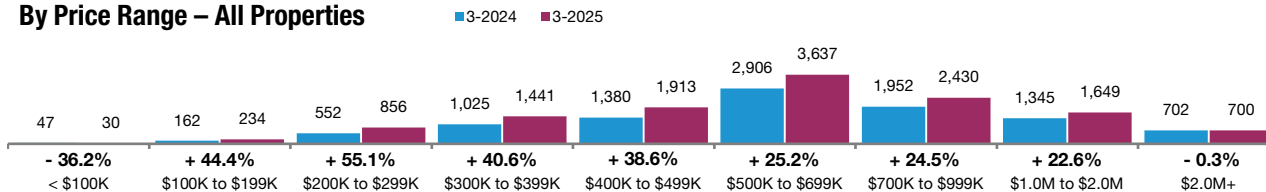
### Year to Date

	Single Family			Townhouse-Condo		
	3-2024	3-2025	Change	3-2024	3-2025	Change
Single Family	14	13	- 7.1%	2	15	+ 650.0%
Townhouse-Condo	61	41	- 32.8%	76	92	+ 21.1%
	126	125	- 0.8%	416	400	- 3.8%
	443	470	+ 6.1%	749	692	- 7.6%
	1,399	1,393	- 0.4%	559	481	- 14.0%
	3,204	3,204	0.0%	544	451	- 17.1%
	1,846	1,971	+ 6.8%	200	155	- 22.5%
	791	892	+ 12.8%	107	72	- 32.7%
	203	207	+ 2.0%	22	12	- 45.5%
<b>All Price Ranges</b>	<b>8,087</b>	<b>8,316</b>	<b>+ 2.8%</b>	<b>2,675</b>	<b>2,370</b>	<b>- 11.4%</b>

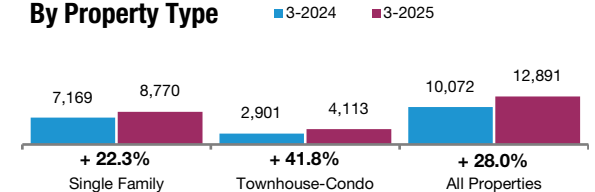
# Inventory of Active Listings

A measure of the number of homes available for sale at a given time.

## By Price Range – All Properties



## By Property Type



### Year over Year

By Price Range	Single Family			Townhouse-Condo		
	3-2024	3-2025	Change	3-2024	3-2025	Change
\$99,999 and Below	40	24	- 40.0%	6	6	0.0%
\$100,000 to \$199,999	87	80	- 8.0%	75	152	+ 102.7%
\$200,000 to \$299,999	160	143	- 10.6%	391	713	+ 82.4%
\$300,000 to \$399,999	362	394	+ 8.8%	663	1,045	+ 57.6%
\$400,000 to \$499,999	855	1,132	+ 32.4%	525	780	+ 48.6%
\$500,000 to \$699,999	2,214	2,847	+ 28.6%	692	789	+ 14.0%
\$700,000 to \$999,999	1,642	2,056	+ 25.2%	310	373	+ 20.3%
\$1,000,000 to \$1,999,999	1,153	1,436	+ 24.5%	192	213	+ 10.9%
\$2,000,000 and Above	655	657	+ 0.3%	47	42	- 10.6%
<b>All Price Ranges</b>	<b>7,169</b>	<b>8,770</b>	<b>+ 22.3%</b>	<b>2,901</b>	<b>4,113</b>	<b>+ 41.8%</b>

### Compared to Prior Month

	Single Family			Townhouse-Condo		
	2-2025	3-2025	Change	2-2025	3-2025	Change
Single Family	27	24	- 11.1%	6	6	0.0%
Townhouse-Condo	81	80	- 1.2%	125	152	+ 21.6%
	177	143	- 19.2%	646	713	+ 10.4%
	396	394	- 0.5%	1,008	1,045	+ 3.7%
	1,189	1,132	- 4.8%	733	780	+ 6.4%
	2,921	2,847	- 2.5%	726	789	+ 8.7%
	1,975	2,056	+ 4.1%	330	373	+ 13.0%
	1,288	1,436	+ 11.5%	189	213	+ 12.7%
	623	657	+ 5.5%	47	42	- 10.6%
<b>All Price Ranges</b>	<b>8,678</b>	<b>8,770</b>	<b>+ 1.1%</b>	<b>3,810</b>	<b>4,113</b>	<b>+ 8.0%</b>

### Year to Date

Single Family	Townhouse-Condo
---------------	-----------------

There are no year-to-date figures for inventory because it is simply a snapshot frozen in time at the end of each month. It does not add up over a period of months.

# Glossary of Terms

A research tool provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

<b>Inventory of Active Listings</b>	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.
<b>Under Contract</b>	A count of the properties that have offers accepted on them in a given month.
<b>New Listings</b>	A measure of how much new supply is coming onto the market from sellers.
<b>Sold Listings</b>	A measure of home sales that were closed to completion during the report period.
<b>Days on Market Until Sale</b>	A measure of how long it takes homes to sell, on average.
<b>Median Sales Price</b>	A measure of home values in a market area where 50% of activity was higher and 50% was lower than this price point.
<b>Average Sales Price</b>	A sum of all home sales prices divided by total number of sales.
<b>Percent of List Price Received</b>	A mathematical calculation of the percent difference from last list price and sold price for those listings sold in the reported period.
<b>Housing Affordability Index</b>	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.