

Monthly Indicators



April 2025

Percent changes calculated using year-over-year comparisons.

New Listings were up 21.0 percent for single family homes and 14.7 percent for townhouse-condo properties. Under Contracts increased 9.8 percent for single family homes and 0.7 percent for townhouse-condo properties.

The Median Sales Price was down 0.7 percent to \$632,500 for single family homes and 5.1 percent to \$395,000 for townhouse-condo properties. Days on Market increased 21.2 percent for single family homes and 32.4 percent for townhouse-condo properties.

Total housing inventory increased 8.1% month-over-month for a total of 1.33 million units heading into April, equivalent to a 4.0-month supply at the current sales pace, according to NAR. Although inventory is up nearly 20% from the same time last year, the additional supply has had little effect on home prices across much of the country, with the national median existing-home price climbing 2.7% year-over-year to \$403,700 as of last measure.

Activity Snapshot

+ 35.8% **+ 5.3%** **- 0.5%**

One-Year Change in Active Listings All Properties	One-Year Change in Sold Listings All Properties	One-Year Change in Median Sales Price All Properties
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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.

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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	4-2024	4-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
Active Listings		8,154	10,748	+ 31.8%	--	--	--
Under Contract		3,894	4,276	+ 9.8%	13,489	14,582	+ 8.1%
New Listings		5,517	6,674	+ 21.0%	16,749	20,526	+ 22.6%
Sold Listings		3,544	3,851	+ 8.7%	11,631	12,197	+ 4.9%
Days on Market		33	40	+ 21.2%	44	53	+ 20.5%
Median Sales Price		\$637,250	\$632,500	- 0.7%	\$619,900	\$625,000	+ 0.8%
Average Sales Price		\$775,488	\$760,250	- 2.0%	\$742,249	\$744,355	+ 0.3%
Pct. of List Price Received		99.8%	99.3%	- 0.5%	99.3%	99.0%	- 0.3%
Affordability Index		62	65	+ 4.8%	64	66	+ 3.1%

Townhouse-Condo Market Overview



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

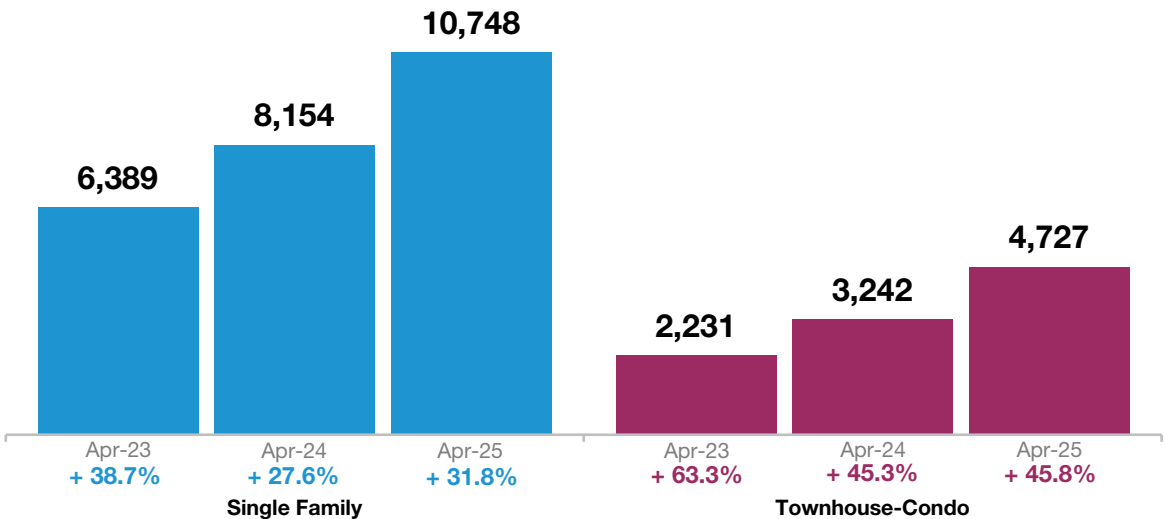
Key Metrics	Historical Sparkbars	4-2024	4-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
Active Listings		3,242	4,727	+ 45.8%	--	--	--
Under Contract		1,111	1,119	+ 0.7%	4,169	4,005	- 3.9%
New Listings		1,785	2,047	+ 14.7%	5,950	7,269	+ 22.2%
Sold Listings		1,110	1,051	- 5.3%	3,785	3,428	- 9.4%
Days on Market		37	49	+ 32.4%	45	57	+ 26.7%
Median Sales Price		\$416,250	\$395,000	- 5.1%	\$415,000	\$397,200	- 4.3%
Average Sales Price		\$480,642	\$465,799	- 3.1%	\$489,150	\$461,905	- 5.6%
Pct. of List Price Received		99.2%	98.8%	- 0.4%	99.1%	98.6%	- 0.5%
Affordability Index		99	106	+ 7.1%	100	106	+ 6.0%

Inventory of Active Listings

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

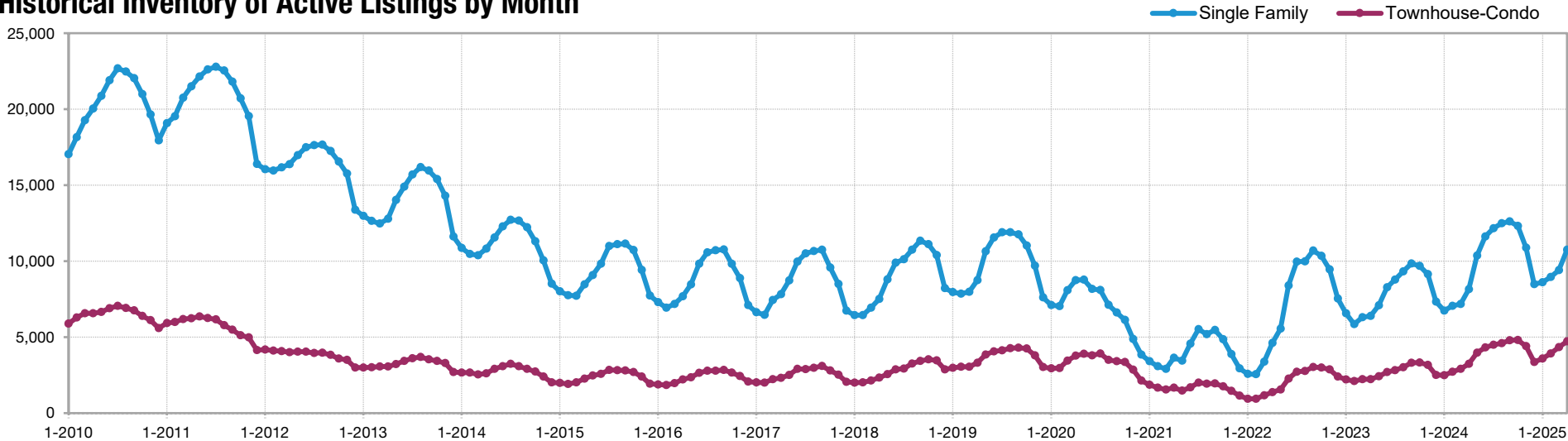


April



Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2024	10,358	+46.2%	3,971	+64.3%
Jun-2024	11,627	+40.6%	4,317	+60.2%
Jul-2024	12,157	+38.5%	4,494	+59.8%
Aug-2024	12,490	+34.0%	4,593	+52.2%
Sep-2024	12,614	+28.2%	4,793	+44.6%
Oct-2024	12,317	+27.2%	4,809	+44.5%
Nov-2024	10,884	+18.9%	4,411	+38.9%
Dec-2024	8,485	+15.6%	3,361	+33.9%
Jan-2025	8,596	+27.7%	3,584	+44.1%
Feb-2025	8,959	+27.0%	3,924	+44.6%
Mar-2025	9,406	+31.1%	4,342	+49.6%
Apr-2025	10,748	+31.8%	4,727	+45.8%

Historical Inventory of Active Listings by Month



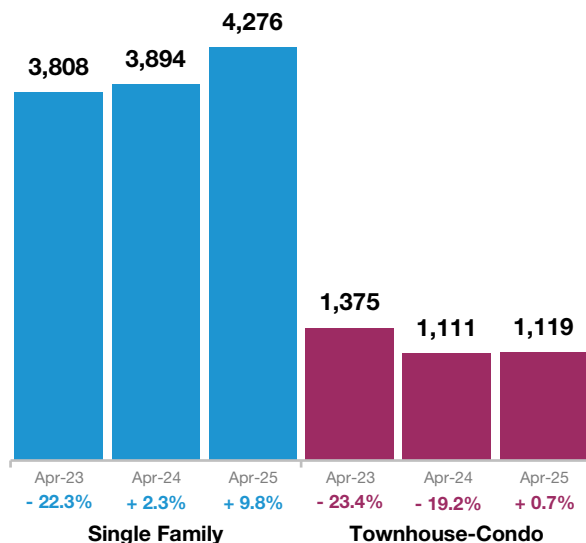
Under Contract

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

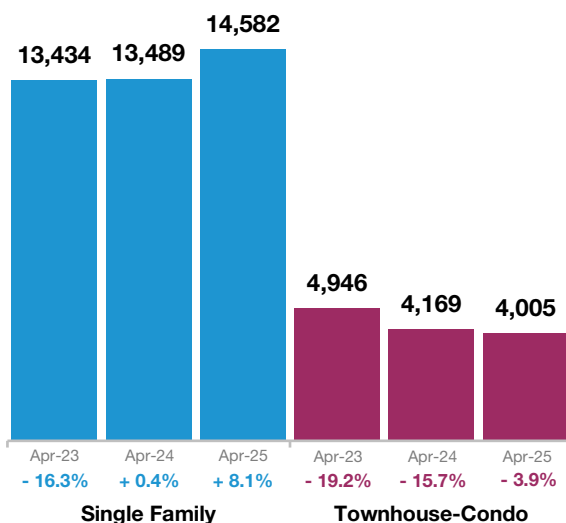


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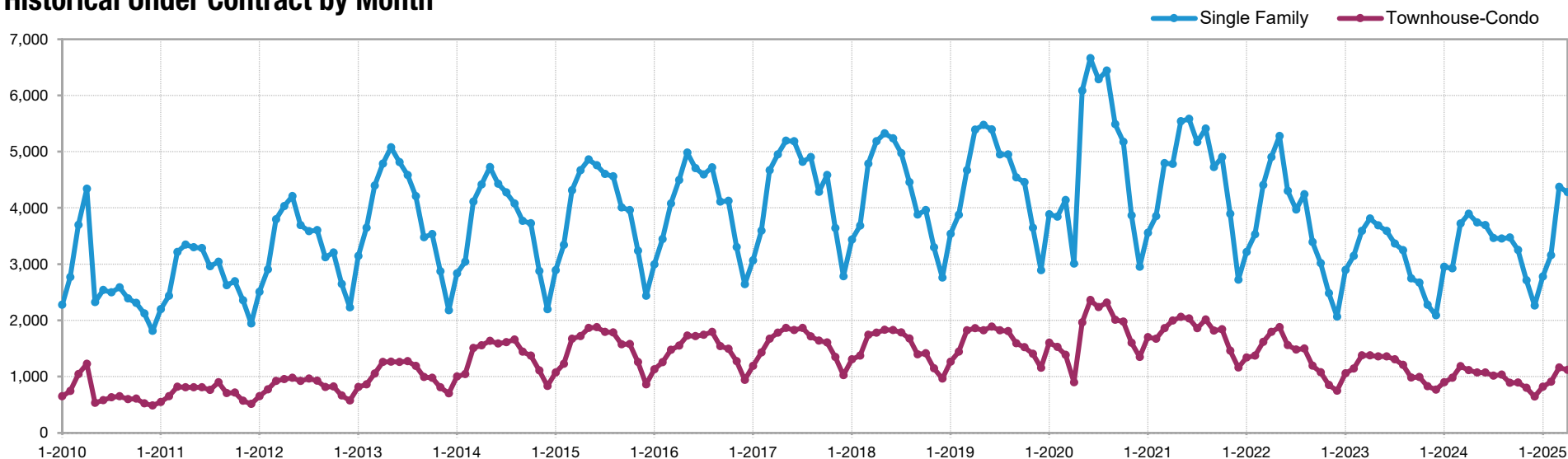


Year to Date



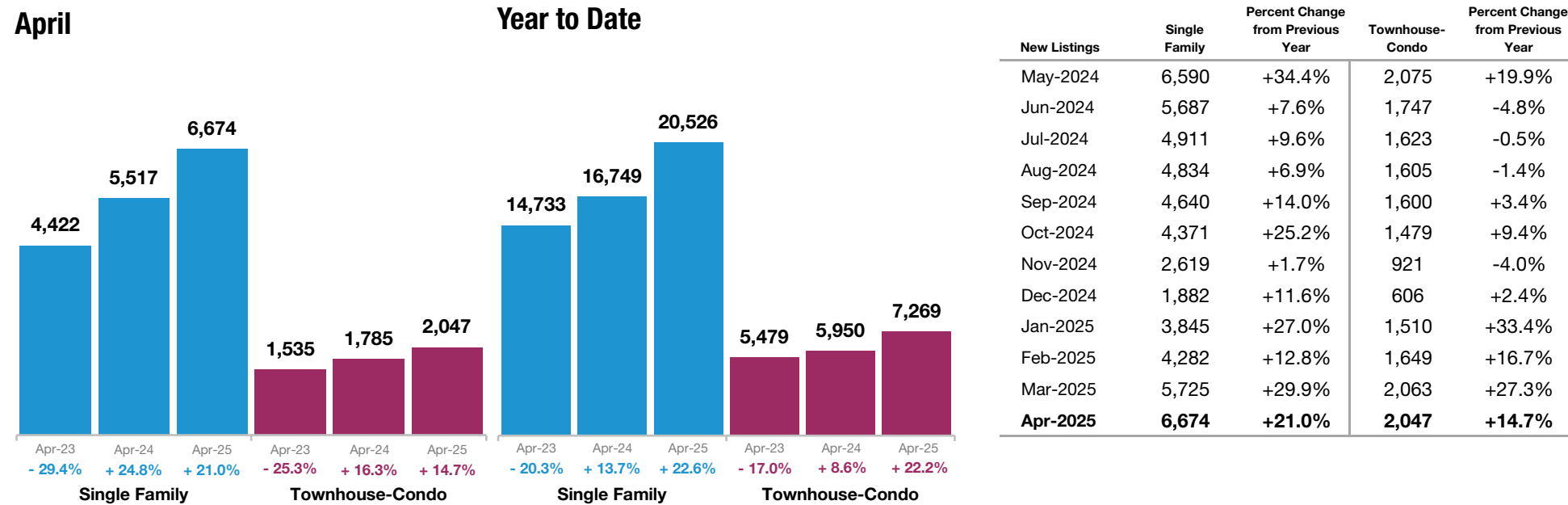
Under Contract	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2024	3,737	+1.4%	1,072	-21.1%
Jun-2024	3,692	+2.9%	1,073	-20.9%
Jul-2024	3,464	+3.0%	1,016	-22.1%
Aug-2024	3,454	+6.4%	1,032	-14.4%
Sep-2024	3,473	+26.5%	890	-9.5%
Oct-2024	3,252	+21.8%	893	-10.1%
Nov-2024	2,714	+19.3%	797	-3.6%
Dec-2024	2,260	+8.2%	642	-16.0%
Jan-2025	2,777	-6.0%	818	-8.8%
Feb-2025	3,156	+7.9%	907	-7.3%
Mar-2025	4,373	+17.6%	1,161	-1.9%
Apr-2025	4,276	+9.8%	1,119	+0.7%

Historical Under Contract by Month

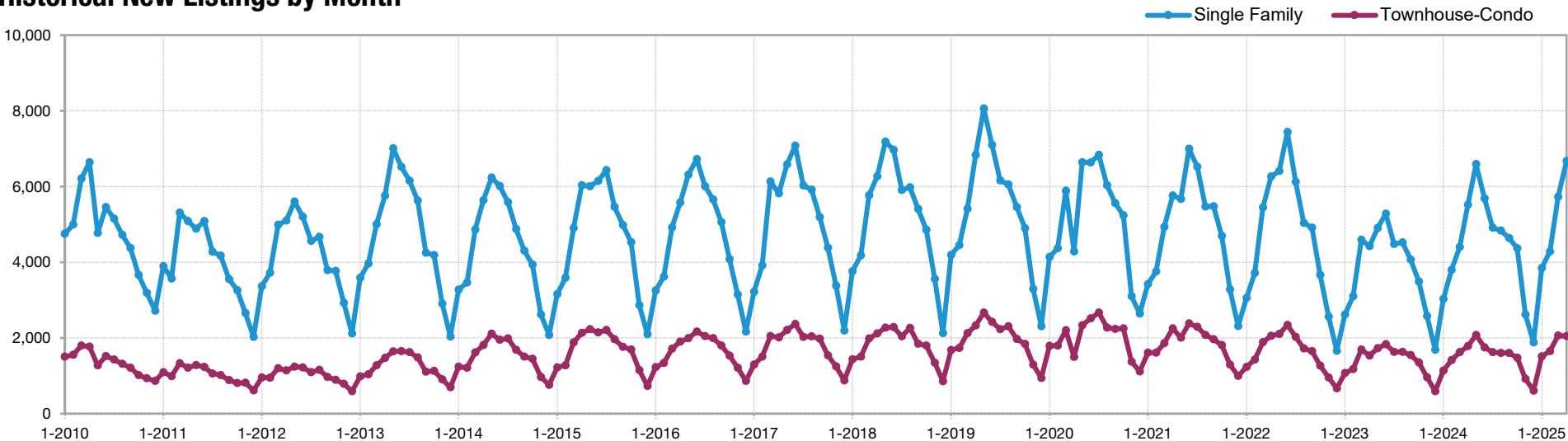


New Listings

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



Historical New Listings by Month



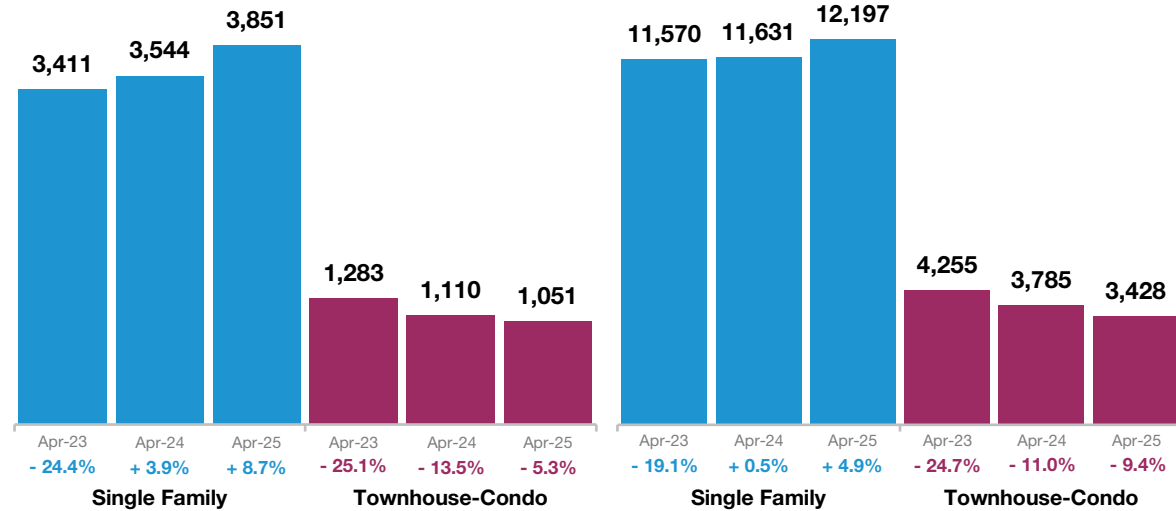
Sold Listings

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



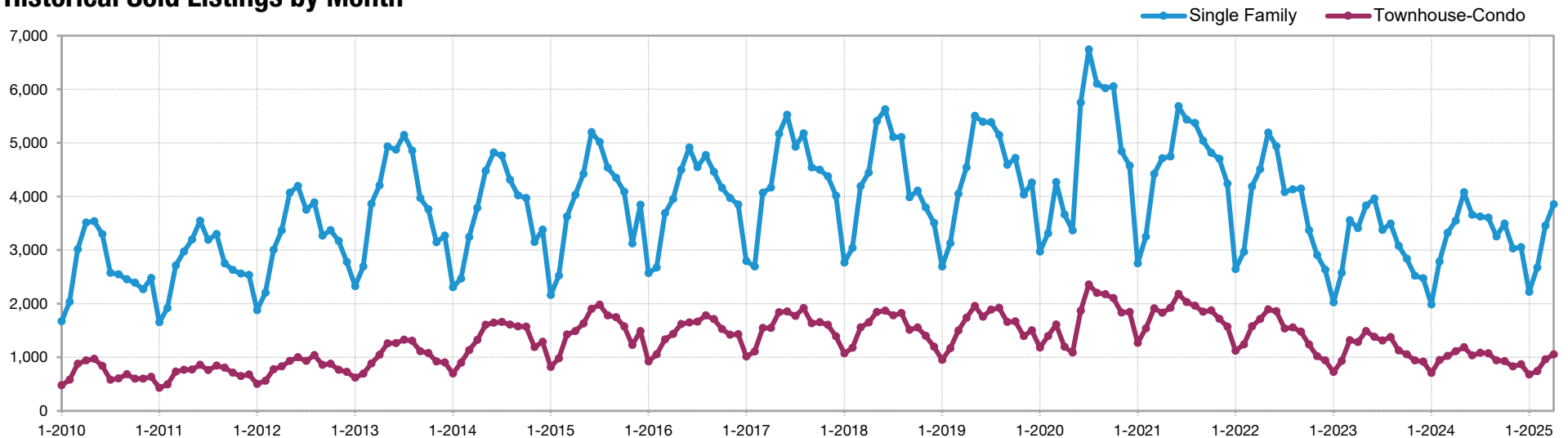
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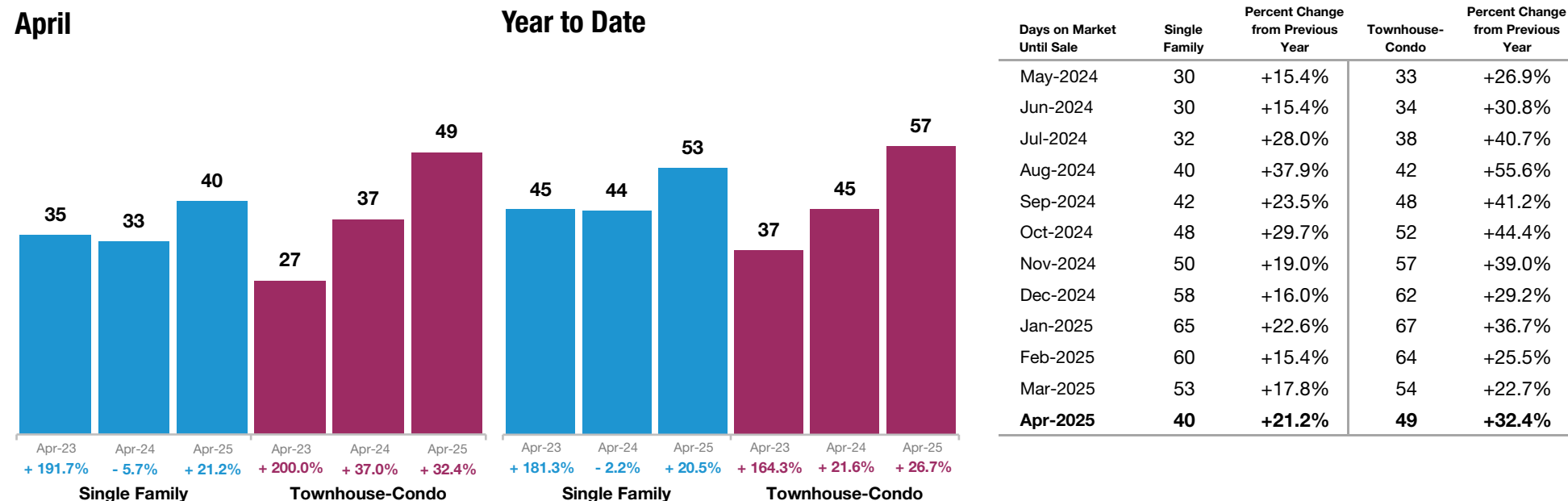
Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2024	4,076	+6.4%	1,187	-20.1%
Jun-2024	3,656	-7.7%	1,034	-25.0%
Jul-2024	3,626	+7.4%	1,081	-17.5%
Aug-2024	3,605	+3.2%	1,073	-21.8%
Sep-2024	3,251	+5.6%	942	-16.2%
Oct-2024	3,492	+23.0%	928	-11.7%
Nov-2024	3,027	+20.1%	830	-11.6%
Dec-2024	3,054	+23.4%	868	-5.3%
Jan-2025	2,217	+11.8%	675	-4.3%
Feb-2025	2,675	-3.9%	740	-21.7%
Mar-2025	3,454	+4.0%	962	-6.1%
Apr-2025	3,851	+8.7%	1,051	-5.3%

Historical Sold Listings by Month



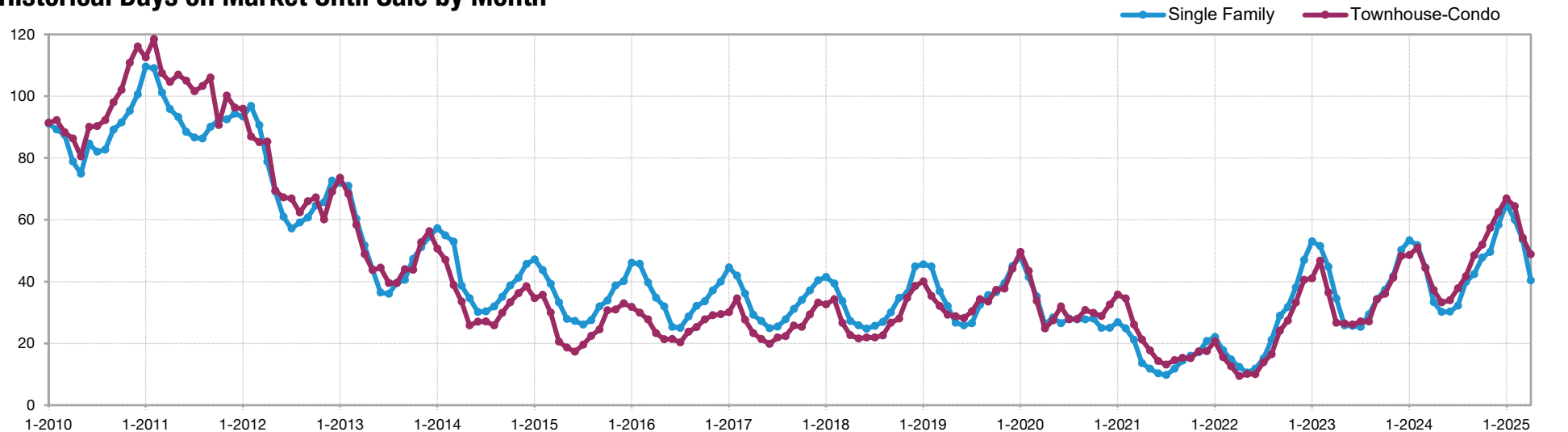
Days on Market Until Sale

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



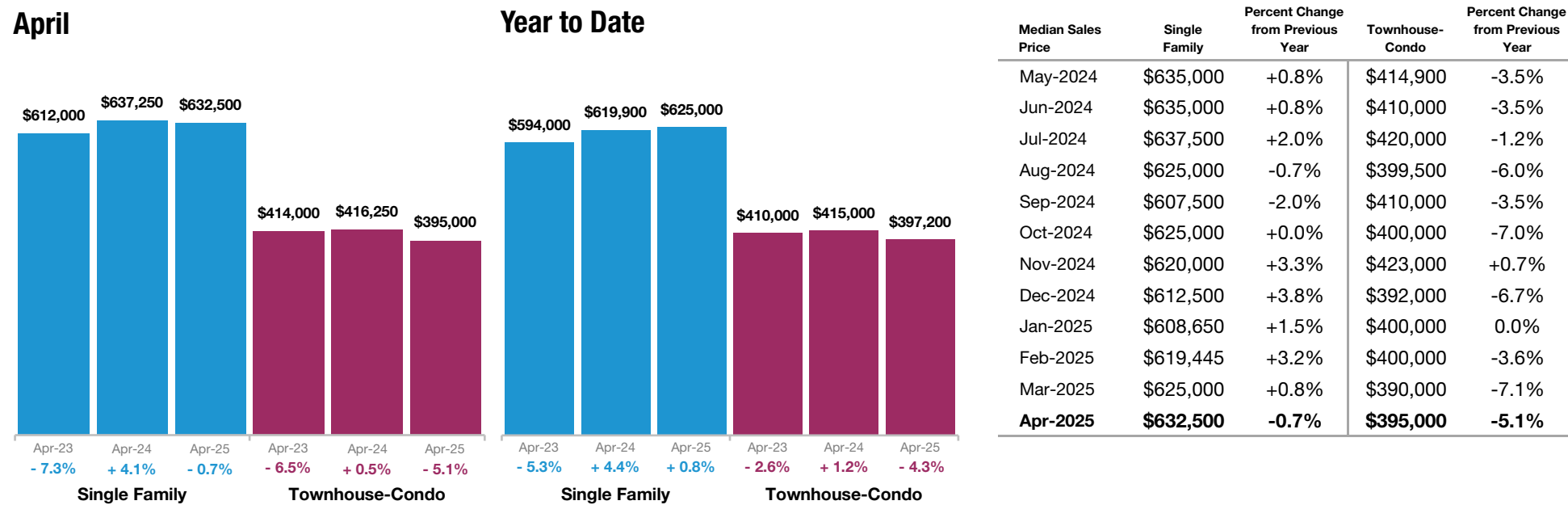
Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2024	30	+15.4%	33	+26.9%
Jun-2024	30	+15.4%	34	+30.8%
Jul-2024	32	+28.0%	38	+40.7%
Aug-2024	40	+37.9%	42	+55.6%
Sep-2024	42	+23.5%	48	+41.2%
Oct-2024	48	+29.7%	52	+44.4%
Nov-2024	50	+19.0%	57	+39.0%
Dec-2024	58	+16.0%	62	+29.2%
Jan-2025	65	+22.6%	67	+36.7%
Feb-2025	60	+15.4%	64	+25.5%
Mar-2025	53	+17.8%	54	+22.7%
Apr-2025	40	+21.2%	49	+32.4%

Historical Days on Market Until Sale by Month

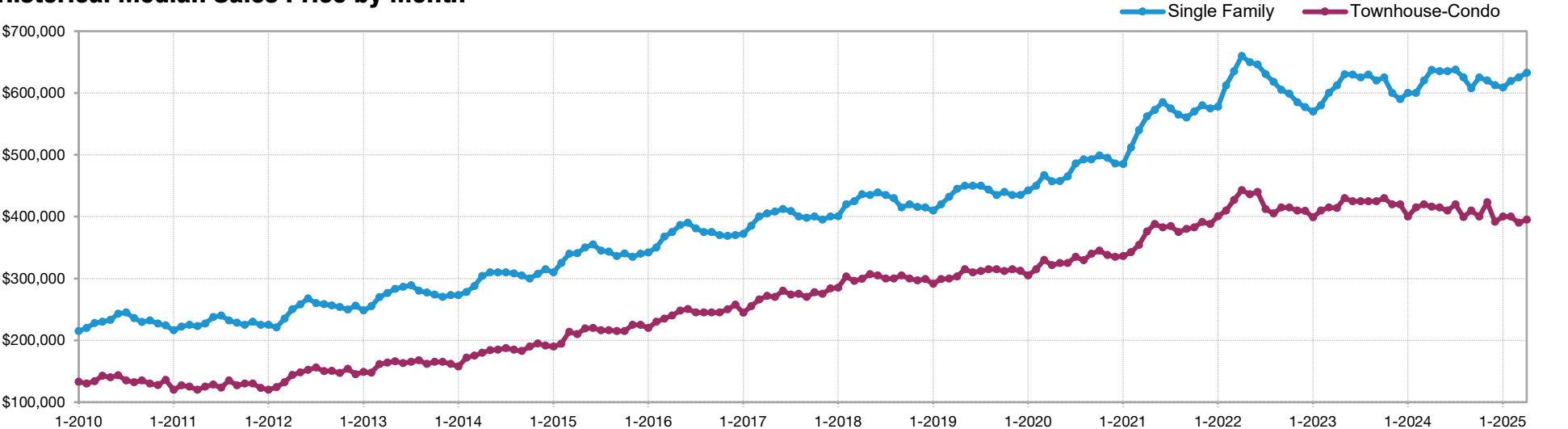


Median Sales Price

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



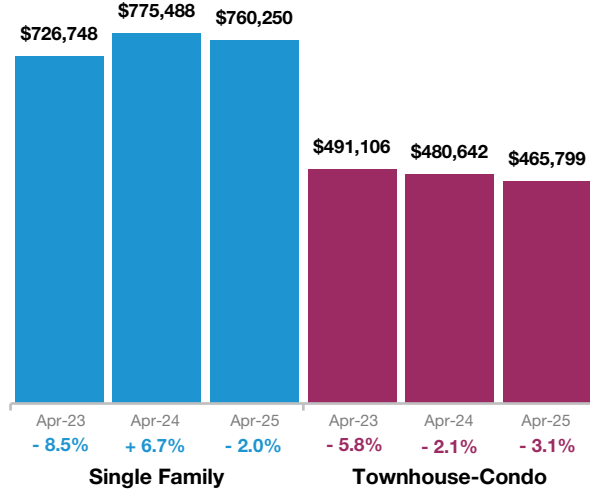
Average Sales Price

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

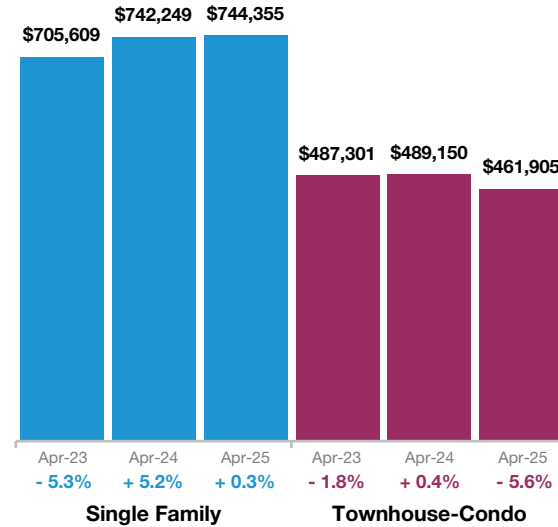


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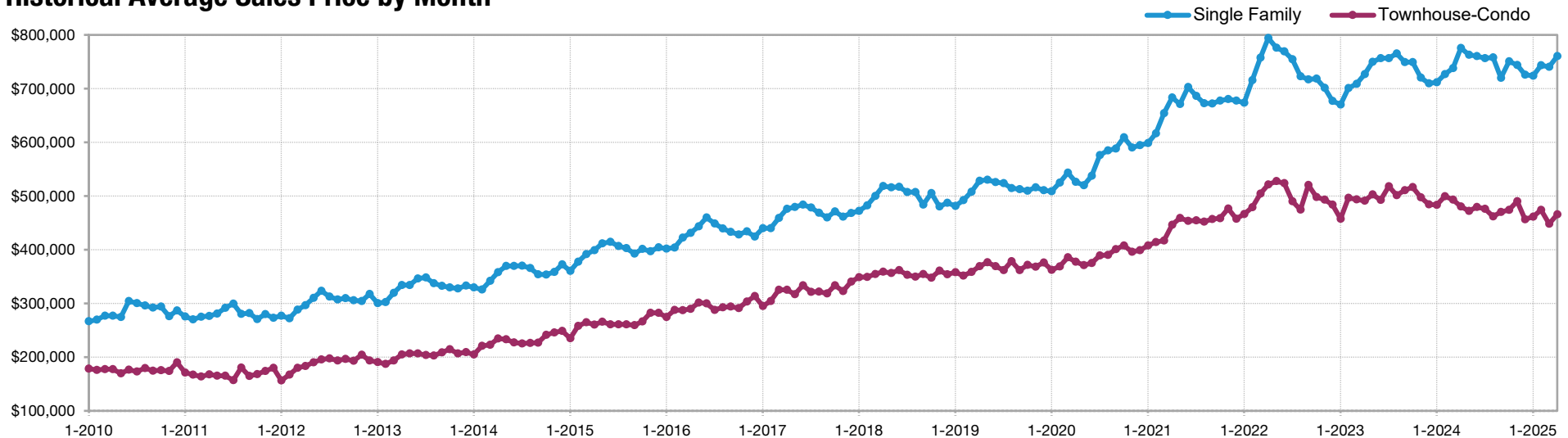


Year to Date



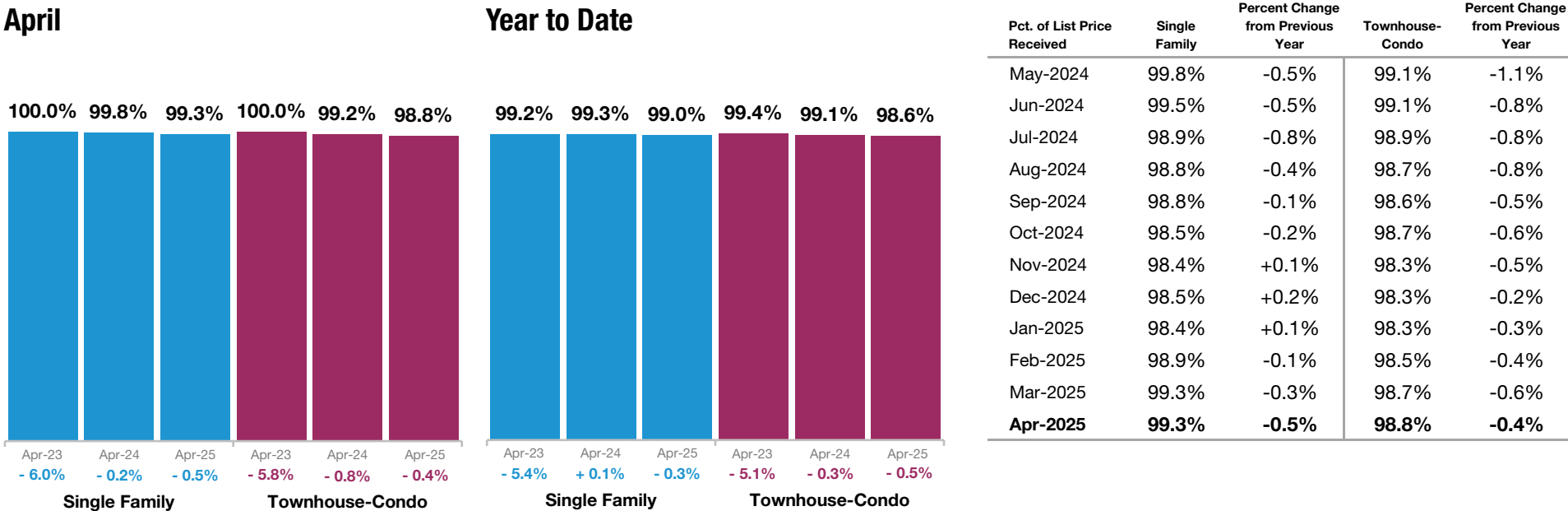
Avg. Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2024	\$763,011	+1.8%	\$472,209	-6.1%
Jun-2024	\$760,613	+0.5%	\$479,369	-2.7%
Jul-2024	\$756,683	+0.0%	\$476,156	-8.0%
Aug-2024	\$758,091	-0.9%	\$461,854	-7.9%
Sep-2024	\$719,900	-3.9%	\$470,104	-7.9%
Oct-2024	\$750,529	+0.2%	\$474,054	-8.2%
Nov-2024	\$743,804	+3.3%	\$490,300	-1.5%
Dec-2024	\$726,066	+2.3%	\$456,502	-5.8%
Jan-2025	\$724,025	+1.7%	\$461,605	-4.5%
Feb-2025	\$743,237	+2.3%	\$474,252	-5.0%
Mar-2025	\$740,548	+0.4%	\$448,363	-9.1%
Apr-2025	\$760,250	-2.0%	\$465,799	-3.1%

Historical Average Sales Price by Month

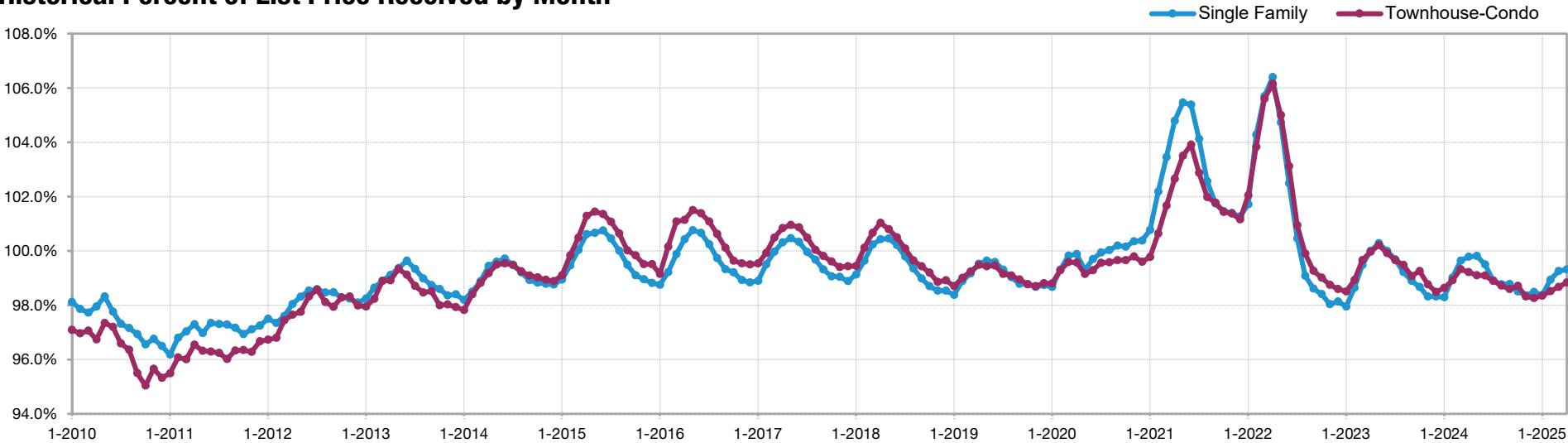


Percent of List Price Received

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.

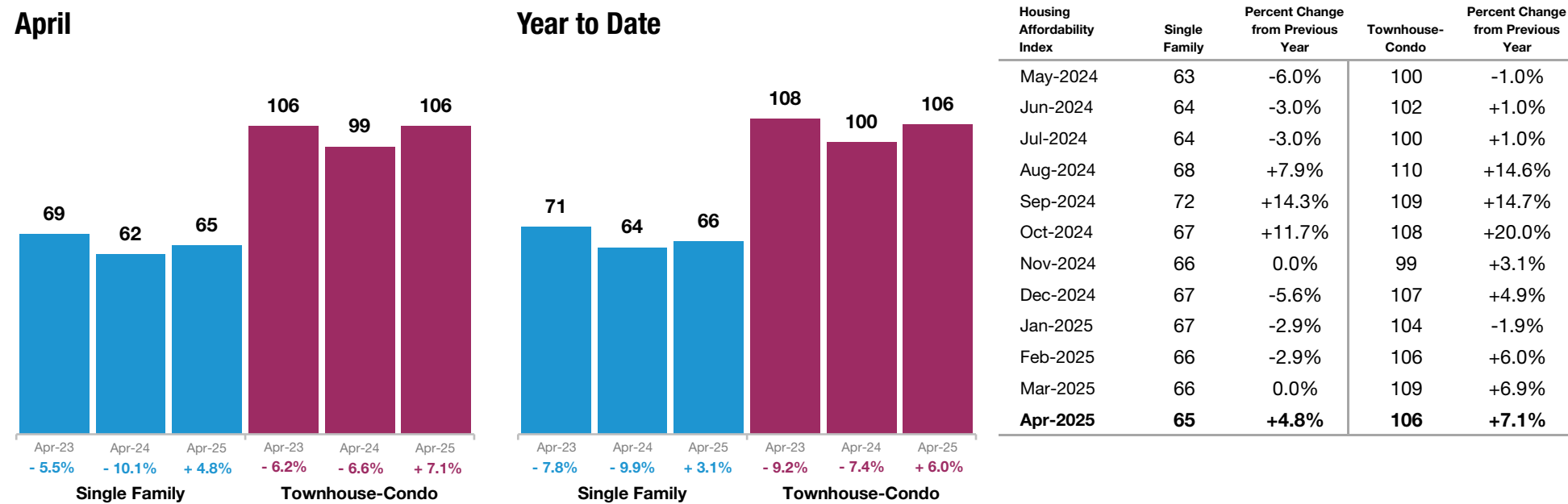


Historical Percent of List Price Received by Month

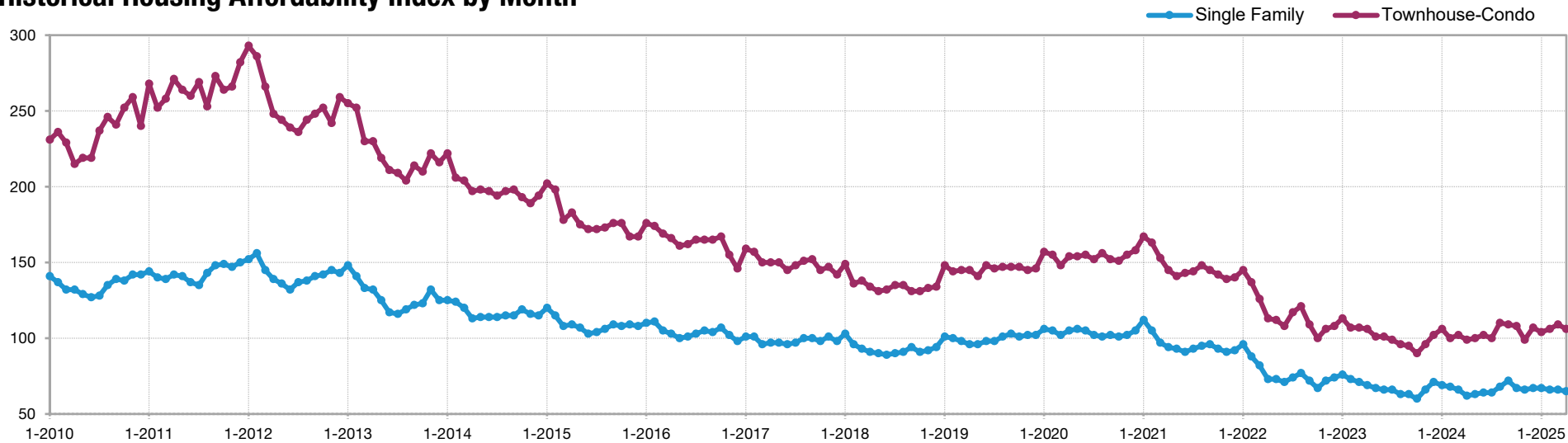


Housing Affordability Index

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	4-2024	4-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
Active Listings		11,399	15,483	+ 35.8%	--	--	--
Under Contract		5,006	5,396	+ 7.8%	17,682	18,592	+ 5.1%
New Listings		7,306	8,723	+ 19.4%	22,719	27,802	+ 22.4%
Sold Listings		4,655	4,903	+ 5.3%	15,444	15,629	+ 1.2%
Days on Market		34	42	+ 23.5%	45	54	+ 20.0%
Median Sales Price		\$589,950	\$586,850	- 0.5%	\$573,950	\$575,700	+ 0.3%
Average Sales Price		\$705,076	\$696,986	- 1.1%	\$679,326	\$682,268	+ 0.4%
Pct. of List Price Received		99.6%	99.2%	- 0.4%	99.2%	99.0%	- 0.2%
Affordability Index		62	65	+ 4.8%	64	66	+ 3.1%

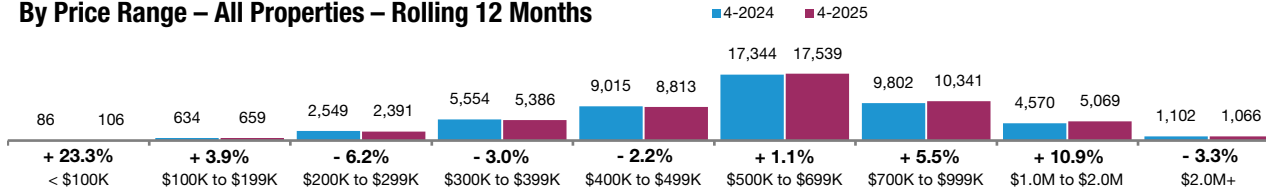
Sold Listings

Actual sales that have closed in a given month.

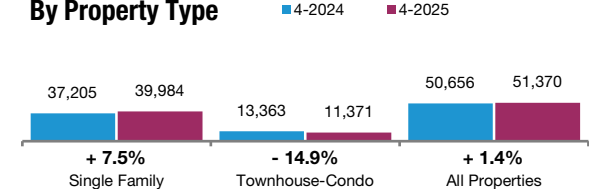


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By Price Range – All Properties – Rolling 12 Months



By Property Type



Rolling 12 Months

By Price Range	Single Family			Townhouse-Condo		
	4-2024	4-2025	Change	4-2024	4-2025	Change
\$99,999 and Below	69	70	+ 1.4%	6	29	+ 383.3%
\$100,000 to \$199,999	259	251	- 3.1%	340	407	+ 19.7%
\$200,000 to \$299,999	588	577	- 1.9%	1,938	1,814	- 6.4%
\$300,000 to \$399,999	2,043	2,110	+ 3.3%	3,506	3,274	- 6.6%
\$400,000 to \$499,999	5,956	6,325	+ 6.2%	3,048	2,484	- 18.5%
\$500,000 to \$699,999	14,516	15,345	+ 5.7%	2,826	2,193	- 22.4%
\$700,000 to \$999,999	8,786	9,617	+ 9.5%	1,016	724	- 28.7%
\$1,000,000 to \$1,999,999	3,991	4,686	+ 17.4%	579	383	- 33.9%
\$2,000,000 and Above	997	1,003	+ 0.6%	104	63	- 39.4%
All Price Ranges	37,205	39,984	+ 7.5%	13,363	11,371	- 14.9%

Compared to Prior Month

	Single Family			Townhouse-Condo		
	3-2025	4-2025	Change	3-2025	4-2025	Change
	7	4	- 42.9%	7	0	- 100.0%
	16	22	+ 37.5%	39	47	+ 20.5%
	54	51	- 5.6%	154	165	+ 7.1%
	185	197	+ 6.5%	302	333	+ 10.3%
	576	613	+ 6.4%	192	221	+ 15.1%
	1,268	1,426	+ 12.5%	180	179	- 0.6%
	885	938	+ 6.0%	62	70	+ 12.9%
	373	492	+ 31.9%	22	27	+ 22.7%
	90	108	+ 20.0%	4	9	+ 125.0%
All Price Ranges	3,454	3,851	+ 11.5%	962	1,051	+ 9.3%

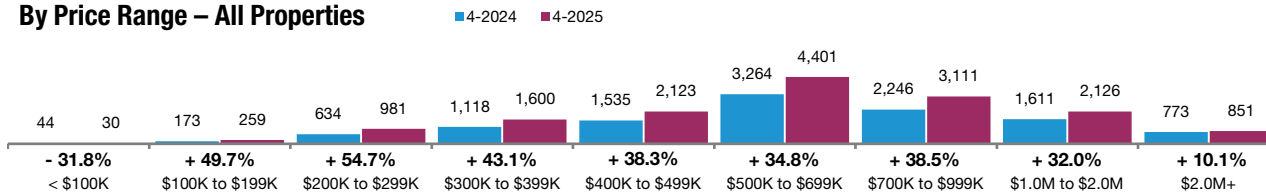
Year to Date

	Single Family			Townhouse-Condo		
	4-2024	4-2025	Change	4-2024	4-2025	Change
	17	17	0.0%	4	15	+ 275.0%
	80	63	- 21.3%	106	139	+ 31.1%
	167	178	+ 6.6%	572	565	- 1.2%
	603	671	+ 11.3%	1,051	1,028	- 2.2%
	1,939	2,009	+ 3.6%	818	703	- 14.1%
	4,568	4,642	+ 1.6%	778	632	- 18.8%
	2,727	2,915	+ 6.9%	278	226	- 18.7%
	1,213	1,387	+ 14.3%	151	99	- 34.4%
	317	315	- 0.6%	27	21	- 22.2%
All Price Ranges	11,631	12,197	+ 4.9%	3,785	3,428	- 9.4%

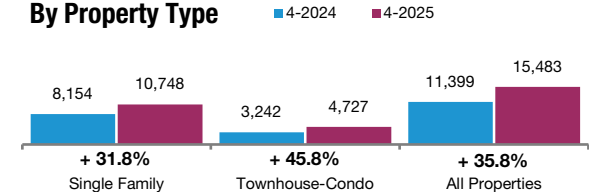
Inventory of Active Listings

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		
	4-2024	4-2025	Change	4-2024	4-2025	Change
\$99,999 and Below	38	22	- 42.1%	5	8	+ 60.0%
\$100,000 to \$199,999	87	93	+ 6.9%	86	164	+ 90.7%
\$200,000 to \$299,999	170	171	+ 0.6%	463	810	+ 74.9%
\$300,000 to \$399,999	373	409	+ 9.7%	745	1,189	+ 59.6%
\$400,000 to \$499,999	935	1,226	+ 31.1%	600	896	+ 49.3%
\$500,000 to \$699,999	2,539	3,451	+ 35.9%	725	949	+ 30.9%
\$700,000 to \$999,999	1,912	2,698	+ 41.1%	334	413	+ 23.7%
\$1,000,000 to \$1,999,999	1,378	1,883	+ 36.6%	233	243	+ 4.3%
\$2,000,000 and Above	721	794	+ 10.1%	51	55	+ 7.8%
All Price Ranges	8,154	10,748	+ 31.8%	3,242	4,727	+ 45.8%

Compared to Prior Month

	Single Family			Townhouse-Condo		
	3-2025	4-2025	Change	3-2025	4-2025	Change
	27	22	- 18.5%	6	8	+ 33.3%
	86	93	+ 8.1%	162	164	+ 1.2%
	167	171	+ 2.4%	745	810	+ 8.7%
	433	409	- 5.5%	1,114	1,189	+ 6.7%
	1,225	1,226	+ 0.1%	827	896	+ 8.3%
	3,057	3,451	+ 12.9%	839	949	+ 13.1%
	2,202	2,698	+ 22.5%	389	413	+ 6.2%
	1,527	1,883	+ 23.3%	217	243	+ 12.0%
	681	794	+ 16.6%	43	55	+ 27.9%
All Price Ranges	9,406	10,748	+ 14.3%	4,342	4,727	+ 8.9%

Year to Date

Single Family	Townhouse-Condo
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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®



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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.
Under Contract	A count of the properties that have offers accepted on them in a given month.
New Listings	A measure of how much new supply is coming onto the market from sellers.
Sold Listings	A measure of home sales that were closed to completion during the report period.
Days on Market Until Sale	A measure of how long it takes homes to sell, on average.
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.
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.