

Local Market Update for April 2025

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Jefferson County

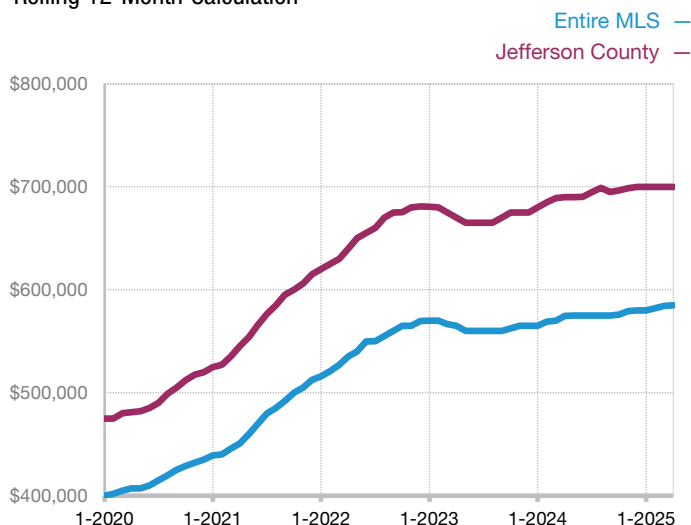
Single Family	April			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 04-2024	Thru 04-2025	Percent Change from Previous Year
Inventory of Active Listings	713	1,180	+ 65.5%	--	--	--
Under Contract	581	638	+ 9.8%	1,869	2,063	+ 10.4%
New Listings	766	978	+ 27.7%	2,174	2,838	+ 30.5%
Sold Listings	514	546	+ 6.2%	1,611	1,697	+ 5.3%
Days on Market Until Sale	21	27	+ 28.6%	33	37	+ 12.1%
Median Sales Price*	\$700,000	\$710,174	+ 1.5%	\$698,000	\$702,970	+ 0.7%
Average Sales Price*	\$807,477	\$840,098	+ 4.0%	\$797,902	\$820,441	+ 2.8%
Percent of List Price Received*	100.5%	99.9%	- 0.6%	99.9%	99.6%	- 0.3%

* 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	April			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 04-2024	Thru 04-2025	Percent Change from Previous Year
Inventory of Active Listings	346	596	+ 72.3%	--	--	--
Under Contract	187	194	+ 3.7%	645	688	+ 6.7%
New Listings	260	308	+ 18.5%	830	1,098	+ 32.3%
Sold Listings	175	180	+ 2.9%	552	616	+ 11.6%
Days on Market Until Sale	31	41	+ 32.3%	43	48	+ 11.6%
Median Sales Price*	\$419,000	\$396,000	- 5.5%	\$410,000	\$405,000	- 1.2%
Average Sales Price*	\$445,098	\$430,375	- 3.3%	\$440,833	\$428,600	- 2.8%
Percent of List Price Received*	99.5%	99.2%	- 0.3%	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

