

Local Market Update for April 2025

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Denver

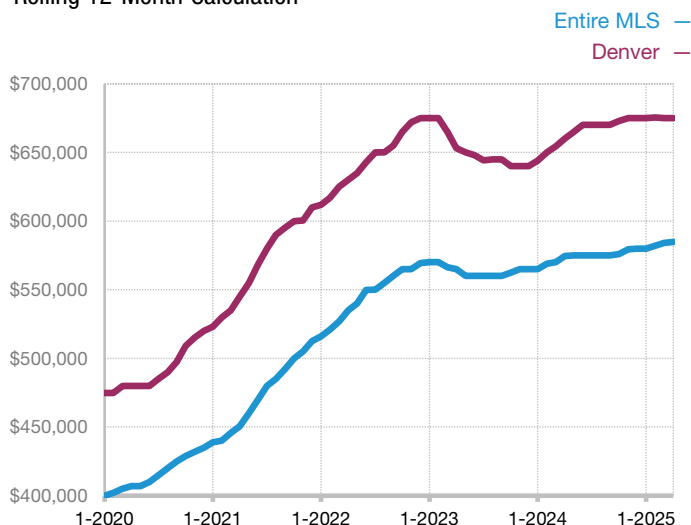
Single Family	April			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 04-2024	Thru 04-2025	Percent Change from Previous Year
Inventory of Active Listings	1,212	1,673	+ 38.0%	--	--	--
Under Contract	641	682	+ 6.4%	2,221	2,286	+ 2.9%
New Listings	968	1,174	+ 21.3%	2,898	3,518	+ 21.4%
Sold Listings	604	630	+ 4.3%	1,906	1,981	+ 3.9%
Days on Market Until Sale	24	28	+ 16.7%	34	44	+ 29.4%
Median Sales Price*	\$732,007	\$718,750	- 1.8%	\$675,000	\$675,000	0.0%
Average Sales Price*	\$927,774	\$872,962	- 5.9%	\$861,475	\$844,103	- 2.0%
Percent of List Price Received*	100.0%	99.6%	- 0.4%	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.

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	1,299	1,835	+ 41.3%	--	--	--
Under Contract	349	304	- 12.9%	1,336	1,172	- 12.3%
New Listings	651	724	+ 11.2%	2,138	2,578	+ 20.6%
Sold Listings	363	303	- 16.5%	1,212	1,026	- 15.3%
Days on Market Until Sale	39	52	+ 33.3%	49	60	+ 22.4%
Median Sales Price*	\$425,000	\$380,000	- 10.6%	\$415,000	\$389,950	- 6.0%
Average Sales Price*	\$531,470	\$498,457	- 6.2%	\$533,262	\$489,921	- 8.1%
Percent of List Price Received*	98.9%	98.9%	0.0%	98.8%	98.4%	- 0.4%

* 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

