

Monthly Indicators



June 2025

Percent changes calculated using year-over-year comparisons.

New Listings were up 6.1 percent for single family homes but decreased 3.4 percent for townhouse-condo properties. Under Contracts increased 10.5 percent for single family homes but decreased 2.9 percent for townhouse-condo properties.

The Median Sales Price was up 0.8 percent to \$640,000 for single family homes but decreased 2.4 percent to \$400,000 for townhouse-condo properties. Days on Market increased 20.0 percent for single family homes and 58.8 percent for townhouse-condo properties.

Heading into June, there were 1.54 million units for sale across the country, a 6.2% increase from the previous month and a 20.3% improvement over the same period last year, representing a 4.6-month supply at the current sales pace, according to NAR. Despite the additional supply, home prices have continued to rise nationwide, albeit at a slower pace than during the pandemic, climbing 1.3% year-over-year to \$422,800 as of last measure.

Activity Snapshot

+ 18.2%	+ 5.4%	+ 0.8%
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

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	6-2024	6-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
Active Listings		11,660	13,670	+ 17.2%	--	--	--
Under Contract		3,691	4,077	+ 10.5%	20,918	22,371	+ 6.9%
New Listings		5,687	6,033	+ 6.1%	29,026	33,571	+ 15.7%
Sold Listings		3,656	4,000	+ 9.4%	19,367	20,253	+ 4.6%
Days on Market		30	36	+ 20.0%	39	46	+ 17.9%
Median Sales Price		\$635,000	\$640,000	+ 0.8%	\$625,000	\$629,950	+ 0.8%
Average Sales Price		\$760,613	\$774,210	+ 1.8%	\$750,058	\$754,275	+ 0.6%
Pct. of List Price Received		99.5%	99.1%	- 0.4%	99.4%	99.1%	- 0.3%
Affordability Index		64	64	0.0%	65	65	0.0%

Townhouse-Condo Market Overview



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

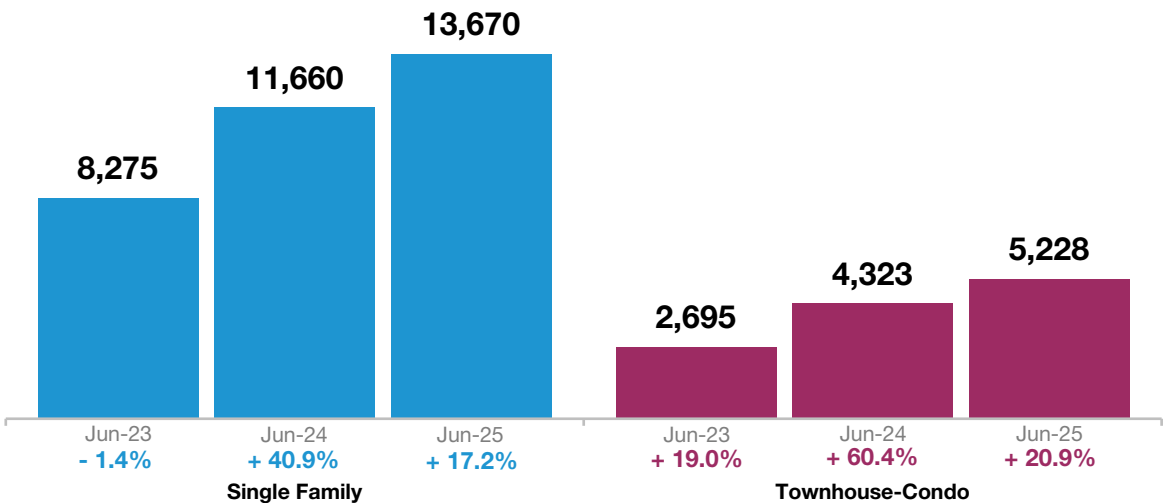
Key Metrics	Historical Sparkbars	6-2024	6-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
Active Listings		4,323	5,228	+ 20.9%	--	--	--
Under Contract		1,073	1,042	- 2.9%	6,314	5,982	- 5.3%
New Listings		1,747	1,687	- 3.4%	9,772	11,084	+ 13.4%
Sold Listings		1,034	944	- 8.7%	6,006	5,488	- 8.6%
Days on Market		34	54	+ 58.8%	41	54	+ 31.7%
Median Sales Price		\$410,000	\$400,000	- 2.4%	\$415,000	\$399,900	- 3.6%
Average Sales Price		\$479,369	\$454,012	- 5.3%	\$484,118	\$456,733	- 5.7%
Pct. of List Price Received		99.1%	98.5%	- 0.6%	99.1%	98.6%	- 0.5%
Affordability Index		102	106	+ 3.9%	101	106	+ 5.0%

Inventory of Active Listings

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

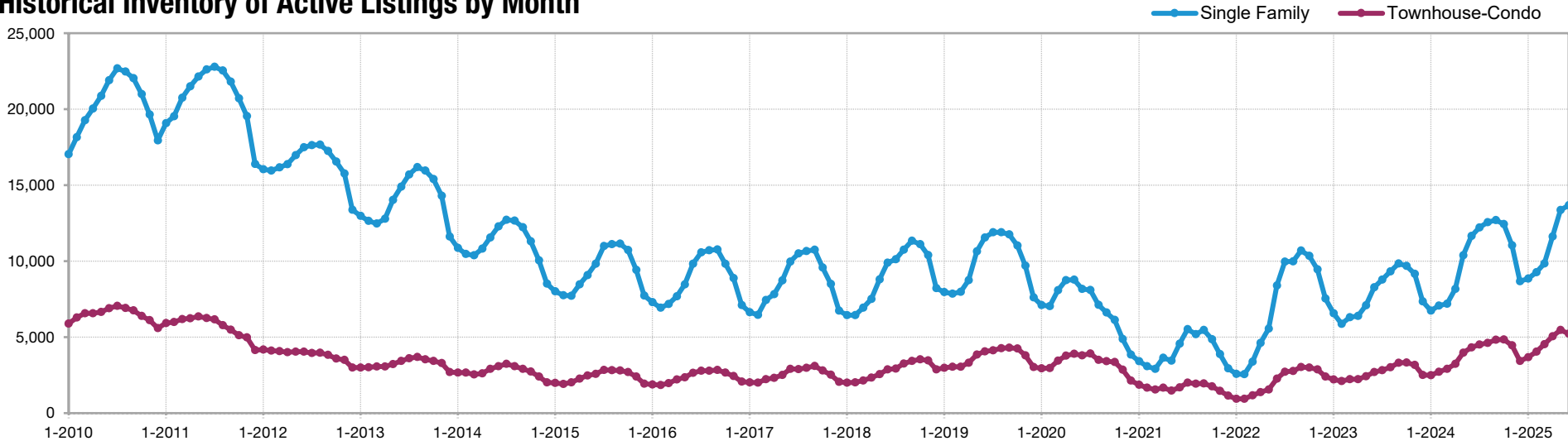


June



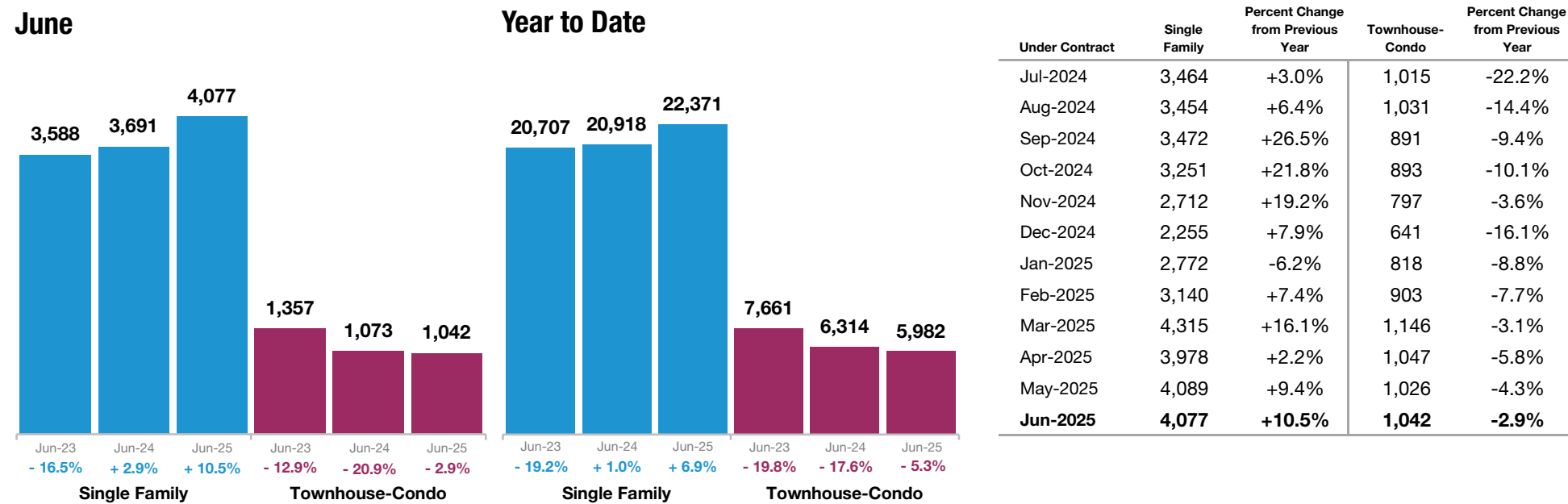
Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2024	12,213	+39.1%	4,508	+60.3%
Aug-2024	12,558	+34.7%	4,614	+52.8%
Sep-2024	12,702	+29.0%	4,821	+45.4%
Oct-2024	12,436	+28.3%	4,844	+45.5%
Nov-2024	11,040	+20.5%	4,455	+40.3%
Dec-2024	8,674	+18.0%	3,434	+36.7%
Jan-2025	8,841	+31.1%	3,677	+47.6%
Feb-2025	9,265	+31.1%	4,047	+49.0%
Mar-2025	9,841	+37.0%	4,523	+55.6%
Apr-2025	11,619	+42.3%	5,044	+55.4%
May-2025	13,366	+28.8%	5,468	+37.6%
Jun-2025	13,670	+17.2%	5,228	+20.9%

Historical Inventory of Active Listings by Month

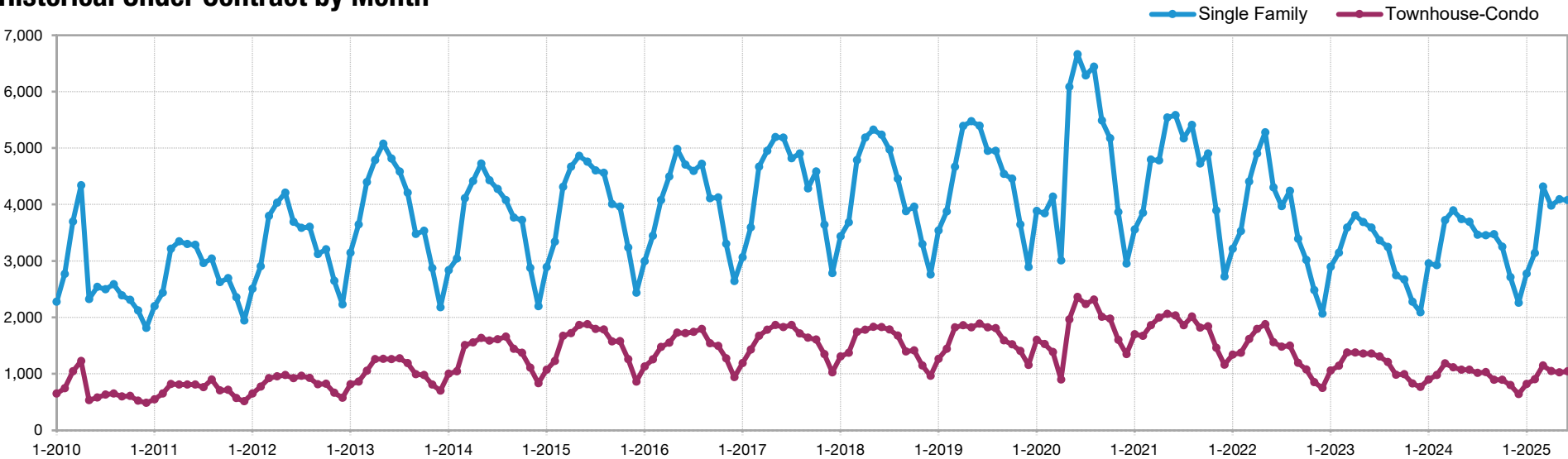


Under Contract

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

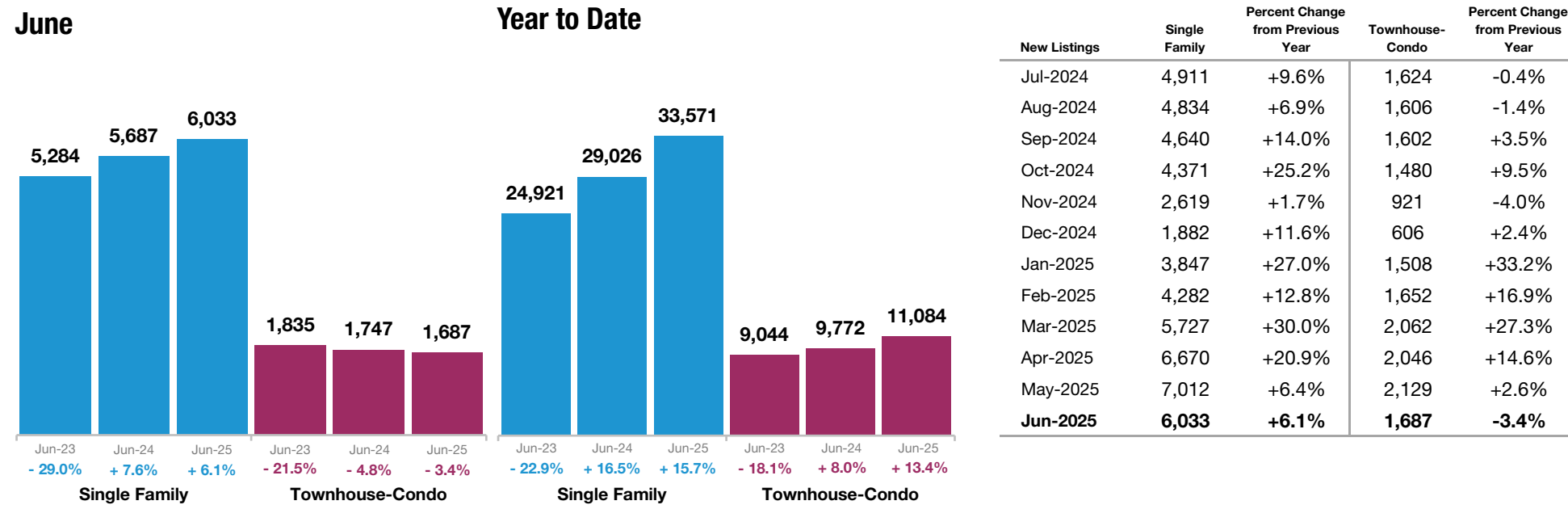


Historical Under Contract by Month

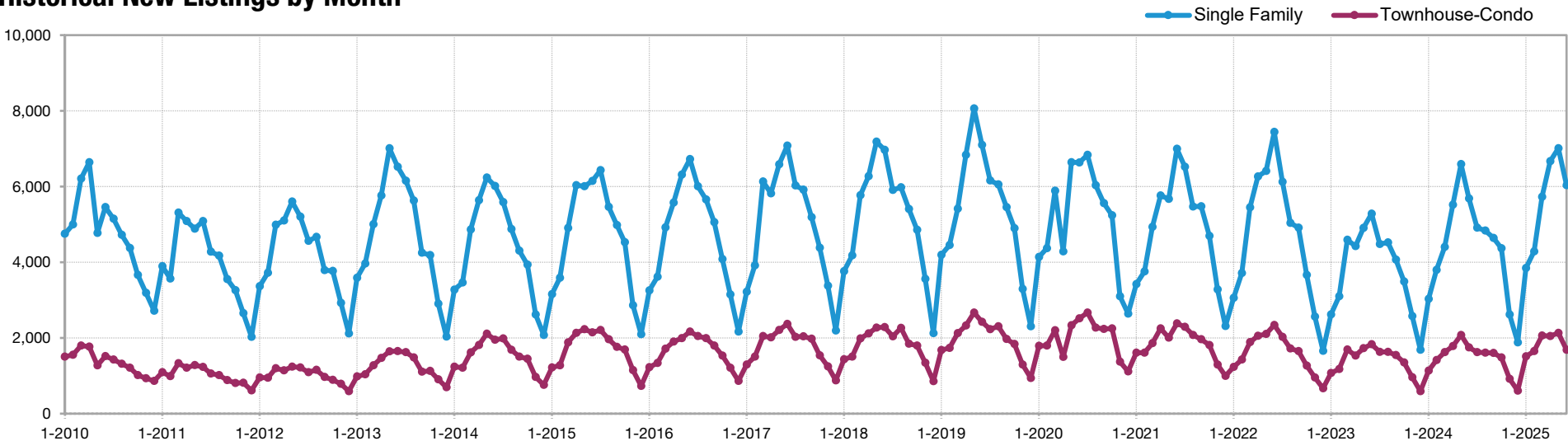


New Listings

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

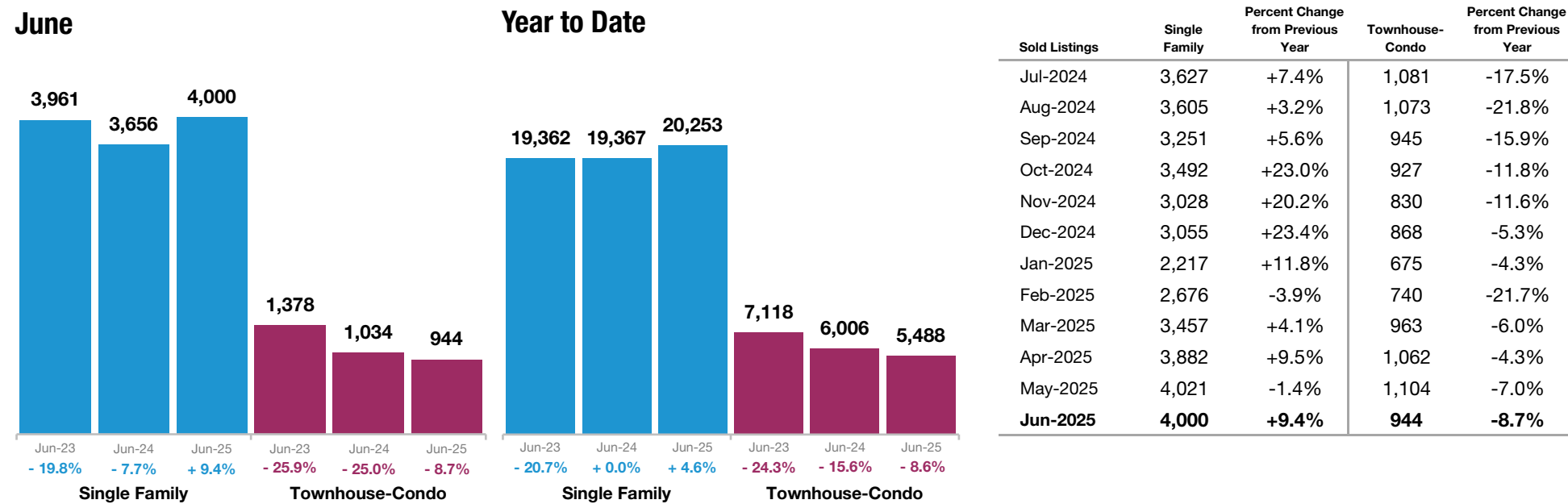


Historical New Listings by Month

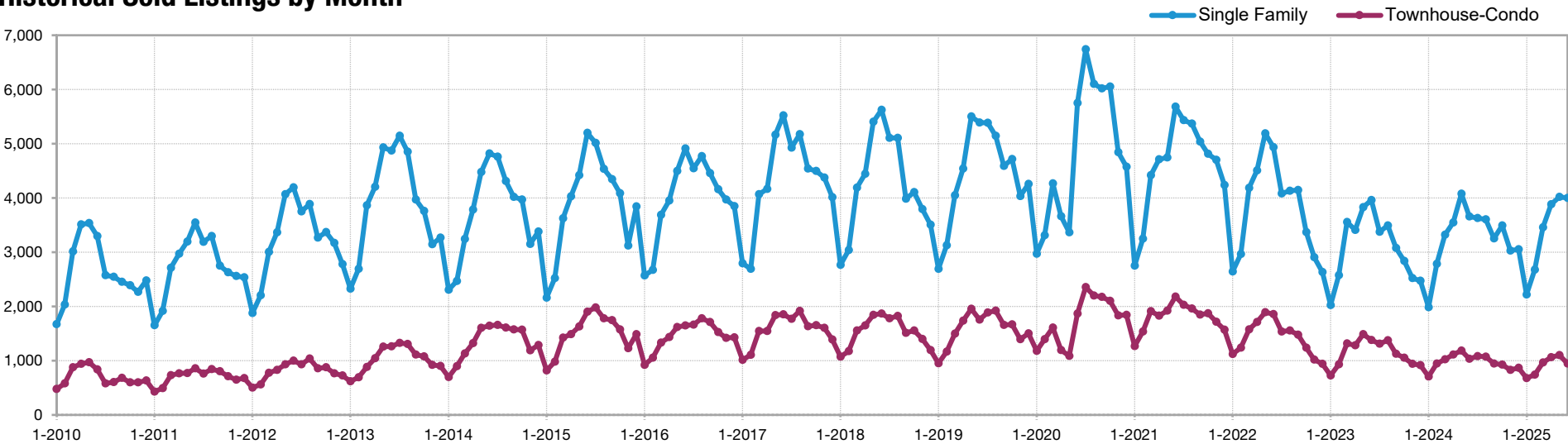


Sold Listings

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

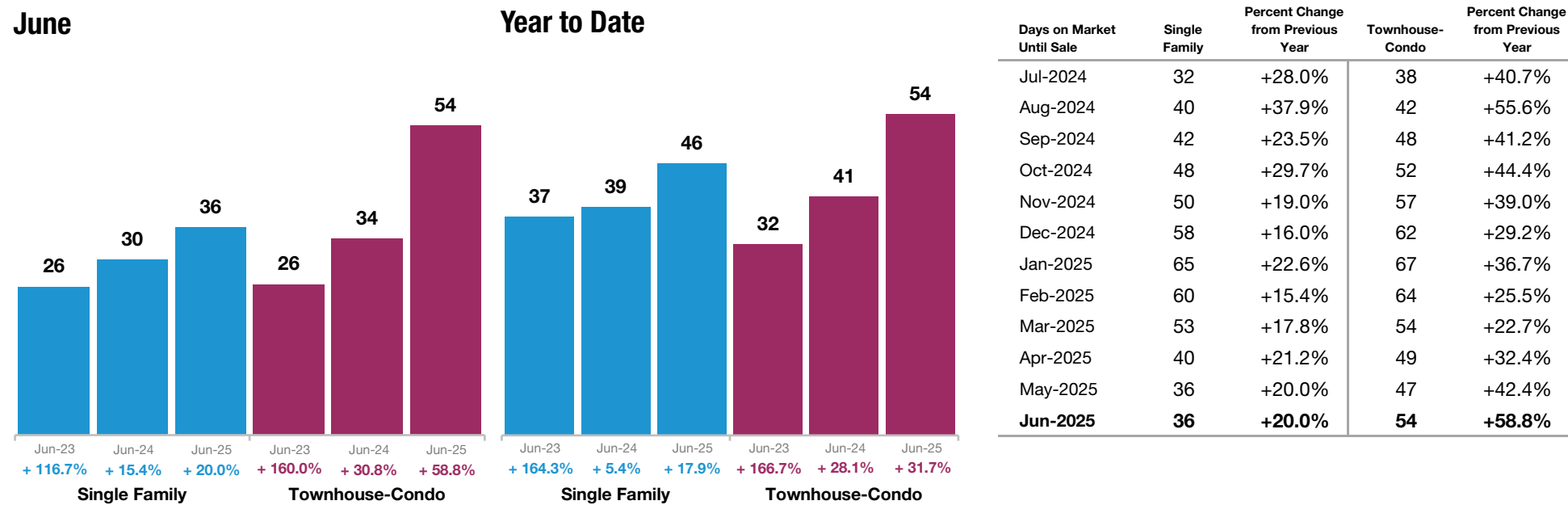


Historical Sold Listings by Month



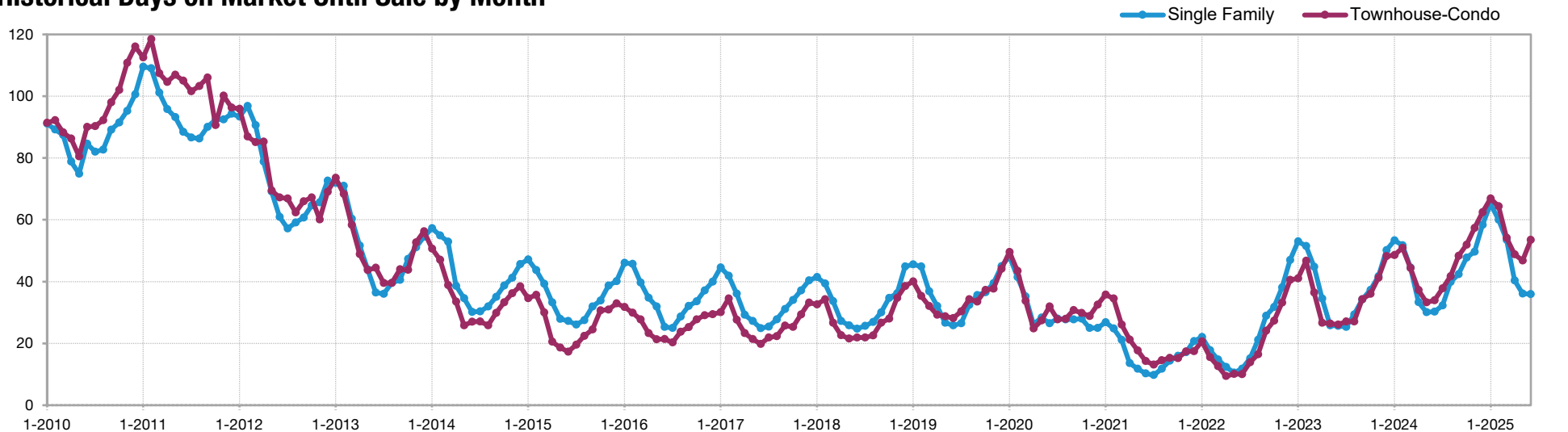
Days on Market Until Sale

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



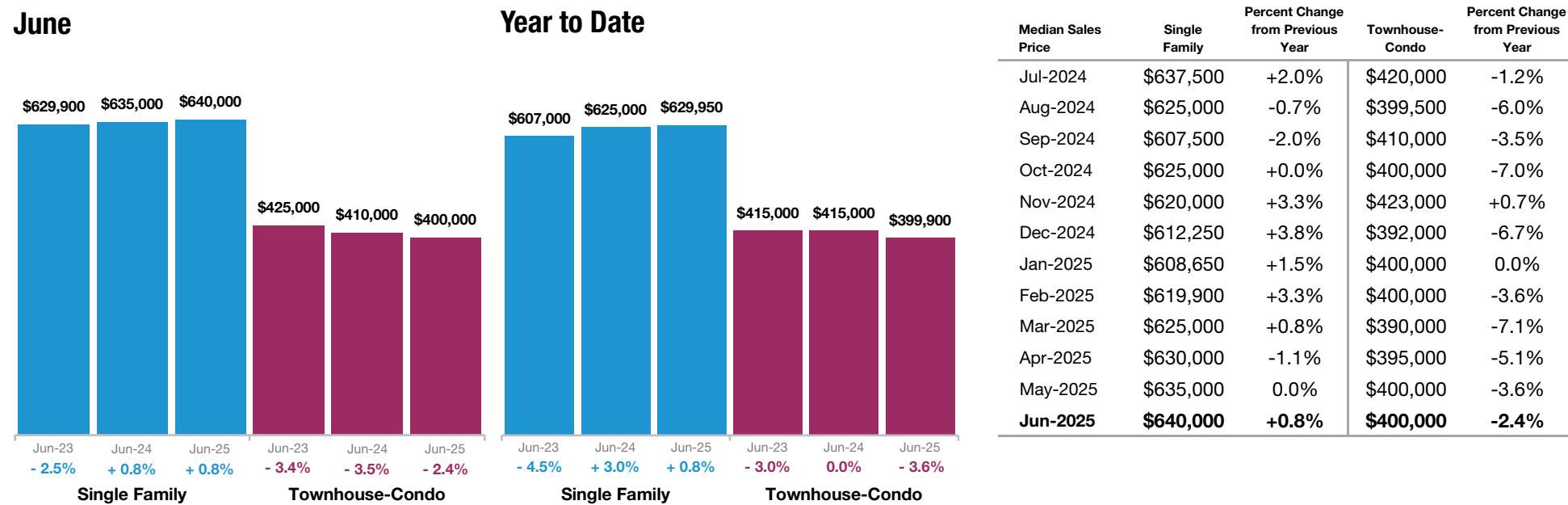
Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2024	32	+28.0%	38	+40.7%
Aug-2024	40	+37.9%	42	+55.6%
Sep-2024	42	+23.5%	48	+41.2%
Oct-2024	48	+29.7%	52	+44.4%
Nov-2024	50	+19.0%	57	+39.0%
Dec-2024	58	+16.0%	62	+29.2%
Jan-2025	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%
May-2025	36	+20.0%	47	+42.4%
Jun-2025	36	+20.0%	54	+58.8%

Historical Days on Market Until Sale by Month

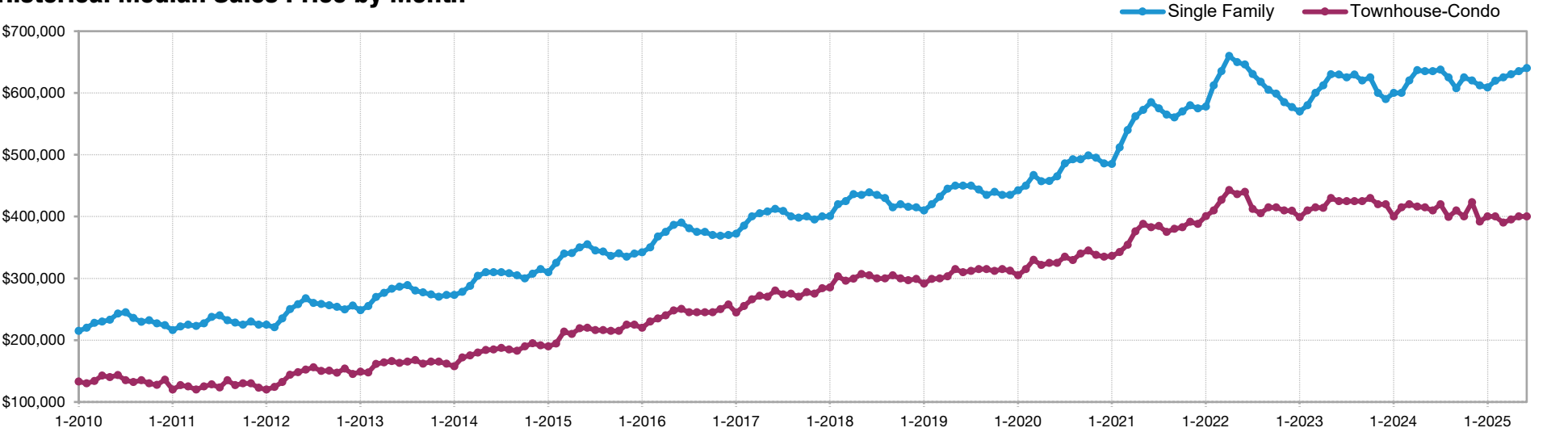


Median Sales Price

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

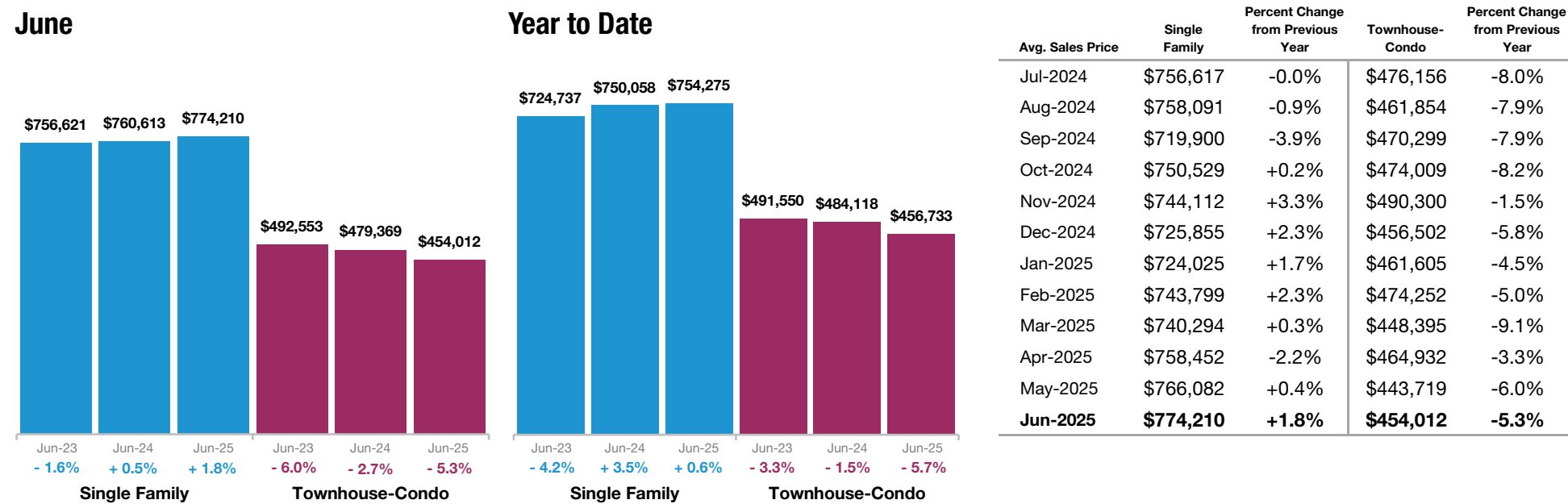


Historical Median Sales Price by Month

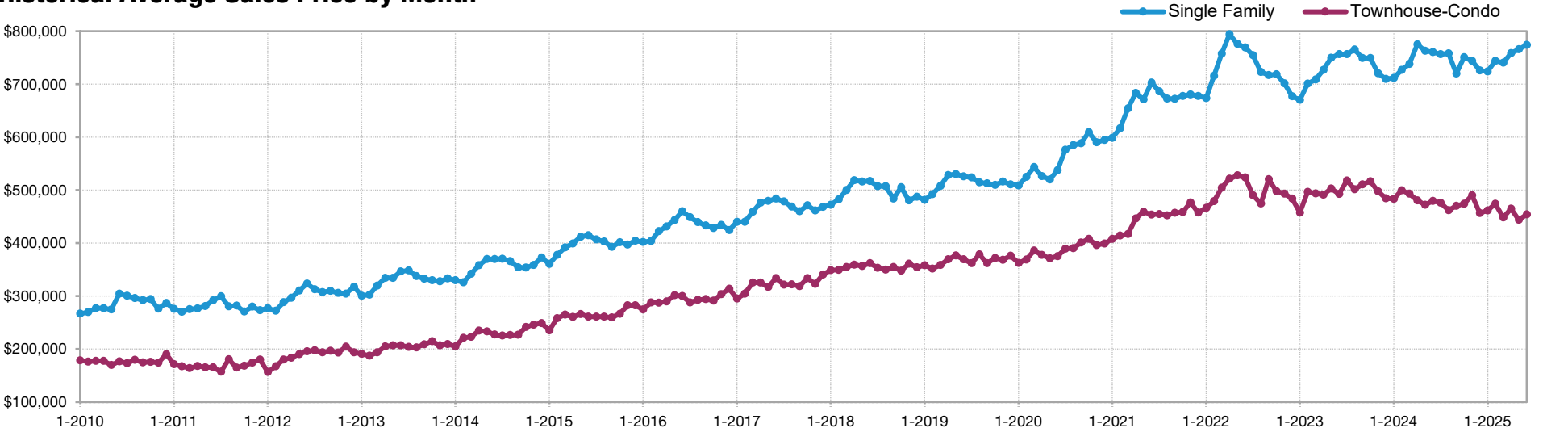


Average Sales Price

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

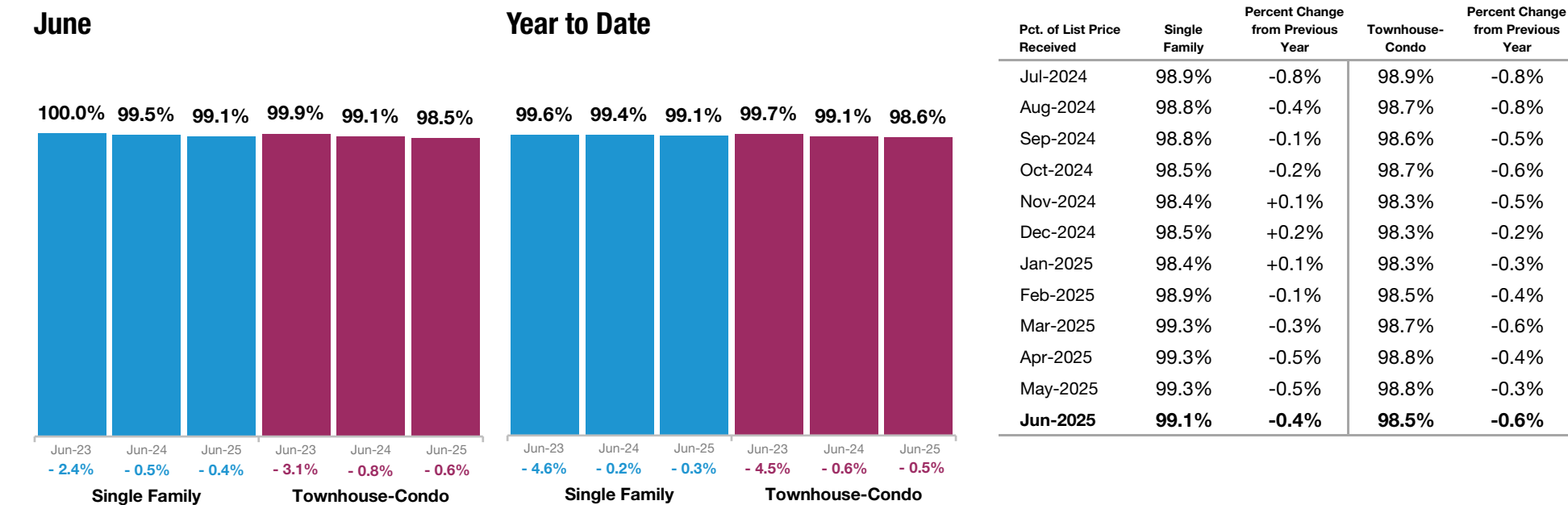


Historical Average Sales Price by Month

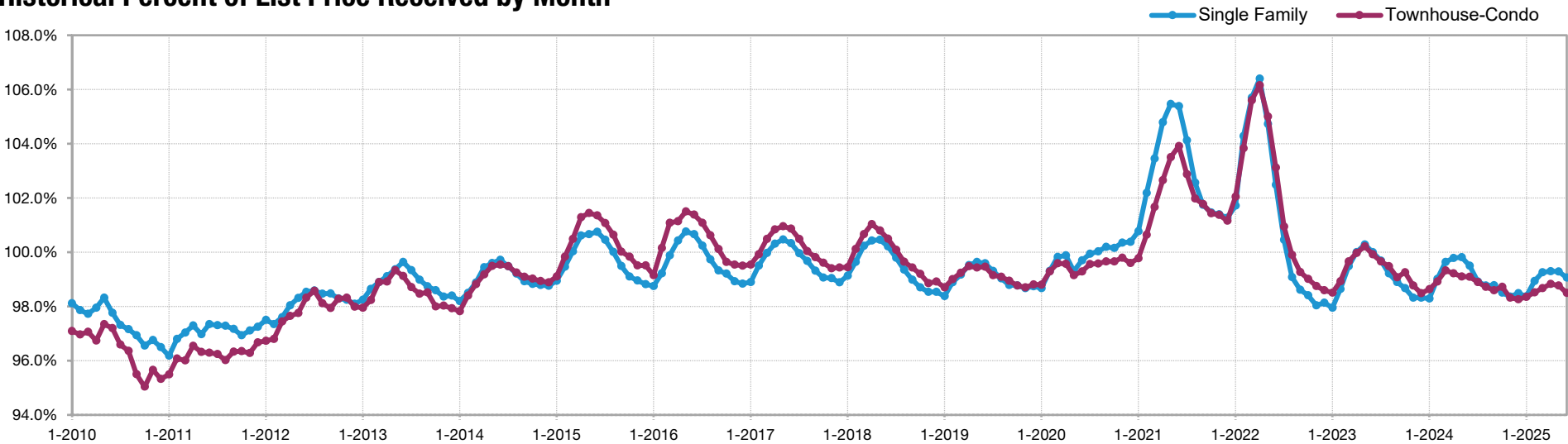


Percent of List Price Received

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.

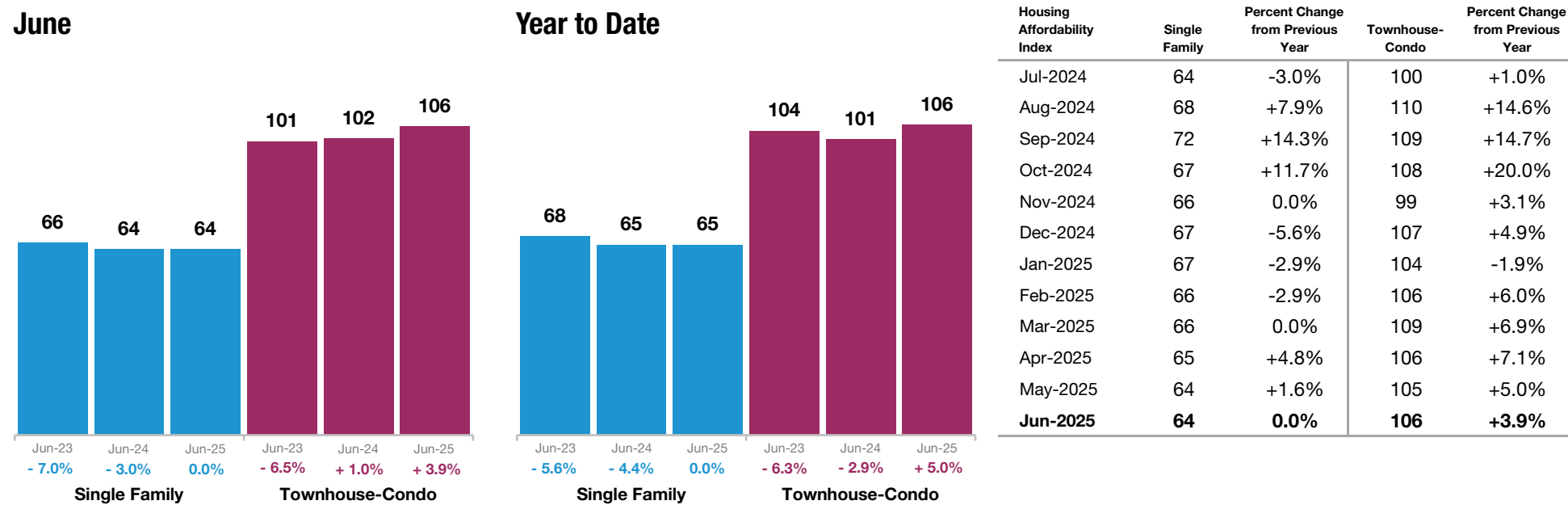


Historical Percent of List Price Received by Month

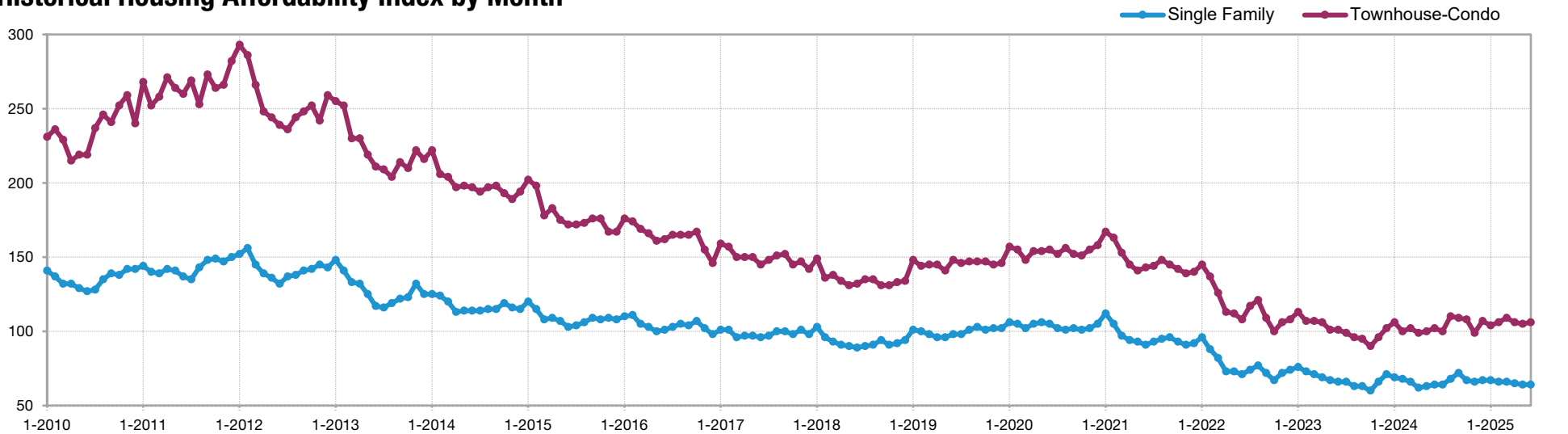


Housing Affordability Index

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.

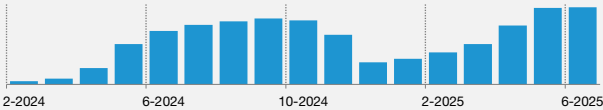
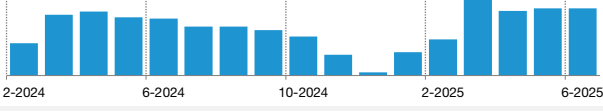
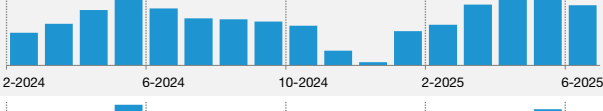
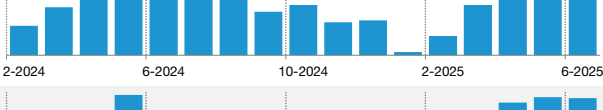
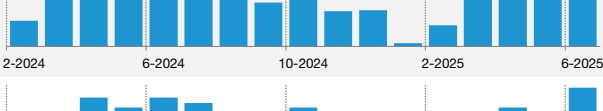
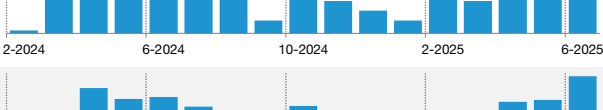
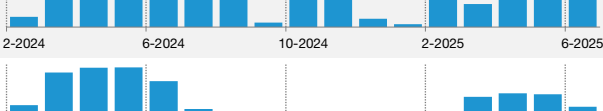
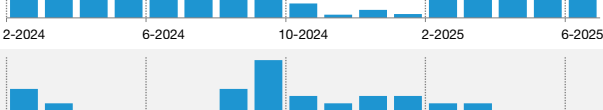



Historical Housing Affordability Index by Month



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	6-2024	6-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
Active Listings		15,993	18,905	+ 18.2%	--	--	--
Under Contract		4,766	5,120	+ 7.4%	27,258	28,358	+ 4.0%
New Listings		7,441	7,721	+ 3.8%	38,828	44,664	+ 15.0%
Sold Listings		4,690	4,944	+ 5.4%	25,403	25,745	+ 1.3%
Days on Market		31	39	+ 25.8%	39	48	+ 23.1%
Median Sales Price		\$590,000	\$595,000	+ 0.8%	\$579,000	\$580,000	+ 0.2%
Average Sales Price		\$698,608	\$713,112	+ 2.1%	\$686,603	\$690,766	+ 0.6%
Pct. of List Price Received		99.4%	99.0%	- 0.4%	99.4%	99.0%	- 0.4%
Affordability Index		64	64	0.0%	65	65	0.0%

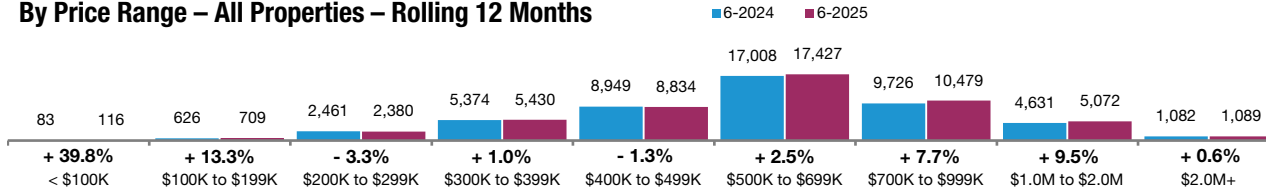
Sold Listings

Actual sales that have closed in a given month.

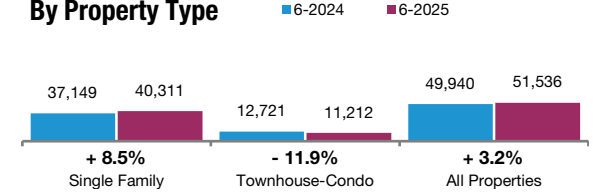


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By Price Range – All Properties – Rolling 12 Months



By Property Type



Rolling 12 Months

By Price Range	Single Family			Townhouse-Condo		
	6-2024	6-2025	Change	6-2024	6-2025	Change
\$99,999 and Below	66	79	+ 19.7%	10	30	+ 200.0%
\$100,000 to \$199,999	255	250	- 2.0%	348	458	+ 31.6%
\$200,000 to \$299,999	573	593	+ 3.5%	1,867	1,787	- 4.3%
\$300,000 to \$399,999	1,969	2,195	+ 11.5%	3,400	3,233	- 4.9%
\$400,000 to \$499,999	6,038	6,401	+ 6.0%	2,900	2,431	- 16.2%
\$500,000 to \$699,999	14,370	15,288	+ 6.4%	2,636	2,138	- 18.9%
\$700,000 to \$999,999	8,798	9,745	+ 10.8%	928	734	- 20.9%
\$1,000,000 to \$1,999,999	4,096	4,730	+ 15.5%	535	342	- 36.1%
\$2,000,000 and Above	984	1,030	+ 4.7%	97	59	- 39.2%
All Price Ranges	37,149	40,311	+ 8.5%	12,721	11,212	- 11.9%

Compared to Prior Month

	Single Family			Townhouse-Condo		
	5-2025	6-2025	Change	5-2025	6-2025	Change
	7	6	- 14.3%	1	4	+ 300.0%
	18	20	+ 11.1%	53	55	+ 3.8%
	59	54	- 8.5%	164	134	- 18.3%
	202	199	- 1.5%	321	271	- 15.6%
	632	623	- 1.4%	259	200	- 22.8%
	1,467	1,440	- 1.8%	213	189	- 11.3%
	1,031	1,018	- 1.3%	68	67	- 1.5%
	498	526	+ 5.6%	23	19	- 17.4%
	107	114	+ 6.5%	2	5	+ 150.0%
	4,021	4,000	- 0.5%	1,104	944	- 14.5%

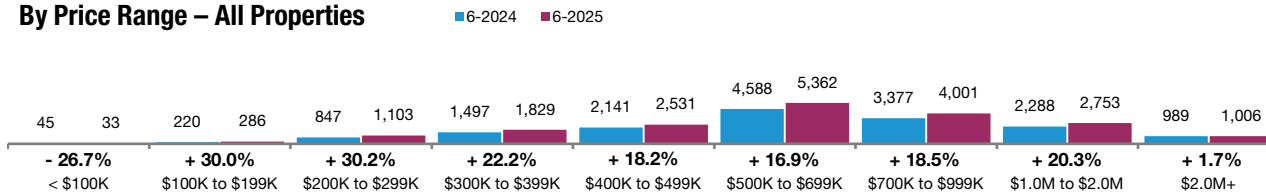
Year to Date

	Single Family			Townhouse-Condo		
	6-2024	6-2025	Change	6-2024	6-2025	Change
	22	30	+ 36.4%	8	20	+ 150.0%
	118	101	- 14.4%	164	248	+ 51.2%
	268	294	+ 9.7%	898	864	- 3.8%
	923	1,076	+ 16.6%	1,690	1,625	- 3.8%
	3,128	3,273	+ 4.6%	1,333	1,165	- 12.6%
	7,547	7,561	+ 0.2%	1,238	1,036	- 16.3%
	4,652	4,968	+ 6.8%	403	361	- 10.4%
	2,198	2,414	+ 9.8%	234	141	- 39.7%
	511	536	+ 4.9%	38	28	- 26.3%
	19,367	20,253	+ 4.6%	6,006	5,488	- 8.6%

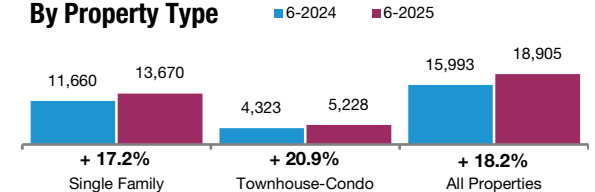
Inventory of Active Listings

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		
	6-2024	6-2025	Change	6-2024	6-2025	Change
\$99,999 and Below	37	23	- 37.8%	3	8	+ 166.7%
\$100,000 to \$199,999	100	95	- 5.0%	118	190	+ 61.0%
\$200,000 to \$299,999	192	218	+ 13.5%	655	885	+ 35.1%
\$300,000 to \$399,999	479	518	+ 8.1%	1,018	1,310	+ 28.7%
\$400,000 to \$499,999	1,303	1,514	+ 16.2%	837	1,016	+ 21.4%
\$500,000 to \$699,999	3,665	4,344	+ 18.5%	923	1,018	+ 10.3%
\$700,000 to \$999,999	2,945	3,542	+ 20.3%	431	458	+ 6.3%
\$1,000,000 to \$1,999,999	2,007	2,476	+ 23.4%	281	277	- 1.4%
\$2,000,000 and Above	931	939	+ 0.9%	57	66	+ 15.8%
All Price Ranges	11,660	13,670	+ 17.2%	4,323	5,228	+ 20.9%

Compared to Prior Month

	Single Family			Townhouse-Condo		
	5-2025	6-2025	Change	5-2025	6-2025	Change
	27	23	- 14.8%	11	8	- 27.3%
	90	95	+ 5.6%	197	190	- 3.6%
	199	218	+ 9.5%	937	885	- 5.5%
	519	518	- 0.2%	1,399	1,310	- 6.4%
	1,531	1,514	- 1.1%	1,068	1,016	- 4.9%
	4,270	4,344	+ 1.7%	1,064	1,018	- 4.3%
	3,445	3,542	+ 2.8%	466	458	- 1.7%
	2,362	2,476	+ 4.8%	259	277	+ 6.9%
	922	939	+ 1.8%	67	66	- 1.5%
	13,366	13,670	+ 2.3%	5,468	5,228	- 4.4%

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®



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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.