

Local Market Update for June 2025

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
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Denver

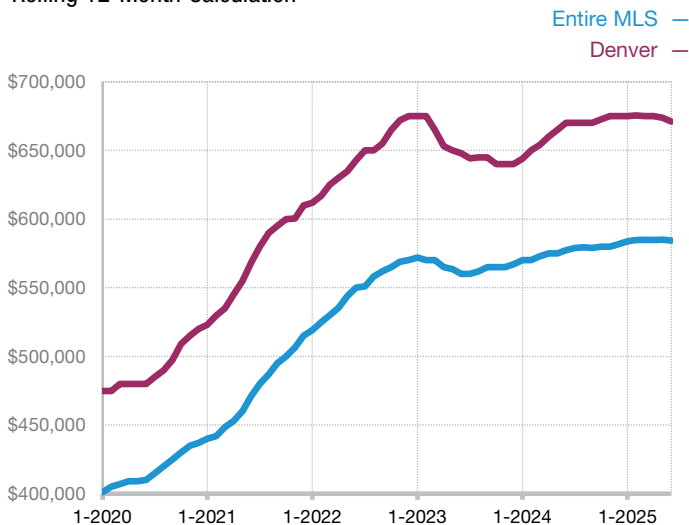
Single Family	June			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 06-2024	Thru 06-2025	Percent Change from Previous Year
Inventory of Active Listings	1,770	1,982	+ 12.0%	--	--	--
Under Contract	548	600	+ 9.5%	3,382	3,457	+ 2.2%
New Listings	853	878	+ 2.9%	4,895	5,493	+ 12.2%
Sold Listings	553	601	+ 8.7%	3,127	3,208	+ 2.6%
Days on Market Until Sale	22	29	+ 31.8%	30	38	+ 26.7%
Median Sales Price*	\$720,700	\$715,000	- 0.8%	\$695,000	\$680,000	- 2.2%
Average Sales Price*	\$909,660	\$897,917	- 1.3%	\$873,947	\$857,758	- 1.9%
Percent of List Price Received*	99.6%	99.1%	- 0.5%	99.7%	99.1%	- 0.6%

* 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	June			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 06-2024	Thru 06-2025	Percent Change from Previous Year
Inventory of Active Listings	1,676	1,935	+ 15.5%	--	--	--
Under Contract	341	335	- 1.8%	2,010	1,769	- 12.0%
New Listings	598	565	- 5.5%	3,453	3,875	+ 12.2%
Sold Listings	321	273	- 15.0%	1,900	1,612	- 15.2%
Days on Market Until Sale	37	62	+ 67.6%	45	59	+ 31.1%
Median Sales Price*	\$415,000	\$415,000	0.0%	\$415,000	\$394,000	- 5.1%
Average Sales Price*	\$533,069	\$509,803	- 4.4%	\$532,300	\$490,339	- 7.9%
Percent of List Price Received*	98.8%	98.2%	- 0.6%	98.7%	98.4%	- 0.3%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation

