

# Monthly Indicators



## July 2025

Percent changes calculated using year-over-year comparisons.

New Listings were up 7.6 percent for single family homes and 4.7 percent for townhouse-condo properties. Under Contracts increased 9.4 percent for single family homes and 6.7 percent for townhouse-condo properties.

The Median Sales Price was down 1.2 percent to \$630,000 for single family homes and 6.5 percent to \$392,500 for townhouse-condo properties. Days on Market increased 25.0 percent for single family homes and 44.7 percent for townhouse-condo properties.

Nationally, the median existing-home sales price rose 2.0% year-over-year to \$435,300, a new monthly high and the 24th consecutive month of annual price gains, according to NAR. Slower sales activity has contributed to rising inventory this year, with 1.53 million properties listed for sale heading into July, a 15.9% increase from the same time last year and equivalent to a 4.7-month supply at the current sales pace.

## Activity Snapshot

**+ 14.0%**      **- 0.6%**      **- 2.1%**

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	7-2024	7-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
Active Listings		12,228	13,897	+ 13.6%	--	--	--
Under Contract		3,464	3,788	+ 9.4%	24,381	25,819	+ 5.9%
New Listings		4,911	5,285	+ 7.6%	33,937	38,839	+ 14.4%
Sold Listings		3,627	3,686	+ 1.6%	22,994	23,981	+ 4.3%
Days on Market		32	40	+ 25.0%	38	45	+ 18.4%
Median Sales Price		\$637,500	\$630,000	- 1.2%	\$625,000	\$629,950	+ 0.8%
Average Sales Price		\$756,617	\$753,914	- 0.4%	\$751,093	\$754,202	+ 0.4%
Pct. of List Price Received		98.9%	98.7%	- 0.2%	99.4%	99.0%	- 0.4%
Affordability Index		64	66	+ 3.1%	66	66	0.0%

# Townhouse-Condo Market Overview



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

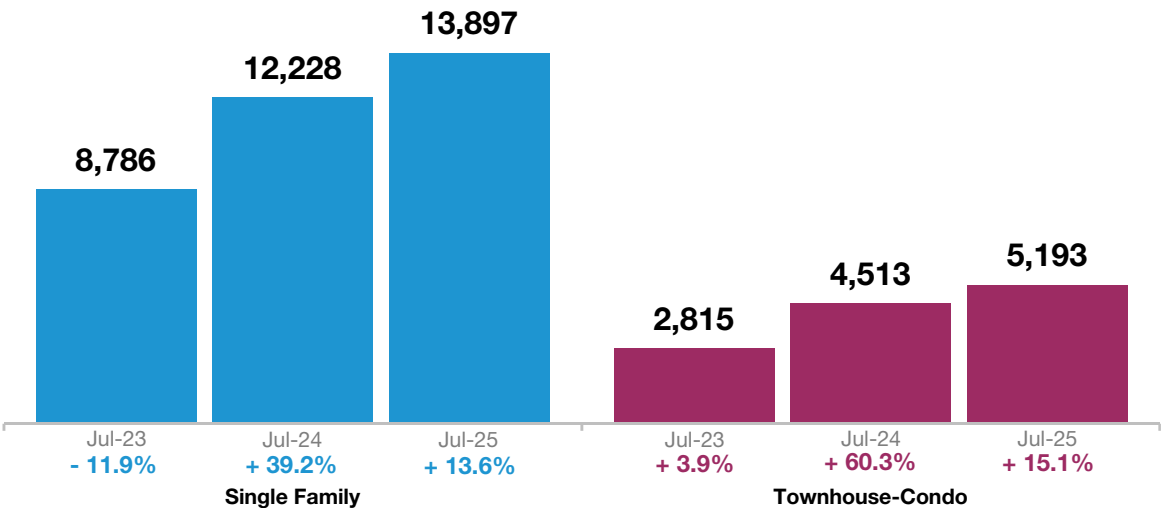
Key Metrics	Historical Sparkbars	7-2024	7-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
Active Listings		4,513	5,193	+ 15.1%	--	--	--
Under Contract		1,015	1,083	+ 6.7%	7,329	6,982	- 4.7%
New Listings		1,624	1,700	+ 4.7%	11,396	12,790	+ 12.2%
Sold Listings		1,081	996	- 7.9%	7,088	6,501	- 8.3%
Days on Market		38	55	+ 44.7%	40	55	+ 37.5%
Median Sales Price		\$420,000	\$392,500	- 6.5%	\$415,000	\$399,000	- 3.9%
Average Sales Price		\$476,156	\$441,720	- 7.2%	\$483,068	\$454,345	- 5.9%
Pct. of List Price Received		98.9%	98.3%	- 0.6%	99.0%	98.6%	- 0.4%
Affordability Index		100	108	+ 8.0%	102	106	+ 3.9%

# Inventory of Active Listings

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

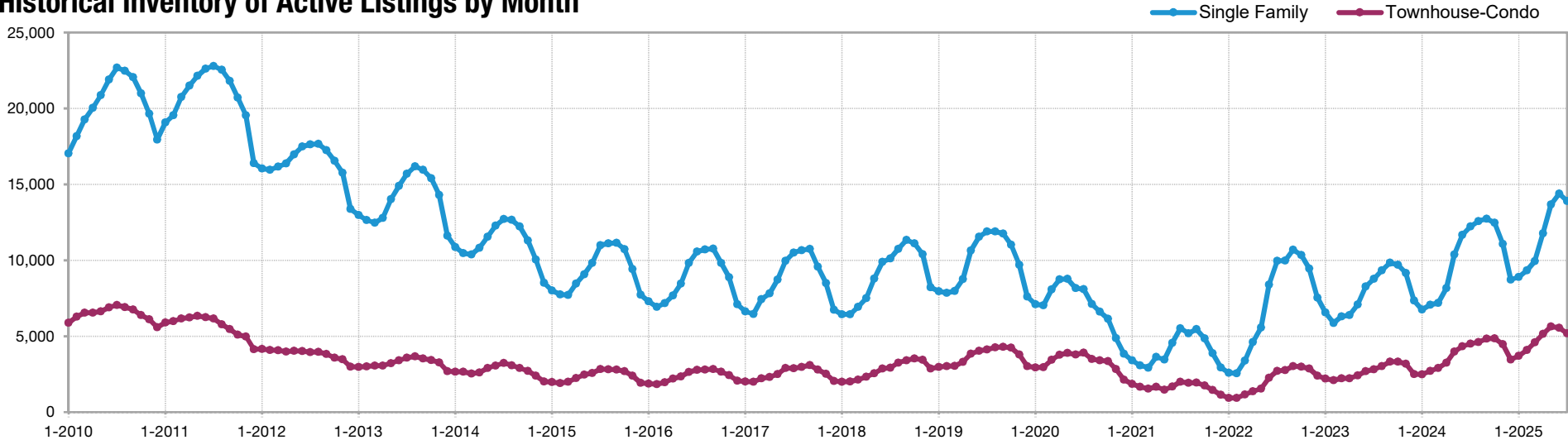


July



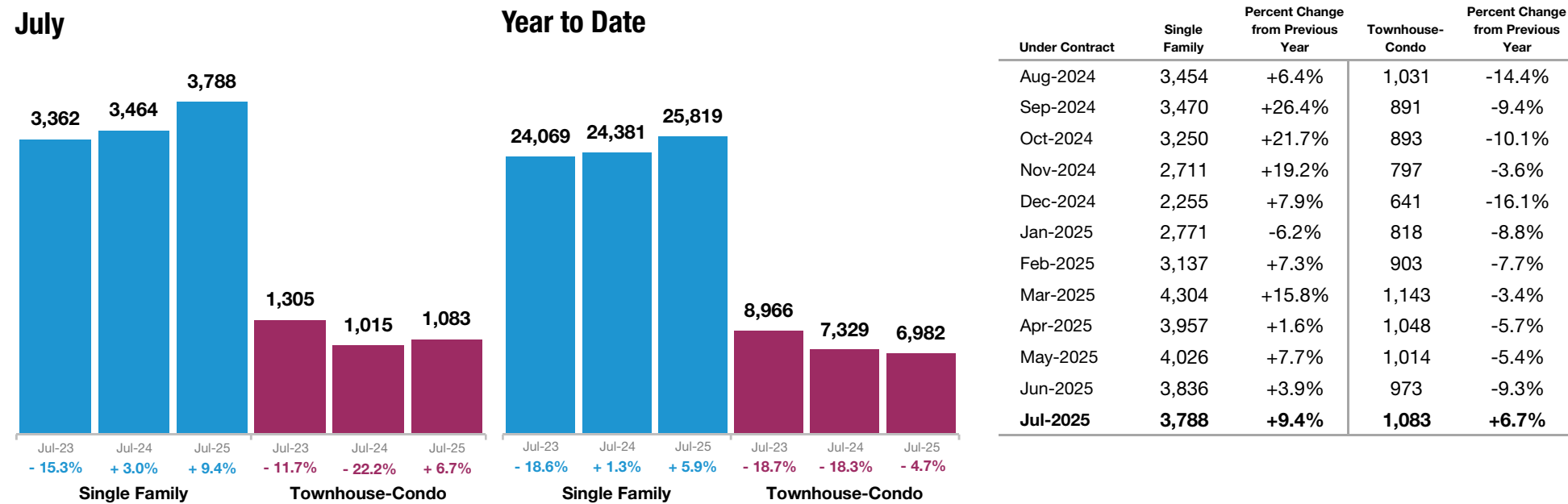
Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Aug-2024	12,575	+34.8%	4,621	+53.0%
Sep-2024	12,729	+29.3%	4,835	+45.7%
Oct-2024	12,471	+28.6%	4,865	+46.1%
Nov-2024	11,083	+20.9%	4,480	+41.0%
Dec-2024	8,721	+18.6%	3,461	+37.7%
Jan-2025	8,902	+31.9%	3,709	+48.8%
Feb-2025	9,338	+32.0%	4,095	+50.6%
Mar-2025	9,950	+38.4%	4,598	+58.1%
Apr-2025	11,783	+44.2%	5,148	+58.5%
May-2025	13,670	+31.7%	5,634	+41.6%
Jun-2025	14,390	+23.3%	5,558	+28.4%
Jul-2025	13,897	+13.6%	5,193	+15.1%

## Historical Inventory of Active Listings by Month

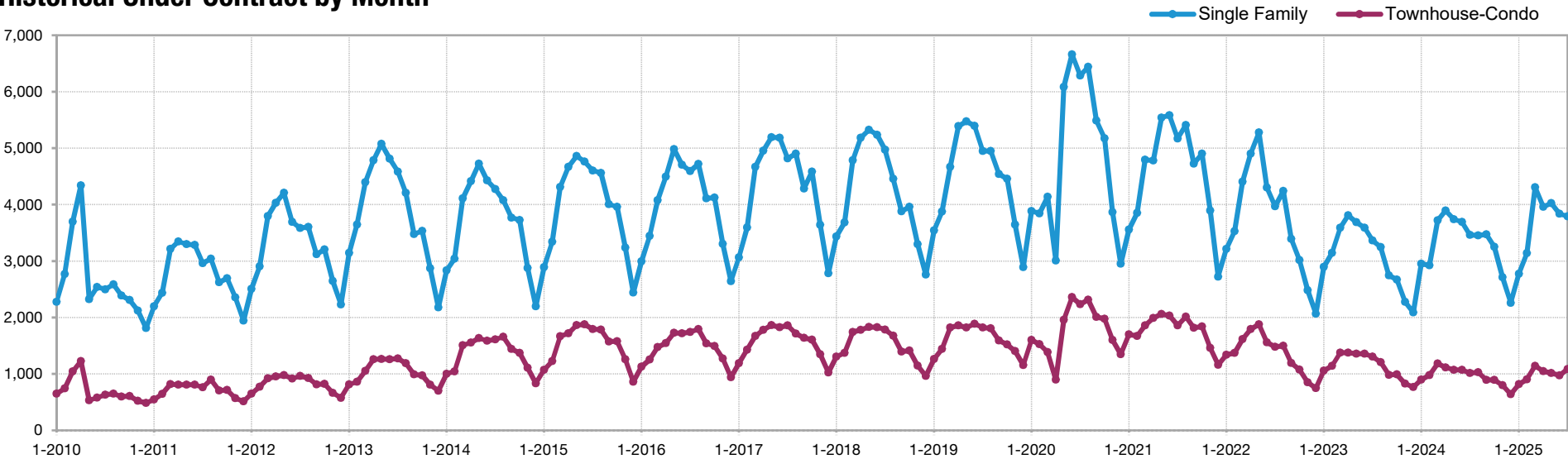


# Under Contract

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

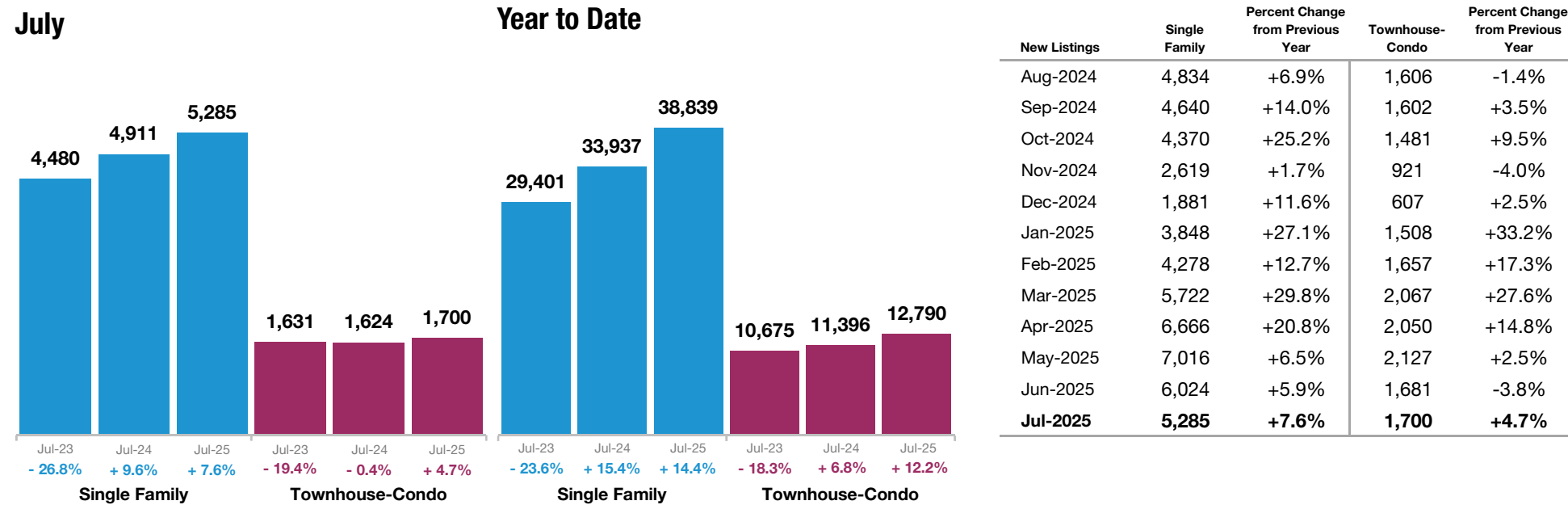


## Historical Under Contract by Month

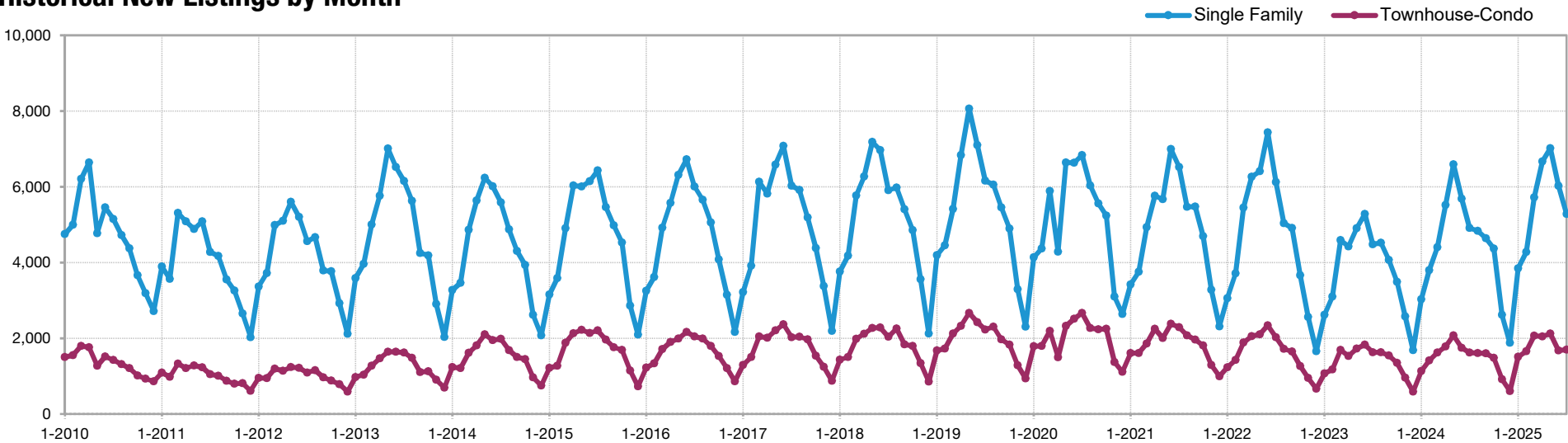


# New Listings

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



## Historical New Listings by Month



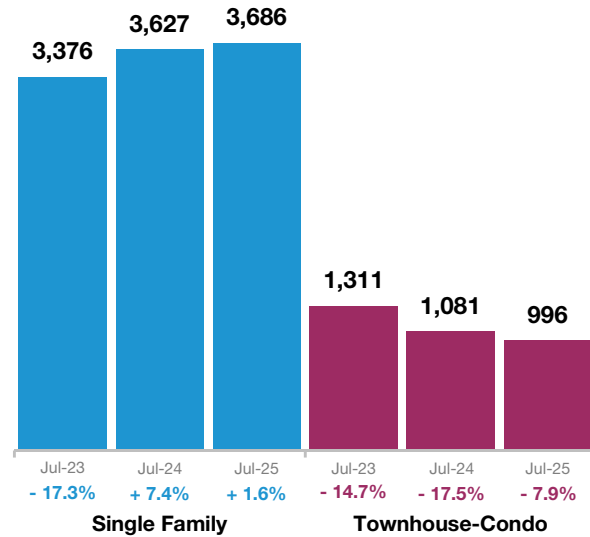
# Sold Listings

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

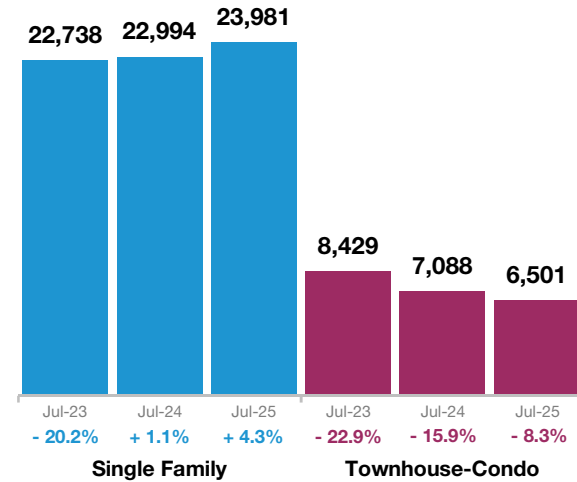


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## July

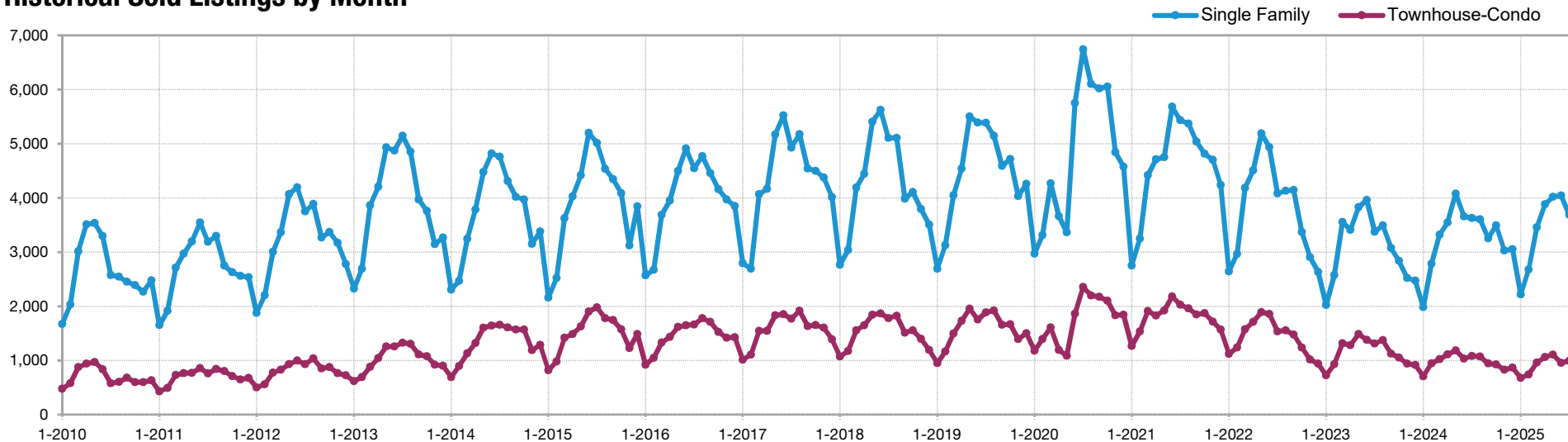


## Year to Date



Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Aug-2024	3,605	+3.2%	1,073	-21.8%
Sep-2024	3,251	+5.6%	945	-15.9%
Oct-2024	3,492	+23.0%	927	-11.8%
Nov-2024	3,028	+20.2%	830	-11.6%
Dec-2024	3,055	+23.4%	868	-5.3%
Jan-2025	2,217	+11.8%	675	-4.3%
Feb-2025	2,676	-3.9%	740	-21.7%
Mar-2025	3,457	+4.1%	962	-6.1%
Apr-2025	3,884	+9.6%	1,065	-4.1%
May-2025	4,019	-1.4%	1,109	-6.6%
Jun-2025	4,042	+10.6%	954	-7.7%
Jul-2025	3,686	+1.6%	996	-7.9%

## Historical Sold Listings by Month



# Days on Market Until Sale

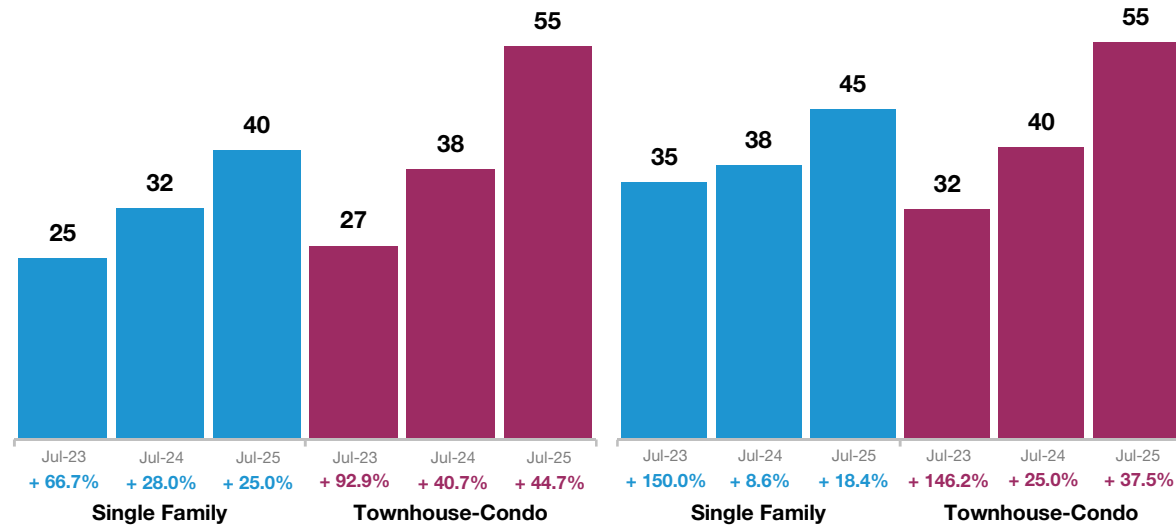
Average number of days between when a property is listed and when an offer is accepted in a given month.



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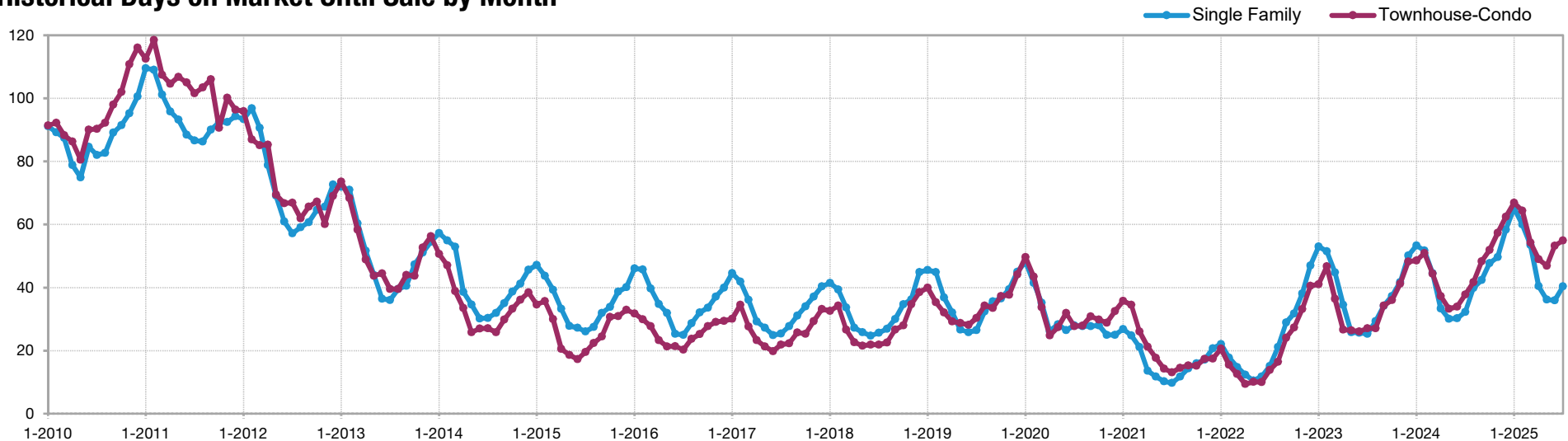
## July

## Year to Date



Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%	53	+55.9%
<b>Jul-2025</b>	<b>40</b>	<b>+25.0%</b>	<b>55</b>	<b>+44.7%</b>

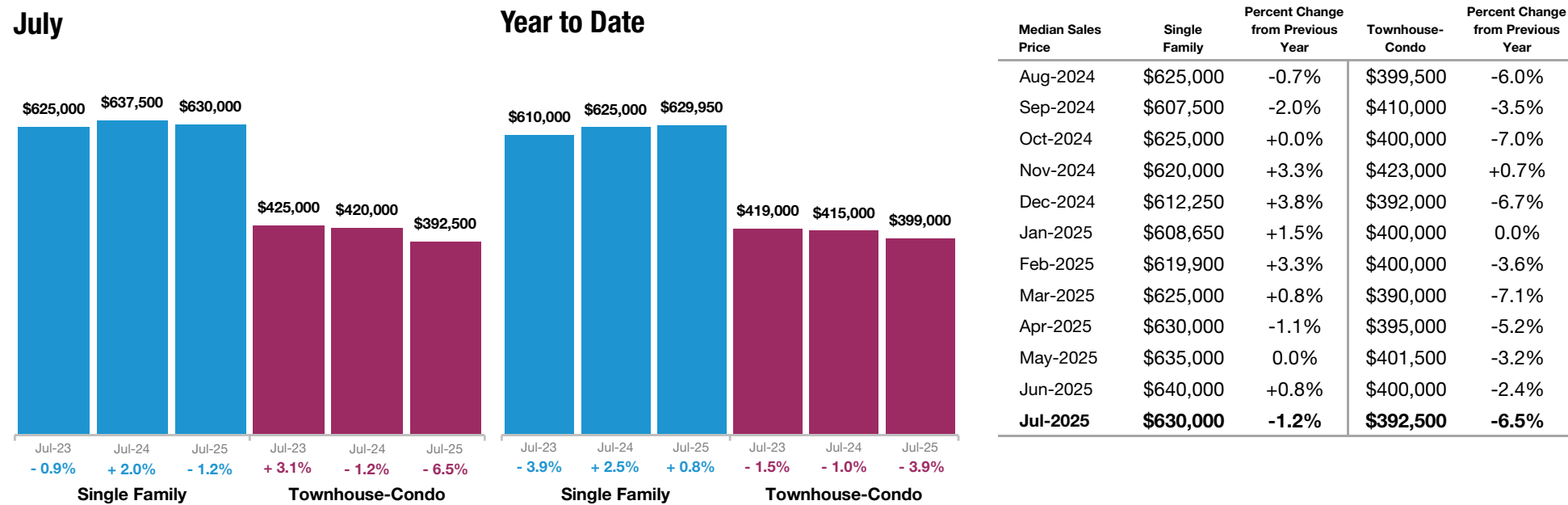
## Historical Days on Market Until Sale by Month



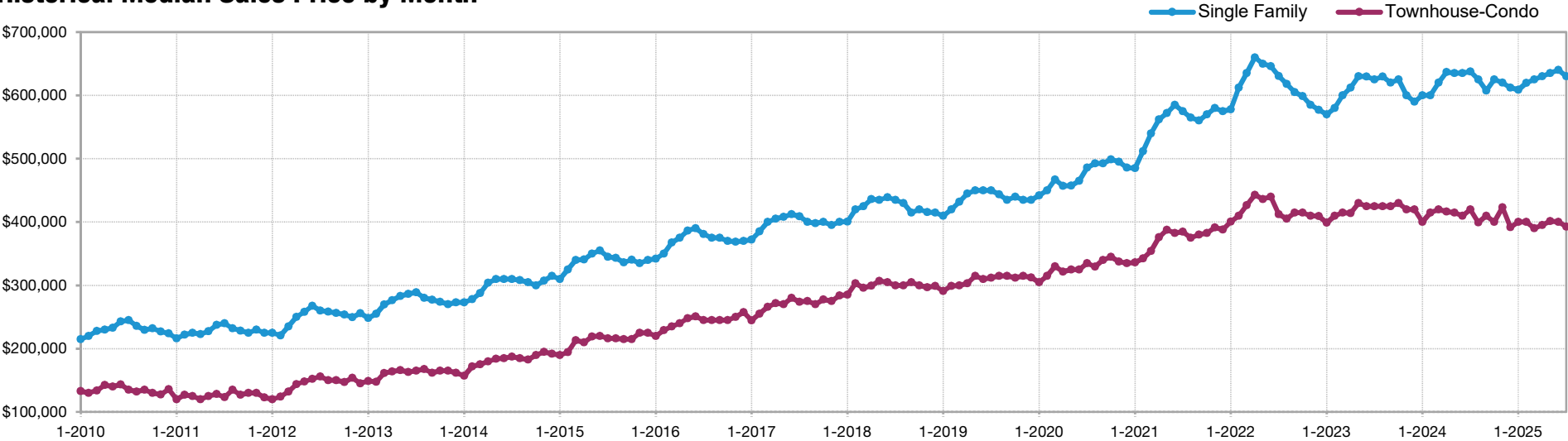


# Median Sales Price

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

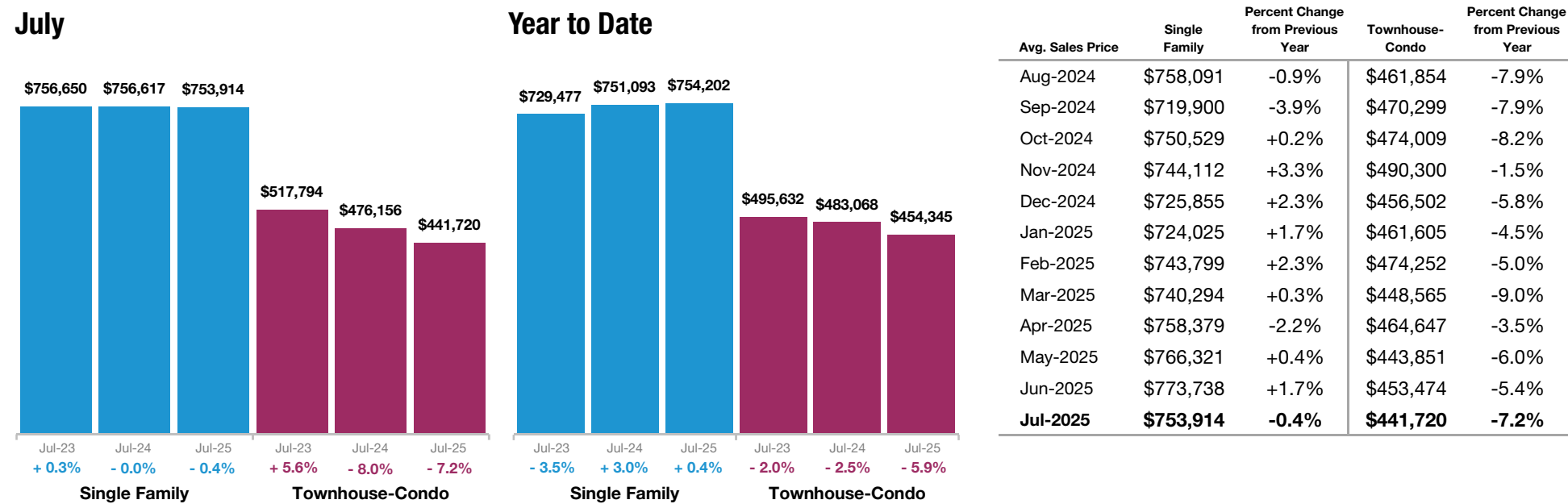


## Historical Median Sales Price by Month

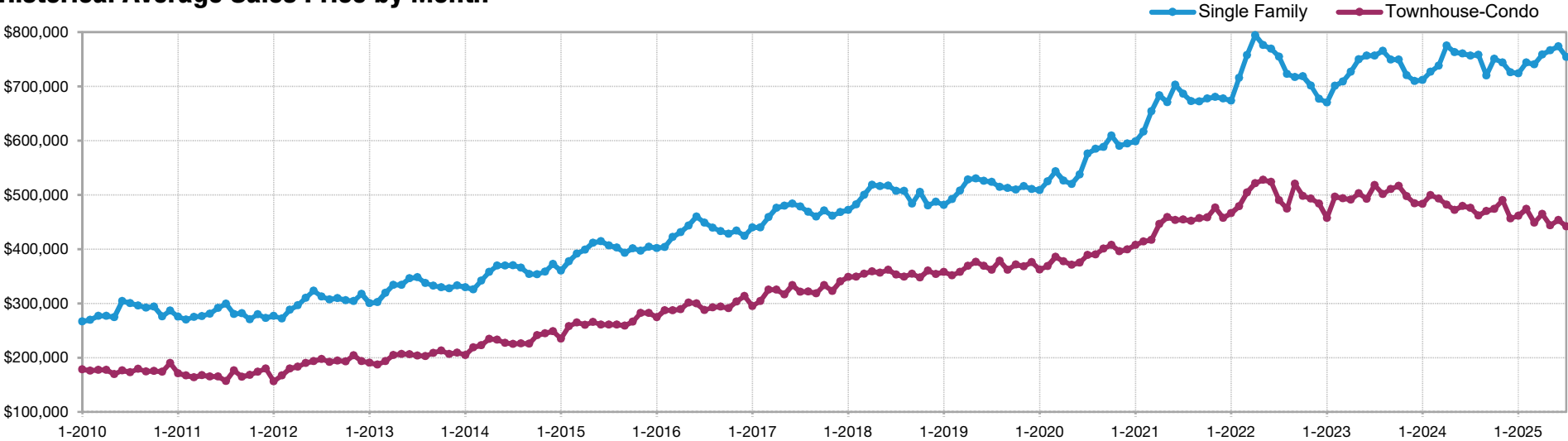


# Average Sales Price

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



## Historical Average Sales Price by Month

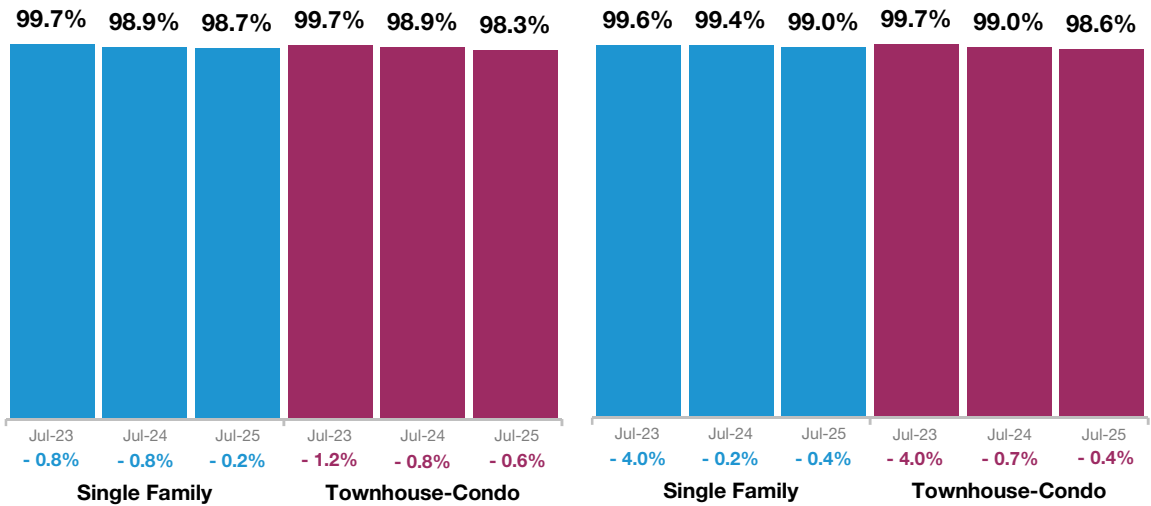


# Percent of List Price Received

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.

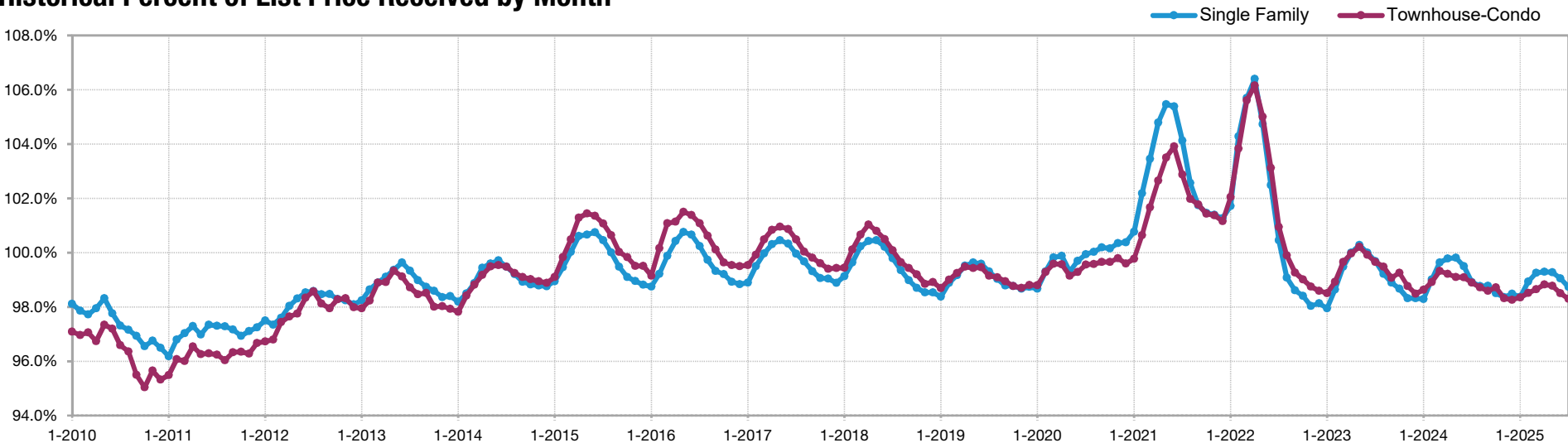
## July

## Year to Date



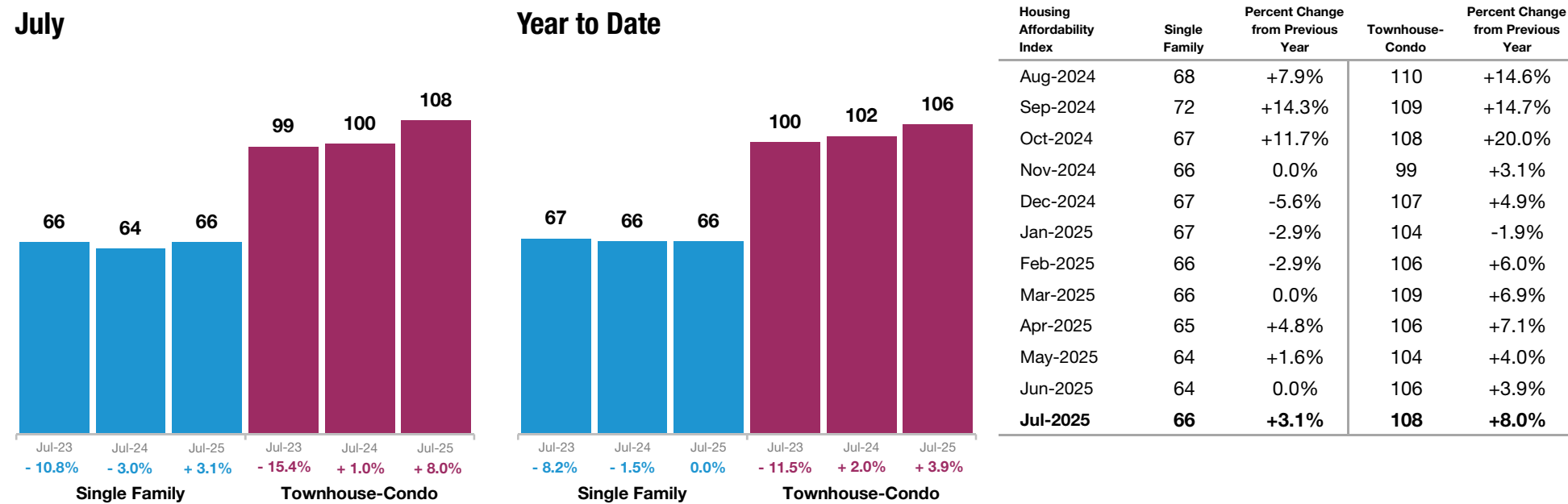
Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Aug-2024	98.8%	-0.4%	98.7%	-0.8%
Sep-2024	98.8%	-0.1%	98.6%	-0.5%
Oct-2024	98.5%	-0.2%	98.7%	-0.6%
Nov-2024	98.4%	+0.1%	98.3%	-0.5%
Dec-2024	98.5%	+0.2%	98.3%	-0.2%
Jan-2025	98.4%	+0.1%	98.3%	-0.3%
Feb-2025	98.9%	-0.1%	98.5%	-0.4%
Mar-2025	99.3%	-0.3%	98.7%	-0.6%
Apr-2025	99.3%	-0.5%	98.8%	-0.4%
May-2025	99.3%	-0.5%	98.8%	-0.3%
Jun-2025	99.1%	-0.4%	98.5%	-0.6%
Jul-2025	98.7%	-0.2%	98.3%	-0.6%

## Historical Percent of List Price Received by Month

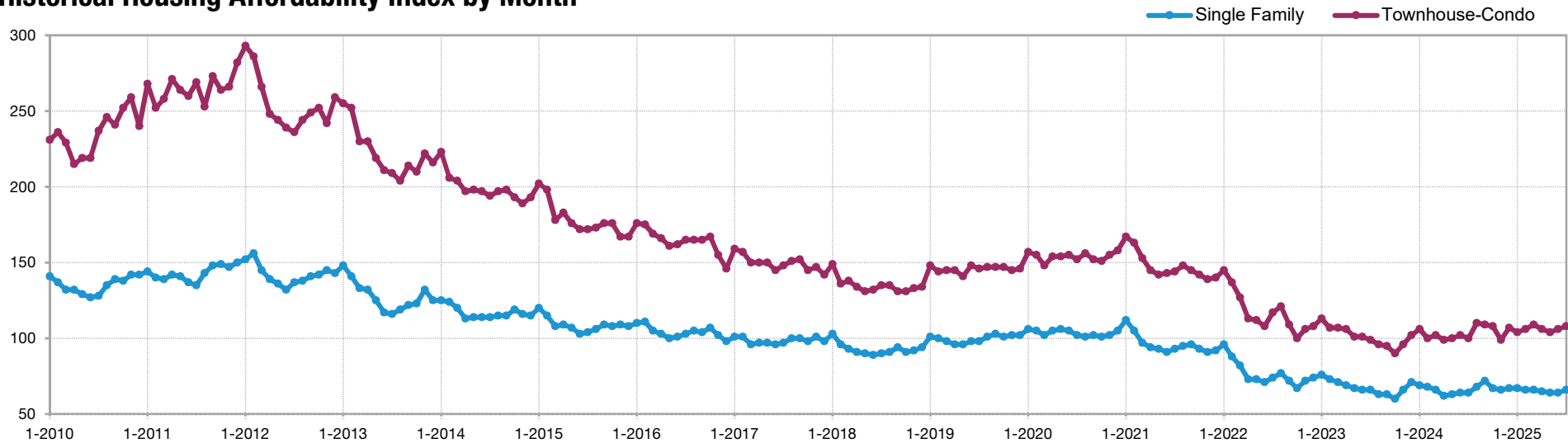


# Housing Affordability Index

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	7-2024	7-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
Active Listings		16,749	19,100	+ 14.0%	--	--	--
Under Contract		4,483	4,871	+ 8.7%	31,740	32,806	+ 3.4%
New Listings		6,537	6,989	+ 6.9%	45,365	51,642	+ 13.8%
Sold Listings		4,710	4,682	- 0.6%	30,114	30,486	+ 1.2%
Days on Market		33	43	+ 30.3%	38	47	+ 23.7%
Median Sales Price		\$587,250	\$575,000	- 2.1%	\$580,000	\$580,000	0.0%
Average Sales Price		\$691,948	\$687,473	- 0.6%	\$687,471	\$690,185	+ 0.4%
Pct. of List Price Received		98.9%	98.6%	- 0.3%	99.3%	98.9%	- 0.4%
Affordability Index		64	66	+ 3.1%	66	66	0.0%

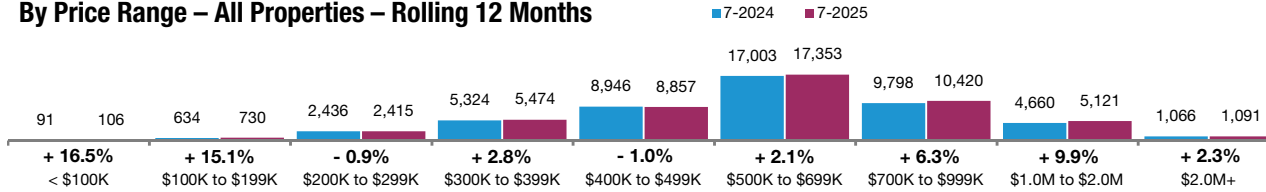
# Sold Listings

Actual sales that have closed in a given month.

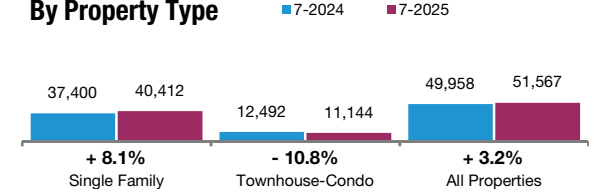


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## By Price Range – All Properties – Rolling 12 Months



## By Property Type



### Rolling 12 Months

By Price Range	Single Family			Townhouse-Condo		
	7-2024	7-2025	Change	7-2024	7-2025	Change
\$99,999 and Below	73	72	- 1.4%	11	29	+ 163.6%
\$100,000 to \$199,999	253	249	- 1.6%	359	480	+ 33.7%
\$200,000 to \$299,999	573	612	+ 6.8%	1,843	1,803	- 2.2%
\$300,000 to \$399,999	1,986	2,232	+ 12.4%	3,333	3,240	- 2.8%
\$400,000 to \$499,999	6,062	6,482	+ 6.9%	2,875	2,373	- 17.5%
\$500,000 to \$699,999	14,413	15,250	+ 5.8%	2,588	2,102	- 18.8%
\$700,000 to \$999,999	8,912	9,686	+ 8.7%	886	734	- 17.2%
\$1,000,000 to \$1,999,999	4,150	4,792	+ 15.5%	510	329	- 35.5%
\$2,000,000 and Above	978	1,037	+ 6.0%	87	54	- 37.9%
<b>All Price Ranges</b>	<b>37,400</b>	<b>40,412</b>	<b>+ 8.1%</b>	<b>12,492</b>	<b>11,144</b>	<b>- 10.8%</b>

### Compared to Prior Month

	Single Family			Townhouse-Condo		
	6-2025	7-2025	Change	6-2025	7-2025	Change
	6	6	0.0%	4	0	- 100.0%
	21	18	- 14.3%	55	58	+ 5.5%
	55	65	+ 18.2%	138	174	+ 26.1%
	200	208	+ 4.0%	272	285	+ 4.8%
	628	602	- 4.1%	201	208	+ 3.5%
	1,454	1,328	- 8.7%	193	179	- 7.3%
	1,033	868	- 16.0%	67	67	0.0%
	531	500	- 5.8%	19	25	+ 31.6%
	114	91	- 20.2%	5	0	- 100.0%
<b>All Price Ranges</b>	<b>4,042</b>	<b>3,686</b>	<b>- 8.8%</b>	<b>954</b>	<b>996</b>	<b>+ 4.4%</b>

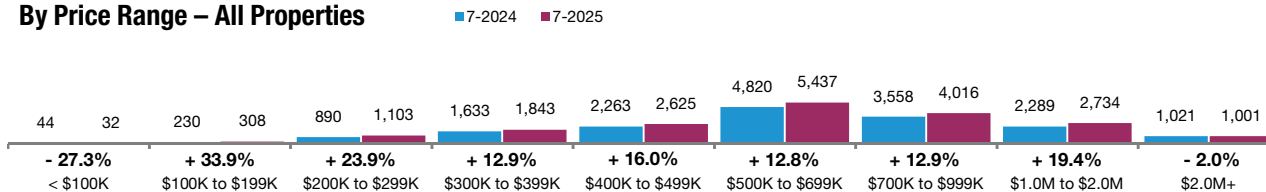
### Year to Date

	Single Family			Townhouse-Condo		
	7-2024	7-2025	Change	7-2024	7-2025	Change
	35	36	+ 2.9%	9	20	+ 122.2%
	138	120	- 13.0%	201	307	+ 52.7%
	314	359	+ 14.3%	1,061	1,043	- 1.7%
	1,095	1,285	+ 17.4%	1,968	1,910	- 2.9%
	3,653	3,879	+ 6.2%	1,603	1,377	- 14.1%
	8,928	8,904	- 0.3%	1,459	1,221	- 16.3%
	5,595	5,852	+ 4.6%	471	429	- 8.9%
	2,641	2,919	+ 10.5%	273	166	- 39.2%
	595	627	+ 5.4%	43	28	- 34.9%
<b>All Price Ranges</b>	<b>22,994</b>	<b>23,981</b>	<b>+ 4.3%</b>	<b>7,088</b>	<b>6,501</b>	<b>- 8.3%</b>

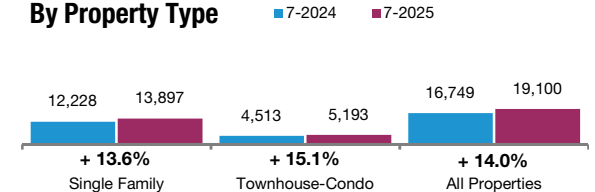
# Inventory of Active Listings

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		
	7-2024	7-2025	Change	7-2024	7-2025	Change
\$99,999 and Below	39	19	- 51.3%	3	11	+ 266.7%
\$100,000 to \$199,999	108	104	- 3.7%	119	203	+ 70.6%
\$200,000 to \$299,999	206	226	+ 9.7%	684	876	+ 28.1%
\$300,000 to \$399,999	502	538	+ 7.2%	1,131	1,303	+ 15.2%
\$400,000 to \$499,999	1,374	1,604	+ 16.7%	888	1,020	+ 14.9%
\$500,000 to \$699,999	3,878	4,443	+ 14.6%	942	994	+ 5.5%
\$700,000 to \$999,999	3,128	3,553	+ 13.6%	429	462	+ 7.7%
\$1,000,000 to \$1,999,999	2,034	2,472	+ 21.5%	255	262	+ 2.7%
\$2,000,000 and Above	958	937	- 2.2%	62	62	0.0%
<b>All Price Ranges</b>	<b>12,228</b>	<b>13,897</b>	<b>+ 13.6%</b>	<b>4,513</b>	<b>5,193</b>	<b>+ 15.1%</b>

### Compared to Prior Month

	Single Family			Townhouse-Condo		
	6-2025	7-2025	Change	6-2025	7-2025	Change
	25	19	- 24.0%	9	11	+ 22.2%
	100	104	+ 4.0%	200	203	+ 1.5%
	237	226	- 4.6%	947	876	- 7.5%
	559	538	- 3.8%	1,409	1,303	- 7.5%
	1,601	1,604	+ 0.2%	1,081	1,020	- 5.6%
	4,599	4,443	- 3.4%	1,079	994	- 7.9%
	3,718	3,553	- 4.4%	480	462	- 3.8%
	2,579	2,472	- 4.1%	284	262	- 7.7%
	971	937	- 3.5%	69	62	- 10.1%
<b>All Price Ranges</b>	<b>14,390</b>	<b>13,897</b>	<b>- 3.4%</b>	<b>5,558</b>	<b>5,193</b>	<b>- 6.6%</b>

### 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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<b>Inventory of Active Listings</b>	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.
<b>Under Contract</b>	A count of the properties that have offers accepted on them in a given month.
<b>New Listings</b>	A measure of how much new supply is coming onto the market from sellers.
<b>Sold Listings</b>	A measure of home sales that were closed to completion during the report period.
<b>Days on Market Until Sale</b>	A measure of how long it takes homes to sell, on average.
<b>Median Sales Price</b>	A measure of home values in a market area where 50% of activity was higher and 50% was lower than this price point.
<b>Average Sales Price</b>	A sum of all home sales prices divided by total number of sales.
<b>Percent of List Price Received</b>	A mathematical calculation of the percent difference from last list price and sold price for those listings sold in the reported period.
<b>Housing Affordability Index</b>	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.