

# Local Market Update for July 2025

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Denver

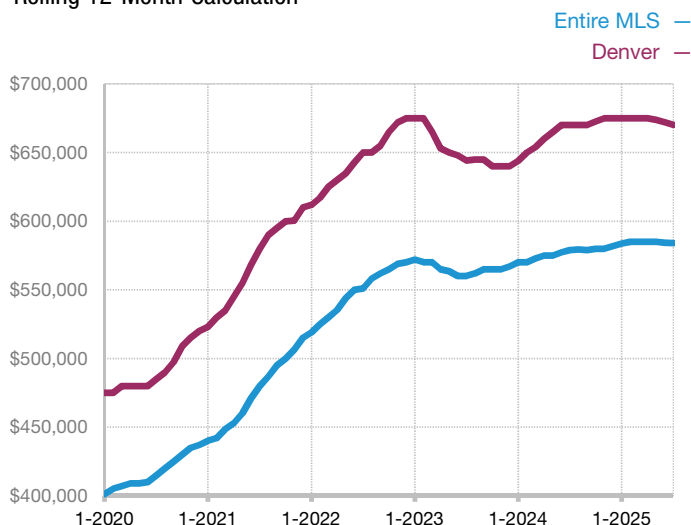
Single Family	July			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 07-2024	Thru 07-2025	Percent Change from Previous Year
Inventory of Active Listings	1,751	<b>1,898</b>	+ 8.4%	--	--	--
Under Contract	526	<b>516</b>	- 1.9%	3,907	<b>3,930</b>	+ 0.6%
New Listings	717	<b>732</b>	+ 2.1%	5,612	<b>6,217</b>	+ 10.8%
Sold Listings	567	<b>546</b>	- 3.7%	3,694	<b>3,752</b>	+ 1.6%
Days on Market Until Sale	29	<b>37</b>	+ 27.6%	29	<b>38</b>	+ 31.0%
Median Sales Price*	\$665,000	<b>\$650,000</b>	- 2.3%	\$690,000	<b>\$675,900</b>	- 2.0%
Average Sales Price*	\$847,210	<b>\$834,318</b>	- 1.5%	\$869,843	<b>\$854,634</b>	- 1.7%
Percent of List Price Received*	98.7%	<b>98.2%</b>	- 0.5%	99.5%	<b>98.9%</b>	- 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	July			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 07-2024	Thru 07-2025	Percent Change from Previous Year
Inventory of Active Listings	1,707	<b>1,873</b>	+ 9.7%	--	--	--
Under Contract	284	<b>319</b>	+ 12.3%	2,294	<b>2,070</b>	- 9.8%
New Listings	527	<b>569</b>	+ 8.0%	3,980	<b>4,445</b>	+ 11.7%
Sold Listings	347	<b>318</b>	- 8.4%	2,247	<b>1,939</b>	- 13.7%
Days on Market Until Sale	40	<b>62</b>	+ 55.0%	44	<b>59</b>	+ 34.1%
Median Sales Price*	\$400,000	<b>\$393,750</b>	- 1.6%	\$415,000	<b>\$394,500</b>	- 4.9%
Average Sales Price*	\$506,865	<b>\$452,230</b>	- 10.8%	\$528,372	<b>\$483,832</b>	- 8.4%
Percent of List Price Received*	98.3%	<b>98.1%</b>	- 0.2%	98.7%	<b>98.3%</b>	- 0.4%

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**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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

