

Local Market Update for July 2025

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Jefferson County

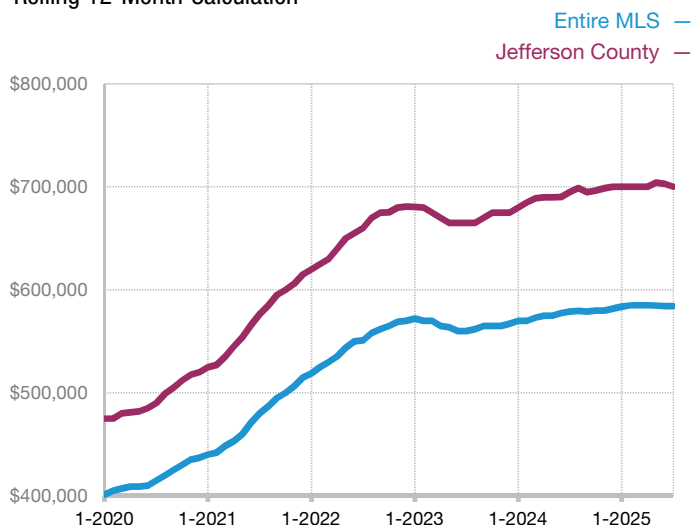
Single Family	July			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 07-2024	Thru 07-2025	Percent Change from Previous Year
Inventory of Active Listings	1,334	1,706	+ 27.9%	--	--	--
Under Contract	530	599	+ 13.0%	3,595	3,830	+ 6.5%
New Listings	710	824	+ 16.1%	4,740	5,614	+ 18.4%
Sold Listings	598	585	- 2.2%	3,353	3,529	+ 5.2%
Days on Market Until Sale	22	30	+ 36.4%	26	31	+ 19.2%
Median Sales Price*	\$715,000	\$700,000	- 2.1%	\$701,000	\$707,675	+ 1.0%
Average Sales Price*	\$817,888	\$819,016	+ 0.1%	\$813,123	\$829,556	+ 2.0%
Percent of List Price Received*	99.4%	99.0%	- 0.4%	100.0%	99.5%	- 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	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	522	642	+ 23.0%	--	--	--
Under Contract	184	171	- 7.1%	1,194	1,197	+ 0.3%
New Listings	266	259	- 2.6%	1,646	1,921	+ 16.7%
Sold Listings	183	173	- 5.5%	1,107	1,143	+ 3.3%
Days on Market Until Sale	34	48	+ 41.2%	36	46	+ 27.8%
Median Sales Price*	\$412,000	\$400,100	- 2.9%	\$410,000	\$400,000	- 2.4%
Average Sales Price*	\$439,026	\$430,159	- 2.0%	\$440,576	\$425,401	- 3.4%
Percent of List Price Received*	99.5%	98.6%	- 0.9%	99.5%	99.0%	- 0.5%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

