

# Local Market Update for August 2025

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Jefferson County

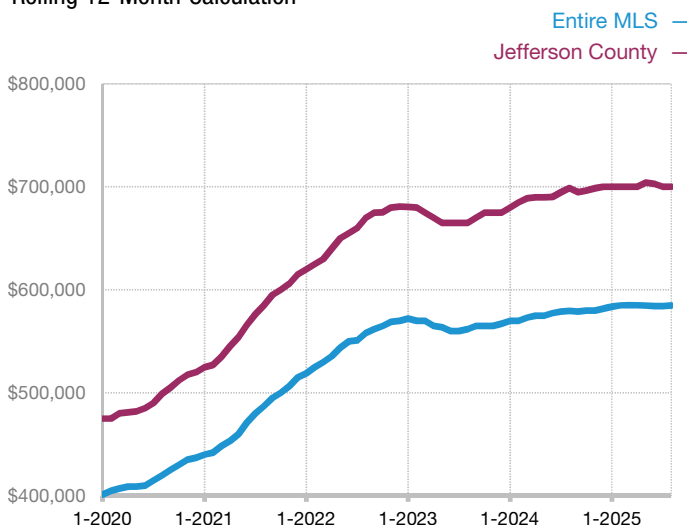
Single Family	August			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 08-2024	Thru 08-2025	Percent Change from Previous Year
Inventory of Active Listings	1,414	1,579	+ 11.7%	--	--	--
Under Contract	531	562	+ 5.8%	4,126	4,351	+ 5.5%
New Listings	725	604	- 16.7%	5,465	6,215	+ 13.7%
Sold Listings	574	543	- 5.4%	3,927	4,070	+ 3.6%
Days on Market Until Sale	27	40	+ 48.1%	26	33	+ 26.9%
Median Sales Price*	\$731,750	\$725,000	- 0.9%	\$705,000	\$710,000	+ 0.7%
Average Sales Price*	\$865,472	\$844,265	- 2.5%	\$820,774	\$831,690	+ 1.3%
Percent of List Price Received*	99.2%	98.6%	- 0.6%	99.9%	99.4%	- 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	August			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 08-2024	Thru 08-2025	Percent Change from Previous Year
Inventory of Active Listings	515	614	+ 19.2%	--	--	--
Under Contract	199	152	- 23.6%	1,393	1,341	- 3.7%
New Listings	230	209	- 9.1%	1,876	2,134	+ 13.8%
Sold Listings	210	155	- 26.2%	1,317	1,299	- 1.4%
Days on Market Until Sale	36	51	+ 41.7%	36	46	+ 27.8%
Median Sales Price*	\$410,000	\$385,000	- 6.1%	\$410,000	\$400,000	- 2.4%
Average Sales Price*	\$427,119	\$410,466	- 3.9%	\$438,430	\$423,700	- 3.4%
Percent of List Price Received*	98.9%	98.8%	- 0.1%	99.4%	98.9%	- 0.5%

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



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

