

Local Market Update for August 2025

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Golden

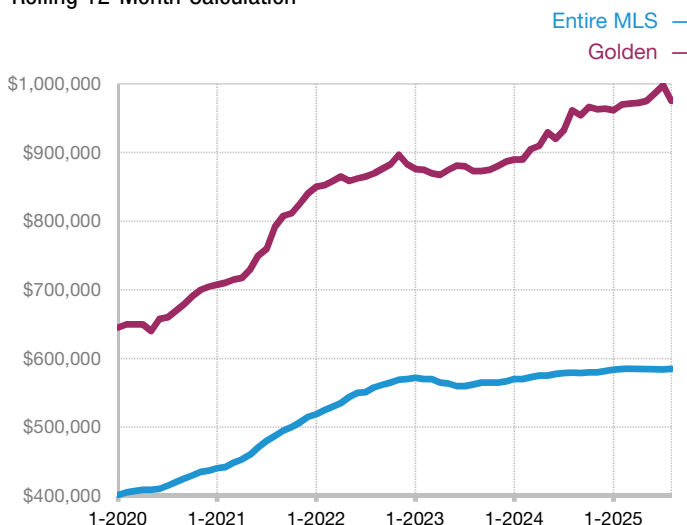
| Single Family | August | | | Year to Date | | |
|---------------------------------|-------------|-------------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics | 2024 | 2025 | Percent Change from Previous Year | Thru 08-2024 | Thru 08-2025 | Percent Change from Previous Year |
| Inventory of Active Listings | 162 | 189 | + 16.7% | -- | -- | -- |
| Under Contract | 56 | 67 | + 19.6% | 352 | 431 | + 22.4% |
| New Listings | 76 | 77 | + 1.3% | 492 | 679 | + 38.0% |
| Sold Listings | 41 | 58 | + 41.5% | 324 | 391 | + 20.7% |
| Days on Market Until Sale | 23 | 46 | + 100.0% | 28 | 36 | + 28.6% |
| Median Sales Price* | \$1,100,000 | \$922,500 | - 16.1% | \$976,000 | \$1,010,000 | + 3.5% |
| Average Sales Price* | \$1,260,413 | \$1,163,916 | - 7.7% | \$1,098,946 | \$1,144,674 | + 4.2% |
| Percent of List Price Received* | 98.5% | 99.3% | + 0.8% | 99.3% | 99.4% | + 0.1% |

* 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 | 24 | 50 | + 108.3% | -- | -- | -- |
| Under Contract | 10 | 4 | - 60.0% | 85 | 68 | - 20.0% |
| New Listings | 14 | 20 | + 42.9% | 102 | 124 | + 21.6% |
| Sold Listings | 11 | 5 | - 54.5% | 80 | 66 | - 17.5% |
| Days on Market Until Sale | 30 | 70 | + 133.3% | 19 | 41 | + 115.8% |
| Median Sales Price* | \$440,000 | \$457,100 | + 3.9% | \$515,000 | \$486,500 | - 5.5% |
| Average Sales Price* | \$542,000 | \$470,420 | - 13.2% | \$575,754 | \$536,311 | - 6.9% |
| Percent of List Price Received* | 98.6% | 96.7% | - 1.9% | 100.4% | 98.7% | - 1.7% |

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

