

# Local Market Update for August 2025

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Louisville

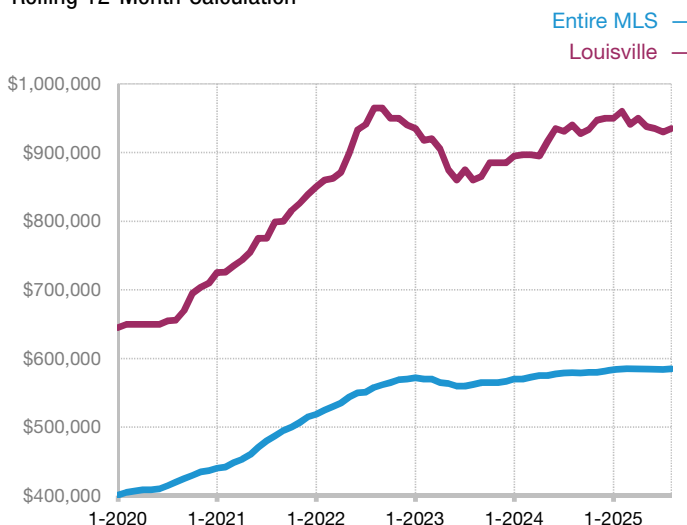
| Single Family                   | August      |             |                                   | Year to Date |              |                                   |
|---------------------------------|-------------|-------------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics                     | 2024        | 2025        | Percent Change from Previous Year | Thru 08-2024 | Thru 08-2025 | Percent Change from Previous Year |
| Inventory of Active Listings    | 53          | 58          | + 9.4%                            | --           | --           | --                                |
| Under Contract                  | 21          | 28          | + 33.3%                           | 136          | 184          | + 35.3%                           |
| New Listings                    | 24          | 23          | - 4.2%                            | 208          | 248          | + 19.2%                           |
| Sold Listings                   | 15          | 27          | + 80.0%                           | 128          | 170          | + 32.8%                           |
| Days on Market Until Sale       | 44          | 63          | + 43.2%                           | 43           | 62           | + 44.2%                           |
| Median Sales Price*             | \$925,000   | \$899,000   | - 2.8%                            | \$972,500    | \$940,000    | - 3.3%                            |
| Average Sales Price*            | \$1,172,200 | \$1,086,398 | - 7.3%                            | \$1,098,919  | \$1,113,240  | + 1.3%                            |
| Percent of List Price Received* | 98.9%       | 98.0%       | - 0.9%                            | 99.1%        | 98.1%        | - 1.0%                            |

\* 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    | 19        | 24        | + 26.3%                           | --           | --           | --                                |
| Under Contract                  | 4         | 4         | 0.0%                              | 37           | 43           | + 16.2%                           |
| New Listings                    | 9         | 8         | - 11.1%                           | 63           | 90           | + 42.9%                           |
| Sold Listings                   | 5         | 4         | - 20.0%                           | 36           | 42           | + 16.7%                           |
| Days on Market Until Sale       | 64        | 84        | + 31.3%                           | 48           | 63           | + 31.3%                           |
| Median Sales Price*             | \$662,000 | \$526,000 | - 20.5%                           | \$515,000    | \$460,000    | - 10.7%                           |
| Average Sales Price*            | \$650,400 | \$581,750 | - 10.6%                           | \$562,866    | \$534,448    | - 5.0%                            |
| Percent of List Price Received* | 98.2%     | 97.4%     | - 0.8%                            | 99.4%        | 97.2%        | - 2.2%                            |

\* 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

