

Local Market Update for August 2025

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
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Denver

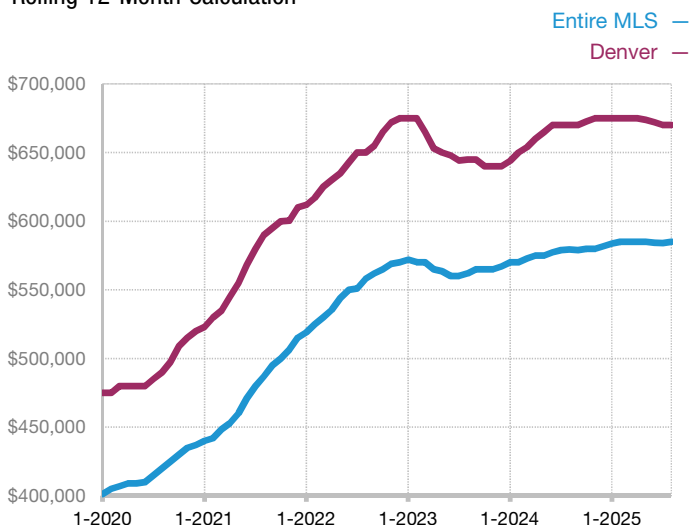
Single Family	August			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 08-2024	Thru 08-2025	Percent Change from Previous Year
Inventory of Active Listings	1,805	1,738	- 3.7%	--	--	--
Under Contract	518	557	+ 7.5%	4,425	4,457	+ 0.7%
New Listings	775	691	- 10.8%	6,387	6,907	+ 8.1%
Sold Listings	554	480	- 13.4%	4,248	4,231	- 0.4%
Days on Market Until Sale	35	42	+ 20.0%	30	38	+ 26.7%
Median Sales Price*	\$669,250	\$672,500	+ 0.5%	\$686,000	\$675,000	- 1.6%
Average Sales Price*	\$852,603	\$876,854	+ 2.8%	\$867,595	\$857,219	- 1.2%
Percent of List Price Received*	98.6%	98.0%	- 0.6%	99.4%	98.8%	- 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	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	1,750	1,780	+ 1.7%	--	--	--
Under Contract	311	294	- 5.5%	2,604	2,335	- 10.3%
New Listings	557	465	- 16.5%	4,537	4,907	+ 8.2%
Sold Listings	309	267	- 13.6%	2,555	2,206	- 13.7%
Days on Market Until Sale	48	63	+ 31.3%	45	60	+ 33.3%
Median Sales Price*	\$375,000	\$401,500	+ 7.1%	\$412,000	\$395,000	- 4.1%
Average Sales Price*	\$489,580	\$511,968	+ 4.6%	\$523,741	\$487,079	- 7.0%
Percent of List Price Received*	98.6%	98.0%	- 0.6%	98.7%	98.3%	- 0.4%

* 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

