

Monthly Indicators



August 2025

Percent changes calculated using year-over-year comparisons.

New Listings were down 5.9 percent for single family homes and 10.5 percent for townhouse-condo properties. Under Contracts increased 14.7 percent for single family homes and 0.8 percent for townhouse-condo properties.

The Median Sales Price remained flat for single family homes at \$625,000 but decreased 2.4 percent to \$390,000 for townhouse-condo properties. Days on Market increased 17.5 percent for single family homes and 45.2 percent for townhouse-condo properties.

Nationally, 1.55 million units were listed for sale heading into August, up 0.6% from the previous month and 15.7% higher than the same time last year, representing a 4.6-month supply at the current sales pace, according to NAR. Inventory is now at its highest level since May 2020, a shift that has helped slow price growth in many markets. As a result, the national median existing-home sales price edged up just 0.2% year-over-year to \$422,400.

Activity Snapshot

+ 5.3%	- 3.5%	- 0.1%
One-Year Change in Active Listings All Properties	One-Year Change in Sold Listings All Properties	One-Year Change in Median Sales Price All Properties

All residential real estate activity in the MLS of REcolorado® composed of single-family properties, townhomes and condominiums. Percent changes are calculated using rounded figures.

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Single Family Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year.



Key Metrics	Historical Sparkbars	8-2024	8-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
Active Listings		12,585	13,198	+ 4.9%	--	--	--
Under Contract		3,454	3,961	+ 14.7%	27,836	29,508	+ 6.0%
New Listings		4,834	4,548	- 5.9%	38,772	43,382	+ 11.9%
Sold Listings		3,606	3,553	- 1.5%	26,600	27,565	+ 3.6%
Days on Market		40	47	+ 17.5%	38	46	+ 21.1%
Median Sales Price		\$625,000	\$625,000	0.0%	\$625,000	\$628,000	+ 0.5%
Average Sales Price		\$757,969	\$761,072	+ 0.4%	\$752,025	\$754,985	+ 0.4%
Pct. of List Price Received		98.8%	98.4%	- 0.4%	99.3%	99.0%	- 0.3%
Affordability Index		68	67	- 1.5%	68	67	- 1.5%

Townhouse-Condo Market Overview



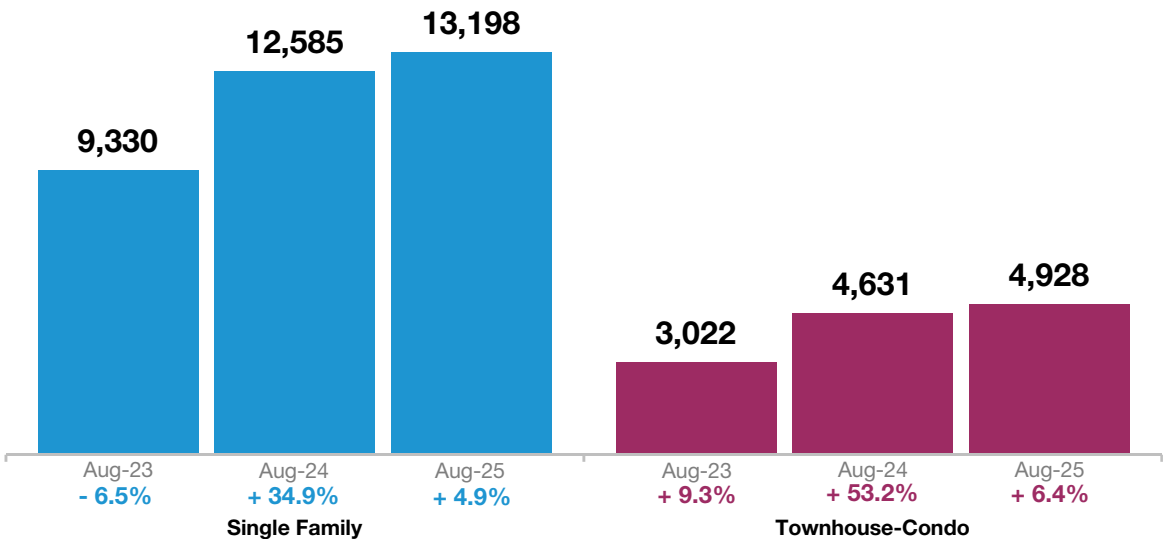
Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	8-2024	8-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
Active Listings		4,631	4,928	+ 6.4%	--	--	--
Under Contract		1,031	1,039	+ 0.8%	8,359	7,945	- 5.0%
New Listings		1,606	1,438	- 10.5%	13,002	14,228	+ 9.4%
Sold Listings		1,073	966	- 10.0%	8,160	7,471	- 8.4%
Days on Market		42	61	+ 45.2%	40	55	+ 37.5%
Median Sales Price		\$399,500	\$390,000	- 2.4%	\$412,000	\$397,500	- 3.5%
Average Sales Price		\$461,854	\$461,730	- 0.0%	\$480,292	\$455,234	- 5.2%
Pct. of List Price Received		98.7%	98.2%	- 0.5%	99.0%	98.5%	- 0.5%
Affordability Index		110	110	0.0%	106	108	+ 1.9%

Inventory of Active Listings

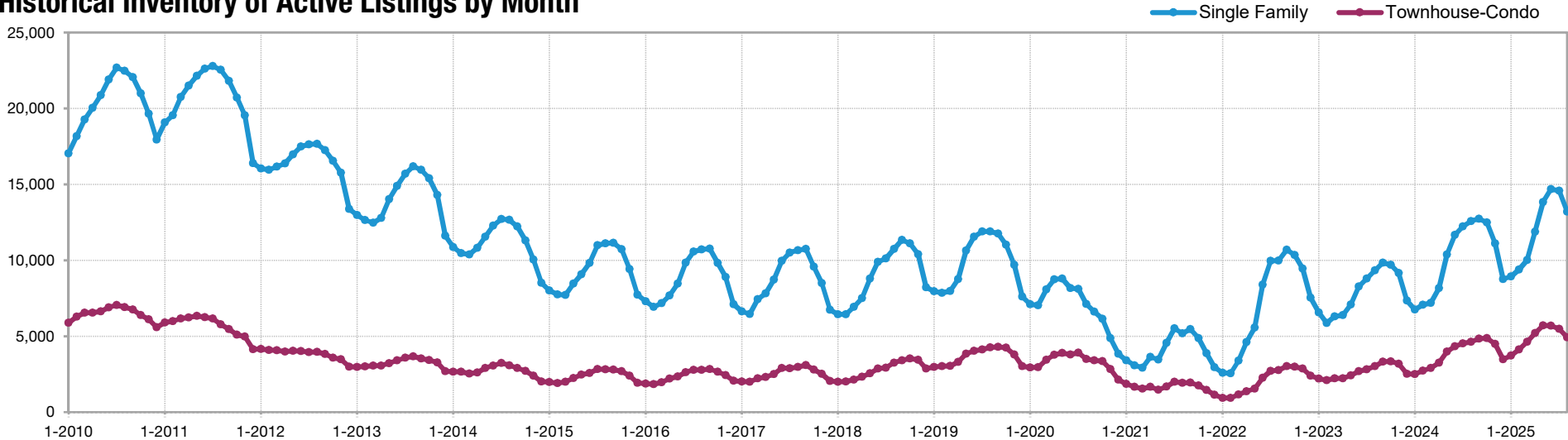
The number of properties available for sale in active status at the end of a given month.

August



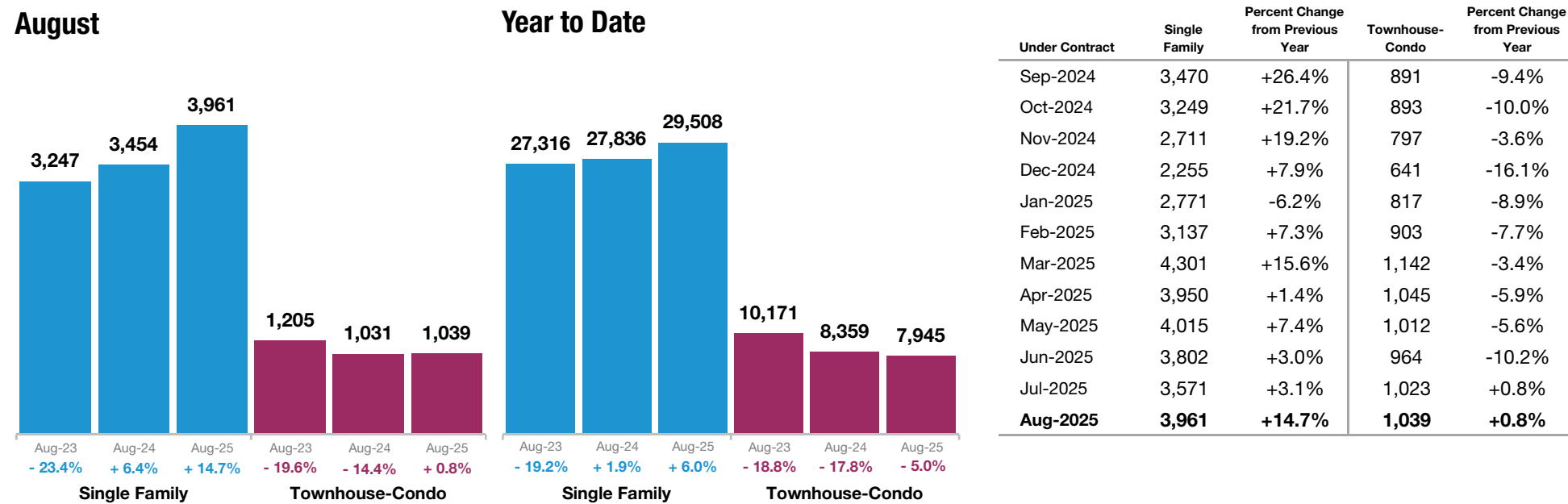
Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Sep-2024	12,741	+29.4%	4,846	+45.9%
Oct-2024	12,489	+28.8%	4,877	+46.2%
Nov-2024	11,109	+21.2%	4,493	+41.2%
Dec-2024	8,753	+19.0%	3,476	+38.0%
Jan-2025	8,939	+32.4%	3,728	+49.2%
Feb-2025	9,381	+32.6%	4,118	+51.2%
Mar-2025	10,013	+39.2%	4,629	+58.9%
Apr-2025	11,884	+45.4%	5,199	+59.8%
May-2025	13,827	+33.1%	5,720	+43.5%
Jun-2025	14,681	+25.8%	5,696	+31.4%
Jul-2025	14,587	+19.3%	5,477	+21.2%
Aug-2025	13,198	+4.9%	4,928	+6.4%

Historical Inventory of Active Listings by Month

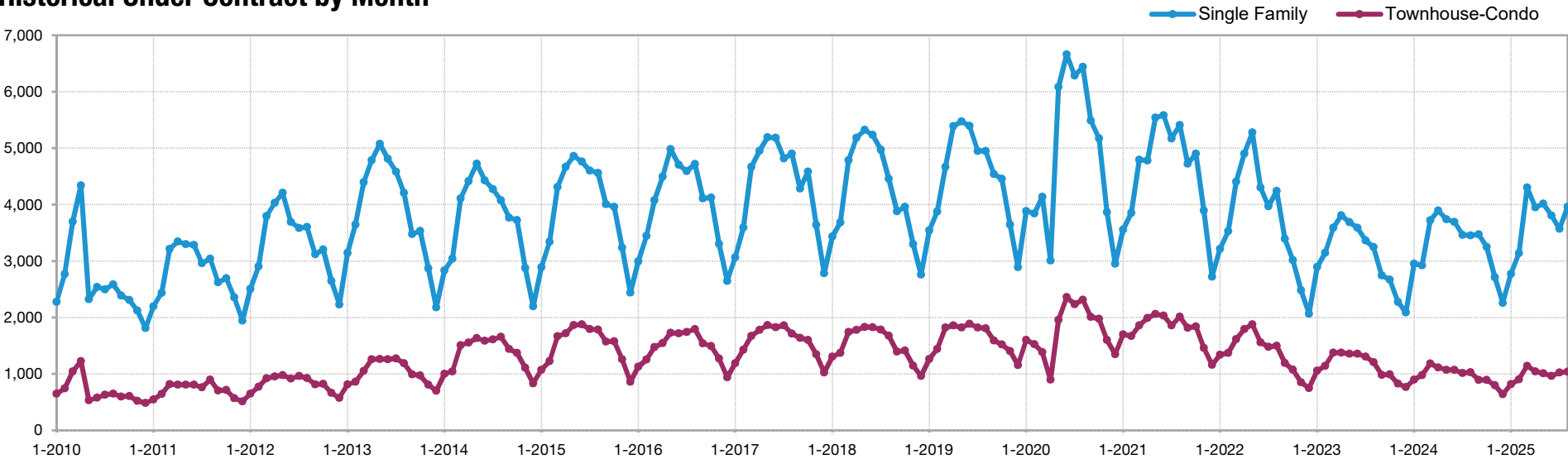


Under Contract

A count of the properties that have offers accepted on them in a given month.



Historical Under Contract by Month



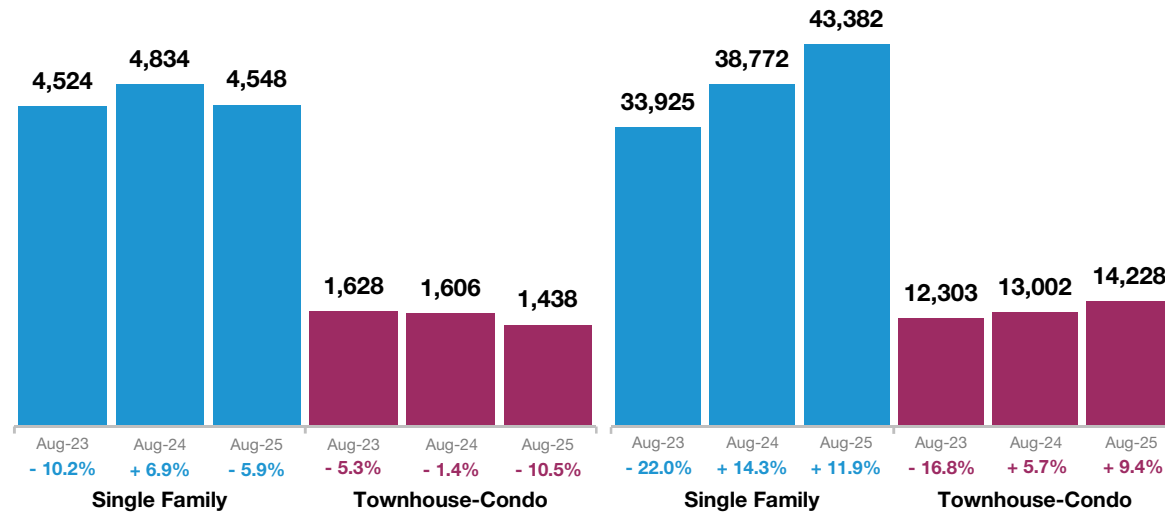
New Listings

A count of the properties that have been newly listed on the market in a given month.

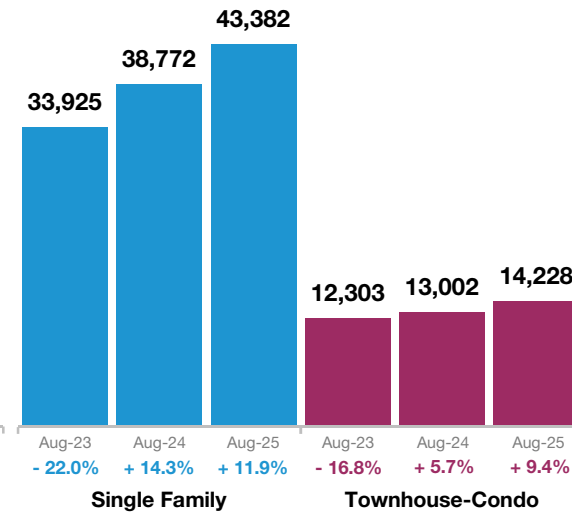


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August

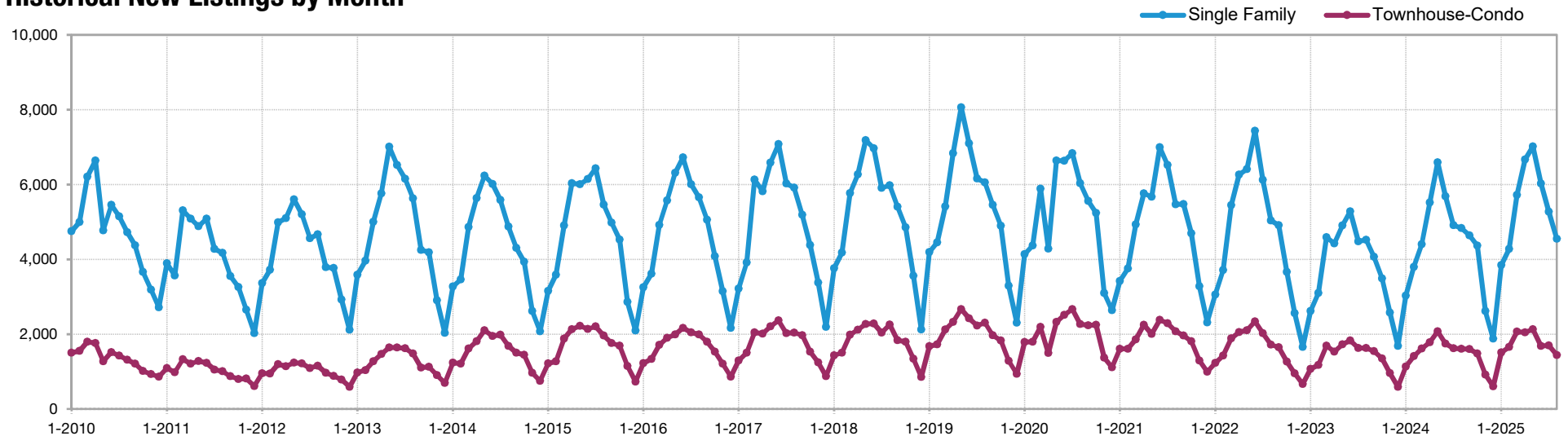


Year to Date



New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Sep-2024	4,640	+14.0%	1,602	+3.5%
Oct-2024	4,370	+25.2%	1,481	+9.5%
Nov-2024	2,619	+1.7%	920	-4.1%
Dec-2024	1,881	+11.6%	607	+2.5%
Jan-2025	3,848	+27.0%	1,508	+33.2%
Feb-2025	4,278	+12.7%	1,658	+17.3%
Mar-2025	5,722	+29.8%	2,066	+27.6%
Apr-2025	6,666	+20.8%	2,050	+14.8%
May-2025	7,017	+6.5%	2,129	+2.6%
Jun-2025	6,025	+5.9%	1,682	-3.7%
Jul-2025	5,278	+7.5%	1,697	+4.5%
Aug-2025	4,548	-5.9%	1,438	-10.5%

Historical New Listings by Month



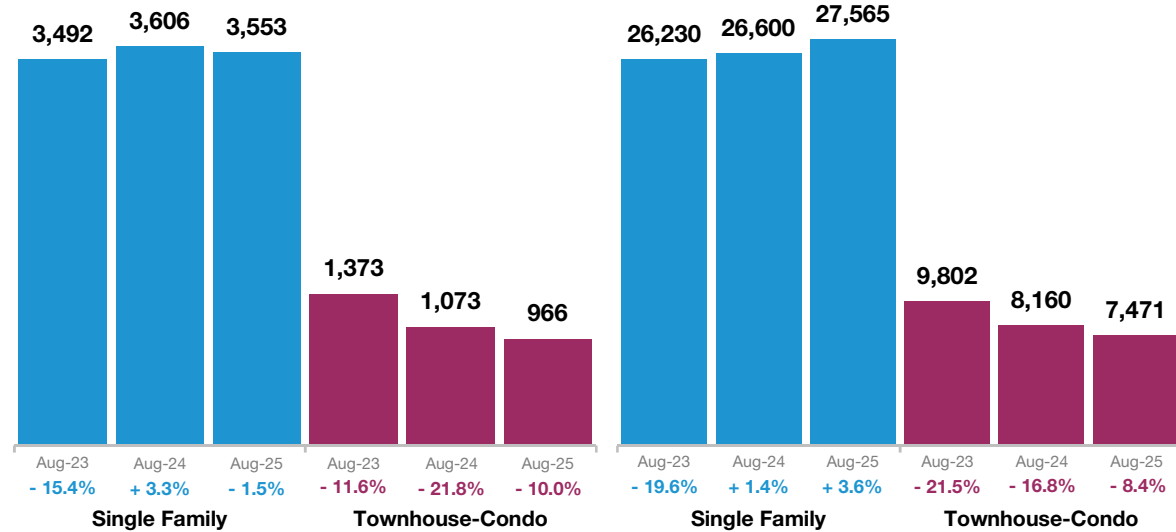
Sold Listings

A count of the actual sales that closed in a given month.

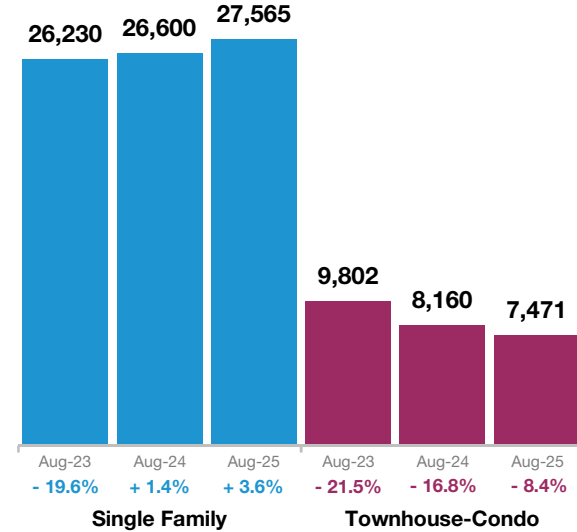


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August

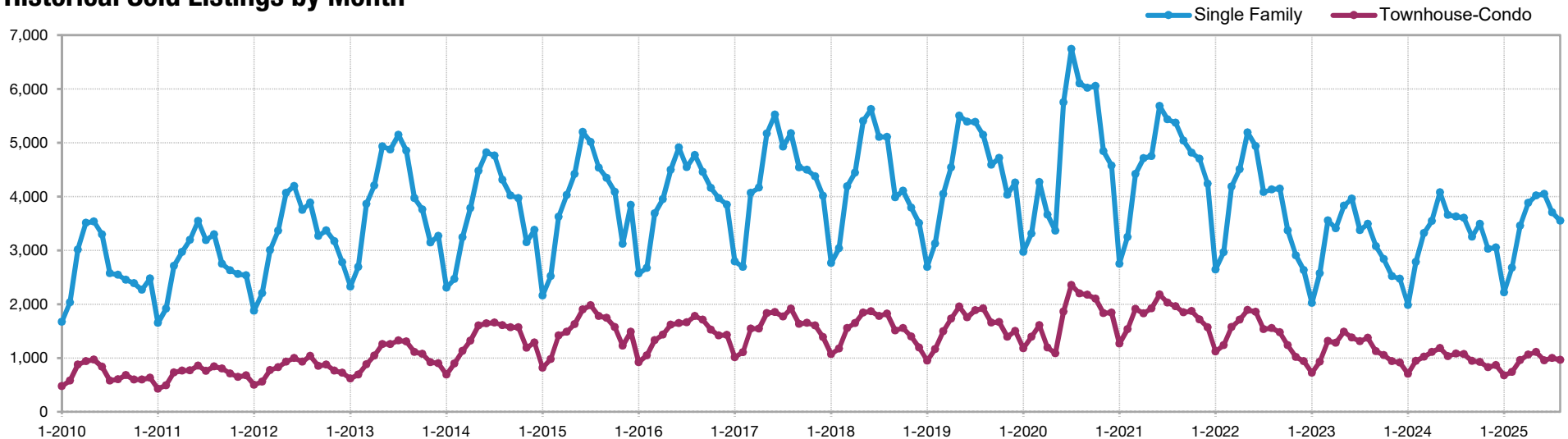


Year to Date



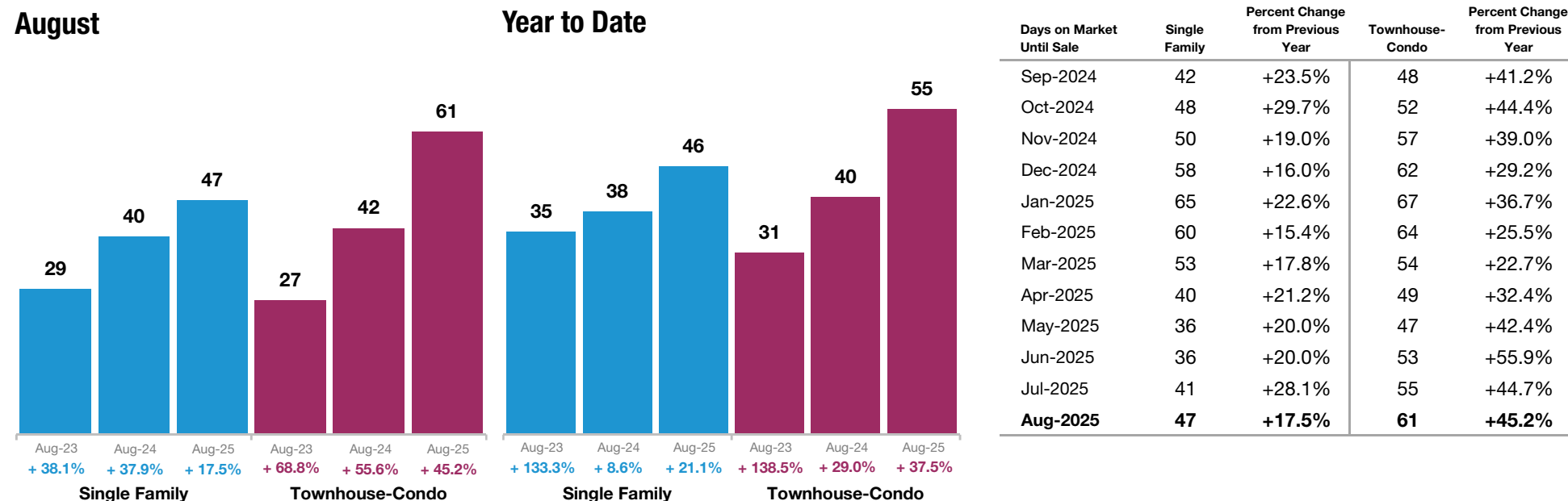
Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Sep-2024	3,251	+5.6%	945	-15.9%
Oct-2024	3,492	+23.0%	928	-11.7%
Nov-2024	3,028	+20.2%	830	-11.6%
Dec-2024	3,055	+23.4%	868	-5.3%
Jan-2025	2,217	+11.8%	675	-4.3%
Feb-2025	2,676	-3.9%	740	-21.7%
Mar-2025	3,457	+4.1%	962	-6.1%
Apr-2025	3,885	+9.6%	1,063	-4.2%
May-2025	4,021	-1.4%	1,110	-6.5%
Jun-2025	4,049	+10.7%	955	-7.6%
Jul-2025	3,707	+2.2%	1,000	-7.5%
Aug-2025	3,553	-1.5%	966	-10.0%

Historical Sold Listings by Month

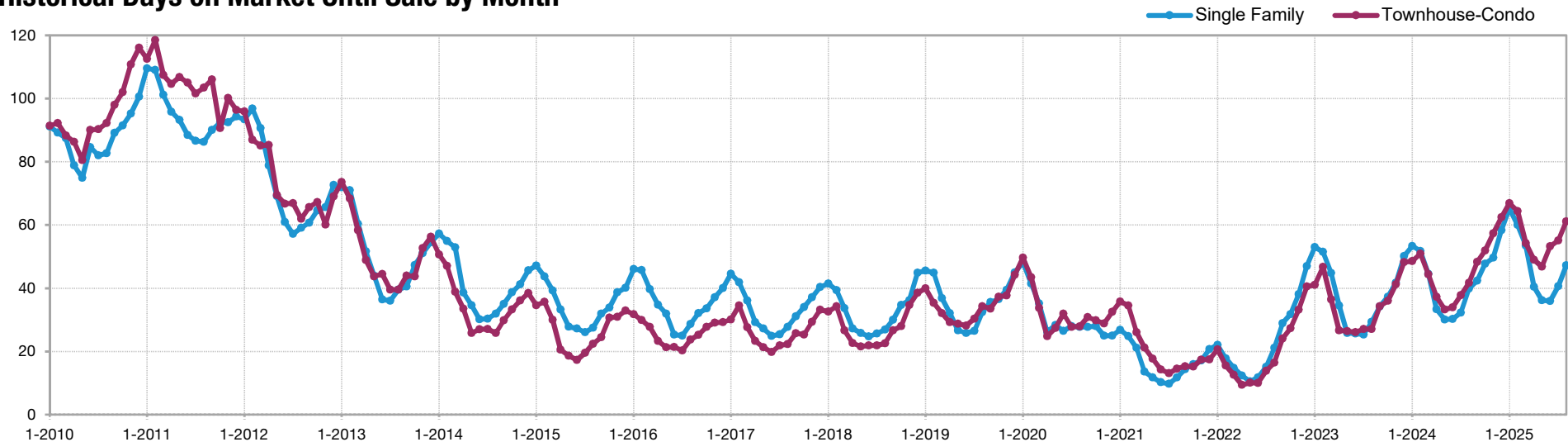


Days on Market Until Sale

Average number of days between when a property is listed and when an offer is accepted in a given month.

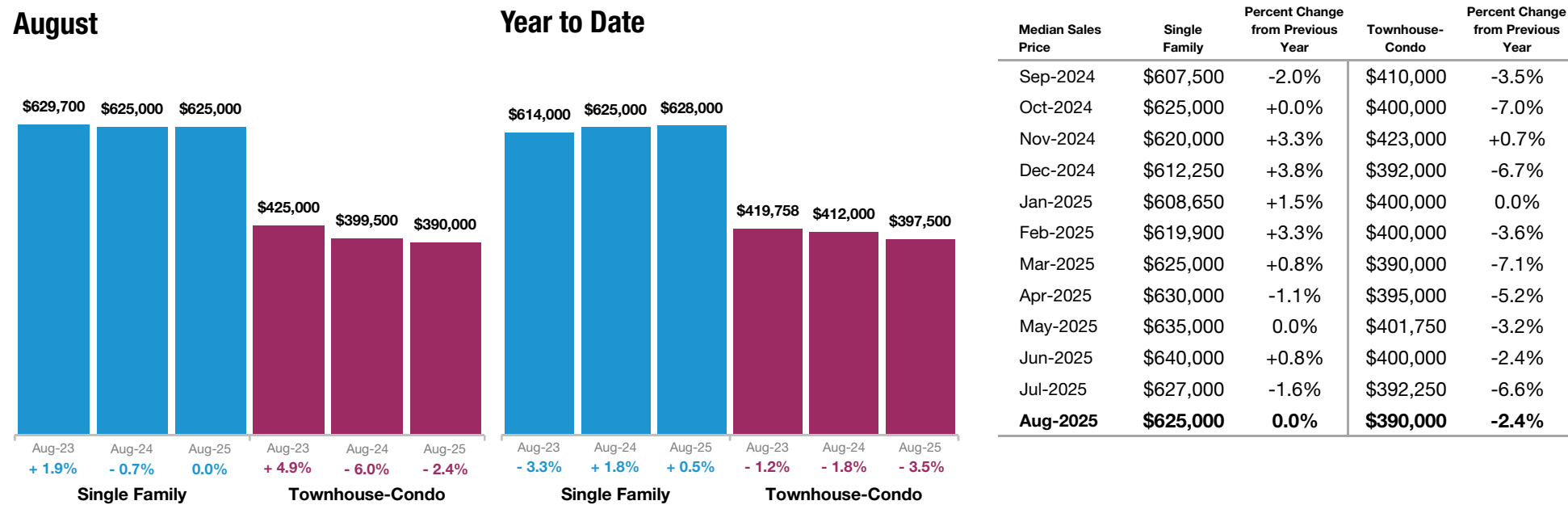


Historical Days on Market Until Sale by Month

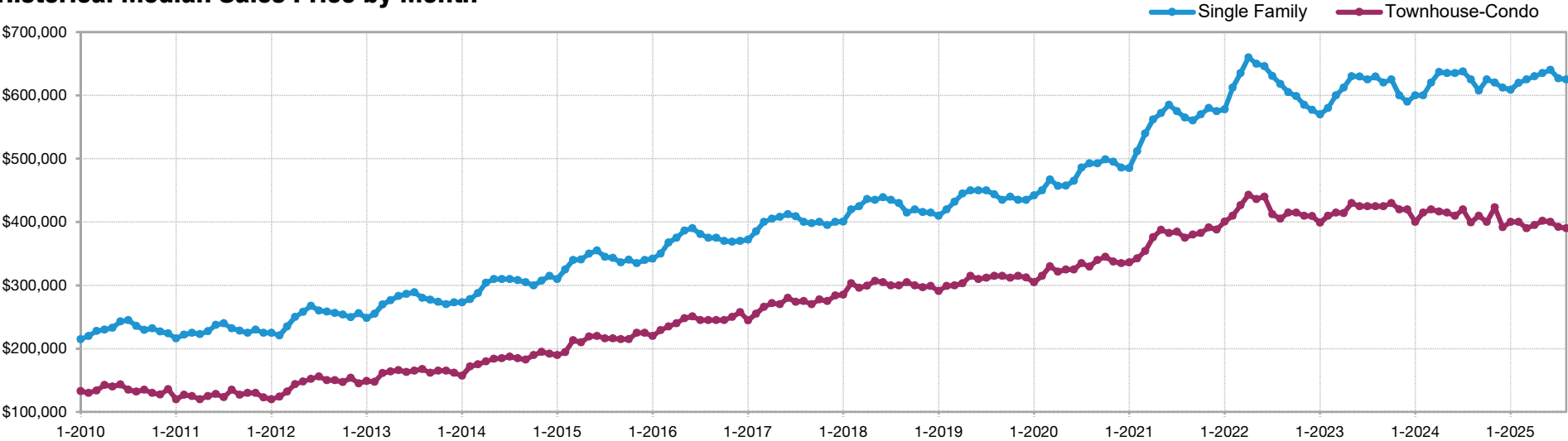


Median Sales Price

Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



Historical Median Sales Price by Month

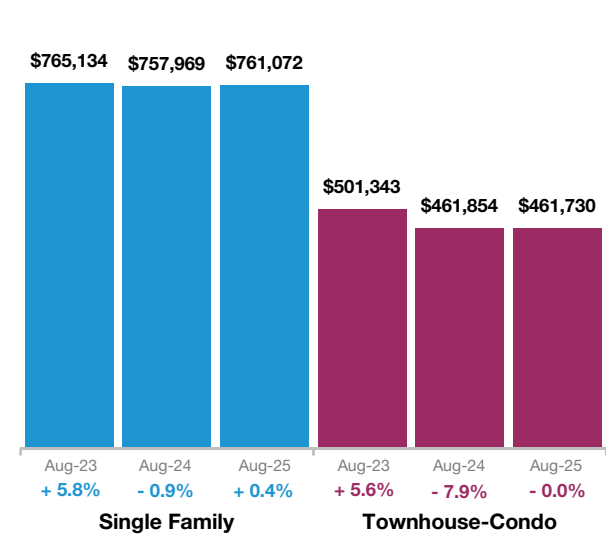


Average Sales Price

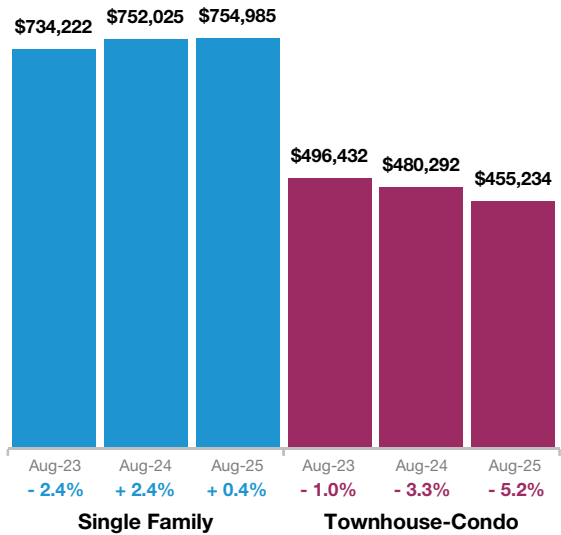
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



August

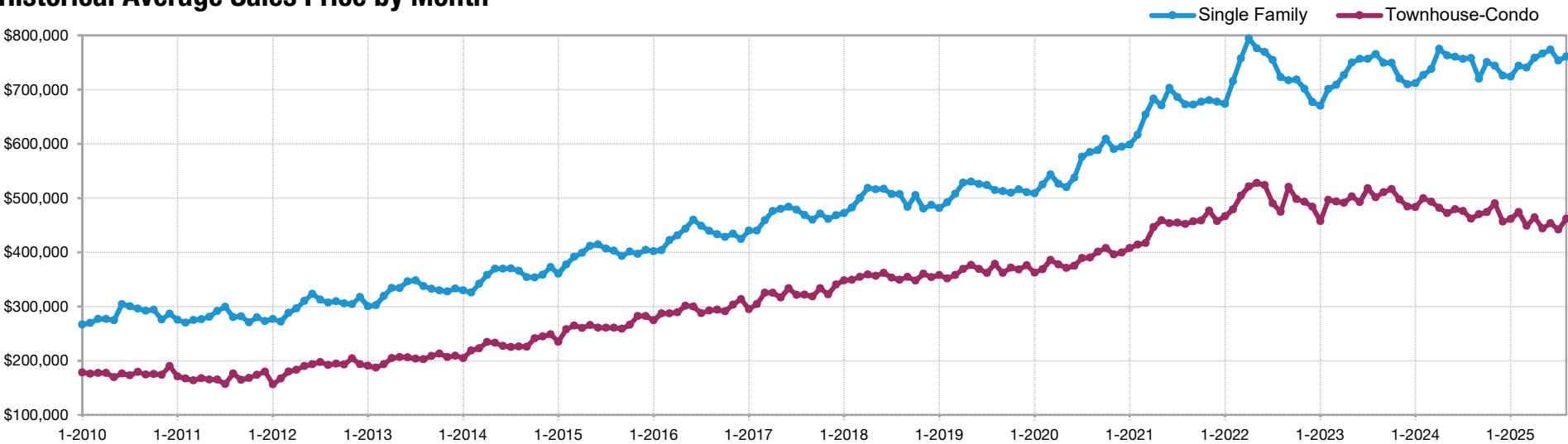


Year to Date



Avg. Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Sep-2024	\$719,900	-3.9%	\$470,299	-7.9%
Oct-2024	\$750,529	+0.2%	\$474,091	-8.2%
Nov-2024	\$744,112	+3.3%	\$490,300	-1.5%
Dec-2024	\$725,855	+2.3%	\$456,502	-5.8%
Jan-2025	\$724,025	+1.7%	\$461,605	-4.5%
Feb-2025	\$743,799	+2.3%	\$474,245	-5.0%
Mar-2025	\$740,293	+0.3%	\$448,565	-9.0%
Apr-2025	\$758,314	-2.2%	\$464,253	-3.6%
May-2025	\$766,201	+0.4%	\$443,840	-6.0%
Jun-2025	\$773,615	+1.7%	\$453,543	-5.4%
Jul-2025	\$753,441	-0.4%	\$441,680	-7.2%
Aug-2025	\$761,072	+0.4%	\$461,730	-0.0%

Historical Average Sales Price by Month

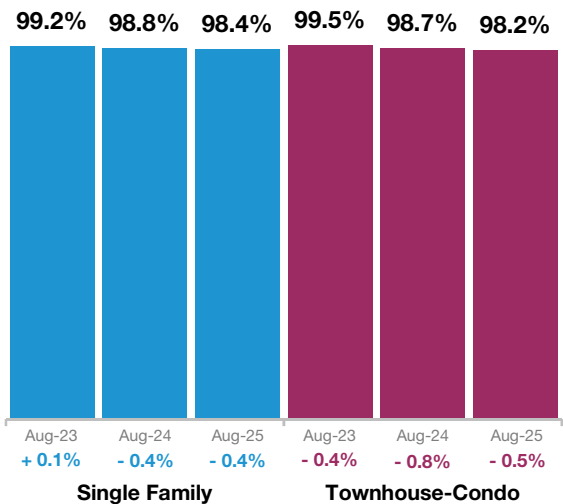


Percent of List Price Received

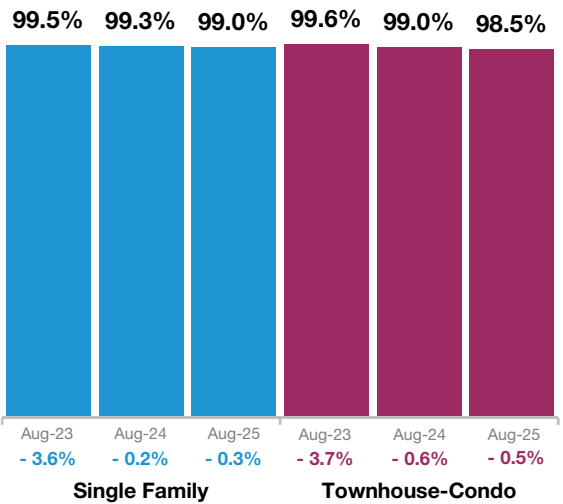
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



August

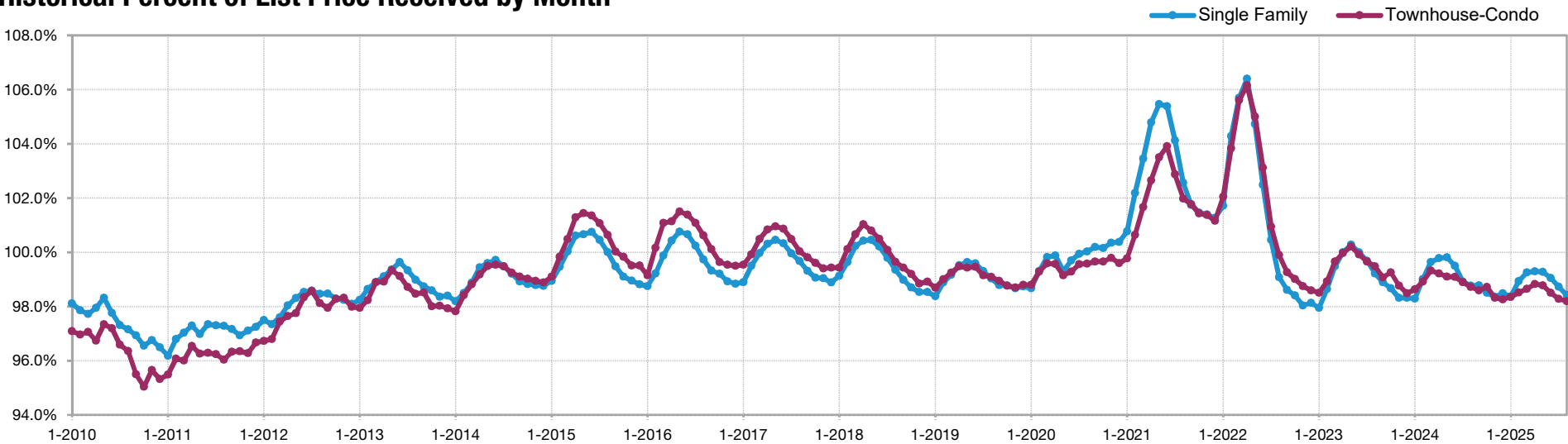


Year to Date



Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Sep-2024	98.8%	-0.1%	98.6%	-0.5%
Oct-2024	98.5%	-0.2%	98.7%	-0.6%
Nov-2024	98.4%	+0.1%	98.3%	-0.5%
Dec-2024	98.5%	+0.2%	98.3%	-0.2%
Jan-2025	98.4%	+0.1%	98.3%	-0.3%
Feb-2025	98.9%	-0.1%	98.5%	-0.4%
Mar-2025	99.3%	-0.3%	98.7%	-0.6%
Apr-2025	99.3%	-0.5%	98.8%	-0.4%
May-2025	99.3%	-0.5%	98.8%	-0.3%
Jun-2025	99.1%	-0.4%	98.5%	-0.6%
Jul-2025	98.7%	-0.2%	98.3%	-0.6%
Aug-2025	98.4%	-0.4%	98.2%	-0.5%

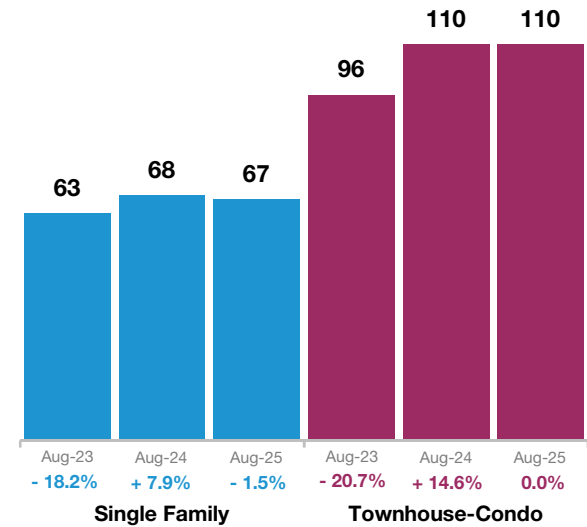
Historical Percent of List Price Received by Month



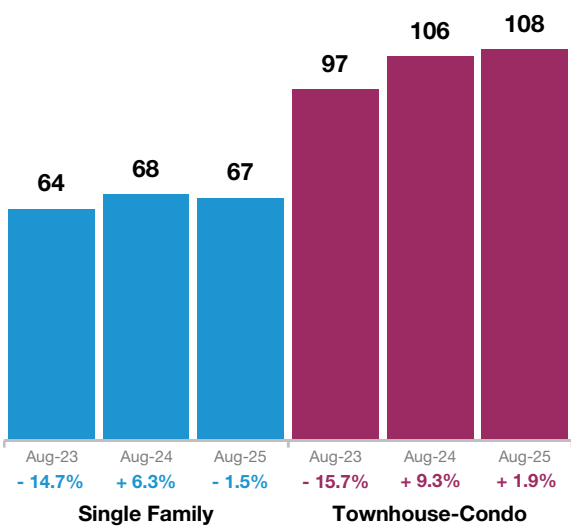
Housing Affordability Index

This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

August

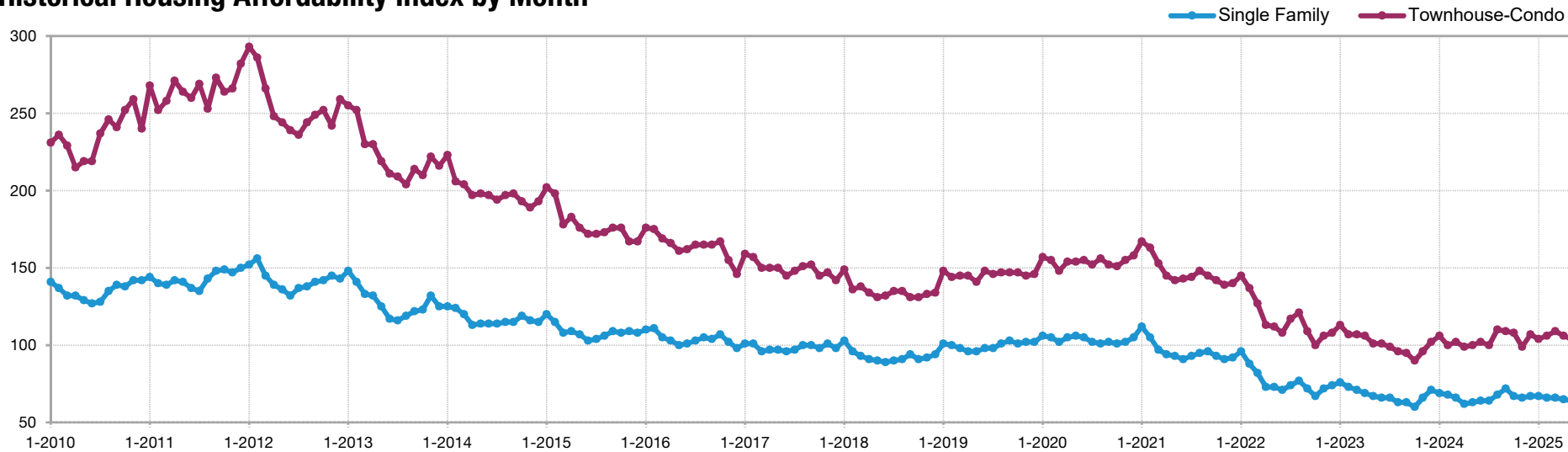


Year to Date



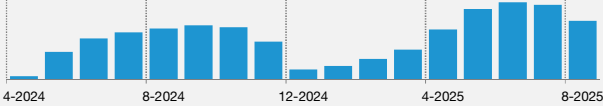
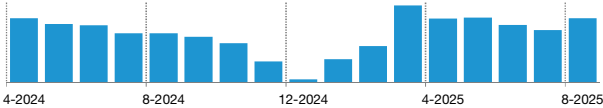
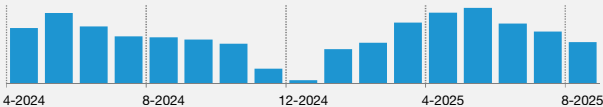
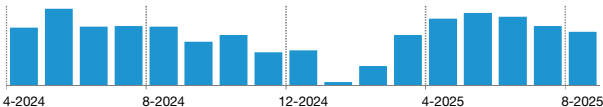
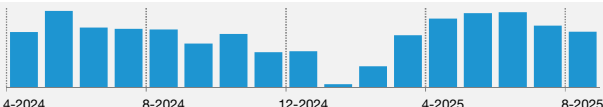
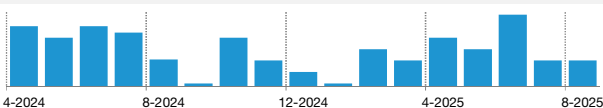
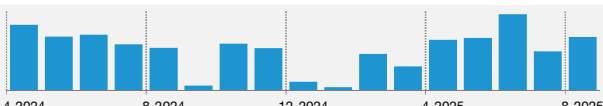

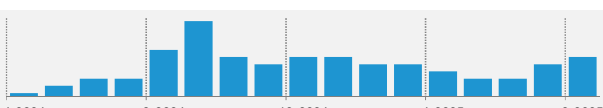
Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Sep-2024	72	+14.3%	109	+14.7%
Oct-2024	67	+11.7%	108	+20.0%
Nov-2024	66	0.0%	99	+3.1%
Dec-2024	67	-5.6%	107	+4.9%
Jan-2025	67	-2.9%	104	-1.9%
Feb-2025	66	-2.9%	106	+6.0%
Mar-2025	66	0.0%	109	+6.9%
Apr-2025	65	+4.8%	106	+7.1%
May-2025	64	+1.6%	104	+4.0%
Jun-2025	64	0.0%	106	+3.9%
Jul-2025	66	+3.1%	108	+8.0%
Aug-2025	67	-1.5%	110	0.0%

Historical Housing Affordability Index by Month



Total Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	8-2024	8-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
Active Listings		17,224	18,136	+ 5.3%	--	--	--
Under Contract		4,486	5,002	+ 11.5%	36,226	37,460	+ 3.4%
New Listings		6,442	5,987	- 7.1%	51,808	57,624	+ 11.2%
Sold Listings		4,683	4,520	- 3.5%	34,796	35,041	+ 0.7%
Days on Market		40	50	+ 25.0%	39	48	+ 23.1%
Median Sales Price		\$575,500	\$575,000	- 0.1%	\$580,000	\$580,000	0.0%
Average Sales Price		\$689,619	\$696,919	+ 1.1%	\$687,769	\$690,988	+ 0.5%
Pct. of List Price Received		98.8%	98.4%	- 0.4%	99.2%	98.9%	- 0.3%
Affordability Index		68	67	- 1.5%	68	67	- 1.5%

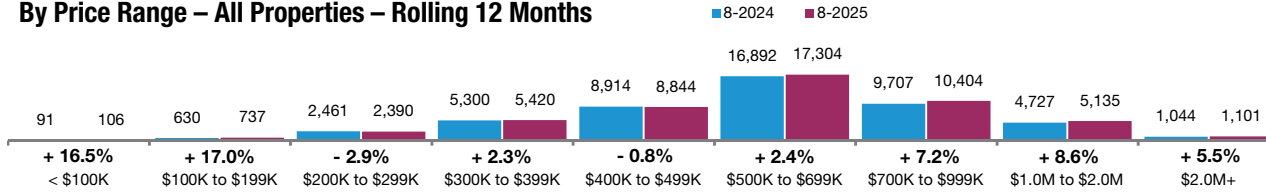
Sold Listings

Actual sales that have closed in a given month.

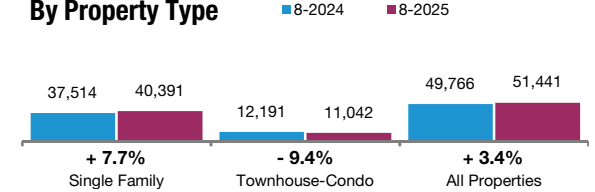


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By Price Range – All Properties – Rolling 12 Months



By Property Type



Rolling 12 Months

By Price Range	Single Family			Townhouse-Condo		
	8-2024	8-2025	Change	8-2024	8-2025	Change
\$99,999 and Below	73	71	-2.7%	10	31	+210.0%
\$100,000 to \$199,999	249	245	-1.6%	360	492	+36.7%
\$200,000 to \$299,999	595	601	+1.0%	1,850	1,789	-3.3%
\$300,000 to \$399,999	2,032	2,202	+8.4%	3,264	3,216	-1.5%
\$400,000 to \$499,999	6,078	6,525	+7.4%	2,827	2,318	-18.0%
\$500,000 to \$699,999	14,421	15,215	+5.5%	2,469	2,088	-15.4%
\$700,000 to \$999,999	8,872	9,676	+9.1%	835	728	-12.8%
\$1,000,000 to \$1,999,999	4,227	4,816	+13.9%	500	319	-36.2%
\$2,000,000 and Above	967	1,040	+7.5%	76	61	-19.7%
All Price Ranges	37,514	40,391	+7.7%	12,191	11,042	-9.4%

Compared to Prior Month

	Single Family			Townhouse-Condo		
	7-2025	8-2025	Change	7-2025	8-2025	Change
	6	6	0.0%	0	2	--
	17	19	+11.8%	57	54	-5.3%
	64	56	-12.5%	175	181	+3.4%
	206	207	+0.5%	288	276	-4.2%
	606	570	-5.9%	208	186	-10.6%
	1,345	1,298	-3.5%	180	168	-6.7%
	872	825	-5.4%	67	57	-14.9%
	500	478	-4.4%	25	33	+32.0%
	91	94	+3.3%	0	9	--
All Price Ranges	3,707	3,553	-4.2%	1,000	966	-3.4%

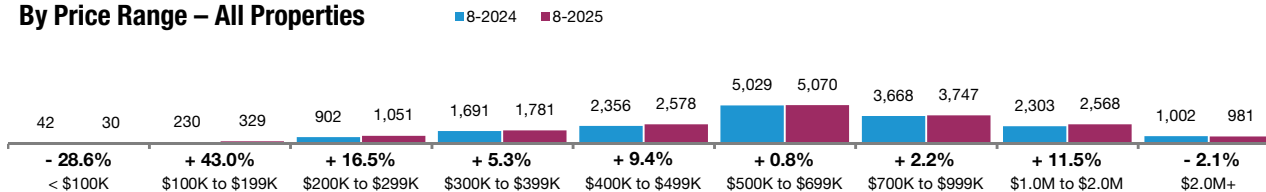
Year to Date

	Single Family			Townhouse-Condo		
	8-2024	8-2025	Change	8-2024	8-2025	Change
	42	42	0.0%	9	22	+144.4%
	160	138	-13.8%	242	360	+48.8%
	380	414	+8.9%	1,257	1,225	-2.5%
	1,331	1,490	+11.9%	2,270	2,189	-3.6%
	4,187	4,456	+6.4%	1,845	1,564	-15.2%
	10,282	10,223	-0.6%	1,643	1,390	-15.4%
	6,436	6,683	+3.8%	533	485	-9.0%
	3,096	3,398	+9.8%	316	199	-37.0%
	686	721	+5.1%	45	37	-17.8%
All Price Ranges	26,600	27,565	+3.6%	8,160	7,471	-8.4%

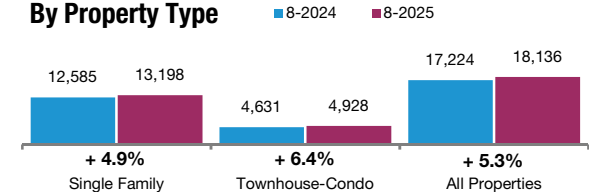
Inventory of Active Listings

A measure of the number of homes available for sale at a given time.

By Price Range – All Properties



By Property Type



Year over Year

By Price Range	Single Family			Townhouse-Condo		
	8-2024	8-2025	Change	8-2024	8-2025	Change
\$99,999 and Below	36	19	-47.2%	3	9	+200.0%
\$100,000 to \$199,999	107	104	-2.8%	120	224	+86.7%
\$200,000 to \$299,999	207	227	+9.7%	695	823	+18.4%
\$300,000 to \$399,999	518	522	+0.8%	1,173	1,257	+7.2%
\$400,000 to \$499,999	1,424	1,614	+13.3%	931	963	+3.4%
\$500,000 to \$699,999	4,061	4,165	+2.6%	968	905	-6.5%
\$700,000 to \$999,999	3,229	3,307	+2.4%	439	439	0.0%
\$1,000,000 to \$1,999,999	2,063	2,312	+12.1%	240	256	+6.7%
\$2,000,000 and Above	939	927	-1.3%	62	52	-16.1%
All Price Ranges	12,585	13,198	+4.9%	4,631	4,928	+6.4%

Compared to Prior Month

	Single Family			Townhouse-Condo		
	7-2025	8-2025	Change	7-2025	8-2025	Change
	21	19	-9.5%	10	9	-10.0%
	108	104	-3.7%	218	224	+2.8%
	244	227	-7.0%	934	823	-11.9%
	578	522	-9.7%	1,379	1,257	-8.8%
	1,710	1,614	-5.6%	1,063	963	-9.4%
	4,686	4,165	-11.1%	1,055	905	-14.2%
	3,711	3,307	-10.9%	484	439	-9.3%
	2,564	2,312	-9.8%	271	256	-5.5%
	964	927	-3.8%	63	52	-17.5%
All Price Ranges	14,587	13,198	-9.5%	5,477	4,928	-10.0%

Year to Date

Single Family	Townhouse-Condo
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There are no year-to-date figures for inventory because it is simply a snapshot frozen in time at the end of each month. It does not add up over a period of months.

Glossary of Terms

A research tool provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Inventory of Active Listings	A measure of the number of homes available for sale at a given time. The availability of homes for sale has a big effect on supply-demand dynamics and home prices.
Under Contract	A count of the properties that have offers accepted on them in a given month.
New Listings	A measure of how much new supply is coming onto the market from sellers.
Sold Listings	A measure of home sales that were closed to completion during the report period.
Days on Market Until Sale	A measure of how long it takes homes to sell, on average.
Median Sales Price	A measure of home values in a market area where 50% of activity was higher and 50% was lower than this price point.
Average Sales Price	A sum of all home sales prices divided by total number of sales.
Percent of List Price Received	A mathematical calculation of the percent difference from last list price and sold price for those listings sold in the reported period.
Housing Affordability Index	A measure of how affordable a region's housing is to its consumers. A higher number means greater affordability. The index is based on interest rates, median sales price and median income by county.