

# Local Market Update for August 2025

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Weld County

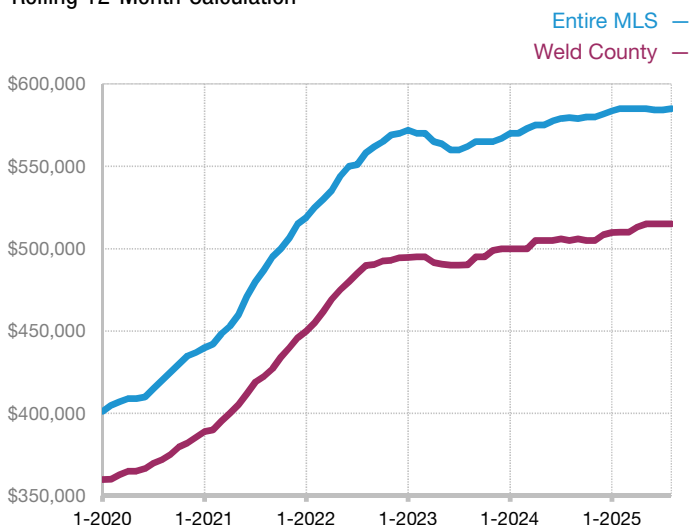
Single Family	August			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 08-2024	Thru 08-2025	Percent Change from Previous Year
Inventory of Active Listings	1,325	<b>1,424</b>	+ 7.5%	--	--	--
Under Contract	434	<b>492</b>	+ 13.4%	3,492	<b>3,739</b>	+ 7.1%
New Listings	639	<b>605</b>	- 5.3%	4,730	<b>5,272</b>	+ 11.5%
Sold Listings	416	<b>404</b>	- 2.9%	3,327	<b>3,530</b>	+ 6.1%
Days on Market Until Sale	58	<b>61</b>	+ 5.2%	59	<b>66</b>	+ 11.9%
Median Sales Price*	\$510,000	<b>\$510,850</b>	+ 0.2%	\$508,816	<b>\$518,664</b>	+ 1.9%
Average Sales Price*	\$553,283	<b>\$577,063</b>	+ 4.3%	\$557,835	<b>\$578,203</b>	+ 3.7%
Percent of List Price Received*	99.5%	<b>99.1%</b>	- 0.4%	99.5%	<b>99.2%</b>	- 0.3%

\* 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	182	<b>239</b>	+ 31.3%	--	--	--
Under Contract	55	<b>52</b>	- 5.5%	432	<b>402</b>	- 6.9%
New Listings	83	<b>105</b>	+ 26.5%	597	<b>692</b>	+ 15.9%
Sold Listings	61	<b>46</b>	- 24.6%	426	<b>368</b>	- 13.6%
Days on Market Until Sale	48	<b>73</b>	+ 52.1%	70	<b>71</b>	+ 1.4%
Median Sales Price*	\$365,000	<b>\$347,500</b>	- 4.8%	\$364,595	<b>\$360,000</b>	- 1.3%
Average Sales Price*	\$386,428	<b>\$363,315</b>	- 6.0%	\$372,550	<b>\$368,786</b>	- 1.0%
Percent of List Price Received*	99.4%	<b>99.1%</b>	- 0.3%	99.5%	<b>99.2%</b>	- 0.3%

\* 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

