

# Local Market Update for September 2025

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Denver

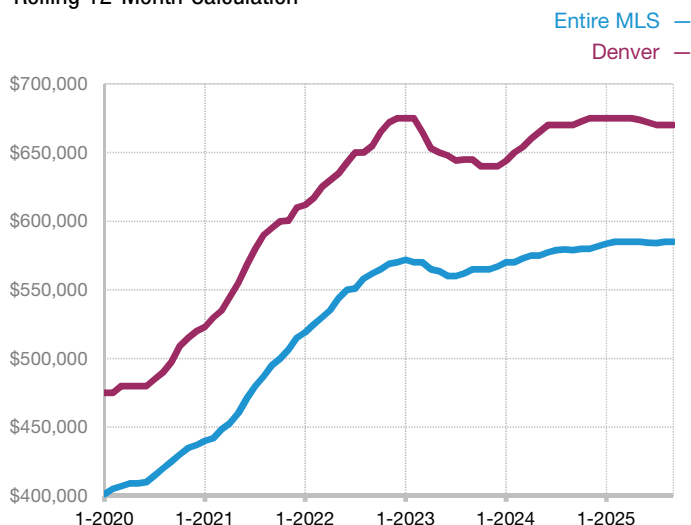
Single Family	September			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 09-2024	Thru 09-2025	Percent Change from Previous Year
Inventory of Active Listings	1,906	1,774	- 6.9%	--	--	--
Under Contract	530	527	- 0.6%	4,955	4,945	- 0.2%
New Listings	808	816	+ 1.0%	7,195	7,720	+ 7.3%
Sold Listings	473	525	+ 11.0%	4,721	4,758	+ 0.8%
Days on Market Until Sale	37	47	+ 27.0%	31	39	+ 25.8%
Median Sales Price*	\$655,000	\$625,501	- 4.5%	\$683,000	\$670,000	- 1.9%
Average Sales Price*	\$797,863	\$801,880	+ 0.5%	\$860,608	\$850,594	- 1.2%
Percent of List Price Received*	98.8%	97.7%	- 1.1%	99.3%	98.7%	- 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	September			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 09-2024	Thru 09-2025	Percent Change from Previous Year
Inventory of Active Listings	1,869	1,772	- 5.2%	--	--	--
Under Contract	265	267	+ 0.8%	2,869	2,579	- 10.1%
New Listings	565	541	- 4.2%	5,102	5,445	+ 6.7%
Sold Listings	275	257	- 6.5%	2,830	2,468	- 12.8%
Days on Market Until Sale	58	69	+ 19.0%	46	61	+ 32.6%
Median Sales Price*	\$385,000	\$411,000	+ 6.8%	\$407,750	\$395,000	- 3.1%
Average Sales Price*	\$497,827	\$480,756	- 3.4%	\$521,223	\$485,967	- 6.8%
Percent of List Price Received*	97.8%	97.9%	+ 0.1%	98.6%	98.2%	- 0.4%

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**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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

