

Local Market Update for October 2025

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Denver

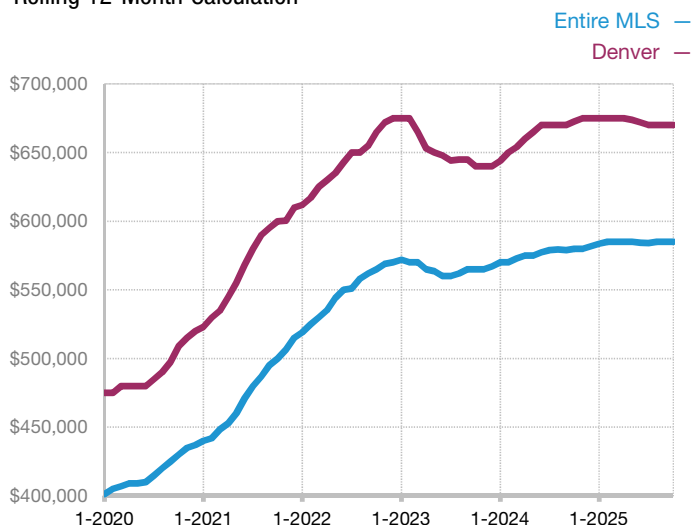
Single Family	October			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 10-2024	Thru 10-2025	Percent Change from Previous Year
Inventory of Active Listings	1,835	1,713	- 6.6%	--	--	--
Under Contract	566	547	- 3.4%	5,521	5,458	- 1.1%
New Listings	727	740	+ 1.8%	7,922	8,450	+ 6.7%
Sold Listings	557	520	- 6.6%	5,278	5,283	+ 0.1%
Days on Market Until Sale	43	44	+ 2.3%	32	40	+ 25.0%
Median Sales Price*	\$650,000	\$676,000	+ 4.0%	\$680,000	\$671,235	- 1.3%
Average Sales Price*	\$821,367	\$893,043	+ 8.7%	\$856,467	\$854,685	- 0.2%
Percent of List Price Received*	98.1%	98.2%	+ 0.1%	99.2%	98.7%	- 0.5%

* 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	October			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 10-2024	Thru 10-2025	Percent Change from Previous Year
Inventory of Active Listings	1,867	1,756	- 5.9%	--	--	--
Under Contract	273	261	- 4.4%	3,142	2,814	- 10.4%
New Listings	499	483	- 3.2%	5,601	5,924	+ 5.8%
Sold Listings	276	258	- 6.5%	3,106	2,729	- 12.1%
Days on Market Until Sale	58	63	+ 8.6%	47	61	+ 29.8%
Median Sales Price*	\$393,000	\$398,700	+ 1.5%	\$406,000	\$395,000	- 2.7%
Average Sales Price*	\$535,885	\$546,805	+ 2.0%	\$522,526	\$491,668	- 5.9%
Percent of List Price Received*	98.5%	97.7%	- 0.8%	98.6%	98.2%	- 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

