

Local Market Update for October 2025

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Jefferson County

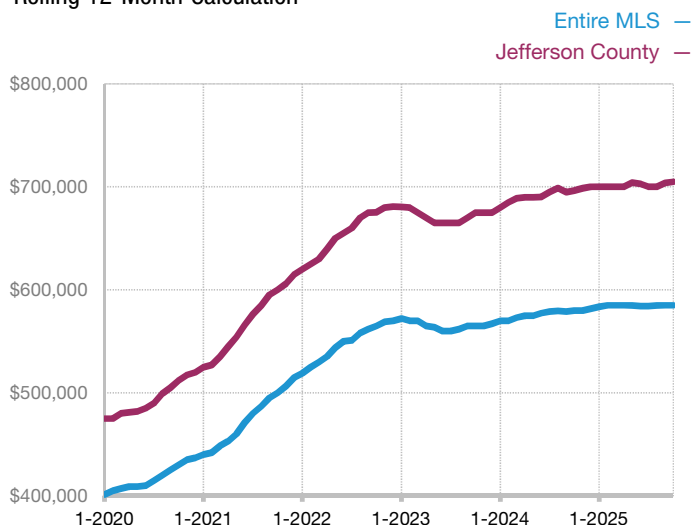
Single Family	October			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 10-2024	Thru 10-2025	Percent Change from Previous Year
Inventory of Active Listings	1,354	1,414	+ 4.4%	--	--	--
Under Contract	508	554	+ 9.1%	5,151	5,373	+ 4.3%
New Listings	572	603	+ 5.4%	6,699	7,490	+ 11.8%
Sold Listings	526	508	- 3.4%	4,943	5,097	+ 3.1%
Days on Market Until Sale	35	47	+ 34.3%	28	35	+ 25.0%
Median Sales Price*	\$699,975	\$711,000	+ 1.6%	\$700,000	\$708,750	+ 1.3%
Average Sales Price*	\$827,379	\$829,782	+ 0.3%	\$816,727	\$828,465	+ 1.4%
Percent of List Price Received*	99.0%	98.6%	- 0.4%	99.7%	99.2%	- 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	587	638	+ 8.7%	--	--	--
Under Contract	159	144	- 9.4%	1,697	1,598	- 5.8%
New Listings	243	224	- 7.8%	2,362	2,586	+ 9.5%
Sold Listings	166	128	- 22.9%	1,651	1,569	- 5.0%
Days on Market Until Sale	39	58	+ 48.7%	37	48	+ 29.7%
Median Sales Price*	\$410,000	\$389,500	- 5.0%	\$411,000	\$399,000	- 2.9%
Average Sales Price*	\$424,967	\$406,267	- 4.4%	\$436,014	\$421,474	- 3.3%
Percent of List Price Received*	98.9%	98.5%	- 0.4%	99.3%	98.9%	- 0.4%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

