

Monthly Indicators



October 2025

Percent changes calculated using year-over-year comparisons.

New Listings were down 2.6 percent for single family homes and 3.6 percent for townhouse-condo properties. Under Contracts increased 7.0 percent for single family homes but decreased 2.8 percent for townhouse-condo properties.

The Median Sales Price remained flat for single family homes at \$625,000 but decreased 1.3 percent to \$395,000 for townhouse-condo properties. Days on Market increased 14.6 percent for single family homes and 21.2 percent for townhouse-condo properties.

Housing inventory edged up 1.3% from the previous month to 1.55 million units, 14.0% higher than the same period last year. This represents a 4.6-month supply at the current sales pace, according to NAR. The median existing-home price grew 2.1% year-over-year to \$415,200, continuing the trend of annual price gains. The Midwest saw the largest year-over-year increase in median sales price, followed by the Northeast and South, while prices remained mostly flat in the West.

Activity Snapshot

- 1.7%	- 2.0%	- 1.2%
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.

Single Family Market Overview	2
Townhouse-Condo Market Overview	3
Inventory of Active Listings	4
Under Contract	5
New Listings	6
Sold Listings	7
Days on Market Until Sale	8
Median Sales Price	9
Average Sales Price	10
Percent of List Price Received	11
Housing Affordability Index	12
Total Market Overview	13
Sold Listings and Inventory by Price Range	14
Glossary of Terms	15



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	10-2024	10-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
Active Listings		12,514	12,312	- 1.6%	--	--	--
Under Contract		3,249	3,478	+ 7.0%	34,553	36,032	+ 4.3%
New Listings		4,370	4,258	- 2.6%	47,782	52,296	+ 9.4%
Sold Listings		3,492	3,445	- 1.3%	33,345	34,606	+ 3.8%
Days on Market		48	55	+ 14.6%	39	47	+ 20.5%
Median Sales Price		\$625,000	\$625,000	0.0%	\$625,000	\$625,000	0.0%
Average Sales Price		\$750,529	\$773,735	+ 3.1%	\$748,723	\$755,302	+ 0.9%
Pct. of List Price Received		98.5%	98.2%	- 0.3%	99.2%	98.8%	- 0.4%
Affordability Index		67	70	+ 4.5%	67	70	+ 4.5%

Townhouse-Condo Market Overview



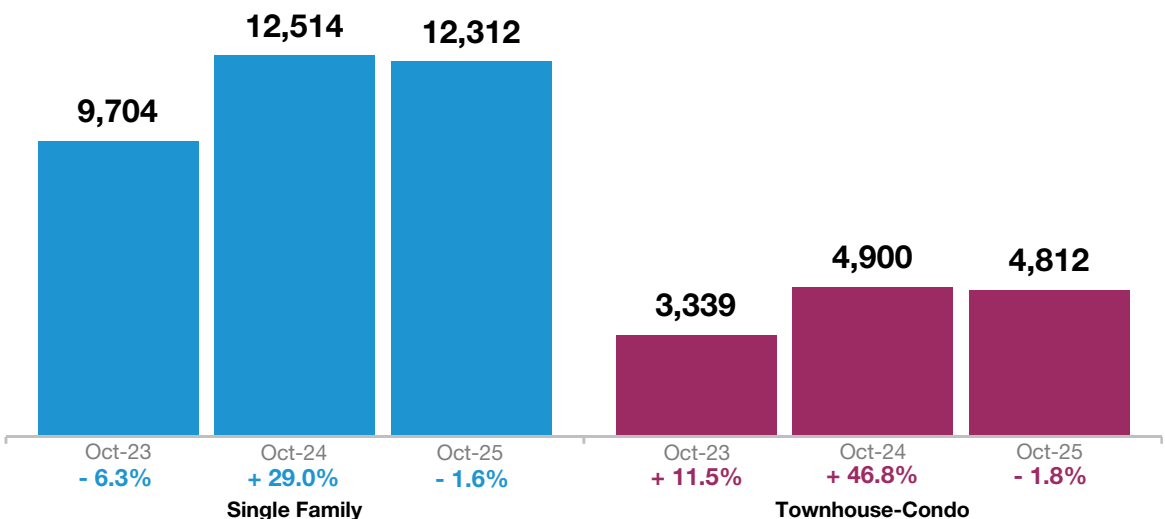
Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	10-2024	10-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
Active Listings		4,900	4,812	- 1.8%	--	--	--
Under Contract		892	867	- 2.8%	10,141	9,583	- 5.5%
New Listings		1,481	1,428	- 3.6%	16,085	17,192	+ 6.9%
Sold Listings		928	885	- 4.6%	10,033	9,305	- 7.3%
Days on Market		52	63	+ 21.2%	42	57	+ 35.7%
Median Sales Price		\$400,000	\$395,000	- 1.3%	\$410,000	\$398,000	- 2.9%
Average Sales Price		\$474,091	\$488,350	+ 3.0%	\$478,777	\$460,640	- 3.8%
Pct. of List Price Received		98.7%	98.2%	- 0.5%	98.9%	98.5%	- 0.4%
Affordability Index		108	113	+ 4.6%	105	112	+ 6.7%

Inventory of Active Listings

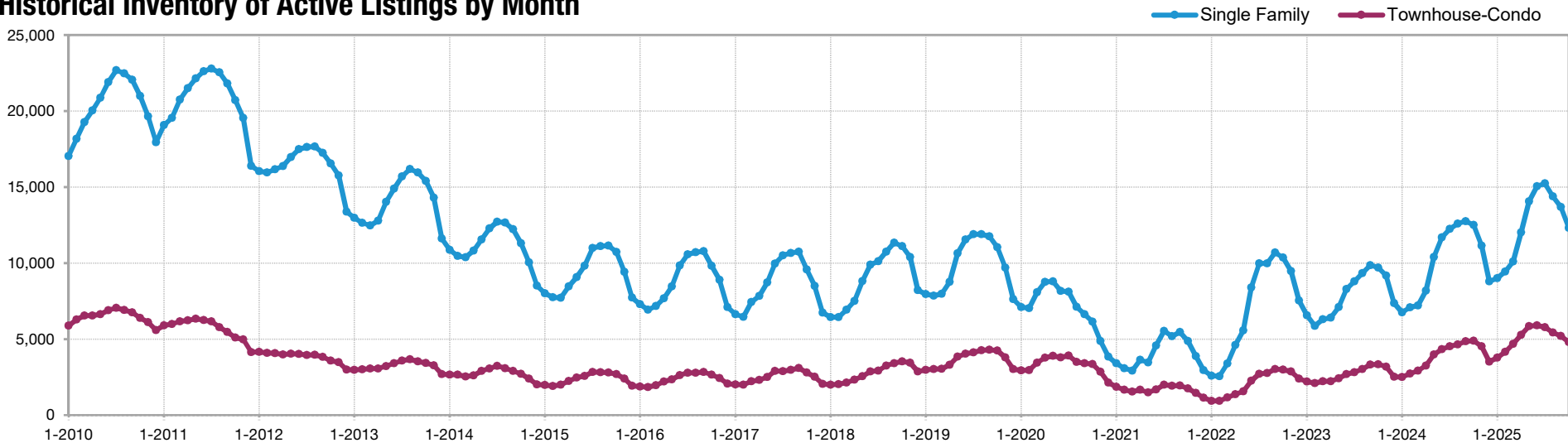
The number of properties available for sale in active status at the end of a given month.

October



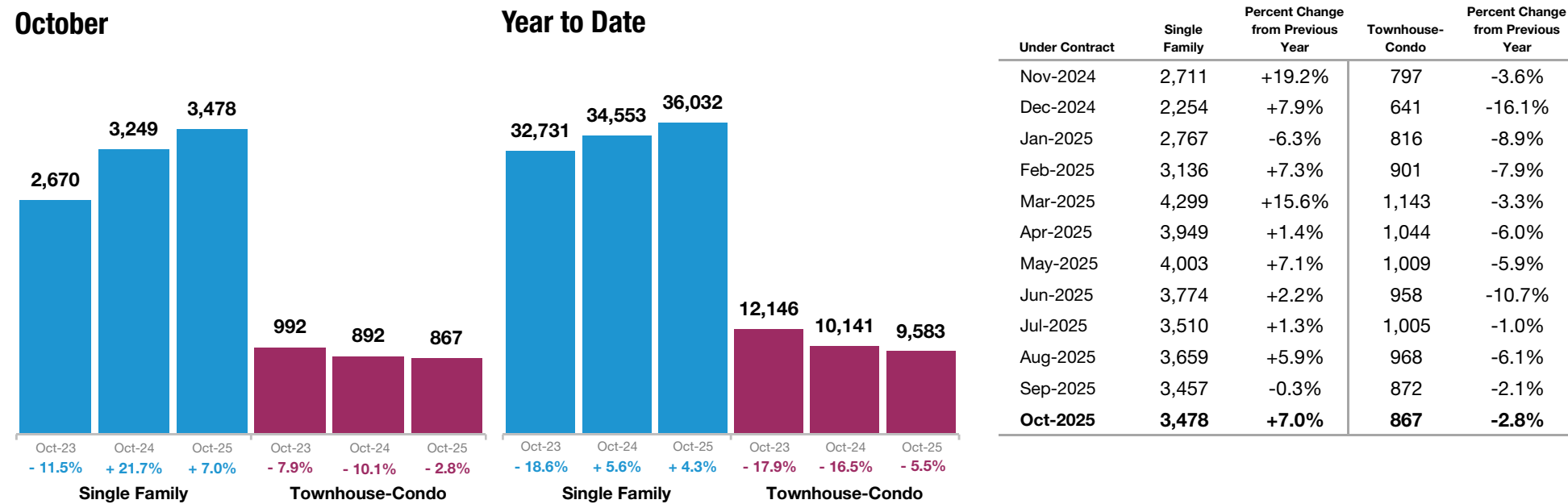
Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Nov-2024	11,144	+21.5%	4,522	+41.9%
Dec-2024	8,801	+19.5%	3,512	+39.1%
Jan-2025	9,001	+33.1%	3,770	+50.6%
Feb-2025	9,449	+33.4%	4,167	+52.6%
Mar-2025	10,108	+40.3%	4,682	+60.4%
Apr-2025	12,026	+46.9%	5,271	+61.7%
May-2025	14,058	+35.2%	5,845	+46.4%
Jun-2025	15,056	+28.8%	5,895	+35.7%
Jul-2025	15,238	+24.4%	5,789	+27.8%
Aug-2025	14,395	+14.3%	5,435	+17.1%
Sep-2025	13,699	+7.4%	5,210	+7.2%
Oct-2025	12,312	-1.6%	4,812	-1.8%

Historical Inventory of Active Listings by Month

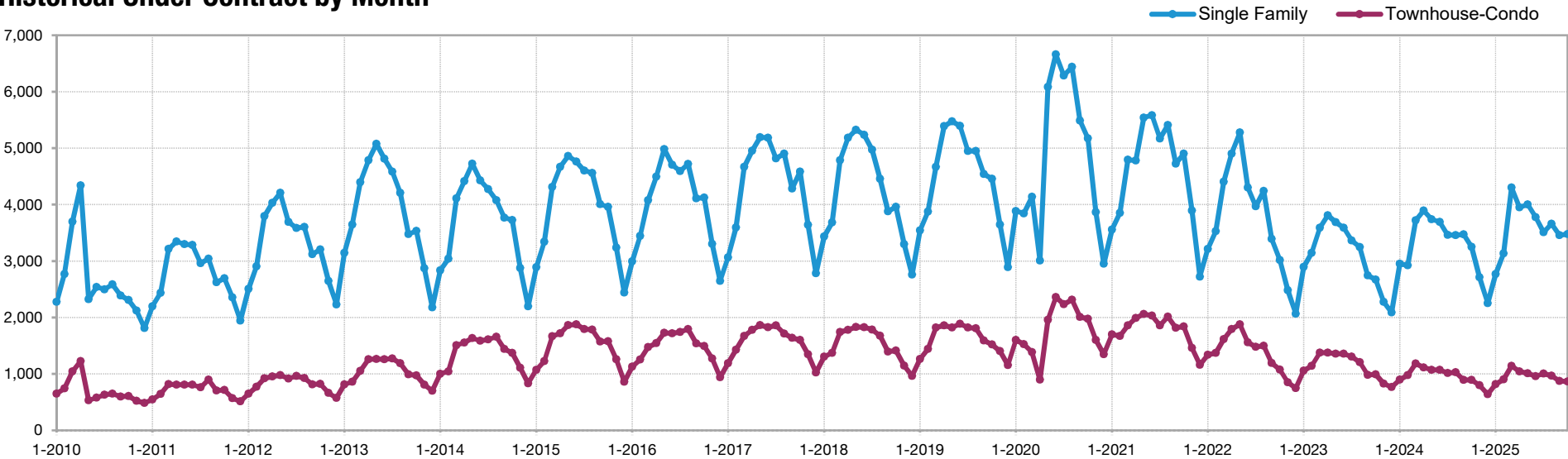


Under Contract

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



Historical Under Contract by Month



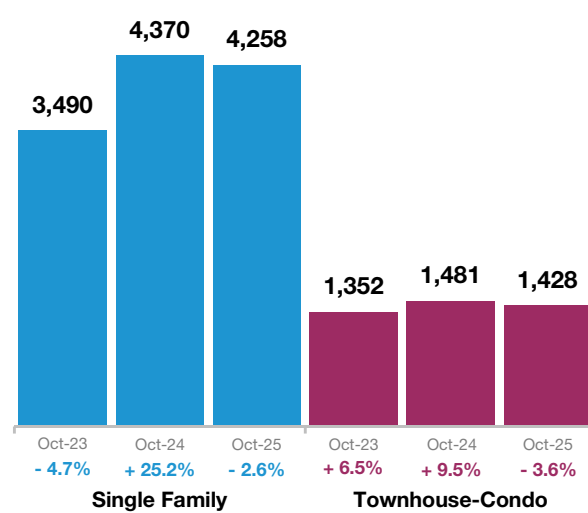
New Listings

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

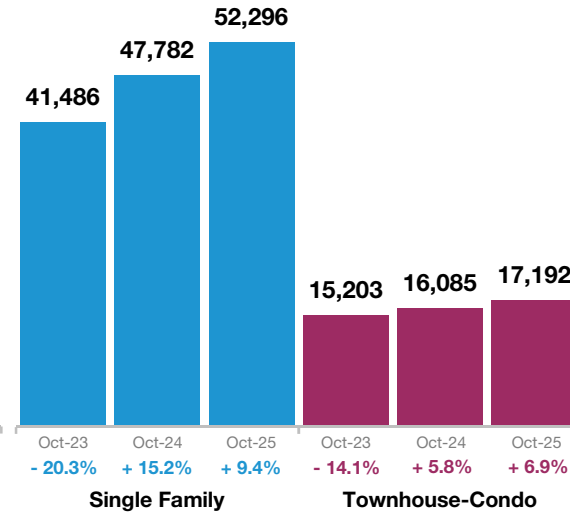


DENVER METRO
ASSOCIATION OF REALTORS®

October

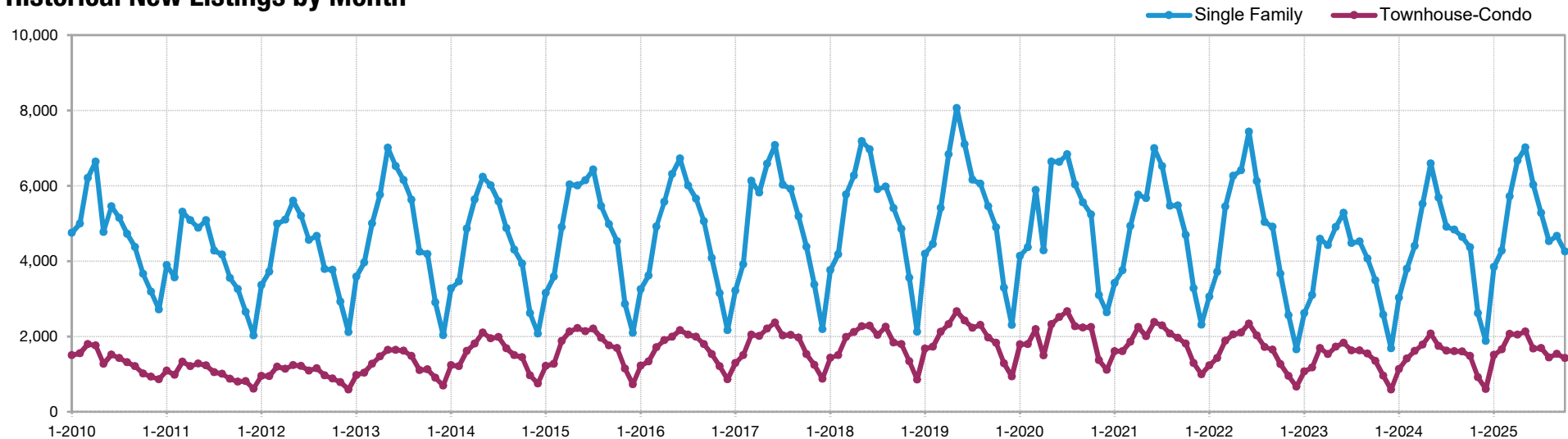


Year to Date



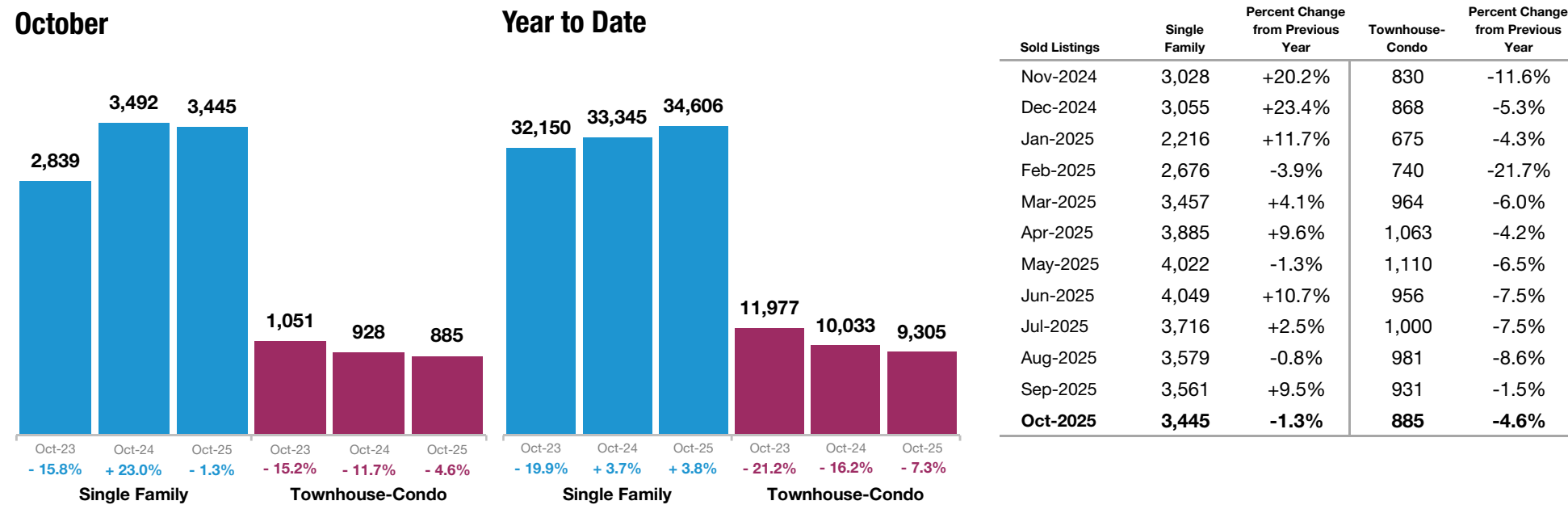
New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Nov-2024	2,619	+1.7%	920	-4.1%
Dec-2024	1,881	+11.6%	607	+2.5%
Jan-2025	3,847	+27.0%	1,508	+33.2%
Feb-2025	4,279	+12.7%	1,658	+17.3%
Mar-2025	5,723	+29.9%	2,066	+27.6%
Apr-2025	6,666	+20.8%	2,051	+14.8%
May-2025	7,017	+6.5%	2,130	+2.7%
Jun-2025	6,024	+5.9%	1,681	-3.8%
Jul-2025	5,281	+7.5%	1,695	+4.4%
Aug-2025	4,530	-6.3%	1,438	-10.5%
Sep-2025	4,671	+0.7%	1,537	-4.1%
Oct-2025	4,258	-2.6%	1,428	-3.6%

Historical New Listings by Month

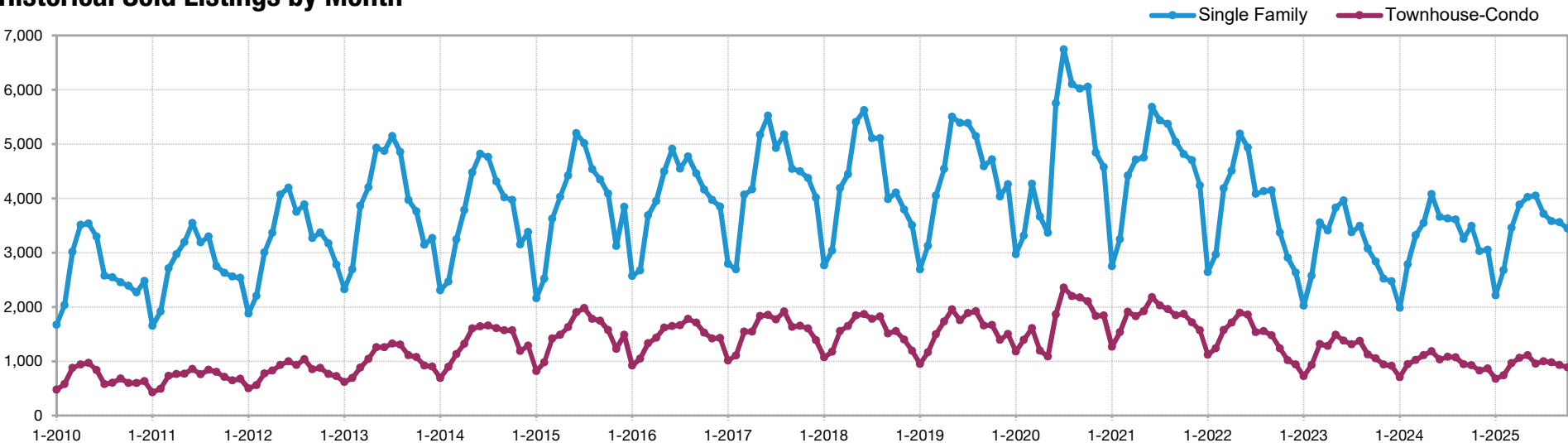


Sold Listings

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

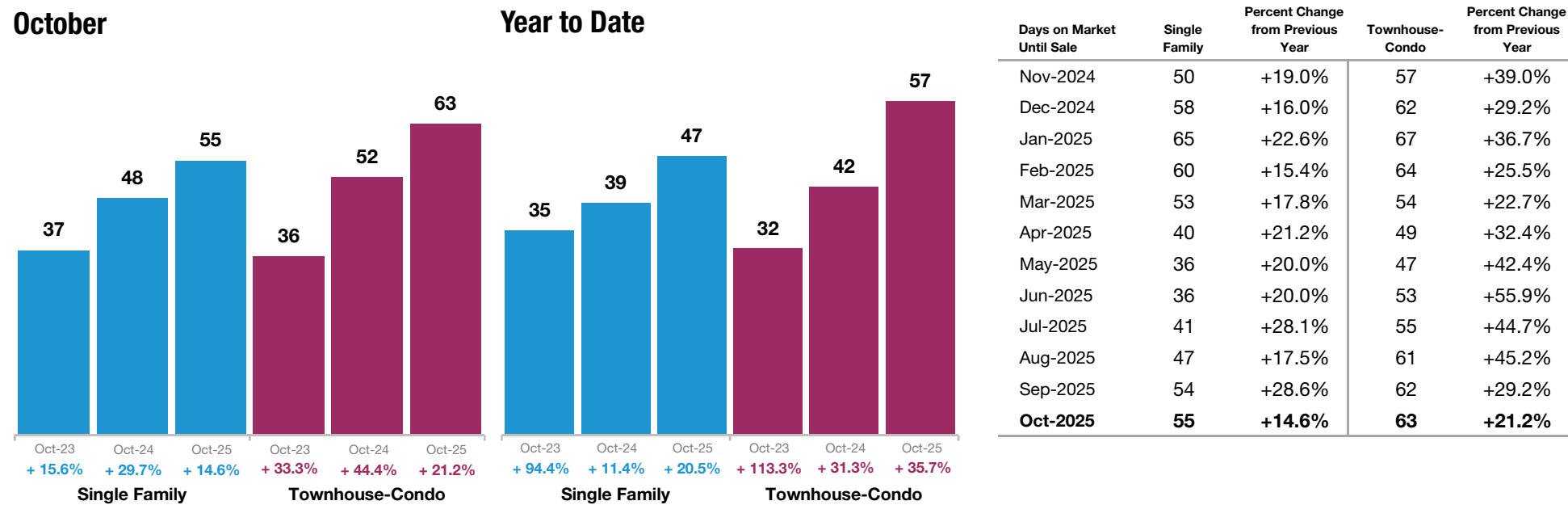


Historical Sold Listings by Month

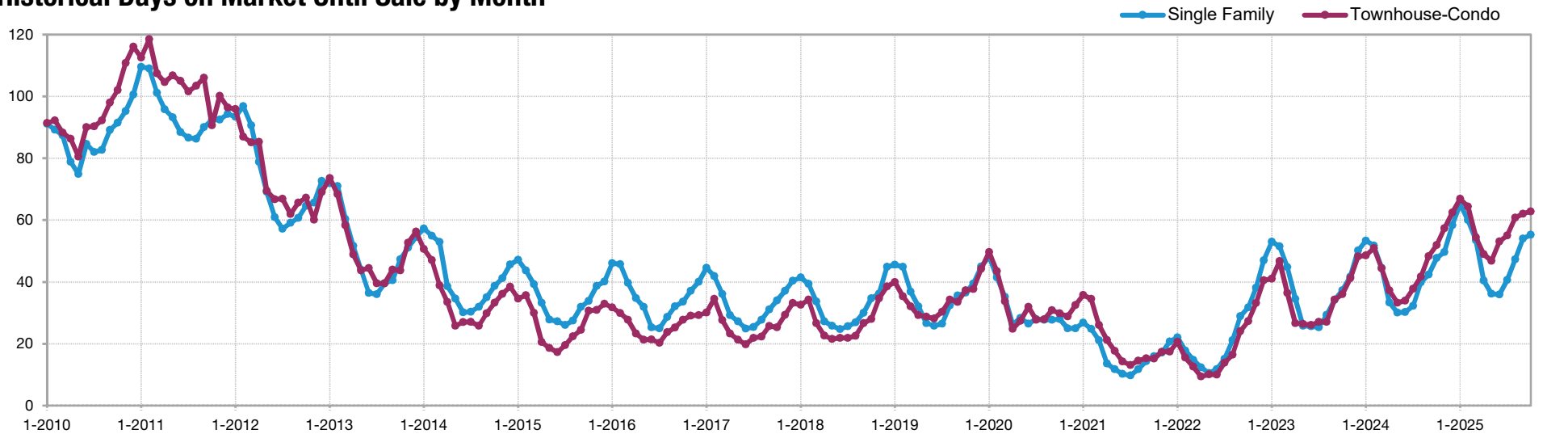


Days on Market Until Sale

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

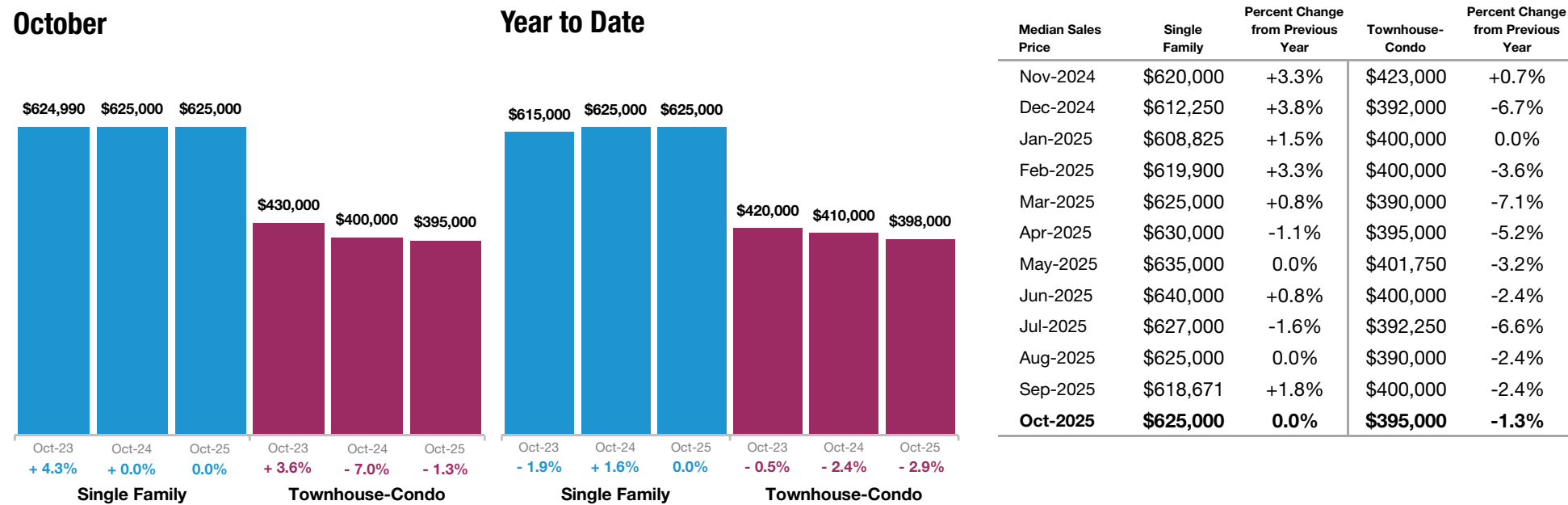


Historical Days on Market Until Sale by Month

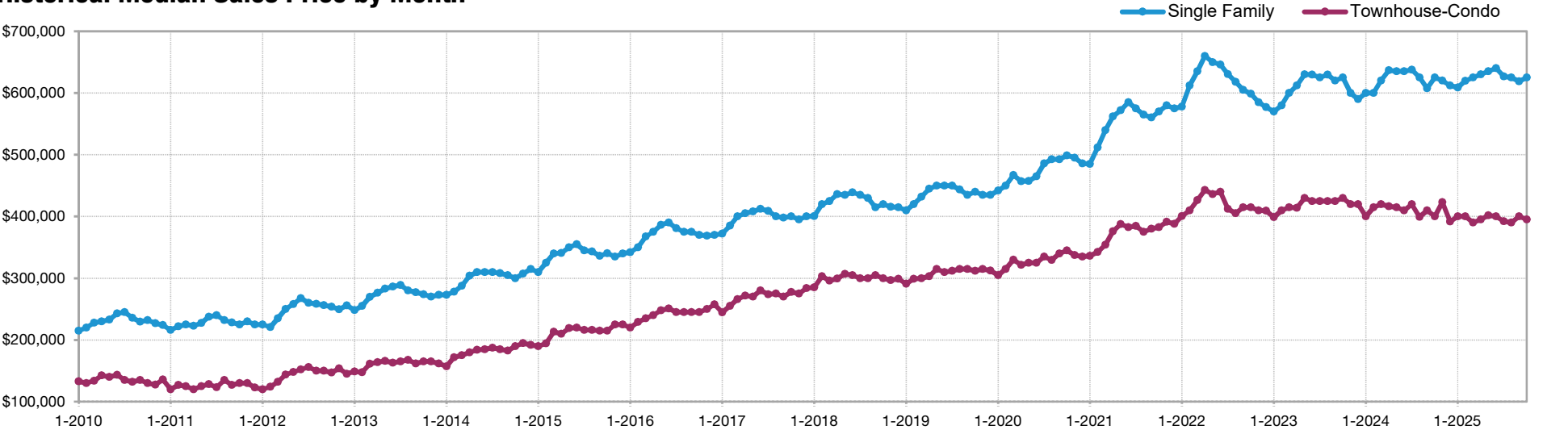


Median Sales Price

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

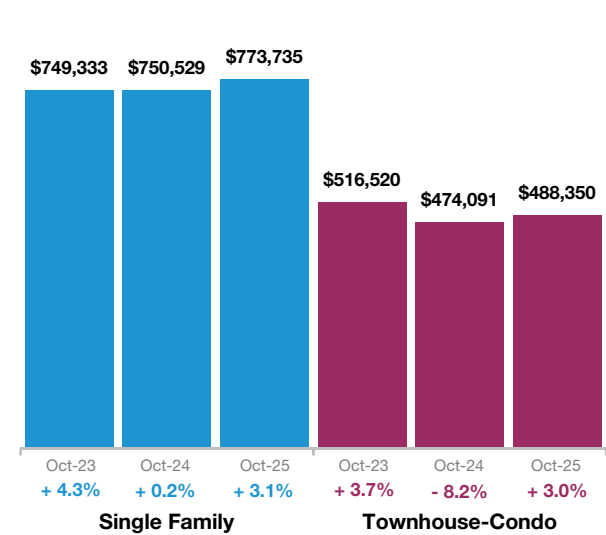


Average Sales Price

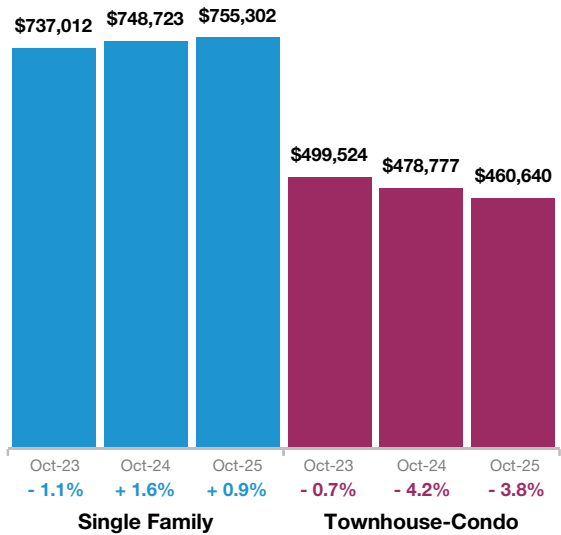
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



October

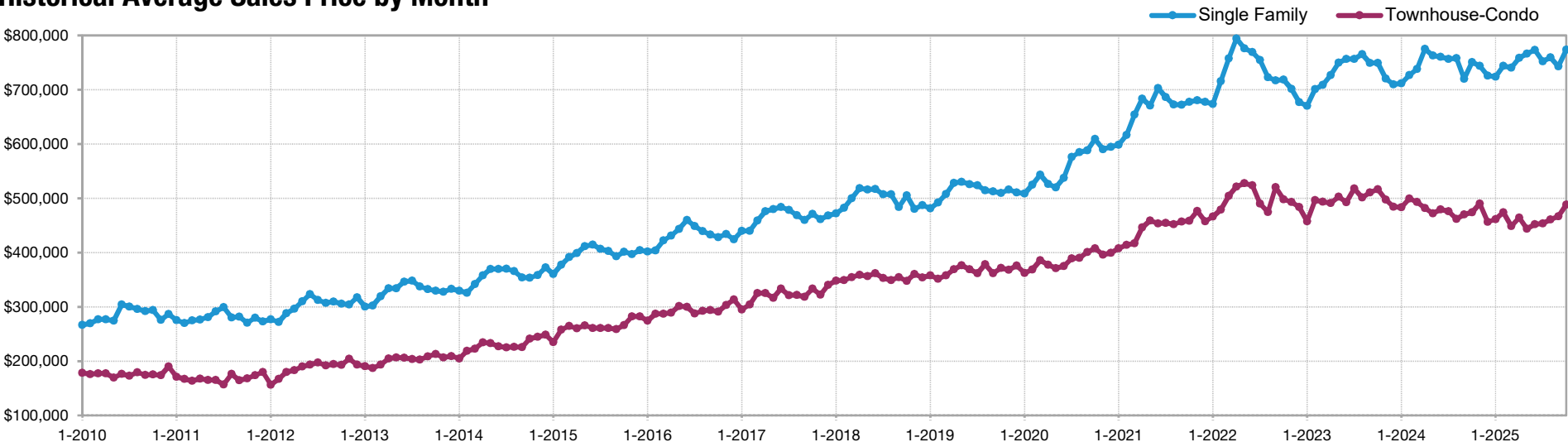


Year to Date



Avg. Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Nov-2024	\$744,112	+3.3%	\$490,300	-1.5%
Dec-2024	\$725,855	+2.3%	\$456,502	-5.8%
Jan-2025	\$724,120	+1.7%	\$461,605	-4.5%
Feb-2025	\$743,799	+2.3%	\$474,245	-5.0%
Mar-2025	\$740,293	+0.3%	\$448,781	-9.0%
Apr-2025	\$758,314	-2.2%	\$464,253	-3.6%
May-2025	\$766,193	+0.4%	\$443,840	-6.0%
Jun-2025	\$773,352	+1.7%	\$452,081	-5.7%
Jul-2025	\$752,297	-0.6%	\$453,664	-4.7%
Aug-2025	\$759,320	+0.2%	\$461,128	-0.2%
Sep-2025	\$743,077	+3.2%	\$466,725	-0.8%
Oct-2025	\$773,735	+3.1%	\$488,350	+3.0%

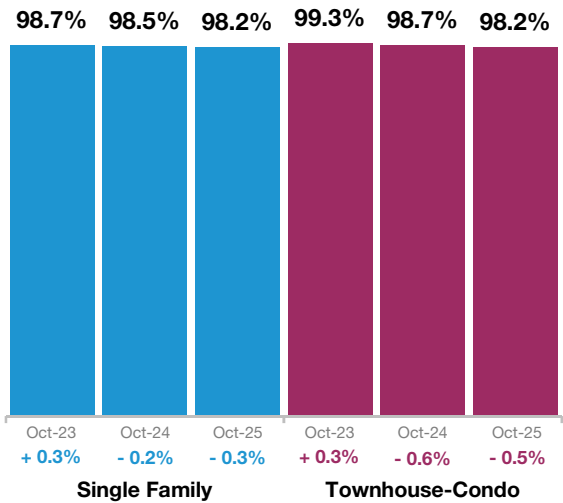
Historical Average Sales Price by Month



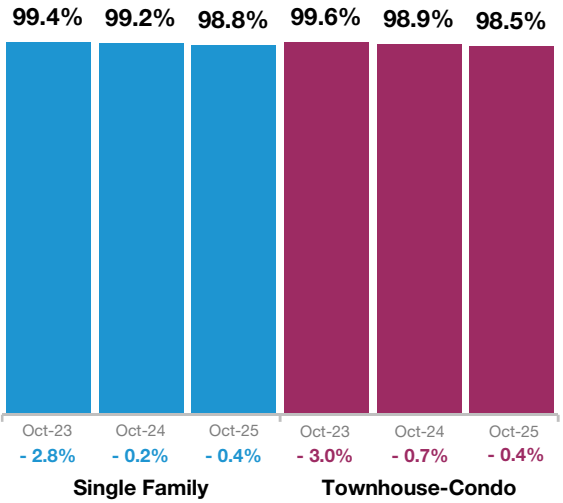
Percent of List Price Received

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.

October

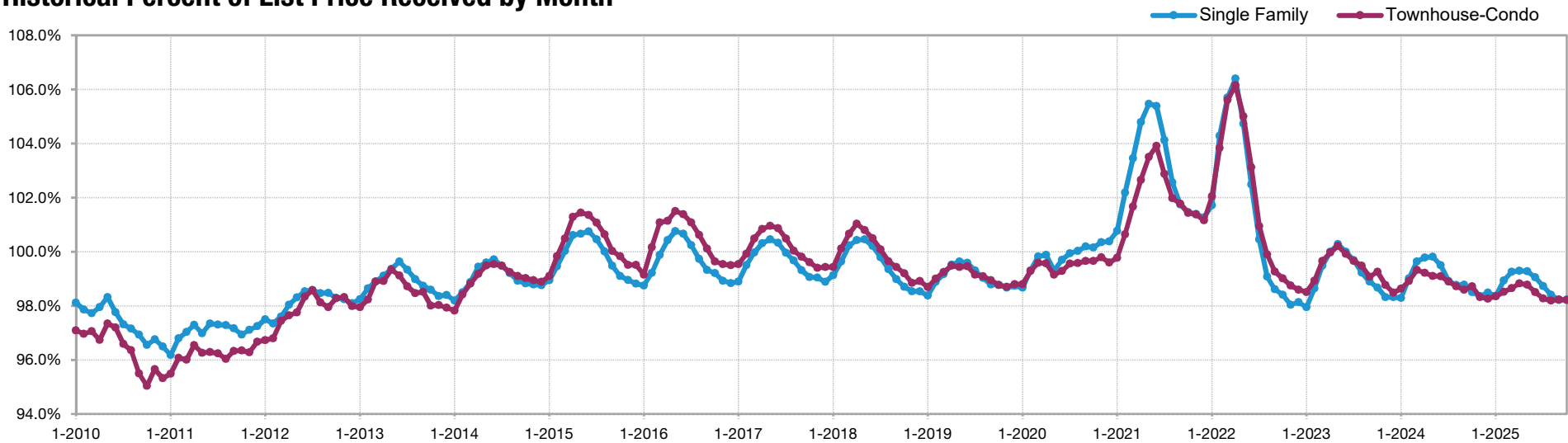


Year to Date



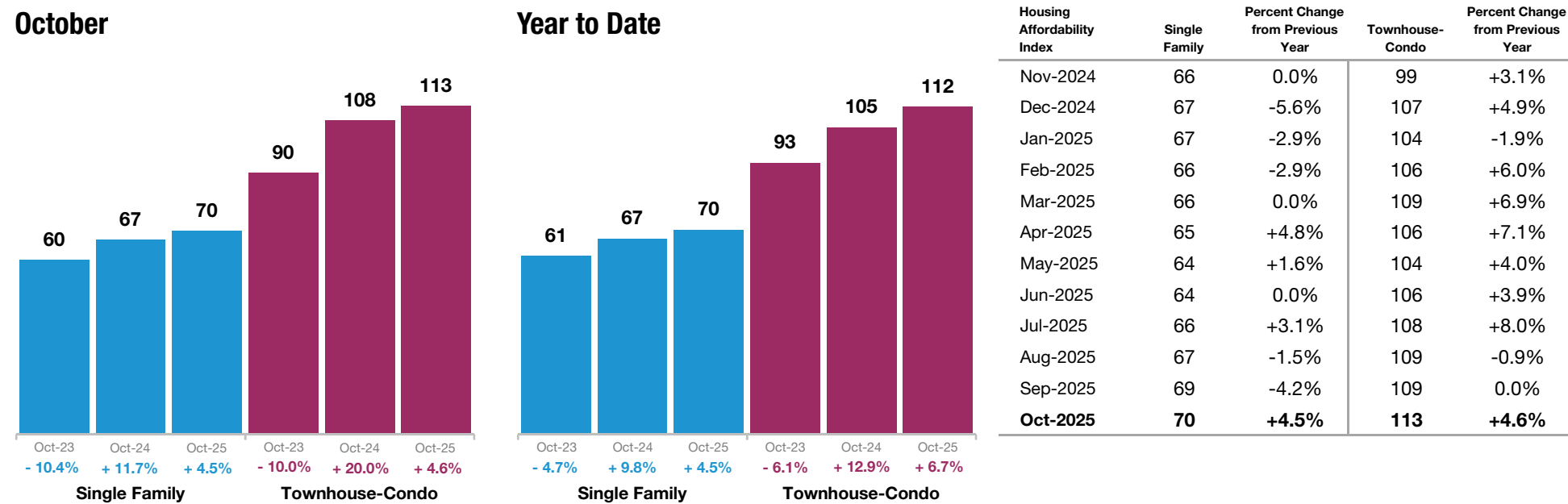
Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Nov-2024	98.4%	+0.1%	98.3%	-0.5%
Dec-2024	98.5%	+0.2%	98.3%	-0.2%
Jan-2025	98.4%	+0.1%	98.3%	-0.3%
Feb-2025	98.9%	-0.1%	98.5%	-0.4%
Mar-2025	99.3%	-0.3%	98.7%	-0.6%
Apr-2025	99.3%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

Historical Percent of List Price Received by Month

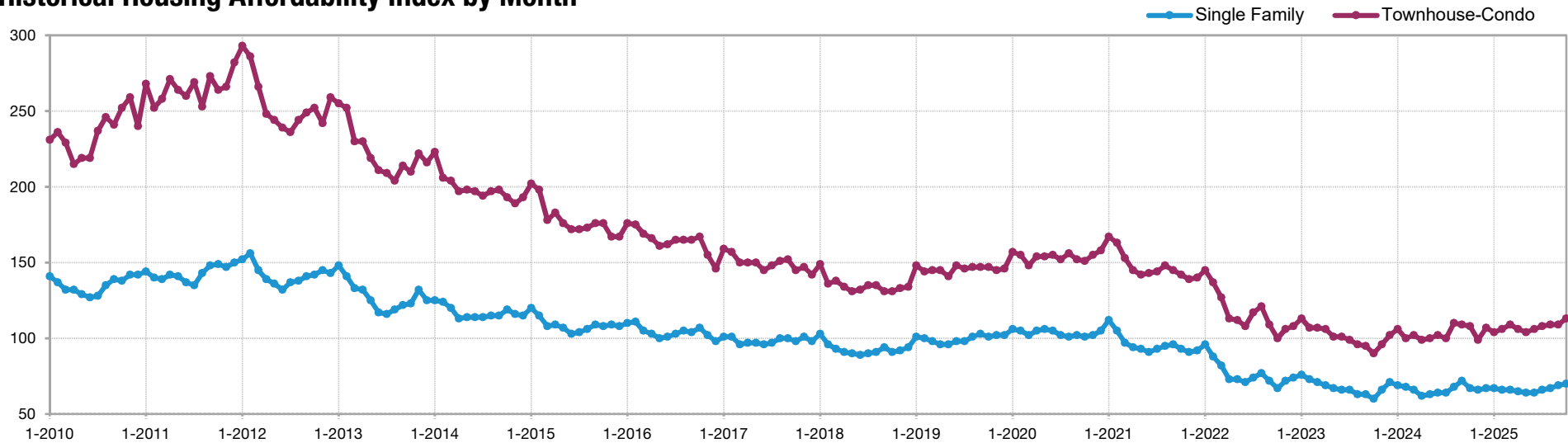


Housing Affordability Index

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.

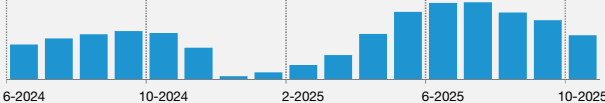
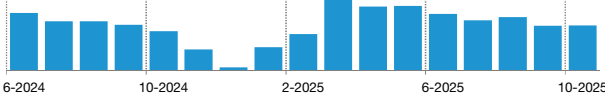
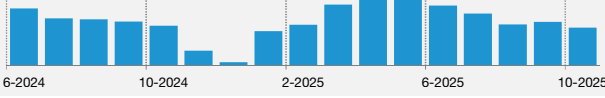
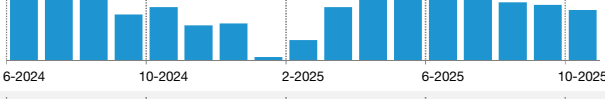
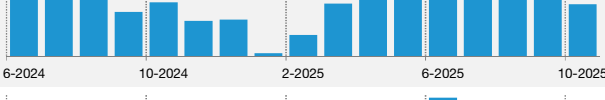

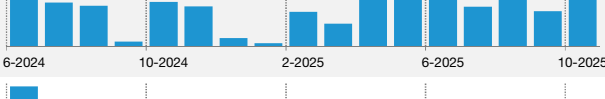
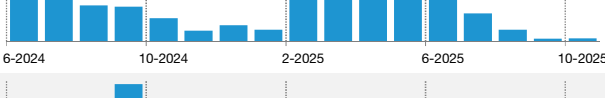
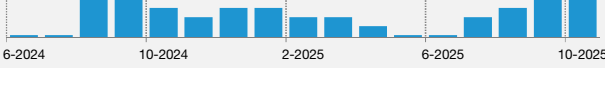


Historical Housing Affordability Index by Month



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	10-2024	10-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
Active Listings		17,423	17,135	- 1.7%	--	--	--
Under Contract		4,142	4,345	+ 4.9%	44,726	45,622	+ 2.0%
New Listings		5,853	5,686	- 2.9%	63,905	69,504	+ 8.8%
Sold Listings		4,420	4,330	- 2.0%	43,415	43,916	+ 1.2%
Days on Market		49	57	+ 16.3%	40	49	+ 22.5%
Median Sales Price		\$584,950	\$578,000	- 1.2%	\$577,500	\$580,000	+ 0.4%
Average Sales Price		\$692,476	\$715,392	+ 3.3%	\$685,908	\$692,796	+ 1.0%
Pct. of List Price Received		98.6%	98.2%	- 0.4%	99.1%	98.7%	- 0.4%
Affordability Index		67	70	+ 4.5%	67	70	+ 4.5%

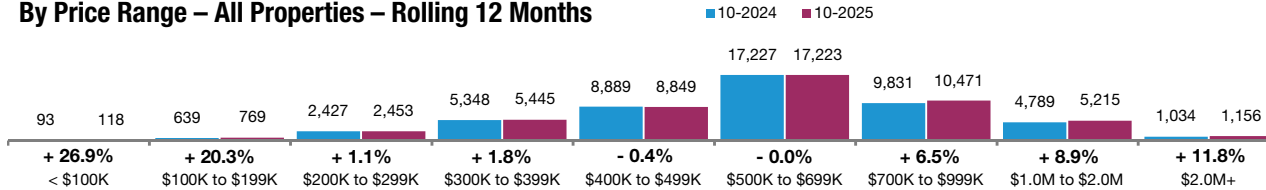
Sold Listings

Actual sales that have closed in a given month.

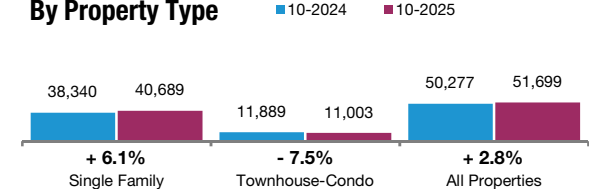


DENVER METRO
ASSOCIATION OF REALTORS®

By Price Range – All Properties – Rolling 12 Months



By Property Type



Rolling 12 Months

By Price Range	Single Family			Townhouse-Condo		
	10-2024	10-2025	Change	10-2024	10-2025	Change
\$99,999 and Below	74	74	0.0%	11	40	+ 263.6%
\$100,000 to \$199,999	266	240	- 9.8%	360	529	+ 46.9%
\$200,000 to \$299,999	574	643	+ 12.0%	1,839	1,810	- 1.6%
\$300,000 to \$399,999	2,051	2,274	+ 10.9%	3,294	3,169	- 3.8%
\$400,000 to \$499,999	6,190	6,592	+ 6.5%	2,690	2,257	- 16.1%
\$500,000 to \$699,999	14,832	15,155	+ 2.2%	2,394	2,067	- 13.7%
\$700,000 to \$999,999	9,046	9,738	+ 7.6%	785	733	- 6.6%
\$1,000,000 to \$1,999,999	4,343	4,880	+ 12.4%	446	335	- 24.9%
\$2,000,000 and Above	964	1,093	+ 13.4%	70	63	- 10.0%
All Price Ranges	38,340	40,689	+ 6.1%	11,889	11,003	- 7.5%

Compared to Prior Month

	Single Family			Townhouse-Condo		
	9-2025	10-2025	Change	9-2025	10-2025	Change
	9	9	0.0%	4	6	+ 50.0%
	28	28	0.0%	47	53	+ 12.8%
	69	57	- 17.4%	160	142	- 11.3%
	235	218	- 7.2%	254	251	- 1.2%
	605	545	- 9.9%	191	154	- 19.4%
	1,319	1,216	- 7.8%	167	165	- 1.2%
	809	810	+ 0.1%	63	70	+ 11.1%
	385	443	+ 15.1%	41	35	- 14.6%
	102	119	+ 16.7%	4	9	+ 125.0%
	3,561	3,445	- 3.3%	931	885	- 4.9%

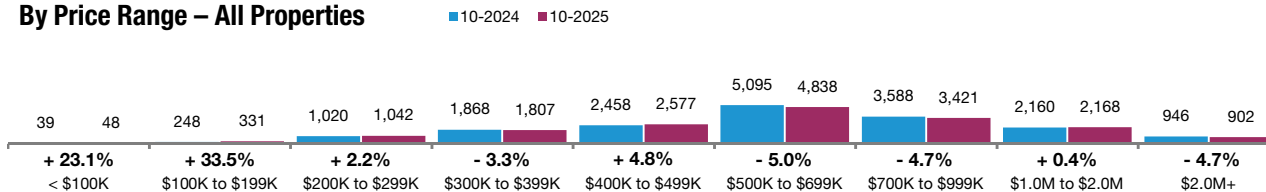
Year to Date

	Single Family			Townhouse-Condo		
	10-2024	10-2025	Change	10-2024	10-2025	Change
	57	60	+ 5.3%	10	32	+ 220.0%
	221	194	- 12.2%	307	462	+ 50.5%
	468	544	+ 16.2%	1,541	1,530	- 0.7%
	1,717	1,948	+ 13.5%	2,828	2,700	- 4.5%
	5,281	5,616	+ 6.3%	2,253	1,911	- 15.2%
	12,886	12,766	- 0.9%	2,001	1,727	- 13.7%
	8,003	8,312	+ 3.9%	661	618	- 6.5%
	3,860	4,226	+ 9.5%	375	274	- 26.9%
	852	940	+ 10.3%	57	51	- 10.5%
	33,345	34,606	+ 3.8%	10,033	9,305	- 7.3%

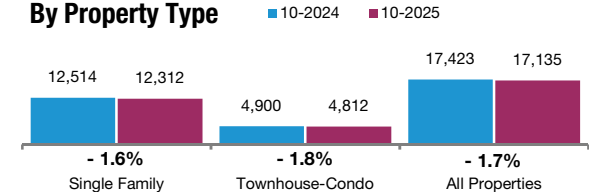
Inventory of Active Listings

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		
	10-2024	10-2025	Change	10-2024	10-2025	Change
\$99,999 and Below	32	31	- 3.1%	4	14	+ 250.0%
\$100,000 to \$199,999	102	97	- 4.9%	143	232	+ 62.2%
\$200,000 to \$299,999	227	223	- 1.8%	793	818	+ 3.2%
\$300,000 to \$399,999	533	576	+ 8.1%	1,335	1,230	- 7.9%
\$400,000 to \$499,999	1,497	1,656	+ 10.6%	960	920	- 4.2%
\$500,000 to \$699,999	4,163	3,908	- 6.1%	932	930	- 0.2%
\$700,000 to \$999,999	3,167	3,041	- 4.0%	421	379	- 10.0%
\$1,000,000 to \$1,999,999	1,913	1,932	+ 1.0%	247	236	- 4.5%
\$2,000,000 and Above	879	847	- 3.6%	65	53	- 18.5%
All Price Ranges	12,514	12,312	- 1.6%	4,900	4,812	- 1.8%

Compared to Prior Month

	Single Family			Townhouse-Condo		
	9-2025	10-2025	Change	9-2025	10-2025	Change
	27	31	+ 14.8%	15	14	- 6.7%
	111	97	- 12.6%	250	232	- 7.2%
	251	223	- 11.2%	885	818	- 7.6%
	592	576	- 2.7%	1,323	1,230	- 7.0%
	1,774	1,656	- 6.7%	1,003	920	- 8.3%
	4,307	3,908	- 9.3%	999	930	- 6.9%
	3,423	3,041	- 11.2%	419	379	- 9.5%
	2,285	1,932	- 15.4%	261	236	- 9.6%
	928	847	- 8.7%	55	53	- 3.6%
	13,699	12,312	- 10.1%	5,210	4,812	- 7.6%

Year to Date

Single Family	Townhouse-Condo
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.