

# Monthly Indicators



## November 2025

Percent changes calculated using year-over-year comparisons.

New Listings were down 3.8 percent for single family homes and 3.0 percent for townhouse-condo properties. Under Contracts increased 11.7 percent for single family homes but decreased 5.5 percent for townhouse-condo properties.

The Median Sales Price was down 2.7 percent to \$603,500 for single family homes and 7.3 percent to \$391,990 for townhouse-condo properties. Days on Market increased 22.0 percent for single family homes and 26.3 percent for townhouse-condo properties.

Nationally, inventory dipped 0.7% month-over-month but rose 10.9% year-over-year, totaling 1.52 million units, according to NAR. At the current sales pace, supply stands at 4.4 months, slightly below last month's level but higher than the 4.1 months recorded a year ago. Supported by modest inventory levels, prices continue to rise, with the national median existing-home price increasing 2.1% year-over-year to \$415,200, marking 28 consecutive months of annual gains.

## Activity Snapshot

- 6.9%	- 9.8%	- 1.4%
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.

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# 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	11-2024	11-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
Active Listings		11,153	10,348	- 7.2%	--	--	--
Under Contract		2,711	3,029	+ 11.7%	37,262	38,803	+ 4.1%
New Listings		2,619	2,520	- 3.8%	50,401	54,805	+ 8.7%
Sold Listings		3,029	2,808	- 7.3%	36,374	37,438	+ 2.9%
Days on Market		50	61	+ 22.0%	40	48	+ 20.0%
Median Sales Price		\$620,000	\$603,500	- 2.7%	\$625,000	\$625,000	0.0%
Average Sales Price		\$744,401	\$746,066	+ 0.2%	\$748,363	\$754,573	+ 0.8%
Pct. of List Price Received		98.4%	98.1%	- 0.3%	99.1%	98.8%	- 0.3%
Affordability Index		66	72	+ 9.1%	66	69	+ 4.5%

# Townhouse-Condo Market Overview



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

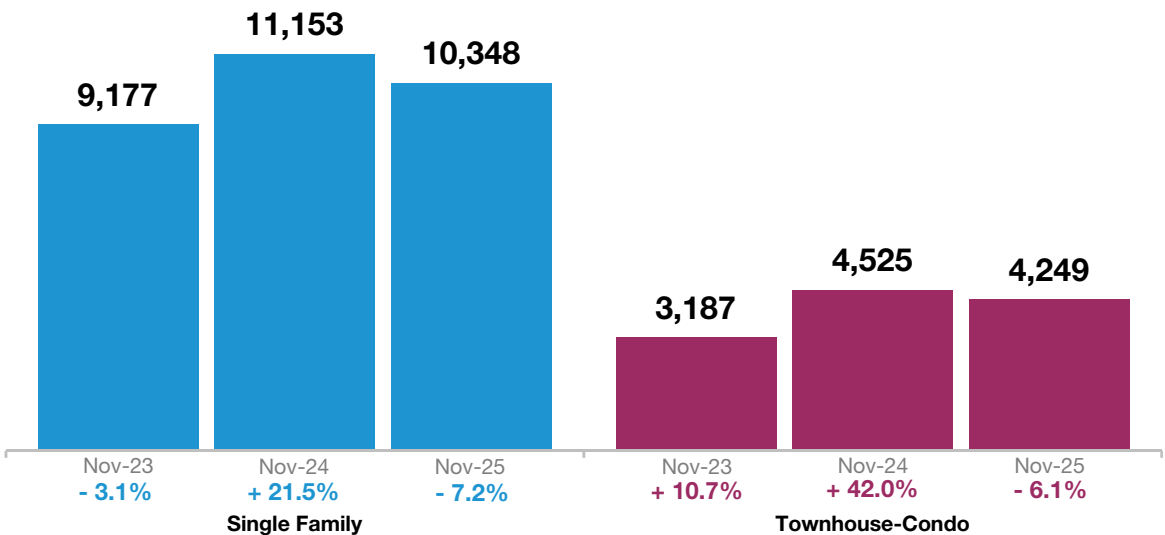
Key Metrics	Historical Sparkbars	11-2024	11-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
Active Listings		4,525	4,249	- 6.1%	--	--	--
Under Contract		797	753	- 5.5%	10,938	10,304	- 5.8%
New Listings		920	892	- 3.0%	17,005	18,081	+ 6.3%
Sold Listings		830	673	- 18.9%	10,863	9,982	- 8.1%
Days on Market		57	72	+ 26.3%	43	58	+ 34.9%
Median Sales Price		\$423,000	\$391,990	- 7.3%	\$410,000	\$397,200	- 3.1%
Average Sales Price		\$490,300	\$455,974	- 7.0%	\$479,656	\$460,327	- 4.0%
Pct. of List Price Received		98.3%	97.9%	- 0.4%	98.9%	98.4%	- 0.5%
Affordability Index		99	114	+ 15.2%	102	113	+ 10.8%

# Inventory of Active Listings

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

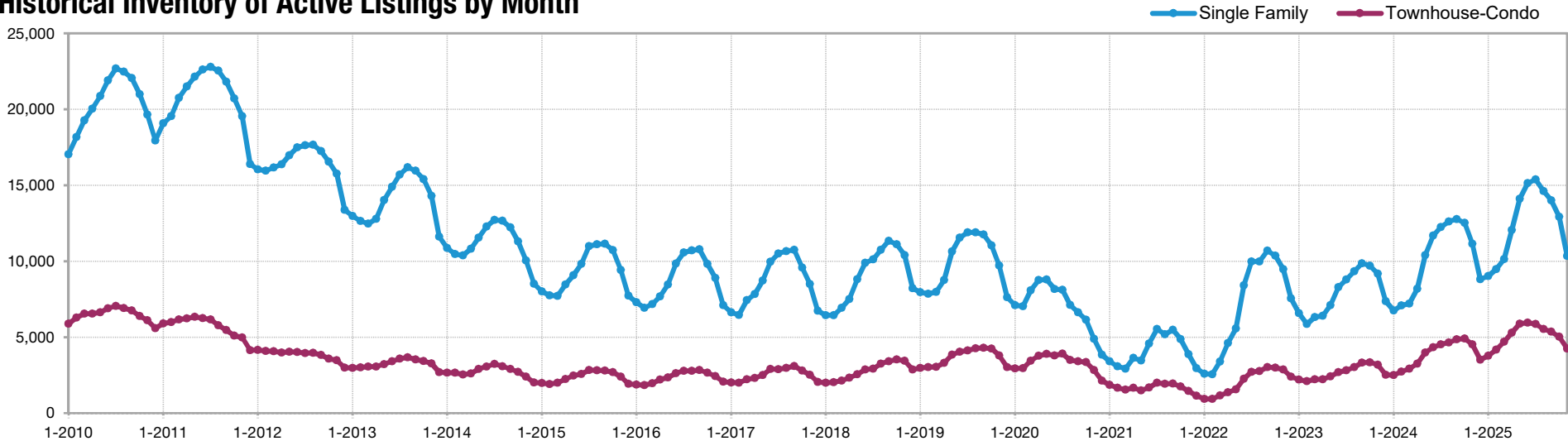


## November



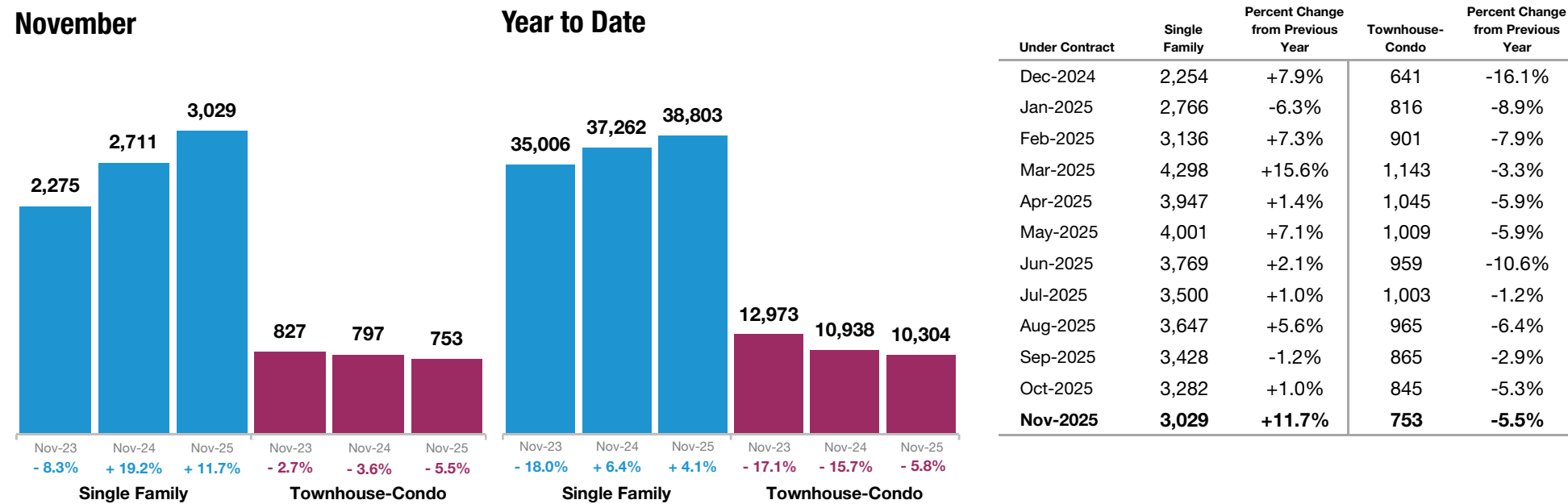
Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Dec-2024	8,811	+19.6%	3,517	+39.3%
Jan-2025	9,014	+33.3%	3,776	+50.8%
Feb-2025	9,469	+33.6%	4,177	+53.0%
Mar-2025	10,134	+40.6%	4,709	+61.3%
Apr-2025	12,055	+47.2%	5,299	+62.5%
May-2025	14,103	+35.6%	5,880	+47.3%
Jun-2025	15,138	+29.5%	5,948	+36.9%
Jul-2025	15,378	+25.5%	5,861	+29.4%
Aug-2025	14,607	+15.9%	5,533	+19.2%
Sep-2025	13,998	+9.7%	5,356	+10.1%
Oct-2025	12,928	+3.3%	5,032	+2.7%
Nov-2025	10,348	-7.2%	4,249	-6.1%

## Historical Inventory of Active Listings by Month

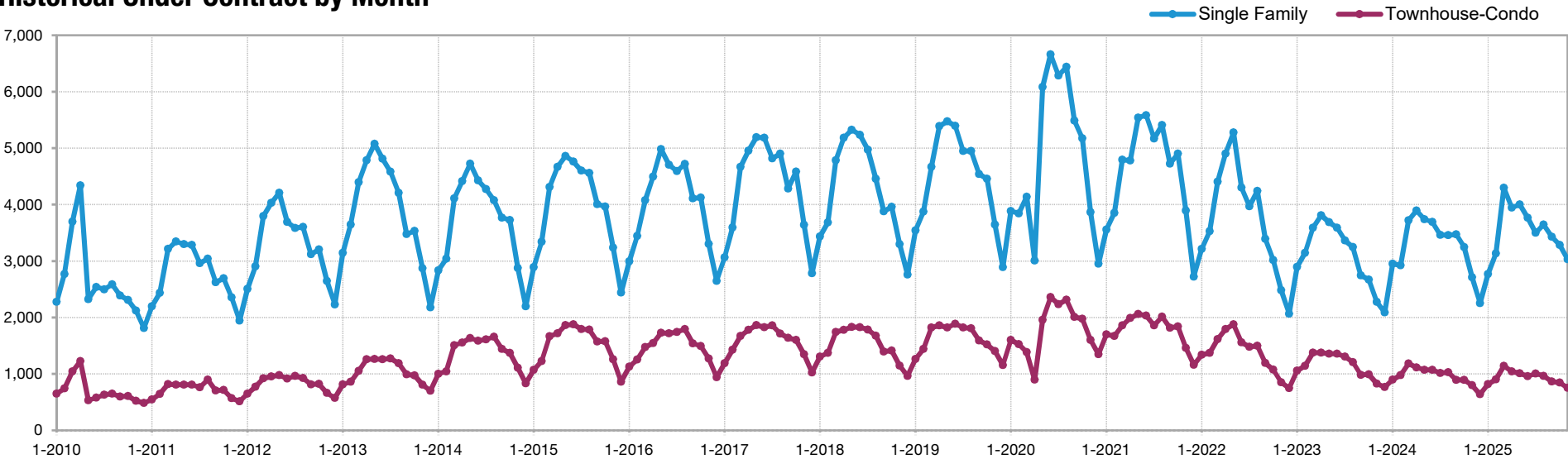


# Under Contract

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



## Historical Under Contract by Month



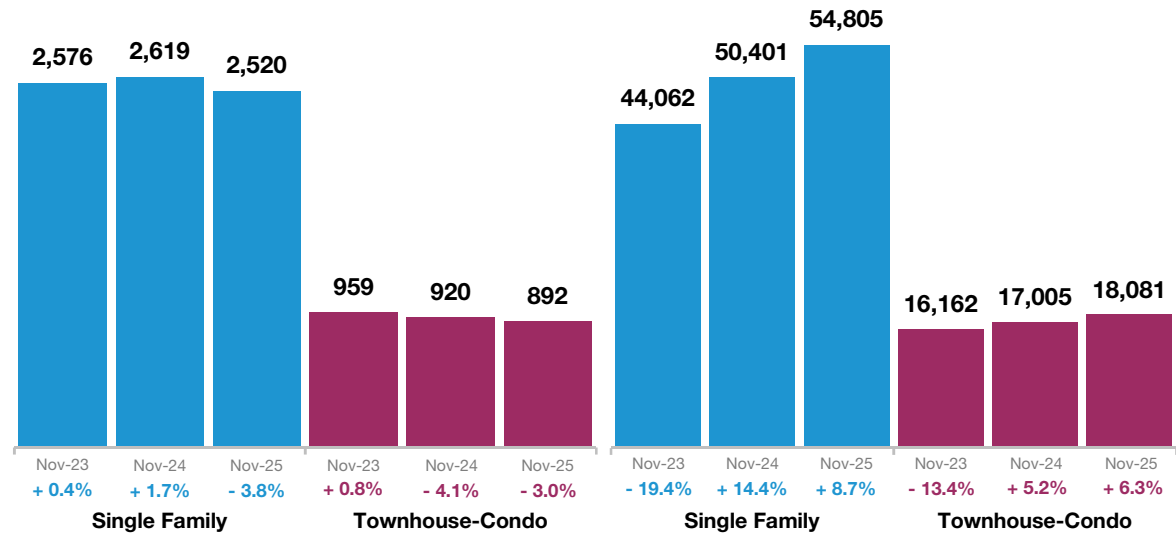
# New Listings

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

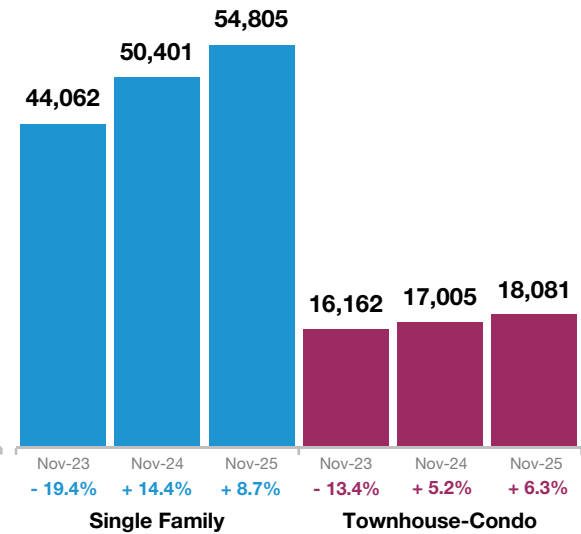


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## November

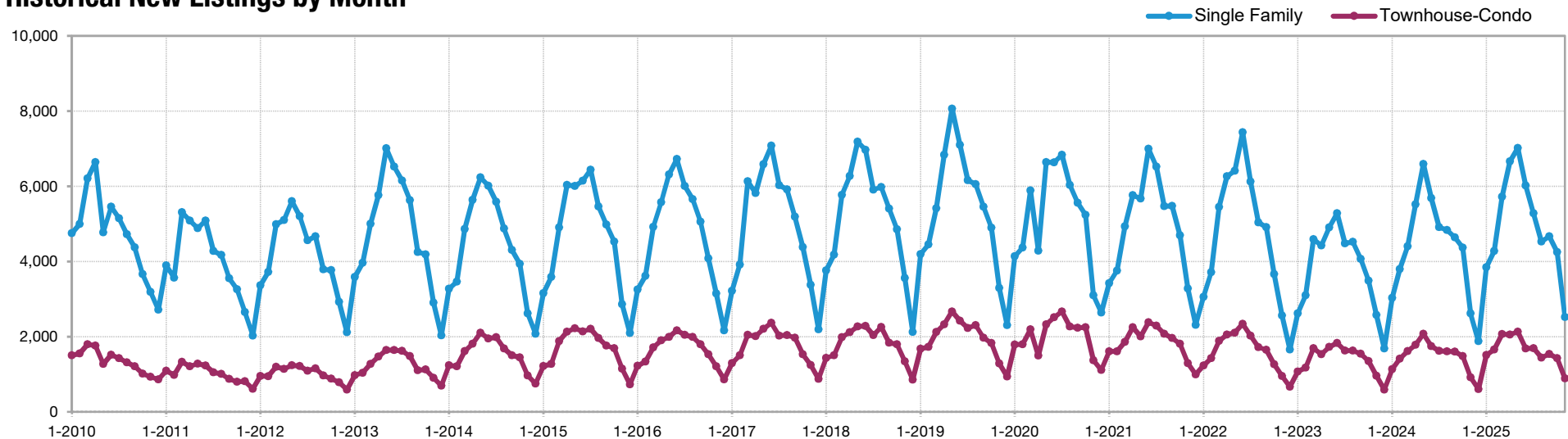


## Year to Date



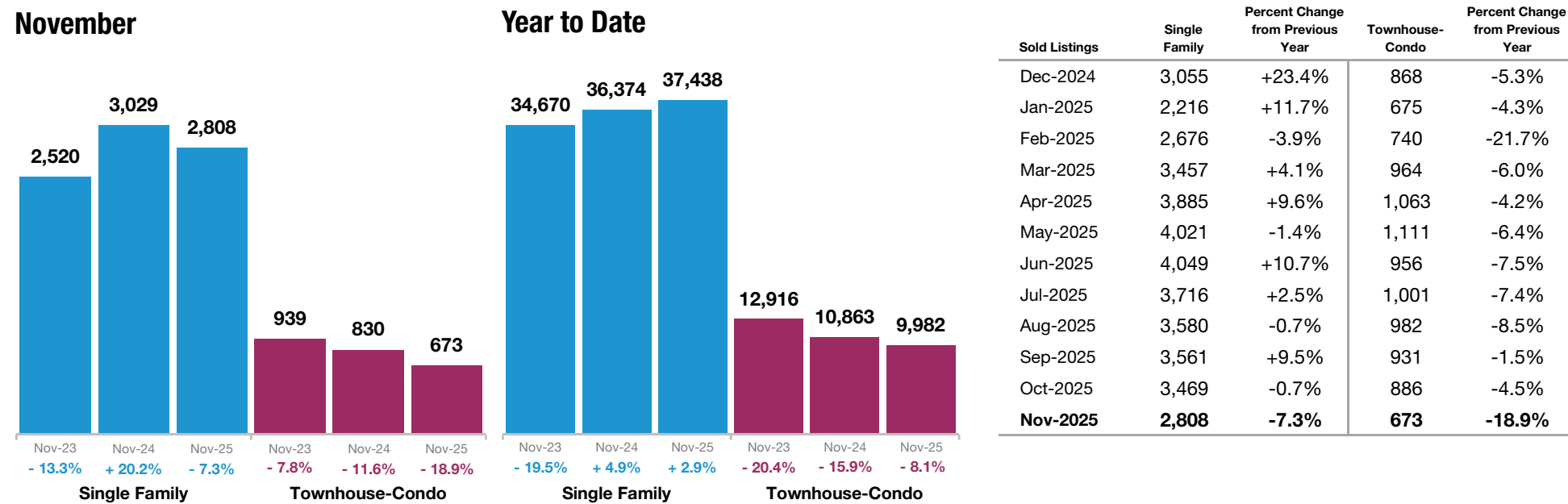
New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Dec-2024	1,881	+11.6%	607	+2.5%
Jan-2025	3,847	+27.0%	1,508	+33.2%
Feb-2025	4,279	+12.7%	1,658	+17.3%
Mar-2025	5,723	+29.9%	2,066	+27.6%
Apr-2025	6,665	+20.8%	2,052	+14.9%
May-2025	7,018	+6.5%	2,129	+2.6%
Jun-2025	6,023	+5.9%	1,682	-3.7%
Jul-2025	5,281	+7.5%	1,695	+4.4%
Aug-2025	4,532	-6.2%	1,438	-10.5%
Sep-2025	4,667	+0.6%	1,536	-4.1%
Oct-2025	4,250	-2.7%	1,425	-3.8%
<b>Nov-2025</b>	<b>2,520</b>	<b>-3.8%</b>	<b>892</b>	<b>-3.0%</b>

## Historical New Listings by Month

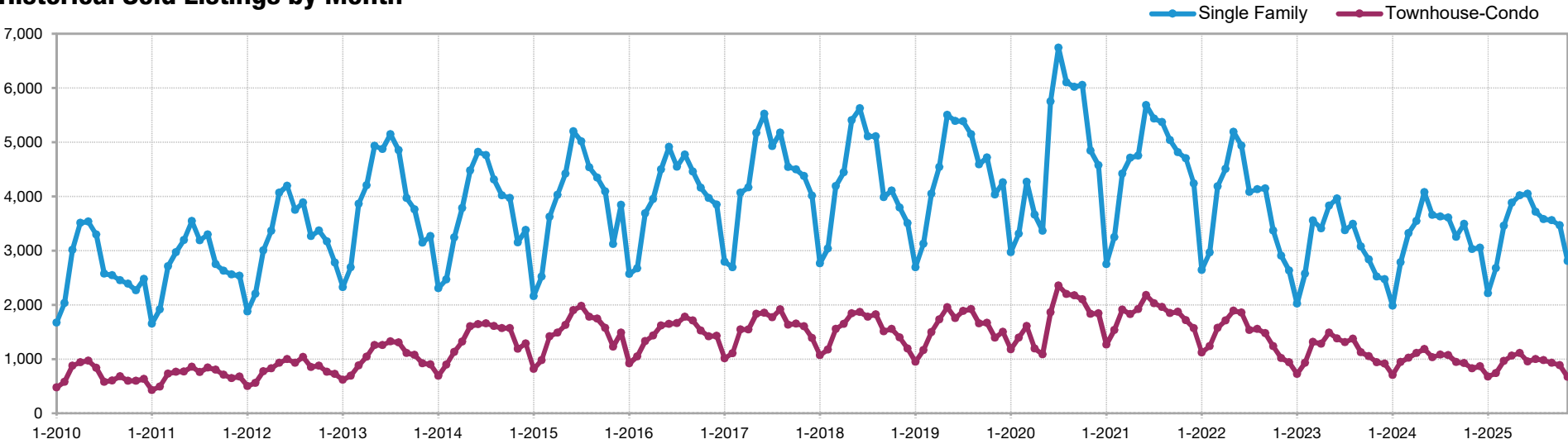


# Sold Listings

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

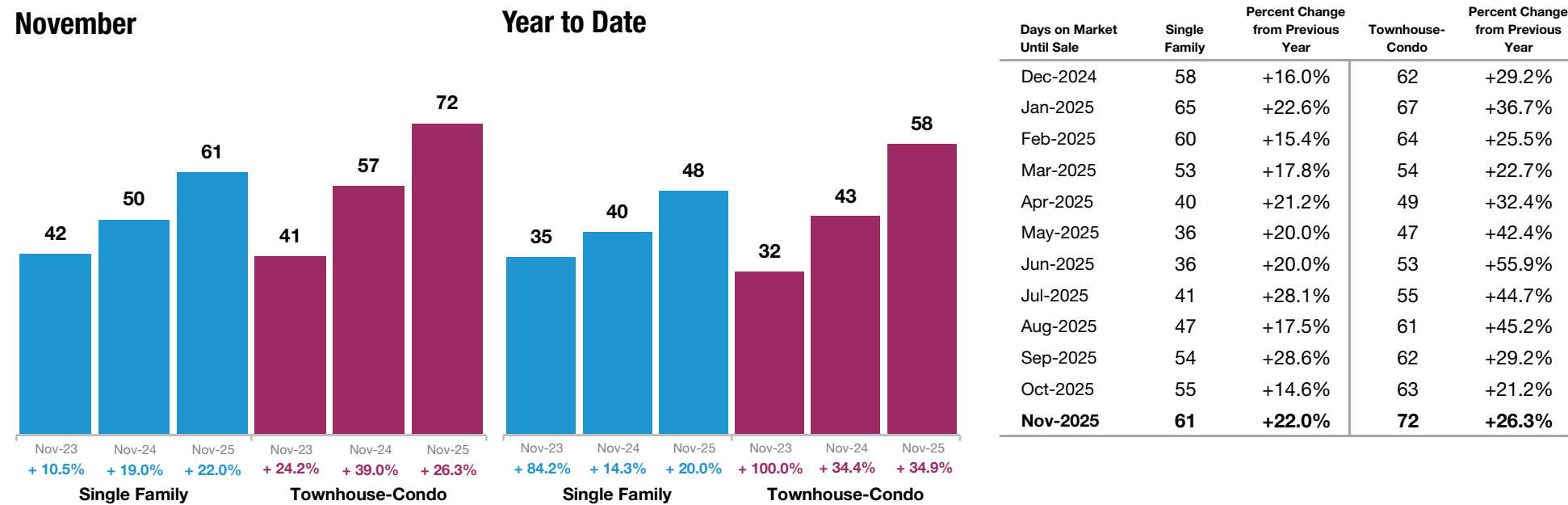


## Historical Sold Listings by Month

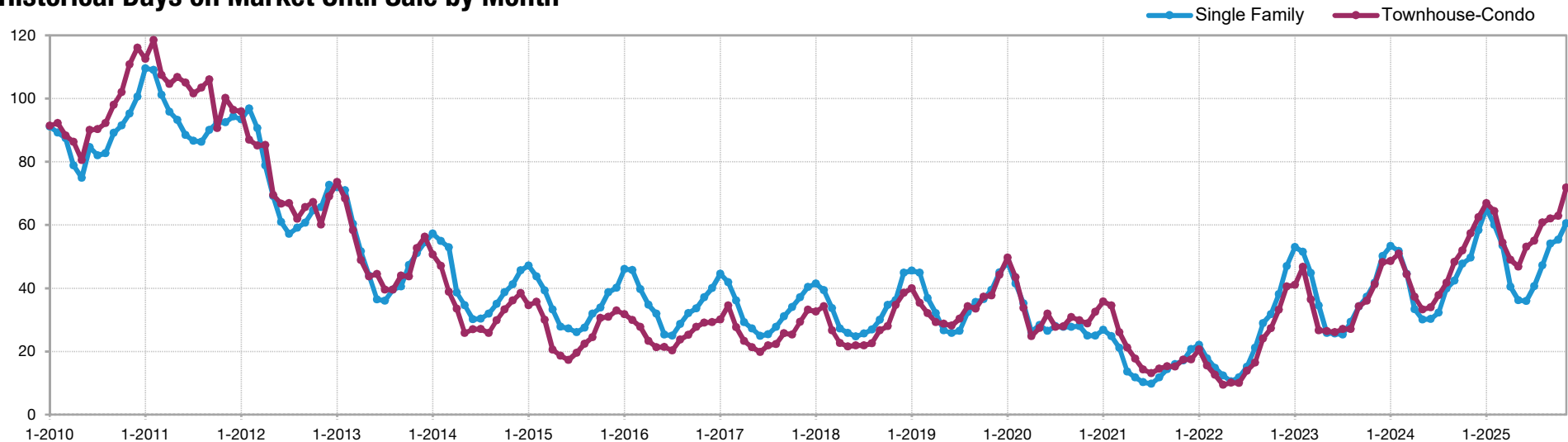


# Days on Market Until Sale

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



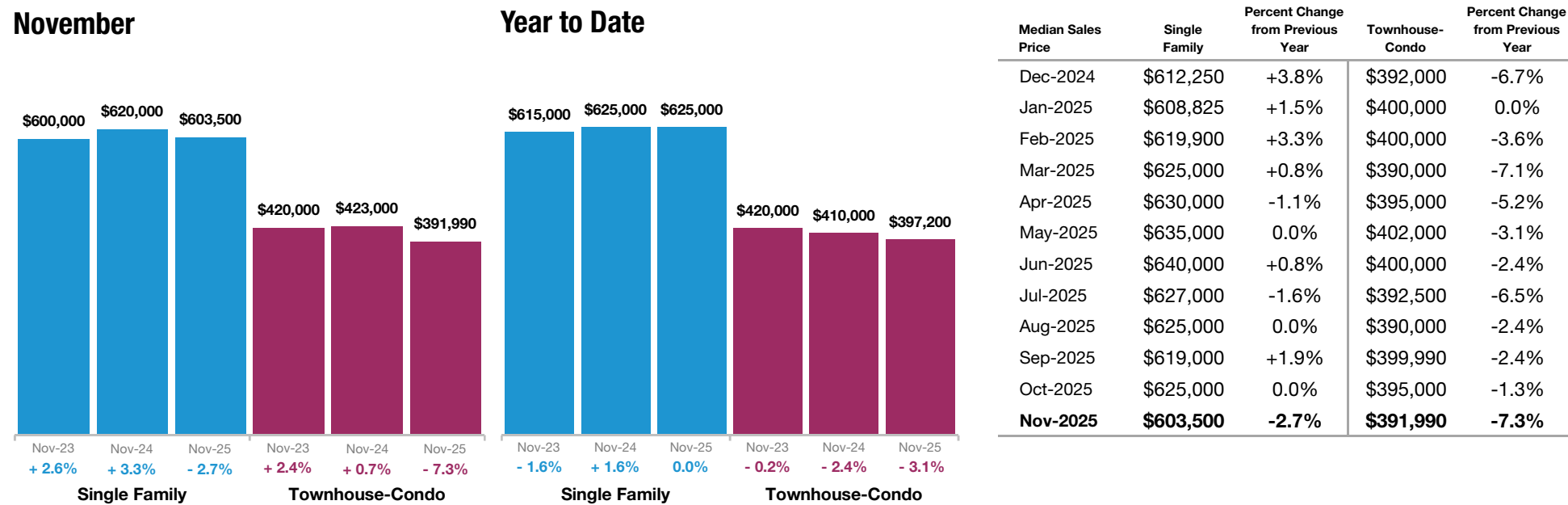
## Historical Days on Market Until Sale by Month



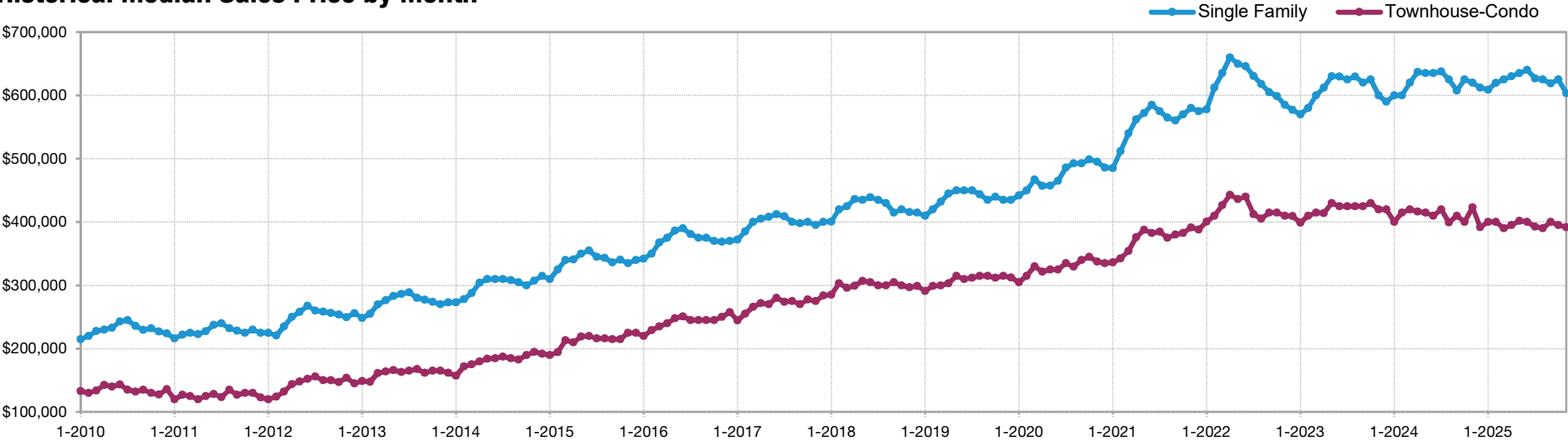


# Median Sales Price

Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.

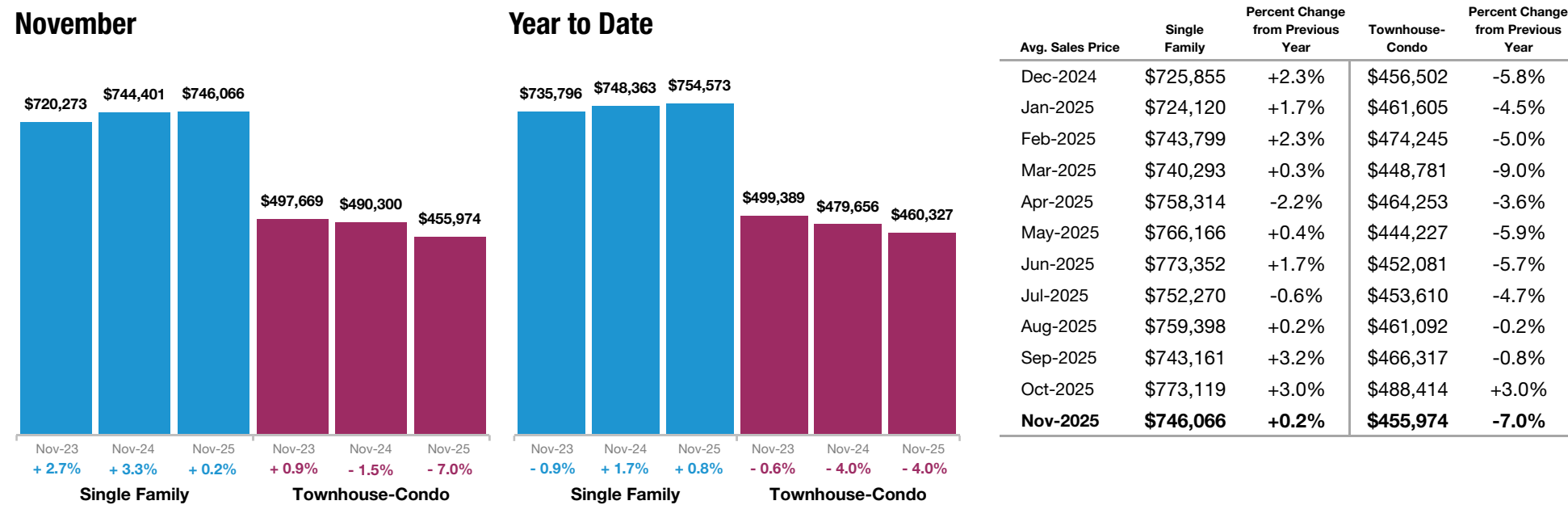


## Historical Median Sales Price by Month

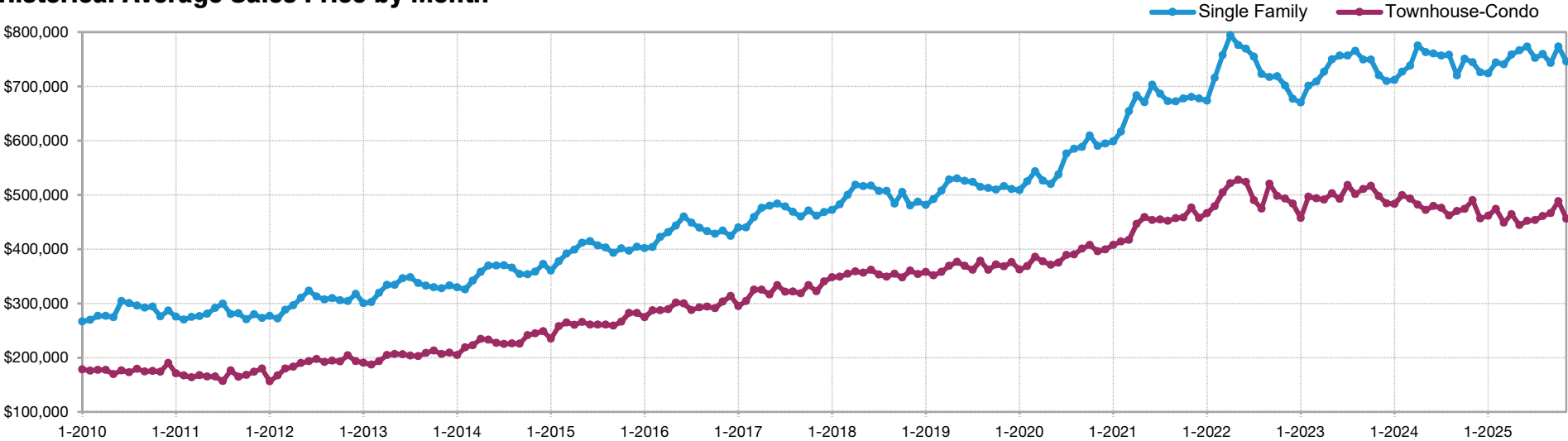


# Average Sales Price

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



## Historical Average Sales Price by Month

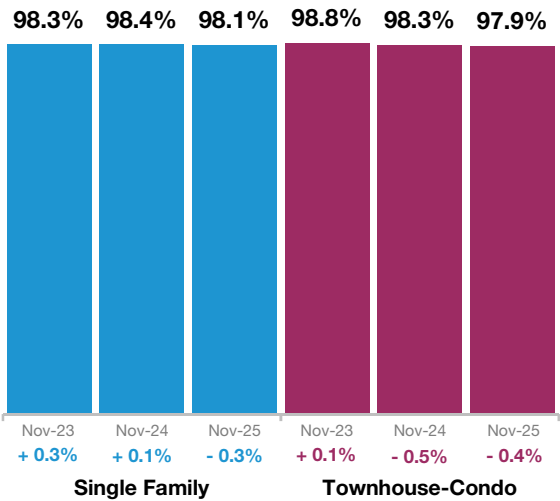


# Percent of List Price Received

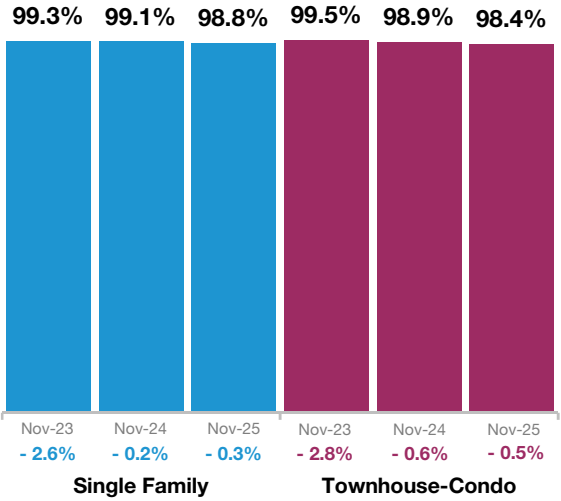
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



## November

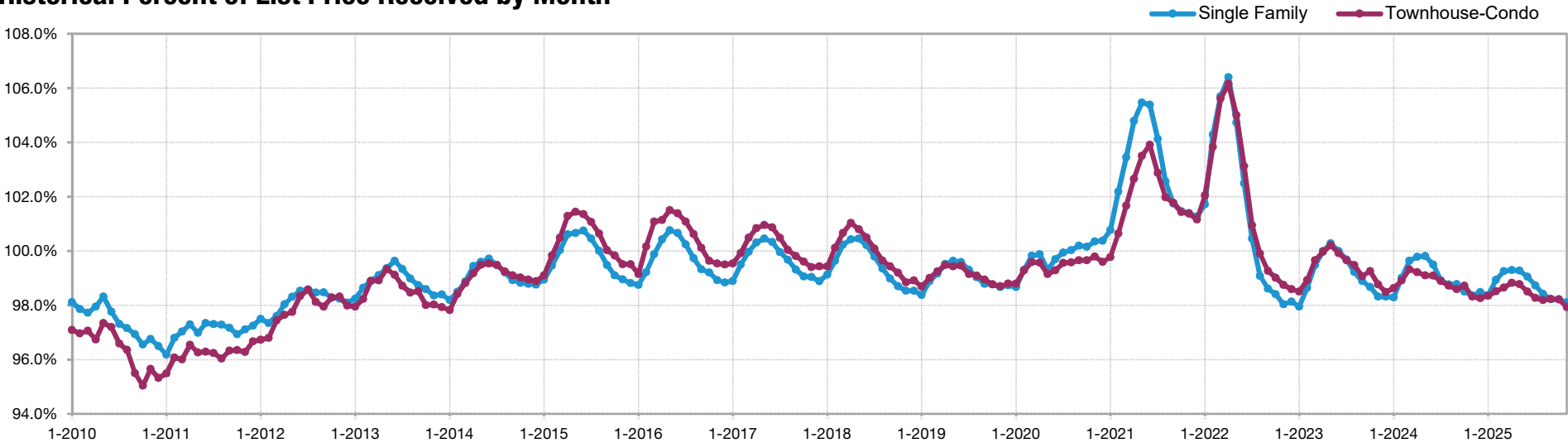


## Year to Date



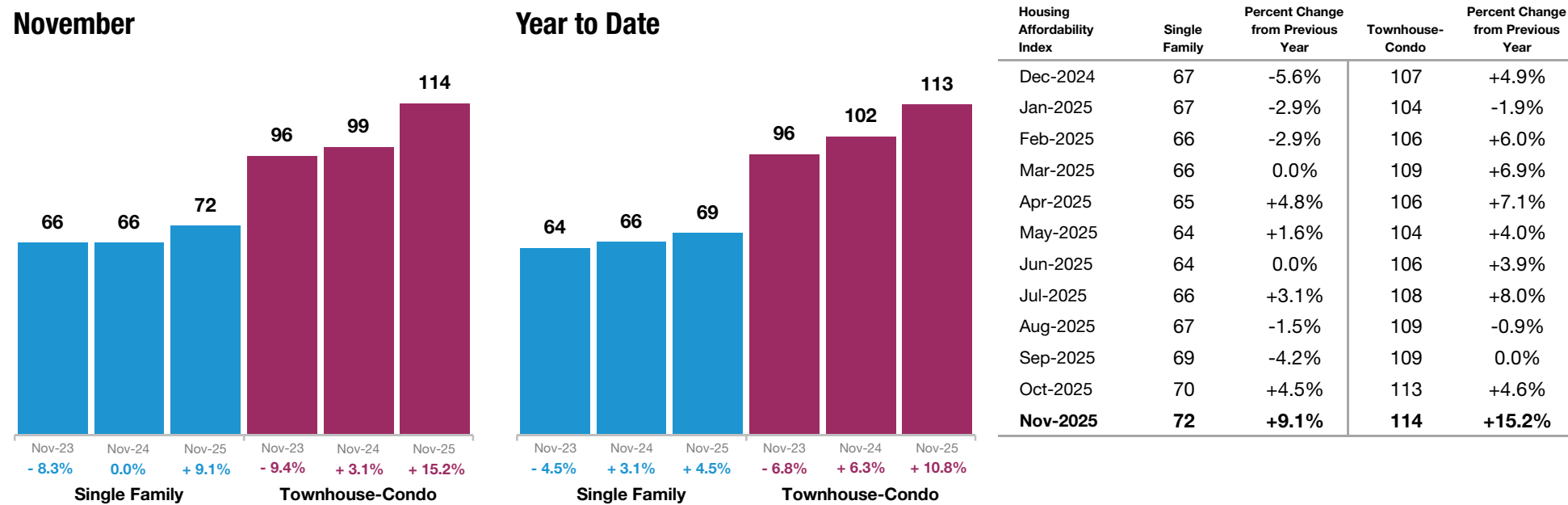
Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Dec-2024	98.5%	+0.2%	98.3%	-0.2%
Jan-2025	98.4%	+0.1%	98.3%	-0.3%
Feb-2025	98.9%	-0.1%	98.5%	-0.4%
Mar-2025	99.3%	-0.3%	98.7%	-0.6%
Apr-2025	99.3%	-0.5%	98.8%	-0.4%
May-2025	99.3%	-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%
Nov-2025	98.1%	-0.3%	97.9%	-0.4%

## Historical Percent of List Price Received by Month

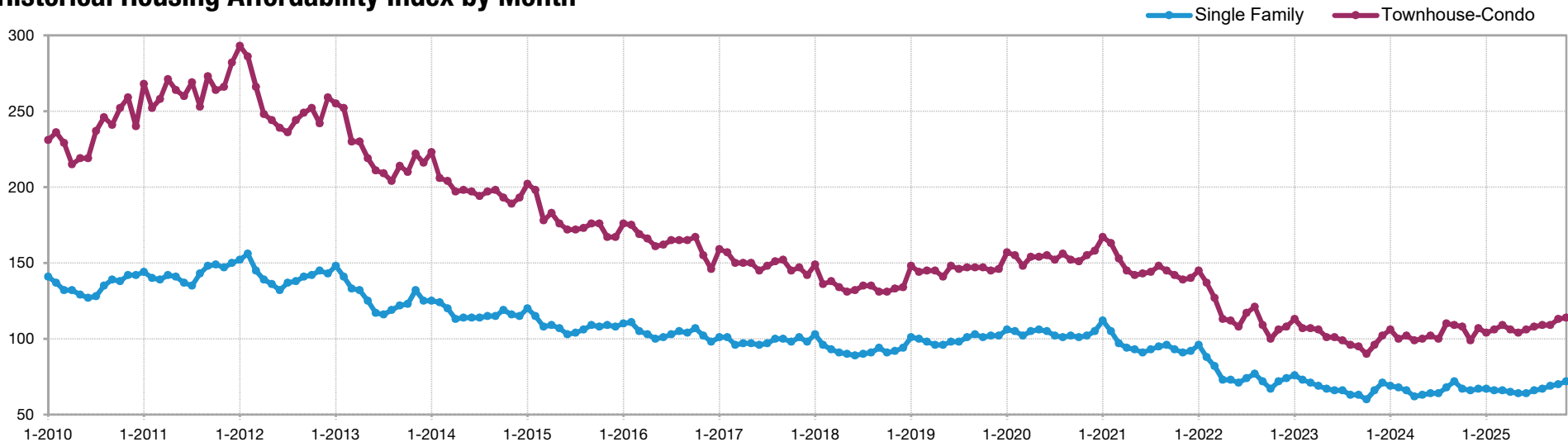


# Housing Affordability Index

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	11-2024	11-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
Active Listings		15,689	14,608	- 6.9%	--	--	--
Under Contract		3,509	3,784	+ 7.8%	48,233	49,116	+ 1.8%
New Listings		3,543	3,417	- 3.6%	67,448	72,908	+ 8.1%
Sold Listings		3,861	3,484	- 9.8%	47,276	47,428	+ 0.3%
Days on Market		51	63	+ 23.5%	41	50	+ 22.0%
Median Sales Price		\$575,000	\$567,000	- 1.4%	\$577,000	\$579,000	+ 0.3%
Average Sales Price		\$689,526	\$689,493	- 0.0%	\$686,204	\$692,538	+ 0.9%
Pct. of List Price Received		98.4%	98.1%	- 0.3%	99.0%	98.7%	- 0.3%
Affordability Index		66	72	+ 9.1%	66	69	+ 4.5%

# Sold Listings

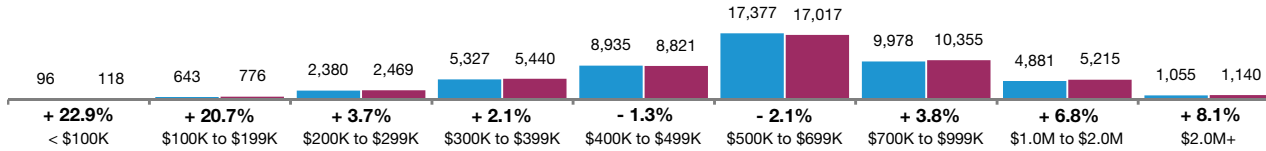
Actual sales that have closed in a given month.



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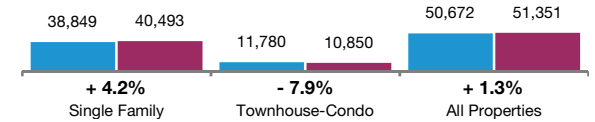
## By Price Range – All Properties – Rolling 12 Months

■ 11-2024 ■ 11-2025



## By Property Type

■ 11-2024 ■ 11-2025



### Rolling 12 Months

By Price Range	Single Family			Townhouse-Condo		
	11-2024	11-2025	Change	11-2024	11-2025	Change
\$99,999 and Below	72	76	+ 5.6%	15	38	+ 153.3%
\$100,000 to \$199,999	267	236	- 11.6%	367	538	+ 46.6%
\$200,000 to \$299,999	568	638	+ 12.3%	1,799	1,831	+ 1.8%
\$300,000 to \$399,999	2,037	2,317	+ 13.7%	3,287	3,122	- 5.0%
\$400,000 to \$499,999	6,259	6,606	+ 5.5%	2,667	2,215	- 16.9%
\$500,000 to \$699,999	15,017	15,016	- 0.0%	2,360	2,000	- 15.3%
\$700,000 to \$999,999	9,198	9,637	+ 4.8%	780	718	- 7.9%
\$1,000,000 to \$1,999,999	4,445	4,886	+ 9.9%	436	329	- 24.5%
\$2,000,000 and Above	986	1,081	+ 9.6%	69	59	- 14.5%
<b>All Price Ranges</b>	<b>38,849</b>	<b>40,493</b>	<b>+ 4.2%</b>	<b>11,780</b>	<b>10,850</b>	<b>- 7.9%</b>

### Compared to Prior Month

	Single Family			Townhouse-Condo		
	10-2025	11-2025	Change	10-2025	11-2025	Change
	9	9	0.0%	6	2	- 66.7%
	29	19	- 34.5%	53	45	- 15.1%
	57	44	- 22.8%	142	134	- 5.6%
	218	204	- 6.4%	251	170	- 32.3%
	552	508	- 8.0%	154	138	- 10.4%
	1,224	999	- 18.4%	166	107	- 35.5%
	813	627	- 22.9%	70	45	- 35.7%
	448	330	- 26.3%	35	30	- 14.3%
	119	68	- 42.9%	9	2	- 77.8%
<b>All Price Ranges</b>	<b>3,469</b>	<b>2,808</b>	<b>- 19.1%</b>	<b>886</b>	<b>673</b>	<b>- 24.0%</b>

### Year to Date

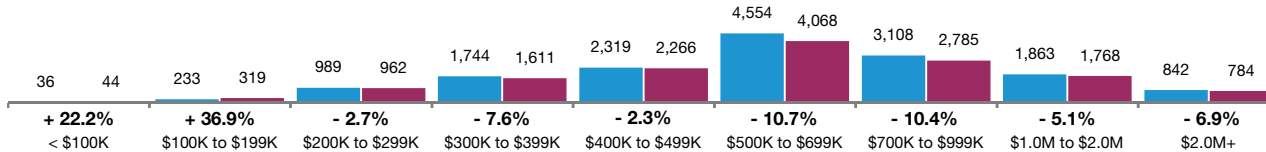
	Single Family			Townhouse-Condo		
	11-2024	11-2025	Change	11-2024	11-2025	Change
	64	69	+ 7.8%	14	34	+ 142.9%
	245	214	- 12.7%	343	507	+ 47.8%
	518	589	+ 13.7%	1,654	1,664	+ 0.6%
	1,877	2,151	+ 14.6%	3,047	2,872	- 5.7%
	5,781	6,130	+ 6.0%	2,434	2,050	- 15.8%
	14,032	13,773	- 1.8%	2,176	1,835	- 15.7%
	8,735	8,943	+ 2.4%	721	663	- 8.0%
	4,190	4,561	+ 8.9%	411	304	- 26.0%
	932	1,008	+ 8.2%	63	53	- 15.9%
<b>All Price Ranges</b>	<b>36,374</b>	<b>37,438</b>	<b>+ 2.9%</b>	<b>10,863</b>	<b>9,982</b>	<b>- 8.1%</b>

# Inventory of Active Listings

A measure of the number of homes available for sale at a given time.

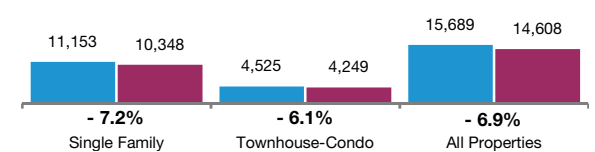
## By Price Range – All Properties

■ 11-2024 ■ 11-2025



## By Property Type

■ 11-2024 ■ 11-2025



### Year over Year

By Price Range	Single Family			Townhouse-Condo		
	11-2024	11-2025	Change	11-2024	11-2025	Change
\$99,999 and Below	26	30	+ 15.4%	7	9	+ 28.6%
\$100,000 to \$199,999	97	99	+ 2.1%	133	219	+ 64.7%
\$200,000 to \$299,999	215	196	- 8.8%	774	765	- 1.2%
\$300,000 to \$399,999	540	522	- 3.3%	1,204	1,088	- 9.6%
\$400,000 to \$499,999	1,429	1,484	+ 3.8%	888	781	- 12.0%
\$500,000 to \$699,999	3,713	3,255	- 12.3%	840	813	- 3.2%
\$700,000 to \$999,999	2,720	2,456	- 9.7%	388	328	- 15.5%
\$1,000,000 to \$1,999,999	1,636	1,567	- 4.2%	227	201	- 11.5%
\$2,000,000 and Above	776	738	- 4.9%	64	45	- 29.7%
<b>All Price Ranges</b>	<b>11,153</b>	<b>10,348</b>	<b>- 7.2%</b>	<b>4,525</b>	<b>4,249</b>	<b>- 6.1%</b>

### Compared to Prior Month

	Single Family			Townhouse-Condo		
	10-2025	11-2025	Change	10-2025	11-2025	Change
	32	30	- 6.3%	14	9	- 35.7%
	108	99	- 8.3%	244	219	- 10.2%
	230	196	- 14.8%	850	765	- 10.0%
	613	522	- 14.8%	1,288	1,088	- 15.5%
	1,744	1,484	- 14.9%	974	781	- 19.8%
	4,094	3,255	- 20.5%	970	813	- 16.2%
	3,210	2,456	- 23.5%	392	328	- 16.3%
	2,018	1,567	- 22.3%	244	201	- 17.6%
	878	738	- 15.9%	56	45	- 19.6%
<b>All Price Ranges</b>	<b>12,928</b>	<b>10,348</b>	<b>- 20.0%</b>	<b>5,032</b>	<b>4,249</b>	<b>- 15.6%</b>

### Year to Date

Single Family	Townhouse-Condo
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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®



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<b>Inventory of Active Listings</b>	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.
<b>Under Contract</b>	A count of the properties that have offers accepted on them in a given month.
<b>New Listings</b>	A measure of how much new supply is coming onto the market from sellers.
<b>Sold Listings</b>	A measure of home sales that were closed to completion during the report period.
<b>Days on Market Until Sale</b>	A measure of how long it takes homes to sell, on average.
<b>Median Sales Price</b>	A measure of home values in a market area where 50% of activity was higher and 50% was lower than this price point.
<b>Average Sales Price</b>	A sum of all home sales prices divided by total number of sales.
<b>Percent of List Price Received</b>	A mathematical calculation of the percent difference from last list price and sold price for those listings sold in the reported period.
<b>Housing Affordability Index</b>	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.