

Local Market Update for December 2025

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Denver

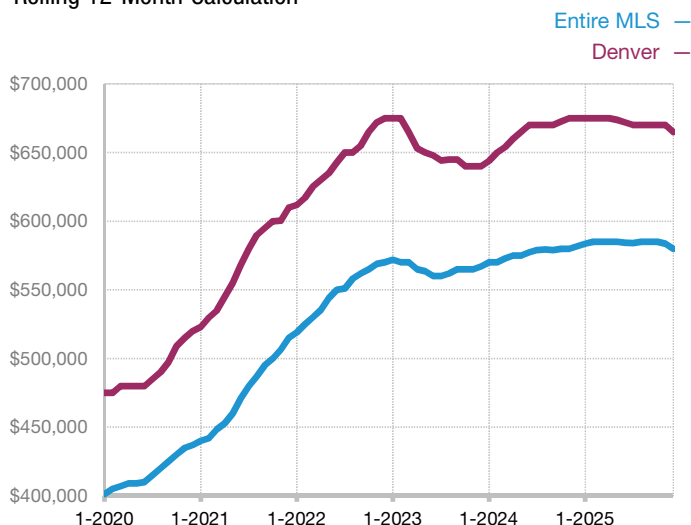
Single Family	December			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
Inventory of Active Listings	1,174	904	- 23.0%	--	--	--
Under Contract	348	331	- 4.9%	6,283	6,191	- 1.5%
New Listings	268	255	- 4.9%	8,600	9,051	+ 5.2%
Sold Listings	457	476	+ 4.2%	6,230	6,202	- 0.4%
Days on Market Until Sale	54	60	+ 11.1%	35	42	+ 20.0%
Median Sales Price*	\$665,000	\$635,000	- 4.5%	\$675,000	\$665,000	- 1.5%
Average Sales Price*	\$875,517	\$821,852	- 6.1%	\$856,068	\$850,370	- 0.7%
Percent of List Price Received*	98.5%	97.6%	- 0.9%	99.1%	98.5%	- 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	December			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
Inventory of Active Listings	1,272	1,168	- 8.2%	--	--	--
Under Contract	211	163	- 22.7%	3,624	3,178	- 12.3%
New Listings	182	207	+ 13.7%	6,081	6,452	+ 6.1%
Sold Listings	310	264	- 14.8%	3,670	3,184	- 13.2%
Days on Market Until Sale	73	79	+ 8.2%	51	63	+ 23.5%
Median Sales Price*	\$382,500	\$365,000	- 4.6%	\$405,000	\$393,000	- 3.0%
Average Sales Price*	\$489,895	\$471,031	- 3.9%	\$519,346	\$489,871	- 5.7%
Percent of List Price Received*	97.4%	97.1%	- 0.3%	98.4%	98.1%	- 0.3%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

