

Local Market Update for December 2025

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Golden

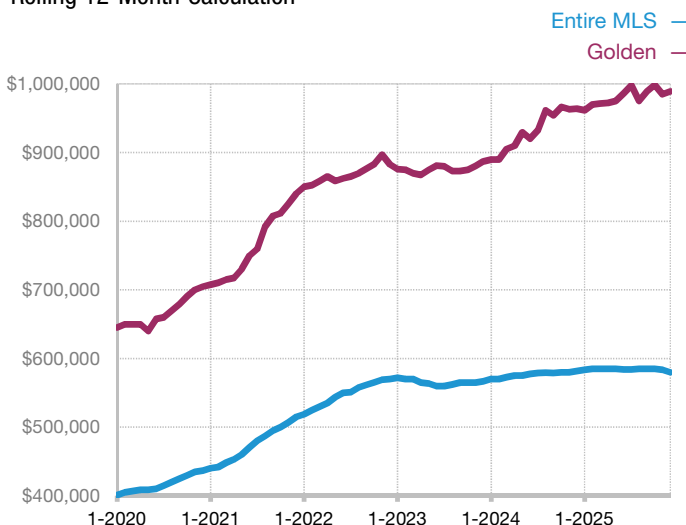
| Single Family | December | | | Year to Date | | |
|---------------------------------|-------------|-------------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics | 2024 | 2025 | Percent Change from Previous Year | Thru 12-2024 | Thru 12-2025 | Percent Change from Previous Year |
| Inventory of Active Listings | 86 | 94 | + 9.3% | -- | -- | -- |
| Under Contract | 26 | 23 | - 11.5% | 519 | 593 | + 14.3% |
| New Listings | 20 | 14 | - 30.0% | 665 | 857 | + 28.9% |
| Sold Listings | 41 | 40 | - 2.4% | 516 | 595 | + 15.3% |
| Days on Market Until Sale | 40 | 61 | + 52.5% | 31 | 41 | + 32.3% |
| Median Sales Price* | \$945,000 | \$931,500 | - 1.4% | \$964,094 | \$989,000 | + 2.6% |
| Average Sales Price* | \$1,121,299 | \$1,027,793 | - 8.3% | \$1,078,721 | \$1,117,233 | + 3.6% |
| Percent of List Price Received* | 96.1% | 97.2% | + 1.1% | 98.8% | 98.8% | 0.0% |

* 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 | 17 | 31 | + 82.4% | -- | -- | -- |
| Under Contract | 6 | 2 | - 66.7% | 121 | 97 | - 19.8% |
| New Listings | 6 | 4 | - 33.3% | 143 | 165 | + 15.4% |
| Sold Listings | 11 | 10 | - 9.1% | 123 | 98 | - 20.3% |
| Days on Market Until Sale | 40 | 60 | + 50.0% | 25 | 45 | + 80.0% |
| Median Sales Price* | \$472,500 | \$499,500 | + 5.7% | \$519,000 | \$513,750 | - 1.0% |
| Average Sales Price* | \$532,955 | \$579,650 | + 8.8% | \$574,858 | \$558,701 | - 2.8% |
| Percent of List Price Received* | 97.8% | 99.0% | + 1.2% | 100.0% | 98.4% | - 1.6% |

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

