

# Local Market Update for December 2025

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Jefferson County

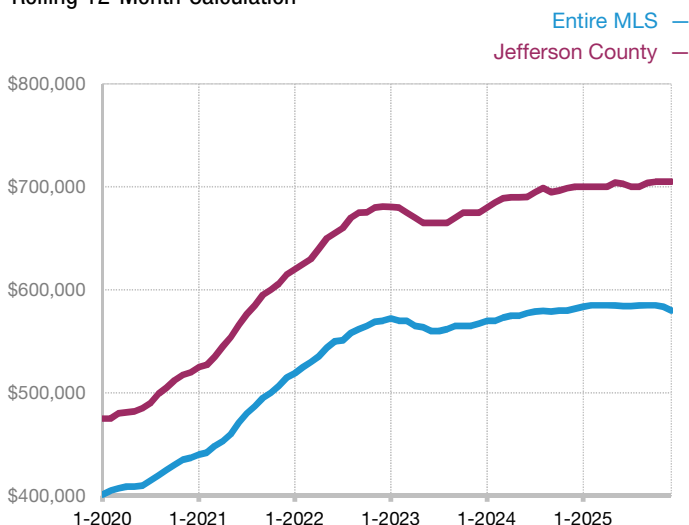
Single Family	December			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
Inventory of Active Listings	803	748	- 6.8%	--	--	--
Under Contract	277	303	+ 9.4%	5,846	6,058	+ 3.6%
New Listings	203	193	- 4.9%	7,227	8,009	+ 10.8%
Sold Listings	451	453	+ 0.4%	5,857	6,002	+ 2.5%
Days on Market Until Sale	48	54	+ 12.5%	30	38	+ 26.7%
Median Sales Price*	\$678,800	\$681,500	+ 0.4%	\$700,000	\$705,000	+ 0.7%
Average Sales Price*	\$800,375	\$757,577	- 5.3%	\$813,895	\$822,240	+ 1.0%
Percent of List Price Received*	98.5%	98.3%	- 0.2%	99.5%	99.1%	- 0.4%

\* 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	421	448	+ 6.4%	--	--	--
Under Contract	124	93	- 25.0%	1,947	1,791	- 8.0%
New Listings	104	93	- 10.6%	2,605	2,819	+ 8.2%
Sold Listings	136	141	+ 3.7%	1,932	1,824	- 5.6%
Days on Market Until Sale	56	66	+ 17.9%	39	51	+ 30.8%
Median Sales Price*	\$390,000	\$390,000	0.0%	\$410,000	\$397,350	- 3.1%
Average Sales Price*	\$416,292	\$418,355	+ 0.5%	\$435,408	\$420,354	- 3.5%
Percent of List Price Received*	98.7%	98.2%	- 0.5%	99.2%	98.8%	- 0.4%

\* 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

