

# Monthly Indicators



## December 2025

Percent changes calculated using year-over-year comparisons.

New Listings were down 6.4 percent for single family homes but increased 6.6 percent for townhouse-condo properties. Under Contracts increased 1.2 percent for single family homes but decreased 7.0 percent for townhouse-condo properties.

The Median Sales Price was down 2.0 percent to \$599,900 for single family homes and 1.8 percent to \$385,000 for townhouse-condo properties. Days on Market increased 20.7 percent for single family homes and 21.0 percent for townhouse-condo properties.

The national median existing-home price continued to climb, rising 1.2% from a year ago to \$409,200, according to NAR. This year-over-year increase—the 29th consecutive monthly gain—reflects ongoing tightness in housing supply. At the end of November, there were 1.43 million units for sale, down 5.9% from the previous month but up 7.5% from the same time last year, representing a 4.2-month supply at the current sales pace.

## Activity Snapshot

**- 10.4%**      **+ 0.5%**      **- 2.2%**

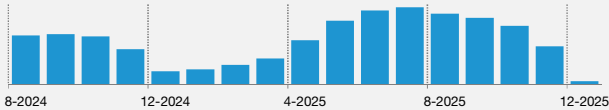
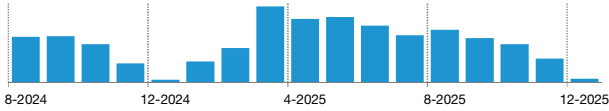
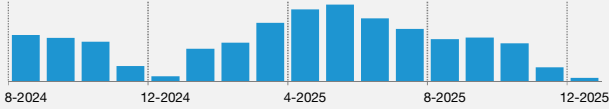
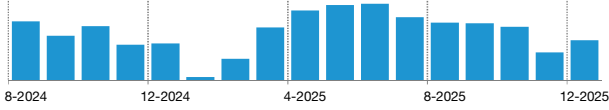
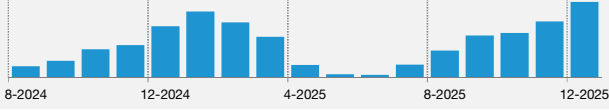
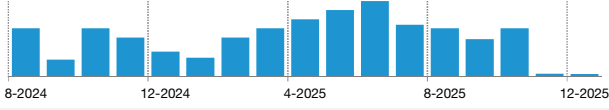
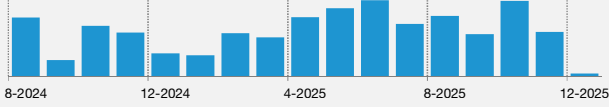
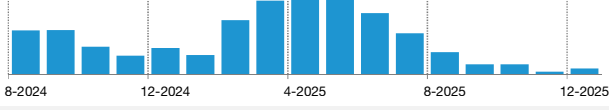
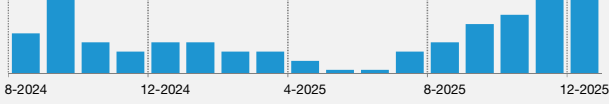
One-Year Change in Active Listings All Properties	One-Year Change in Sold Listings All Properties	One-Year Change in Median Sales Price All Properties
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All residential real estate activity in the MLS of REcolorado® composed of single-family properties, 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	12-2024	12-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
Active Listings		8,844	7,804	- 11.8%	--	--	--
Under Contract		2,254	2,282	+ 1.2%	39,516	40,837	+ 3.3%
New Listings		1,881	1,761	- 6.4%	52,282	56,562	+ 8.2%
Sold Listings		3,055	3,140	+ 2.8%	39,429	40,606	+ 3.0%
Days on Market		58	70	+ 20.7%	42	50	+ 19.0%
Median Sales Price		\$612,250	\$599,900	- 2.0%	\$625,000	\$624,990	- 0.0%
Average Sales Price		\$725,855	\$707,859	- 2.5%	\$746,622	\$750,851	+ 0.6%
Pct. of List Price Received		98.5%	98.2%	- 0.3%	99.0%	98.7%	- 0.3%
Affordability Index		67	72	+ 7.5%	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	12-2024	12-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
Active Listings		3,540	3,290	- 7.1%	--	--	--
Under Contract		641	596	- 7.0%	11,578	10,812	- 6.6%
New Listings		607	647	+ 6.6%	17,612	18,729	+ 6.3%
Sold Listings		868	802	- 7.6%	11,730	10,794	- 8.0%
Days on Market		62	75	+ 21.0%	45	59	+ 31.1%
Median Sales Price		\$392,000	\$385,000	- 1.8%	\$410,000	\$395,000	- 3.7%
Average Sales Price		\$456,502	\$438,187	- 4.0%	\$477,957	\$458,570	- 4.1%
Pct. of List Price Received		98.3%	97.9%	- 0.4%	98.8%	98.4%	- 0.4%
Affordability Index		107	115	+ 7.5%	102	113	+ 10.8%

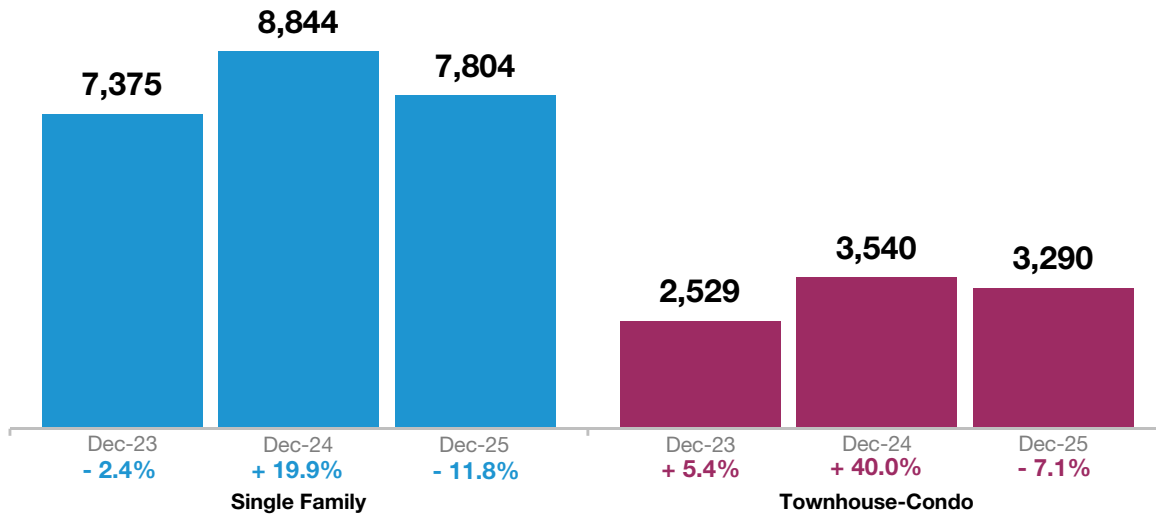
# Inventory of Active Listings

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



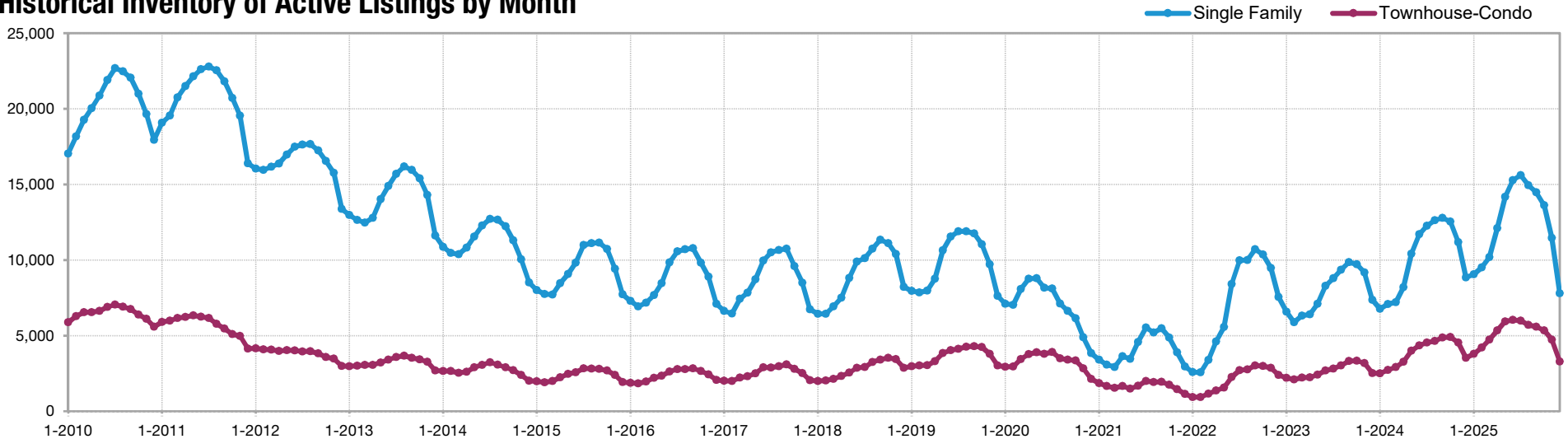
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## December



Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jan-2025	9,051	+33.7%	3,801	+51.5%
Feb-2025	9,511	+34.0%	4,205	+53.7%
Mar-2025	10,186	+41.2%	4,743	+62.2%
Apr-2025	12,114	+47.7%	5,339	+63.5%
May-2025	14,185	+36.3%	5,939	+48.5%
Jun-2025	15,274	+30.5%	6,037	+38.7%
Jul-2025	15,603	+27.2%	5,988	+31.9%
Aug-2025	14,948	+18.4%	5,711	+22.7%
Sep-2025	14,482	+13.3%	5,588	+14.6%
Oct-2025	13,631	+8.7%	5,354	+8.8%
Nov-2025	11,470	+2.6%	4,739	+4.2%
Dec-2025	7,804	-11.8%	3,290	-7.1%

## Historical Inventory of Active Listings by Month



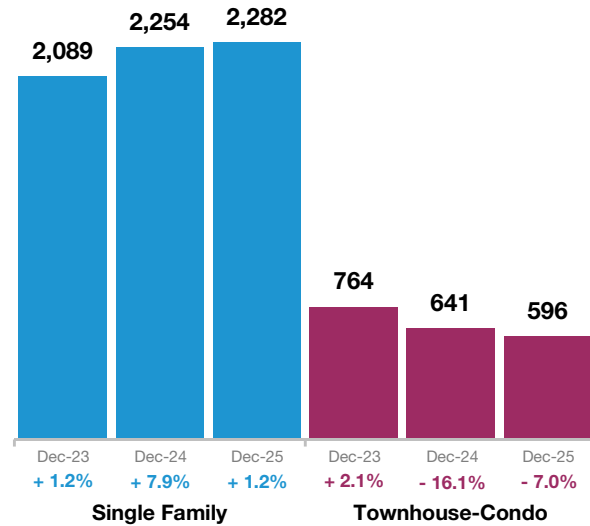
# Under Contract

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

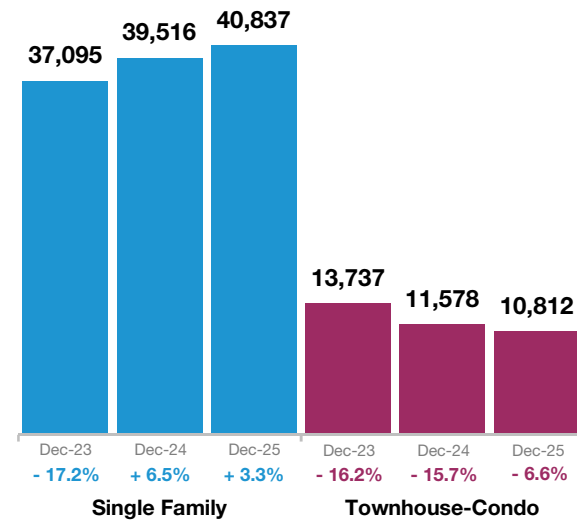


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## December

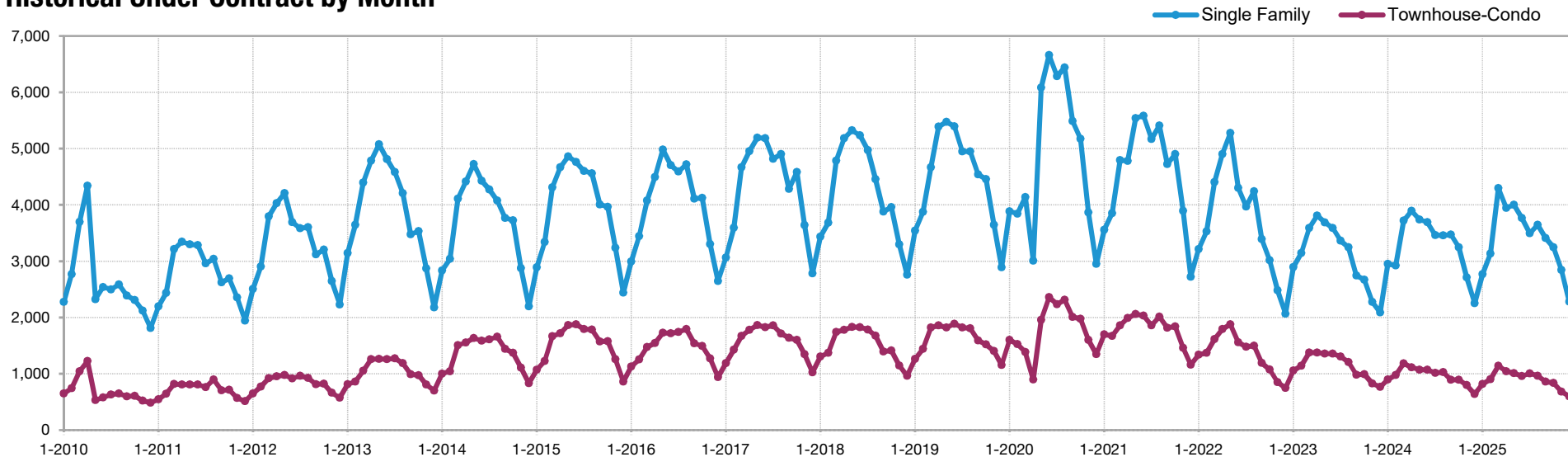


## Year to Date



Under Contract	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jan-2025	2,766	-6.3%	816	-8.9%
Feb-2025	3,136	+7.3%	901	-7.9%
Mar-2025	4,298	+15.6%	1,143	-3.3%
Apr-2025	3,947	+1.4%	1,045	-5.9%
May-2025	4,000	+7.0%	1,009	-5.9%
Jun-2025	3,767	+2.1%	960	-10.5%
Jul-2025	3,497	+1.0%	1,004	-1.1%
Aug-2025	3,644	+5.5%	962	-6.6%
Sep-2025	3,412	-1.6%	860	-3.5%
Oct-2025	3,247	-0.0%	835	-6.4%
Nov-2025	2,841	+4.8%	681	-14.6%
<b>Dec-2025</b>	<b>2,282</b>	<b>+1.2%</b>	<b>596</b>	<b>-7.0%</b>

## Historical Under Contract by Month



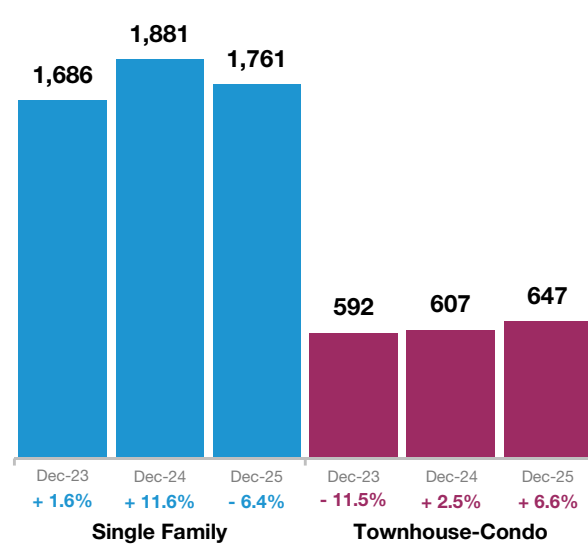
# New Listings

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

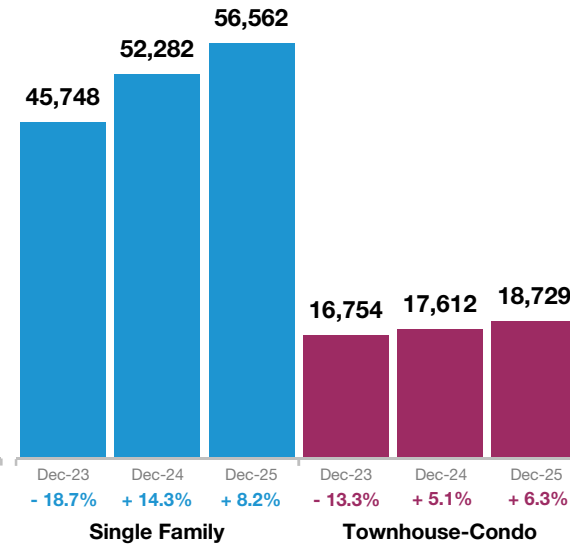


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## December

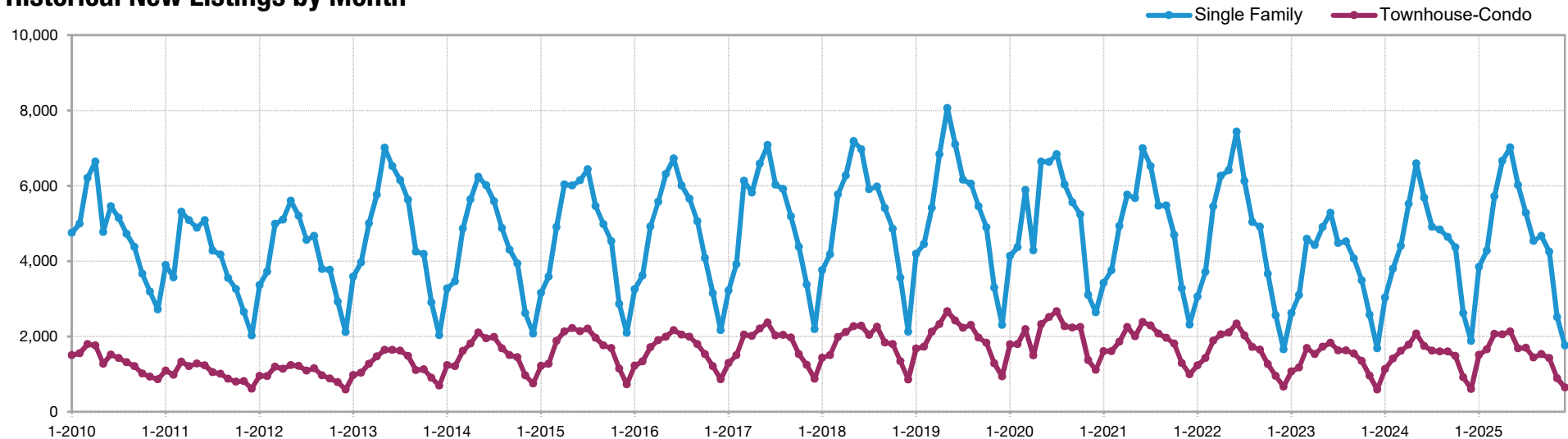


## Year to Date



New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jan-2025	3,848	+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	5,280	+7.5%	1,697	+4.5%
Aug-2025	4,533	-6.2%	1,439	-10.3%
Sep-2025	4,665	+0.5%	1,534	-4.3%
Oct-2025	4,250	-2.7%	1,425	-3.8%
Nov-2025	2,517	-3.9%	892	-3.0%
<b>Dec-2025</b>	<b>1,761</b>	<b>-6.4%</b>	<b>647</b>	<b>+6.6%</b>

## Historical New Listings by Month



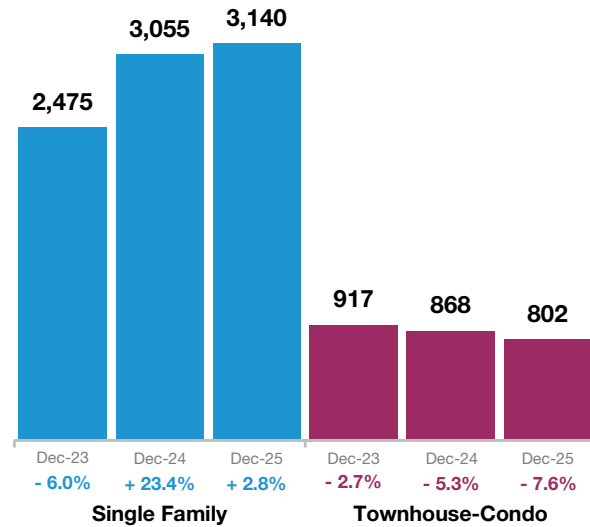
# Sold Listings

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

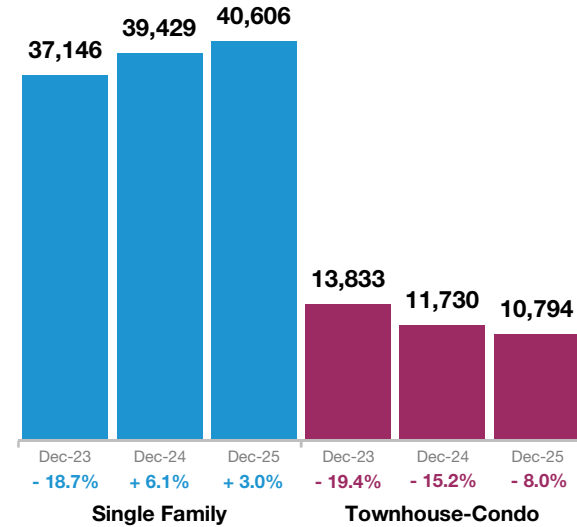


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## December

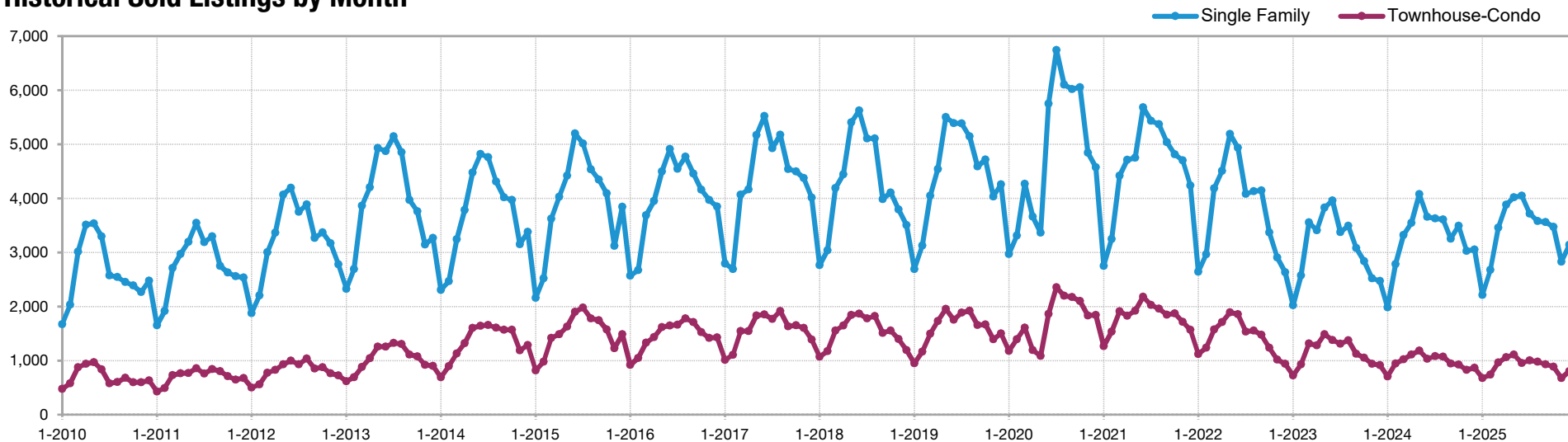


## Year to Date



Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jan-2025	2,216	+11.7%	675	-4.3%
Feb-2025	2,676	-3.9%	740	-21.7%
Mar-2025	3,457	+4.1%	964	-6.0%
Apr-2025	3,885	+9.6%	1,063	-4.2%
May-2025	4,021	-1.4%	1,111	-6.4%
Jun-2025	4,049	+10.7%	956	-7.5%
Jul-2025	3,716	+2.5%	1,002	-7.3%
Aug-2025	3,580	-0.7%	982	-8.5%
Sep-2025	3,562	+9.5%	932	-1.3%
Oct-2025	3,473	-0.5%	888	-4.3%
Nov-2025	2,831	-6.5%	679	-18.2%
<b>Dec-2025</b>	<b>3,140</b>	<b>+2.8%</b>	<b>802</b>	<b>-7.6%</b>

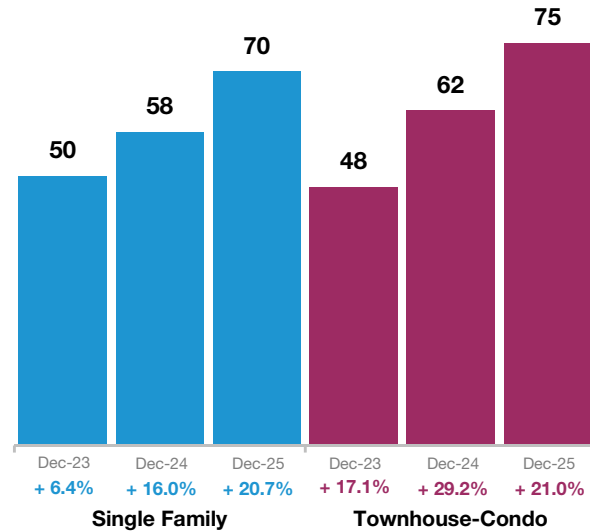
## Historical Sold Listings by Month



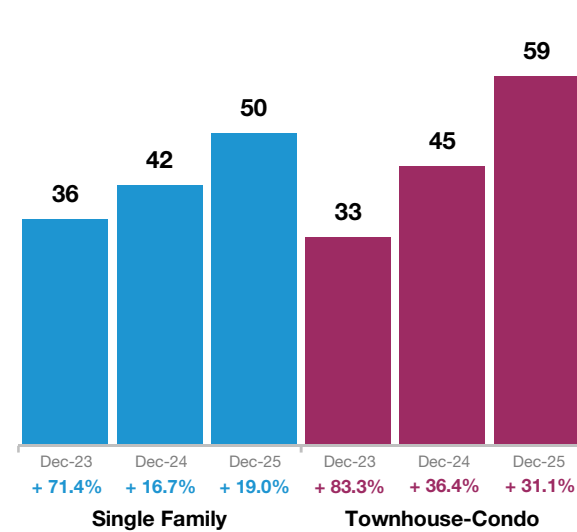
# Days on Market Until Sale

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

## December

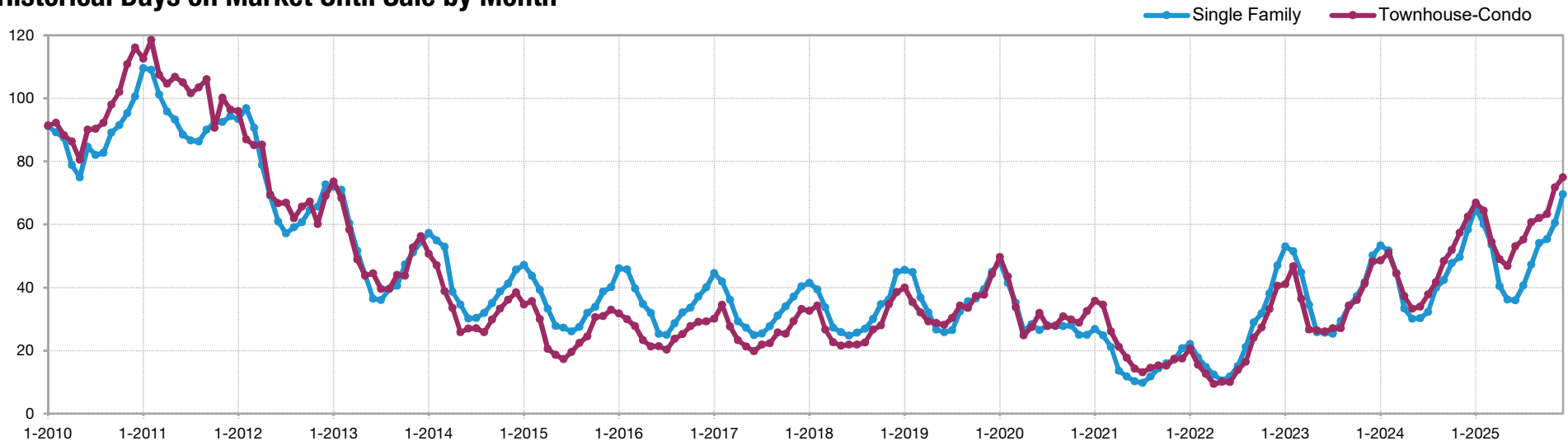


## Year to Date



Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jan-2025	65	+22.6%	67	+36.7%
Feb-2025	60	+15.4%	64	+25.5%
Mar-2025	53	+17.8%	54	+22.7%
Apr-2025	40	+21.2%	49	+32.4%
May-2025	36	+20.0%	47	+42.4%
Jun-2025	36	+20.0%	53	+55.9%
Jul-2025	41	+28.1%	55	+44.7%
Aug-2025	47	+17.5%	61	+45.2%
Sep-2025	54	+28.6%	62	+29.2%
Oct-2025	55	+14.6%	63	+21.2%
Nov-2025	61	+22.0%	72	+26.3%
<b>Dec-2025</b>	<b>70</b>	<b>+20.7%</b>	<b>75</b>	<b>+21.0%</b>

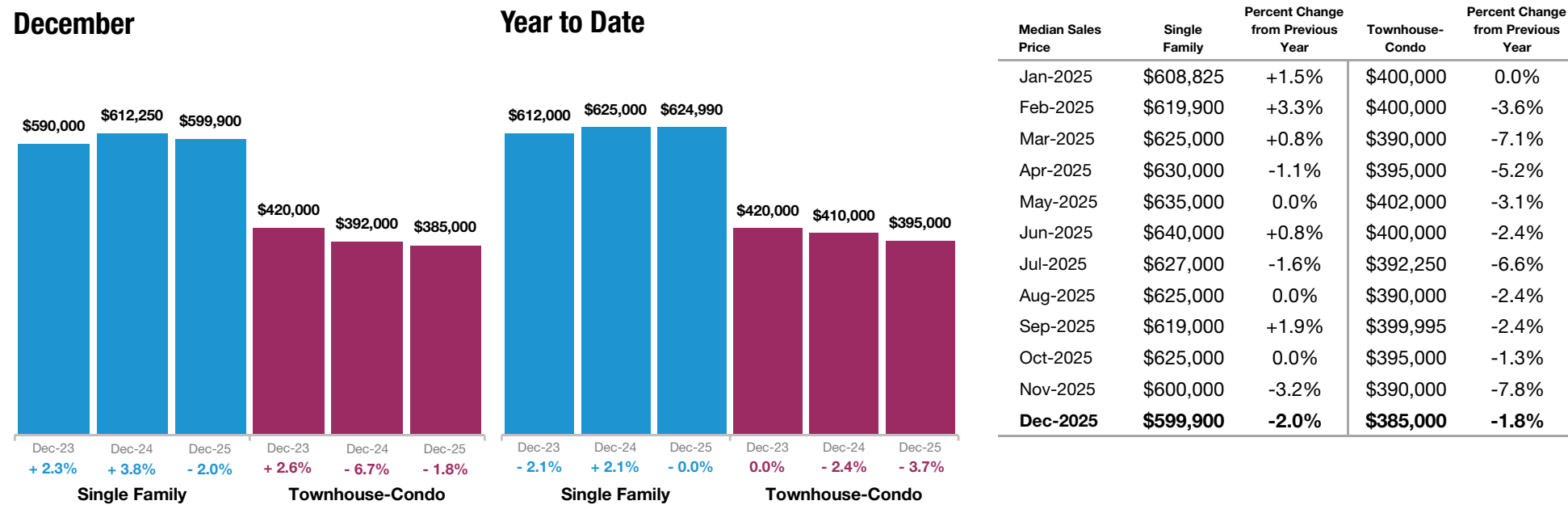
## Historical Days on Market Until Sale by Month



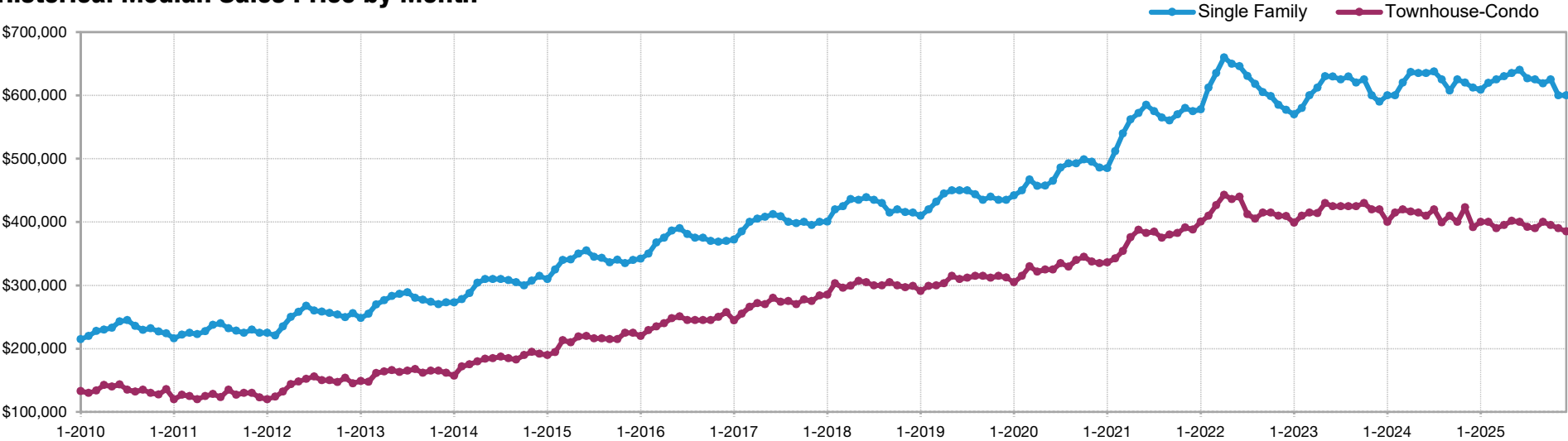


# Median Sales Price

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

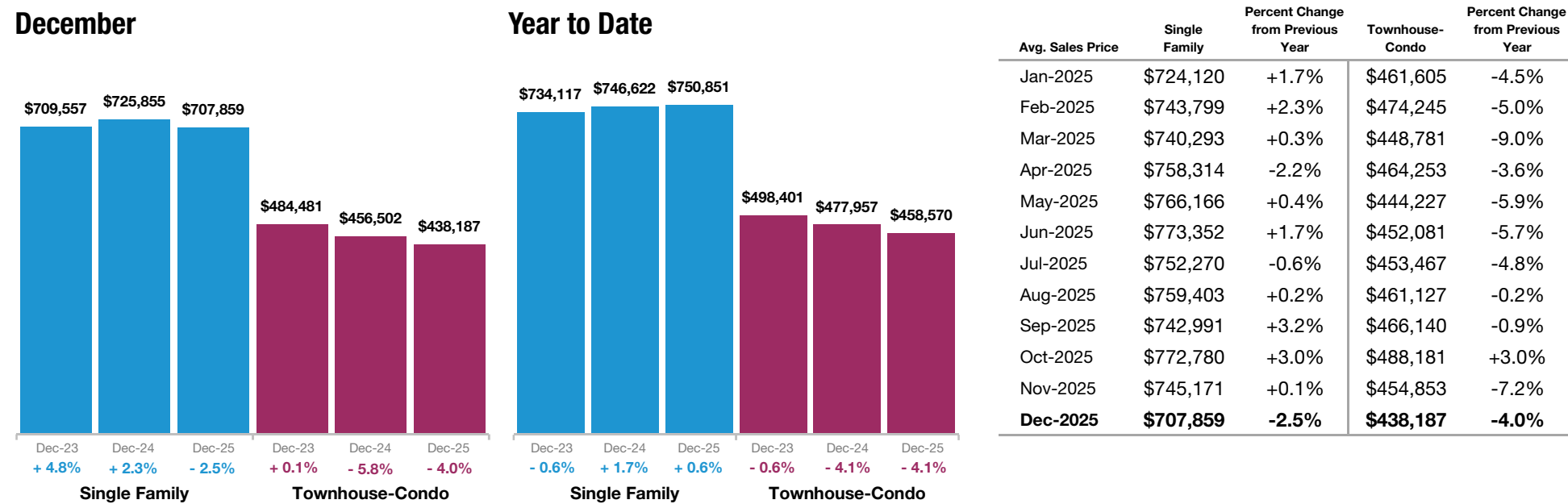


## Historical Median Sales Price by Month

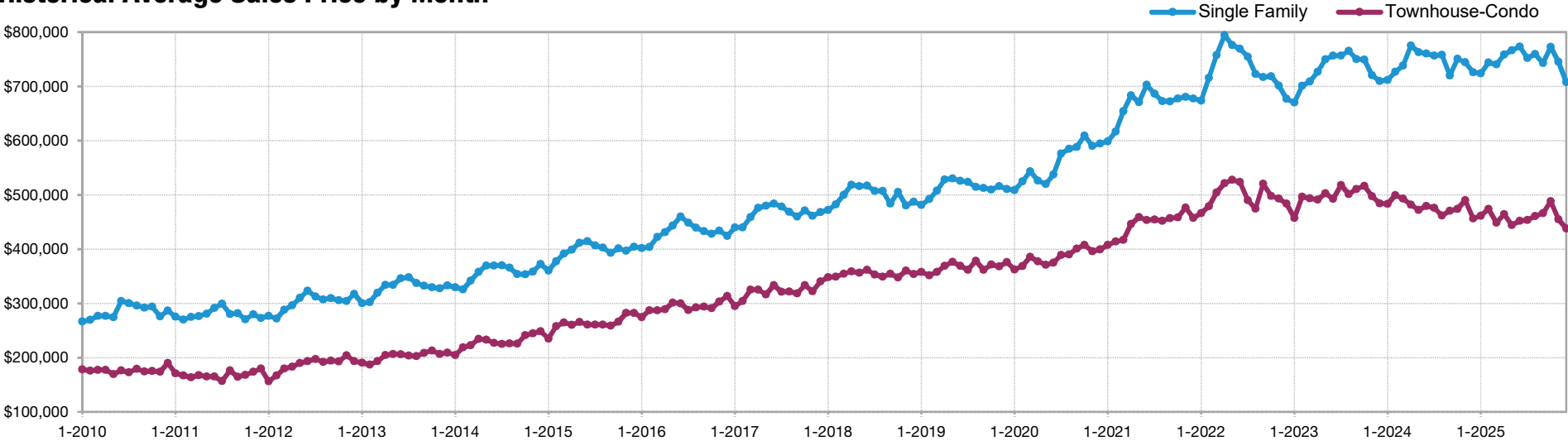


# Average Sales Price

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



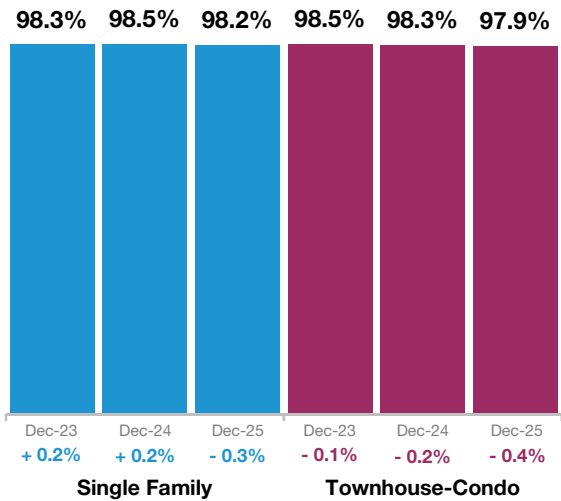
## Historical Average Sales Price by Month



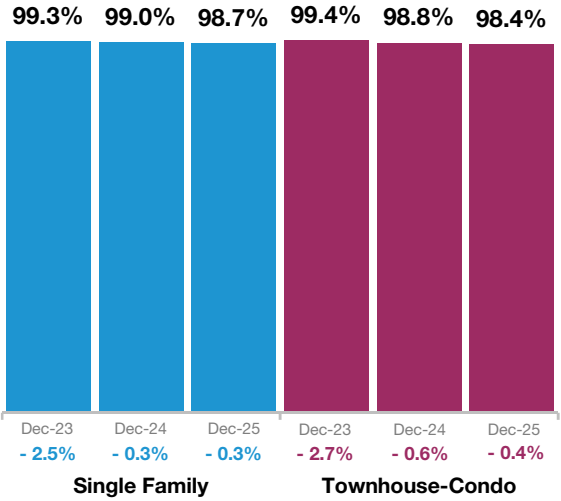
# Percent of List Price Received

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.

## December

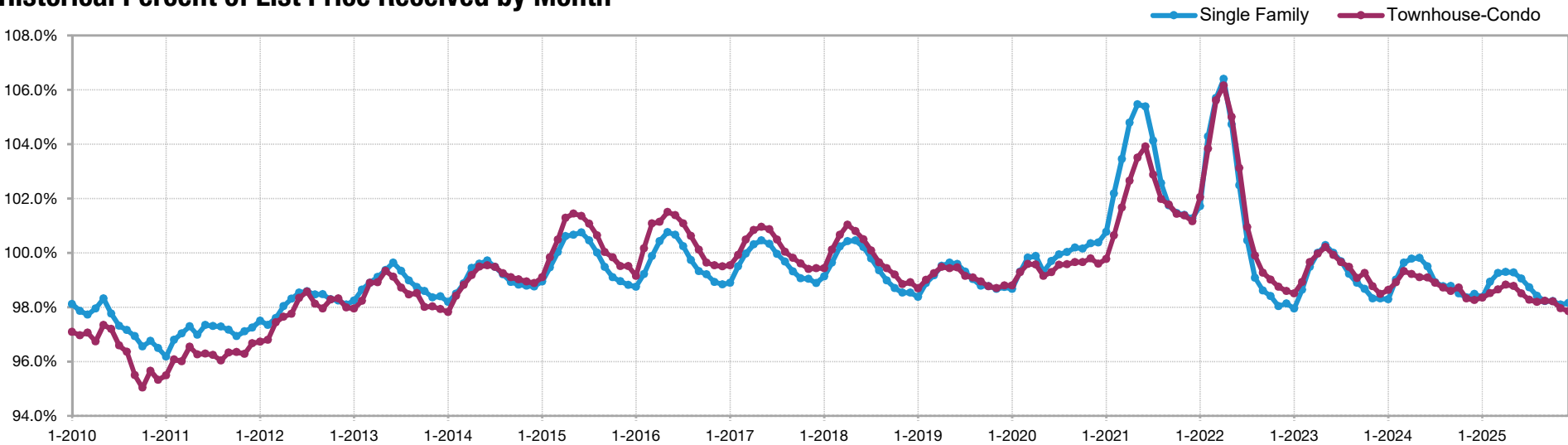


## Year to Date



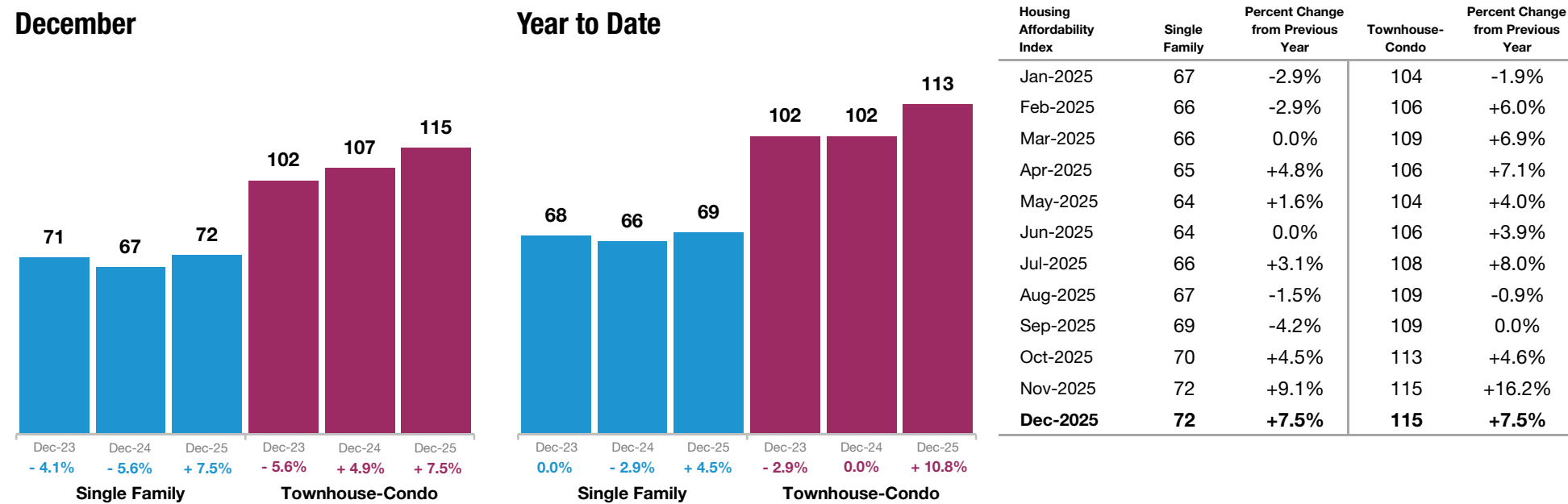
Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jan-2025	98.4%	+0.1%	98.3%	-0.3%
Feb-2025	98.9%	-0.1%	98.5%	-0.4%
Mar-2025	99.3%	-0.3%	98.7%	-0.6%
Apr-2025	99.3%	-0.5%	98.8%	-0.4%
May-2025	99.3%	-0.5%	98.8%	-0.3%
Jun-2025	99.1%	-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%	98.0%	-0.3%
Dec-2025	98.2%	-0.3%	97.9%	-0.4%

## Historical Percent of List Price Received by Month

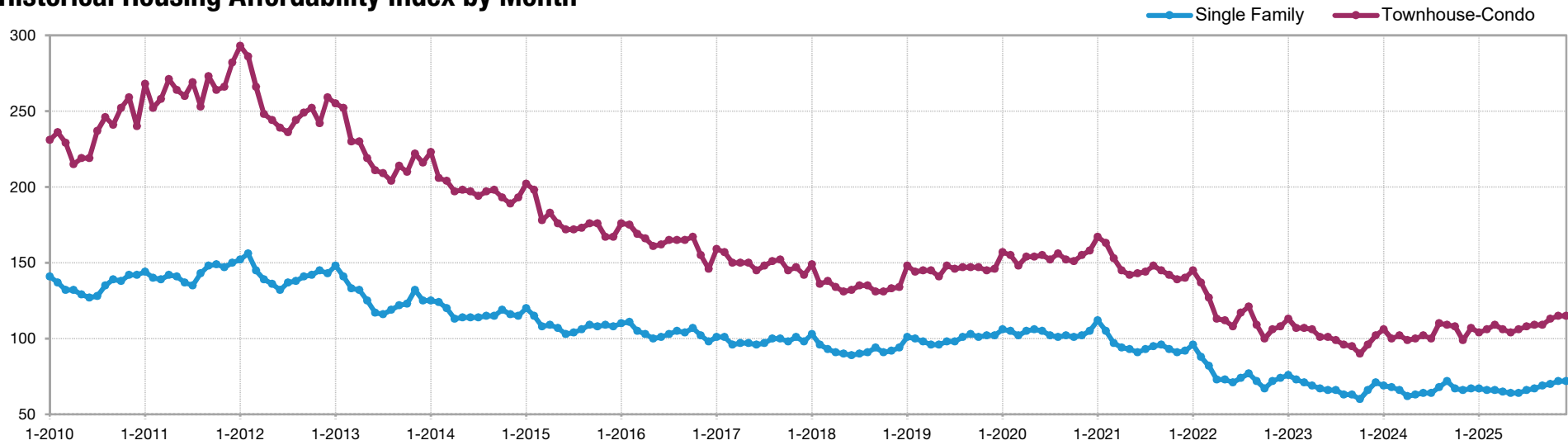


# Housing Affordability Index

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	12-2024	12-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
Active Listings		12,395	11,107	- 10.4%	--	--	--
Under Contract		2,895	2,879	- 0.6%	51,127	51,659	+ 1.0%
New Listings		2,488	2,411	- 3.1%	69,936	75,314	+ 7.7%
Sold Listings		3,923	3,944	+ 0.5%	51,198	51,410	+ 0.4%
Days on Market		59	71	+ 20.3%	42	52	+ 23.8%
Median Sales Price		\$570,000	\$557,396	- 2.2%	\$575,000	\$575,000	0.0%
Average Sales Price		\$666,243	\$652,688	- 2.0%	\$684,684	\$689,359	+ 0.7%
Pct. of List Price Received		98.4%	98.1%	- 0.3%	99.0%	98.6%	- 0.4%
Affordability Index		67	72	+ 7.5%	66	69	+ 4.5%

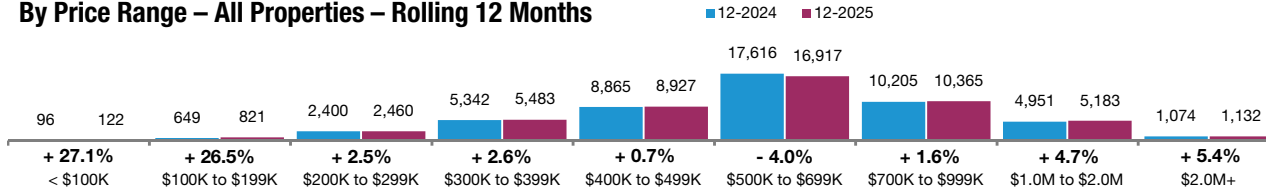
# Sold Listings

Actual sales that have closed in a given month.

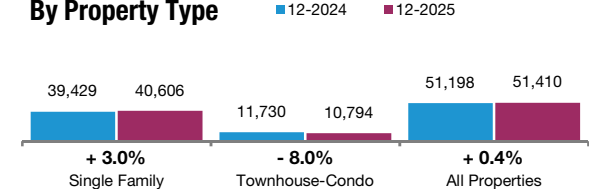


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## By Price Range – All Properties – Rolling 12 Months



## By Property Type



### Rolling 12 Months

By Price Range	Single Family			Townhouse-Condo		
	12-2024	12-2025	Change	12-2024	12-2025	Change
\$99,999 and Below	71	81	+ 14.1%	18	35	+ 94.4%
\$100,000 to \$199,999	267	245	- 8.2%	374	574	+ 53.5%
\$200,000 to \$299,999	567	655	+ 15.5%	1,821	1,805	- 0.9%
\$300,000 to \$399,999	2,043	2,378	+ 16.4%	3,296	3,104	- 5.8%
\$400,000 to \$499,999	6,257	6,714	+ 7.3%	2,599	2,213	- 14.9%
\$500,000 to \$699,999	15,275	14,935	- 2.2%	2,341	1,981	- 15.4%
\$700,000 to \$999,999	9,429	9,659	+ 2.4%	776	706	- 9.0%
\$1,000,000 to \$1,999,999	4,515	4,864	+ 7.7%	436	319	- 26.8%
\$2,000,000 and Above	1,005	1,075	+ 7.0%	69	57	- 17.4%
<b>All Price Ranges</b>	<b>39,429</b>	<b>40,606</b>	<b>+ 3.0%</b>	<b>11,730</b>	<b>10,794</b>	<b>- 8.0%</b>

### Compared to Prior Month

	Single Family			Townhouse-Condo		
	11-2025	12-2025	Change	11-2025	12-2025	Change
	9	12	+ 33.3%	1	2	+ 100.0%
	19	31	+ 63.2%	48	64	+ 33.3%
	45	65	+ 44.4%	136	139	+ 2.2%
	205	224	+ 9.3%	171	230	+ 34.5%
	515	575	+ 11.7%	137	161	+ 17.5%
	1,010	1,149	+ 13.8%	109	143	+ 31.2%
	630	714	+ 13.3%	45	44	- 2.2%
	329	304	- 7.6%	30	15	- 50.0%
	69	66	- 4.3%	2	4	+ 100.0%
<b>All Price Ranges</b>	<b>2,831</b>	<b>3,140</b>	<b>+ 10.9%</b>	<b>679</b>	<b>802</b>	<b>+ 18.1%</b>

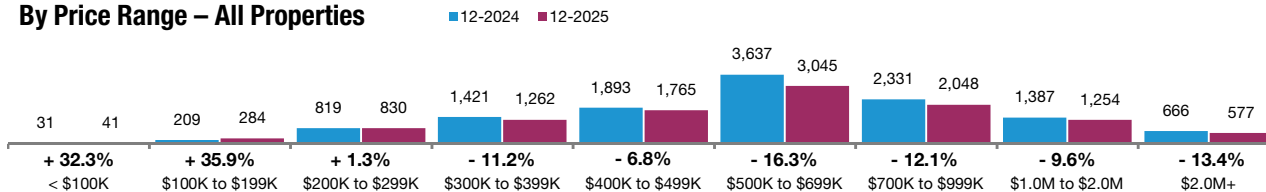
### Year to Date

	Single Family			Townhouse-Condo		
	12-2024	12-2025	Change	12-2024	12-2025	Change
	71	81	+ 14.1%	18	35	+ 94.4%
	267	245	- 8.2%	374	574	+ 53.5%
	567	655	+ 15.5%	1,821	1,805	- 0.9%
	2,043	2,378	+ 16.4%	3,296	3,104	- 5.8%
	6,257	6,714	+ 7.3%	2,599	2,213	- 14.9%
	15,275	14,935	- 2.2%	2,341	1,981	- 15.4%
	9,429	9,659	+ 2.4%	776	706	- 9.0%
	4,515	4,864	+ 7.7%	436	319	- 26.8%
	1,005	1,075	+ 7.0%	69	57	- 17.4%
<b>All Price Ranges</b>	<b>39,429</b>	<b>40,606</b>	<b>+ 3.0%</b>	<b>11,730</b>	<b>10,794</b>	<b>- 8.0%</b>

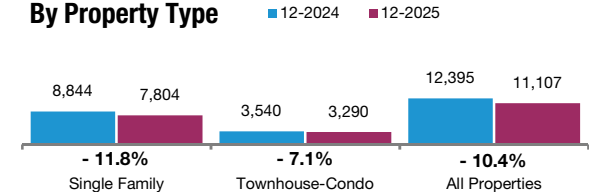
# Inventory of Active Listings

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		
	12-2024	12-2025	Change	12-2024	12-2025	Change
\$99,999 and Below	24	25	+ 4.2%	4	11	+ 175.0%
\$100,000 to \$199,999	89	92	+ 3.4%	117	191	+ 63.2%
\$200,000 to \$299,999	193	182	- 5.7%	626	647	+ 3.4%
\$300,000 to \$399,999	458	454	- 0.9%	963	807	- 16.2%
\$400,000 to \$499,999	1,236	1,175	- 4.9%	655	589	- 10.1%
\$500,000 to \$699,999	2,984	2,426	- 18.7%	652	618	- 5.2%
\$700,000 to \$999,999	2,047	1,808	- 11.7%	284	239	- 15.8%
\$1,000,000 to \$1,999,999	1,193	1,104	- 7.5%	194	149	- 23.2%
\$2,000,000 and Above	619	537	- 13.2%	45	39	- 13.3%
<b>All Price Ranges</b>	<b>8,844</b>	<b>7,804</b>	<b>- 11.8%</b>	<b>3,540</b>	<b>3,290</b>	<b>- 7.1%</b>

### Compared to Prior Month

	Single Family			Townhouse-Condo		
	11-2025	12-2025	Change	11-2025	12-2025	Change
	30	25	- 16.7%	14	11	- 21.4%
	107	92	- 14.0%	238	191	- 19.7%
	218	182	- 16.5%	849	647	- 23.8%
	572	454	- 20.6%	1,223	807	- 34.0%
	1,635	1,175	- 28.1%	875	589	- 32.7%
	3,627	2,426	- 33.1%	903	618	- 31.6%
	2,712	1,808	- 33.3%	366	239	- 34.7%
	1,766	1,104	- 37.5%	222	149	- 32.9%
	802	537	- 33.0%	49	39	- 20.4%
<b>All Price Ranges</b>	<b>11,470</b>	<b>7,804</b>	<b>- 32.0%</b>	<b>4,739</b>	<b>3,290</b>	<b>- 30.6%</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®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

<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.