

Monthly Indicators



January 2025

Percent changes calculated using year-over-year comparisons.

New Listings were up 27.0 percent for single family homes and 33.6 percent for townhouse-condo properties. Under Contracts increased 1.6 percent for single family homes but decreased 1.7 percent for townhouse-condo properties.

The Median Sales Price remained flat for townhouse-condo homes at \$400,000 but was up 1.1 percent to \$606,765 for single family properties. Days on Market increased 22.6 percent for single family homes and 36.7 percent for townhouse-condo properties.

According to NAR, total housing inventory was 1.15 million units heading into January, a 13.5% decrease from the previous month but a 16.2% increase from the same period one year earlier, for a 3.3-month supply at the current sales pace. Housing supply remains down compared to pre-pandemic levels, and the limited number of homes on the market continues to push sales prices higher nationwide, with the median existing-home price rising 6% year-over-year to \$404,400.

Activity Snapshot

+ 15.6% **+ 6.4%** **+ 3.7%**

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.

Single Family Market Overview	2
Townhouse-Condo Market Overview	3
Inventory of Active Listings	4
Under Contract	5
New Listings	6
Sold Listings	7
Days on Market Until Sale	8
Median Sales Price	9
Average Sales Price	10
Percent of List Price Received	11
Housing Affordability Index	12
Total Market Overview	13
Sold Listings and Inventory by Price Range	14
Glossary of Terms	15



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	1-2024	1-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
Active Listings		6,709	7,498	+ 11.8%	--	--	--
Under Contract		2,953	3,001	+ 1.6%	2,953	3,001	+ 1.6%
New Listings		3,027	3,844	+ 27.0%	3,027	3,844	+ 27.0%
Sold Listings		1,983	2,202	+ 11.0%	1,983	2,202	+ 11.0%
Days on Market		53	65	+ 22.6%	53	65	+ 22.6%
Median Sales Price		\$599,950	\$606,765	+ 1.1%	\$599,950	\$606,765	+ 1.1%
Average Sales Price		\$711,942	\$724,415	+ 1.8%	\$711,942	\$724,415	+ 1.8%
Pct. of List Price Received		98.3%	98.4%	+ 0.1%	98.3%	98.4%	+ 0.1%
Affordability Index		69	67	- 2.9%	69	67	- 2.9%

Townhouse-Condo Market Overview



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

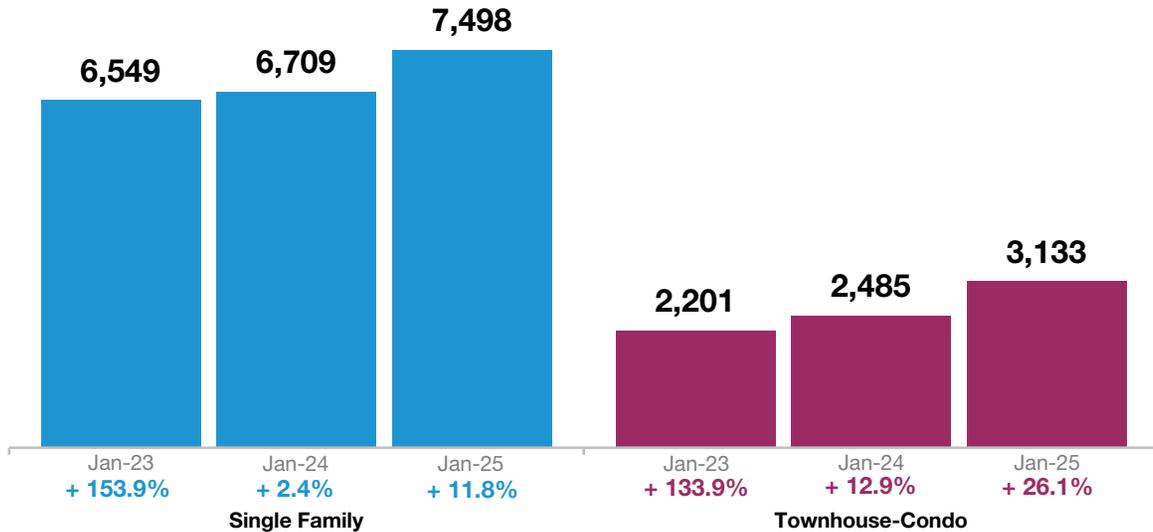
Key Metrics	Historical Sparkbars	1-2024	1-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
Active Listings		2,485	3,133	+ 26.1%	--	--	--
Under Contract		897	882	- 1.7%	897	882	- 1.7%
New Listings		1,132	1,512	+ 33.6%	1,132	1,512	+ 33.6%
Sold Listings		705	665	- 5.7%	705	665	- 5.7%
Days on Market		49	67	+ 36.7%	49	67	+ 36.7%
Median Sales Price		\$400,000	\$400,000	0.0%	\$400,000	\$400,000	0.0%
Average Sales Price		\$483,174	\$463,835	- 4.0%	\$483,174	\$463,835	- 4.0%
Pct. of List Price Received		98.6%	98.4%	- 0.2%	98.6%	98.4%	- 0.2%
Affordability Index		106	104	- 1.9%	106	104	- 1.9%

Inventory of Active Listings

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

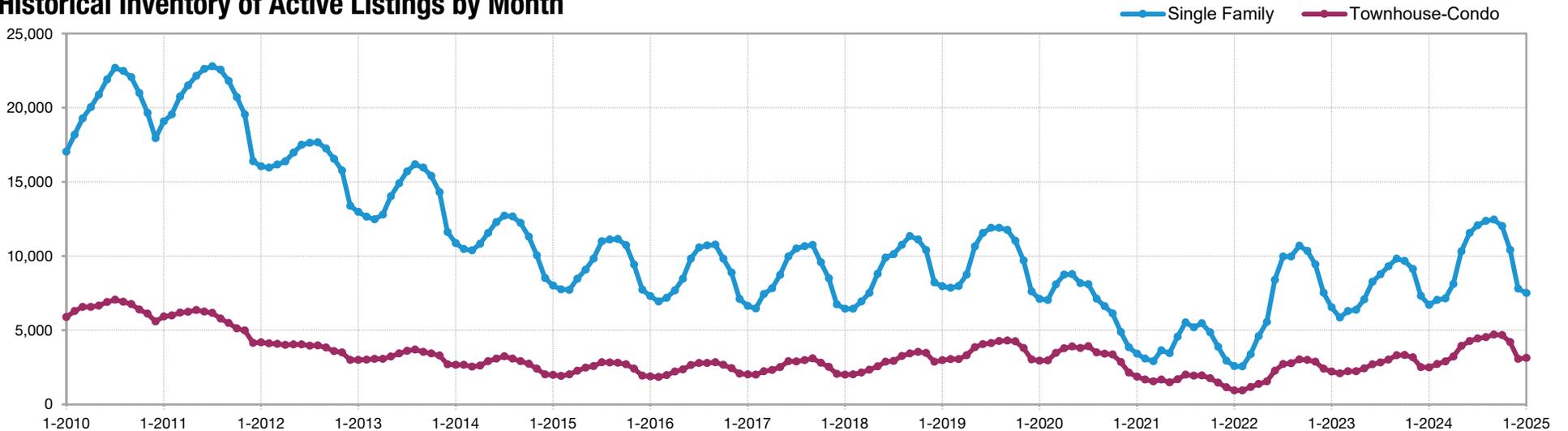


January



Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Feb-2024	7,031	+20.3%	2,710	+29.3%
Mar-2024	7,145	+13.6%	2,891	+29.9%
Apr-2024	8,116	+27.3%	3,220	+44.5%
May-2024	10,309	+45.8%	3,936	+63.0%
Jun-2024	11,554	+40.0%	4,271	+58.5%
Jul-2024	12,063	+37.7%	4,438	+57.8%
Aug-2024	12,372	+33.0%	4,525	+49.9%
Sep-2024	12,449	+26.8%	4,708	+42.0%
Oct-2024	12,028	+24.5%	4,662	+40.2%
Nov-2024	10,424	+14.2%	4,190	+32.1%
Dec-2024	7,804	+6.7%	3,057	+21.9%
Jan-2025	7,498	+11.8%	3,133	+26.1%

Historical Inventory of Active Listings by Month

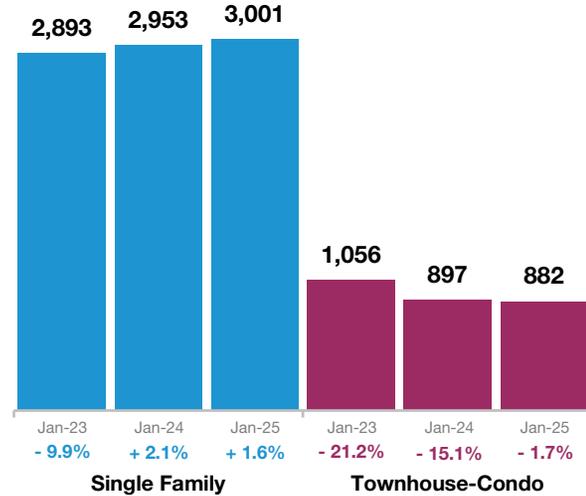


Under Contract

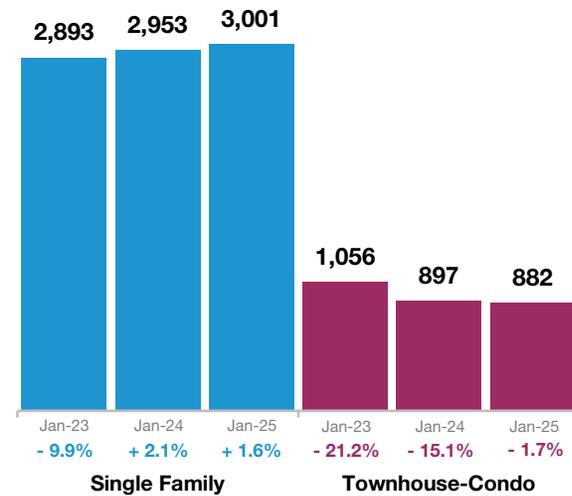
A count of the properties that have offers accepted on them in a given month.



January

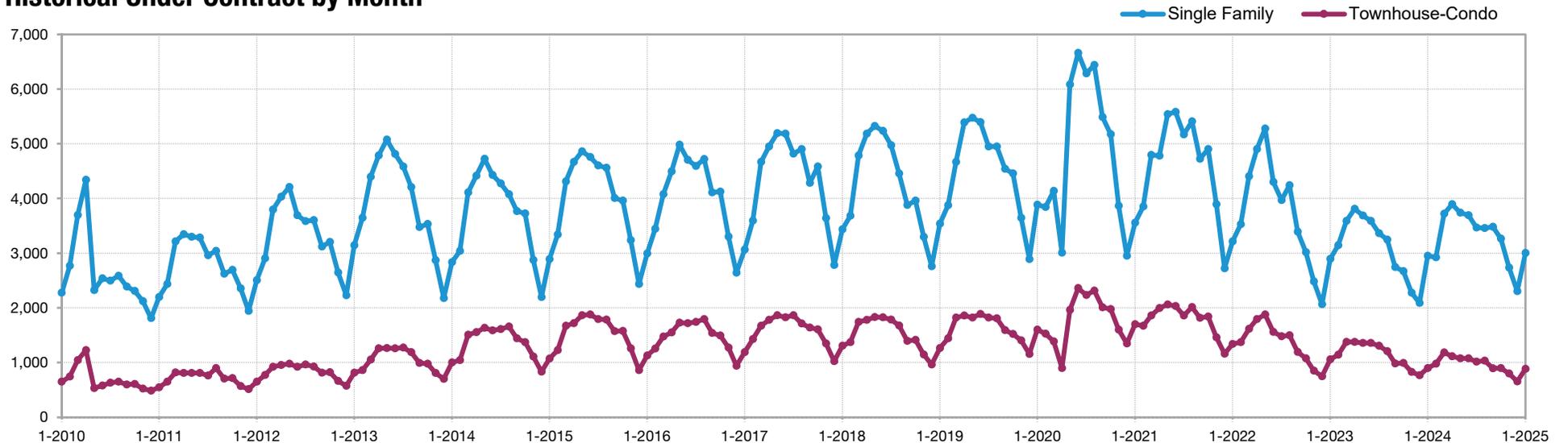


Year to Date



Under Contract	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Feb-2024	2,924	-7.0%	978	-14.3%
Mar-2024	3,718	+3.6%	1,184	-13.8%
Apr-2024	3,895	+2.3%	1,111	-19.2%
May-2024	3,737	+1.4%	1,074	-21.0%
Jun-2024	3,692	+2.9%	1,074	-20.9%
Jul-2024	3,467	+3.1%	1,017	-22.1%
Aug-2024	3,455	+6.4%	1,033	-14.3%
Sep-2024	3,479	+26.7%	891	-9.4%
Oct-2024	3,264	+22.2%	896	-9.8%
Nov-2024	2,734	+20.1%	801	-3.1%
Dec-2024	2,303	+10.2%	652	-14.7%
Jan-2025	3,001	+1.6%	882	-1.7%

Historical Under Contract by Month

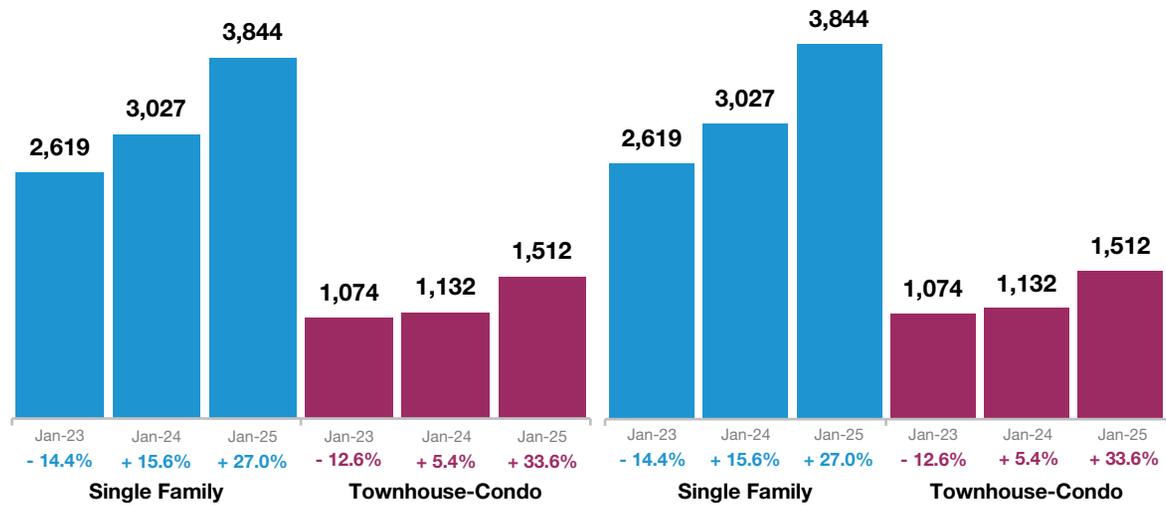


New Listings

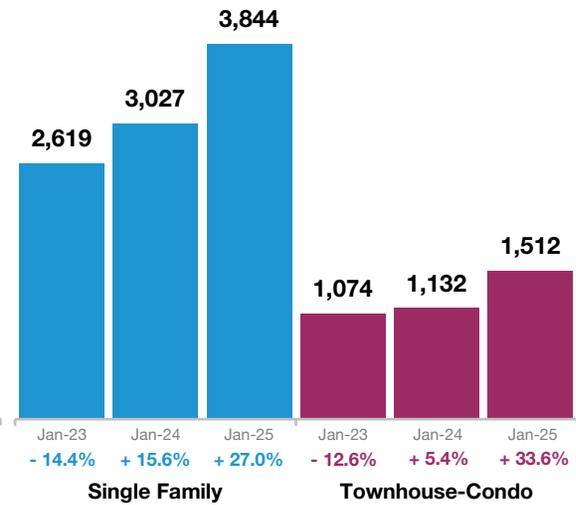
A count of the properties that have been newly listed on the market in a given month.



January

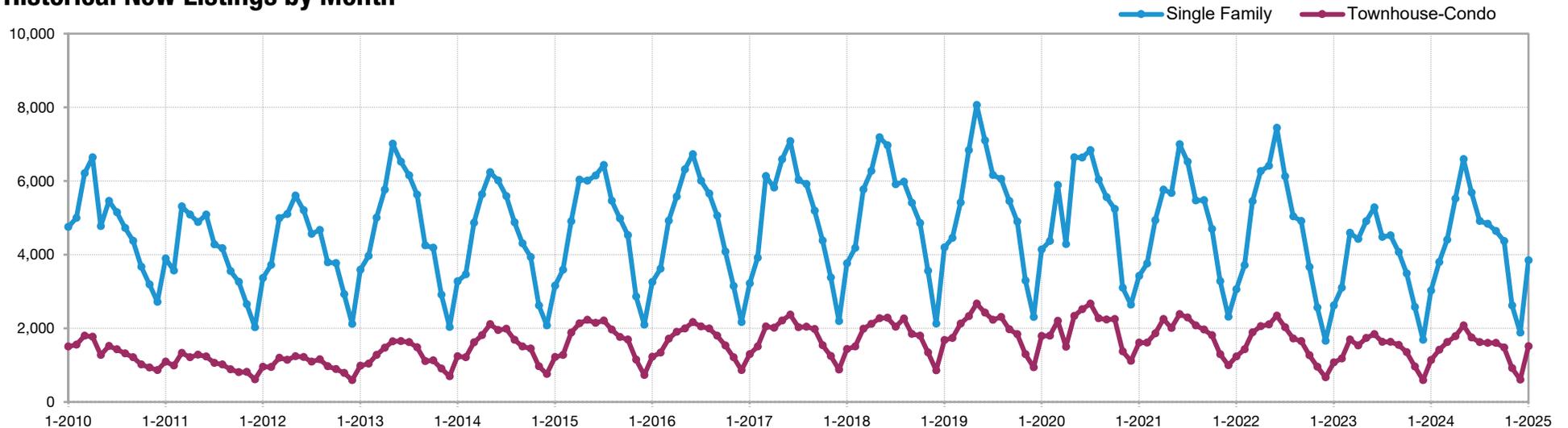


Year to Date



New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Feb-2024	3,797	+22.6%	1,413	+19.8%
Mar-2024	4,407	-4.1%	1,620	-4.2%
Apr-2024	5,517	+24.8%	1,786	+16.4%
May-2024	6,590	+34.4%	2,074	+19.8%
Jun-2024	5,687	+7.7%	1,746	-5.0%
Jul-2024	4,911	+9.6%	1,623	-0.6%
Aug-2024	4,833	+6.8%	1,605	-1.4%
Sep-2024	4,640	+14.0%	1,600	+3.4%
Oct-2024	4,370	+25.2%	1,479	+9.4%
Nov-2024	2,619	+1.7%	920	-4.1%
Dec-2024	1,879	+11.4%	605	+2.2%
Jan-2025	3,844	+27.0%	1,512	+33.6%

Historical New Listings by Month

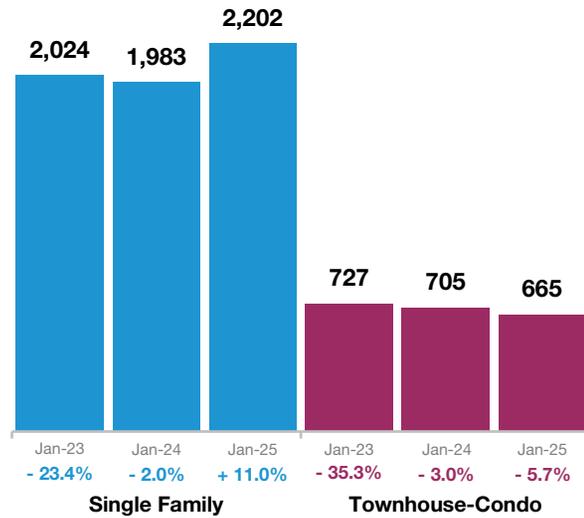


Sold Listings

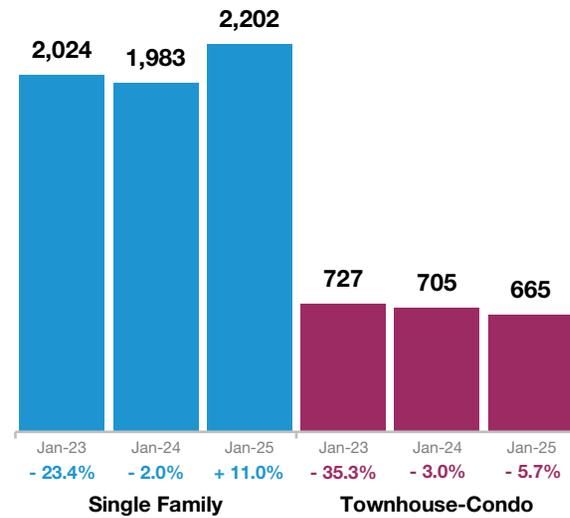
A count of the actual sales that closed in a given month.



January

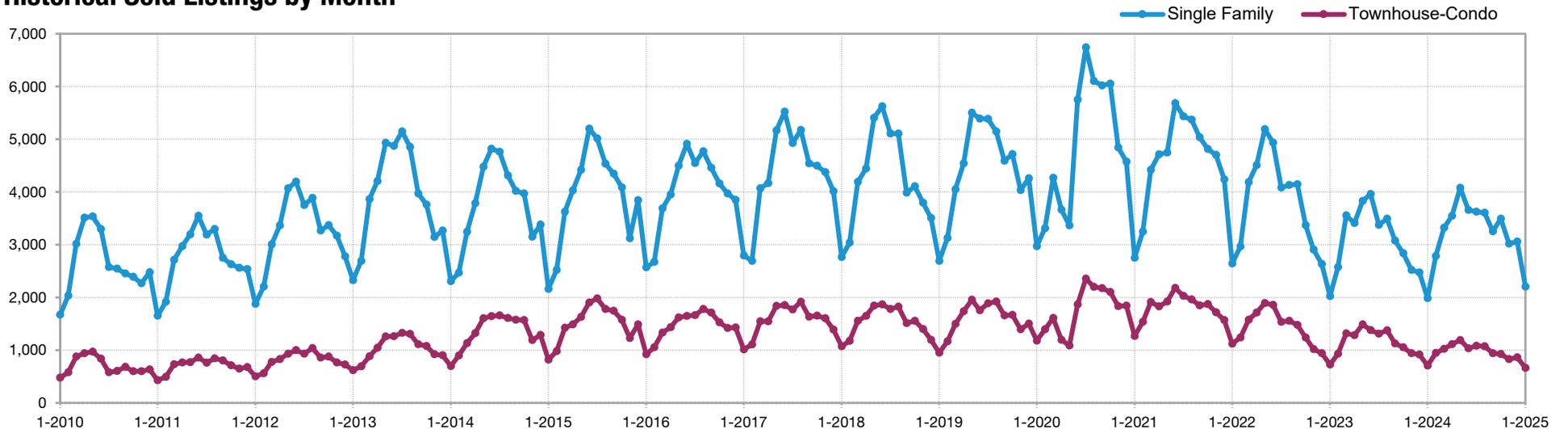


Year to Date



Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Feb-2024	2,784	+8.0%	945	+1.5%
Mar-2024	3,320	-6.7%	1,025	-22.0%
Apr-2024	3,544	+3.9%	1,110	-13.5%
May-2024	4,076	+6.4%	1,188	-20.0%
Jun-2024	3,656	-7.7%	1,034	-25.0%
Jul-2024	3,626	+7.4%	1,081	-17.5%
Aug-2024	3,603	+3.2%	1,073	-21.8%
Sep-2024	3,251	+5.6%	942	-16.2%
Oct-2024	3,493	+23.0%	927	-11.8%
Nov-2024	3,020	+19.8%	829	-11.7%
Dec-2024	3,056	+23.5%	865	-5.7%
Jan-2025	2,202	+11.0%	665	-5.7%

Historical Sold Listings by Month

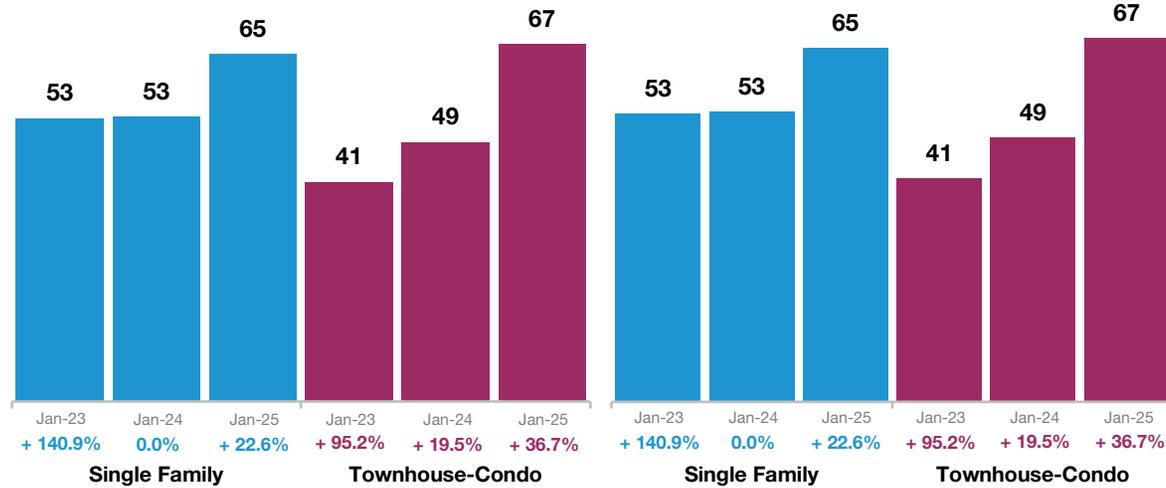


Days on Market Until Sale

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

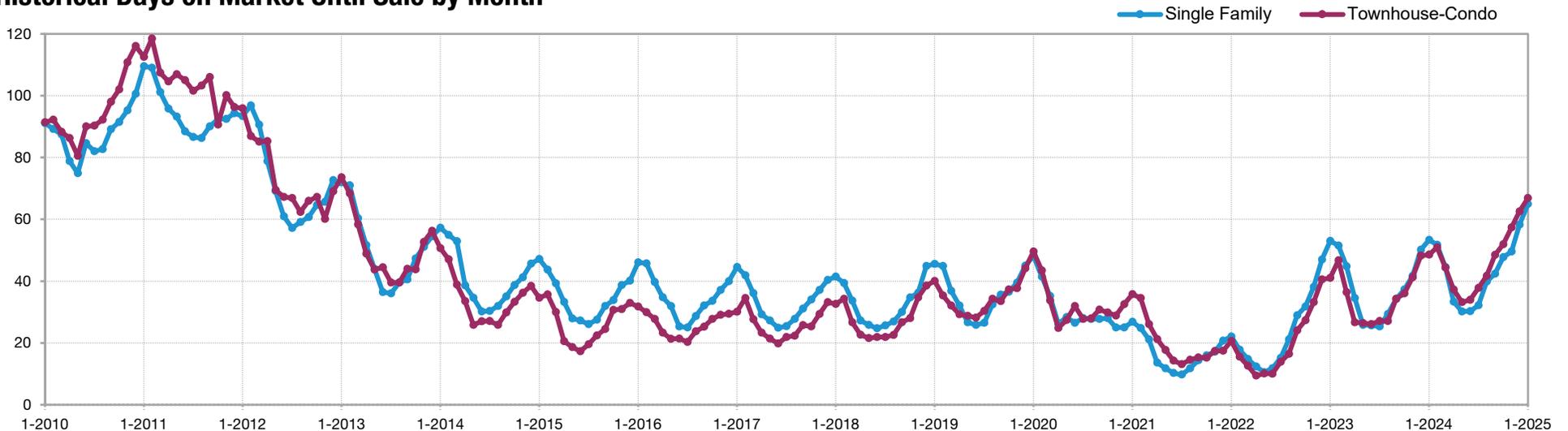
January

Year to Date



Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Feb-2024	52	+2.0%	51	+8.5%
Mar-2024	45	0.0%	44	+22.2%
Apr-2024	33	-5.7%	37	+37.0%
May-2024	30	+15.4%	33	+26.9%
Jun-2024	30	+15.4%	34	+30.8%
Jul-2024	32	+28.0%	38	+40.7%
Aug-2024	40	+37.9%	42	+55.6%
Sep-2024	42	+23.5%	48	+41.2%
Oct-2024	48	+29.7%	52	+44.4%
Nov-2024	50	+19.0%	57	+39.0%
Dec-2024	58	+16.0%	63	+31.3%
Jan-2025	65	+22.6%	67	+36.7%

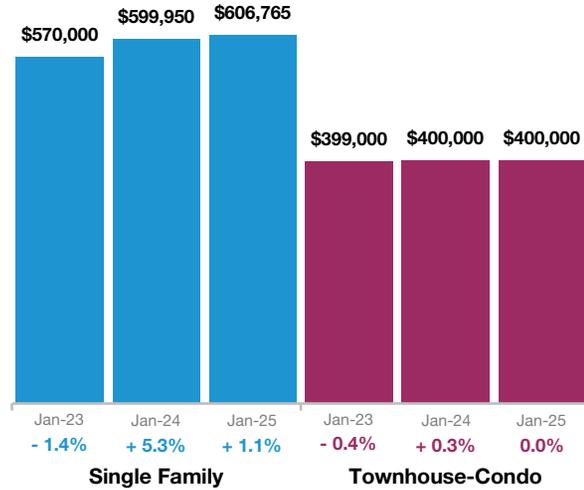
Historical Days on Market Until Sale by Month



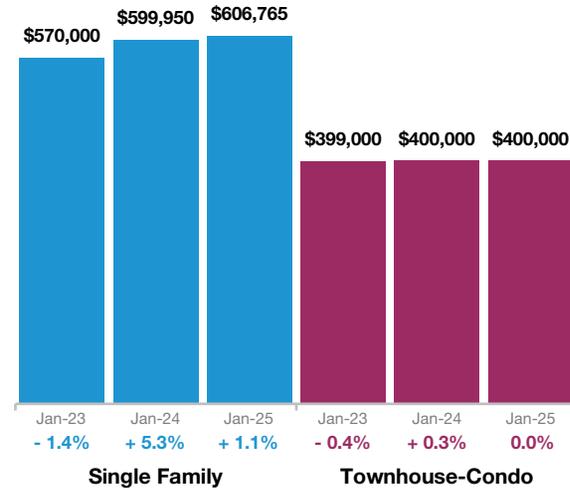
Median Sales Price

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

January

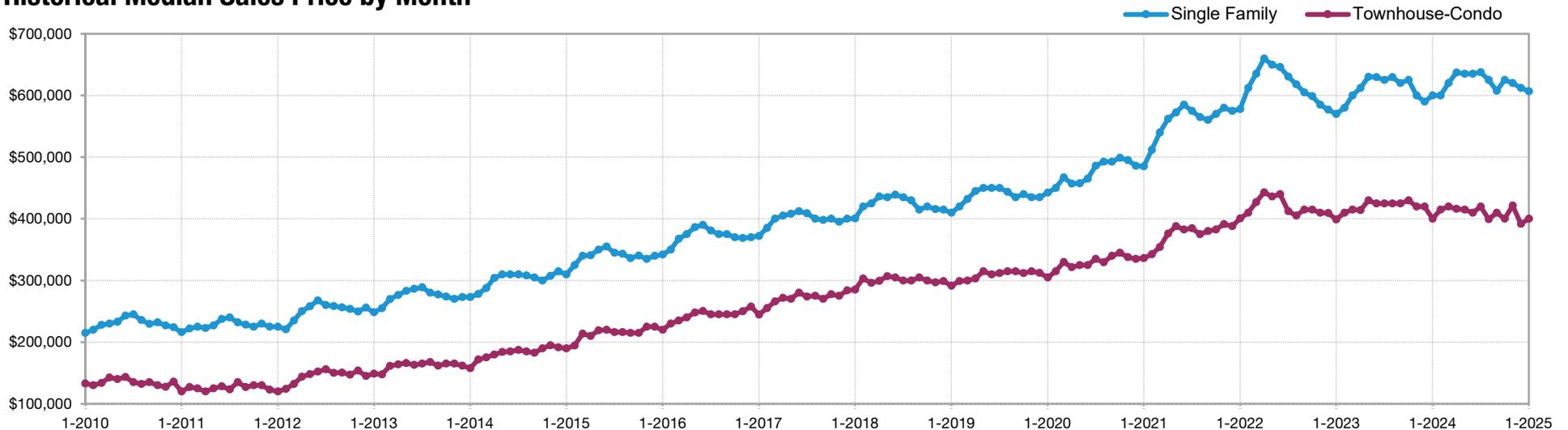


Year to Date



Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Feb-2024	\$600,000	+3.4%	\$415,000	+1.2%
Mar-2024	\$620,000	+3.4%	\$420,000	+1.2%
Apr-2024	\$637,250	+4.1%	\$416,250	+0.5%
May-2024	\$635,000	+0.8%	\$414,900	-3.5%
Jun-2024	\$635,000	+0.8%	\$410,000	-3.5%
Jul-2024	\$637,500	+2.0%	\$420,000	-1.2%
Aug-2024	\$625,000	-0.7%	\$399,500	-6.0%
Sep-2024	\$607,500	-2.0%	\$410,000	-3.5%
Oct-2024	\$625,000	+0.0%	\$400,000	-7.0%
Nov-2024	\$620,000	+3.3%	\$421,500	+0.4%
Dec-2024	\$612,000	+3.7%	\$392,000	-6.7%
Jan-2025	\$606,765	+1.1%	\$400,000	0.0%

Historical Median Sales Price by Month



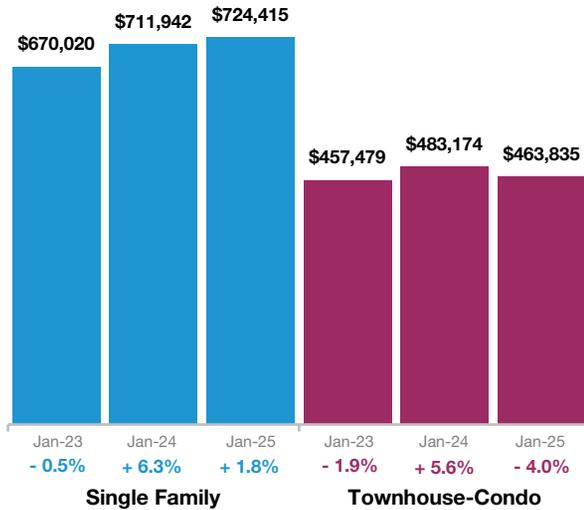
Average Sales Price

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

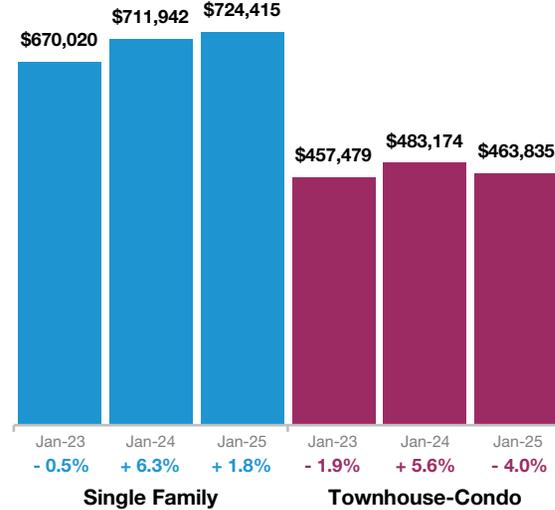


DENVER METRO
ASSOCIATION OF REALTORS®

January

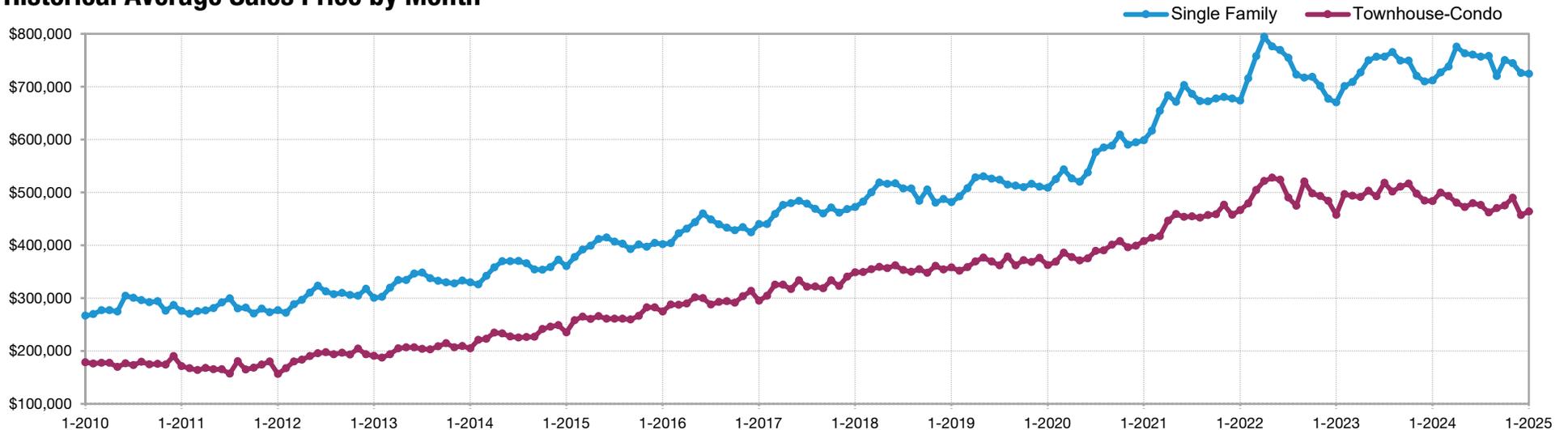


Year to Date



Avg. Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Feb-2024	\$726,696	+3.7%	\$499,356	+0.5%
Mar-2024	\$737,912	+4.1%	\$493,063	-0.1%
Apr-2024	\$775,488	+6.7%	\$480,642	-2.1%
May-2024	\$763,011	+1.8%	\$472,113	-6.1%
Jun-2024	\$760,613	+0.5%	\$479,369	-2.7%
Jul-2024	\$756,683	+0.0%	\$476,156	-8.0%
Aug-2024	\$758,101	-0.9%	\$461,854	-7.9%
Sep-2024	\$719,900	-3.9%	\$470,104	-7.9%
Oct-2024	\$750,407	+0.1%	\$474,846	-8.1%
Nov-2024	\$744,517	+3.4%	\$489,914	-1.6%
Dec-2024	\$725,911	+2.3%	\$456,971	-5.7%
Jan-2025	\$724,415	+1.8%	\$463,835	-4.0%

Historical Average Sales Price by Month

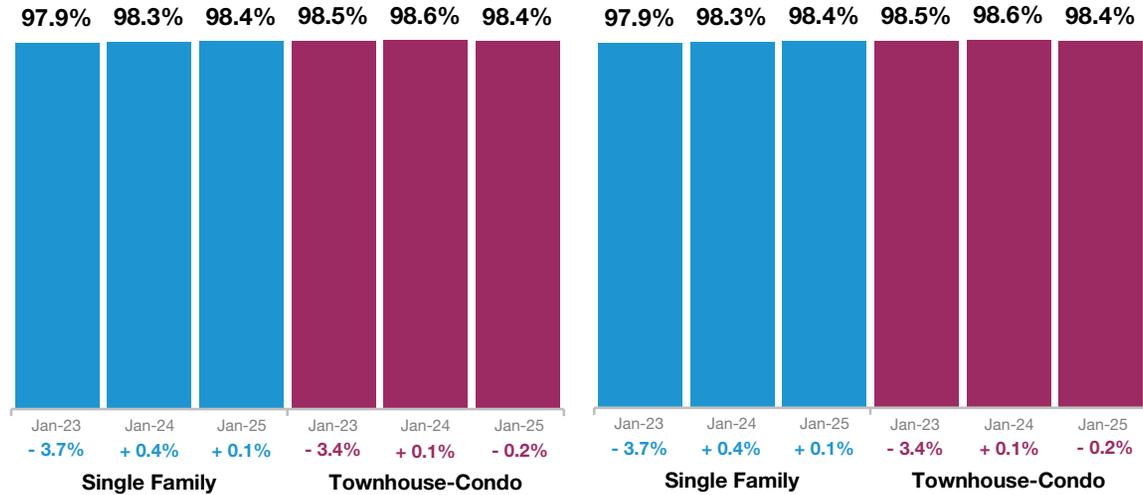


Percent of List Price Received

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.

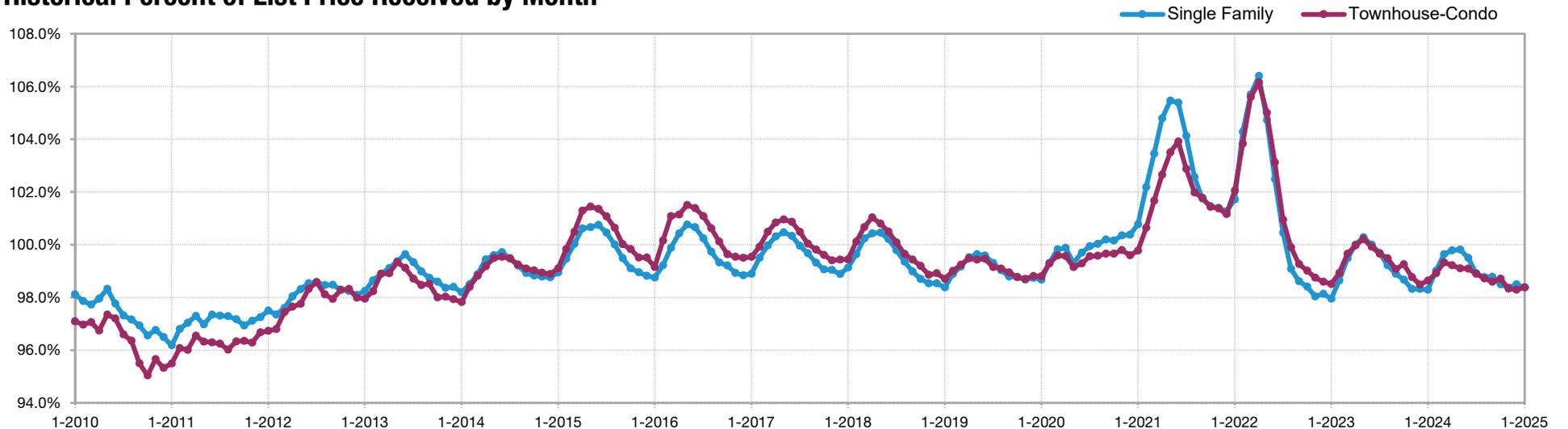
January

Year to Date



Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Feb-2024	99.0%	+0.4%	98.9%	0.0%
Mar-2024	99.6%	+0.1%	99.3%	-0.4%
Apr-2024	99.8%	-0.2%	99.2%	-0.8%
May-2024	99.8%	-0.5%	99.1%	-1.1%
Jun-2024	99.5%	-0.5%	99.1%	-0.8%
Jul-2024	98.9%	-0.8%	98.9%	-0.8%
Aug-2024	98.8%	-0.4%	98.7%	-0.8%
Sep-2024	98.8%	-0.1%	98.6%	-0.5%
Oct-2024	98.5%	-0.2%	98.7%	-0.6%
Nov-2024	98.4%	+0.1%	98.3%	-0.5%
Dec-2024	98.5%	+0.2%	98.3%	-0.2%
Jan-2025	98.4%	+0.1%	98.4%	-0.2%

Historical Percent of List Price Received by Month

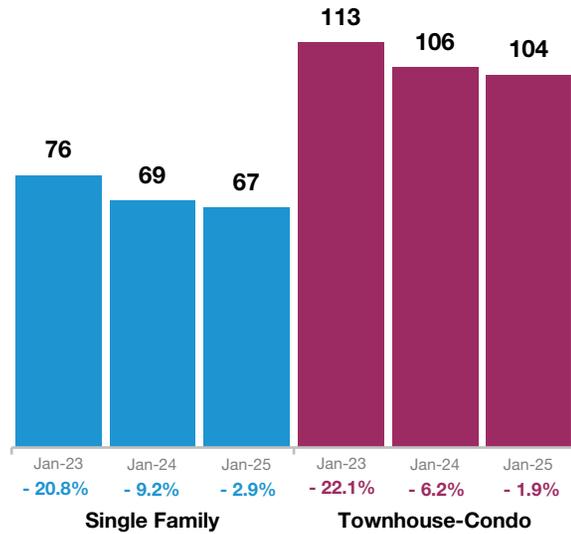


Housing Affordability Index

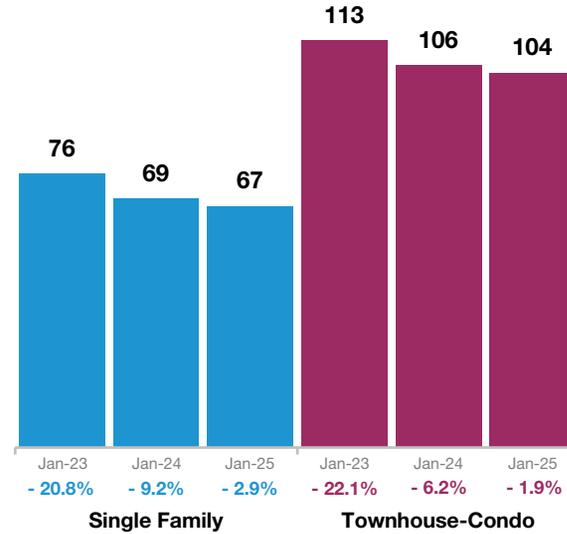


This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

January



Year to Date



Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Feb-2024	68	-6.8%	100	-6.5%
Mar-2024	66	-7.0%	102	-4.7%
Apr-2024	62	-10.1%	99	-6.6%
May-2024	63	-6.0%	100	-1.0%
Jun-2024	64	-3.0%	102	+1.0%
Jul-2024	64	-3.0%	100	+1.0%
Aug-2024	68	+7.9%	110	+14.6%
Sep-2024	72	+14.3%	109	+14.7%
Oct-2024	67	+11.7%	108	+20.0%
Nov-2024	66	0.0%	100	+4.2%
Dec-2024	67	-5.6%	107	+4.9%
Jan-2025	67	-2.9%	104	-1.9%

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	1-2024	1-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
Active Listings		9,204	10,639	+ 15.6%	--	--	--
Under Contract		3,865	3,885	+ 0.5%	3,865	3,885	+ 0.5%
New Listings		4,170	5,357	+ 28.5%	4,170	5,357	+ 28.5%
Sold Listings		2,695	2,868	+ 6.4%	2,695	2,868	+ 6.4%
Days on Market		52	66	+ 26.9%	52	66	+ 26.9%
Median Sales Price		\$545,000	\$565,000	+ 3.7%	\$545,000	\$565,000	+ 3.7%
Average Sales Price		\$650,726	\$663,758	+ 2.0%	\$650,726	\$663,758	+ 2.0%
Pct. of List Price Received		98.4%	98.4%	0.0%	98.4%	98.4%	0.0%
Affordability Index		69	67	- 2.9%	69	67	- 2.9%

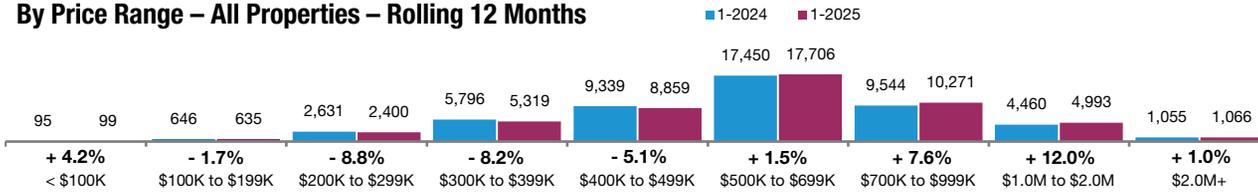
Sold Listings

Actual sales that have closed in a given month.

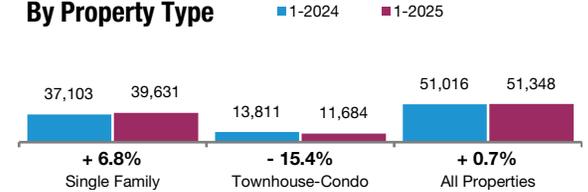


DENVER METRO
ASSOCIATION OF REALTORS®

By Price Range – All Properties – Rolling 12 Months



By Property Type



Rolling 12 Months

Compared to Prior Month

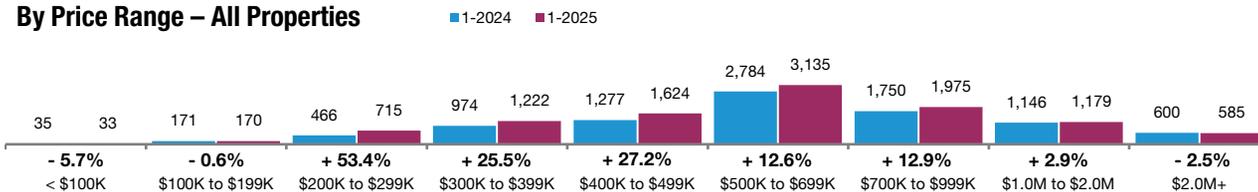
Year to Date

By Price Range	Single Family			Townhouse-Condo			Single Family			Townhouse-Condo			Single Family			Townhouse-Condo		
	1-2024	1-2025	Change	1-2024	1-2025	Change	12-2024	1-2025	Change	12-2024	1-2025	Change	1-2024	1-2025	Change	1-2024	1-2025	Change
\$99,999 and Below	74	68	- 8.1%	4	24	+ 500.0%	6	3	- 50.0%	4	6	+ 50.0%	5	3	- 40.0%	0	6	--
\$100,000 to \$199,999	259	258	- 0.4%	346	371	+ 7.2%	22	10	- 54.5%	31	22	- 29.0%	20	10	- 50.0%	25	22	- 12.0%
\$200,000 to \$299,999	605	558	- 7.8%	2,006	1,834	- 8.6%	50	34	- 32.0%	166	126	- 24.1%	41	34	- 17.1%	112	126	+ 12.5%
\$300,000 to \$399,999	2,137	2,059	- 3.6%	3,655	3,257	- 10.9%	166	151	- 9.0%	249	173	- 30.5%	134	151	+ 12.7%	212	173	- 18.4%
\$400,000 to \$499,999	6,140	6,274	+ 2.2%	3,183	2,576	- 19.1%	476	372	- 21.8%	165	131	- 20.6%	351	372	+ 6.0%	153	131	- 14.4%
\$500,000 to \$699,999	14,588	15,367	+ 5.3%	2,859	2,339	- 18.2%	1,244	855	- 31.3%	163	133	- 18.4%	757	855	+ 12.9%	130	133	+ 2.3%
\$700,000 to \$999,999	8,500	9,485	+ 11.6%	1,044	786	- 24.7%	693	497	- 28.3%	56	51	- 8.9%	439	497	+ 13.2%	43	51	+ 18.6%
\$1,000,000 to \$1,999,999	3,850	4,562	+ 18.5%	610	431	- 29.3%	326	232	- 28.8%	25	19	- 24.0%	183	232	+ 26.8%	23	19	- 17.4%
\$2,000,000 and Above	950	1,000	+ 5.3%	104	66	- 36.5%	73	48	- 34.2%	6	4	- 33.3%	53	48	- 9.4%	7	4	- 42.9%
All Price Ranges	37,103	39,631	+ 6.8%	13,811	11,684	- 15.4%	3,056	2,202	- 27.9%	865	665	- 23.1%	1,983	2,202	+ 11.0%	705	665	- 5.7%

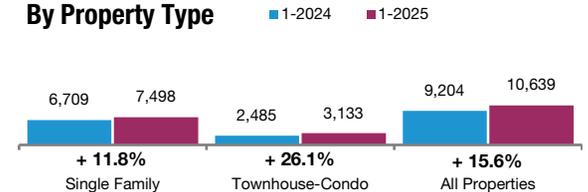
Inventory of Active Listings

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

Compared to Prior Month

Year to Date

By Price Range	Single Family			Townhouse-Condo			Single Family			Townhouse-Condo			Single Family			Townhouse-Condo		
	1-2024	1-2025	Change	1-2024	1-2025	Change	12-2024	1-2025	Change	12-2024	1-2025	Change	1-2024	1-2025	Change	1-2024	1-2025	Change
\$99,999 and Below	33	29	- 12.1%	1	3	+ 200.0%	22	29	+ 31.8%	5	3	- 40.0%						
\$100,000 to \$199,999	85	64	- 24.7%	84	103	+ 22.6%	79	64	- 19.0%	103	103	0.0%						
\$200,000 to \$299,999	173	162	- 6.4%	289	553	+ 91.3%	169	162	- 4.1%	551	553	+ 0.4%						
\$300,000 to \$399,999	388	375	- 3.4%	585	847	+ 44.8%	395	375	- 5.1%	841	847	+ 0.7%						
\$400,000 to \$499,999	830	1,042	+ 25.5%	446	581	+ 30.3%	1,102	1,042	- 5.4%	554	581	+ 4.9%						
\$500,000 to \$699,999	2,181	2,548	+ 16.8%	603	586	- 2.8%	2,653	2,548	- 4.0%	546	586	+ 7.3%						
\$700,000 to \$999,999	1,483	1,720	+ 16.0%	266	255	- 4.1%	1,798	1,720	- 4.3%	249	255	+ 2.4%						
\$1,000,000 to \$1,999,999	976	1,014	+ 3.9%	170	164	- 3.5%	1,021	1,014	- 0.7%	170	164	- 3.5%						
\$2,000,000 and Above	559	543	- 2.9%	41	41	0.0%	564	543	- 3.7%	38	41	+ 7.9%						
All Price Ranges	6,709	7,498	+ 11.8%	2,485	3,133	+ 26.1%	7,804	7,498	- 3.9%	3,057	3,133	+ 2.5%						

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®

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