

# 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

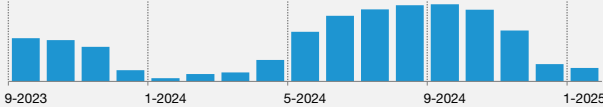
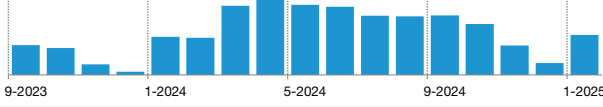
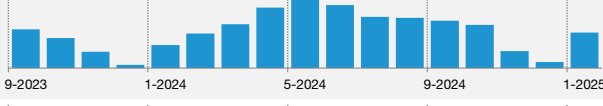
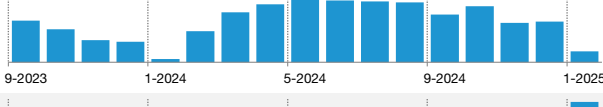
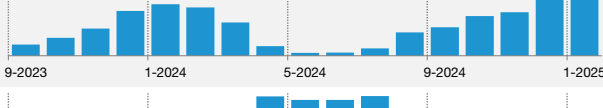
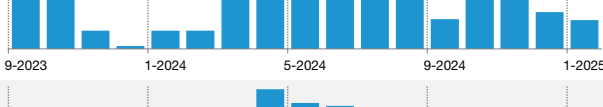
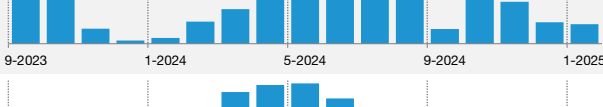

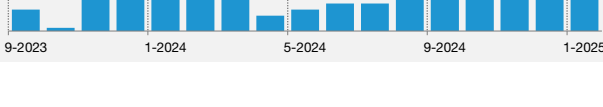
<b>+ 15.6%</b>	<b>+ 6.4%</b>	<b>+ 3.7%</b>
One-Year Change in <b>Active Listings</b> All Properties	One-Year Change in <b>Sold Listings</b> All Properties	One-Year Change in <b>Median Sales Price</b> All Properties

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.

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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	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.

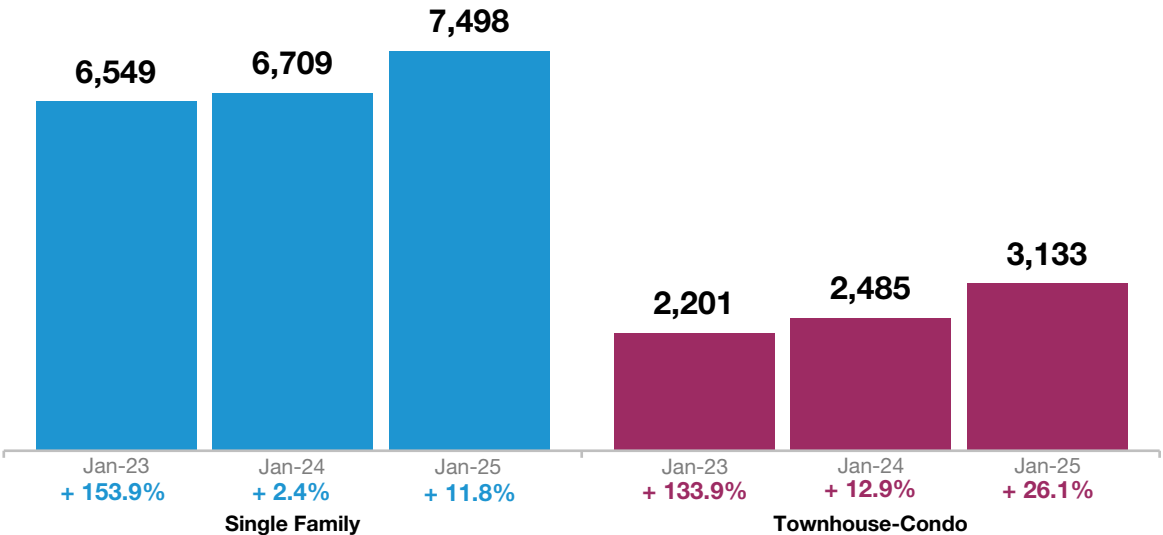
Key Metrics	Historical Sparkbars	1-2024	1-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
Active Listings		2,485	3,133	+ 26.1%	--	--	--
Under Contract		897	882	- 1.7%	897	882	- 1.7%
New Listings		1,132	1,512	+ 33.6%	1,132	1,512	+ 33.6%
Sold Listings		705	665	- 5.7%	705	665	- 5.7%
Days on Market		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.

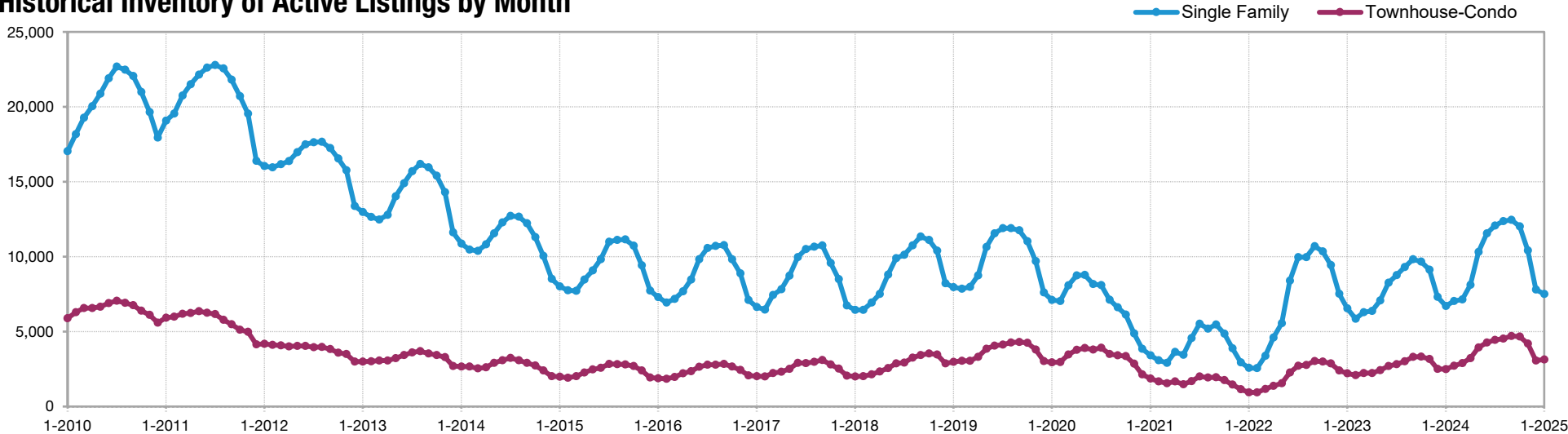


## January



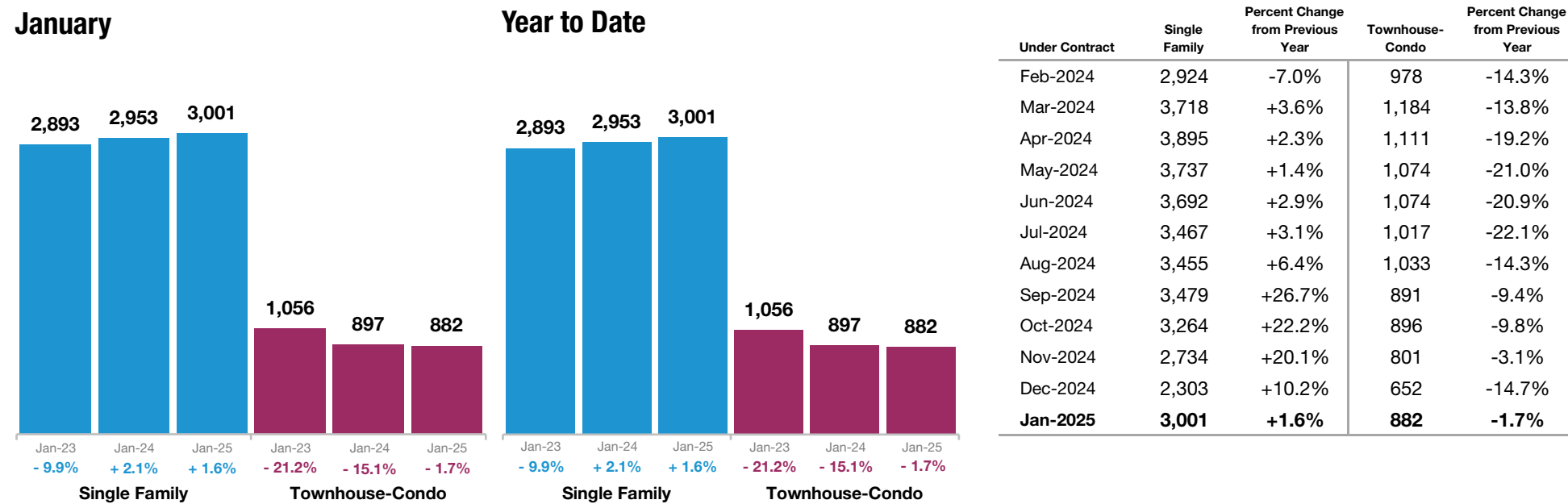
Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Feb-2024	7,031	+20.3%	2,710	+29.3%
Mar-2024	7,145	+13.6%	2,891	+29.9%
Apr-2024	8,116	+27.3%	3,220	+44.5%
May-2024	10,309	+45.8%	3,936	+63.0%
Jun-2024	11,554	+40.0%	4,271	+58.5%
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

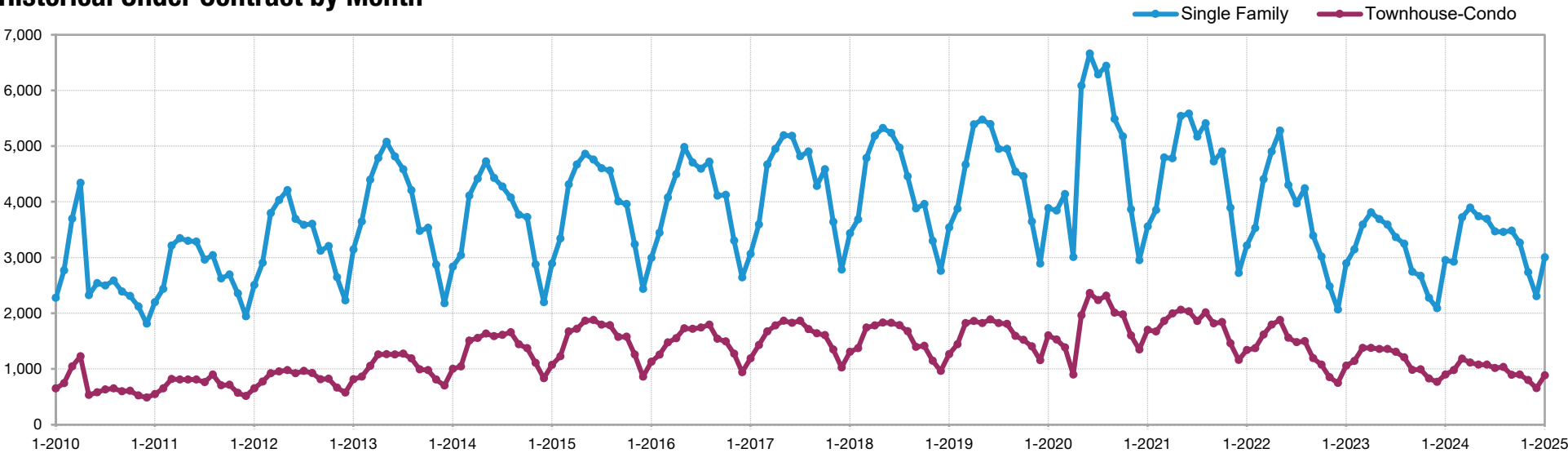


# Under Contract

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



## Historical Under Contract by Month



# New Listings

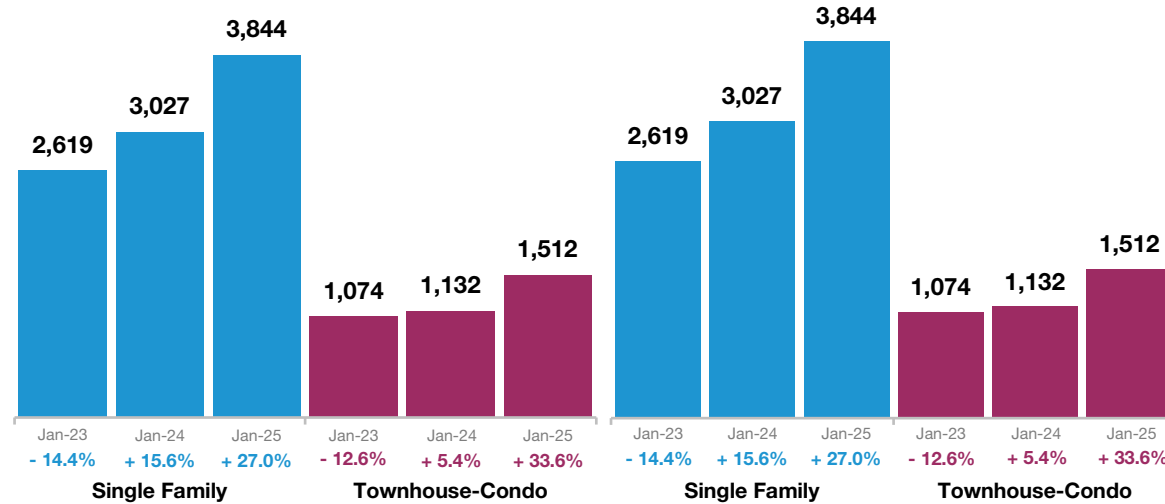
A count of the properties that have been newly listed on the market in a given month.



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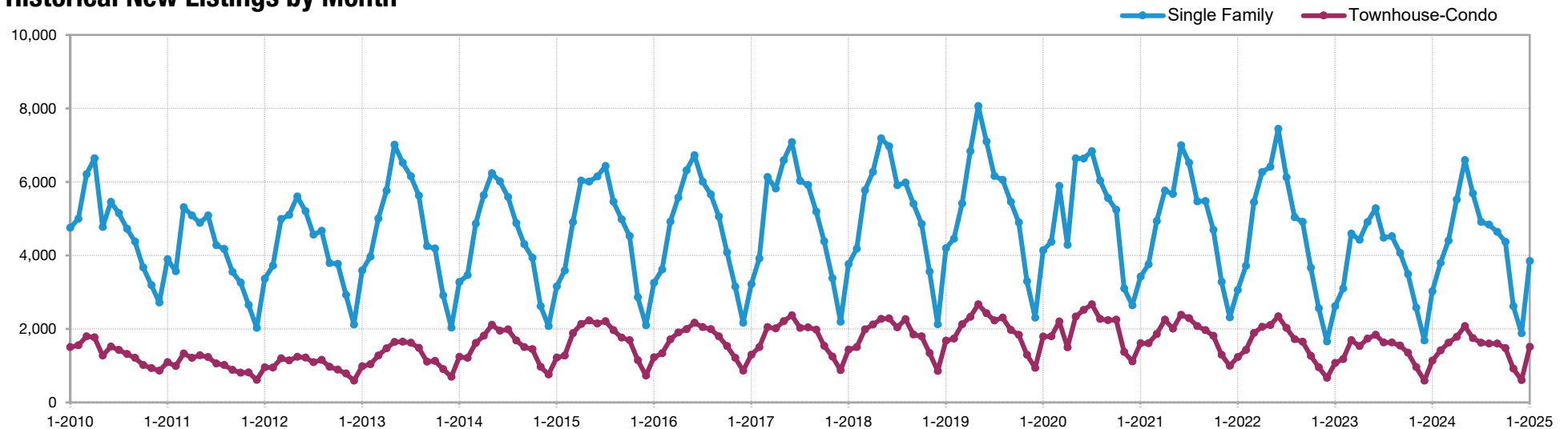
## January

## Year to Date



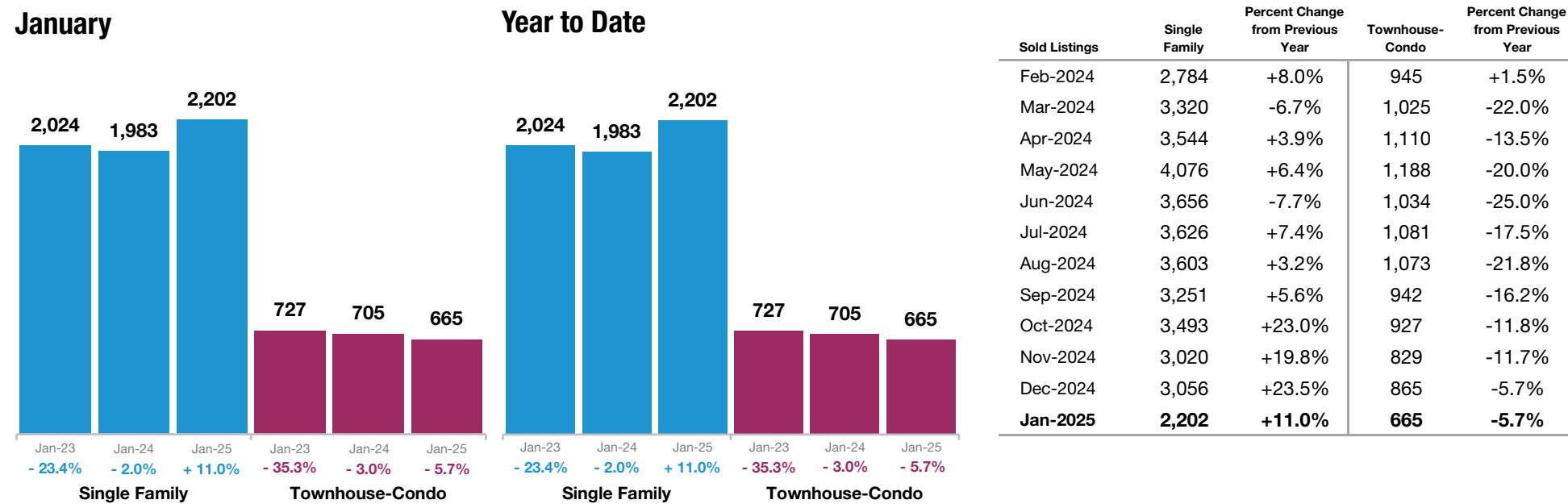
New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Feb-2024	3,797	+22.6%	1,413	+19.8%
Mar-2024	4,407	-4.1%	1,620	-4.2%
Apr-2024	5,517	+24.8%	1,786	+16.4%
May-2024	6,590	+34.4%	2,074	+19.8%
Jun-2024	5,687	+7.7%	1,746	-5.0%
Jul-2024	4,911	+9.6%	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%
<b>Jan-2025</b>	<b>3,844</b>	<b>+27.0%</b>	<b>1,512</b>	<b>+33.6%</b>

## Historical New Listings by Month

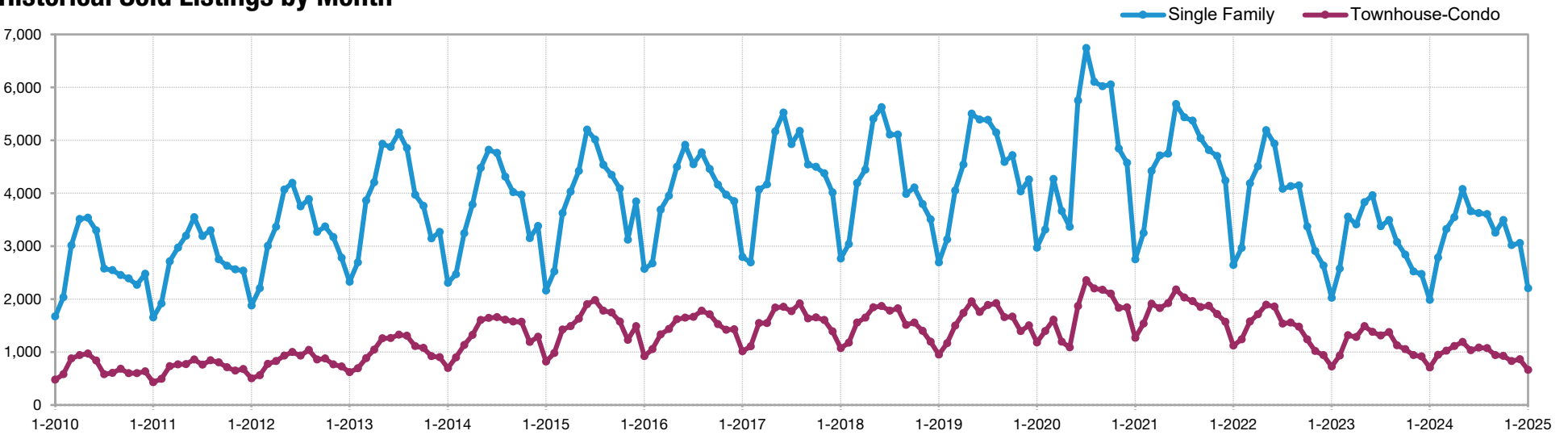


# Sold Listings

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

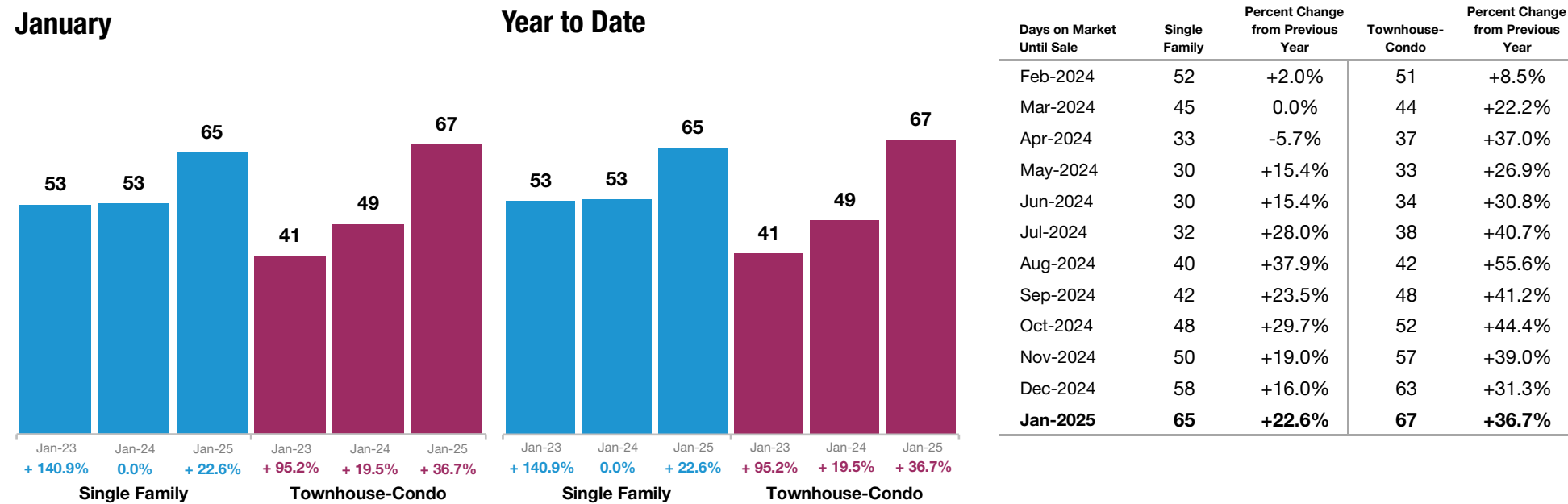


## Historical Sold Listings by Month

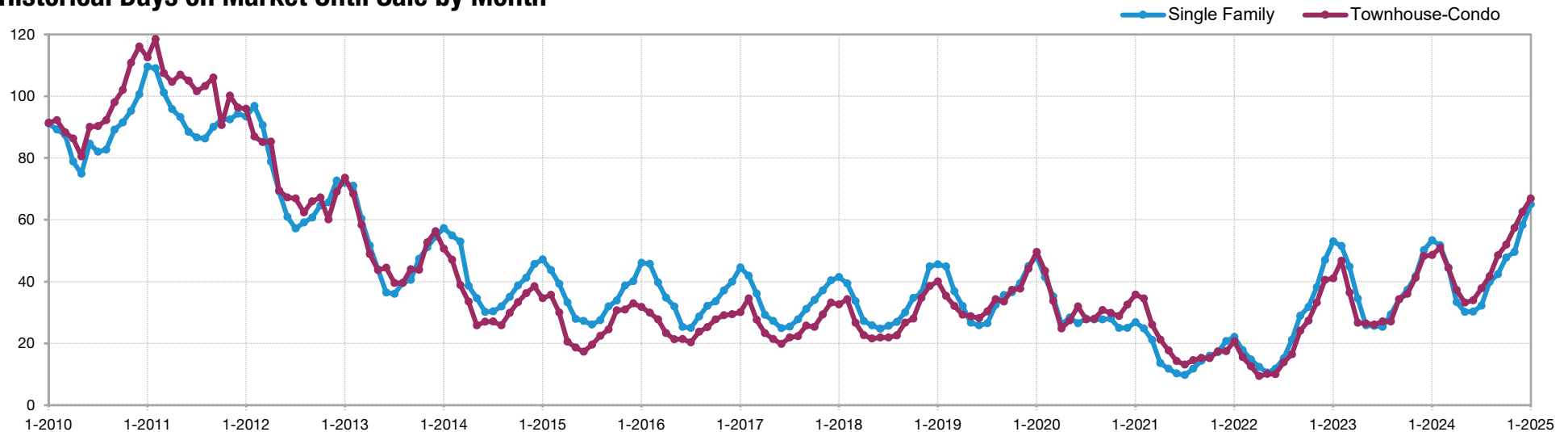


# Days on Market Until Sale

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



## Historical Days on Market Until Sale by Month



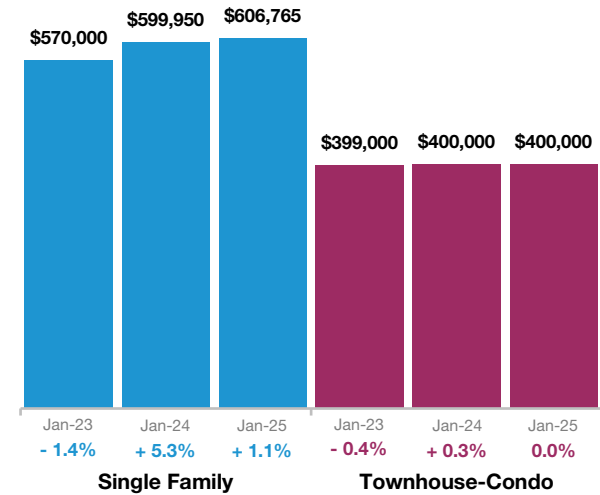


# Median Sales Price

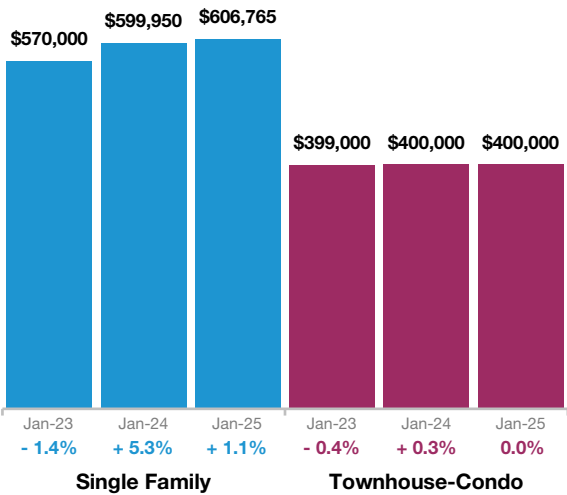
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



## January

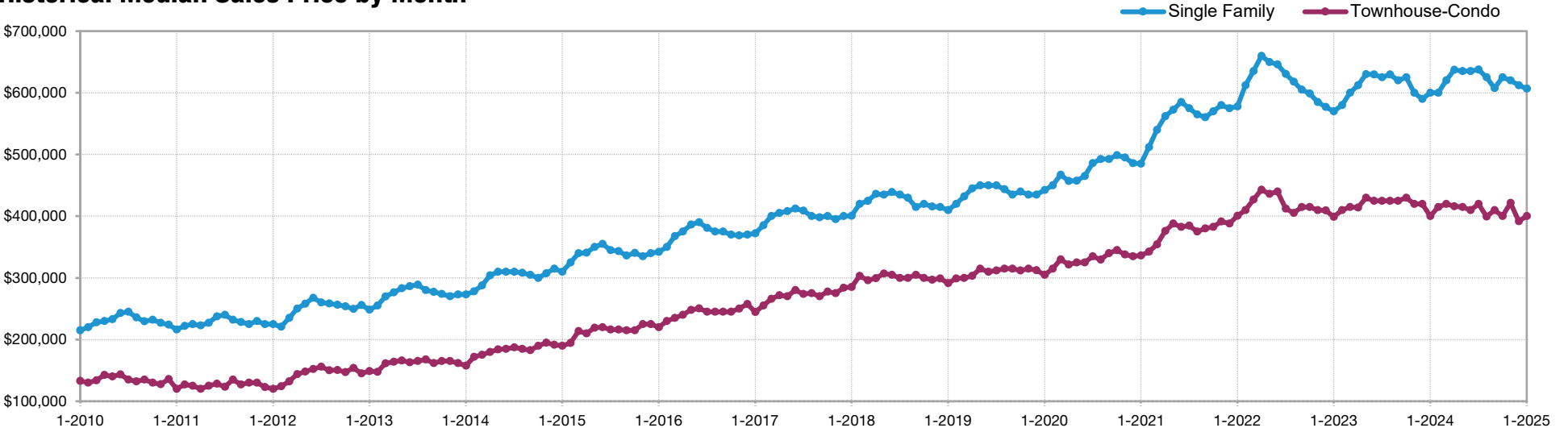


## Year to Date



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

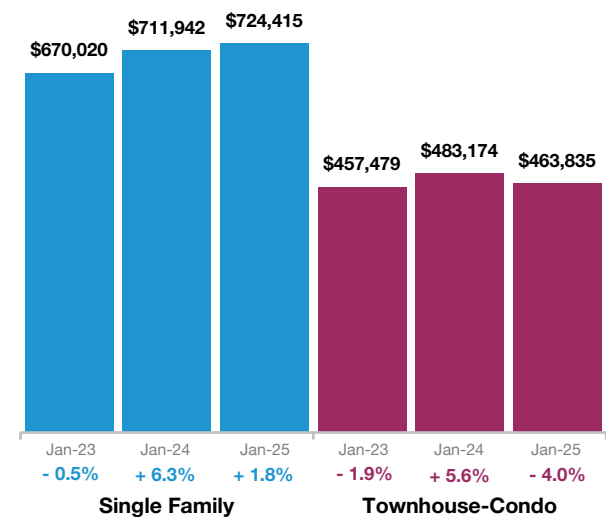


# Average Sales Price

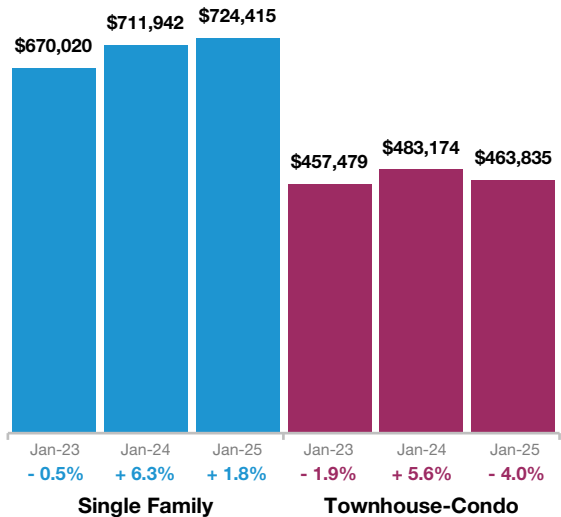
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



## January

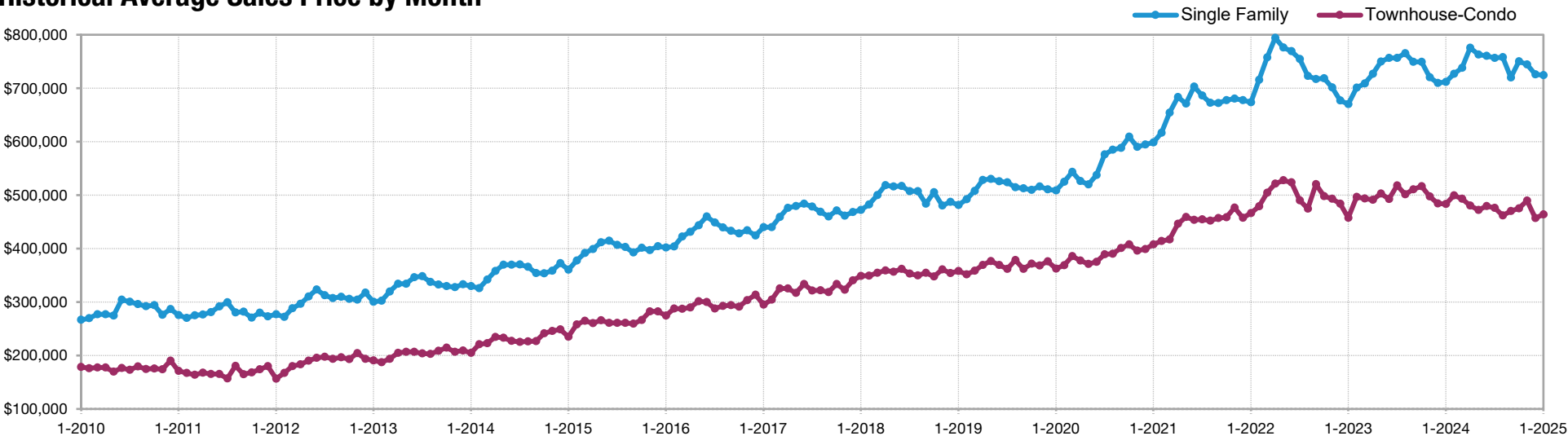


## Year to Date



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

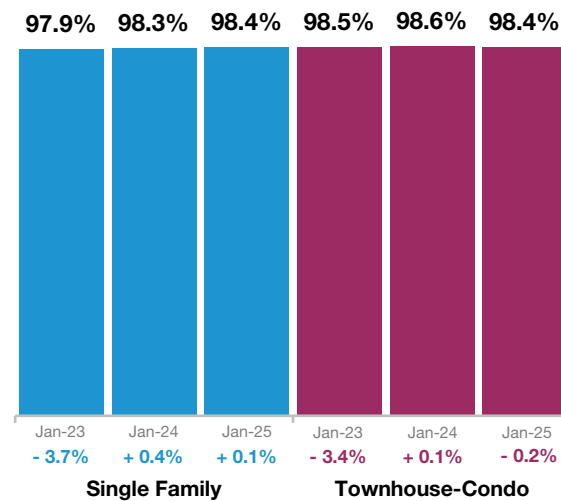
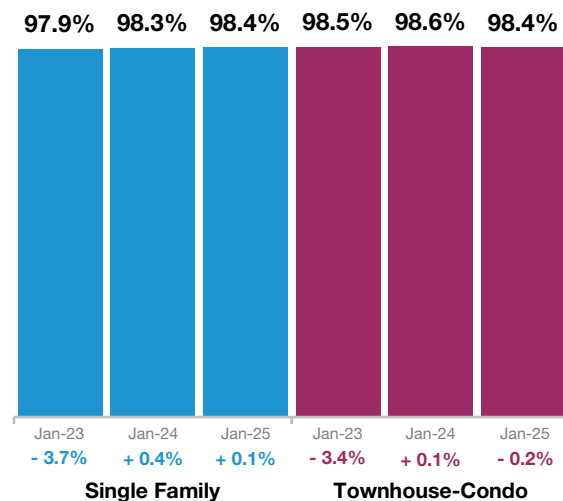
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



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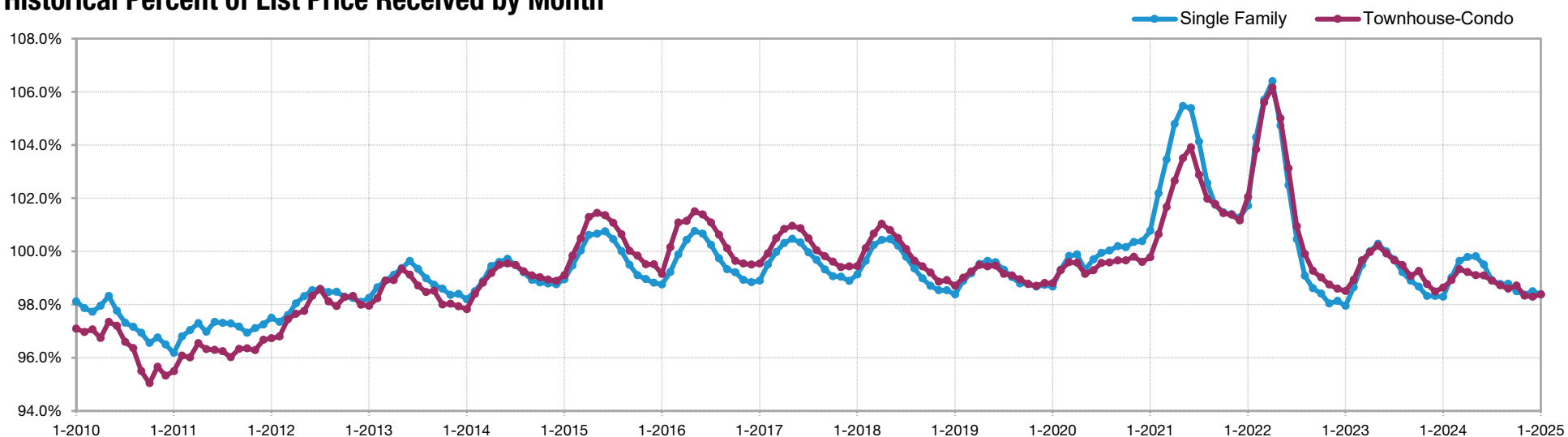
## January

## Year to Date



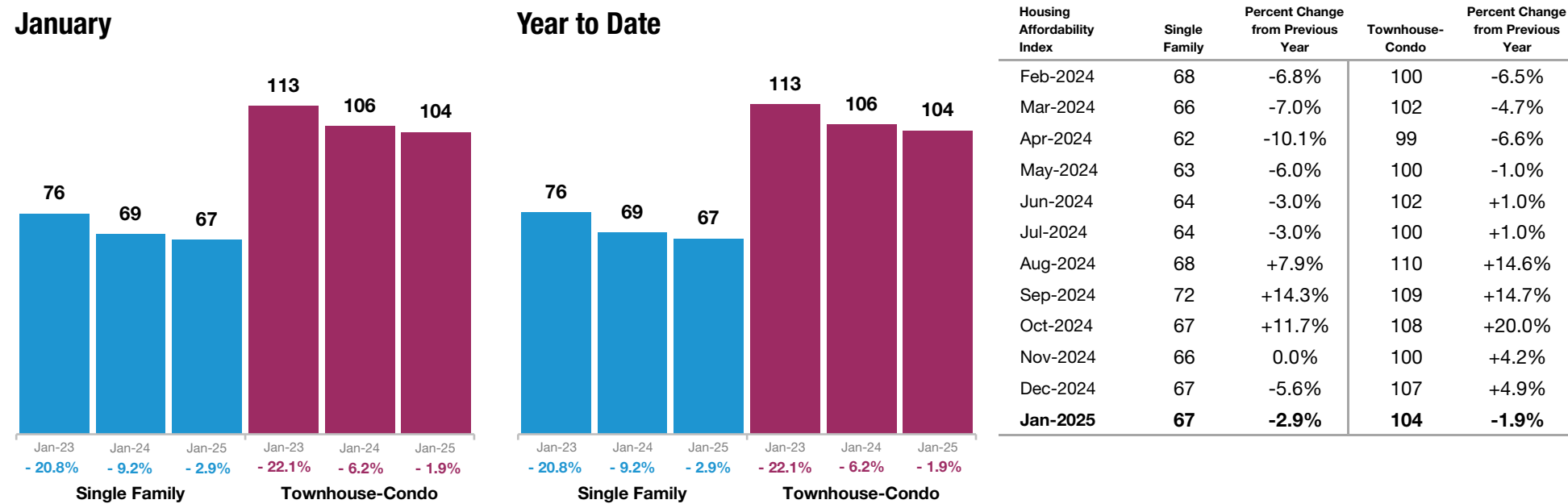
Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Feb-2024	99.0%	+0.4%	98.9%	0.0%
Mar-2024	99.6%	+0.1%	99.3%	-0.4%
Apr-2024	99.8%	-0.2%	99.2%	-0.8%
May-2024	99.8%	-0.5%	99.1%	-1.1%
Jun-2024	99.5%	-0.5%	99.1%	-0.8%
Jul-2024	98.9%	-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

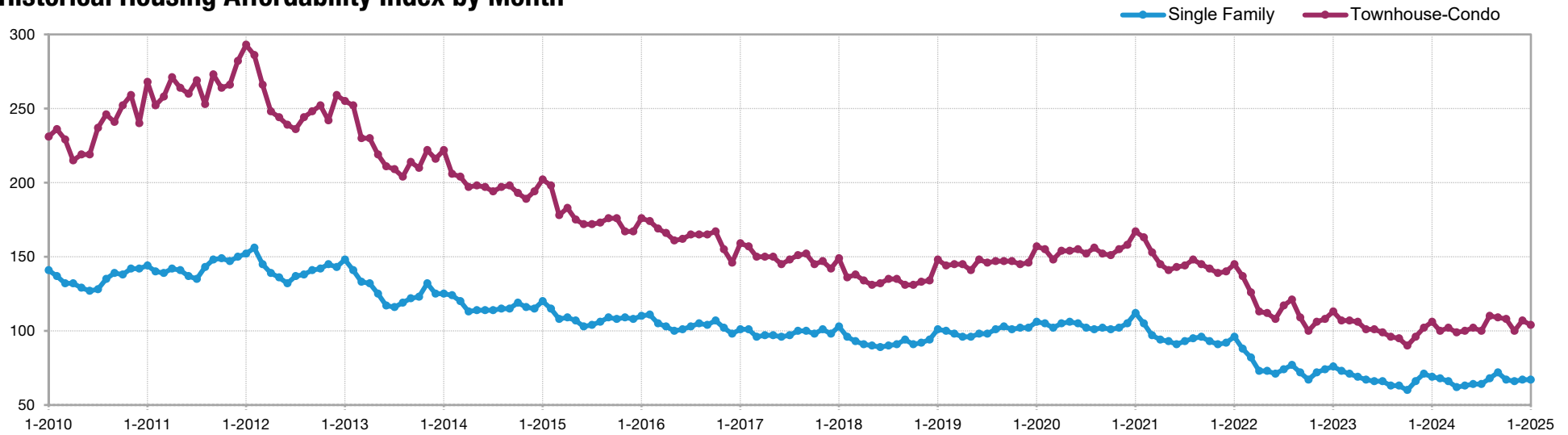


# Housing Affordability Index

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.

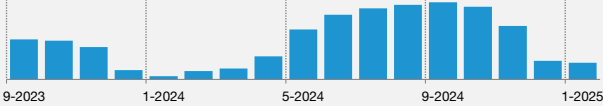
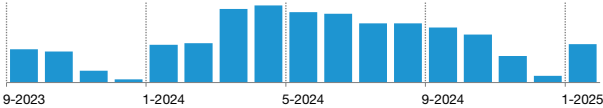
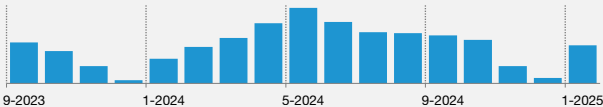
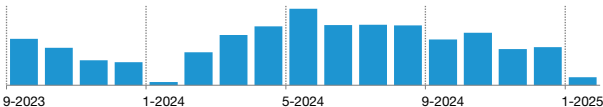
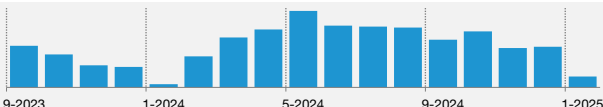
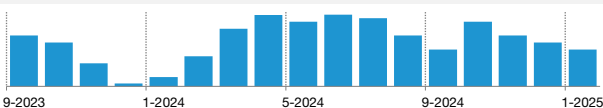





## Historical Housing Affordability Index by Month



# 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%

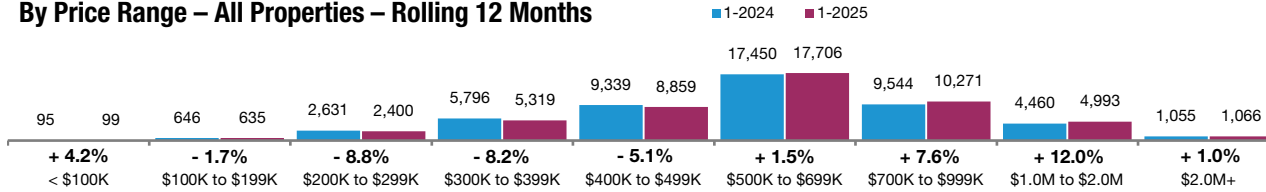
# Sold Listings

Actual sales that have closed in a given month.

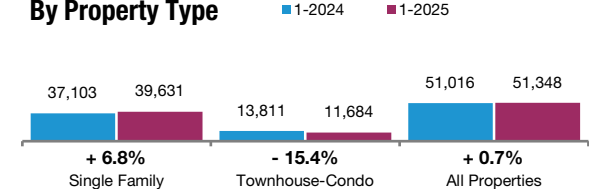


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## By Price Range – All Properties – Rolling 12 Months



## By Property Type



### Rolling 12 Months

By Price Range	Single Family			Townhouse-Condo		
	1-2024	1-2025	Change	1-2024	1-2025	Change
\$99,999 and Below	74	68	- 8.1%	4	24	+ 500.0%
\$100,000 to \$199,999	259	258	- 0.4%	346	371	+ 7.2%
\$200,000 to \$299,999	605	558	- 7.8%	2,006	1,834	- 8.6%
\$300,000 to \$399,999	2,137	2,059	- 3.6%	3,655	3,257	- 10.9%
\$400,000 to \$499,999	6,140	6,274	+ 2.2%	3,183	2,576	- 19.1%
\$500,000 to \$699,999	14,588	15,367	+ 5.3%	2,859	2,339	- 18.2%
\$700,000 to \$999,999	8,500	9,485	+ 11.6%	1,044	786	- 24.7%
\$1,000,000 to \$1,999,999	3,850	4,562	+ 18.5%	610	431	- 29.3%
\$2,000,000 and Above	950	1,000	+ 5.3%	104	66	- 36.5%
<b>All Price Ranges</b>	<b>37,103</b>	<b>39,631</b>	<b>+ 6.8%</b>	<b>13,811</b>	<b>11,684</b>	<b>- 15.4%</b>

### Compared to Prior Month

	Single Family			Townhouse-Condo		
	12-2024	1-2025	Change	12-2024	1-2025	Change
	6	3	- 50.0%	4	6	+ 50.0%
	22	10	- 54.5%	31	22	- 29.0%
	50	34	- 32.0%	166	126	- 24.1%
	166	151	- 9.0%	249	173	- 30.5%
	476	372	- 21.8%	165	131	- 20.6%
	1,244	855	- 31.3%	163	133	- 18.4%
	693	497	- 28.3%	56	51	- 8.9%
	326	232	- 28.8%	25	19	- 24.0%
	73	48	- 34.2%	6	4	- 33.3%
	<b>3,056</b>	<b>2,202</b>	<b>- 27.9%</b>	<b>865</b>	<b>665</b>	<b>- 23.1%</b>

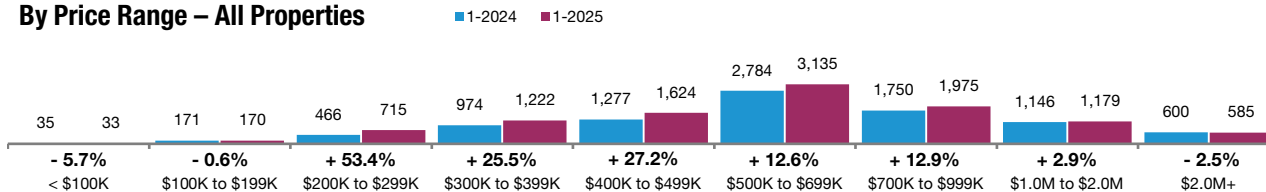
### Year to Date

	Single Family			Townhouse-Condo		
	1-2024	1-2025	Change	1-2024	1-2025	Change
	5	3	- 40.0%	0	6	--
	20	10	- 50.0%	25	22	- 12.0%
	41	34	- 17.1%	112	126	+ 12.5%
	134	151	+ 12.7%	212	173	- 18.4%
	351	372	+ 6.0%	153	131	- 14.4%
	757	855	+ 12.9%	130	133	+ 2.3%
	439	497	+ 13.2%	43	51	+ 18.6%
	183	232	+ 26.8%	23	19	- 17.4%
	53	48	- 9.4%	7	4	- 42.9%
	<b>1,983</b>	<b>2,202</b>	<b>+ 11.0%</b>	<b>705</b>	<b>665</b>	<b>- 5.7%</b>

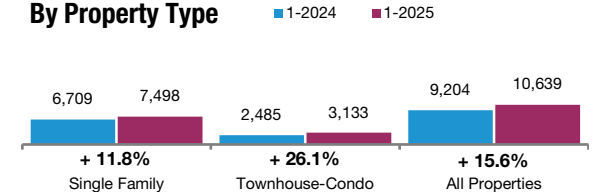
# Inventory of Active Listings

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		
	1-2024	1-2025	Change	1-2024	1-2025	Change
\$99,999 and Below	33	29	- 12.1%	1	3	+ 200.0%
\$100,000 to \$199,999	85	64	- 24.7%	84	103	+ 22.6%
\$200,000 to \$299,999	173	162	- 6.4%	289	553	+ 91.3%
\$300,000 to \$399,999	388	375	- 3.4%	585	847	+ 44.8%
\$400,000 to \$499,999	830	1,042	+ 25.5%	446	581	+ 30.3%
\$500,000 to \$699,999	2,181	2,548	+ 16.8%	603	586	- 2.8%
\$700,000 to \$999,999	1,483	1,720	+ 16.0%	266	255	- 4.1%
\$1,000,000 to \$1,999,999	976	1,014	+ 3.9%	170	164	- 3.5%
\$2,000,000 and Above	559	543	- 2.9%	41	41	0.0%
<b>All Price Ranges</b>	<b>6,709</b>	<b>7,498</b>	<b>+ 11.8%</b>	<b>2,485</b>	<b>3,133</b>	<b>+ 26.1%</b>

### Compared to Prior Month

	Single Family			Townhouse-Condo		
	12-2024	1-2025	Change	12-2024	1-2025	Change
	22	29	+ 31.8%	5	3	- 40.0%
	79	64	- 19.0%	103	103	0.0%
	169	162	- 4.1%	551	553	+ 0.4%
	395	375	- 5.1%	841	847	+ 0.7%
	1,102	1,042	- 5.4%	554	581	+ 4.9%
	2,653	2,548	- 4.0%	546	586	+ 7.3%
	1,798	1,720	- 4.3%	249	255	+ 2.4%
	1,021	1,014	- 0.7%	170	164	- 3.5%
	564	543	- 3.7%	38	41	+ 7.9%
	<b>7,804</b>	<b>7,498</b>	<b>- 3.9%</b>	<b>3,057</b>	<b>3,133</b>	<b>+ 2.5%</b>

### Year to Date

Single Family	Townhouse-Condo
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.