

# Local Market Update for January 2025

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Denver

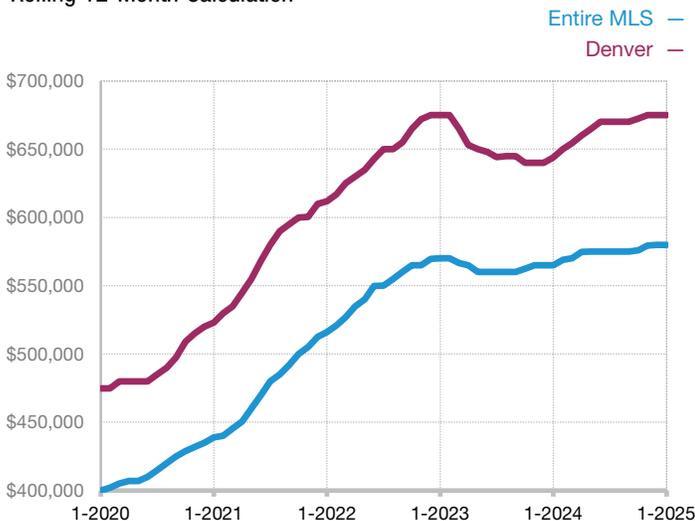
Single Family	January			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
Inventory of Active Listings	877	999	+ 13.9%	--	--	--
Under Contract	455	489	+ 7.5%	455	489	+ 7.5%
New Listings	506	666	+ 31.6%	506	666	+ 31.6%
Sold Listings	304	351	+ 15.5%	304	351	+ 15.5%
Days on Market Until Sale	49	61	+ 24.5%	49	61	+ 24.5%
Median Sales Price*	\$626,250	\$615,000	- 1.8%	\$626,250	\$615,000	- 1.8%
Average Sales Price*	\$794,935	\$782,295	- 1.6%	\$794,935	\$782,295	- 1.6%
Percent of List Price Received*	97.9%	97.8%	- 0.1%	97.9%	97.8%	- 0.1%

\* 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	January			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
Inventory of Active Listings	935	1,128	+ 20.6%	--	--	--
Under Contract	295	256	- 13.2%	295	256	- 13.2%
New Listings	399	549	+ 37.6%	399	549	+ 37.6%
Sold Listings	206	223	+ 8.3%	206	223	+ 8.3%
Days on Market Until Sale	63	68	+ 7.9%	63	68	+ 7.9%
Median Sales Price*	\$392,000	\$395,000	+ 0.8%	\$392,000	\$395,000	+ 0.8%
Average Sales Price*	\$560,475	\$478,894	- 14.6%	\$560,475	\$478,894	- 14.6%
Percent of List Price Received*	98.3%	98.1%	- 0.2%	98.3%	98.1%	- 0.2%

\* 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

