

Local Market Update for January 2025

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Jefferson County

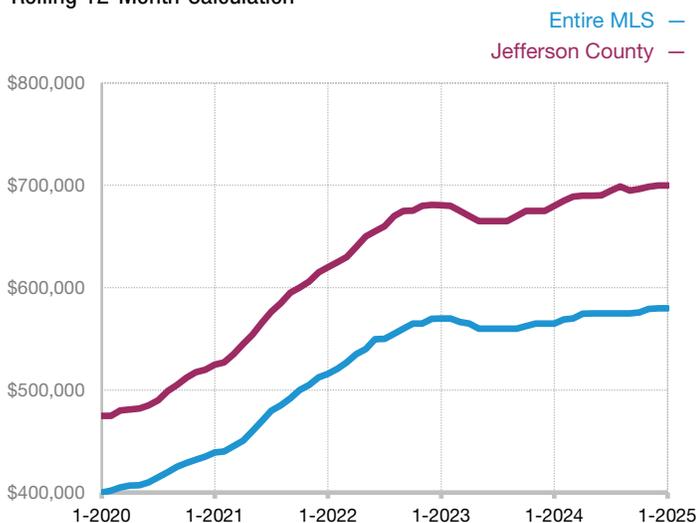
Single Family	January			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
Inventory of Active Listings	560	666	+ 18.9%	--	--	--
Under Contract	365	411	+ 12.6%	365	411	+ 12.6%
New Listings	360	504	+ 40.0%	360	504	+ 40.0%
Sold Listings	288	294	+ 2.1%	288	294	+ 2.1%
Days on Market Until Sale	46	54	+ 17.4%	46	54	+ 17.4%
Median Sales Price*	\$675,000	\$694,950	+ 3.0%	\$675,000	\$694,950	+ 3.0%
Average Sales Price*	\$751,883	\$790,078	+ 5.1%	\$751,883	\$790,078	+ 5.1%
Percent of List Price Received*	98.7%	98.7%	0.0%	98.7%	98.7%	0.0%

* 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	260	372	+ 43.1%	--	--	--
Under Contract	117	159	+ 35.9%	117	159	+ 35.9%
New Listings	143	217	+ 51.7%	143	217	+ 51.7%
Sold Listings	93	130	+ 39.8%	93	130	+ 39.8%
Days on Market Until Sale	40	62	+ 55.0%	40	62	+ 55.0%
Median Sales Price*	\$390,000	\$415,000	+ 6.4%	\$390,000	\$415,000	+ 6.4%
Average Sales Price*	\$413,536	\$432,958	+ 4.7%	\$413,536	\$432,958	+ 4.7%
Percent of List Price Received*	99.1%	99.1%	0.0%	99.1%	99.1%	0.0%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation

