

# Local Market Update for February 2025

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Jefferson County

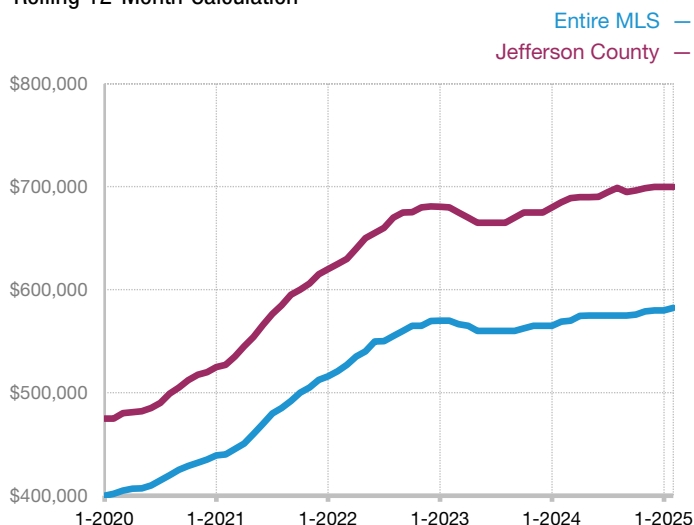
Single Family	February			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 02-2025	Percent Change from Previous Year
Inventory of Active Listings	585	728	+ 24.4%	--	--	--
Under Contract	404	460	+ 13.9%	769	844	+ 9.8%
New Listings	483	550	+ 13.9%	843	1,052	+ 24.8%
Sold Listings	348	377	+ 8.3%	636	673	+ 5.8%
Days on Market Until Sale	41	44	+ 7.3%	43	48	+ 11.6%
Median Sales Price*	\$700,000	\$686,250	- 2.0%	\$686,250	\$690,000	+ 0.5%
Average Sales Price*	\$804,391	\$770,088	- 4.3%	\$780,614	\$778,667	- 0.2%
Percent of List Price Received*	99.6%	99.6%	0.0%	99.2%	99.2%	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	February			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 02-2025	Percent Change from Previous Year
Inventory of Active Listings	287	437	+ 52.3%	--	--	--
Under Contract	151	168	+ 11.3%	268	313	+ 16.8%
New Listings	193	253	+ 31.1%	336	470	+ 39.9%
Sold Listings	127	131	+ 3.1%	220	262	+ 19.1%
Days on Market Until Sale	53	57	+ 7.5%	47	59	+ 25.5%
Median Sales Price*	\$400,000	\$410,000	+ 2.5%	\$395,995	\$412,250	+ 4.1%
Average Sales Price*	\$432,255	\$435,461	+ 0.7%	\$424,342	\$433,664	+ 2.2%
Percent of List Price Received*	99.3%	98.5%	- 0.8%	99.2%	98.8%	- 0.4%

\* 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

