

# Monthly Indicators



## February 2025

Percent changes calculated using year-over-year comparisons.

New Listings were up 12.9 percent for single family homes and 17.1 percent for townhouse-condo properties. Under Contracts increased 16.7 percent for single family homes and 0.1 percent for townhouse-condo properties.

The Median Sales Price was up 3.3 percent to \$620,000 for single family homes but decreased 3.6 percent to \$400,000 for townhouse-condo properties. Days on Market increased 15.4 percent for single family homes and 25.5 percent for townhouse-condo properties.

The limited number of properties for sale has continued to push home prices higher nationwide. At last measure, the national median existing-home price was \$396,900, a 4.8% increase from one year earlier, with prices up in all four regions, according to NAR. Meanwhile, total housing inventory heading into February stood at 1.18 million units, up 3.5% month-over-month and 16.8% year-over-year, for a 3.5-month supply at the current sales pace.

## Activity Snapshot

**+ 19.1%**      **- 9.2%**      **+ 3.6%**

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
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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	2-2024	2-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
Active Listings		7,042	8,043	+ 14.2%	--	--	--
Under Contract		2,924	3,412	+ 16.7%	5,877	6,241	+ 6.2%
New Listings		3,797	4,287	+ 12.9%	6,824	8,127	+ 19.1%
Sold Listings		2,784	2,658	- 4.5%	4,767	4,875	+ 2.3%
Days on Market		52	60	+ 15.4%	52	62	+ 19.2%
Median Sales Price		\$600,000	\$620,000	+ 3.3%	\$600,000	\$615,000	+ 2.5%
Average Sales Price		\$726,696	\$745,149	+ 2.5%	\$720,559	\$735,486	+ 2.1%
Pct. of List Price Received		99.0%	98.9%	- 0.1%	98.7%	98.7%	0.0%
Affordability Index		68	66	- 2.9%	68	67	- 1.5%

# Townhouse-Condo Market Overview



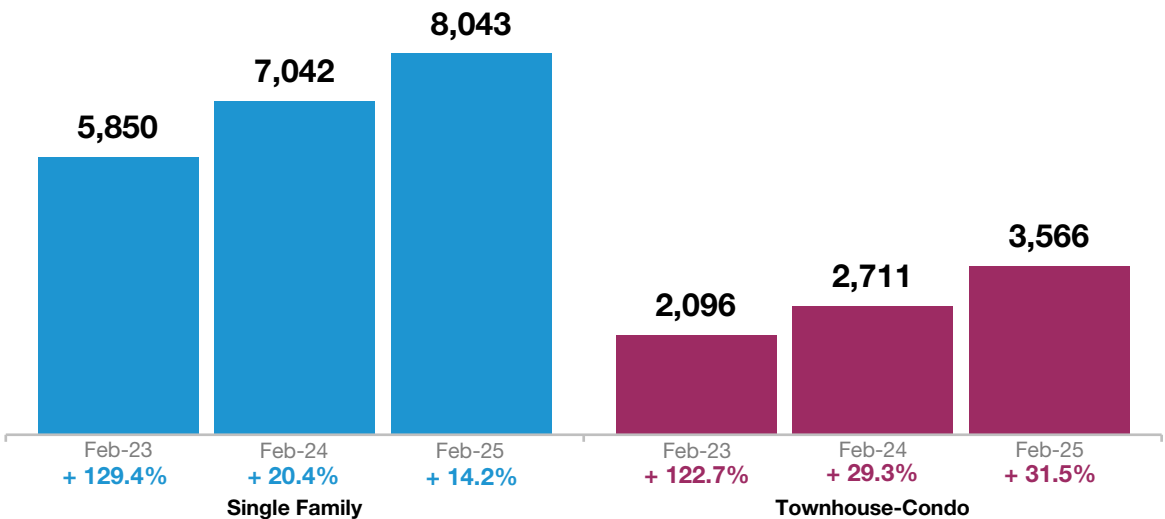
Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	2-2024	2-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
Active Listings		2,711	3,566	+ 31.5%	--	--	--
Under Contract		978	979	+ 0.1%	1,875	1,802	- 3.9%
New Listings		1,413	1,655	+ 17.1%	2,545	3,162	+ 24.2%
Sold Listings		945	740	- 21.7%	1,650	1,411	- 14.5%
Days on Market		51	64	+ 25.5%	50	65	+ 30.0%
Median Sales Price		\$415,000	\$400,000	- 3.6%	\$408,745	\$400,000	- 2.1%
Average Sales Price		\$499,356	\$474,075	- 5.1%	\$492,442	\$468,336	- 4.9%
Pct. of List Price Received		98.9%	98.5%	- 0.4%	98.8%	98.4%	- 0.4%
Affordability Index		100	106	+ 6.0%	102	106	+ 3.9%

# Inventory of Active Listings

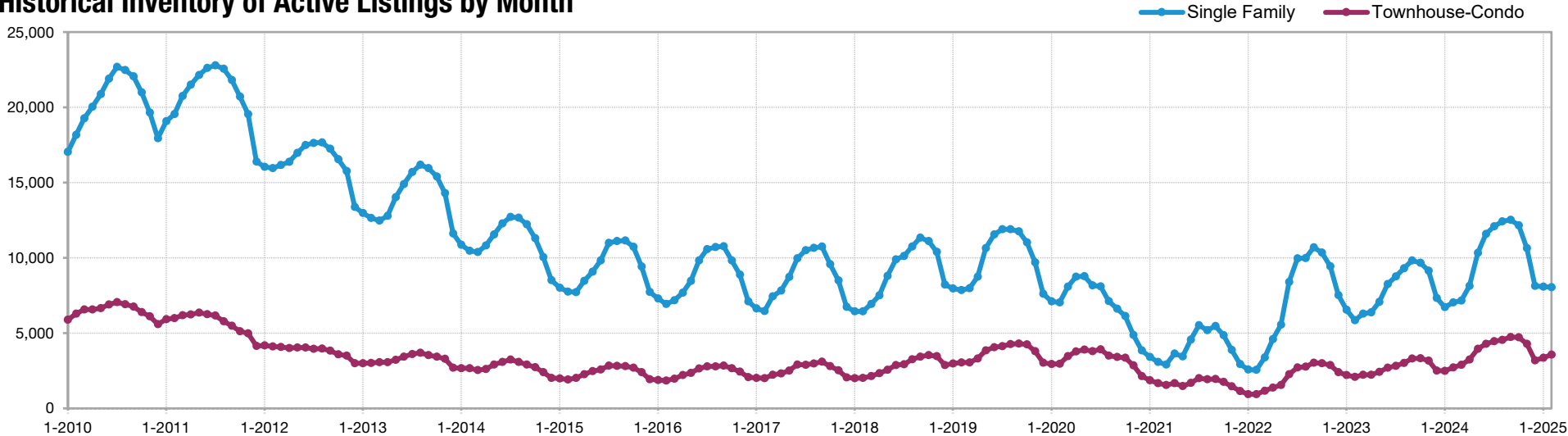
The number of properties available for sale in active status at the end of a given month.

## February



Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Mar-2024	7,157	+13.7%	2,896	+30.1%
Apr-2024	8,133	+27.5%	3,231	+45.0%
May-2024	10,327	+45.9%	3,952	+63.6%
Jun-2024	11,581	+40.2%	4,291	+59.4%
Jul-2024	12,097	+38.0%	4,460	+58.7%
Aug-2024	12,415	+33.4%	4,551	+50.8%
Sep-2024	12,517	+27.4%	4,740	+43.0%
Oct-2024	12,162	+25.8%	4,725	+42.1%
Nov-2024	10,639	+16.4%	4,289	+35.2%
Dec-2024	8,128	+10.9%	3,193	+27.3%
Jan-2025	8,076	+20.2%	3,358	+35.1%
Feb-2025	8,043	+14.2%	3,566	+31.5%

## Historical Inventory of Active Listings by Month



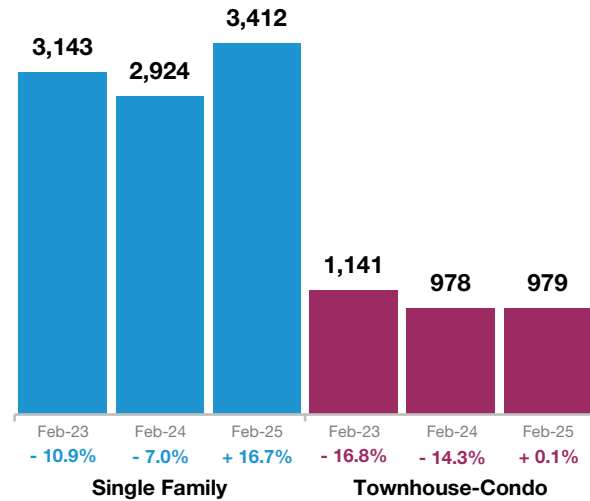
# Under Contract

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

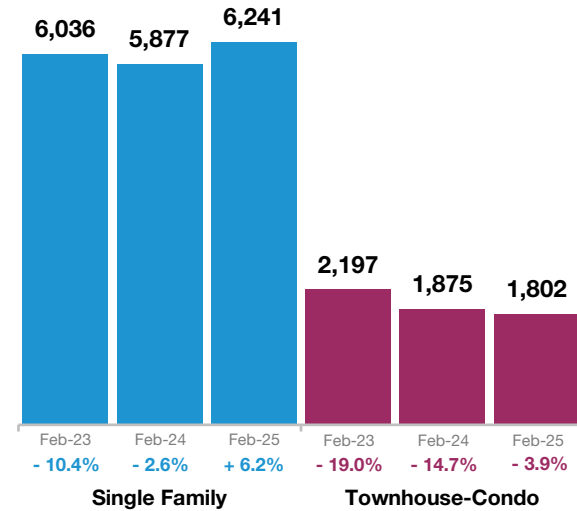


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## February

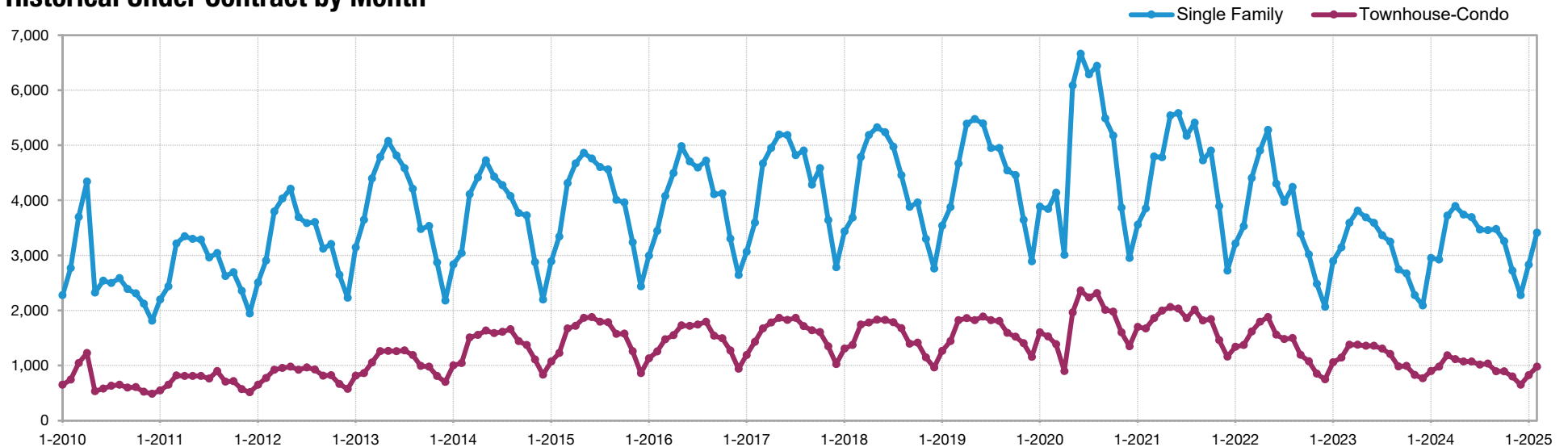


## Year to Date



Under Contract	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Mar-2024	3,718	+3.6%	1,184	-13.8%
Apr-2024	3,894	+2.3%	1,111	-19.2%
May-2024	3,737	+1.4%	1,073	-21.0%
Jun-2024	3,692	+2.9%	1,073	-20.9%
Jul-2024	3,466	+3.1%	1,017	-22.1%
Aug-2024	3,455	+6.4%	1,033	-14.3%
Sep-2024	3,475	+26.6%	891	-9.4%
Oct-2024	3,257	+21.9%	894	-10.0%
Nov-2024	2,723	+19.7%	798	-3.5%
Dec-2024	2,276	+9.0%	647	-15.3%
Jan-2025	2,829	-4.2%	823	-8.2%
<b>Feb-2025</b>	<b>3,412</b>	<b>+16.7%</b>	<b>979</b>	<b>+0.1%</b>

## Historical Under Contract by Month



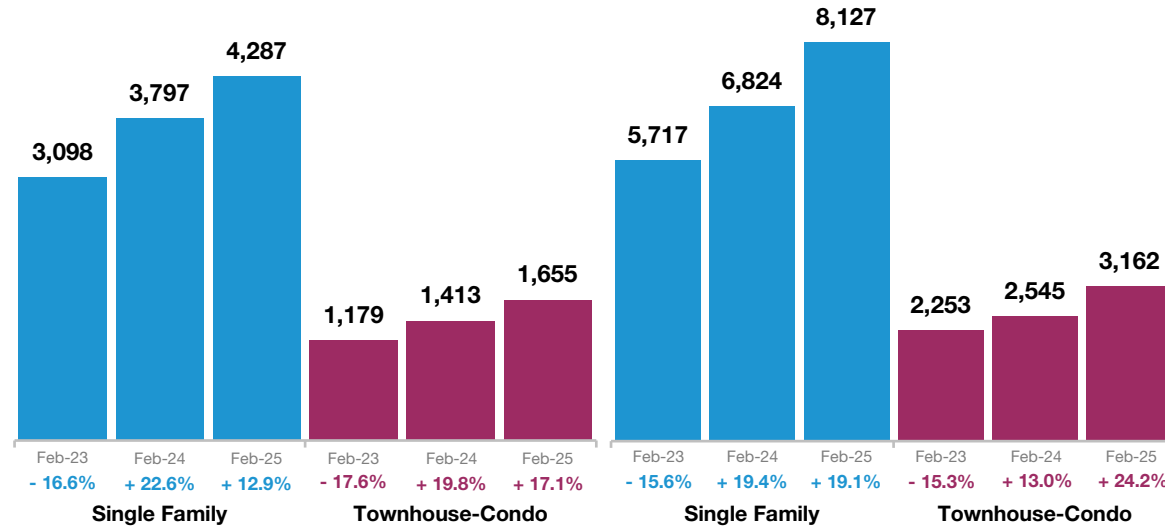
# New Listings

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



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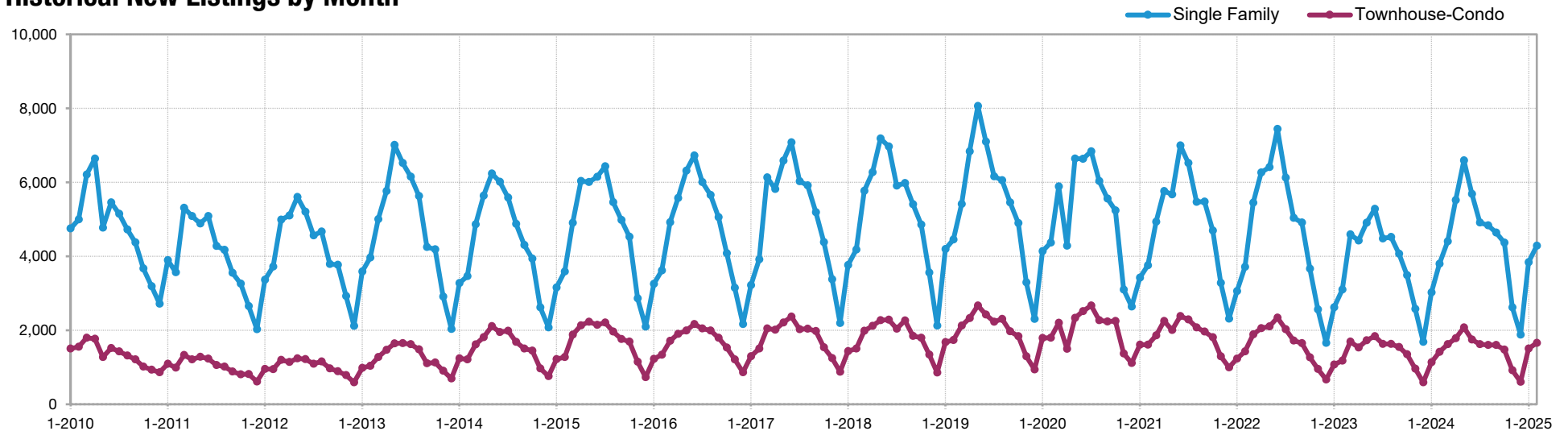
## February



## Year to Date

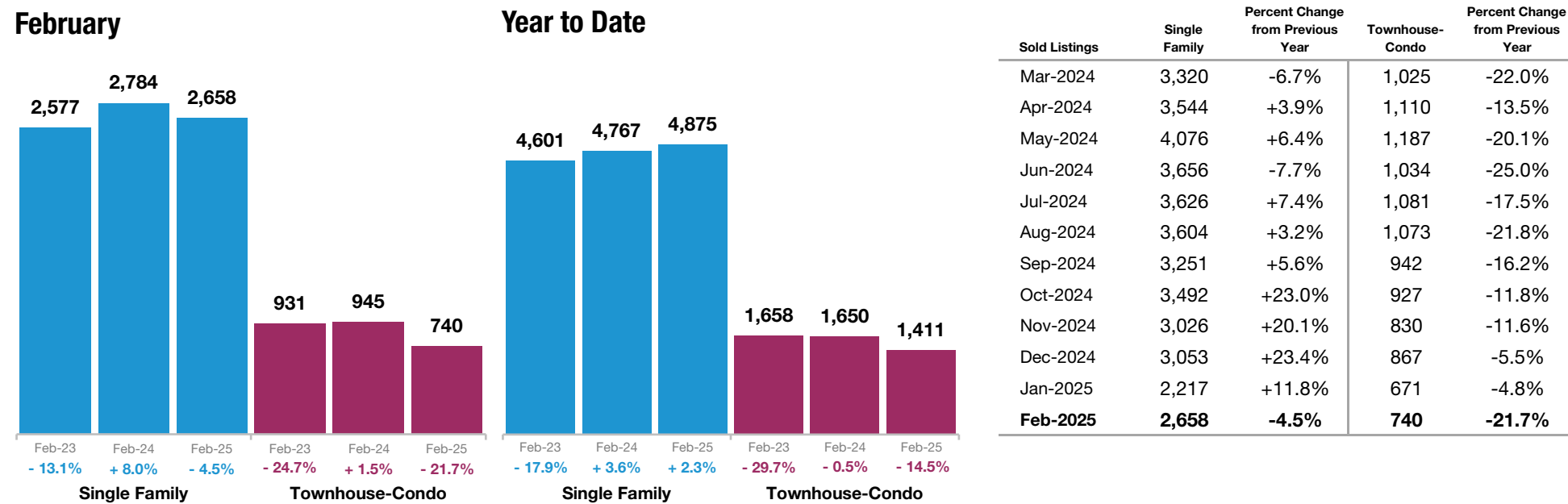
New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Mar-2024	4,407	-4.1%	1,620	-4.2%
Apr-2024	5,517	+24.8%	1,785	+16.3%
May-2024	6,590	+34.4%	2,075	+19.9%
Jun-2024	5,687	+7.6%	1,747	-4.8%
Jul-2024	4,911	+9.6%	1,623	-0.6%
Aug-2024	4,834	+6.9%	1,605	-1.4%
Sep-2024	4,640	+14.0%	1,599	+3.3%
Oct-2024	4,371	+25.2%	1,479	+9.4%
Nov-2024	2,619	+1.7%	921	-4.0%
Dec-2024	1,879	+11.4%	605	+2.2%
Jan-2025	3,840	+26.9%	1,507	+33.1%
<b>Feb-2025</b>	<b>4,287</b>	<b>+12.9%</b>	<b>1,655</b>	<b>+17.1%</b>

## Historical New Listings by Month

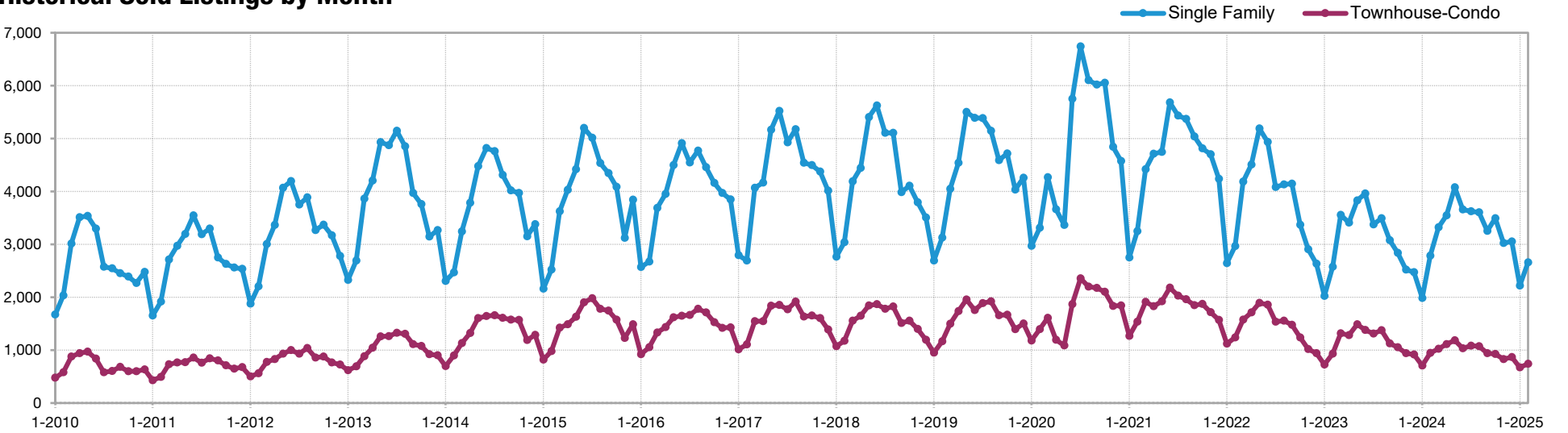


# Sold Listings

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



## Historical Sold Listings by Month



# Days on Market Until Sale

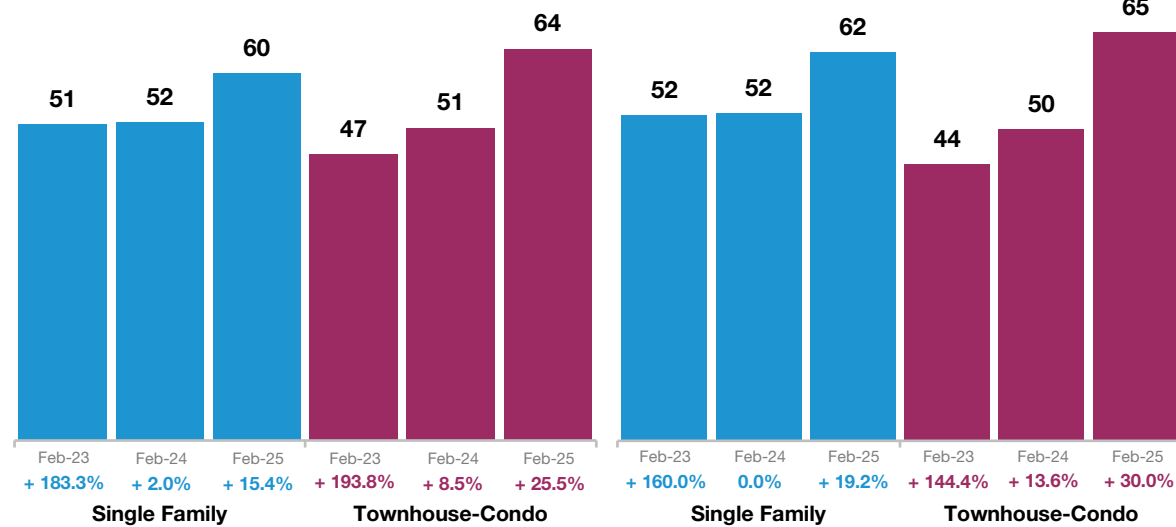
Average number of days between when a property is listed and when an offer is accepted in a given month.



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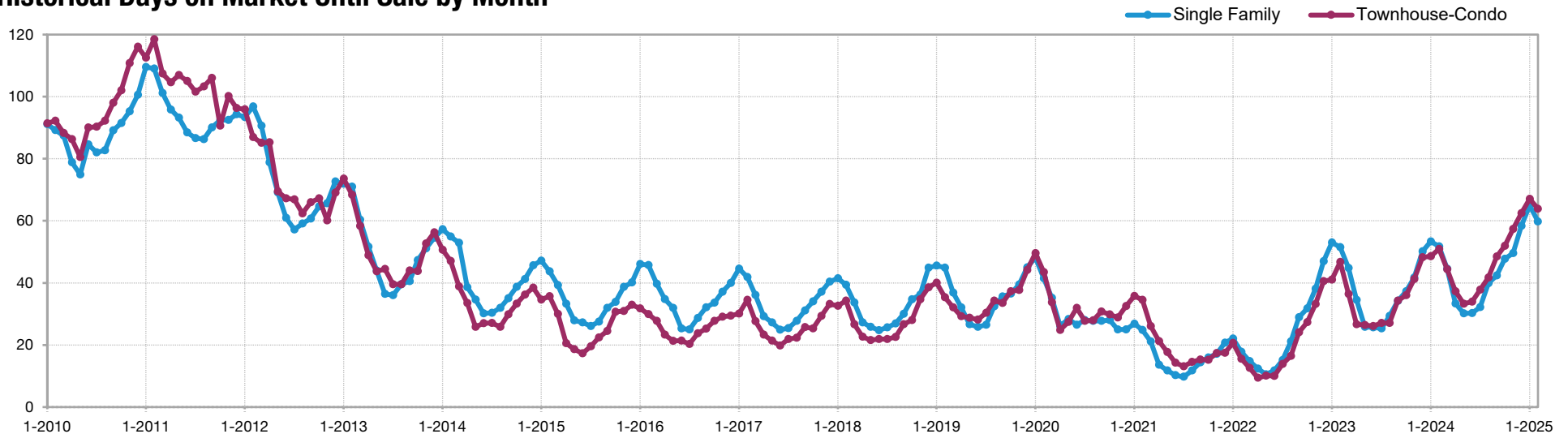
## February

## Year to Date



Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%	62	+29.2%
Jan-2025	65	+22.6%	67	+36.7%
Feb-2025	60	+15.4%	64	+25.5%

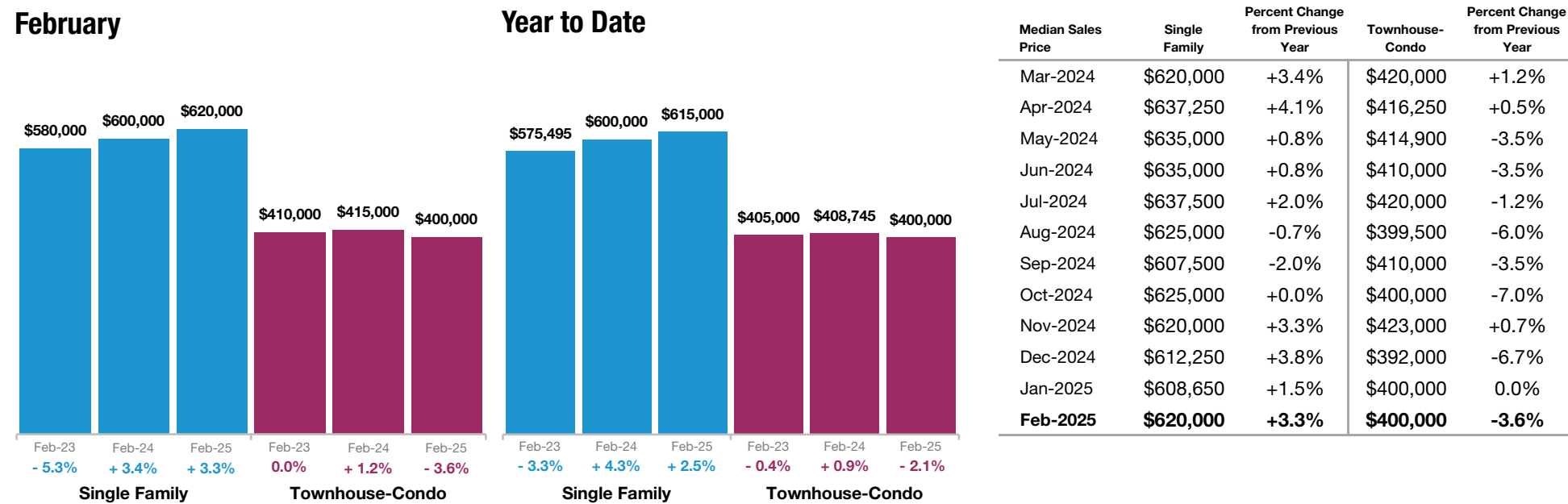
## Historical Days on Market Until Sale by Month



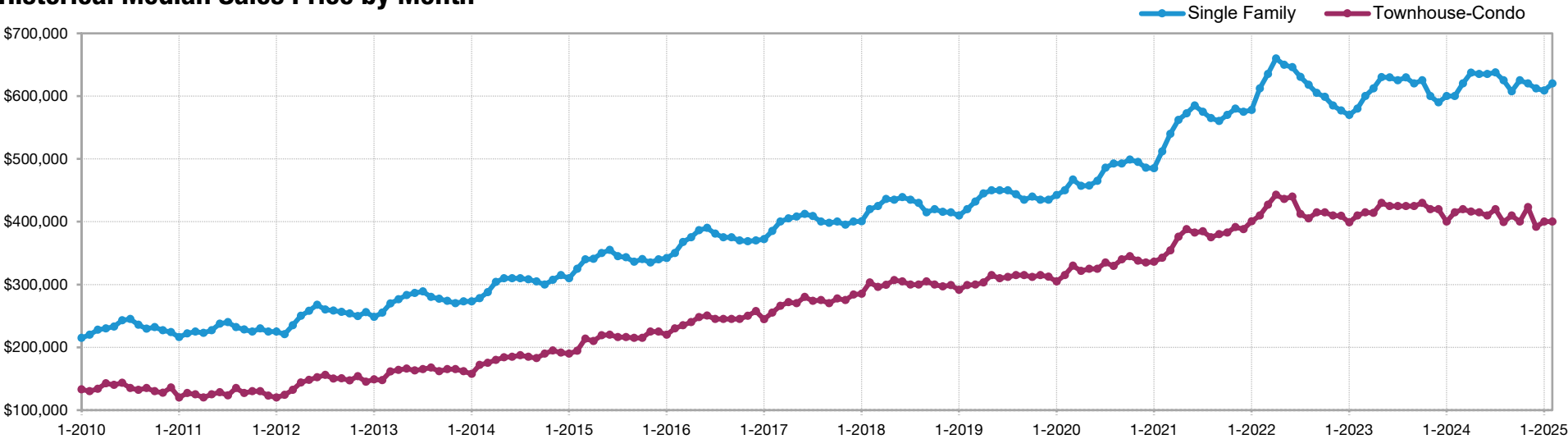


# Median Sales Price

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

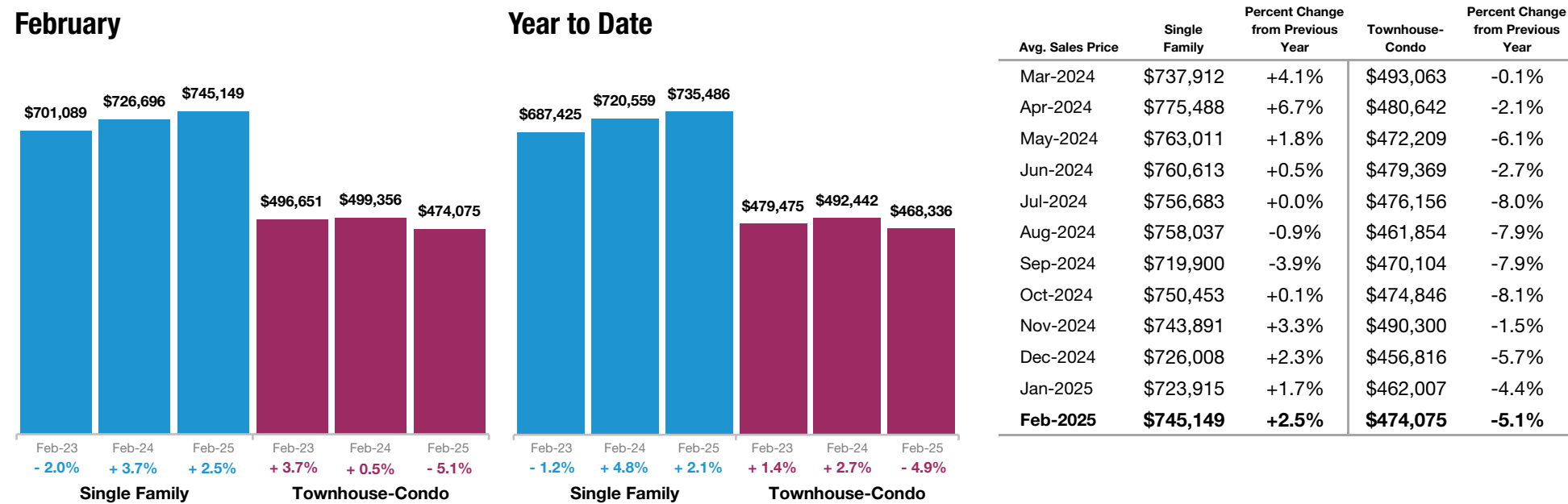


## Historical Median Sales Price by Month

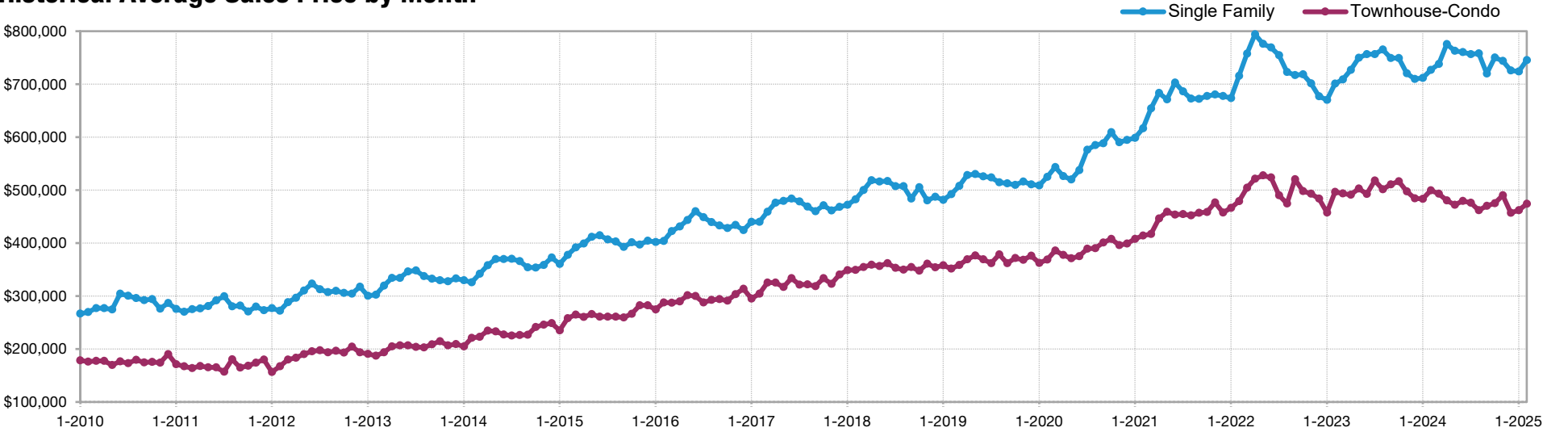


# Average Sales Price

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



## Historical Average Sales Price by Month

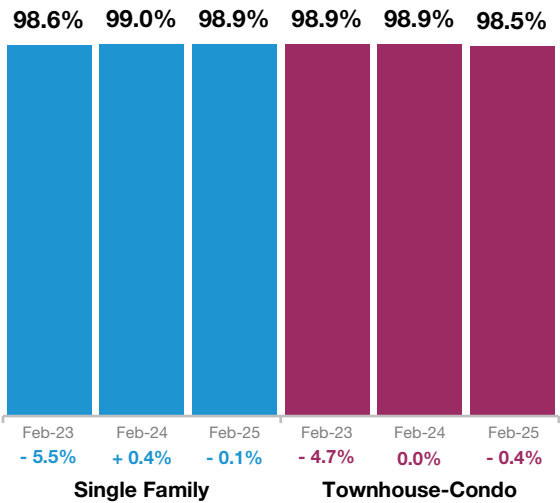


# Percent of List Price Received

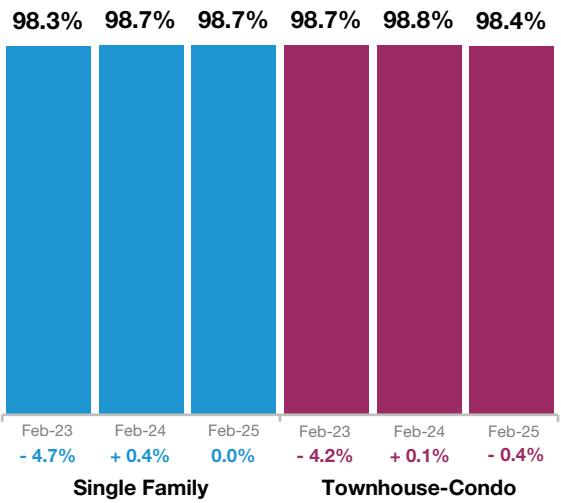
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



## February

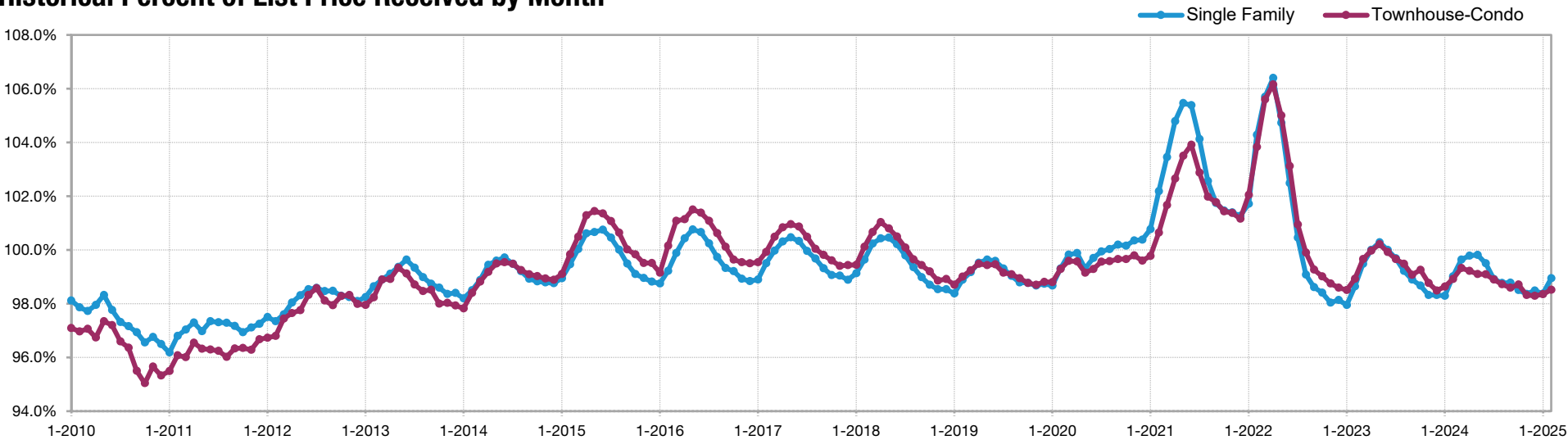


## Year to Date



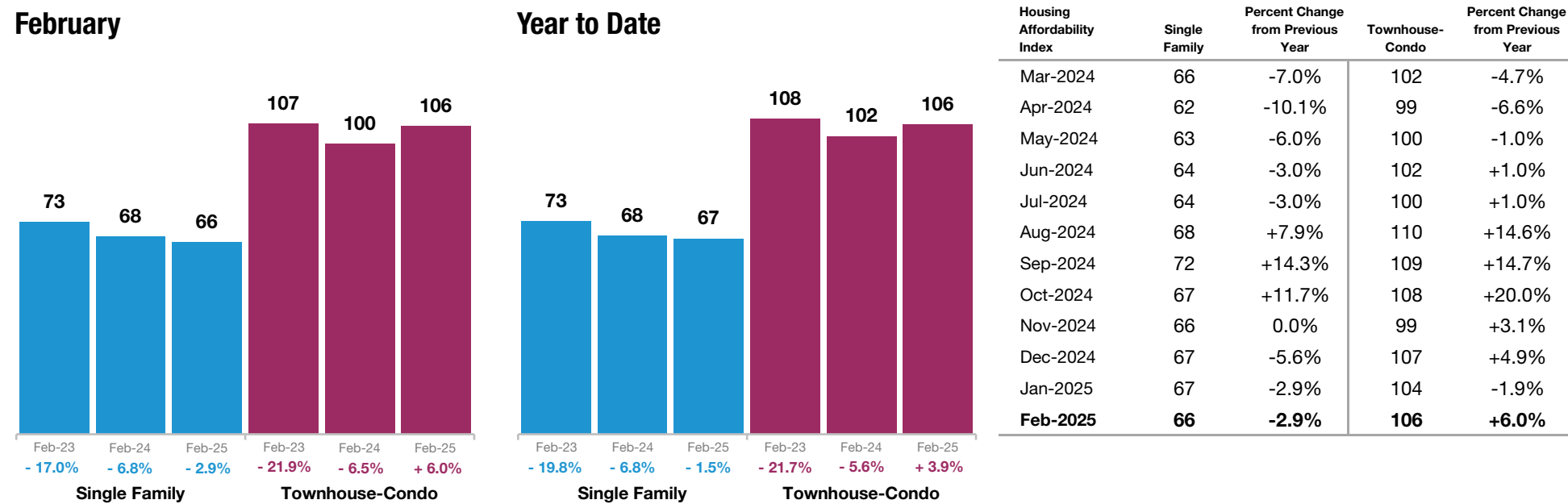
Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Mar-2024	99.6%	+0.1%	99.3%	-0.4%
Apr-2024	99.8%	-0.2%	99.2%	-0.8%
May-2024	99.8%	-0.5%	99.1%	-1.1%
Jun-2024	99.5%	-0.5%	99.1%	-0.8%
Jul-2024	98.9%	-0.8%	98.9%	-0.8%
Aug-2024	98.8%	-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%
Feb-2025	98.9%	-0.1%	98.5%	-0.4%

## Historical Percent of List Price Received by Month

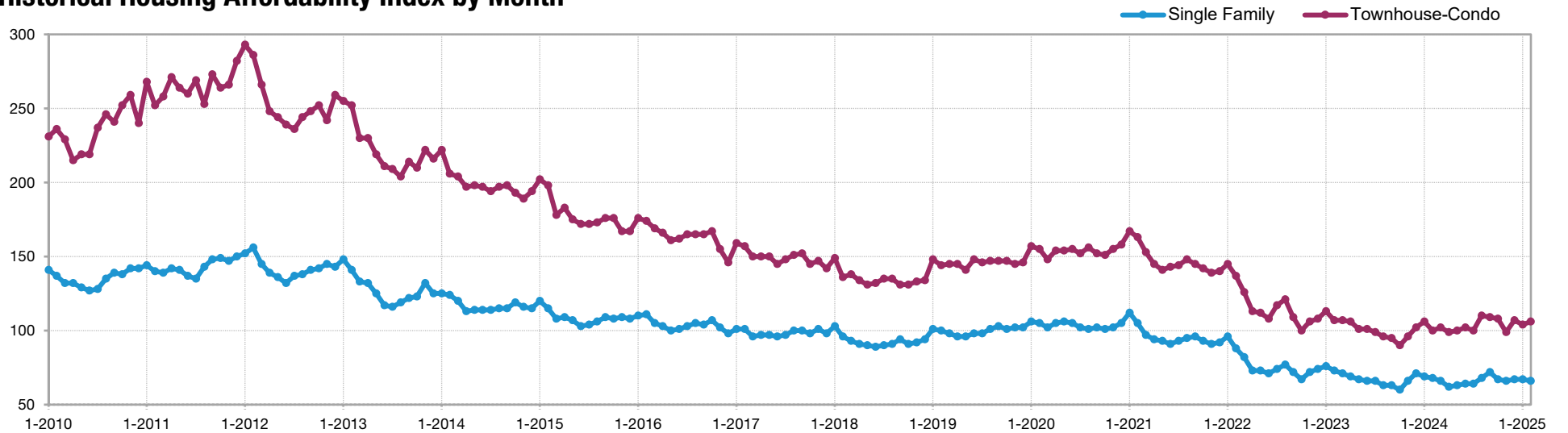


# Housing Affordability Index

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.

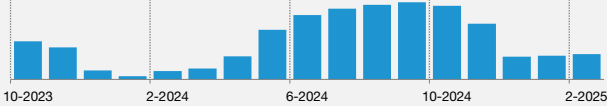
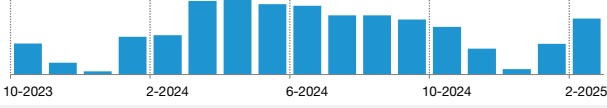
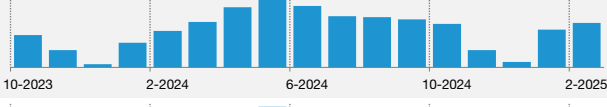
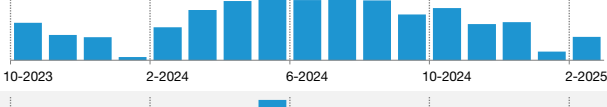
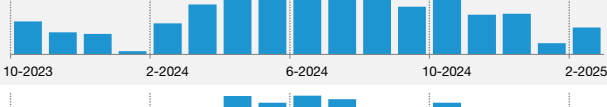



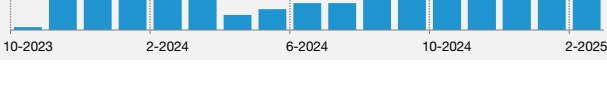


## Historical Housing Affordability Index by Month



# 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	2-2024	2-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
Active Listings		9,755	<b>11,618</b>	+ 19.1%	--	--	--
Under Contract		3,910	<b>4,392</b>	+ 12.3%	7,775	<b>8,046</b>	+ 3.5%
New Listings		5,213	<b>5,945</b>	+ 14.0%	9,383	<b>11,293</b>	+ 20.4%
Sold Listings		3,744	<b>3,399</b>	- 9.2%	6,439	<b>6,288</b>	- 2.3%
Days on Market		52	<b>61</b>	+ 17.3%	52	<b>63</b>	+ 21.2%
Median Sales Price		\$559,950	<b>\$580,000</b>	+ 3.6%	\$553,000	<b>\$573,700</b>	+ 3.7%
Average Sales Price		\$667,529	<b>\$686,047</b>	+ 2.8%	\$660,496	<b>\$675,384</b>	+ 2.3%
Pct. of List Price Received		99.0%	<b>98.8%</b>	- 0.2%	98.7%	<b>98.6%</b>	- 0.1%
Affordability Index		68	<b>66</b>	- 2.9%	68	<b>67</b>	- 1.5%

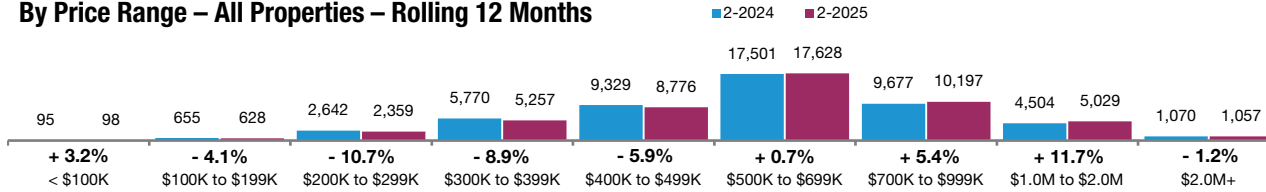
# Sold Listings

Actual sales that have closed in a given month.

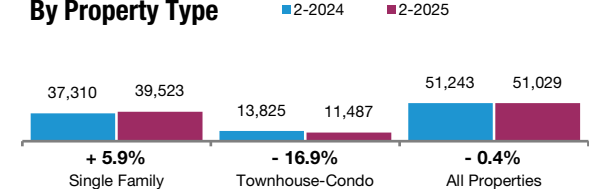


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## By Price Range – All Properties – Rolling 12 Months



## By Property Type



### Rolling 12 Months

By Price Range	Single Family			Townhouse-Condo		
	2-2024	2-2025	Change	2-2024	2-2025	Change
\$99,999 and Below	74	66	- 10.8%	5	26	+ 420.0%
\$100,000 to \$199,999	264	254	- 3.8%	351	371	+ 5.7%
\$200,000 to \$299,999	605	552	- 8.8%	2,013	1,804	- 10.4%
\$300,000 to \$399,999	2,105	2,044	- 2.9%	3,659	3,212	- 12.2%
\$400,000 to \$499,999	6,156	6,212	+ 0.9%	3,155	2,559	- 18.9%
\$500,000 to \$699,999	14,618	15,347	+ 5.0%	2,880	2,280	- 20.8%
\$700,000 to \$999,999	8,628	9,443	+ 9.4%	1,049	754	- 28.1%
\$1,000,000 to \$1,999,999	3,897	4,608	+ 18.2%	607	421	- 30.6%
\$2,000,000 and Above	963	997	+ 3.5%	106	60	- 43.4%
<b>All Price Ranges</b>	<b>37,310</b>	<b>39,523</b>	<b>+ 5.9%</b>	<b>13,825</b>	<b>11,487</b>	<b>- 16.9%</b>

### Compared to Prior Month

	Single Family			Townhouse-Condo		
	1-2025	2-2025	Change	1-2025	2-2025	Change
Single Family	3	3	0.0%	6	3	- 50.0%
Townhouse-Condo	10	14	+ 40.0%	23	28	+ 21.7%
	34	39	+ 14.7%	128	119	- 7.0%
	152	135	- 11.2%	175	216	+ 23.4%
	375	441	+ 17.6%	131	157	+ 19.8%
	861	1,082	+ 25.7%	134	139	+ 3.7%
	502	585	+ 16.5%	51	43	- 15.7%
	232	288	+ 24.1%	19	31	+ 63.2%
	48	71	+ 47.9%	4	4	0.0%
<b>All Price Ranges</b>	<b>2,217</b>	<b>2,658</b>	<b>+ 19.9%</b>	<b>671</b>	<b>740</b>	<b>+ 10.3%</b>

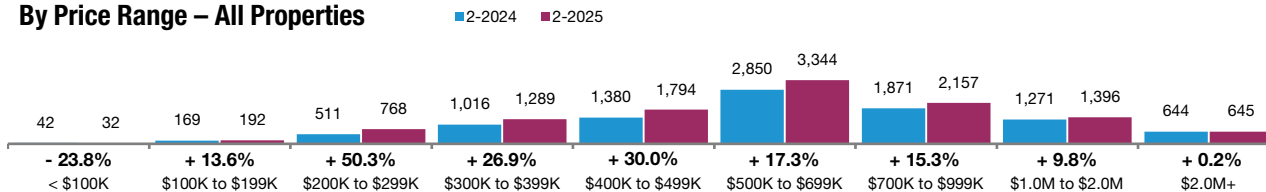
### Year to Date

	Single Family			Townhouse-Condo		
	2-2024	2-2025	Change	2-2024	2-2025	Change
Single Family	10	6	- 40.0%	1	9	+ 800.0%
Townhouse-Condo	38	24	- 36.8%	54	51	- 5.6%
	87	73	- 16.1%	263	247	- 6.1%
	287	287	0.0%	474	391	- 17.5%
	857	816	- 4.8%	328	288	- 12.2%
	1,866	1,943	+ 4.1%	331	273	- 17.5%
	1,071	1,087	+ 1.5%	118	94	- 20.3%
	424	520	+ 22.6%	64	50	- 21.9%
	127	119	- 6.3%	17	8	- 52.9%
<b>All Price Ranges</b>	<b>4,767</b>	<b>4,875</b>	<b>+ 2.3%</b>	<b>1,650</b>	<b>1,411</b>	<b>- 14.5%</b>

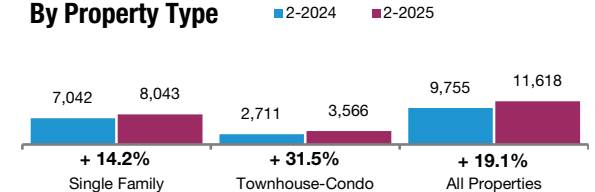
# Inventory of Active Listings

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		
	2-2024	2-2025	Change	2-2024	2-2025	Change
\$99,999 and Below	38	26	- 31.6%	3	5	+ 66.7%
\$100,000 to \$199,999	86	72	- 16.3%	83	118	+ 42.2%
\$200,000 to \$299,999	177	159	- 10.2%	333	609	+ 82.9%
\$300,000 to \$399,999	371	353	- 4.9%	645	935	+ 45.0%
\$400,000 to \$499,999	877	1,104	+ 25.9%	503	689	+ 37.0%
\$500,000 to \$699,999	2,209	2,681	+ 21.4%	641	662	+ 3.3%
\$700,000 to \$999,999	1,594	1,835	+ 15.1%	277	322	+ 16.2%
\$1,000,000 to \$1,999,999	1,087	1,213	+ 11.6%	184	182	- 1.1%
\$2,000,000 and Above	602	599	- 0.5%	42	44	+ 4.8%
<b>All Price Ranges</b>	<b>7,042</b>	<b>8,043</b>	<b>+ 14.2%</b>	<b>2,711</b>	<b>3,566</b>	<b>+ 31.5%</b>

### Compared to Prior Month

	Single Family			Townhouse-Condo		
	1-2025	2-2025	Change	1-2025	2-2025	Change
Single Family	31	26	- 16.1%	3	5	+ 66.7%
Townhouse-Condo	71	72	+ 1.4%	111	118	+ 6.3%
	175	159	- 9.1%	605	609	+ 0.7%
	403	353	- 12.4%	904	935	+ 3.4%
	1,133	1,104	- 2.6%	627	689	+ 9.9%
	2,738	2,681	- 2.1%	623	662	+ 6.3%
	1,841	1,835	- 0.3%	272	322	+ 18.4%
	1,109	1,213	+ 9.4%	171	182	+ 6.4%
	574	599	+ 4.4%	42	44	+ 4.8%
<b>All Price Ranges</b>	<b>8,076</b>	<b>8,043</b>	<b>- 0.4%</b>	<b>3,358</b>	<b>3,566</b>	<b>+ 6.2%</b>

### Year to Date

Single Family	Townhouse-Condo
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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.