

Local Market Update for February 2025

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
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Denver

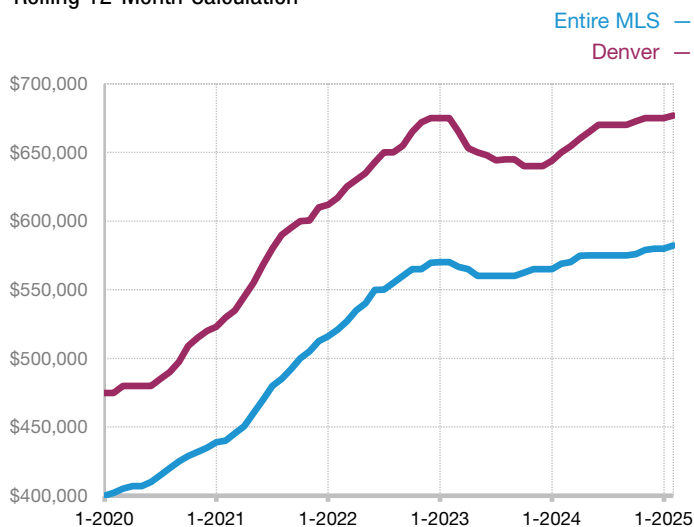
Single Family	February			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 02-2025	Percent Change from Previous Year
Inventory of Active Listings	979	1,151	+ 17.6%	--	--	--
Under Contract	504	527	+ 4.6%	959	989	+ 3.1%
New Listings	699	722	+ 3.3%	1,205	1,388	+ 15.2%
Sold Listings	448	459	+ 2.5%	752	811	+ 7.8%
Days on Market Until Sale	42	53	+ 26.2%	45	57	+ 26.7%
Median Sales Price*	\$651,056	\$665,000	+ 2.1%	\$646,250	\$650,000	+ 0.6%
Average Sales Price*	\$815,804	\$881,280	+ 8.0%	\$807,368	\$837,404	+ 3.7%
Percent of List Price Received*	99.4%	98.7%	- 0.7%	98.8%	98.3%	- 0.5%

* 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	1,034	1,303	+ 26.0%	--	--	--
Under Contract	326	302	- 7.4%	621	547	- 11.9%
New Listings	512	585	+ 14.3%	911	1,131	+ 24.1%
Sold Listings	322	219	- 32.0%	528	442	- 16.3%
Days on Market Until Sale	57	62	+ 8.8%	59	65	+ 10.2%
Median Sales Price*	\$399,495	\$400,000	+ 0.1%	\$397,000	\$398,000	+ 0.3%
Average Sales Price*	\$508,717	\$515,583	+ 1.3%	\$528,910	\$493,724	- 6.7%
Percent of List Price Received*	98.7%	98.2%	- 0.5%	98.5%	98.1%	- 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

