

# Local Market Update for March 2025

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Denver

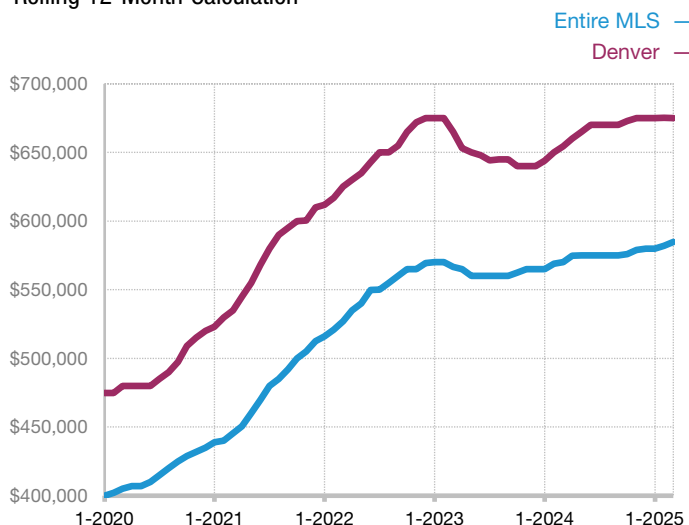
Single Family	March			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 03-2024	Thru 03-2025	Percent Change from Previous Year
Inventory of Active Listings	997	<b>1,316</b>	+ 32.0%	--	--	--
Under Contract	621	<b>689</b>	+ 11.0%	1,580	<b>1,642</b>	+ 3.9%
New Listings	725	<b>959</b>	+ 32.3%	1,930	<b>2,346</b>	+ 21.6%
Sold Listings	550	<b>535</b>	- 2.7%	1,302	<b>1,350</b>	+ 3.7%
Days on Market Until Sale	29	<b>42</b>	+ 44.8%	38	<b>51</b>	+ 34.2%
Median Sales Price*	\$681,250	<b>\$675,000</b>	- 0.9%	\$655,000	<b>\$650,000</b>	- 0.8%
Average Sales Price*	\$862,646	<b>\$828,307</b>	- 4.0%	\$830,719	<b>\$830,590</b>	- 0.0%
Percent of List Price Received*	100.0%	<b>99.3%</b>	- 0.7%	99.3%	<b>98.7%</b>	- 0.6%

\* 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	March			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 03-2024	Thru 03-2025	Percent Change from Previous Year
Inventory of Active Listings	1,158	<b>1,559</b>	+ 34.6%	--	--	--
Under Contract	366	<b>365</b>	- 0.3%	987	<b>891</b>	- 9.7%
New Listings	576	<b>726</b>	+ 26.0%	1,487	<b>1,855</b>	+ 24.7%
Sold Listings	321	<b>284</b>	- 11.5%	849	<b>723</b>	- 14.8%
Days on Market Until Sale	44	<b>60</b>	+ 36.4%	54	<b>63</b>	+ 16.7%
Median Sales Price*	\$423,000	<b>\$372,500</b>	- 11.9%	\$410,000	<b>\$390,000</b>	- 4.9%
Average Sales Price*	\$542,447	<b>\$472,607</b>	- 12.9%	\$534,028	<b>\$486,344</b>	- 8.9%
Percent of List Price Received*	99.1%	<b>98.2%</b>	- 0.9%	98.7%	<b>98.1%</b>	- 0.6%

\* 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

