

Local Market Update for January 2025

A Research Tool Provided by the Colorado Association of REALTORS®

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Denver County

Contact the Denver Metro Association of REALTORS® or South Metro Denver REALTOR® Association for more detailed local statistics or to find a REALTOR® in the area.

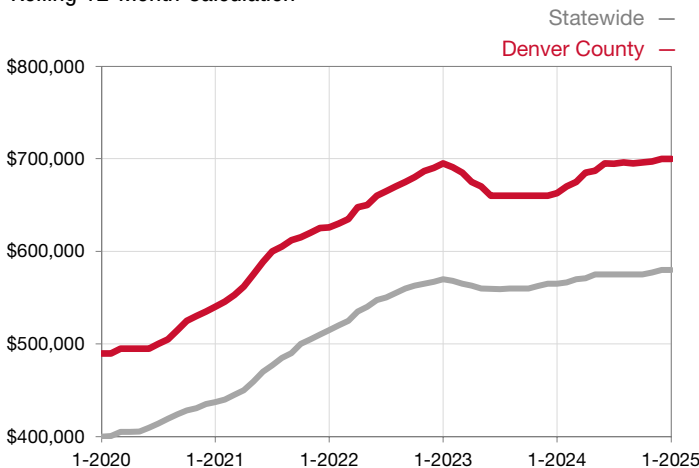
Single Family	January			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
Key Metrics						
New Listings	456	604	+ 32.5%	456	604	+ 32.5%
Sold Listings	283	314	+ 11.0%	283	314	+ 11.0%
Median Sales Price*	\$639,000	\$628,750	- 1.6%	\$639,000	\$628,750	- 1.6%
Average Sales Price*	\$805,959	\$809,005	+ 0.4%	\$805,959	\$809,005	+ 0.4%
Percent of List Price Received*	97.8%	97.7%	- 0.1%	97.8%	97.7%	- 0.1%
Days on Market Until Sale	49	63	+ 28.6%	49	63	+ 28.6%
Inventory of Homes for Sale	796	912	+ 14.6%	--	--	--
Months Supply of Inventory	1.9	1.9	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
Key Metrics						
New Listings	383	509	+ 32.9%	383	509	+ 32.9%
Sold Listings	194	196	+ 1.0%	194	196	+ 1.0%
Median Sales Price*	\$397,000	\$413,500	+ 4.2%	\$397,000	\$413,500	+ 4.2%
Average Sales Price*	\$573,057	\$504,219	- 12.0%	\$573,057	\$504,219	- 12.0%
Percent of List Price Received*	98.2%	98.1%	- 0.1%	98.2%	98.1%	- 0.1%
Days on Market Until Sale	61	65	+ 6.6%	61	65	+ 6.6%
Inventory of Homes for Sale	888	1,043	+ 17.5%	--	--	--
Months Supply of Inventory	2.6	3.7	+ 42.3%	--	--	--

* 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

