

# Local Market Update for January 2025

A Research Tool Provided by the Colorado Association of REALTORS®

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## Jefferson County

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

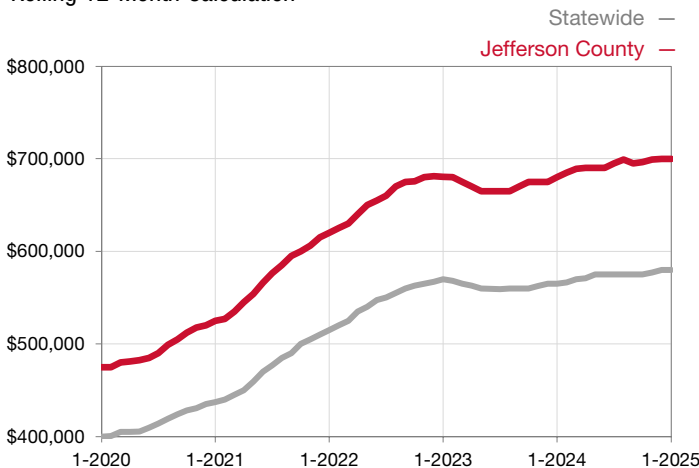
Single Family	January			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	361	504	+ 39.6%	361	504	+ 39.6%
Sold Listings	289	294	+ 1.7%	289	294	+ 1.7%
Median Sales Price*	\$675,000	\$694,950	+ 3.0%	\$675,000	\$694,950	+ 3.0%
Average Sales Price*	\$751,219	\$790,078	+ 5.2%	\$751,219	\$790,078	+ 5.2%
Percent of List Price Received*	98.7%	98.7%	0.0%	98.7%	98.7%	0.0%
Days on Market Until Sale	46	54	+ 17.4%	46	54	+ 17.4%
Inventory of Homes for Sale	562	667	+ 18.7%	--	--	--
Months Supply of Inventory	1.2	1.4	+ 16.7%	--	--	--

\* 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
<b>Key Metrics</b>						
New Listings	143	218	+ 52.4%	143	218	+ 52.4%
Sold Listings	93	130	+ 39.8%	93	130	+ 39.8%
Median Sales Price*	\$390,000	\$415,000	+ 6.4%	\$390,000	\$415,000	+ 6.4%
Average Sales Price*	\$413,536	\$432,958	+ 4.7%	\$413,536	\$432,958	+ 4.7%
Percent of List Price Received*	99.1%	99.1%	0.0%	99.1%	99.1%	0.0%
Days on Market Until Sale	40	62	+ 55.0%	40	62	+ 55.0%
Inventory of Homes for Sale	260	373	+ 43.5%	--	--	--
Months Supply of Inventory	1.4	2.3	+ 64.3%	--	--	--

\* 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

