

Local Market Update for April 2025

A Research Tool Provided by the Colorado Association of REALTORS®

Make Sure
Your Agent is a REALTOR®

Not all agents
are the same!



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.

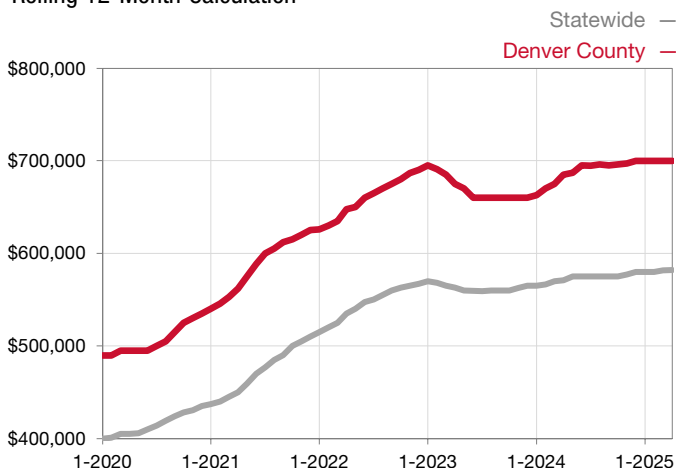
Single Family	April			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 04-2024	Thru 04-2025	Percent Change from Previous Year
New Listings	901	1,092	+ 21.2%	2,674	3,249	+ 21.5%
Sold Listings	550	582	+ 5.8%	1,732	1,798	+ 3.8%
Median Sales Price*	\$774,750	\$737,500	- 4.8%	\$698,750	\$699,000	+ 0.0%
Average Sales Price*	\$961,480	\$891,687	- 7.3%	\$889,265	\$869,878	- 2.2%
Percent of List Price Received*	100.1%	99.7%	- 0.4%	99.5%	99.0%	- 0.5%
Days on Market Until Sale	24	29	+ 20.8%	34	44	+ 29.4%
Inventory of Homes for Sale	1,117	1,563	+ 39.9%	--	--	--
Months Supply of Inventory	2.6	3.2	+ 23.1%	--	--	--

* 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	April			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 04-2024	Thru 04-2025	Percent Change from Previous Year
New Listings	603	672	+ 11.4%	2,005	2,405	+ 20.0%
Sold Listings	336	277	- 17.6%	1,136	930	- 18.1%
Median Sales Price*	\$443,500	\$380,000	- 14.3%	\$425,000	\$395,000	- 7.1%
Average Sales Price*	\$543,666	\$510,419	- 6.1%	\$544,863	\$509,094	- 6.6%
Percent of List Price Received*	99.0%	98.8%	- 0.2%	98.8%	98.4%	- 0.4%
Days on Market Until Sale	40	53	+ 32.5%	49	59	+ 20.4%
Inventory of Homes for Sale	1,219	1,729	+ 41.8%	--	--	--
Months Supply of Inventory	3.7	6.5	+ 75.7%	--	--	--

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation

