

Local Market Update for May 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.

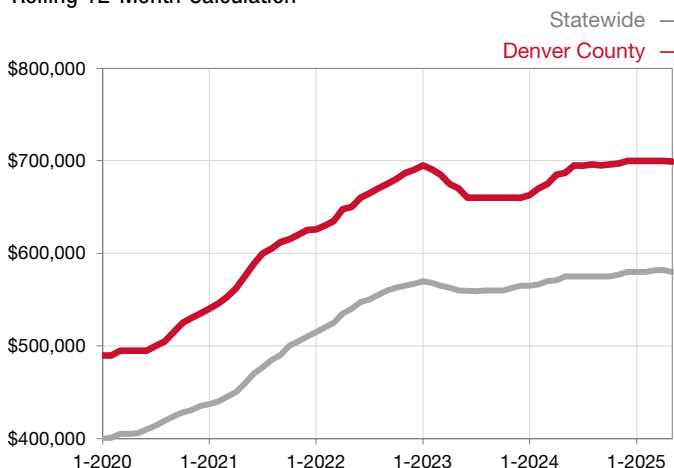
Single Family	May			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 05-2024	Thru 05-2025	Percent Change from Previous Year
New Listings	1,070	998	- 6.7%	3,744	4,246	+ 13.4%
Sold Listings	634	571	- 9.9%	2,366	2,372	+ 0.3%
Median Sales Price*	\$743,500	\$710,000	- 4.5%	\$709,000	\$700,000	- 1.3%
Average Sales Price*	\$885,720	\$890,883	+ 0.6%	\$888,315	\$874,557	- 1.5%
Percent of List Price Received*	100.1%	99.2%	- 0.9%	99.7%	99.1%	- 0.6%
Days on Market Until Sale	23	26	+ 13.0%	31	40	+ 29.0%
Inventory of Homes for Sale	1,495	1,794	+ 20.0%	--	--	--
Months Supply of Inventory	3.4	3.8	+ 11.8%	--	--	--

* 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	May			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 05-2024	Thru 05-2025	Percent Change from Previous Year
New Listings	654	690	+ 5.5%	2,659	3,095	+ 16.4%
Sold Listings	341	285	- 16.4%	1,477	1,216	- 17.7%
Median Sales Price*	\$420,000	\$400,000	- 4.8%	\$424,990	\$399,450	- 6.0%
Average Sales Price*	\$540,948	\$486,795	- 10.0%	\$543,959	\$503,770	- 7.4%
Percent of List Price Received*	98.8%	98.3%	- 0.5%	98.8%	98.4%	- 0.4%
Days on Market Until Sale	38	50	+ 31.6%	47	57	+ 21.3%
Inventory of Homes for Sale	1,457	1,901	+ 30.5%	--	--	--
Months Supply of Inventory	4.5	7.3	+ 62.2%	--	--	--

* 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

