

# Monthly Indicators

Residential real estate activity in Arapahoe, Douglas, Jefferson and Denver Counties, comprised of single-family properties, townhomes and condominiums.



## October 2025

Percent changes calculated using year-over-year comparisons and rounded figures.

New Listings were down 0.3 percent for single family homes and 2.0 percent for townhouse-condo properties. Under Contracts increased 4.5 percent for single family homes but decreased 1.4 percent for townhouse-condo properties.

The Median Sales Price remained flat for single family homes at \$685,000 but decreased 2.6 percent to \$380,000 for townhouse-condo properties. Days on Market increased 14.3 percent for single family homes and 25.0 percent for townhouse-condo properties.

Housing inventory edged up 1.3% from the previous month to 1.55 million units, 14.0% higher than the same period last year. This represents a 4.6-month supply at the current sales pace, according to NAR. The median existing-home price grew 2.1% year-over-year to \$415,200, continuing the trend of annual price gains. The Midwest saw the largest year-over-year increase in median sales price, followed by the Northeast and South, while prices remained mostly flat in the West.

## Activity Snapshot

**- 3.2%**

**- 2.8%**

**- 0.3%**

One-Year Change in  
**Active Listings**  
All Properties

One-Year Change in  
**Sold Listings**  
All Properties

One-Year Change in  
**Median Sales Price**  
All Properties

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# Single Family Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year.



Key Metrics	Historical Sparkbars	10-2024	10-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
Active Listings		6,131	5,977	- 2.5%	--	--	--
Under Contract		1,883	1,967	+ 4.5%	19,917	20,672	+ 3.8%
New Listings		2,394	2,386	- 0.3%	26,908	29,557	+ 9.8%
Sold Listings		1,986	1,968	- 0.9%	19,227	19,905	+ 3.5%
Days on Market		42	48	+ 14.3%	33	41	+ 24.2%
Median Sales Price		\$685,000	\$685,000	0.0%	\$685,000	\$690,000	+ 0.7%
Avg. Sales Price		\$824,858	\$842,185	+ 2.1%	\$828,220	\$834,396	+ 0.7%
Pct. of List Price Received		98.6%	98.4%	- 0.2%	99.4%	98.9%	- 0.5%
Affordability Index		68	70	+ 2.9%	68	70	+ 2.9%

# Townhouse-Condo Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

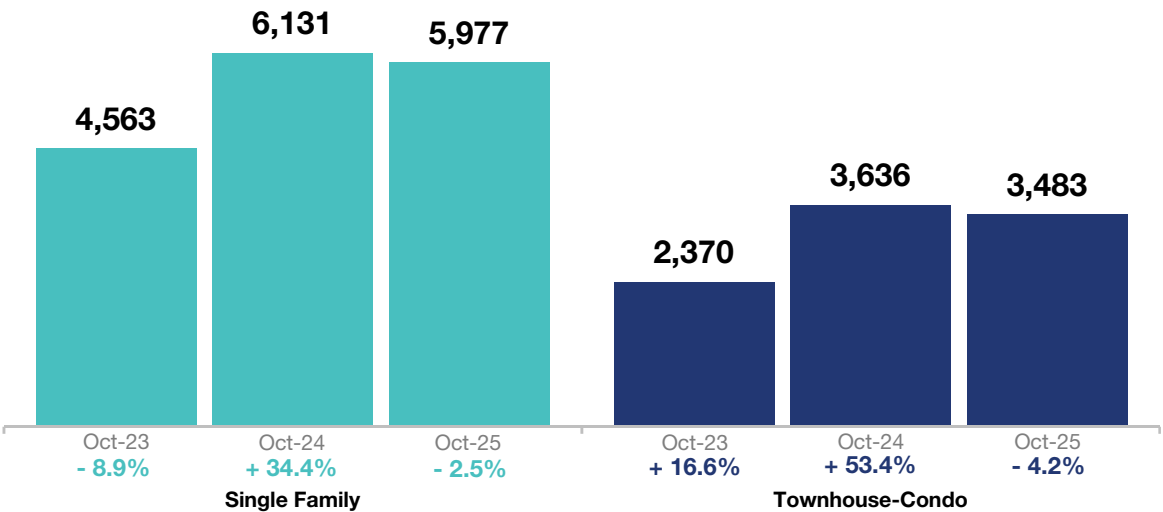


Key Metrics	Historical Sparkbars	10-2024	10-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
Active Listings		3,636	3,483	- 4.2%	--	--	--
Under Contract		648	639	- 1.4%	7,577	7,087	- 6.5%
New Listings		1,113	1,091	- 2.0%	12,067	12,869	+ 6.6%
Sold Listings		676	619	- 8.4%	7,512	6,888	- 8.3%
Days on Market		48	60	+ 25.0%	41	55	+ 34.1%
Median Sales Price		\$390,000	\$380,000	- 2.6%	\$405,000	\$390,000	- 3.7%
Avg. Sales Price		\$460,418	\$464,086	+ 0.8%	\$465,753	\$440,869	- 5.3%
Pct. of List Price Received		98.8%	98.1%	- 0.7%	99.0%	98.5%	- 0.5%
Affordability Index		120	127	+ 5.8%	115	123	+ 7.0%

# Inventory of Active Listings

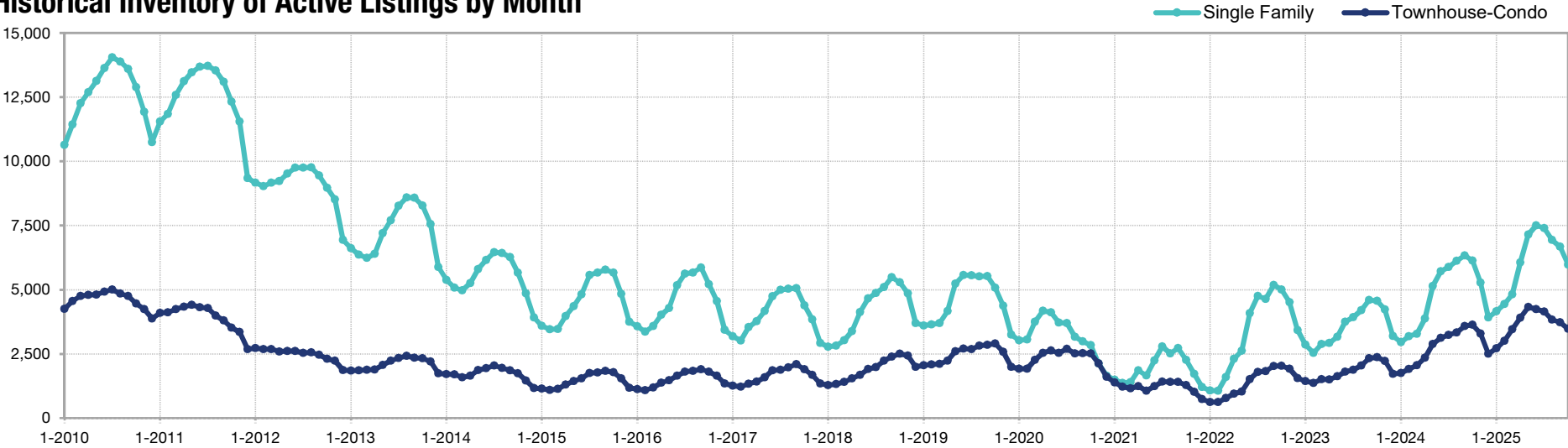


## October



Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Nov-2024	5,278	+24.6%	3,288	+48.0%
Dec-2024	3,920	+22.6%	2,505	+45.4%
Jan-2025	4,162	+40.8%	2,720	+55.1%
Feb-2025	4,440	+39.3%	3,013	+58.0%
Mar-2025	4,820	+47.0%	3,459	+67.8%
Apr-2025	6,058	+56.3%	3,913	+66.8%
May-2025	7,149	+39.0%	4,331	+50.4%
Jun-2025	7,506	+31.3%	4,244	+36.1%
Jul-2025	7,403	+25.9%	4,149	+28.1%
Aug-2025	6,938	+13.4%	3,831	+15.1%
Sep-2025	6,674	+5.3%	3,733	+4.1%
Oct-2025	5,977	-2.5%	3,483	-4.2%

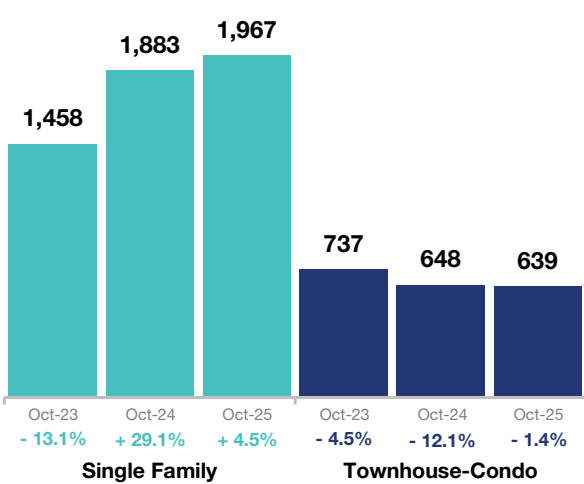
## Historical Inventory of Active Listings by Month



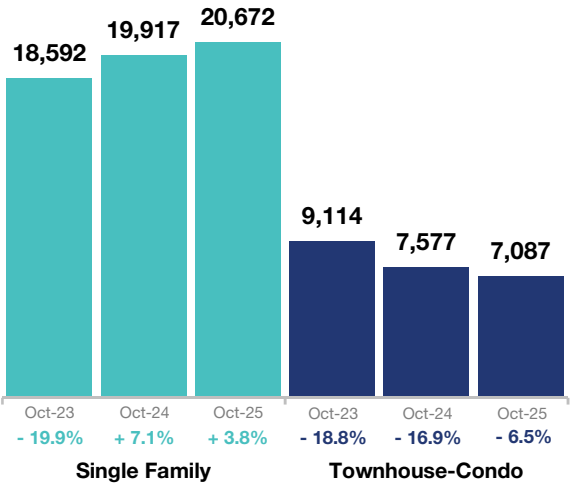
# Under Contract



## October

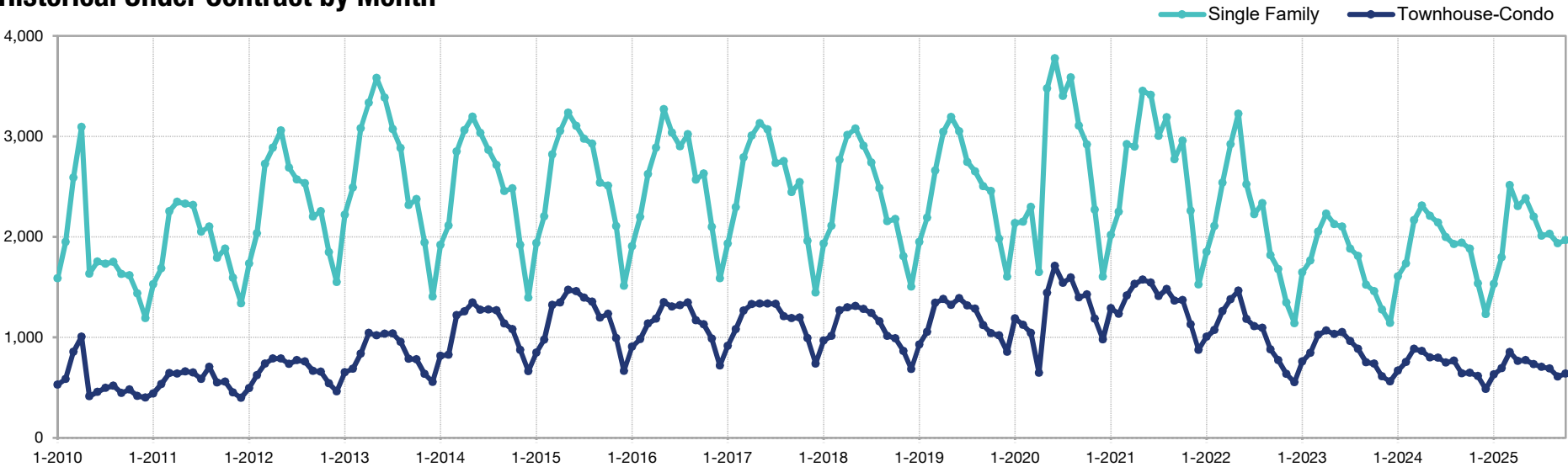


## Year to Date



Under Contract	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Nov-2024	1,536	+20.3%	614	+0.2%
Dec-2024	1,230	+7.6%	486	-13.2%
Jan-2025	1,530	-4.7%	630	-5.7%
Feb-2025	1,797	+3.6%	692	-8.3%
Mar-2025	2,514	+16.1%	852	-3.8%
Apr-2025	2,305	-0.3%	764	-11.7%
May-2025	2,382	+7.8%	772	-3.5%
Jun-2025	2,201	+2.7%	733	-8.1%
Jul-2025	2,011	+0.8%	707	-5.5%
Aug-2025	2,029	+5.2%	690	-10.0%
Sep-2025	1,936	-0.3%	608	-5.3%
Oct-2025	1,967	+4.5%	639	-1.4%

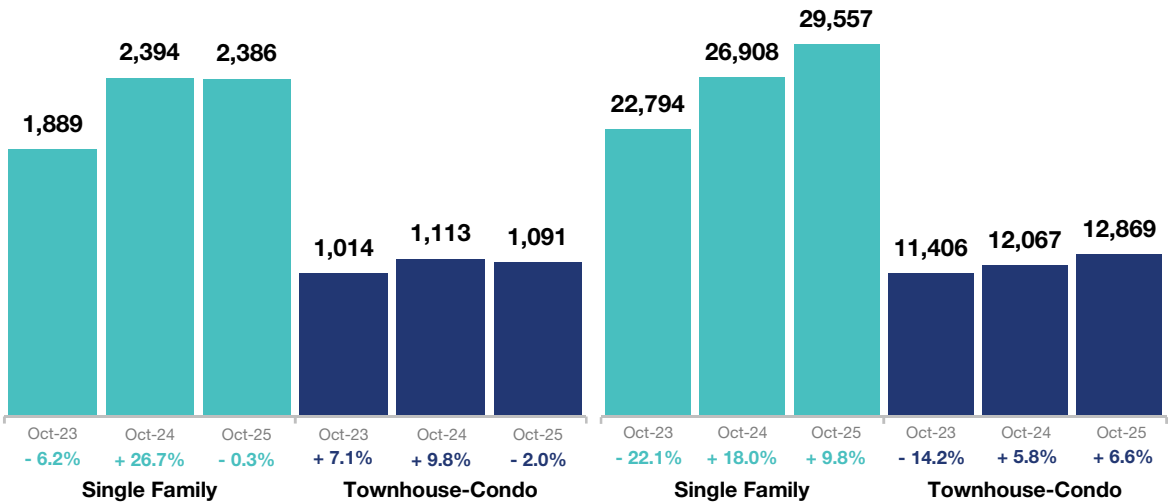
## Historical Under Contract by Month



# New Listings

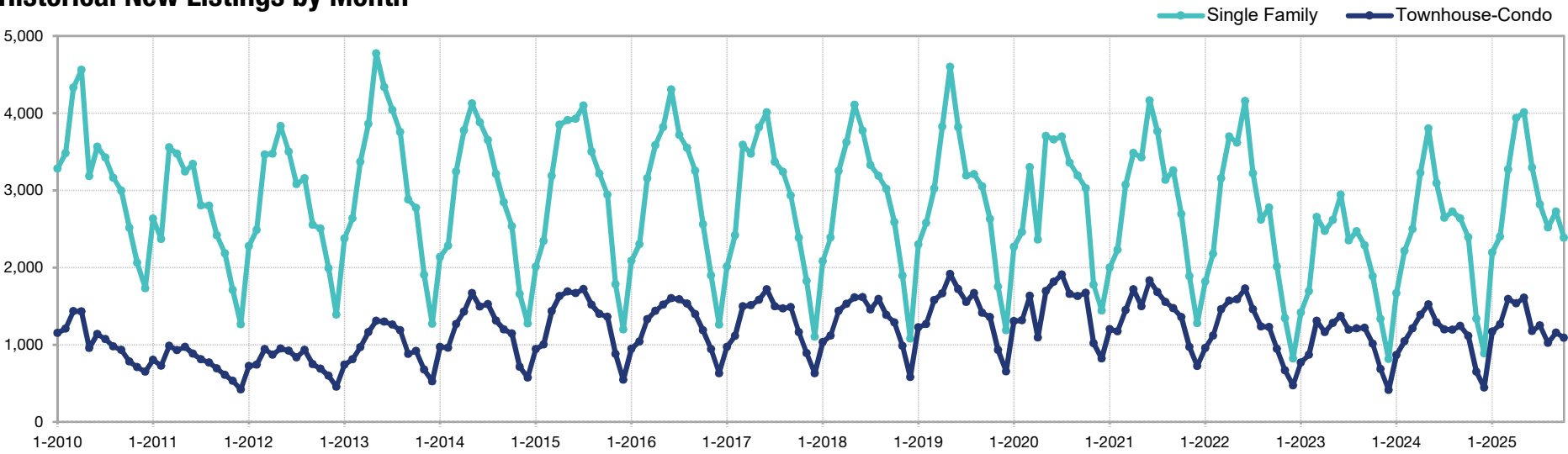


## October



New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Nov-2024	1,336	+0.1%	652	-4.8%
Dec-2024	888	+8.8%	447	+8.2%
Jan-2025	2,194	+31.5%	1,170	+34.9%
Feb-2025	2,401	+8.3%	1,264	+20.8%
Mar-2025	3,272	+31.0%	1,591	+31.3%
Apr-2025	3,938	+22.0%	1,536	+10.9%
May-2025	4,011	+5.5%	1,610	+5.9%
Jun-2025	3,295	+6.5%	1,176	-8.6%
Jul-2025	2,818	+6.6%	1,250	+4.4%
Aug-2025	2,518	-7.6%	1,025	-14.3%
Sep-2025	2,724	+3.2%	1,156	-7.0%
Oct-2025	2,386	-0.3%	1,091	-2.0%

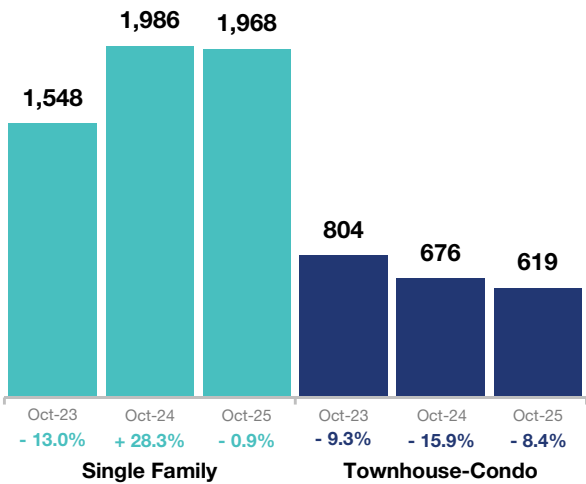
## Historical New Listings by Month



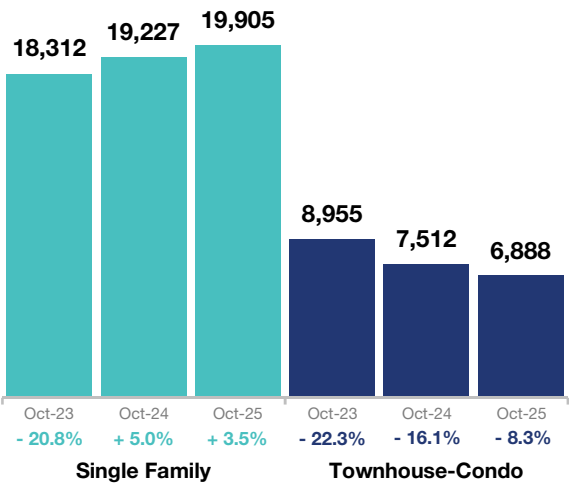
# Sold Listings



## October

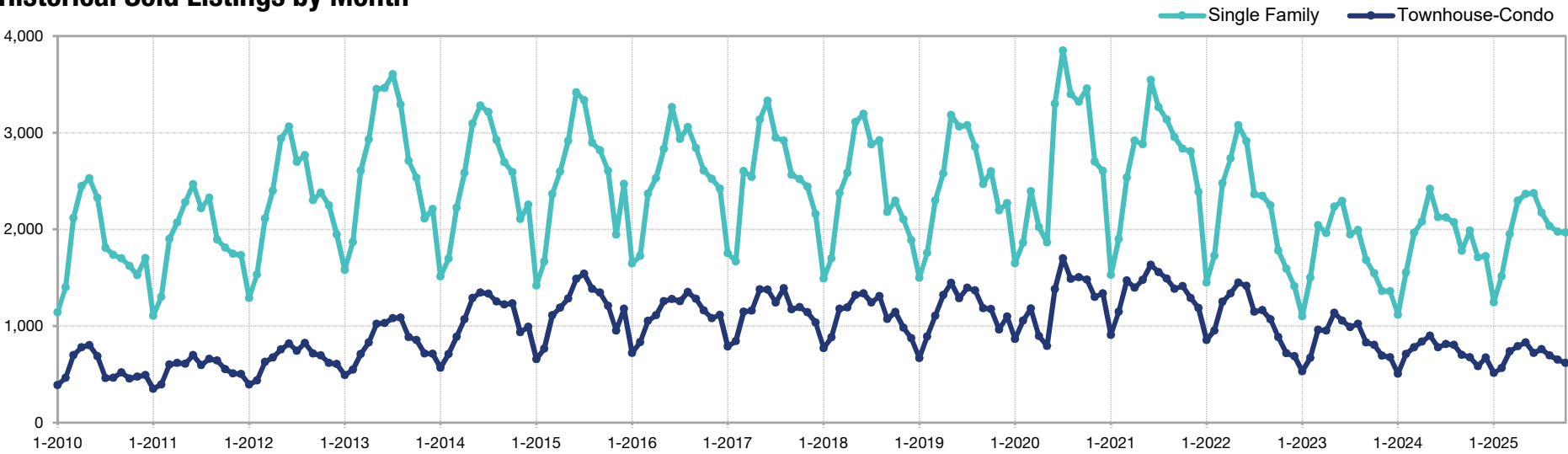


## Year to Date

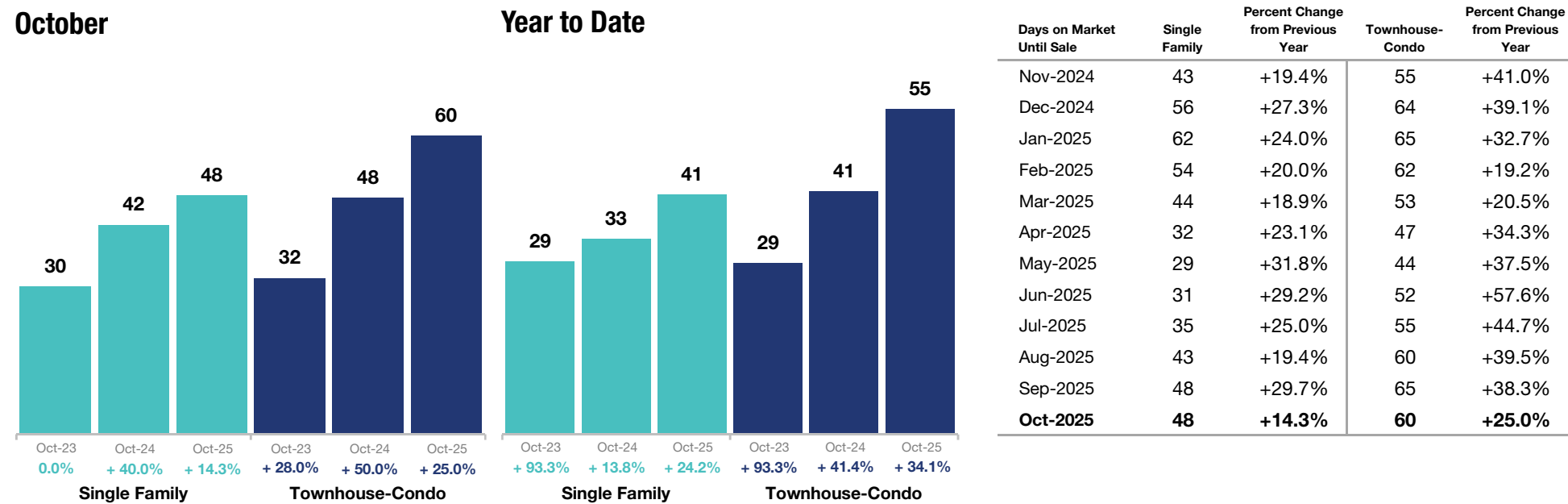


Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Nov-2024	1,711	+25.6%	586	-15.6%
Dec-2024	1,723	+26.6%	674	-0.6%
Jan-2025	1,247	+11.5%	515	+1.4%
Feb-2025	1,516	-2.5%	566	-20.3%
Mar-2025	1,952	-0.6%	738	-5.3%
Apr-2025	2,297	+10.5%	790	-5.7%
May-2025	2,367	-2.2%	829	-7.9%
Jun-2025	2,374	+11.6%	722	-7.4%
Jul-2025	2,173	+2.4%	760	-6.5%
Aug-2025	2,035	-1.9%	697	-13.5%
Sep-2025	1,976	+11.1%	652	-7.1%
Oct-2025	1,968	-0.9%	619	-8.4%

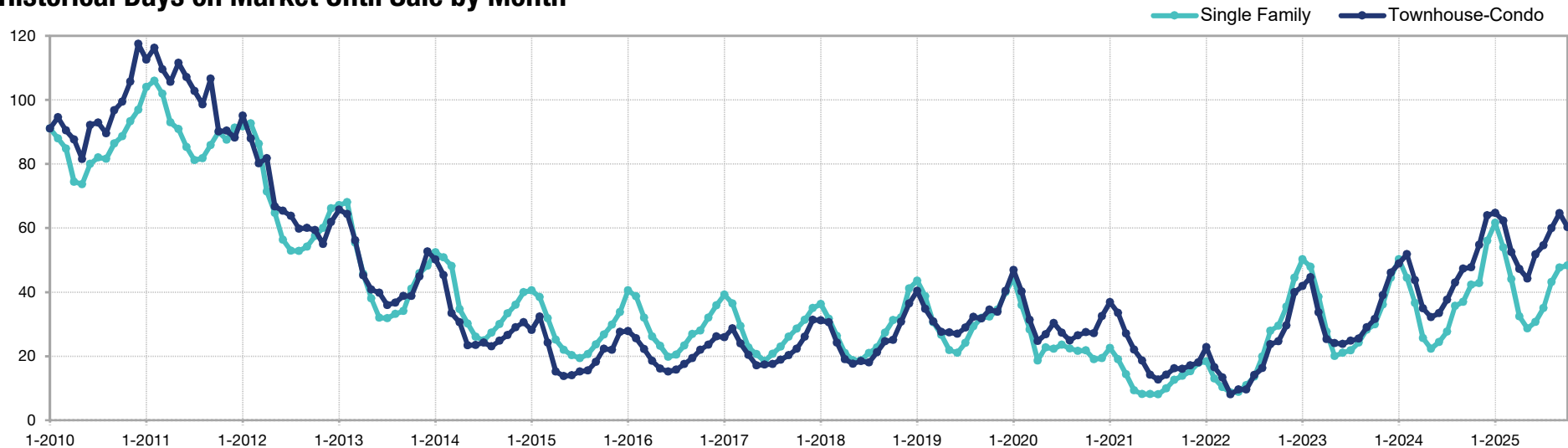
## Historical Sold Listings by Month



# Days on Market Until Sale



## Historical Days on Market Until Sale by Month

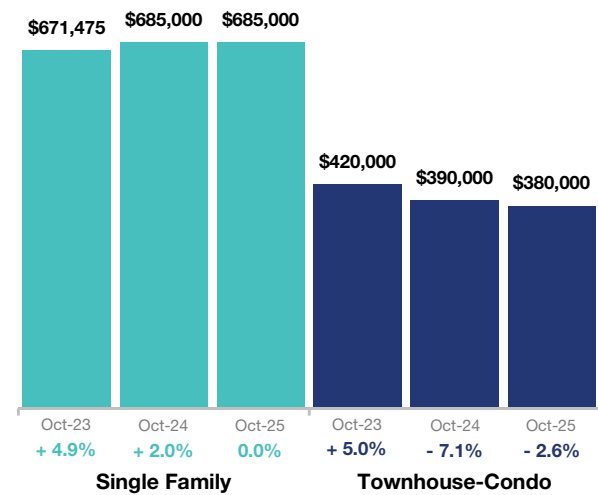




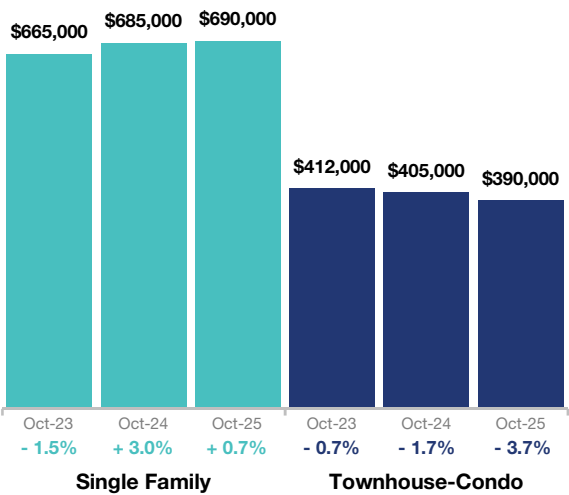
# Median Sales Price



## October

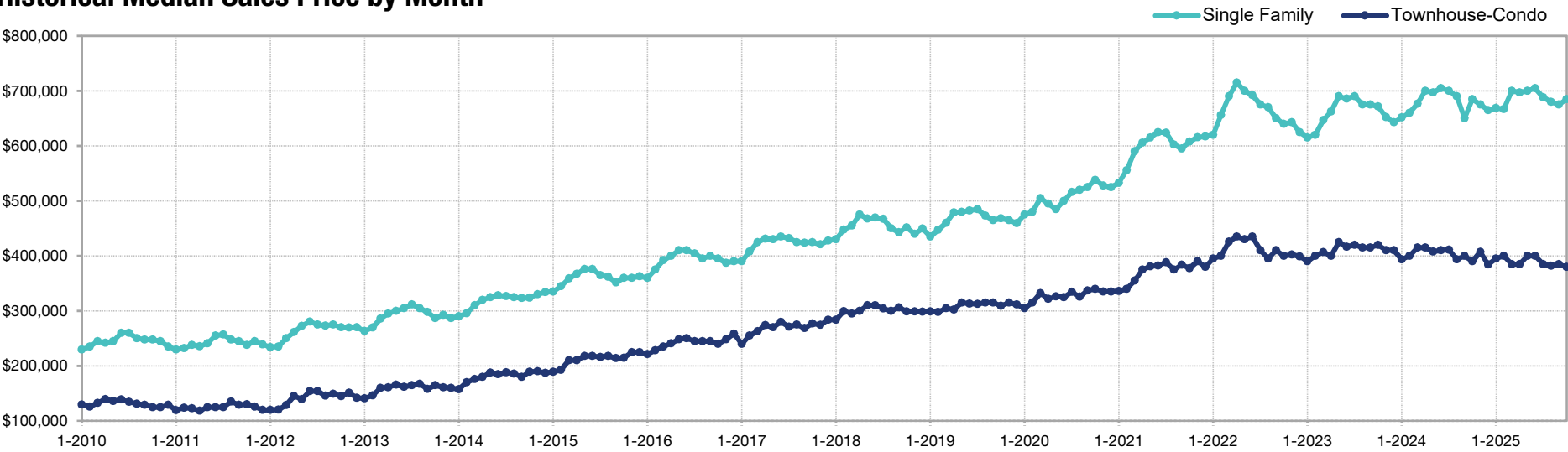


## Year to Date



Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Nov-2024	\$674,990	+3.5%	\$407,500	-0.6%
Dec-2024	\$665,000	+3.4%	\$384,450	-6.2%
Jan-2025	\$669,000	+2.7%	\$395,000	+0.3%
Feb-2025	\$667,000	+1.1%	\$400,000	0.0%
Mar-2025	\$699,900	+3.4%	\$385,000	-7.2%
Apr-2025	\$697,000	-0.4%	\$385,000	-7.2%
May-2025	\$700,000	+0.4%	\$400,000	-2.0%
Jun-2025	\$705,000	0.0%	\$400,000	-2.4%
Jul-2025	\$688,125	-1.7%	\$385,000	-6.3%
Aug-2025	\$680,000	-1.4%	\$382,000	-2.9%
Sep-2025	\$675,000	+3.8%	\$385,000	-3.8%
Oct-2025	\$685,000	0.0%	\$380,000	-2.6%

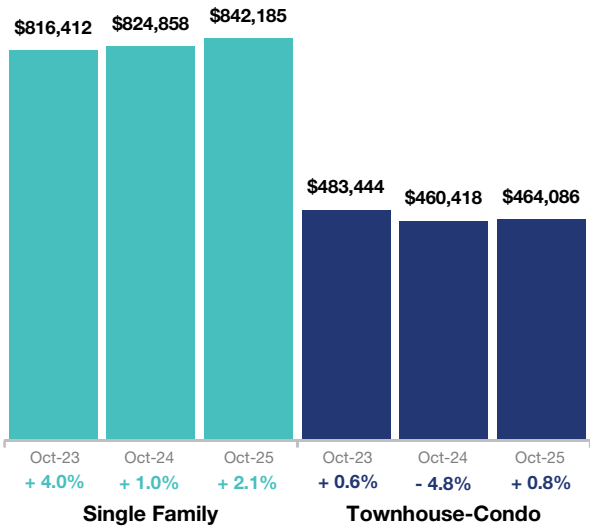
## Historical Median Sales Price by Month



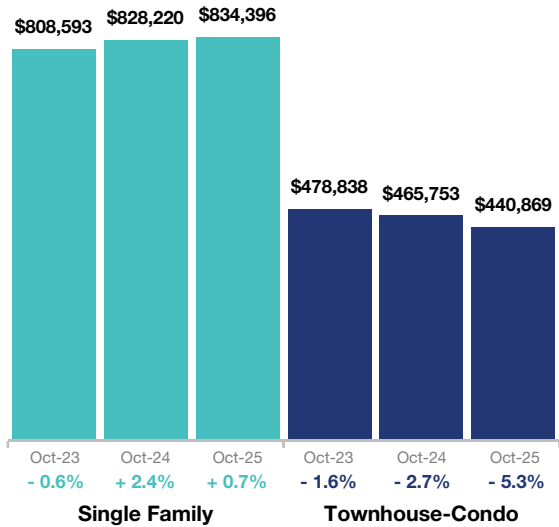
# Average Sales Price



## October

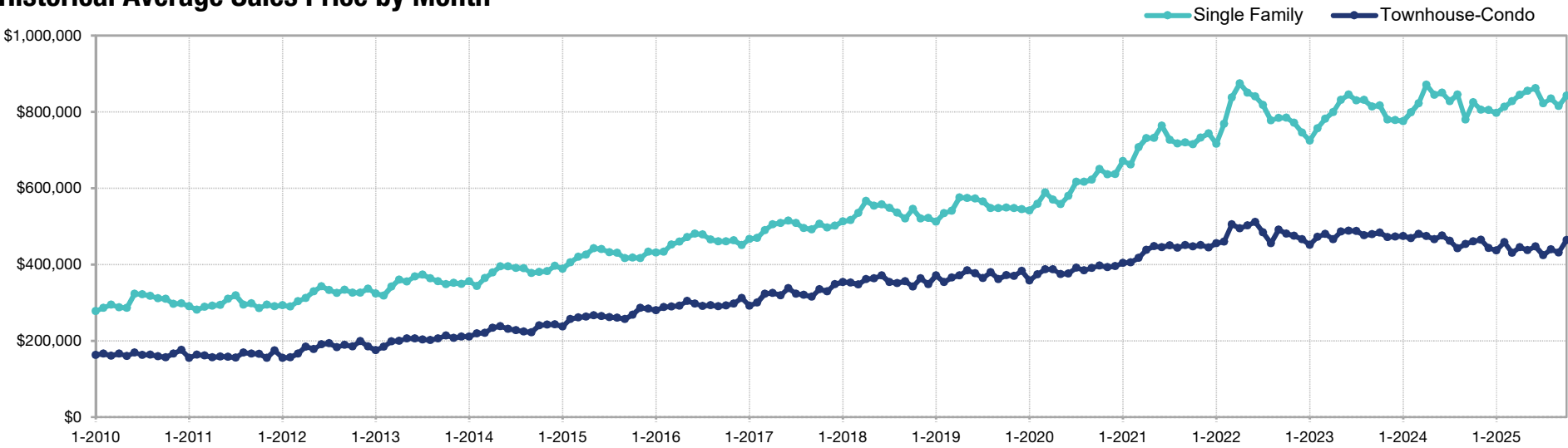


## Year to Date



Avg. Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Nov-2024	\$805,212	+3.3%	\$464,561	-1.6%
Dec-2024	\$804,609	+3.4%	\$443,338	-6.4%
Jan-2025	\$797,019	+2.7%	\$436,951	-7.9%
Feb-2025	\$812,954	+1.8%	\$458,494	-2.2%
Mar-2025	\$827,735	+0.7%	\$430,761	-10.3%
Apr-2025	\$844,667	-3.0%	\$445,010	-6.2%
May-2025	\$855,229	+1.3%	\$437,390	-6.2%
Jun-2025	\$862,354	+1.5%	\$447,302	-6.1%
Jul-2025	\$822,332	-0.6%	\$424,365	-8.2%
Aug-2025	\$834,879	-1.3%	\$439,366	-0.8%
Sep-2025	\$815,529	+4.6%	\$431,204	-5.0%
Oct-2025	\$842,185	+2.1%	\$464,086	+0.8%

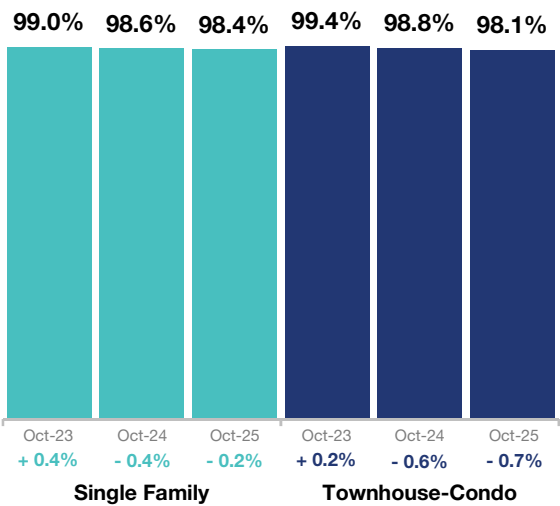
## Historical Average Sales Price by Month



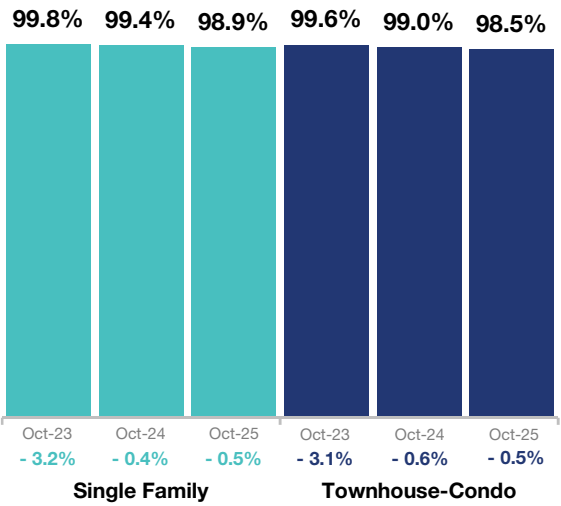
# Percent of List Price Received



## October

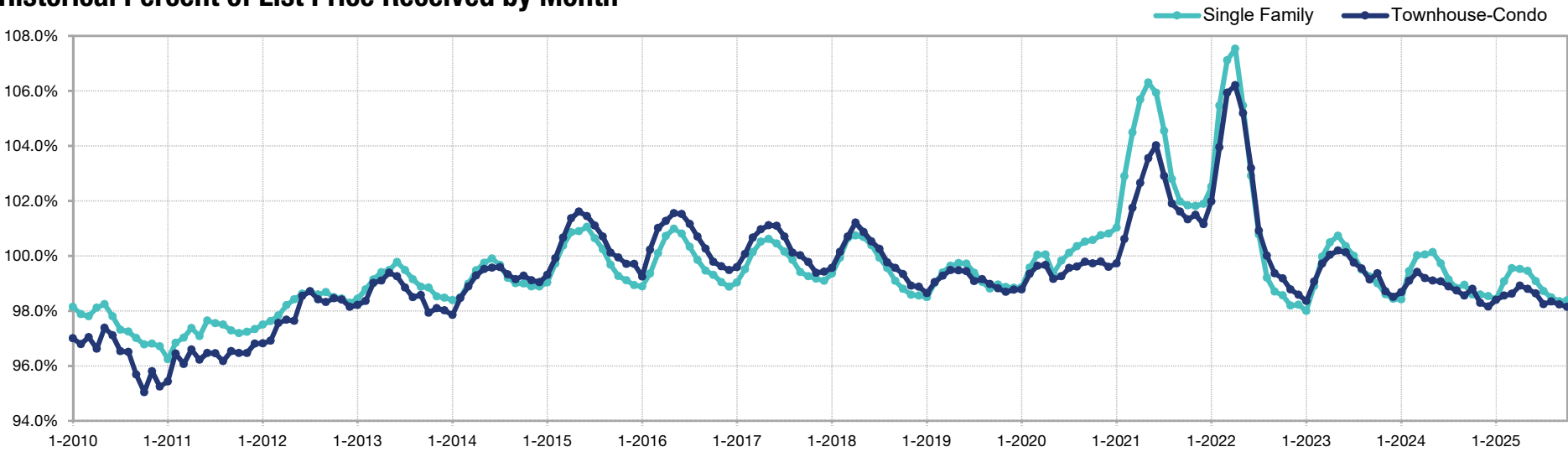


## Year to Date

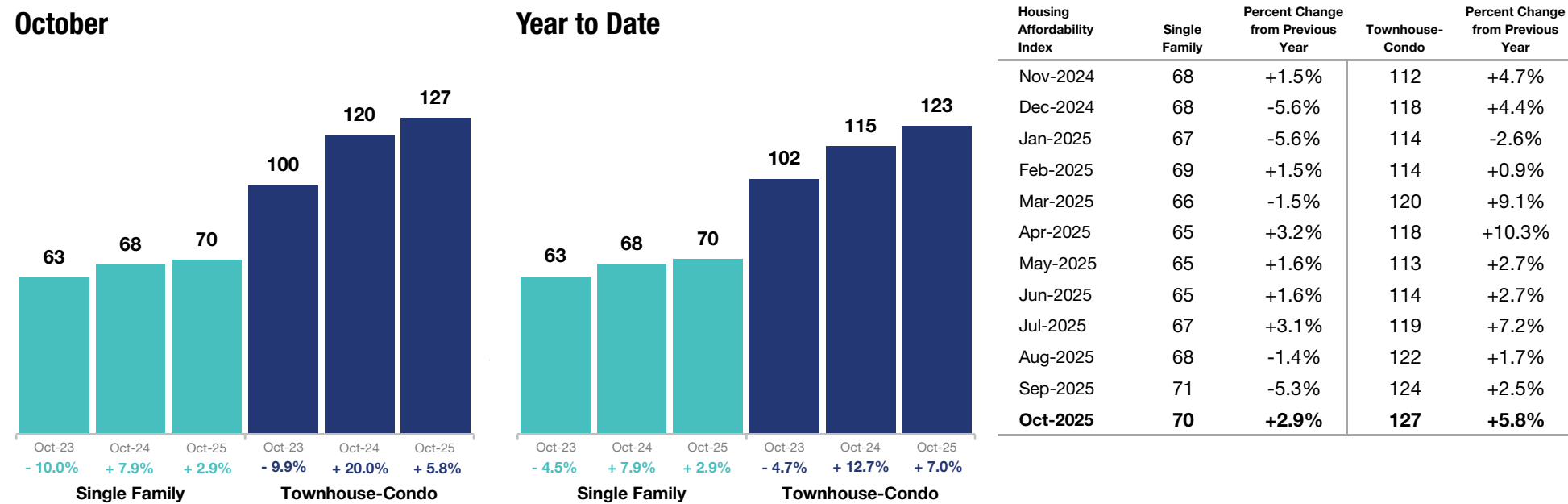


Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Nov-2024	98.6%	0.0%	98.3%	-0.4%
Dec-2024	98.5%	+0.1%	98.2%	-0.3%
Jan-2025	98.4%	0.0%	98.4%	-0.3%
Feb-2025	99.1%	-0.3%	98.6%	-0.5%
Mar-2025	99.6%	-0.4%	98.6%	-0.8%
Apr-2025	99.5%	-0.5%	98.9%	-0.3%
May-2025	99.5%	-0.6%	98.8%	-0.3%
Jun-2025	99.1%	-0.6%	98.6%	-0.5%
Jul-2025	98.7%	-0.4%	98.2%	-0.7%
Aug-2025	98.5%	-0.3%	98.3%	-0.4%
Sep-2025	98.4%	-0.5%	98.2%	-0.4%
Oct-2025	98.4%	-0.2%	98.1%	-0.7%

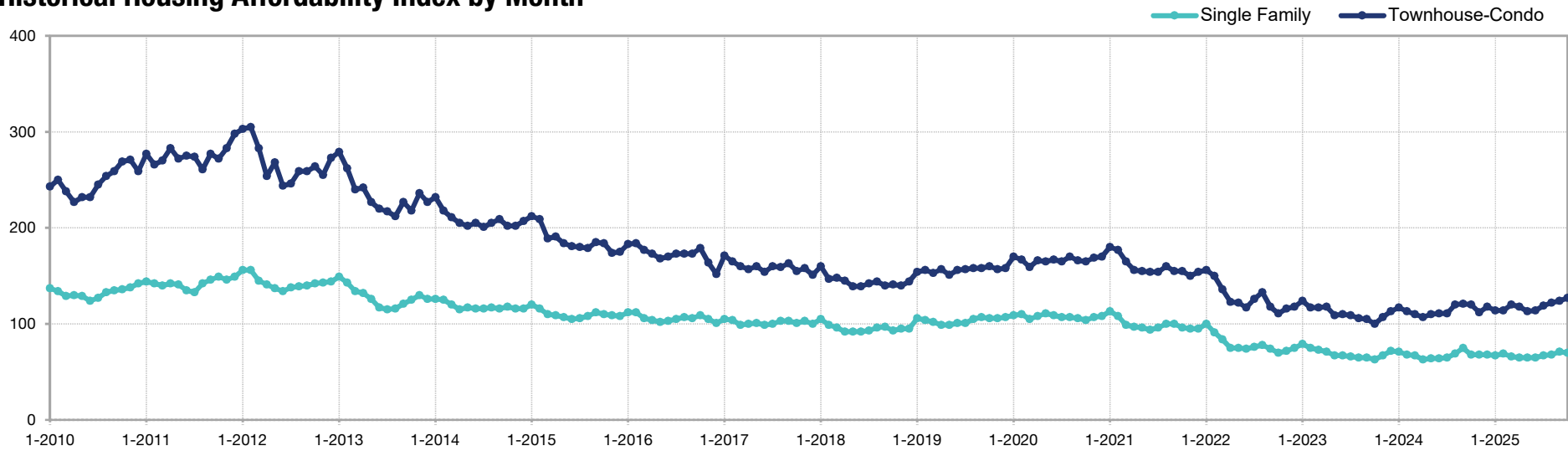
## Historical Percent of List Price Received by Month



# Housing Affordability Index



## Historical Housing Affordability Index by Month



# Total Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year.



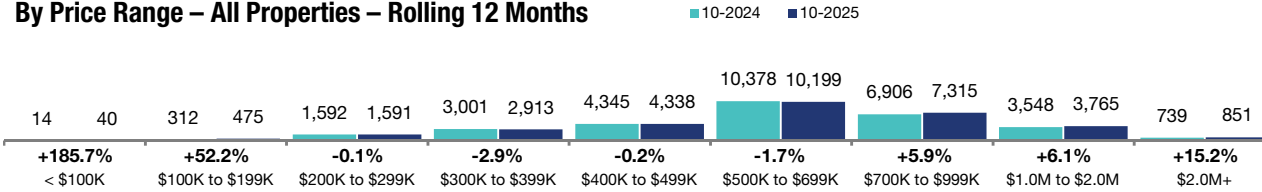
Key Metrics	Historical Sparkbars	10-2024	10-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
Active Listings		9,768	9,460	- 3.2%	--	--	--
Under Contract		2,531	2,606	+ 3.0%	27,495	27,759	+ 1.0%
New Listings		3,507	3,477	- 0.9%	38,977	42,426	+ 8.8%
Sold Listings		2,662	2,587	- 2.8%	26,740	26,793	+ 0.2%
Days on Market		44	51	+ 15.9%	36	45	+ 25.0%
Median Sales Price		\$620,000	\$618,000	- 0.3%	\$615,000	\$619,900	+ 0.8%
Avg. Sales Price		\$732,311	\$751,716	+ 2.6%	\$726,379	\$733,231	+ 0.9%
Pct. of List Price Received		98.6%	98.3%	- 0.3%	99.3%	98.8%	- 0.5%
Affordability Index		75	78	+ 4.0%	76	78	+ 2.6%

# Sold Listings

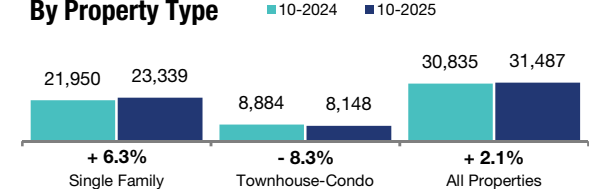
Actual sales that have closed in a given month.



## By Price Range – All Properties – Rolling 12 Months



## By Property Type



### Rolling 12 Months

By Price Range	Single Family			Townhouse-Condo		
	10-2024	10-2025	Change	10-2024	10-2025	Change
\$99,999 and Below	3	1	- 66.7%	11	39	+ 254.5%
\$100,000 to \$199,999	18	12	- 33.3%	294	463	+ 57.5%
\$200,000 to \$299,999	73	89	+ 21.9%	1,519	1,502	- 1.1%
\$300,000 to \$399,999	551	640	+ 16.2%	2,450	2,273	- 7.2%
\$400,000 to \$499,999	2,436	2,708	+ 11.2%	1,908	1,630	- 14.6%
\$500,000 to \$699,999	8,551	8,682	+ 1.5%	1,827	1,517	- 17.0%
\$700,000 to \$999,999	6,342	6,808	+ 7.3%	564	507	- 10.1%
\$1,000,000 to \$1,999,999	3,276	3,583	+ 9.4%	272	182	- 33.1%
\$2,000,000 and Above	700	816	+ 16.6%	39	35	- 10.3%
All Price Ranges	21,950	23,339	+ 6.3%	8,884	8,148	- 8.3%

### Compared to Prior Month

	Single Family			Townhouse-Condo		
	9-2025	10-2025	Change	9-2025	10-2025	Change
	0	0	--	4	6	+ 50.0%
	2	1	- 50.0%	36	45	+ 25.0%
	10	10	0.0%	129	110	- 14.7%
	71	64	- 9.9%	176	179	+ 1.7%
	227	213	- 6.2%	129	106	- 17.8%
	757	732	- 3.3%	116	104	- 10.3%
	573	554	- 3.3%	45	43	- 4.4%
	264	313	+ 18.6%	16	21	+ 31.3%
	72	81	+ 12.5%	1	5	+ 400.0%
	1,976	1,968	- 0.4%	652	619	- 5.1%

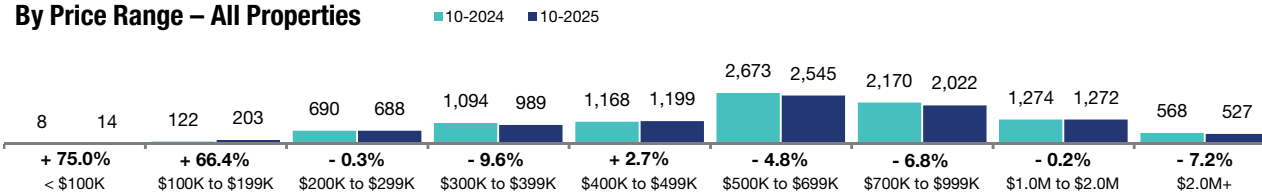
### Year to Date

	Single Family			Townhouse-Condo		
	10-2024	10-2025	Change	10-2024	10-2025	Change
	2	1	- 50.0%	10	31	+ 210.0%
	12	11	- 8.3%	249	406	+ 63.1%
	51	76	+ 49.0%	1,277	1,261	- 1.3%
	463	548	+ 18.4%	2,096	1,933	- 7.8%
	2,074	2,281	+ 10.0%	1,613	1,376	- 14.7%
	7,422	7,328	- 1.3%	1,530	1,283	- 16.1%
	5,652	5,842	+ 3.4%	474	419	- 11.6%
	2,919	3,112	+ 6.6%	228	152	- 33.3%
	632	706	+ 11.7%	35	27	- 22.9%
	19,227	19,905	+ 3.5%	7,512	6,888	- 8.3%

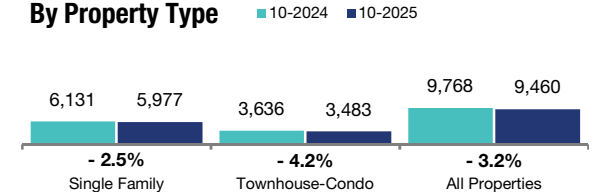
# Inventory of Active Listings

A measure of the number of homes available for sale at a given time.

## By Price Range – All Properties



## By Property Type



### Year over Year

By Price Range	Single Family			Townhouse-Condo		
	10-2024	10-2025	Change	10-2024	10-2025	Change
\$99,999 and Below	4	0	- 100.0%	4	14	+ 250.0%
\$100,000 to \$199,999	2	3	+ 50.0%	119	200	+ 68.1%
\$200,000 to \$299,999	16	14	- 12.5%	674	674	0.0%
\$300,000 to \$399,999	88	92	+ 4.5%	1,006	897	- 10.8%
\$400,000 to \$499,999	491	587	+ 19.6%	677	612	- 9.6%
\$500,000 to \$699,999	1,990	1,879	- 5.6%	683	666	- 2.5%
\$700,000 to \$999,999	1,881	1,761	- 6.4%	289	261	- 9.7%
\$1,000,000 to \$1,999,999	1,136	1,150	+ 1.2%	138	122	- 11.6%
\$2,000,000 and Above	522	490	- 6.1%	46	37	- 19.6%
All Price Ranges	6,131	5,977	- 2.5%	3,636	3,483	- 4.2%

### Compared to Prior Month

	Single Family			Townhouse-Condo		
	9-2025	10-2025	Change	9-2025	10-2025	Change
	0	0	--	15	14	- 6.7%
	5	3	- 40.0%	215	200	- 7.0%
	15	14	- 6.7%	737	674	- 8.5%
	96	92	- 4.2%	976	897	- 8.1%
	600	587	- 2.2%	677	612	- 9.6%
	2,061	1,879	- 8.8%	690	666	- 3.5%
	1,984	1,761	- 11.2%	259	261	+ 0.8%
	1,374	1,150	- 16.3%	128	122	- 4.7%
	538	490	- 8.9%	36	37	+ 2.8%
	6,674	5,977	- 10.4%	3,733	3,483	- 6.7%

### Year to Date

Single Family	Townhouse-Condo
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There are no year-to-date figures for inventory because it is simply a snapshot frozen in time at the end of each month. It does not add up over a period of months.

# Glossary of Terms

A research tool provided by the Colorado Association of REALTORS®



<b>Inventory of Active Listings</b>	A measure of the number of homes available for sale at a given time. The availability of homes for sale has a big effect on supply-demand dynamics and home prices.
<b>Under Contract</b>	A count of the properties that have offers accepted on them in a given month.
<b>New Listings</b>	A measure of how much new supply is coming onto the market from sellers.
<b>Sold Listings</b>	A measure of home sales that were closed to completion during the report period.
<b>Days on Market Until Sale</b>	A measure of how long it takes homes to sell, on average.
<b>Median Sales Price</b>	A measure of home values in a market area where 50% of activity was higher and 50% was lower than this price point.
<b>Average Sales Price</b>	A sum of all home sales prices divided by total number of sales.
<b>Percent of List Price Received</b>	A mathematical calculation of the percent difference from last list price and sold price for those listings sold in the reported period.
<b>Housing Affordability Index</b>	A measure of how affordable a region's housing is to its consumers. A higher number means greater affordability. The index is based on interest rates, median sales price and median income by county.

# Local Market Update for October 2025

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## Arapahoe County

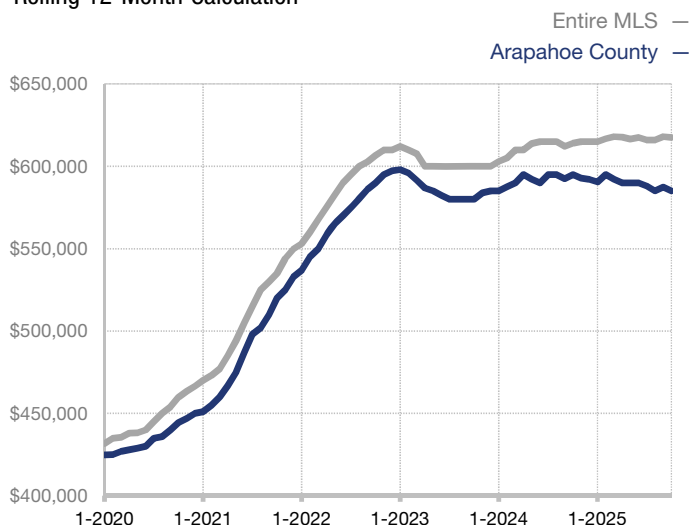
Single Family	October			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 10-2024	Thru 10-2025	Percent Change from Previous Year
Inventory of Active Listings	1,497	1,461	- 2.4%	--	--	--
Under Contract	438	463	+ 5.7%	5,005	5,139	+ 2.7%
New Listings	579	589	+ 1.7%	6,499	7,123	+ 9.6%
Sold Listings	470	497	+ 5.7%	4,860	4,951	+ 1.9%
Days on Market Until Sale	41	44	+ 7.3%	33	40	+ 21.2%
Median Sales Price*	\$599,450	\$575,000	- 4.1%	\$598,700	\$587,750	- 1.8%
Average Sales Price*	\$777,225	\$744,669	- 4.2%	\$748,277	\$743,233	- 0.7%
Percent of List Price Received*	99.0%	98.3%	- 0.7%	99.6%	99.1%	- 0.5%

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

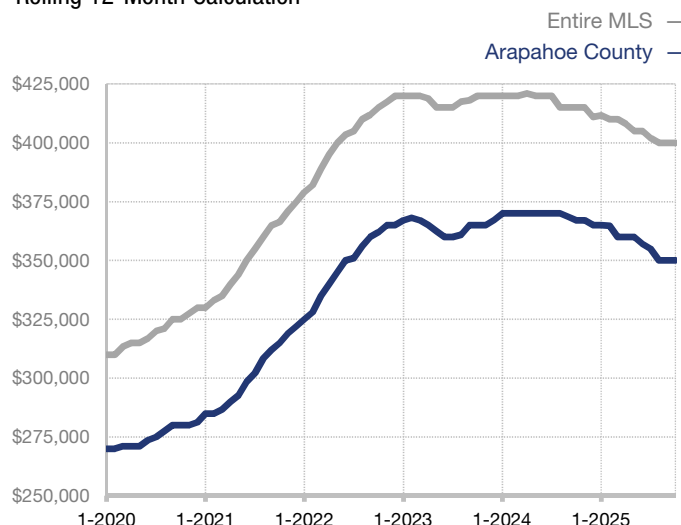
Townhouse/Condo	October			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 10-2024	Thru 10-2025	Percent Change from Previous Year
Inventory of Active Listings	1,030	965	- 6.3%	--	--	--
Under Contract	182	212	+ 16.5%	2,246	2,215	- 1.4%
New Listings	322	319	- 0.9%	3,457	3,718	+ 7.5%
Sold Listings	193	208	+ 7.8%	2,232	2,145	- 3.9%
Days on Market Until Sale	45	56	+ 24.4%	37	54	+ 45.9%
Median Sales Price*	\$347,000	\$337,500	- 2.7%	\$368,500	\$349,900	- 5.0%
Average Sales Price*	\$369,195	\$369,652	+ 0.1%	\$387,610	\$365,386	- 5.7%
Percent of List Price Received*	99.2%	98.4%	- 0.8%	99.1%	98.5%	- 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





# Local Market Update for October 2025

A Research Tool Provided by the Colorado Association of REALTORS®



## Arvada

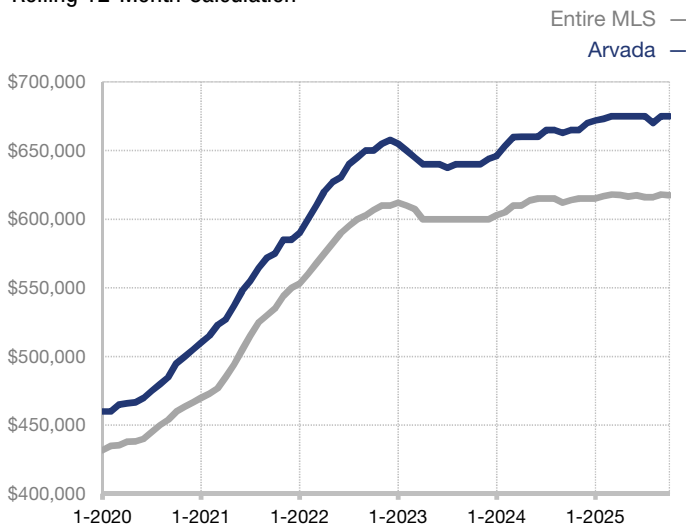
Single Family	October			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 10-2024	Thru 10-2025	Percent Change from Previous Year
Inventory of Active Listings	316	361	+ 14.2%	--	--	--
Under Contract	134	142	+ 6.0%	1,427	1,324	- 7.2%
New Listings	144	154	+ 6.9%	1,796	1,885	+ 5.0%
Sold Listings	139	149	+ 7.2%	1,350	1,273	- 5.7%
Days on Market Until Sale	37	37	0.0%	27	33	+ 22.2%
Median Sales Price*	\$660,000	\$665,000	+ 0.8%	\$671,875	\$680,000	+ 1.2%
Average Sales Price*	\$757,793	\$715,242	- 5.6%	\$733,610	\$734,648	+ 0.1%
Percent of List Price Received*	98.4%	98.9%	+ 0.5%	99.9%	99.6%	- 0.3%

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

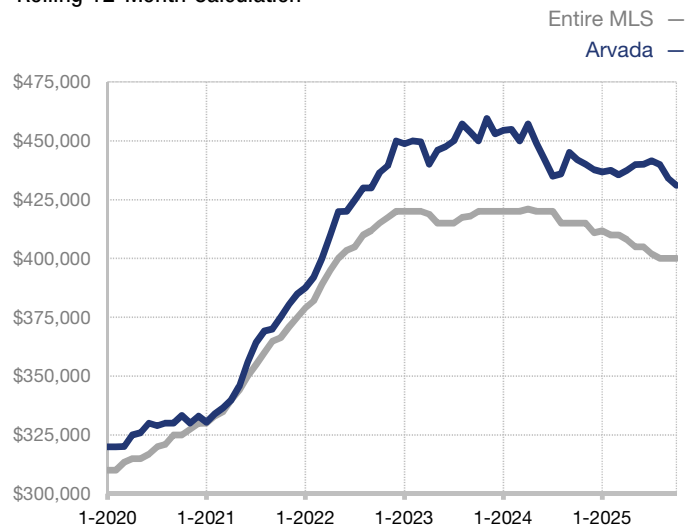
Townhouse/Condo	October			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 10-2024	Thru 10-2025	Percent Change from Previous Year
Inventory of Active Listings	129	162	+ 25.6%	--	--	--
Under Contract	42	33	- 21.4%	373	379	+ 1.6%
New Listings	54	66	+ 22.2%	520	631	+ 21.3%
Sold Listings	32	37	+ 15.6%	358	368	+ 2.8%
Days on Market Until Sale	60	58	- 3.3%	49	52	+ 6.1%
Median Sales Price*	\$424,200	\$389,000	- 8.3%	\$437,750	\$425,000	- 2.9%
Average Sales Price*	\$416,306	\$394,594	- 5.2%	\$450,667	\$430,389	- 4.5%
Percent of List Price Received*	97.9%	96.7%	- 1.2%	99.0%	98.6%	- 0.4%

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**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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



# Local Market Update for October 2025

A Research Tool Provided by the Colorado Association of REALTORS®



## Aurora

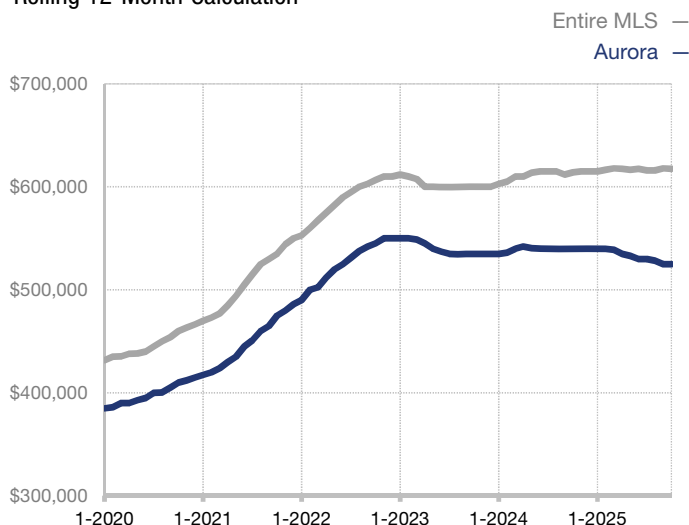
Single Family	October			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 10-2024	Thru 10-2025	Percent Change from Previous Year
Inventory of Active Listings	1,216	1,157	- 4.9%	--	--	--
Under Contract	327	332	+ 1.5%	3,529	3,695	+ 4.7%
New Listings	447	428	- 4.3%	4,681	5,013	+ 7.1%
Sold Listings	339	348	+ 2.7%	3,398	3,563	+ 4.9%
Days on Market Until Sale	50	48	- 4.0%	39	48	+ 23.1%
Median Sales Price*	\$530,000	\$520,000	- 1.9%	\$544,000	\$525,000	- 3.5%
Average Sales Price*	\$575,260	\$561,848	- 2.3%	\$581,520	\$568,608	- 2.2%
Percent of List Price Received*	99.1%	99.1%	0.0%	99.6%	99.3%	- 0.3%

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

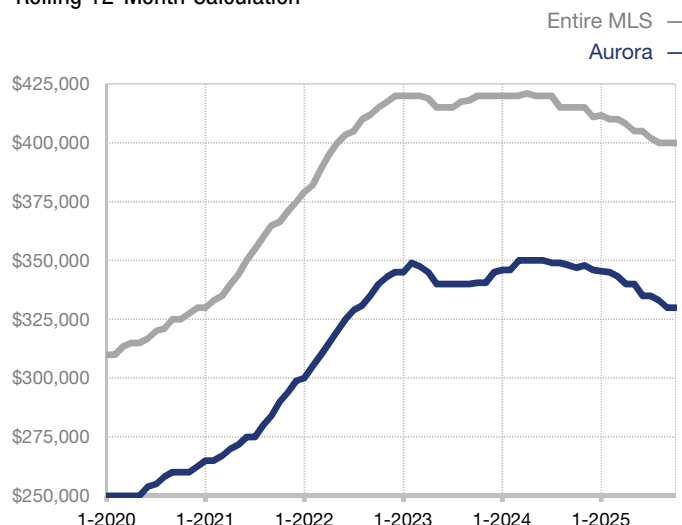
Townhouse/Condo	October			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 10-2024	Thru 10-2025	Percent Change from Previous Year
Inventory of Active Listings	787	671	- 14.7%	--	--	--
Under Contract	128	147	+ 14.8%	1,550	1,535	- 1.0%
New Listings	241	226	- 6.2%	2,447	2,603	+ 6.4%
Sold Listings	133	139	+ 4.5%	1,547	1,480	- 4.3%
Days on Market Until Sale	42	63	+ 50.0%	38	57	+ 50.0%
Median Sales Price*	\$326,500	\$315,000	- 3.5%	\$347,000	\$328,000	- 5.5%
Average Sales Price*	\$334,726	\$323,023	- 3.5%	\$351,356	\$332,744	- 5.3%
Percent of List Price Received*	99.5%	98.6%	- 0.9%	99.3%	98.7%	- 0.6%

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**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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



# Local Market Update for October 2025

A Research Tool Provided by the Colorado Association of REALTORS®



## Castle Pines

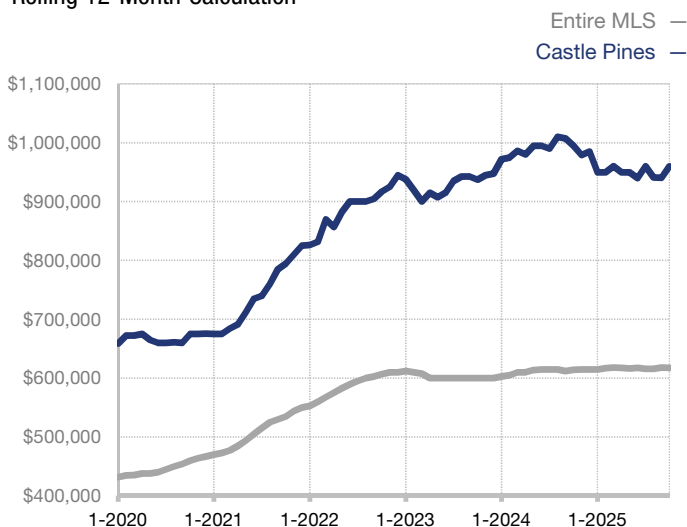
Single Family	October			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 10-2024	Thru 10-2025	Percent Change from Previous Year
Inventory of Active Listings	70	80	+ 14.3%	--	--	--
Under Contract	24	16	- 33.3%	202	222	+ 9.9%
New Listings	25	26	+ 4.0%	278	352	+ 26.6%
Sold Listings	20	18	- 10.0%	190	221	+ 16.3%
Days on Market Until Sale	51	72	+ 41.2%	45	45	0.0%
Median Sales Price*	\$875,000	\$967,250	+ 10.5%	\$988,000	\$965,000	- 2.3%
Average Sales Price*	\$1,036,240	\$1,062,538	+ 2.5%	\$1,109,975	\$1,079,417	- 2.8%
Percent of List Price Received*	97.8%	97.8%	0.0%	98.6%	98.3%	- 0.3%

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

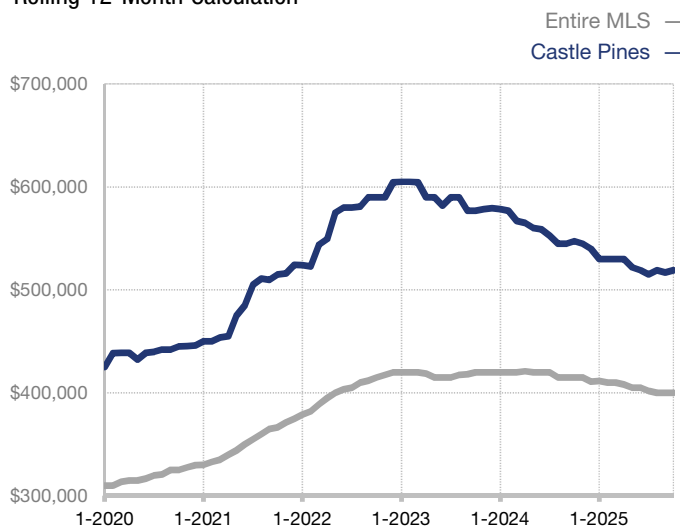
Townhouse/Condo	October			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 10-2024	Thru 10-2025	Percent Change from Previous Year
Inventory of Active Listings	20	14	- 30.0%	--	--	--
Under Contract	3	1	- 66.7%	44	45	+ 2.3%
New Listings	2	12	+ 500.0%	51	51	0.0%
Sold Listings	0	3	--	41	45	+ 9.8%
Days on Market Until Sale	0	234	--	83	81	- 2.4%
Median Sales Price*	\$0	\$522,000	--	\$545,000	\$524,990	- 3.7%
Average Sales Price*	\$0	\$523,163	--	\$560,964	\$521,927	- 7.0%
Percent of List Price Received*	0.0%	97.4%	--	99.0%	95.9%	- 3.1%

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

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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



# Local Market Update for October 2025

A Research Tool Provided by the Colorado Association of REALTORS®



## Castle Rock

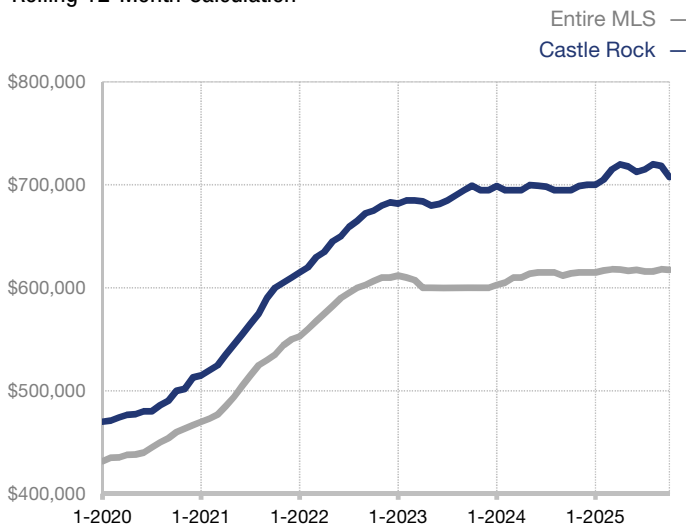
Single Family	October			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 10-2024	Thru 10-2025	Percent Change from Previous Year
Inventory of Active Listings	502	508	+ 1.2%	--	--	--
Under Contract	100	134	+ 34.0%	1,303	1,390	+ 6.7%
New Listings	156	149	- 4.5%	1,824	2,044	+ 12.1%
Sold Listings	138	135	- 2.2%	1,290	1,352	+ 4.8%
Days on Market Until Sale	54	66	+ 22.2%	45	55	+ 22.2%
Median Sales Price*	\$731,750	\$674,000	- 7.9%	\$699,925	\$705,000	+ 0.7%
Average Sales Price*	\$855,549	\$857,559	+ 0.2%	\$834,765	\$893,228	+ 7.0%
Percent of List Price Received*	98.1%	98.6%	+ 0.5%	99.1%	98.7%	- 0.4%

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

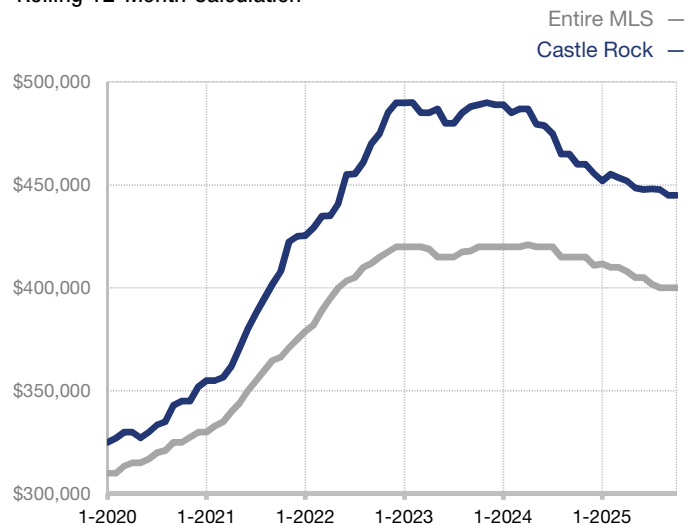
Townhouse/Condo	October			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 10-2024	Thru 10-2025	Percent Change from Previous Year
Inventory of Active Listings	67	53	- 20.9%	--	--	--
Under Contract	15	9	- 40.0%	175	135	- 22.9%
New Listings	24	17	- 29.2%	251	215	- 14.3%
Sold Listings	16	8	- 50.0%	179	134	- 25.1%
Days on Market Until Sale	50	66	+ 32.0%	42	50	+ 19.0%
Median Sales Price*	\$415,500	\$378,500	- 8.9%	\$460,000	\$445,000	- 3.3%
Average Sales Price*	\$456,213	\$361,903	- 20.7%	\$487,903	\$462,609	- 5.2%
Percent of List Price Received*	100.0%	99.6%	- 0.4%	99.1%	98.9%	- 0.2%

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**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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



# Local Market Update for October 2025

A Research Tool Provided by the Colorado Association of REALTORS®



## Centennial

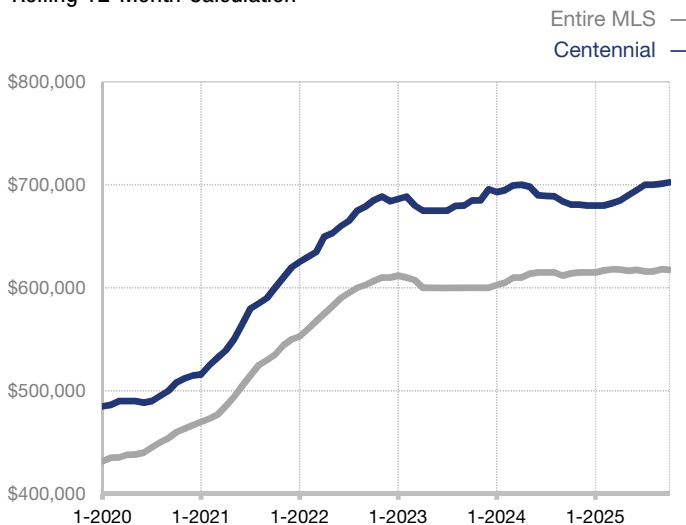
Single Family	October			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 10-2024	Thru 10-2025	Percent Change from Previous Year
Inventory of Active Listings	229	244	+ 6.6%	--	--	--
Under Contract	68	78	+ 14.7%	915	986	+ 7.8%
New Listings	108	102	- 5.6%	1,163	1,309	+ 12.6%
Sold Listings	88	89	+ 1.1%	893	948	+ 6.2%
Days on Market Until Sale	35	33	- 5.7%	25	32	+ 28.0%
Median Sales Price*	\$680,000	\$713,000	+ 4.9%	\$680,000	\$706,250	+ 3.9%
Average Sales Price*	\$767,344	\$779,076	+ 1.5%	\$766,321	\$784,005	+ 2.3%
Percent of List Price Received*	99.2%	98.1%	- 1.1%	99.8%	99.3%	- 0.5%

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

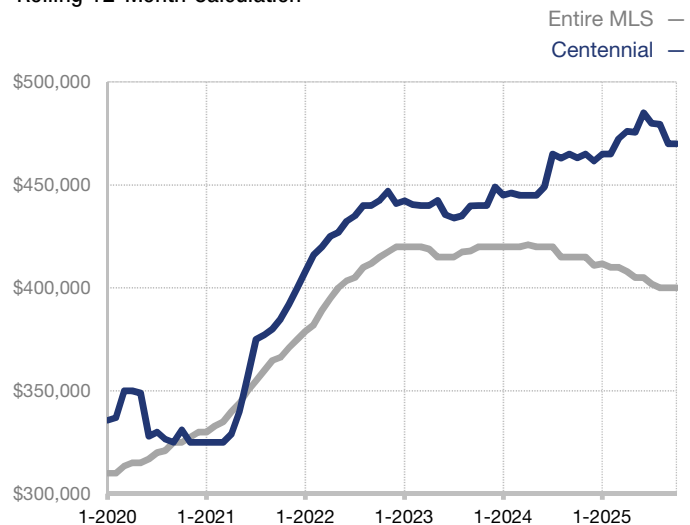
Townhouse/Condo	October			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 10-2024	Thru 10-2025	Percent Change from Previous Year
Inventory of Active Listings	74	80	+ 8.1%	--	--	--
Under Contract	20	14	- 30.0%	249	222	- 10.8%
New Listings	27	31	+ 14.8%	349	346	- 0.9%
Sold Listings	20	24	+ 20.0%	244	223	- 8.6%
Days on Market Until Sale	35	44	+ 25.7%	29	42	+ 44.8%
Median Sales Price*	\$424,500	\$475,000	+ 11.9%	\$461,513	\$475,000	+ 2.9%
Average Sales Price*	\$437,437	\$430,308	- 1.6%	\$453,731	\$452,847	- 0.2%
Percent of List Price Received*	97.4%	98.0%	+ 0.6%	99.3%	98.8%	- 0.5%

\* 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



# Local Market Update for October 2025

A Research Tool Provided by the Colorado Association of REALTORS®



## Denver

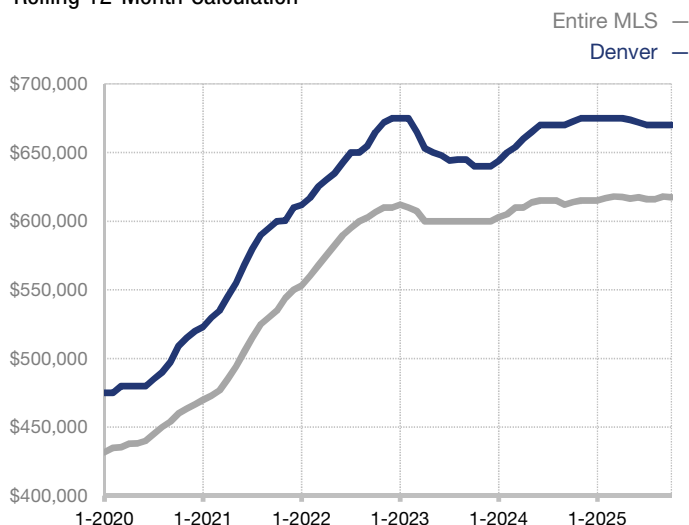
Single Family	October			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 10-2024	Thru 10-2025	Percent Change from Previous Year
Inventory of Active Listings	1,835	1,713	- 6.6%	--	--	--
Under Contract	566	547	- 3.4%	5,521	5,458	- 1.1%
New Listings	727	740	+ 1.8%	7,922	8,450	+ 6.7%
Sold Listings	557	520	- 6.6%	5,278	5,283	+ 0.1%
Days on Market Until Sale	43	44	+ 2.3%	32	40	+ 25.0%
Median Sales Price*	\$650,000	\$676,000	+ 4.0%	\$680,000	\$671,235	- 1.3%
Average Sales Price*	\$821,367	\$893,043	+ 8.7%	\$856,467	\$854,685	- 0.2%
Percent of List Price Received*	98.1%	98.2%	+ 0.1%	99.2%	98.7%	- 0.5%

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

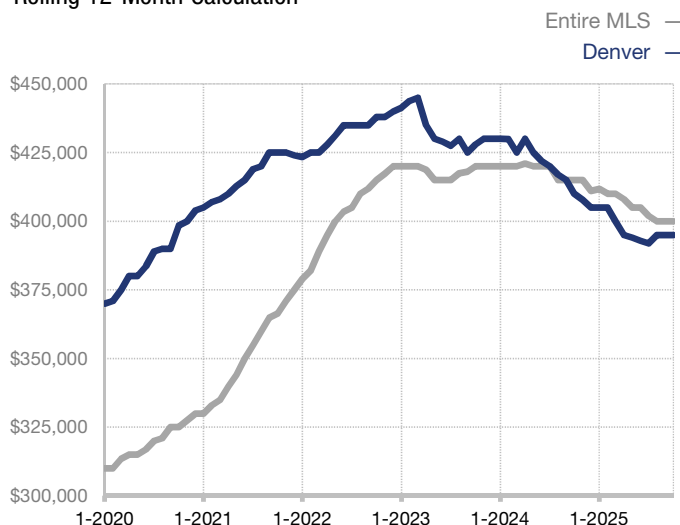
Townhouse/Condo	October			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 10-2024	Thru 10-2025	Percent Change from Previous Year
Inventory of Active Listings	1,867	1,756	- 5.9%	--	--	--
Under Contract	273	261	- 4.4%	3,142	2,814	- 10.4%
New Listings	499	483	- 3.2%	5,601	5,924	+ 5.8%
Sold Listings	276	258	- 6.5%	3,106	2,729	- 12.1%
Days on Market Until Sale	58	63	+ 8.6%	47	61	+ 29.8%
Median Sales Price*	\$393,000	\$398,700	+ 1.5%	\$406,000	\$395,000	- 2.7%
Average Sales Price*	\$535,885	\$546,805	+ 2.0%	\$522,526	\$491,668	- 5.9%
Percent of List Price Received*	98.5%	97.7%	- 0.8%	98.6%	98.2%	- 0.4%

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**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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



# Local Market Update for October 2025

A Research Tool Provided by the Colorado Association of REALTORS®



## Denver County

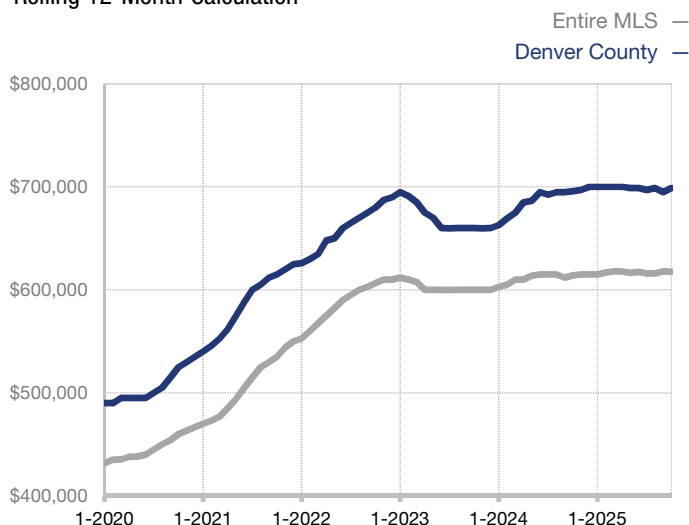
Single Family	October			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 10-2024	Thru 10-2025	Percent Change from Previous Year
Inventory of Active Listings	1,678	1,550	- 7.6%	--	--	--
Under Contract	522	494	- 5.4%	5,075	4,996	- 1.6%
New Listings	669	666	- 0.4%	7,292	7,717	+ 5.8%
Sold Listings	522	473	- 9.4%	4,852	4,837	- 0.3%
Days on Market Until Sale	42	45	+ 7.1%	32	40	+ 25.0%
Median Sales Price*	\$681,500	\$700,000	+ 2.7%	\$700,000	\$699,900	- 0.0%
Average Sales Price*	\$840,753	\$921,190	+ 9.6%	\$879,281	\$880,277	+ 0.1%
Percent of List Price Received*	98.1%	98.1%	0.0%	99.2%	98.6%	- 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.

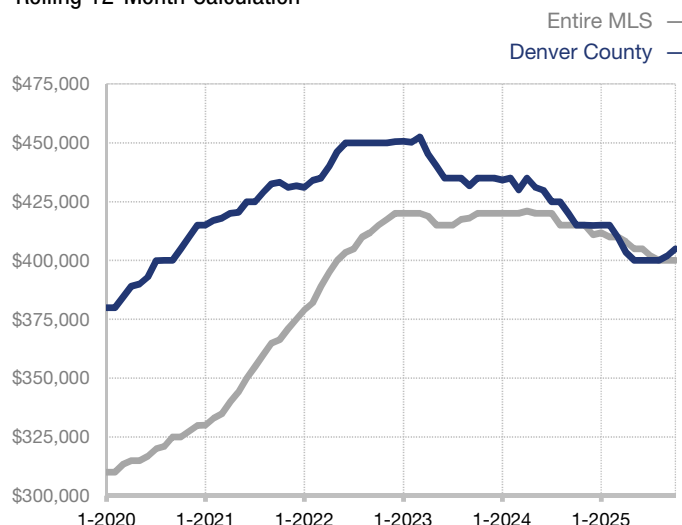
Townhouse/Condo	October			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 10-2024	Thru 10-2025	Percent Change from Previous Year
Inventory of Active Listings	1,728	1,621	- 6.2%	--	--	--
Under Contract	251	236	- 6.0%	2,911	2,590	- 11.0%
New Listings	463	447	- 3.5%	5,198	5,492	+ 5.7%
Sold Listings	257	227	- 11.7%	2,890	2,502	- 13.4%
Days on Market Until Sale	55	64	+ 16.4%	47	61	+ 29.8%
Median Sales Price*	\$395,000	\$405,000	+ 2.5%	\$415,000	\$403,000	- 2.9%
Average Sales Price*	\$545,409	\$576,175	+ 5.6%	\$534,179	\$506,957	- 5.1%
Percent of List Price Received*	98.4%	97.7%	- 0.7%	98.6%	98.2%	- 0.4%

\* 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



# Local Market Update for October 2025

A Research Tool Provided by the Colorado Association of REALTORS®



## Douglas County

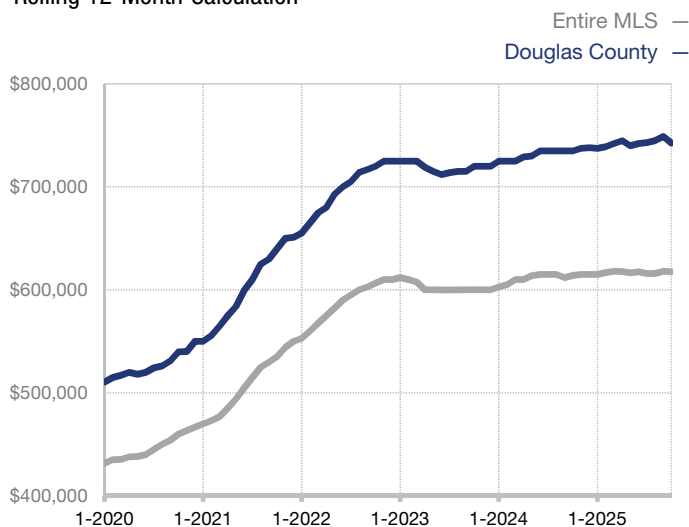
Single Family	October			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 10-2024	Thru 10-2025	Percent Change from Previous Year
Inventory of Active Listings	1,601	1,550	- 3.2%	--	--	--
Under Contract	415	456	+ 9.9%	4,686	5,161	+ 10.1%
New Listings	574	527	- 8.2%	6,415	7,218	+ 12.5%
Sold Listings	468	490	+ 4.7%	4,572	5,017	+ 9.7%
Days on Market Until Sale	52	58	+ 11.5%	41	49	+ 19.5%
Median Sales Price*	\$750,000	\$726,555	- 3.1%	\$739,900	\$745,000	+ 0.7%
Average Sales Price*	\$852,134	\$877,691	+ 3.0%	\$871,437	\$886,261	+ 1.7%
Percent of List Price Received*	98.3%	98.4%	+ 0.1%	99.1%	98.8%	- 0.3%

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

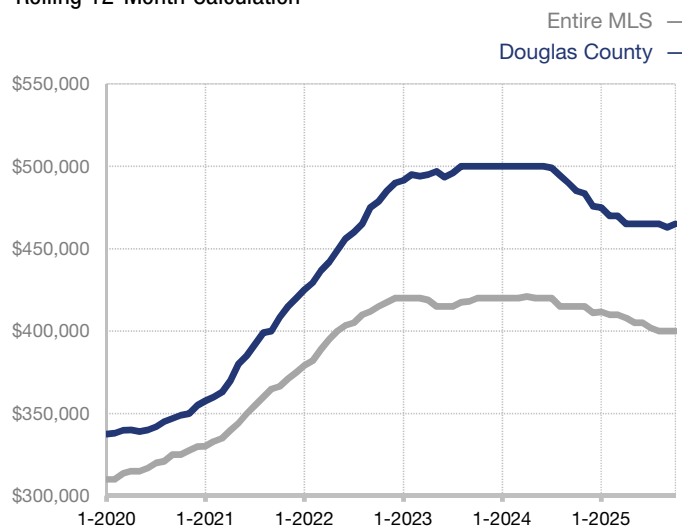
Townhouse/Condo	October			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 10-2024	Thru 10-2025	Percent Change from Previous Year
Inventory of Active Listings	291	257	- 11.7%	--	--	--
Under Contract	56	47	- 16.1%	723	682	- 5.7%
New Listings	85	100	+ 17.6%	1,050	1,069	+ 1.8%
Sold Listings	60	56	- 6.7%	739	670	- 9.3%
Days on Market Until Sale	46	64	+ 39.1%	42	55	+ 31.0%
Median Sales Price*	\$446,000	\$465,000	+ 4.3%	\$475,000	\$461,895	- 2.8%
Average Sales Price*	\$487,889	\$492,635	+ 1.0%	\$500,614	\$481,191	- 3.9%
Percent of List Price Received*	99.2%	98.3%	- 0.9%	99.1%	98.6%	- 0.5%

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**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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





# Local Market Update for October 2025

A Research Tool Provided by the Colorado Association of REALTORS®



## Elbert County

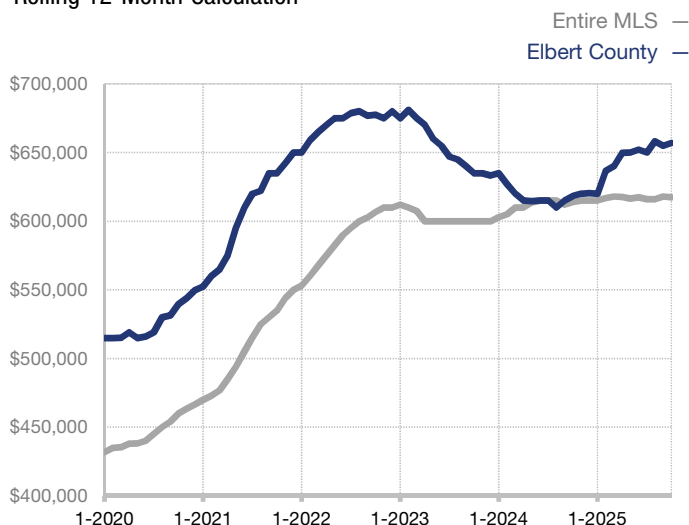
Single Family	October			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 10-2024	Thru 10-2025	Percent Change from Previous Year
Inventory of Active Listings	237	223	- 5.9%	--	--	--
Under Contract	45	59	+ 31.1%	555	576	+ 3.8%
New Listings	66	59	- 10.6%	772	821	+ 6.3%
Sold Listings	49	43	- 12.2%	541	560	+ 3.5%
Days on Market Until Sale	49	73	+ 49.0%	45	59	+ 31.1%
Median Sales Price*	\$619,900	\$638,450	+ 3.0%	\$620,000	\$662,925	+ 6.9%
Average Sales Price*	\$682,174	\$743,267	+ 9.0%	\$689,661	\$732,777	+ 6.3%
Percent of List Price Received*	98.8%	98.8%	0.0%	98.7%	99.0%	+ 0.3%

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

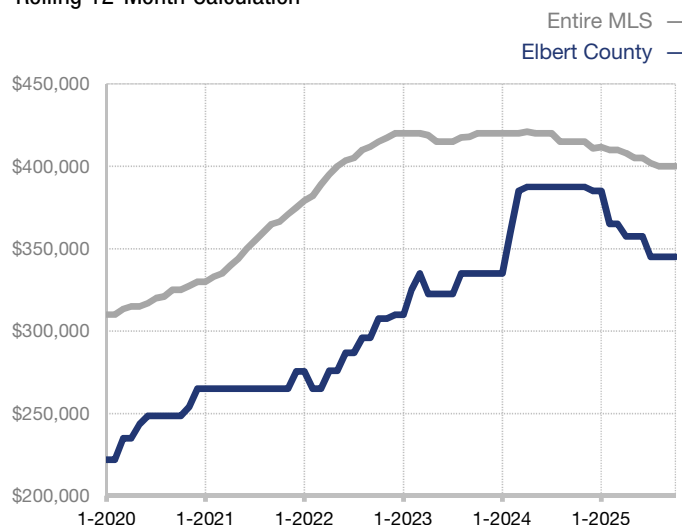
Townhouse/Condo	October			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 10-2024	Thru 10-2025	Percent Change from Previous Year
Inventory of Active Listings	1	2	+ 100.0%	--	--	--
Under Contract	0	0	--	2	2	0.0%
New Listings	1	1	0.0%	1	6	+ 500.0%
Sold Listings	0	0	--	2	2	0.0%
Days on Market Until Sale	0	0	--	91	9	- 90.1%
Median Sales Price*	\$0	\$0	--	\$387,500	\$360,000	- 7.1%
Average Sales Price*	\$0	\$0	--	\$387,500	\$360,000	- 7.1%
Percent of List Price Received*	0.0%	0.0%	--	98.8%	100.0%	+ 1.2%

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**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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



# Local Market Update for October 2025

A Research Tool Provided by the Colorado Association of REALTORS®



## Greenwood Village

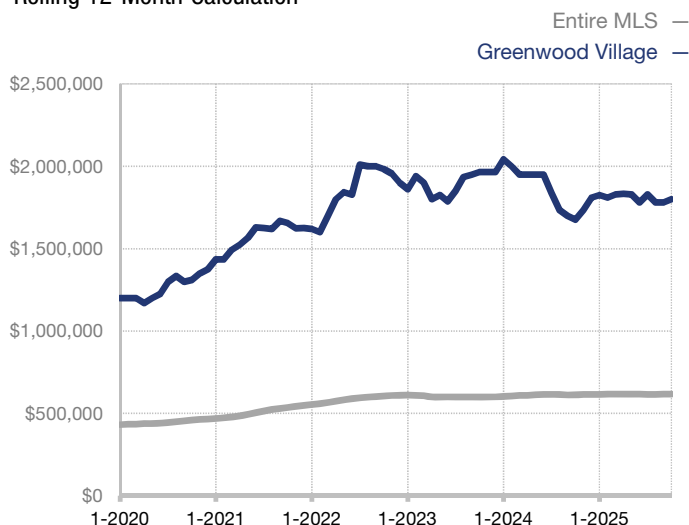
Single Family	October			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 10-2024	Thru 10-2025	Percent Change from Previous Year
Inventory of Active Listings	26	39	+ 50.0%	--	--	--
Under Contract	8	17	+ 112.5%	106	128	+ 20.8%
New Listings	4	14	+ 250.0%	137	190	+ 38.7%
Sold Listings	13	15	+ 15.4%	104	117	+ 12.5%
Days on Market Until Sale	50	64	+ 28.0%	31	48	+ 54.8%
Median Sales Price*	\$2,125,000	\$1,875,000	- 11.8%	\$1,735,000	\$1,775,000	+ 2.3%
Average Sales Price*	\$1,863,165	\$2,016,893	+ 8.3%	\$2,084,742	\$2,126,531	+ 2.0%
Percent of List Price Received*	96.9%	94.1%	- 2.9%	97.6%	96.7%	- 0.9%

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

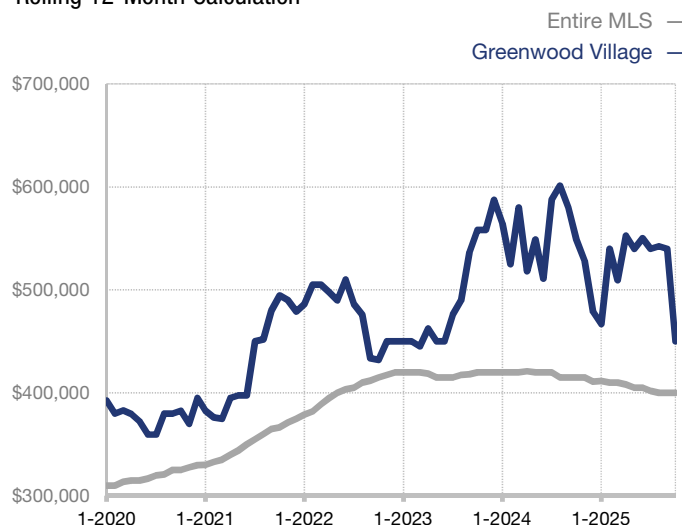
Townhouse/Condo	October			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 10-2024	Thru 10-2025	Percent Change from Previous Year
Inventory of Active Listings	26	16	- 38.5%	--	--	--
Under Contract	3	5	+ 66.7%	49	38	- 22.4%
New Listings	6	5	- 16.7%	73	67	- 8.2%
Sold Listings	8	3	- 62.5%	50	33	- 34.0%
Days on Market Until Sale	67	30	- 55.2%	47	60	+ 27.7%
Median Sales Price*	\$572,500	\$399,000	- 30.3%	\$495,000	\$450,000	- 9.1%
Average Sales Price*	\$562,813	\$773,967	+ 37.5%	\$665,787	\$719,588	+ 8.1%
Percent of List Price Received*	98.5%	99.4%	+ 0.9%	98.5%	97.3%	- 1.2%

\* 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



# Local Market Update for October 2025

A Research Tool Provided by the Colorado Association of REALTORS®



## Highlands Ranch

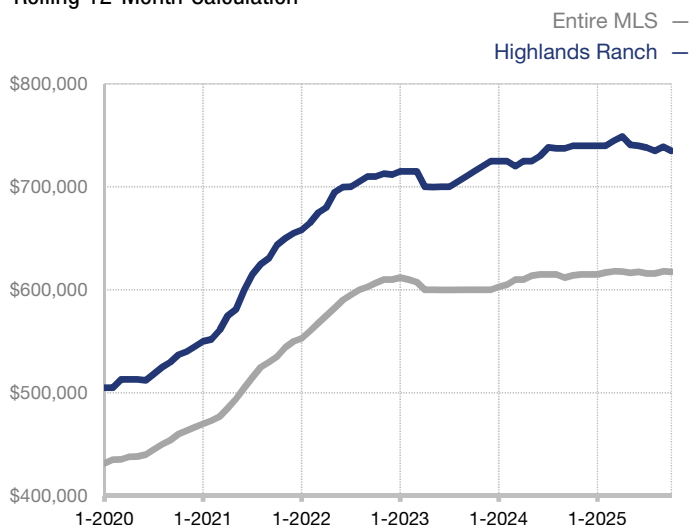
Single Family	October			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 10-2024	Thru 10-2025	Percent Change from Previous Year
Inventory of Active Listings	209	200	- 4.3%	--	--	--
Under Contract	79	89	+ 12.7%	895	1,004	+ 12.2%
New Listings	99	83	- 16.2%	1,135	1,308	+ 15.2%
Sold Listings	71	83	+ 16.9%	870	974	+ 12.0%
Days on Market Until Sale	30	42	+ 40.0%	22	32	+ 45.5%
Median Sales Price*	\$772,000	\$696,000	- 9.8%	\$745,000	\$735,000	- 1.3%
Average Sales Price*	\$847,579	\$799,378	- 5.7%	\$850,670	\$852,911	+ 0.3%
Percent of List Price Received*	99.2%	99.0%	- 0.2%	99.9%	99.4%	- 0.5%

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

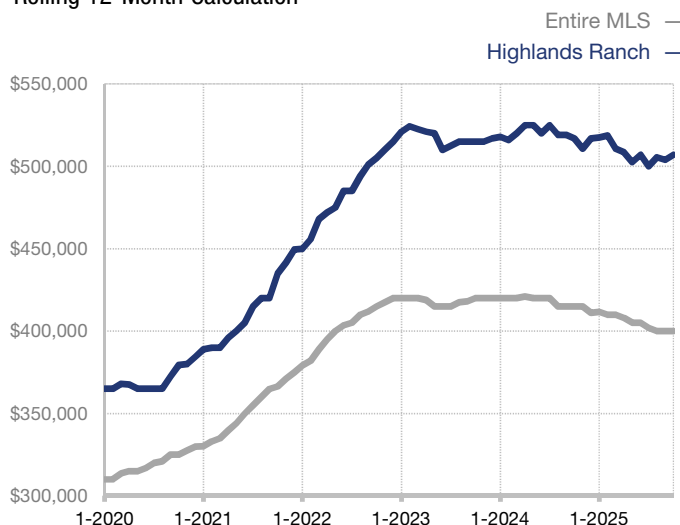
Townhouse/Condo	October			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 10-2024	Thru 10-2025	Percent Change from Previous Year
Inventory of Active Listings	64	59	- 7.8%	--	--	--
Under Contract	16	7	- 56.3%	179	165	- 7.8%
New Listings	21	19	- 9.5%	263	259	- 1.5%
Sold Listings	14	10	- 28.6%	181	165	- 8.8%
Days on Market Until Sale	39	60	+ 53.8%	32	48	+ 50.0%
Median Sales Price*	\$494,100	\$622,500	+ 26.0%	\$510,000	\$498,000	- 2.4%
Average Sales Price*	\$561,300	\$627,660	+ 11.8%	\$551,608	\$526,076	- 4.6%
Percent of List Price Received*	99.6%	98.3%	- 1.3%	99.1%	98.7%	- 0.4%

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**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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



# Local Market Update for October 2025

A Research Tool Provided by the Colorado Association of REALTORS®



## Jefferson County

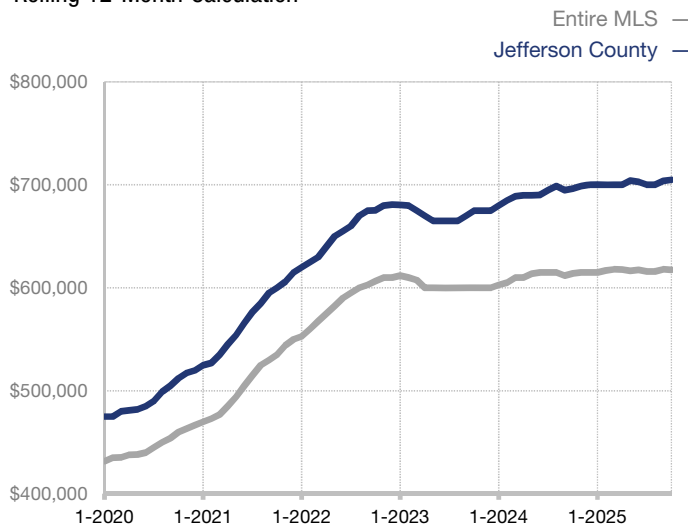
Single Family	October			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 10-2024	Thru 10-2025	Percent Change from Previous Year
Inventory of Active Listings	1,354	1,414	+ 4.4%	--	--	--
Under Contract	508	554	+ 9.1%	5,151	5,373	+ 4.3%
New Listings	572	603	+ 5.4%	6,699	7,490	+ 11.8%
Sold Listings	526	508	- 3.4%	4,943	5,097	+ 3.1%
Days on Market Until Sale	35	47	+ 34.3%	28	35	+ 25.0%
Median Sales Price*	\$699,975	\$711,000	+ 1.6%	\$700,000	\$708,750	+ 1.3%
Average Sales Price*	\$827,379	\$829,782	+ 0.3%	\$816,727	\$828,465	+ 1.4%
Percent of List Price Received*	99.0%	98.6%	- 0.4%	99.7%	99.2%	- 0.5%

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

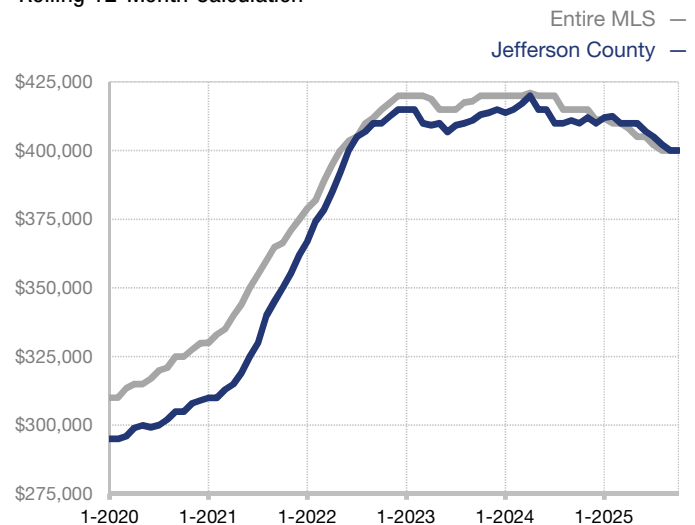
Townhouse/Condo	October			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 10-2024	Thru 10-2025	Percent Change from Previous Year
Inventory of Active Listings	587	638	+ 8.7%	--	--	--
Under Contract	159	144	- 9.4%	1,697	1,598	- 5.8%
New Listings	243	224	- 7.8%	2,362	2,586	+ 9.5%
Sold Listings	166	128	- 22.9%	1,651	1,569	- 5.0%
Days on Market Until Sale	39	58	+ 48.7%	37	48	+ 29.7%
Median Sales Price*	\$410,000	\$389,500	- 5.0%	\$411,000	\$399,000	- 2.9%
Average Sales Price*	\$424,967	\$406,267	- 4.4%	\$436,014	\$421,474	- 3.3%
Percent of List Price Received*	98.9%	98.5%	- 0.4%	99.3%	98.9%	- 0.4%

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**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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



# Local Market Update for October 2025

A Research Tool Provided by the Colorado Association of REALTORS®



## Lakewood

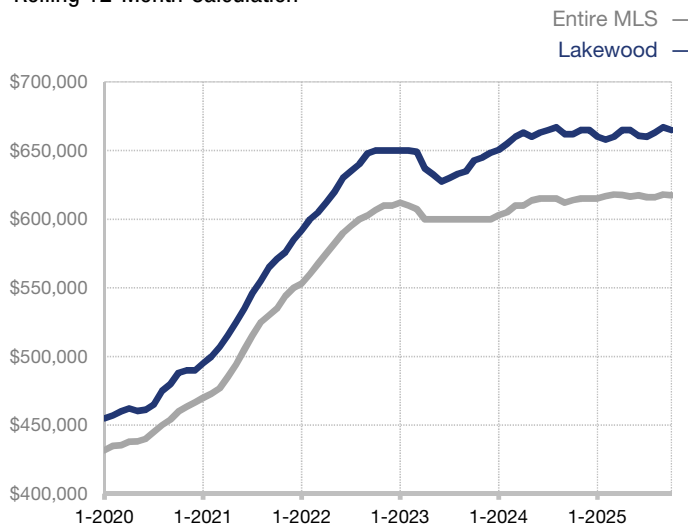
Single Family	October			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 10-2024	Thru 10-2025	Percent Change from Previous Year
Inventory of Active Listings	216	236	+ 9.3%	--	--	--
Under Contract	96	114	+ 18.8%	1,018	1,038	+ 2.0%
New Listings	111	127	+ 14.4%	1,283	1,378	+ 7.4%
Sold Listings	99	72	- 27.3%	991	972	- 1.9%
Days on Market Until Sale	32	46	+ 43.8%	22	32	+ 45.5%
Median Sales Price*	\$665,000	\$642,000	- 3.5%	\$665,000	\$669,000	+ 0.6%
Average Sales Price*	\$759,805	\$719,338	- 5.3%	\$729,534	\$736,888	+ 1.0%
Percent of List Price Received*	99.4%	98.7%	- 0.7%	100.0%	99.3%	- 0.7%

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

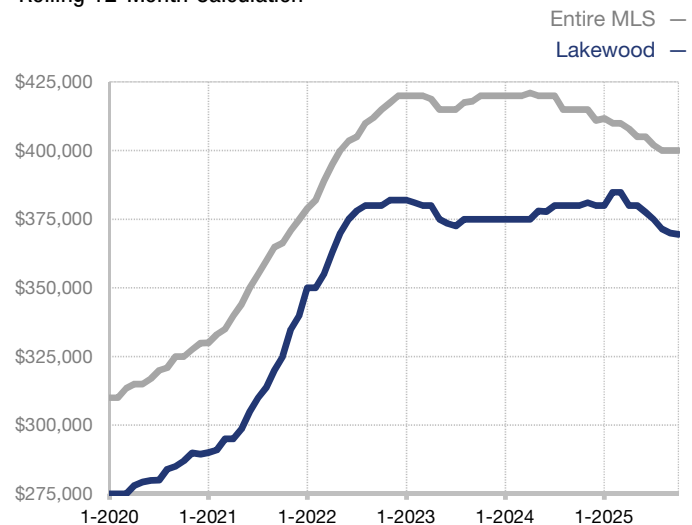
Townhouse/Condo	October			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 10-2024	Thru 10-2025	Percent Change from Previous Year
Inventory of Active Listings	210	195	- 7.1%	--	--	--
Under Contract	62	48	- 22.6%	619	550	- 11.1%
New Listings	97	63	- 35.1%	869	865	- 0.5%
Sold Listings	54	43	- 20.4%	600	548	- 8.7%
Days on Market Until Sale	33	58	+ 75.8%	36	49	+ 36.1%
Median Sales Price*	\$359,000	\$348,000	- 3.1%	\$383,580	\$368,750	- 3.9%
Average Sales Price*	\$386,831	\$374,624	- 3.2%	\$395,540	\$380,565	- 3.8%
Percent of List Price Received*	98.6%	99.0%	+ 0.4%	99.3%	99.0%	- 0.3%

\* 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



# Local Market Update for October 2025

A Research Tool Provided by the Colorado Association of REALTORS®



## Littleton

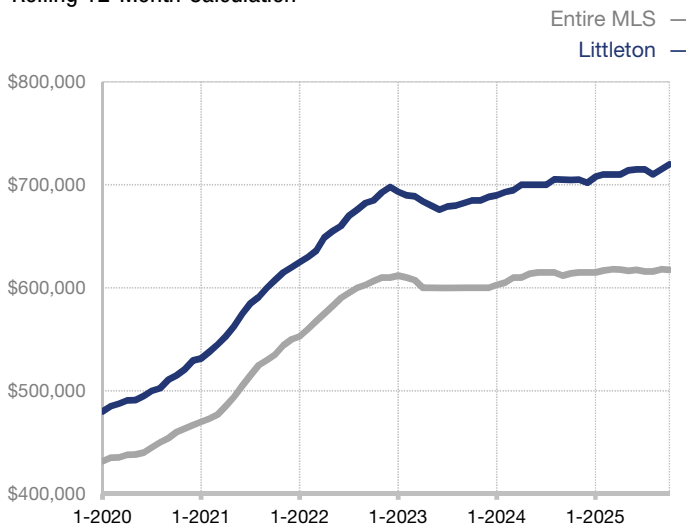
Single Family	October			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 10-2024	Thru 10-2025	Percent Change from Previous Year
Inventory of Active Listings	548	460	- 16.1%	--	--	--
Under Contract	157	172	+ 9.6%	1,715	1,979	+ 15.4%
New Listings	228	200	- 12.3%	2,307	2,571	+ 11.4%
Sold Listings	177	206	+ 16.4%	1,692	1,911	+ 12.9%
Days on Market Until Sale	37	55	+ 48.6%	34	45	+ 32.4%
Median Sales Price*	\$695,000	\$766,000	+ 10.2%	\$707,250	\$725,000	+ 2.5%
Average Sales Price*	\$825,366	\$874,837	+ 6.0%	\$833,335	\$842,403	+ 1.1%
Percent of List Price Received*	99.2%	98.3%	- 0.9%	99.5%	98.9%	- 0.6%

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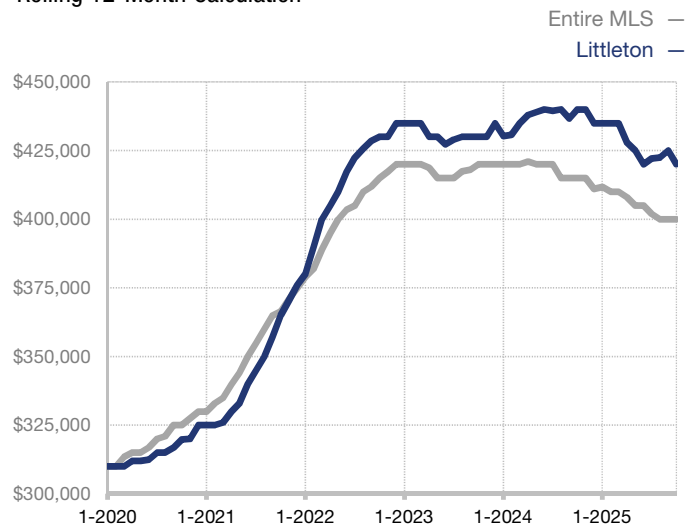
Townhouse/Condo	October			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 10-2024	Thru 10-2025	Percent Change from Previous Year
Inventory of Active Listings	209	267	+ 27.8%	--	--	--
Under Contract	43	61	+ 41.9%	653	627	- 4.0%
New Listings	78	86	+ 10.3%	874	993	+ 13.6%
Sold Listings	68	47	- 30.9%	654	598	- 8.6%
Days on Market Until Sale	41	54	+ 31.7%	34	47	+ 38.2%
Median Sales Price*	\$450,000	\$419,000	- 6.9%	\$438,500	\$420,000	- 4.2%
Average Sales Price*	\$456,203	\$417,519	- 8.5%	\$450,026	\$437,558	- 2.8%
Percent of List Price Received*	99.0%	98.7%	- 0.3%	99.3%	98.9%	- 0.4%

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**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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



# Local Market Update for October 2025

A Research Tool Provided by the Colorado Association of REALTORS®



## Lone Tree

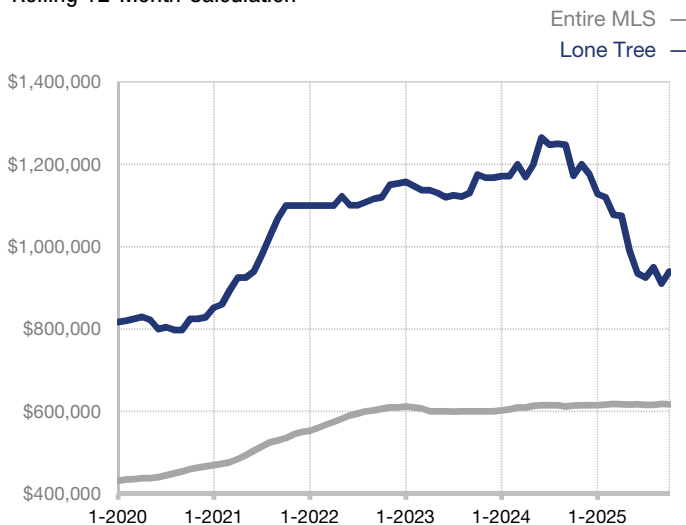
Single Family	October			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 10-2024	Thru 10-2025	Percent Change from Previous Year
Inventory of Active Listings	50	59	+ 18.0%	--	--	--
Under Contract	23	14	- 39.1%	141	197	+ 39.7%
New Listings	23	22	- 4.3%	194	292	+ 50.5%
Sold Listings	12	22	+ 83.3%	118	196	+ 66.1%
Days on Market Until Sale	41	51	+ 24.4%	33	40	+ 21.2%
Median Sales Price*	\$850,000	\$1,230,000	+ 44.7%	\$1,209,950	\$945,000	- 21.9%
Average Sales Price*	\$1,083,067	\$1,199,439	+ 10.7%	\$1,271,373	\$1,106,556	- 13.0%
Percent of List Price Received*	97.5%	97.2%	- 0.3%	98.6%	98.1%	- 0.5%

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

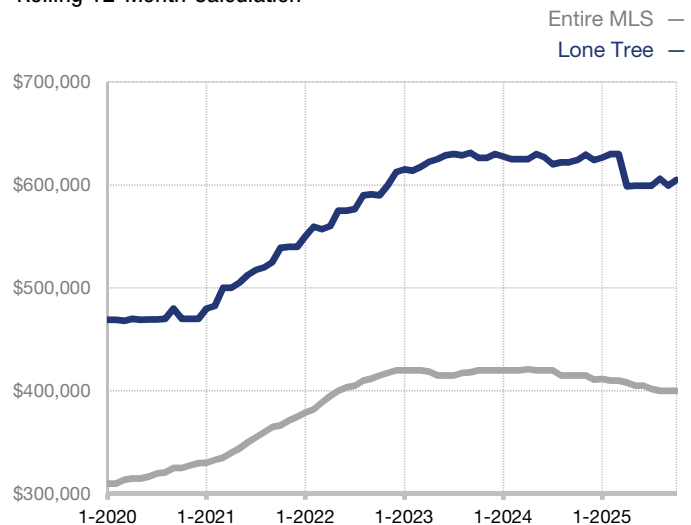
Townhouse/Condo	October			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 10-2024	Thru 10-2025	Percent Change from Previous Year
Inventory of Active Listings	17	17	0.0%	--	--	--
Under Contract	6	9	+ 50.0%	45	54	+ 20.0%
New Listings	6	6	0.0%	76	90	+ 18.4%
Sold Listings	6	8	+ 33.3%	43	46	+ 7.0%
Days on Market Until Sale	57	76	+ 33.3%	40	73	+ 82.5%
Median Sales Price*	\$591,763	\$605,000	+ 2.2%	\$629,000	\$611,000	- 2.9%
Average Sales Price*	\$586,921	\$630,999	+ 7.5%	\$604,775	\$604,723	- 0.0%
Percent of List Price Received*	98.4%	98.5%	+ 0.1%	99.0%	98.4%	- 0.6%

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**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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



# Local Market Update for October 2025

A Research Tool Provided by the Colorado Association of REALTORS®



## Morrison

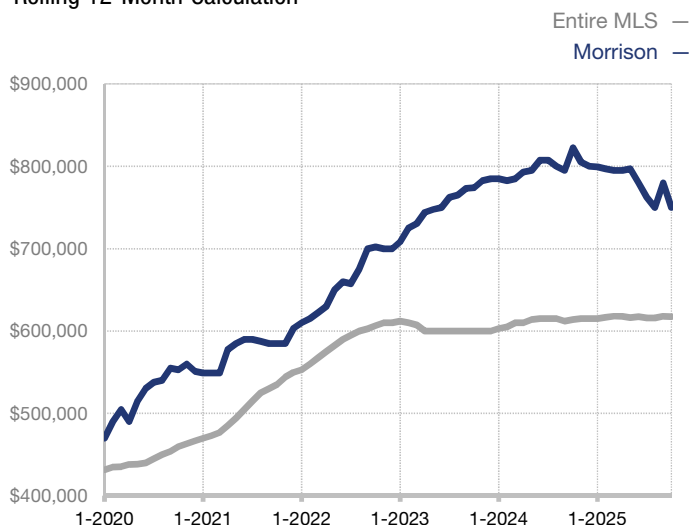
Single Family	October			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 10-2024	Thru 10-2025	Percent Change from Previous Year
Inventory of Active Listings	83	83	0.0%	--	--	--
Under Contract	19	20	+ 5.3%	269	232	- 13.8%
New Listings	35	25	- 28.6%	349	341	- 2.3%
Sold Listings	39	18	- 53.8%	276	223	- 19.2%
Days on Market Until Sale	42	58	+ 38.1%	37	43	+ 16.2%
Median Sales Price*	\$940,000	\$670,000	- 28.7%	\$826,500	\$762,500	- 7.7%
Average Sales Price*	\$953,433	\$850,598	- 10.8%	\$963,805	\$953,988	- 1.0%
Percent of List Price Received*	98.6%	97.5%	- 1.1%	99.0%	98.5%	- 0.5%

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

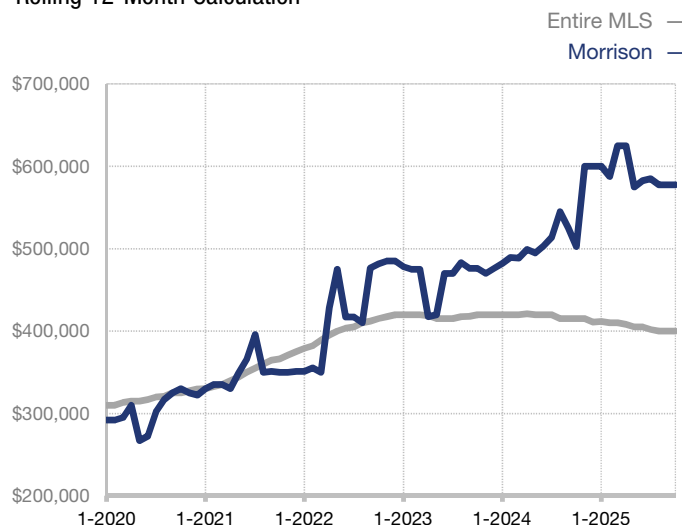
Townhouse/Condo	October			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 10-2024	Thru 10-2025	Percent Change from Previous Year
Inventory of Active Listings	6	10	+ 66.7%	--	--	--
Under Contract	2	1	- 50.0%	19	26	+ 36.8%
New Listings	3	1	- 66.7%	24	39	+ 62.5%
Sold Listings	2	2	0.0%	18	25	+ 38.9%
Days on Market Until Sale	28	7	- 75.0%	25	52	+ 108.0%
Median Sales Price*	\$632,000	\$589,885	- 6.7%	\$565,000	\$575,000	+ 1.8%
Average Sales Price*	\$632,000	\$589,885	- 6.7%	\$580,383	\$551,220	- 5.0%
Percent of List Price Received*	97.4%	100.6%	+ 3.3%	98.3%	98.8%	+ 0.5%

\* 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





# Local Market Update for October 2025

A Research Tool Provided by the Colorado Association of REALTORS®



## Parker

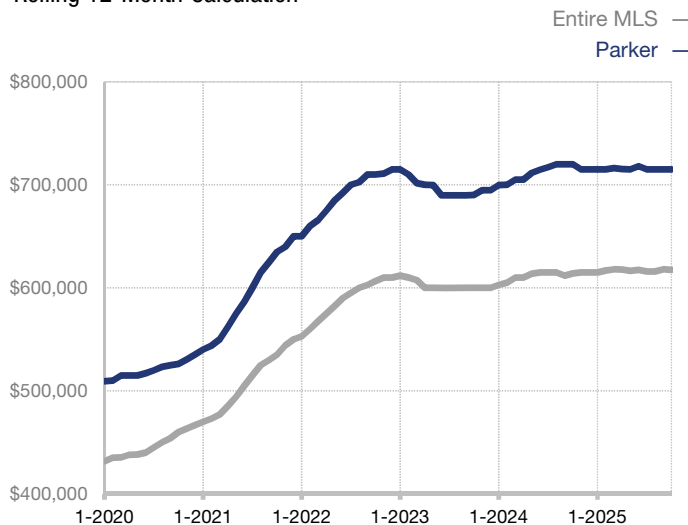
Single Family	October			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 10-2024	Thru 10-2025	Percent Change from Previous Year
Inventory of Active Listings	439	394	- 10.3%	--	--	--
Under Contract	132	136	+ 3.0%	1,435	1,564	+ 9.0%
New Listings	168	158	- 6.0%	1,931	2,091	+ 8.3%
Sold Listings	160	140	- 12.5%	1,397	1,501	+ 7.4%
Days on Market Until Sale	50	54	+ 8.0%	40	45	+ 12.5%
Median Sales Price*	\$707,800	\$700,000	- 1.1%	\$720,000	\$715,000	- 0.7%
Average Sales Price*	\$755,979	\$775,388	+ 2.6%	\$805,594	\$805,561	- 0.0%
Percent of List Price Received*	98.2%	98.7%	+ 0.5%	99.0%	98.8%	- 0.2%

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

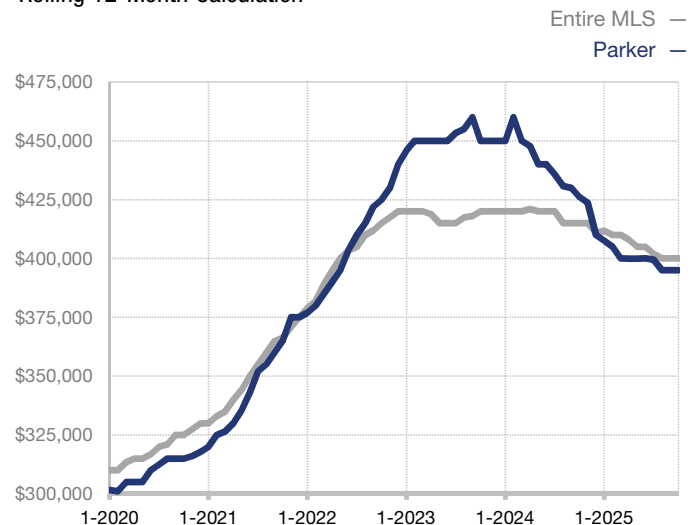
Townhouse/Condo	October			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 10-2024	Thru 10-2025	Percent Change from Previous Year
Inventory of Active Listings	95	72	- 24.2%	--	--	--
Under Contract	9	12	+ 33.3%	210	190	- 9.5%
New Listings	23	24	+ 4.3%	306	292	- 4.6%
Sold Listings	16	15	- 6.3%	230	193	- 16.1%
Days on Market Until Sale	41	42	+ 2.4%	39	50	+ 28.2%
Median Sales Price*	\$397,500	\$395,000	- 0.6%	\$419,990	\$399,000	- 5.0%
Average Sales Price*	\$379,405	\$426,527	+ 12.4%	\$428,918	\$410,781	- 4.2%
Percent of List Price Received*	98.8%	98.2%	- 0.6%	99.0%	99.1%	+ 0.1%

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

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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



# Local Market Update for October 2025

A Research Tool Provided by the Colorado Association of REALTORS®



## Sheridan

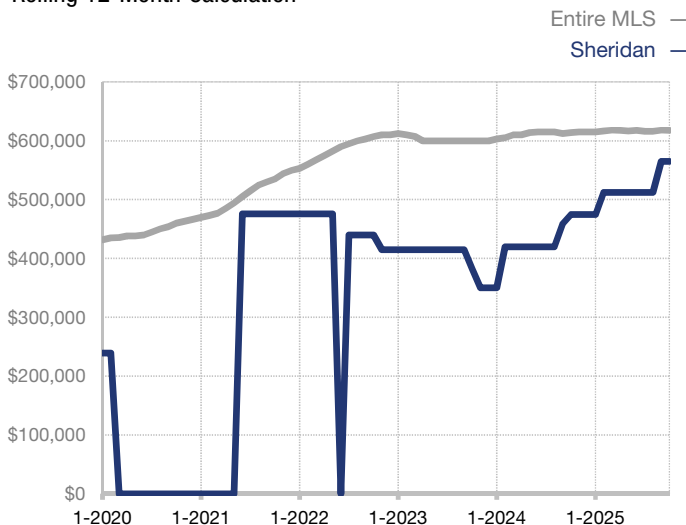
Single Family	October			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 10-2024	Thru 10-2025	Percent Change from Previous Year
Inventory of Active Listings	1	2	+ 100.0%	--	--	--
Under Contract	0	0	--	2	0	- 100.0%
New Listings	0	0	--	4	2	- 50.0%
Sold Listings	0	0	--	2	1	- 50.0%
Days on Market Until Sale	0	0	--	20	253	+ 1165.0%
Median Sales Price*	\$0	\$0	--	\$474,483	\$565,000	+ 19.1%
Average Sales Price*	\$0	\$0	--	\$474,483	\$565,000	+ 19.1%
Percent of List Price Received*	0.0%	0.0%	--	100.5%	94.3%	- 6.2%

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

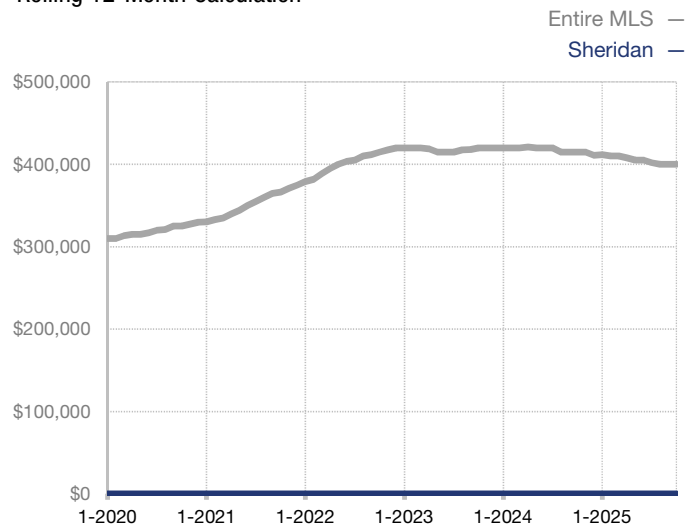
Townhouse/Condo	October			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 10-2024	Thru 10-2025	Percent Change from Previous Year
Inventory of Active Listings	0	0	--	--	--	--
Under Contract	0	0	--	0	0	--
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Days on Market Until Sale	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price Received*	0.0%	0.0%	--	0.0%	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.

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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



# Local Market Update for October 2025

A Research Tool Provided by the Colorado Association of REALTORS®



## Wheat Ridge

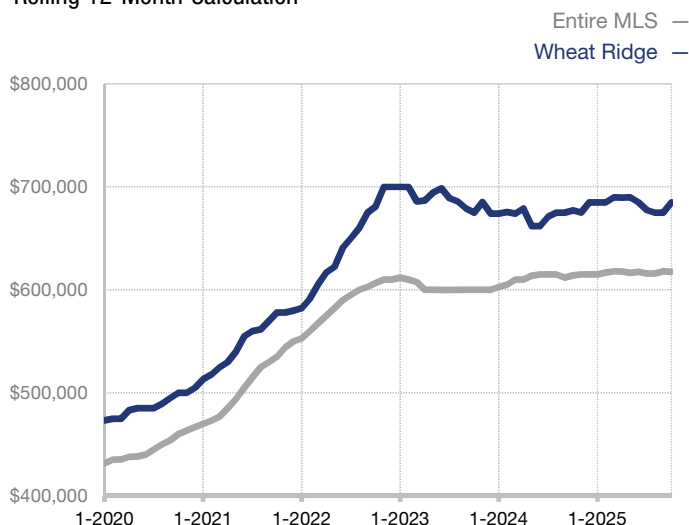
Single Family	October			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 10-2024	Thru 10-2025	Percent Change from Previous Year
Inventory of Active Listings	82	80	- 2.4%	--	--	--
Under Contract	26	28	+ 7.7%	281	290	+ 3.2%
New Listings	34	47	+ 38.2%	387	452	+ 16.8%
Sold Listings	26	31	+ 19.2%	267	278	+ 4.1%
Days on Market Until Sale	42	24	- 42.9%	30	30	0.0%
Median Sales Price*	\$660,000	\$712,000	+ 7.9%	\$679,000	\$682,500	+ 0.5%
Average Sales Price*	\$760,631	\$741,577	- 2.5%	\$735,184	\$738,002	+ 0.4%
Percent of List Price Received*	98.5%	99.1%	+ 0.6%	99.9%	99.7%	- 0.2%

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

Townhouse/Condo	October			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 10-2024	Thru 10-2025	Percent Change from Previous Year
Inventory of Active Listings	24	31	+ 29.2%	--	--	--
Under Contract	7	3	- 57.1%	90	63	- 30.0%
New Listings	8	6	- 25.0%	116	118	+ 1.7%
Sold Listings	12	2	- 83.3%	88	70	- 20.5%
Days on Market Until Sale	25	8	- 68.0%	42	49	+ 16.7%
Median Sales Price*	\$307,500	\$307,500	0.0%	\$420,950	\$356,500	- 15.3%
Average Sales Price*	\$318,750	\$307,500	- 3.5%	\$417,799	\$410,813	- 1.7%
Percent of List Price Received*	98.8%	100.0%	+ 1.2%	99.2%	98.7%	- 0.5%

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**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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

