

# Monthly Indicators

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



## December 2025

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

New Listings were down 10.6 percent for single family homes but increased 1.6 percent for townhouse-condo properties. Under Contracts decreased 2.7 percent for single family homes and 15.0 percent for townhouse-condo properties.

The Median Sales Price was up 0.1 percent to \$665,410 for single family homes but decreased 1.7 percent to \$377,900 for townhouse-condo properties. Days on Market increased 7.1 percent for single family homes and 14.1 percent for townhouse-condo properties.

The national median existing-home price continued to climb, rising 1.2% from a year ago to \$409,200, according to NAR. This year-over-year increase—the 29th consecutive monthly gain—reflects ongoing tightness in housing supply. At the end of November, there were 1.43 million units for sale, down 5.9% from the previous month but up 7.5% from the same time last year, representing a 4.2-month supply at the current sales pace.

## Activity Snapshot

**- 13.8%**      **- 4.8%**      **+ 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	12-2024	12-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
Active Listings		3,945	3,235	- 18.0%	--	--	--
Under Contract		1,230	1,197	- 2.7%	22,683	23,318	+ 2.8%
New Listings		888	794	- 10.6%	29,132	31,599	+ 8.5%
Sold Listings		1,723	1,694	- 1.7%	22,661	23,231	+ 2.5%
Days on Market		56	60	+ 7.1%	36	43	+ 19.4%
Median Sales Price		\$665,000	\$665,410	+ 0.1%	\$681,000	\$685,000	+ 0.6%
Avg. Sales Price		\$804,609	\$789,525	- 1.9%	\$824,688	\$829,955	+ 0.6%
Pct. of List Price Received		98.5%	98.2%	- 0.3%	99.3%	98.8%	- 0.5%
Affordability Index		68	72	+ 5.9%	67	70	+ 4.5%

# Townhouse-Condo Market Overview

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

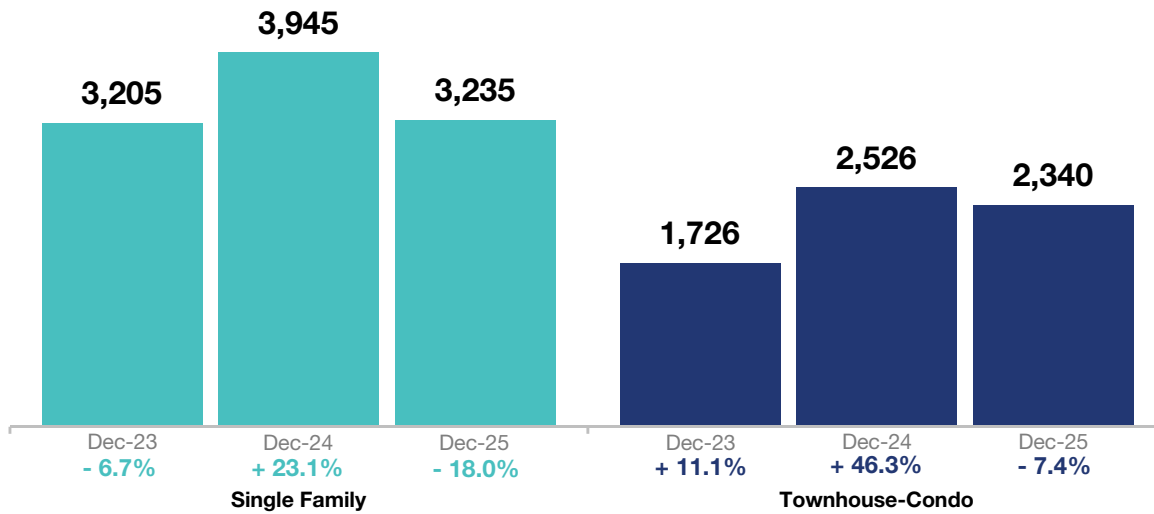


Key Metrics	Historical Sparkbars	12-2024	12-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
Active Listings		2,526	2,340	- 7.4%	--	--	--
Under Contract		486	413	- 15.0%	8,676	7,967	- 8.2%
New Listings		447	454	+ 1.6%	13,166	13,989	+ 6.3%
Sold Listings		674	589	- 12.6%	8,771	7,979	- 9.0%
Days on Market		64	73	+ 14.1%	44	58	+ 31.8%
Median Sales Price		\$384,450	\$377,900	- 1.7%	\$402,500	\$389,000	- 3.4%
Avg. Sales Price		\$443,338	\$432,617	- 2.4%	\$463,968	\$439,684	- 5.2%
Pct. of List Price Received		98.2%	97.8%	- 0.4%	98.9%	98.4%	- 0.5%
Affordability Index		118	127	+ 7.6%	113	124	+ 9.7%

# Inventory of Active Listings

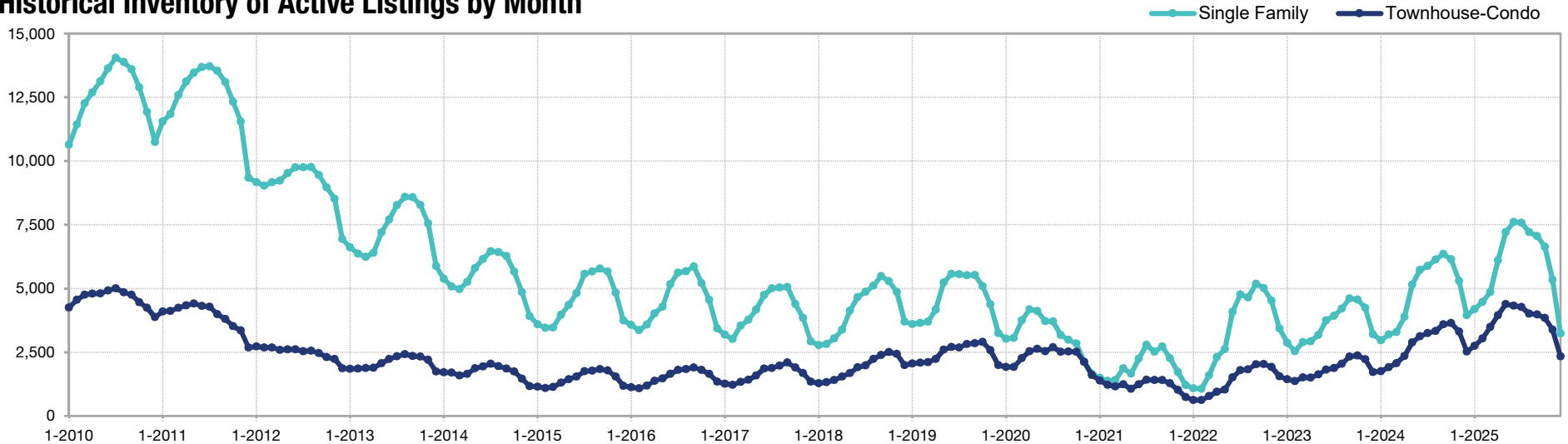


## December



Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jan-2025	4,188	+41.4%	2,743	+56.1%
Feb-2025	4,473	+40.0%	3,042	+59.3%
Mar-2025	4,860	+47.9%	3,494	+69.3%
Apr-2025	6,102	+57.1%	3,949	+68.1%
May-2025	7,208	+39.9%	4,387	+52.1%
Jun-2025	7,610	+32.9%	4,330	+38.6%
Jul-2025	7,578	+28.7%	4,274	+31.7%
Aug-2025	7,208	+17.5%	4,015	+20.4%
Sep-2025	7,053	+11.0%	3,978	+10.7%
Oct-2025	6,636	+7.9%	3,845	+5.3%
Nov-2025	5,340	+0.7%	3,384	+2.3%
<b>Dec-2025</b>	<b>3,235</b>	<b>-18.0%</b>	<b>2,340</b>	<b>-7.4%</b>

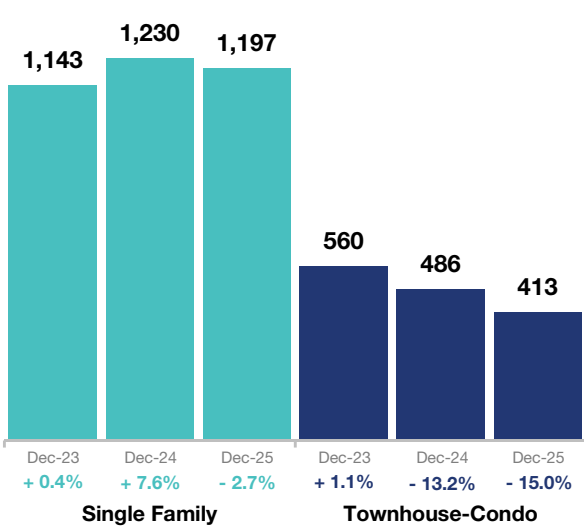
## Historical Inventory of Active Listings by Month



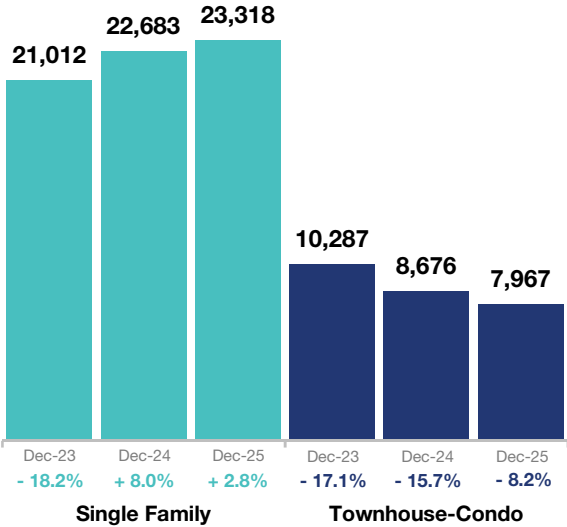
# Under Contract



## December

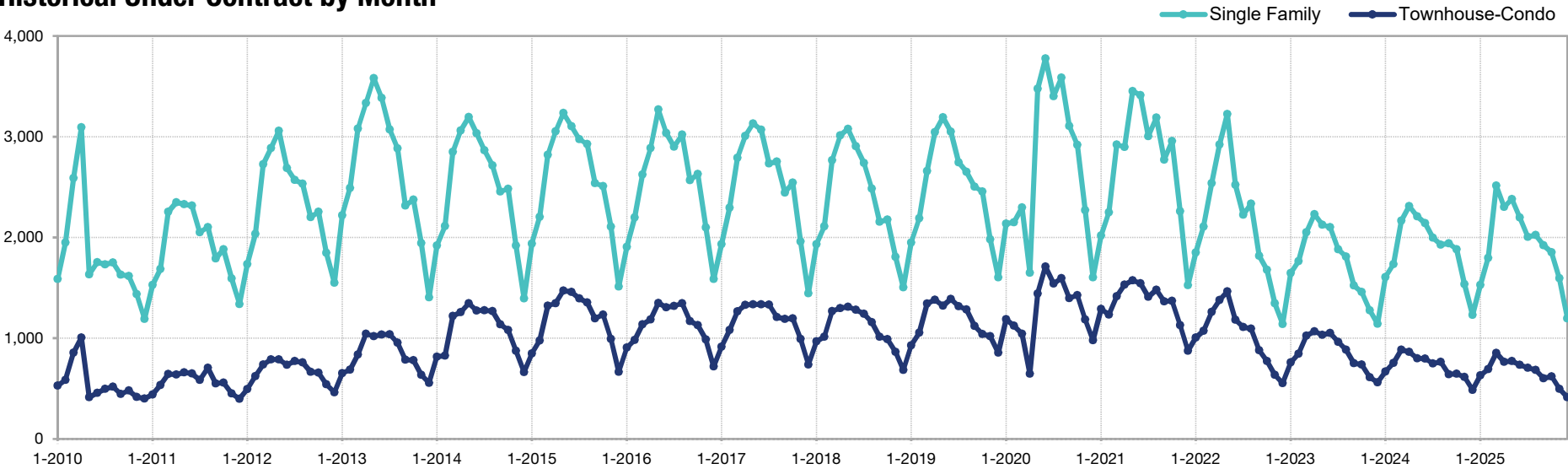


## Year to Date



Under Contract	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jan-2025	1,529	-4.8%	630	-5.7%
Feb-2025	1,797	+3.6%	692	-8.3%
Mar-2025	2,514	+16.1%	852	-3.8%
Apr-2025	2,303	-0.3%	764	-11.7%
May-2025	2,381	+7.8%	772	-3.5%
Jun-2025	2,199	+2.6%	735	-7.9%
Jul-2025	2,005	+0.5%	706	-5.6%
Aug-2025	2,023	+4.9%	685	-10.6%
Sep-2025	1,923	-0.9%	601	-6.4%
Oct-2025	1,853	-1.6%	620	-4.3%
Nov-2025	1,594	+3.8%	497	-19.1%
Dec-2025	1,197	-2.7%	413	-15.0%

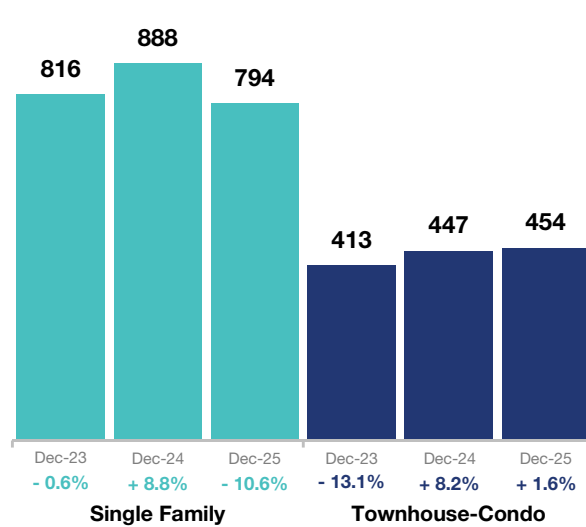
## Historical Under Contract by Month



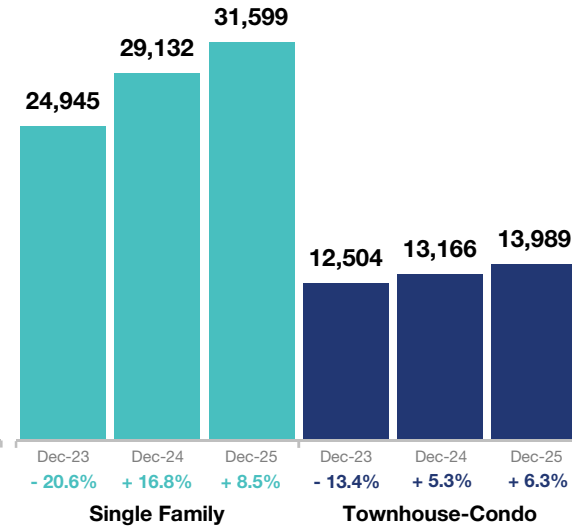
# New Listings



## December

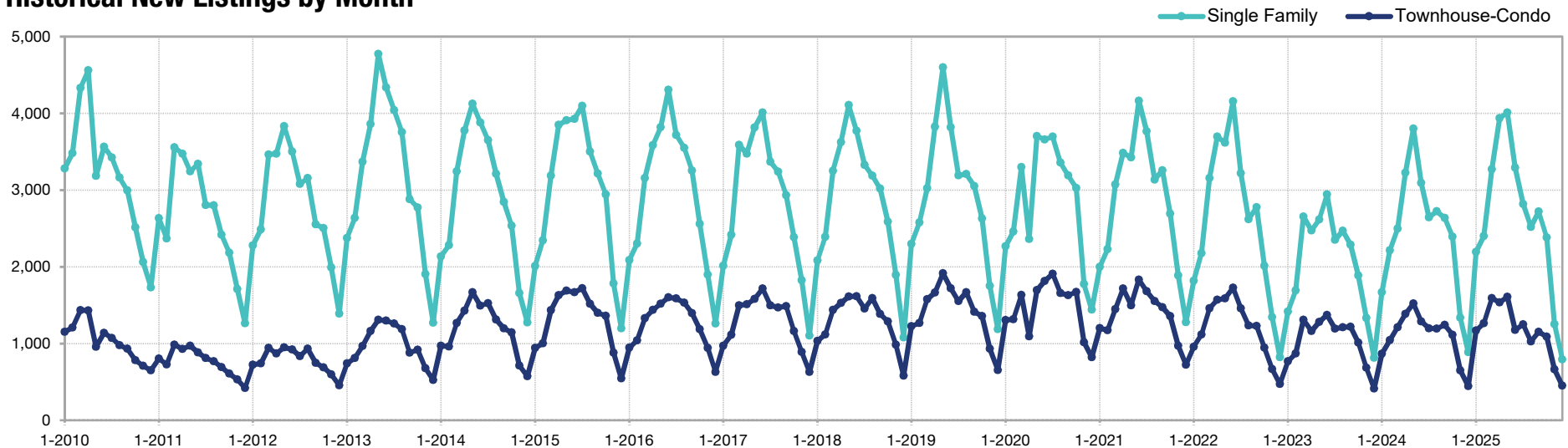


## Year to Date



New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jan-2025	2,195	+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	3,937	+22.0%	1,536	+10.9%
May-2025	4,011	+5.5%	1,610	+5.9%
Jun-2025	3,294	+6.4%	1,177	-8.5%
Jul-2025	2,817	+6.6%	1,252	+4.6%
Aug-2025	2,520	-7.5%	1,026	-14.1%
Sep-2025	2,721	+3.1%	1,154	-7.2%
Oct-2025	2,382	-0.5%	1,091	-2.0%
Nov-2025	1,255	-6.1%	664	+1.8%
<b>Dec-2025</b>	<b>794</b>	<b>-10.6%</b>	<b>454</b>	<b>+1.6%</b>

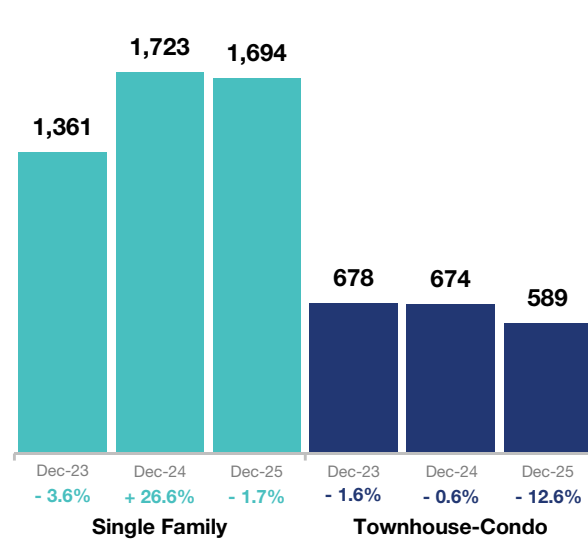
## Historical New Listings by Month



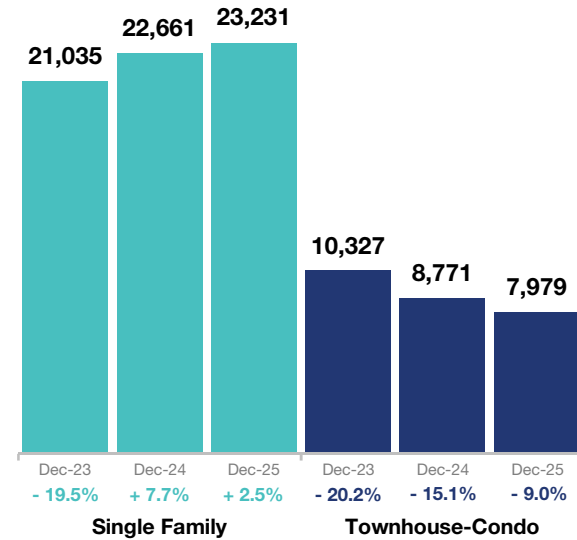
# Sold Listings



## December

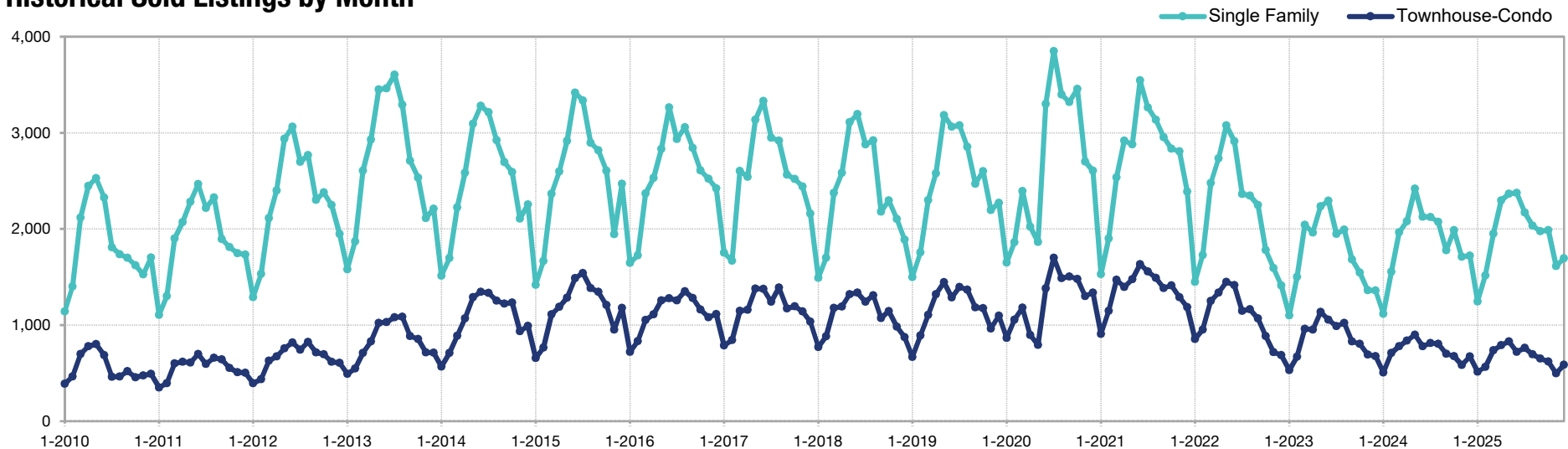


## Year to Date

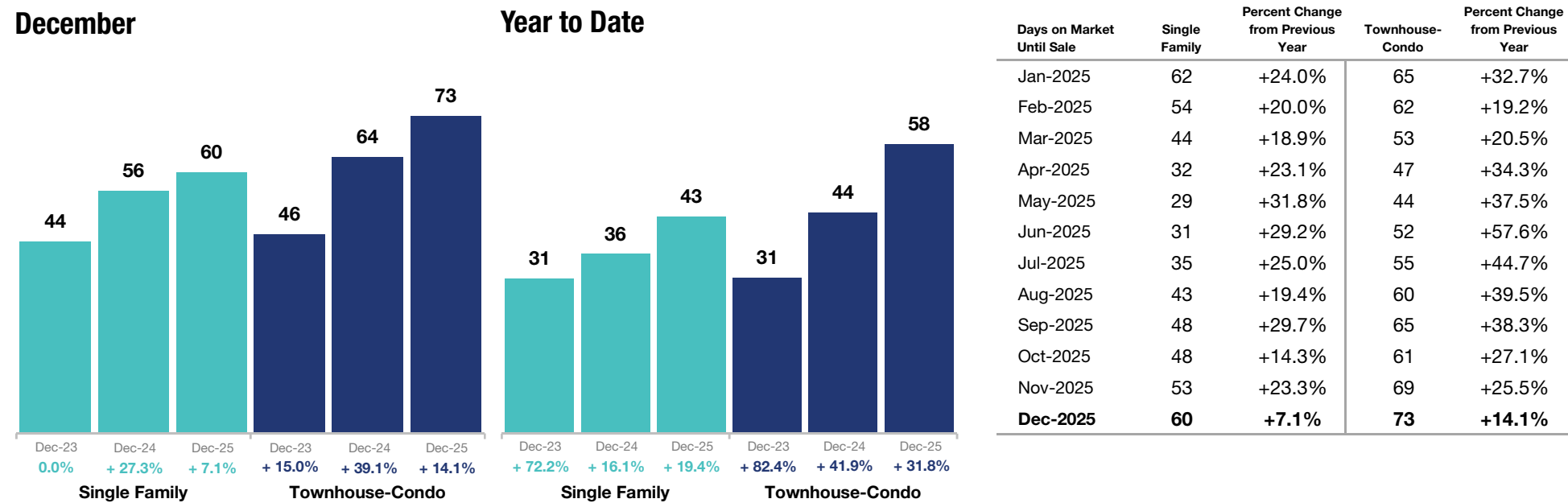


Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jan-2025	1,247	+11.5%	515	+1.4%
Feb-2025	1,516	-2.5%	566	-20.3%
Mar-2025	1,952	-0.6%	738	-5.3%
Apr-2025	2,297	+10.5%	790	-5.7%
May-2025	2,366	-2.2%	829	-7.9%
Jun-2025	2,374	+11.6%	722	-7.4%
Jul-2025	2,172	+2.3%	762	-6.3%
Aug-2025	2,036	-1.9%	696	-13.6%
Sep-2025	1,976	+11.1%	652	-7.0%
Oct-2025	1,986	0.0%	621	-8.1%
Nov-2025	1,615	-5.6%	499	-14.8%
<b>Dec-2025</b>	<b>1,694</b>	<b>-1.7%</b>	<b>589</b>	<b>-12.6%</b>

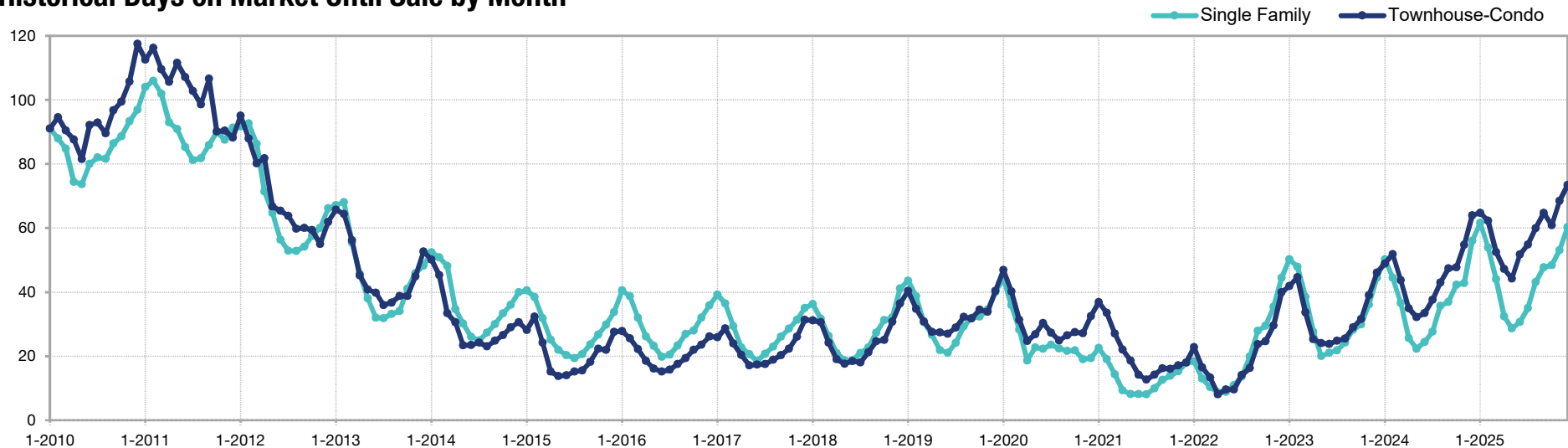
## Historical Sold Listings by Month



# Days on Market Until Sale



## Historical Days on Market Until Sale by Month

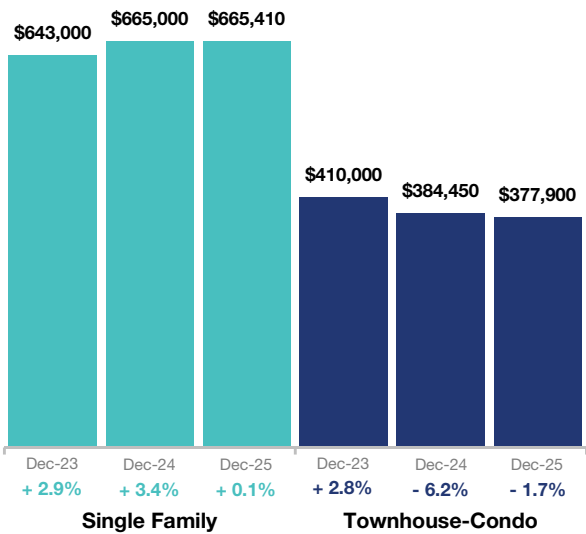




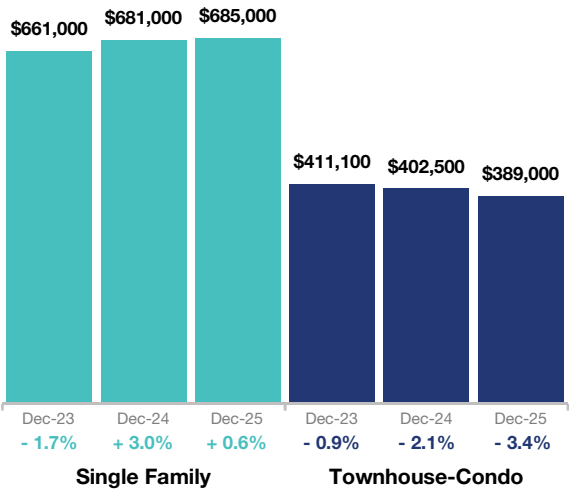
# Median Sales Price



## December

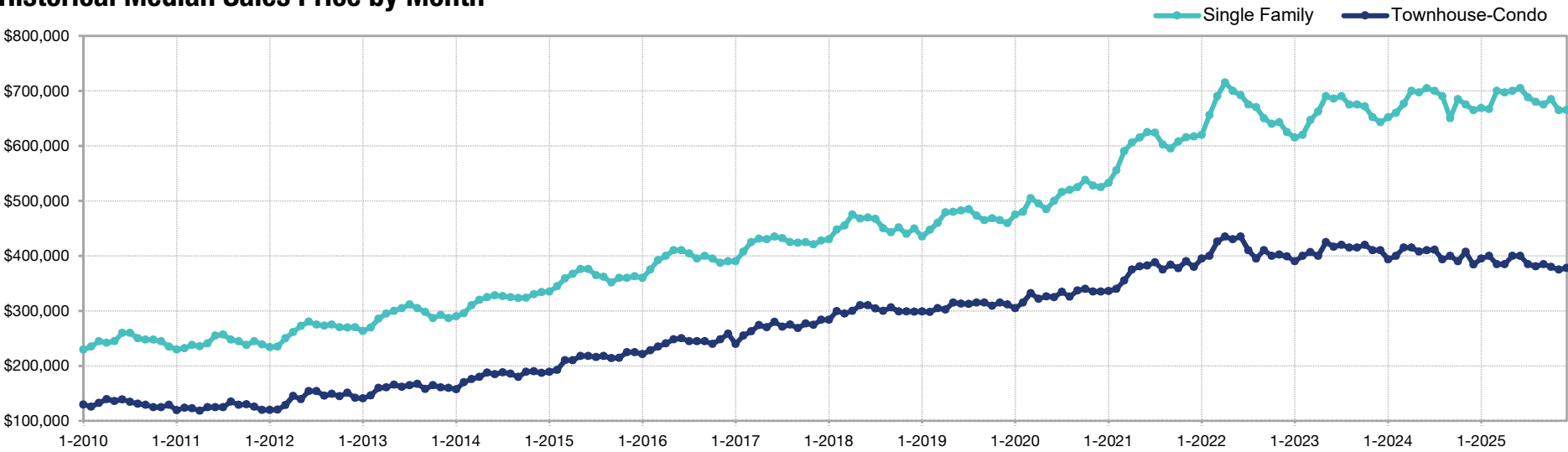


## Year to Date



Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	\$688,250	-1.7%	\$385,000	-6.3%
Aug-2025	\$680,000	-1.4%	\$381,000	-3.2%
Sep-2025	\$675,000	+3.8%	\$385,000	-3.8%
Oct-2025	\$685,000	0.0%	\$380,000	-2.6%
Nov-2025	\$665,000	-1.5%	\$375,000	-8.0%
Dec-2025	\$665,410	+0.1%	\$377,900	-1.7%

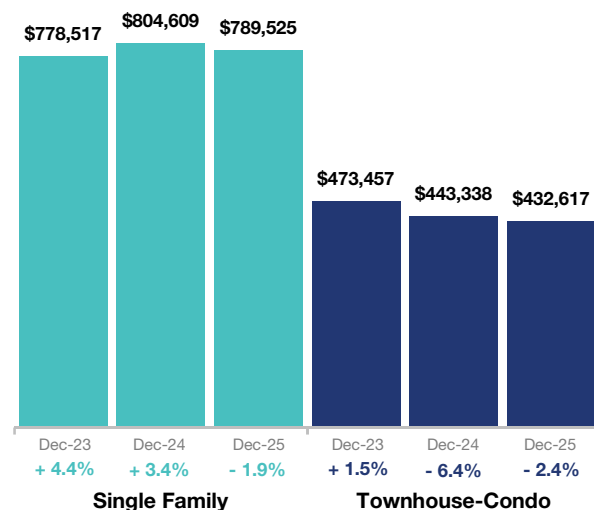
## Historical Median Sales Price by Month



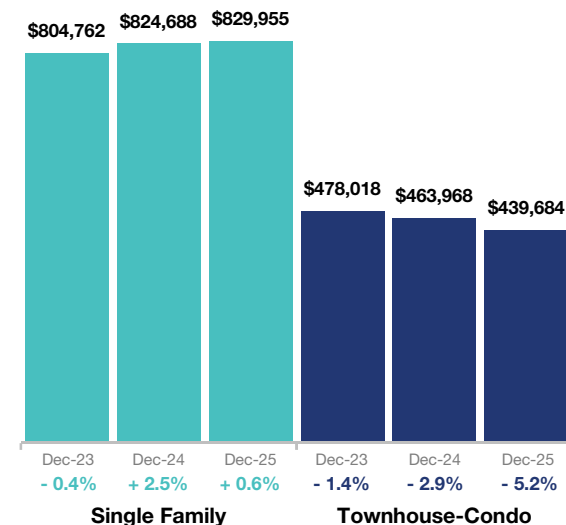
# Average Sales Price



## December

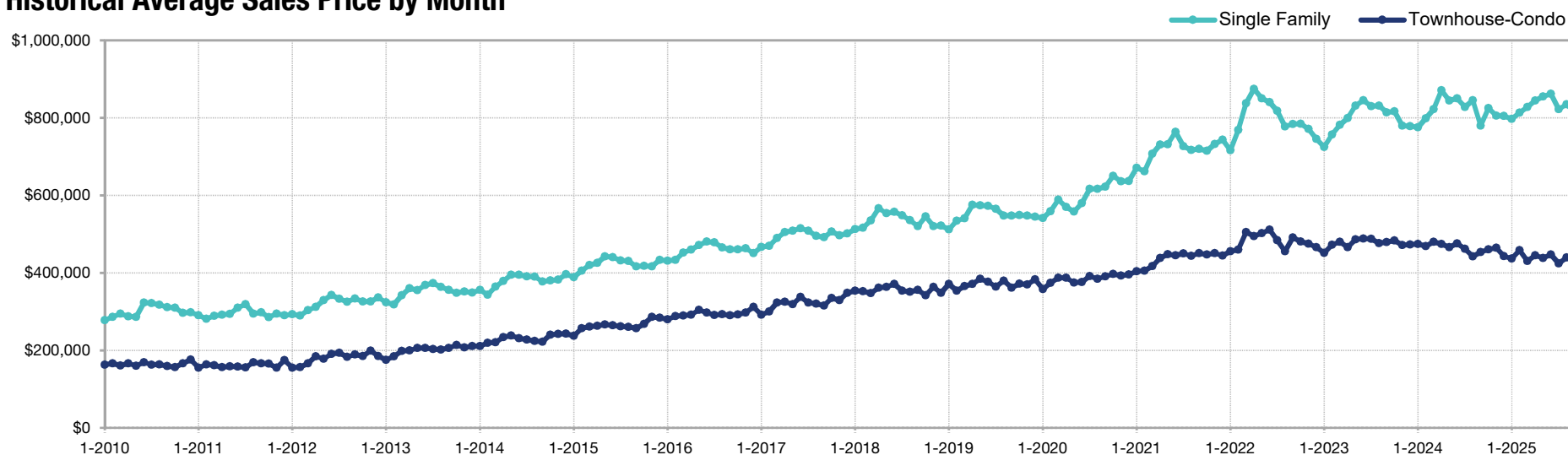


## Year to Date



Avg. Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	\$855,221	+1.3%	\$438,200	-6.0%
Jun-2025	\$862,354	+1.5%	\$447,302	-6.1%
Jul-2025	\$822,527	-0.6%	\$424,182	-8.2%
Aug-2025	\$834,813	-1.3%	\$439,445	-0.8%
Sep-2025	\$815,536	+4.6%	\$430,986	-5.1%
Oct-2025	\$839,996	+1.8%	\$463,594	+0.7%
Nov-2025	\$820,013	+1.8%	\$431,346	-7.1%
<b>Dec-2025</b>	<b>\$789,525</b>	<b>-1.9%</b>	<b>\$432,617</b>	<b>-2.4%</b>

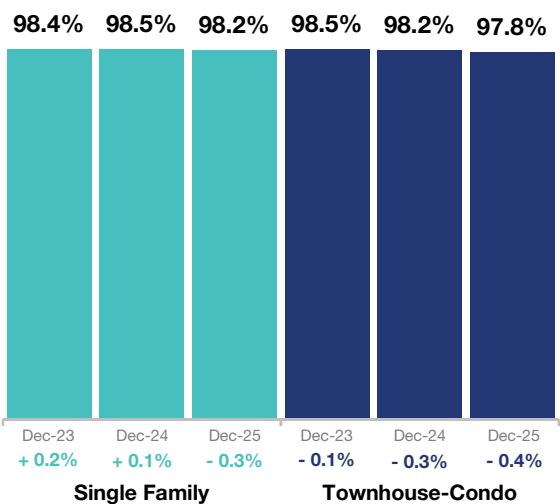
## Historical Average Sales Price by Month



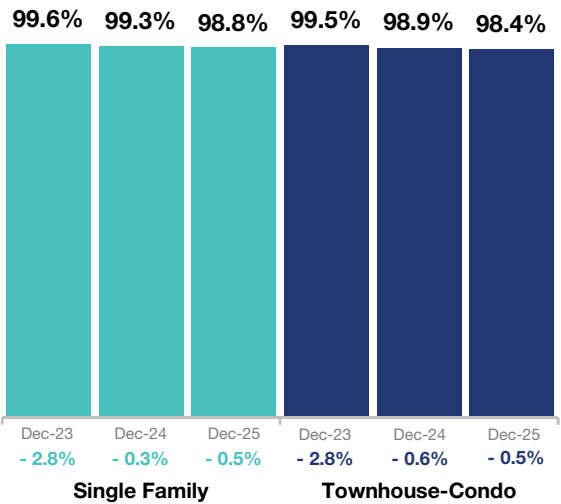
# Percent of List Price Received



## December

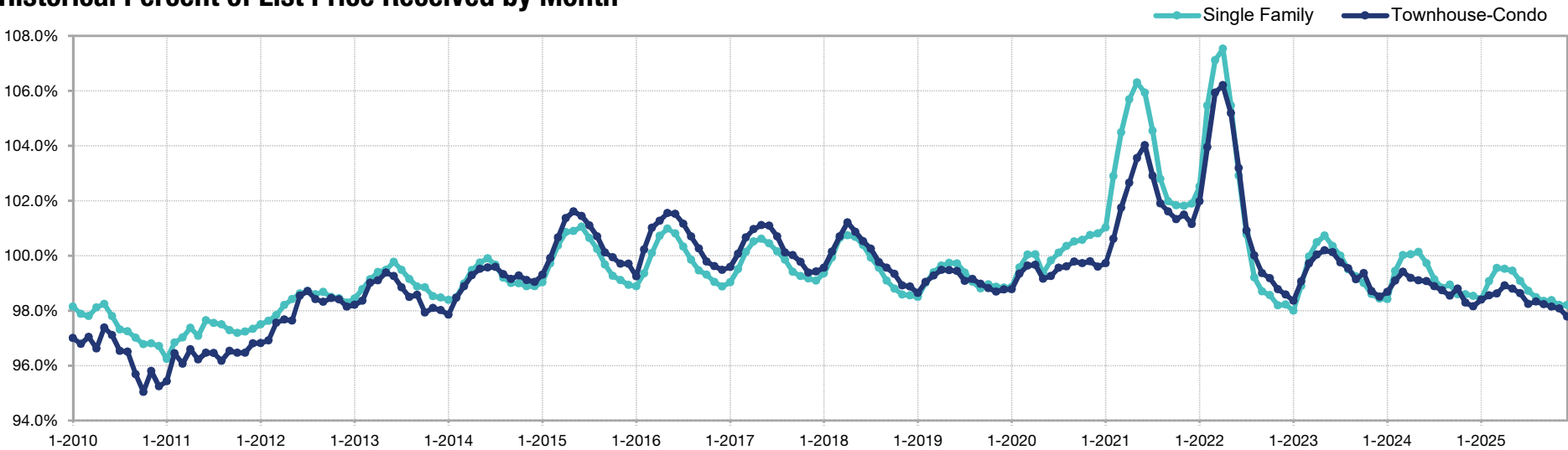


## Year to Date



Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	98.3%	-0.6%	98.2%	-0.3%
Oct-2025	98.4%	-0.2%	98.1%	-0.7%
Nov-2025	98.2%	-0.4%	98.1%	-0.2%
Dec-2025	98.2%	-0.3%	97.8%	-0.4%

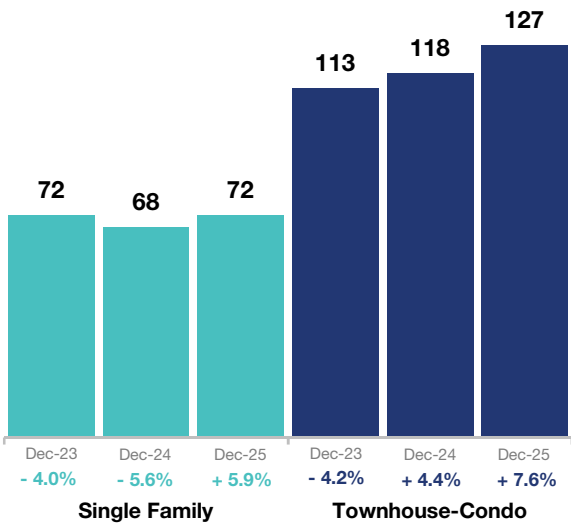
## Historical Percent of List Price Received by Month



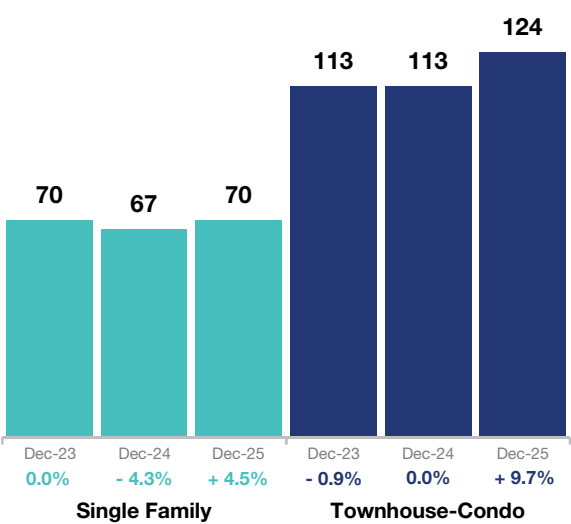
# Housing Affordability Index



## December

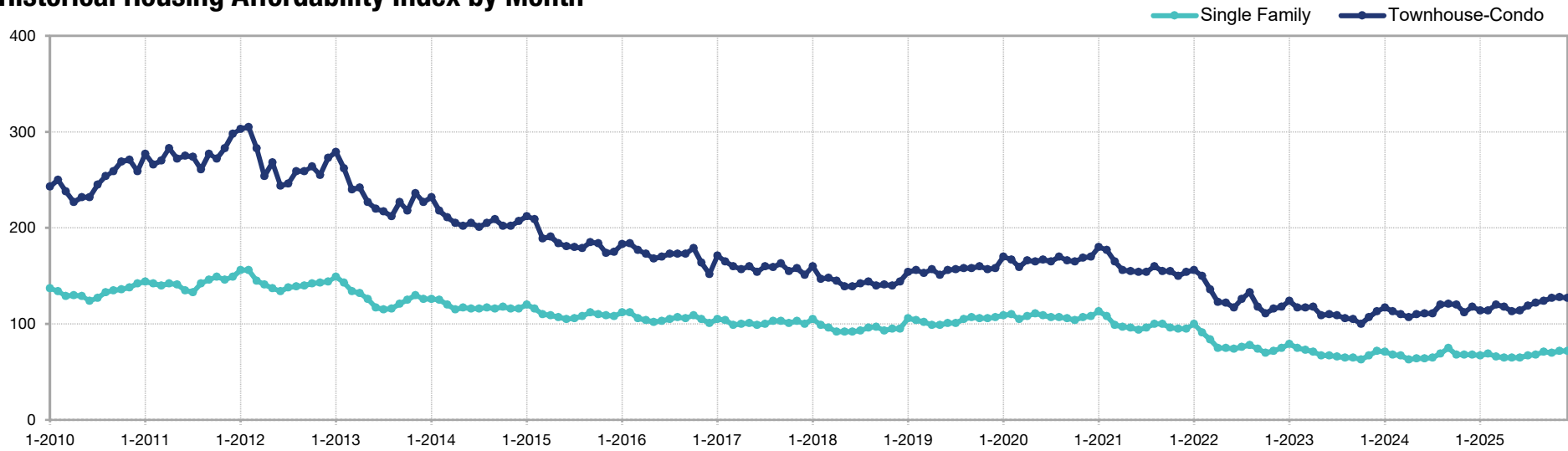


## Year to Date



Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jan-2025	67	-5.6%	114	-2.6%
Feb-2025	69	+1.5%	114	+0.9%
Mar-2025	66	-1.5%	120	+9.1%
Apr-2025	65	+3.2%	118	+10.3%
May-2025	65	+1.6%	113	+2.7%
Jun-2025	65	+1.6%	114	+2.7%
Jul-2025	67	+3.1%	119	+7.2%
Aug-2025	68	-1.4%	122	+1.7%
Sep-2025	71	-5.3%	124	+2.5%
Oct-2025	70	+2.9%	127	+5.8%
Nov-2025	72	+5.9%	128	+14.3%
Dec-2025	72	+5.9%	127	+7.6%

## 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.



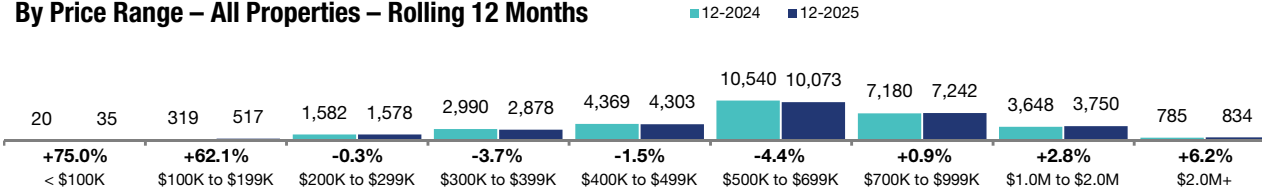
Key Metrics	Historical Sparkbars	12-2024	12-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
Active Listings		6,472	5,577	- 13.8%	--	--	--
Under Contract		1,716	1,610	- 6.2%	31,360	31,285	- 0.2%
New Listings		1,335	1,249	- 6.4%	42,301	45,590	+ 7.8%
Sold Listings		2,397	2,283	- 4.8%	31,433	31,210	- 0.7%
Days on Market		58	64	+ 10.3%	38	47	+ 23.7%
Median Sales Price		\$597,100	\$598,750	+ 0.3%	\$613,000	\$615,000	+ 0.3%
Avg. Sales Price		\$703,025	\$697,445	- 0.8%	\$724,030	\$730,183	+ 0.8%
Pct. of List Price Received		98.4%	98.1%	- 0.3%	99.2%	98.7%	- 0.5%
Affordability Index		76	80	+ 5.3%	74	78	+ 5.4%

# Sold Listings

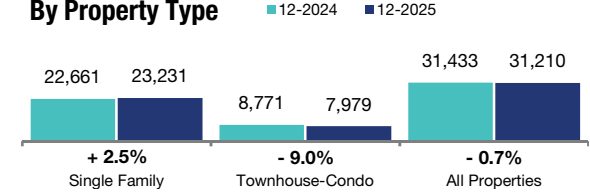
Actual sales that have closed in a given month.



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



## By Property Type



### Rolling 12 Months

By Price Range	Single Family			Townhouse-Condo		
	12-2024	12-2025	Change	12-2024	12-2025	Change
\$99,999 and Below	2	1	- 50.0%	18	34	+ 88.9%
\$100,000 to \$199,999	13	12	- 7.7%	306	505	+ 65.0%
\$200,000 to \$299,999	64	91	+ 42.2%	1,518	1,487	- 2.0%
\$300,000 to \$399,999	555	660	+ 18.9%	2,435	2,218	- 8.9%
\$400,000 to \$499,999	2,501	2,718	+ 8.7%	1,867	1,585	- 15.1%
\$500,000 to \$699,999	8,776	8,605	- 1.9%	1,764	1,468	- 16.8%
\$700,000 to \$999,999	6,618	6,771	+ 2.3%	562	471	- 16.2%
\$1,000,000 to \$1,999,999	3,390	3,572	+ 5.4%	258	178	- 31.0%
\$2,000,000 and Above	742	801	+ 8.0%	43	33	- 23.3%
All Price Ranges	22,661	23,231	+ 2.5%	8,771	7,979	- 9.0%

### Compared to Prior Month

	Single Family			Townhouse-Condo		
	11-2025	12-2025	Change	11-2025	12-2025	Change
	0	0	--	1	2	+ 100.0%
	0	1	--	45	54	+ 20.0%
	7	8	+ 14.3%	115	111	- 3.5%
	62	50	- 19.4%	124	160	+ 29.0%
	210	223	+ 6.2%	93	115	+ 23.7%
	615	653	+ 6.2%	75	109	+ 45.3%
	431	496	+ 15.1%	26	26	0.0%
	243	215	- 11.5%	18	8	- 55.6%
	47	48	+ 2.1%	2	4	+ 100.0%
	1,615	1,694	+ 4.9%	499	589	+ 18.0%

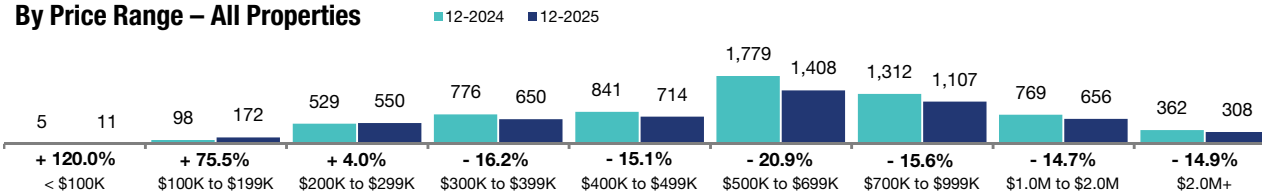
### Year to Date

	Single Family			Townhouse-Condo		
	12-2024	12-2025	Change	12-2024	12-2025	Change
	2	1	- 50.0%	18	34	+ 88.9%
	13	12	- 7.7%	306	505	+ 65.0%
	64	91	+ 42.2%	1,518	1,487	- 2.0%
	555	660	+ 18.9%	2,435	2,218	- 8.9%
	2,501	2,718	+ 8.7%	1,867	1,585	- 15.1%
	8,776	8,605	- 1.9%	1,764	1,468	- 16.8%
	6,618	6,771	+ 2.3%	562	471	- 16.2%
	3,390	3,572	+ 5.4%	258	178	- 31.0%
	742	801	+ 8.0%	43	33	- 23.3%
	22,661	23,231	+ 2.5%	8,771	7,979	- 9.0%

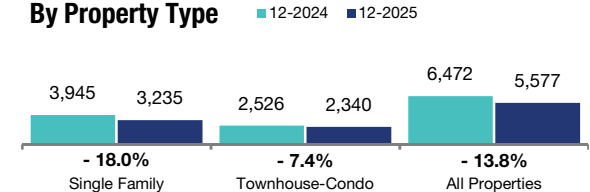
# Inventory of Active Listings

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		
	12-2024	12-2025	Change	12-2024	12-2025	Change
\$99,999 and Below	1	0	- 100.0%	4	11	+ 175.0%
\$100,000 to \$199,999	1	2	+ 100.0%	97	170	+ 75.3%
\$200,000 to \$299,999	13	10	- 23.1%	516	540	+ 4.7%
\$300,000 to \$399,999	68	63	- 7.4%	708	586	- 17.2%
\$400,000 to \$499,999	397	352	- 11.3%	444	362	- 18.5%
\$500,000 to \$699,999	1,322	982	- 25.7%	456	425	- 6.8%
\$700,000 to \$999,999	1,135	953	- 16.0%	177	154	- 13.0%
\$1,000,000 to \$1,999,999	675	590	- 12.6%	94	66	- 29.8%
\$2,000,000 and Above	332	282	- 15.1%	30	26	- 13.3%
All Price Ranges	3,945	3,235	- 18.0%	2,526	2,340	- 7.4%

### Compared to Prior Month

	Single Family			Townhouse-Condo		
	11-2025	12-2025	Change	11-2025	12-2025	Change
	0	0	--	14	11	- 21.4%
	2	2	0.0%	207	170	- 17.9%
	13	10	- 23.1%	686	540	- 21.3%
	103	63	- 38.8%	891	586	- 34.2%
	562	352	- 37.4%	560	362	- 35.4%
	1,654	982	- 40.6%	639	425	- 33.5%
	1,537	953	- 38.0%	243	154	- 36.6%
	1,023	590	- 42.3%	112	66	- 41.1%
	445	282	- 36.6%	32	26	- 18.8%
	5,340	3,235	- 39.4%	3,384	2,340	- 30.9%

### Year to Date

	Single Family			Townhouse-Condo		
	12-2024	12-2025	Change	12-2024	12-2025	Change
	14	11	- 21.4%	14	11	- 21.4%
	207	170	- 17.9%	207	170	- 17.9%
	686	540	- 21.3%	686	540	- 21.3%
	891	586	- 34.2%	891	586	- 34.2%
	560	362	- 35.4%	560	362	- 35.4%
	639	425	- 33.5%	639	425	- 33.5%
	243	154	- 36.6%	243	154	- 36.6%
	112	66	- 41.1%	112	66	- 41.1%
	32	26	- 18.8%	32	26	- 18.8%
	3,384	2,340	- 30.9%	3,384	2,340	- 30.9%

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 December 2025

A Research Tool Provided by the Colorado Association of REALTORS®



## Arapahoe County

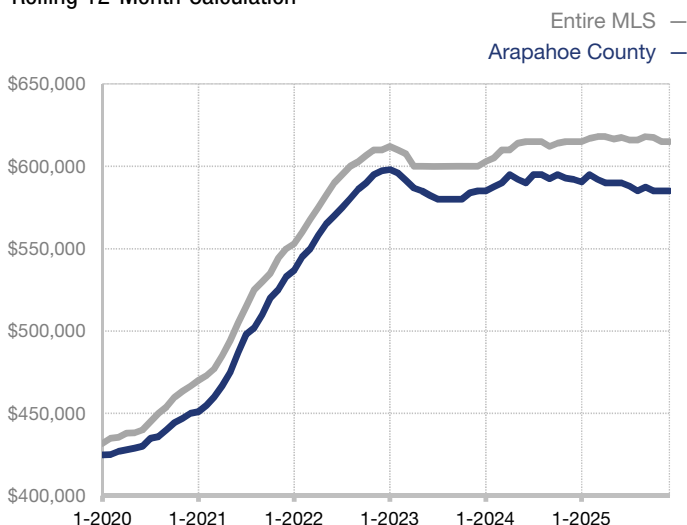
Single Family	December			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
Inventory of Active Listings	996	767	- 23.0%	--	--	--
Under Contract	309	348	+ 12.6%	5,725	5,856	+ 2.3%
New Listings	236	217	- 8.1%	7,078	7,685	+ 8.6%
Sold Listings	443	421	- 5.0%	5,715	5,778	+ 1.1%
Days on Market Until Sale	56	59	+ 5.4%	35	42	+ 20.0%
Median Sales Price*	\$575,000	\$565,000	- 1.7%	\$592,000	\$585,000	- 1.2%
Average Sales Price*	\$676,155	\$685,356	+ 1.4%	\$738,651	\$741,518	+ 0.4%
Percent of List Price Received*	98.7%	98.6%	- 0.1%	99.4%	99.0%	- 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.

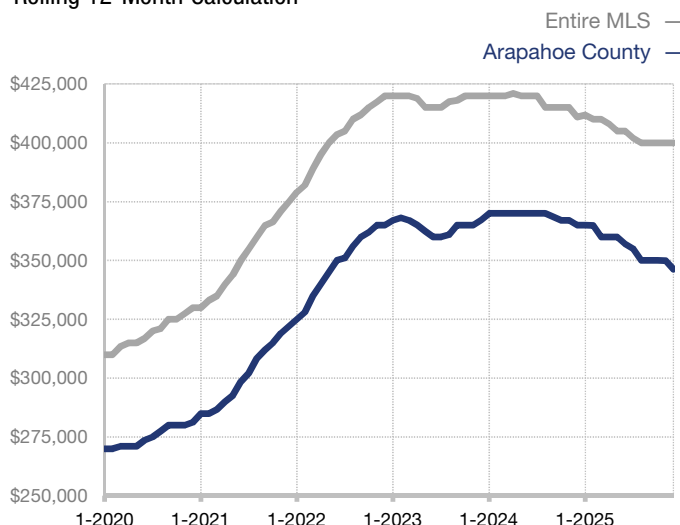
Townhouse/Condo	December			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
Inventory of Active Listings	738	633	- 14.2%	--	--	--
Under Contract	139	134	- 3.6%	2,565	2,491	- 2.9%
New Listings	134	134	0.0%	3,796	4,040	+ 6.4%
Sold Listings	194	153	- 21.1%	2,590	2,471	- 4.6%
Days on Market Until Sale	56	69	+ 23.2%	39	56	+ 43.6%
Median Sales Price*	\$355,000	\$330,000	- 7.0%	\$365,000	\$346,250	- 5.1%
Average Sales Price*	\$361,666	\$353,462	- 2.3%	\$384,166	\$364,583	- 5.1%
Percent of List Price Received*	98.4%	98.4%	0.0%	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.

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



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





# Local Market Update for December 2025

A Research Tool Provided by the Colorado Association of REALTORS®



## Arvada

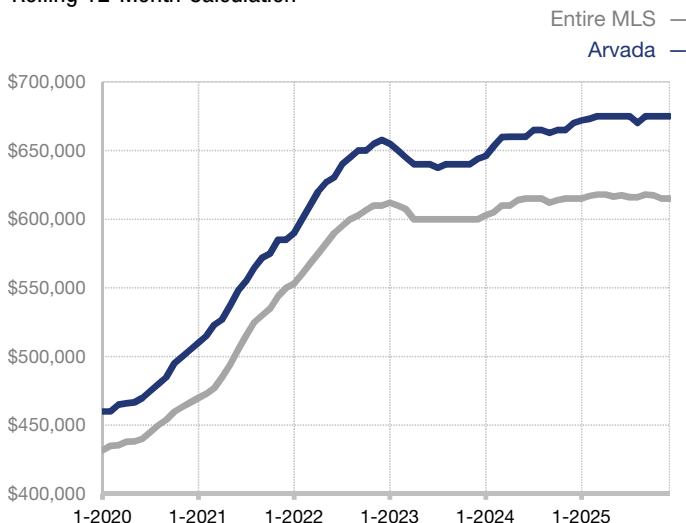
Single Family	December			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
Inventory of Active Listings	199	193	- 3.0%	--	--	--
Under Contract	86	87	+ 1.2%	1,614	1,531	- 5.1%
New Listings	64	59	- 7.8%	1,941	2,043	+ 5.3%
Sold Listings	134	139	+ 3.7%	1,595	1,519	- 4.8%
Days on Market Until Sale	51	61	+ 19.6%	30	37	+ 23.3%
Median Sales Price*	\$669,307	\$665,000	- 0.6%	\$670,000	\$675,000	+ 0.7%
Average Sales Price*	\$744,297	\$724,818	- 2.6%	\$733,265	\$733,037	- 0.0%
Percent of List Price Received*	98.8%	98.4%	- 0.4%	99.8%	99.5%	- 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.

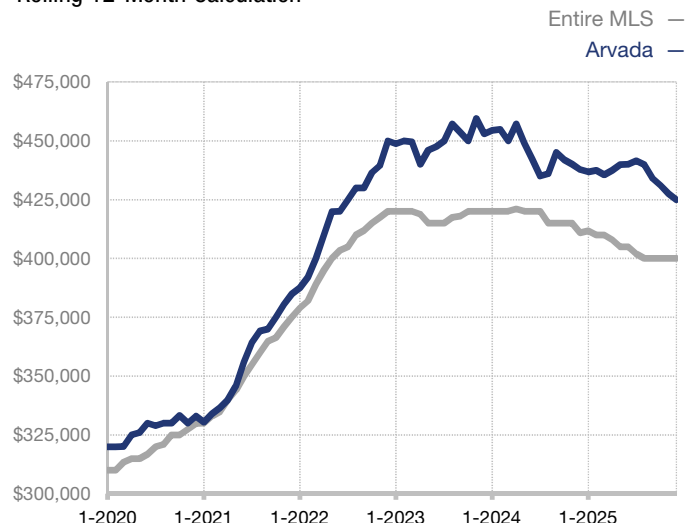
Townhouse/Condo	December			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
Inventory of Active Listings	90	112	+ 24.4%	--	--	--
Under Contract	29	26	- 10.3%	428	430	+ 0.5%
New Listings	25	23	- 8.0%	571	692	+ 21.2%
Sold Listings	31	37	+ 19.4%	426	430	+ 0.9%
Days on Market Until Sale	50	56	+ 12.0%	48	53	+ 10.4%
Median Sales Price*	\$429,950	\$385,000	- 10.5%	\$437,750	\$425,000	- 2.9%
Average Sales Price*	\$431,122	\$409,948	- 4.9%	\$449,771	\$427,780	- 4.9%
Percent of List Price Received*	98.5%	98.1%	- 0.4%	99.0%	98.6%	- 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 December 2025

A Research Tool Provided by the Colorado Association of REALTORS®



## Aurora

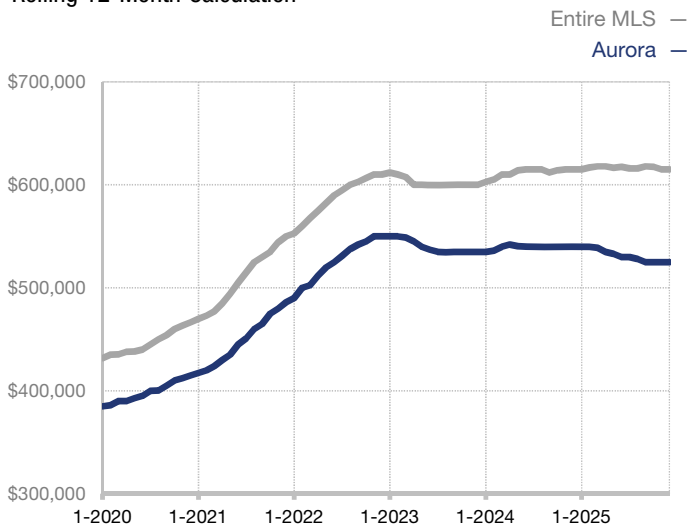
Single Family	December			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
Inventory of Active Listings	932	743	- 20.3%	--	--	--
Under Contract	249	276	+ 10.8%	4,081	4,219	+ 3.4%
New Listings	227	187	- 17.6%	5,195	5,476	+ 5.4%
Sold Listings	329	314	- 4.6%	4,043	4,157	+ 2.8%
Days on Market Until Sale	59	67	+ 13.6%	41	49	+ 19.5%
Median Sales Price*	\$530,000	\$516,750	- 2.5%	\$540,000	\$525,000	- 2.8%
Average Sales Price*	\$564,275	\$552,976	- 2.0%	\$578,891	\$566,310	- 2.2%
Percent of List Price Received*	99.1%	99.2%	+ 0.1%	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.

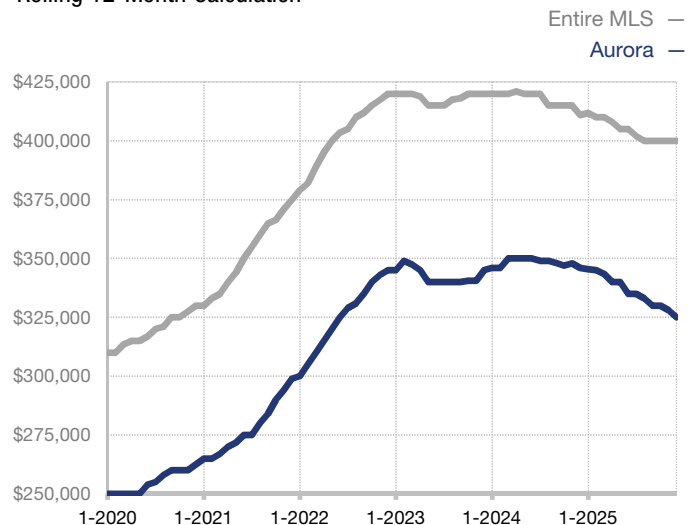
Townhouse/Condo	December			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
Inventory of Active Listings	568	462	- 18.7%	--	--	--
Under Contract	96	78	- 18.8%	1,761	1,712	- 2.8%
New Listings	101	89	- 11.9%	2,682	2,823	+ 5.3%
Sold Listings	127	105	- 17.3%	1,784	1,711	- 4.1%
Days on Market Until Sale	57	69	+ 21.1%	40	58	+ 45.0%
Median Sales Price*	\$345,000	\$315,000	- 8.7%	\$346,000	\$325,000	- 6.1%
Average Sales Price*	\$336,325	\$323,517	- 3.8%	\$350,087	\$330,944	- 5.5%
Percent of List Price Received*	99.0%	98.8%	- 0.2%	99.3%	98.7%	- 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 December 2025

A Research Tool Provided by the Colorado Association of REALTORS®



## Castle Pines

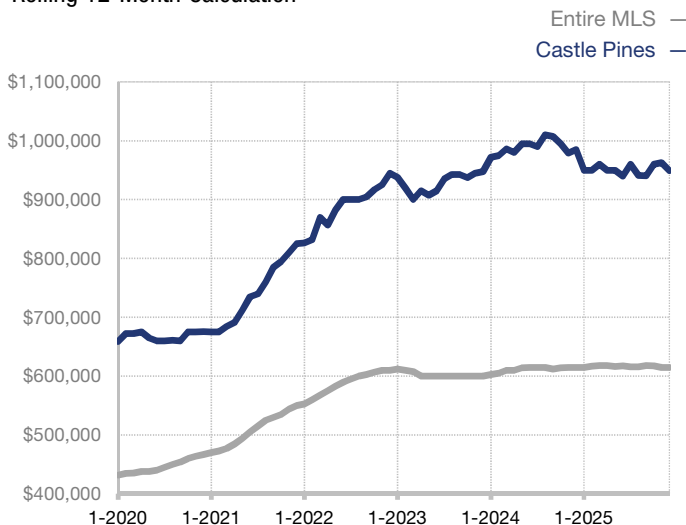
Single Family	December			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
Inventory of Active Listings	33	56	+ 69.7%	--	--	--
Under Contract	15	11	- 26.7%	236	249	+ 5.5%
New Listings	3	9	+ 200.0%	293	383	+ 30.7%
Sold Listings	22	17	- 22.7%	231	253	+ 9.5%
Days on Market Until Sale	52	51	- 1.9%	47	47	0.0%
Median Sales Price*	\$1,047,000	\$890,000	- 15.0%	\$985,000	\$949,000	- 3.7%
Average Sales Price*	\$1,183,429	\$942,088	- 20.4%	\$1,105,936	\$1,061,903	- 4.0%
Percent of List Price Received*	99.0%	98.9%	- 0.1%	98.5%	98.2%	- 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.

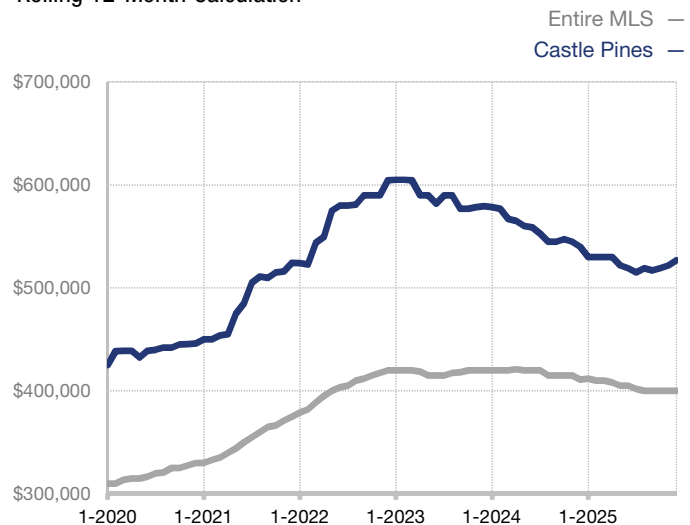
Townhouse/Condo	December			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
Inventory of Active Listings	15	9	- 40.0%	--	--	--
Under Contract	5	1	- 80.0%	56	51	- 8.9%
New Listings	7	1	- 85.7%	59	53	- 10.2%
Sold Listings	10	5	- 50.0%	57	52	- 8.8%
Days on Market Until Sale	65	119	+ 83.1%	75	91	+ 21.3%
Median Sales Price*	\$517,000	\$533,300	+ 3.2%	\$540,000	\$526,995	- 2.4%
Average Sales Price*	\$545,200	\$554,854	+ 1.8%	\$553,211	\$525,211	- 5.1%
Percent of List Price Received*	95.1%	98.8%	+ 3.9%	98.1%	96.3%	- 1.8%

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

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



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



# Local Market Update for December 2025

A Research Tool Provided by the Colorado Association of REALTORS®



## Castle Rock

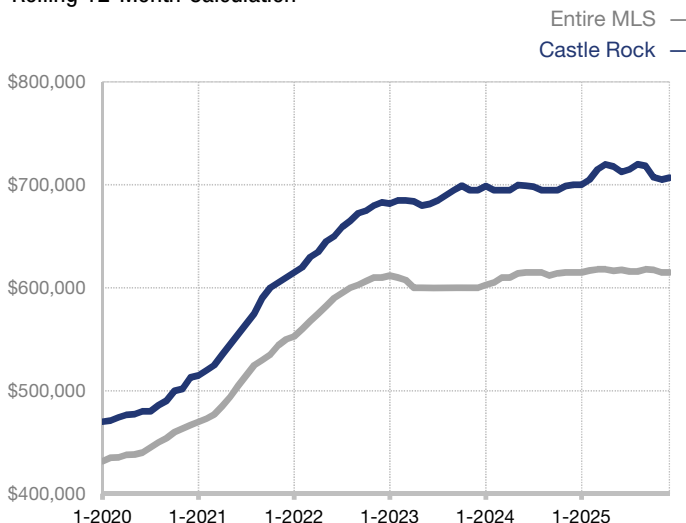
Single Family	December			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
Inventory of Active Listings	353	299	- 15.3%	--	--	--
Under Contract	98	77	- 21.4%	1,500	1,576	+ 5.1%
New Listings	64	50	- 21.9%	1,980	2,174	+ 9.8%
Sold Listings	124	113	- 8.9%	1,495	1,576	+ 5.4%
Days on Market Until Sale	68	74	+ 8.8%	47	57	+ 21.3%
Median Sales Price*	\$692,250	\$737,870	+ 6.6%	\$700,000	\$707,000	+ 1.0%
Average Sales Price*	\$870,553	\$869,179	- 0.2%	\$840,032	\$882,868	+ 5.1%
Percent of List Price Received*	98.6%	98.3%	- 0.3%	99.0%	98.7%	- 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.

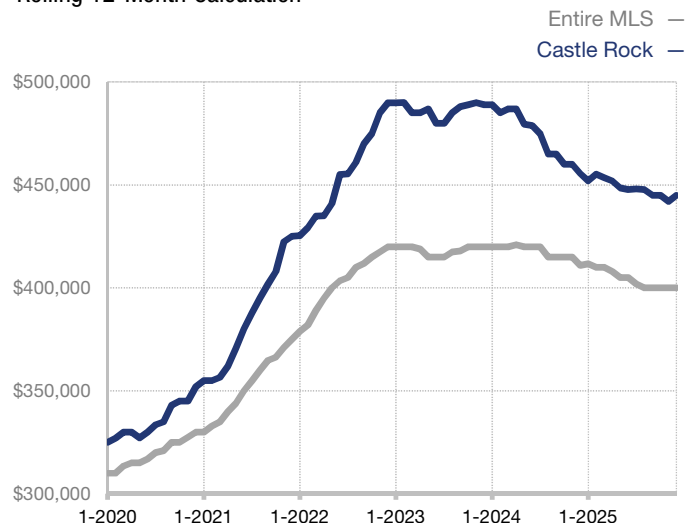
Townhouse/Condo	December			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
Inventory of Active Listings	36	43	+ 19.4%	--	--	--
Under Contract	7	7	0.0%	204	151	- 26.0%
New Listings	5	11	+ 120.0%	266	237	- 10.9%
Sold Listings	17	10	- 41.2%	209	152	- 27.3%
Days on Market Until Sale	64	70	+ 9.4%	43	53	+ 23.3%
Median Sales Price*	\$415,000	\$445,000	+ 7.2%	\$455,500	\$445,000	- 2.3%
Average Sales Price*	\$407,528	\$442,250	+ 8.5%	\$482,305	\$459,251	- 4.8%
Percent of List Price Received*	98.9%	98.8%	- 0.1%	99.1%	98.9%	- 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.

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



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



# Local Market Update for December 2025

A Research Tool Provided by the Colorado Association of REALTORS®



## Centennial

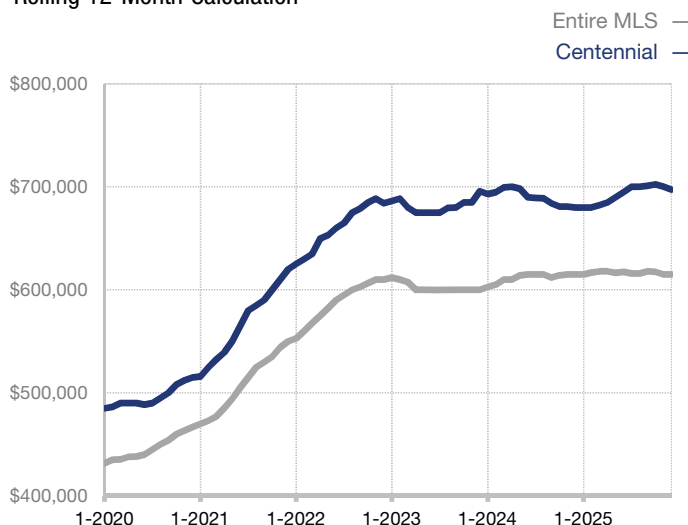
Single Family	December			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
Inventory of Active Listings	121	111	- 8.3%	--	--	--
Under Contract	55	57	+ 3.6%	1,048	1,131	+ 7.9%
New Listings	35	39	+ 11.4%	1,241	1,412	+ 13.8%
Sold Listings	86	80	- 7.0%	1,039	1,116	+ 7.4%
Days on Market Until Sale	50	53	+ 6.0%	27	34	+ 25.9%
Median Sales Price*	\$670,000	\$633,500	- 5.4%	\$680,000	\$697,403	+ 2.6%
Average Sales Price*	\$769,292	\$665,393	- 13.5%	\$765,179	\$774,012	+ 1.2%
Percent of List Price Received*	98.6%	97.9%	- 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.

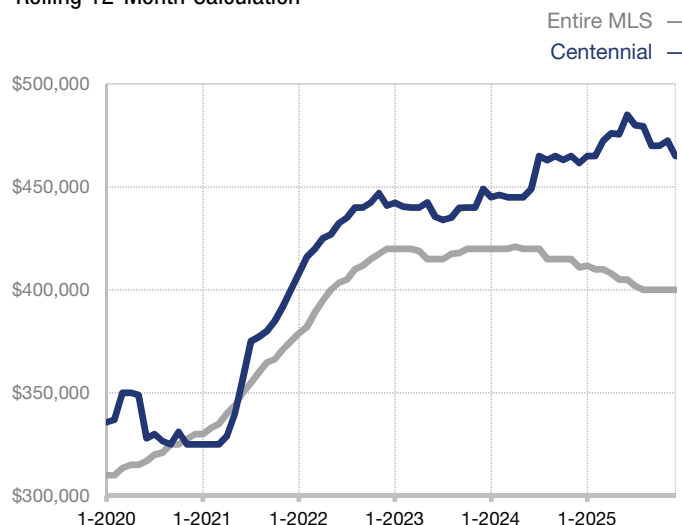
Townhouse/Condo	December			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
Inventory of Active Listings	51	47	- 7.8%	--	--	--
Under Contract	15	14	- 6.7%	284	256	- 9.9%
New Listings	12	8	- 33.3%	376	375	- 0.3%
Sold Listings	23	20	- 13.0%	286	257	- 10.1%
Days on Market Until Sale	62	70	+ 12.9%	33	47	+ 42.4%
Median Sales Price*	\$485,000	\$430,000	- 11.3%	\$461,563	\$465,000	+ 0.7%
Average Sales Price*	\$453,080	\$431,880	- 4.7%	\$450,956	\$449,926	- 0.2%
Percent of List Price Received*	98.8%	98.9%	+ 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.

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



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



# Local Market Update for December 2025

A Research Tool Provided by the Colorado Association of REALTORS®



## Denver

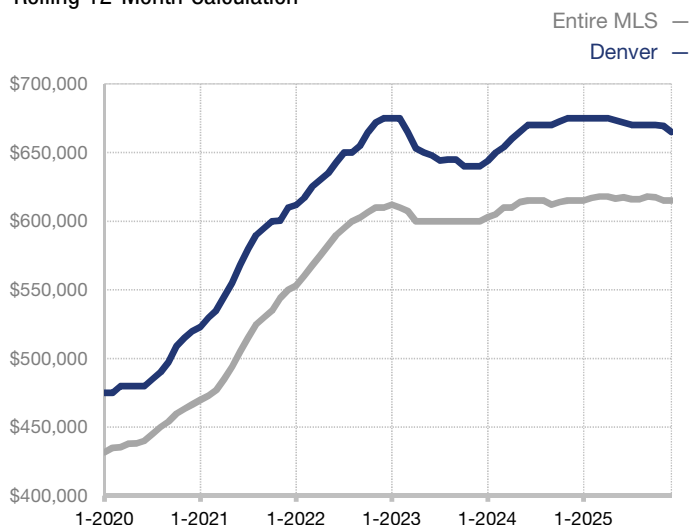
Single Family	December			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
Inventory of Active Listings	1,174	904	- 23.0%	--	--	--
Under Contract	348	331	- 4.9%	6,283	6,191	- 1.5%
New Listings	268	255	- 4.9%	8,600	9,051	+ 5.2%
Sold Listings	457	476	+ 4.2%	6,230	6,202	- 0.4%
Days on Market Until Sale	54	60	+ 11.1%	35	42	+ 20.0%
Median Sales Price*	\$665,000	\$635,000	- 4.5%	\$675,000	\$665,000	- 1.5%
Average Sales Price*	\$875,517	\$821,852	- 6.1%	\$856,068	\$850,370	- 0.7%
Percent of List Price Received*	98.5%	97.6%	- 0.9%	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.

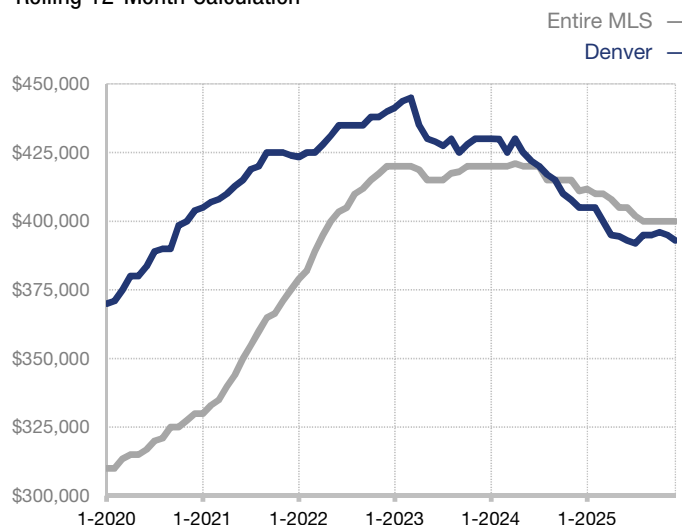
Townhouse/Condo	December			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
Inventory of Active Listings	1,272	1,168	- 8.2%	--	--	--
Under Contract	211	163	- 22.7%	3,624	3,178	- 12.3%
New Listings	182	207	+ 13.7%	6,081	6,452	+ 6.1%
Sold Listings	310	264	- 14.8%	3,670	3,184	- 13.2%
Days on Market Until Sale	73	79	+ 8.2%	51	63	+ 23.5%
Median Sales Price*	\$382,500	\$365,000	- 4.6%	\$405,000	\$393,000	- 3.0%
Average Sales Price*	\$489,895	\$471,031	- 3.9%	\$519,346	\$489,871	- 5.7%
Percent of List Price Received*	97.4%	97.1%	- 0.3%	98.4%	98.1%	- 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 December 2025

A Research Tool Provided by the Colorado Association of REALTORS®



## Denver County

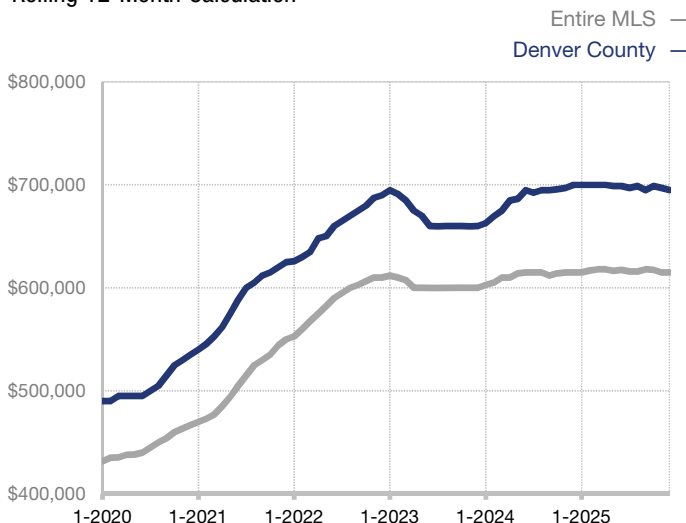
Single Family	December			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
Inventory of Active Listings	1,061	814	- 23.3%	--	--	--
Under Contract	311	291	- 6.4%	5,752	5,643	- 1.9%
New Listings	234	218	- 6.8%	7,885	8,240	+ 4.5%
Sold Listings	406	417	+ 2.7%	5,715	5,654	- 1.1%
Days on Market Until Sale	54	60	+ 11.1%	34	42	+ 23.5%
Median Sales Price*	\$690,063	\$675,000	- 2.2%	\$700,000	\$695,000	- 0.7%
Average Sales Price*	\$912,014	\$870,185	- 4.6%	\$879,813	\$878,618	- 0.1%
Percent of List Price Received*	98.5%	97.5%	- 1.0%	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.

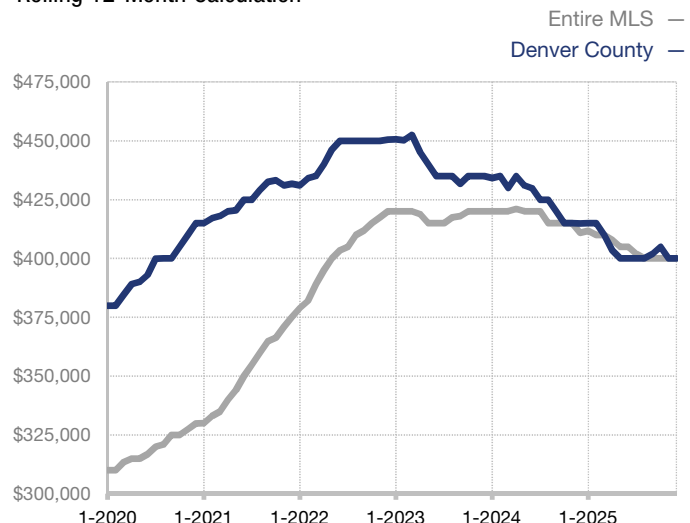
Townhouse/Condo	December			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
Inventory of Active Listings	1,164	1,069	- 8.2%	--	--	--
Under Contract	182	151	- 17.0%	3,339	2,925	- 12.4%
New Listings	159	176	+ 10.7%	5,624	5,960	+ 6.0%
Sold Listings	281	245	- 12.8%	3,395	2,924	- 13.9%
Days on Market Until Sale	74	81	+ 9.5%	51	63	+ 23.5%
Median Sales Price*	\$390,000	\$375,000	- 3.8%	\$414,900	\$400,000	- 3.6%
Average Sales Price*	\$504,900	\$481,611	- 4.6%	\$532,127	\$504,629	- 5.2%
Percent of List Price Received*	97.7%	97.0%	- 0.7%	98.5%	98.1%	- 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 December 2025

A Research Tool Provided by the Colorado Association of REALTORS®



## Douglas County

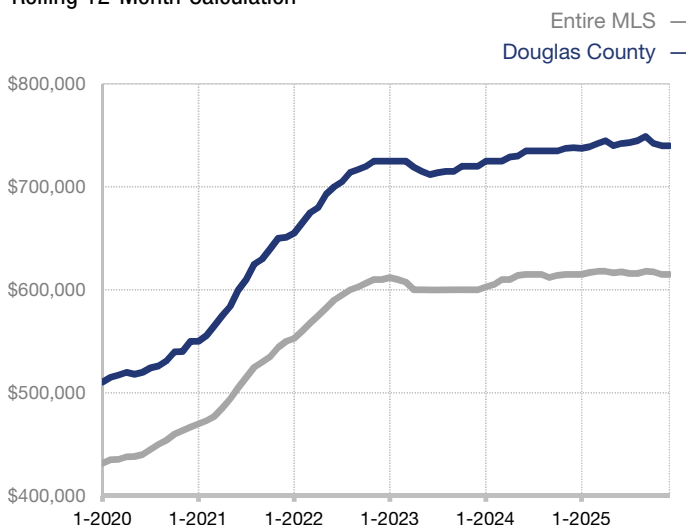
Single Family	December			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
Inventory of Active Listings	1,085	905	- 16.6%	--	--	--
Under Contract	333	255	- 23.4%	5,360	5,758	+ 7.4%
New Listings	215	166	- 22.8%	6,939	7,654	+ 10.3%
Sold Listings	423	403	- 4.7%	5,374	5,794	+ 7.8%
Days on Market Until Sale	67	68	+ 1.5%	44	51	+ 15.9%
Median Sales Price*	\$720,000	\$740,000	+ 2.8%	\$737,975	\$740,000	+ 0.3%
Average Sales Price*	\$840,564	\$850,798	+ 1.2%	\$869,322	\$878,743	+ 1.1%
Percent of List Price Received*	98.4%	98.5%	+ 0.1%	99.0%	98.7%	- 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.

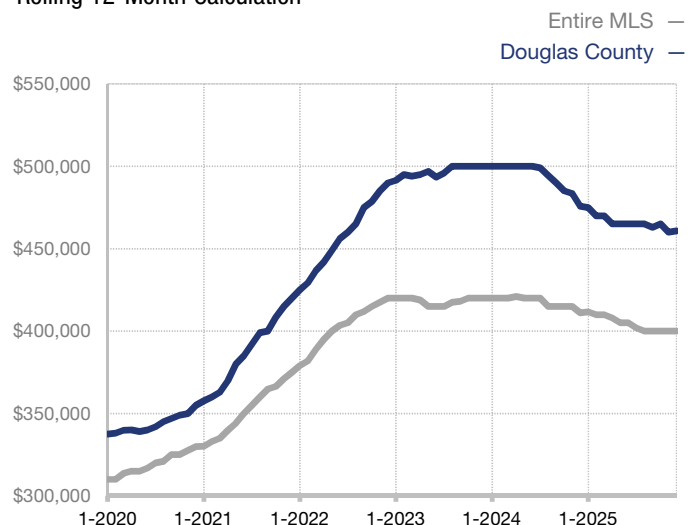
Townhouse/Condo	December			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
Inventory of Active Listings	203	189	- 6.9%	--	--	--
Under Contract	41	35	- 14.6%	825	757	- 8.2%
New Listings	50	51	+ 2.0%	1,141	1,165	+ 2.1%
Sold Listings	63	50	- 20.6%	854	757	- 11.4%
Days on Market Until Sale	60	71	+ 18.3%	44	57	+ 29.5%
Median Sales Price*	\$455,000	\$470,000	+ 3.3%	\$475,700	\$460,800	- 3.1%
Average Sales Price*	\$478,639	\$474,985	- 0.8%	\$499,612	\$480,802	- 3.8%
Percent of List Price Received*	98.3%	98.5%	+ 0.2%	99.0%	98.6%	- 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 December 2025

A Research Tool Provided by the Colorado Association of REALTORS®



## Elbert County

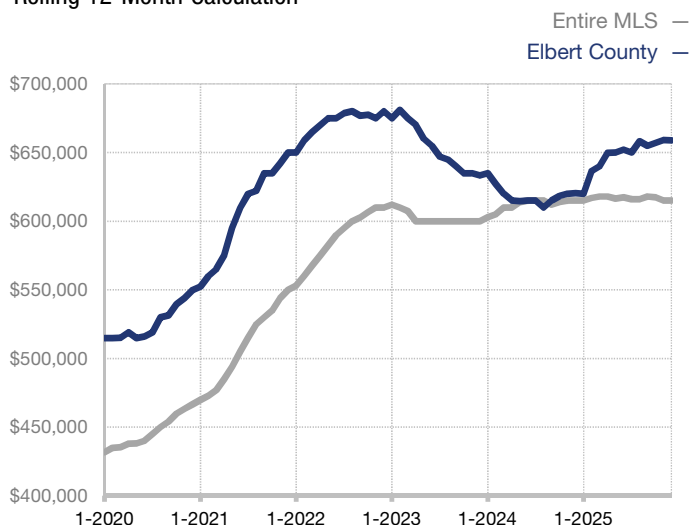
Single Family	December			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
Inventory of Active Listings	172	140	- 18.6%	--	--	--
Under Contract	48	47	- 2.1%	660	674	+ 2.1%
New Listings	36	28	- 22.2%	852	889	+ 4.3%
Sold Listings	64	61	- 4.7%	650	667	+ 2.6%
Days on Market Until Sale	47	97	+ 106.4%	47	64	+ 36.2%
Median Sales Price*	\$649,950	\$640,000	- 1.5%	\$620,500	\$659,000	+ 6.2%
Average Sales Price*	\$729,647	\$715,561	- 1.9%	\$691,207	\$726,665	+ 5.1%
Percent of List Price Received*	98.9%	98.9%	0.0%	98.7%	98.9%	+ 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.

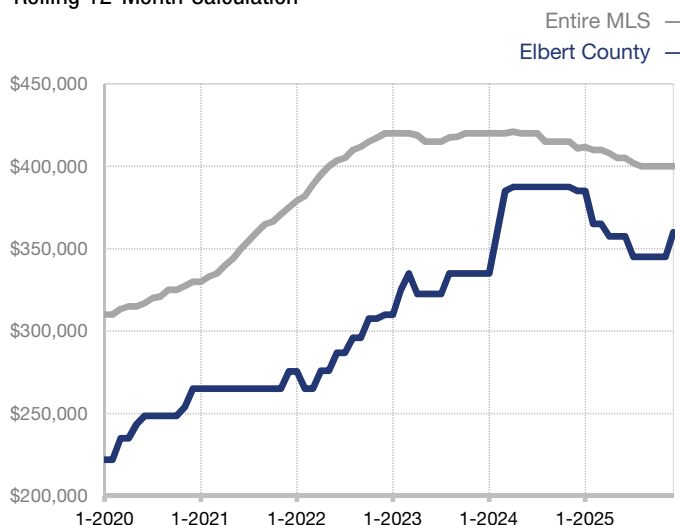
Townhouse/Condo	December			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
Inventory of Active Listings	0	2	--	--	--	--
Under Contract	0	0	--	3	2	- 33.3%
New Listings	0	0	--	1	6	+ 500.0%
Sold Listings	1	0	- 100.0%	3	2	- 33.3%
Days on Market Until Sale	43	0	- 100.0%	75	9	- 88.0%
Median Sales Price*	\$340,000	\$0	- 100.0%	\$385,000	\$360,000	- 6.5%
Average Sales Price*	\$340,000	\$0	- 100.0%	\$371,667	\$360,000	- 3.1%
Percent of List Price Received*	100.0%	0.0%	- 100.0%	99.2%	100.0%	+ 0.8%

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

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



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



# Local Market Update for December 2025

A Research Tool Provided by the Colorado Association of REALTORS®



## Greenwood Village

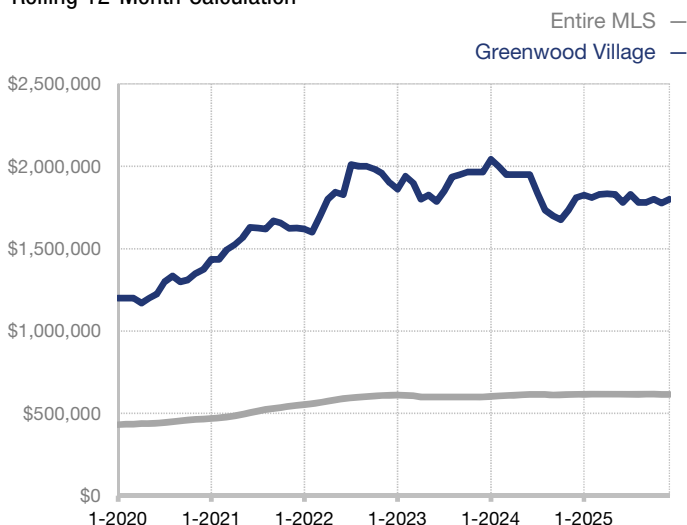
Single Family	December			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
Inventory of Active Listings	15	13	- 13.3%	--	--	--
Under Contract	3	5	+ 66.7%	116	142	+ 22.4%
New Listings	4	4	0.0%	148	198	+ 33.8%
Sold Listings	8	11	+ 37.5%	118	137	+ 16.1%
Days on Market Until Sale	56	60	+ 7.1%	34	51	+ 50.0%
Median Sales Price*	\$1,802,500	\$2,100,000	+ 16.5%	\$1,810,000	\$1,800,000	- 0.6%
Average Sales Price*	\$1,805,613	\$2,244,455	+ 24.3%	\$2,082,446	\$2,132,694	+ 2.4%
Percent of List Price Received*	96.6%	95.8%	- 0.8%	97.4%	96.5%	- 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.

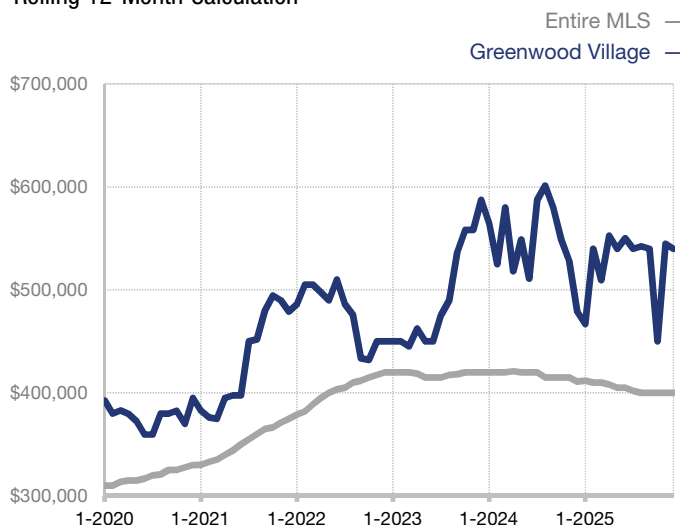
Townhouse/Condo	December			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
Inventory of Active Listings	12	8	- 33.3%	--	--	--
Under Contract	1	5	+ 400.0%	52	46	- 11.5%
New Listings	0	3	--	77	75	- 2.6%
Sold Listings	2	5	+ 150.0%	53	43	- 18.9%
Days on Market Until Sale	59	108	+ 83.1%	49	71	+ 44.9%
Median Sales Price*	\$497,500	\$405,000	- 18.6%	\$479,000	\$540,000	+ 12.7%
Average Sales Price*	\$497,500	\$441,180	- 11.3%	\$653,742	\$705,098	+ 7.9%
Percent of List Price Received*	98.3%	98.7%	+ 0.4%	98.5%	97.7%	- 0.8%

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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 December 2025

A Research Tool Provided by the Colorado Association of REALTORS®



## Highlands Ranch

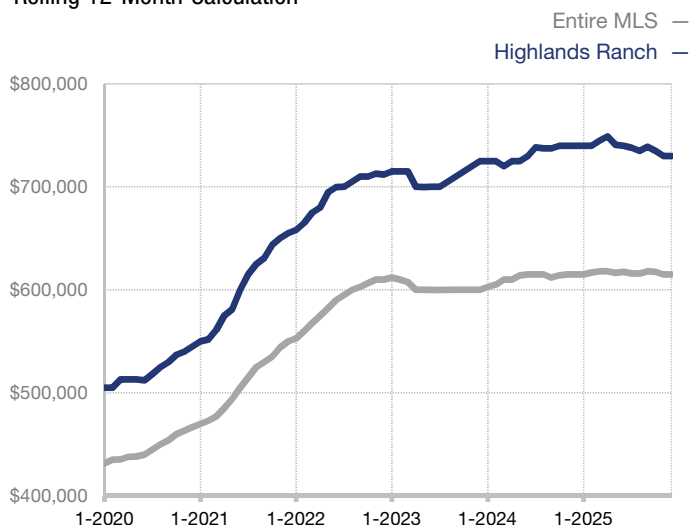
Single Family	December			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
Inventory of Active Listings	116	97	- 16.4%	--	--	--
Under Contract	55	44	- 20.0%	1,010	1,115	+ 10.4%
New Listings	28	24	- 14.3%	1,209	1,376	+ 13.8%
Sold Listings	69	81	+ 17.4%	1,013	1,122	+ 10.8%
Days on Market Until Sale	49	62	+ 26.5%	24	35	+ 45.8%
Median Sales Price*	\$734,000	\$719,500	- 2.0%	\$740,000	\$730,000	- 1.4%
Average Sales Price*	\$787,737	\$795,688	+ 1.0%	\$839,528	\$841,190	+ 0.2%
Percent of List Price Received*	98.3%	98.8%	+ 0.5%	99.7%	99.3%	- 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.

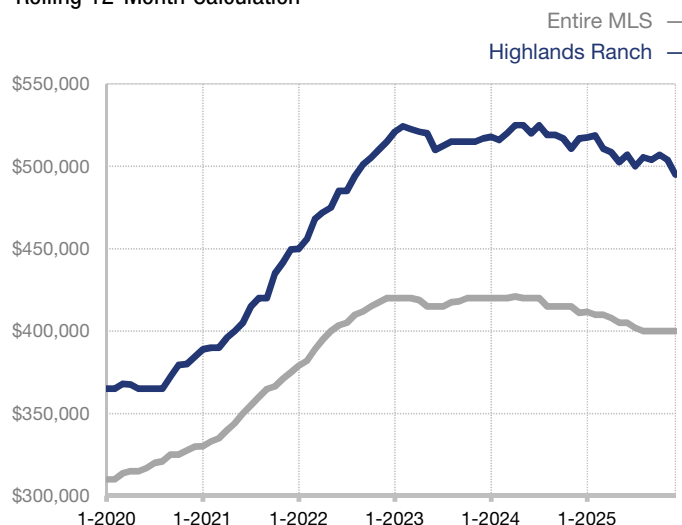
Townhouse/Condo	December			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
Inventory of Active Listings	40	33	- 17.5%	--	--	--
Under Contract	11	13	+ 18.2%	200	190	- 5.0%
New Listings	9	7	- 22.2%	281	278	- 1.1%
Sold Listings	13	13	0.0%	207	185	- 10.6%
Days on Market Until Sale	59	89	+ 50.8%	35	51	+ 45.7%
Median Sales Price*	\$551,000	\$470,000	- 14.7%	\$517,000	\$495,000	- 4.3%
Average Sales Price*	\$605,853	\$520,846	- 14.0%	\$555,699	\$524,884	- 5.5%
Percent of List Price Received*	98.3%	97.6%	- 0.7%	98.9%	98.6%	- 0.3%

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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 December 2025

A Research Tool Provided by the Colorado Association of REALTORS®



## Jefferson County

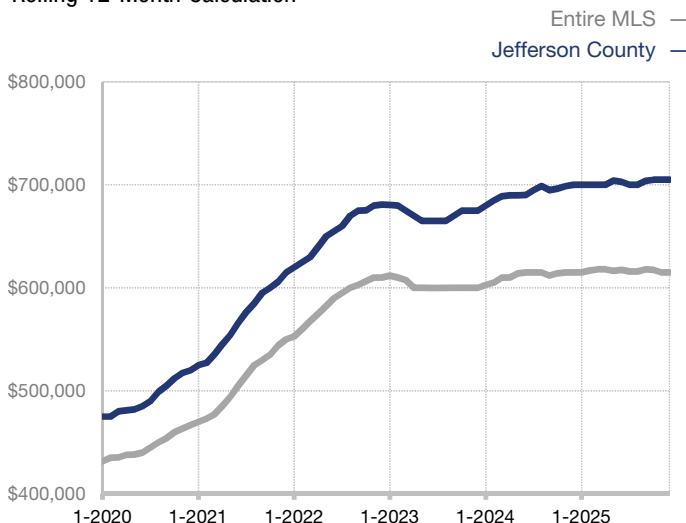
Single Family	December			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
Inventory of Active Listings	803	748	- 6.8%	--	--	--
Under Contract	277	303	+ 9.4%	5,846	6,058	+ 3.6%
New Listings	203	193	- 4.9%	7,227	8,009	+ 10.8%
Sold Listings	451	453	+ 0.4%	5,857	6,002	+ 2.5%
Days on Market Until Sale	48	54	+ 12.5%	30	38	+ 26.7%
Median Sales Price*	\$678,800	\$681,500	+ 0.4%	\$700,000	\$705,000	+ 0.7%
Average Sales Price*	\$800,375	\$757,577	- 5.3%	\$813,895	\$822,240	+ 1.0%
Percent of List Price Received*	98.5%	98.3%	- 0.2%	99.5%	99.1%	- 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.

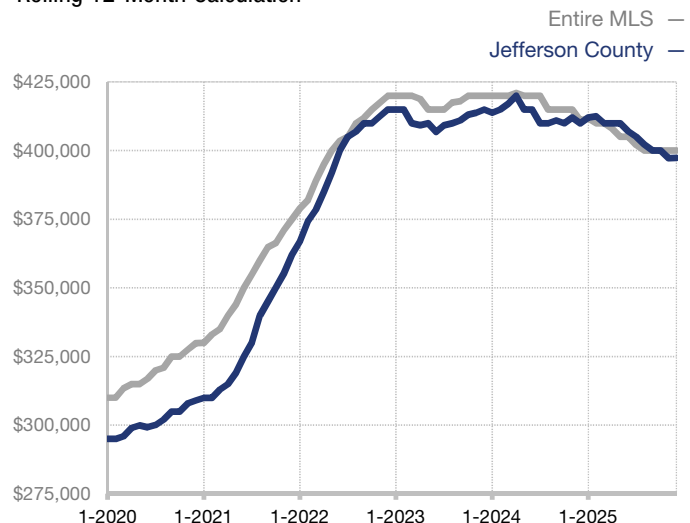
Townhouse/Condo	December			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
Inventory of Active Listings	421	448	+ 6.4%	--	--	--
Under Contract	124	93	- 25.0%	1,947	1,791	- 8.0%
New Listings	104	93	- 10.6%	2,605	2,819	+ 8.2%
Sold Listings	136	141	+ 3.7%	1,932	1,824	- 5.6%
Days on Market Until Sale	56	66	+ 17.9%	39	51	+ 30.8%
Median Sales Price*	\$390,000	\$390,000	0.0%	\$410,000	\$397,350	- 3.1%
Average Sales Price*	\$416,292	\$418,355	+ 0.5%	\$435,408	\$420,354	- 3.5%
Percent of List Price Received*	98.7%	98.2%	- 0.5%	99.2%	98.8%	- 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 December 2025

A Research Tool Provided by the Colorado Association of REALTORS®



## Lakewood

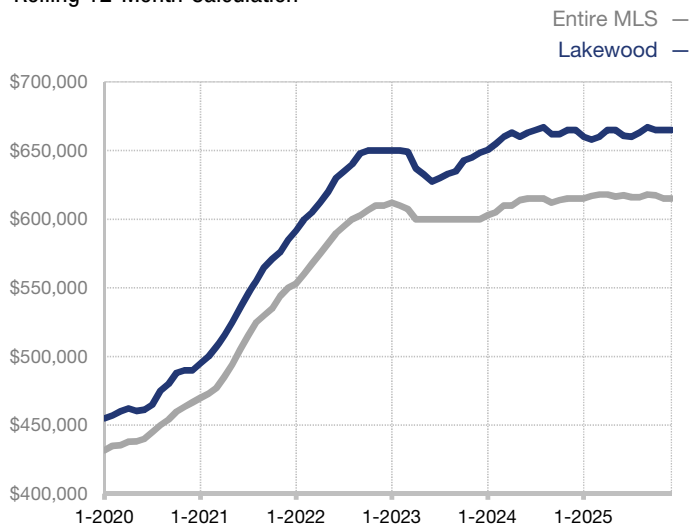
Single Family	December			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
Inventory of Active Listings	140	130	- 7.1%	--	--	--
Under Contract	43	61	+ 41.9%	1,142	1,159	+ 1.5%
New Listings	35	39	+ 11.4%	1,388	1,474	+ 6.2%
Sold Listings	82	78	- 4.9%	1,163	1,143	- 1.7%
Days on Market Until Sale	43	40	- 7.0%	25	33	+ 32.0%
Median Sales Price*	\$638,250	\$626,000	- 1.9%	\$665,000	\$665,000	0.0%
Average Sales Price*	\$728,310	\$681,818	- 6.4%	\$729,635	\$733,924	+ 0.6%
Percent of List Price Received*	99.0%	98.8%	- 0.2%	99.8%	99.2%	- 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.

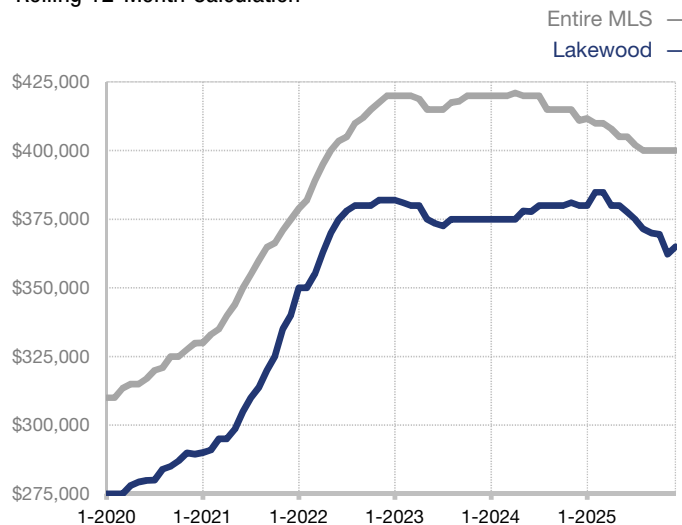
Townhouse/Condo	December			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
Inventory of Active Listings	148	134	- 9.5%	--	--	--
Under Contract	40	35	- 12.5%	704	611	- 13.2%
New Listings	37	28	- 24.3%	943	936	- 0.7%
Sold Listings	44	41	- 6.8%	693	625	- 9.8%
Days on Market Until Sale	50	64	+ 28.0%	38	51	+ 34.2%
Median Sales Price*	\$357,385	\$370,000	+ 3.5%	\$380,000	\$365,000	- 3.9%
Average Sales Price*	\$389,073	\$377,138	- 3.1%	\$395,981	\$378,187	- 4.5%
Percent of List Price Received*	99.0%	97.8%	- 1.2%	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 December 2025

A Research Tool Provided by the Colorado Association of REALTORS®



## Littleton

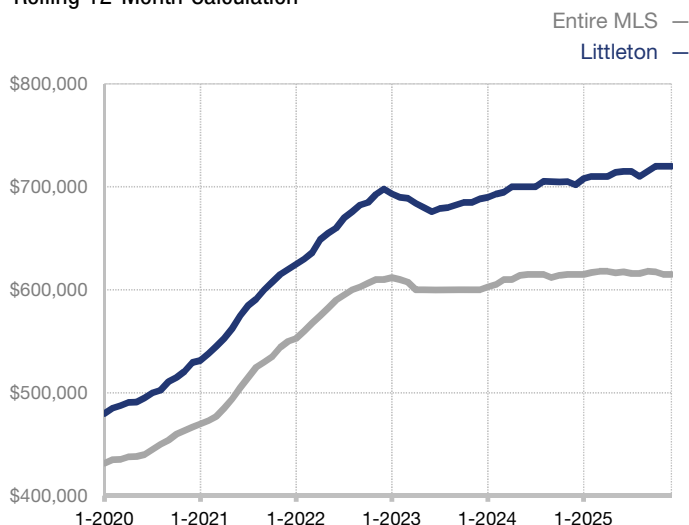
Single Family	December			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
Inventory of Active Listings	362	261	- 27.9%	--	--	--
Under Contract	123	113	- 8.1%	1,970	2,210	+ 12.2%
New Listings	78	69	- 11.5%	2,493	2,742	+ 10.0%
Sold Listings	155	145	- 6.5%	1,985	2,201	+ 10.9%
Days on Market Until Sale	60	61	+ 1.7%	37	46	+ 24.3%
Median Sales Price*	\$685,000	\$693,000	+ 1.2%	\$702,000	\$720,000	+ 2.6%
Average Sales Price*	\$756,534	\$789,544	+ 4.4%	\$825,663	\$837,369	+ 1.4%
Percent of List Price Received*	98.8%	98.5%	- 0.3%	99.4%	98.8%	- 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.

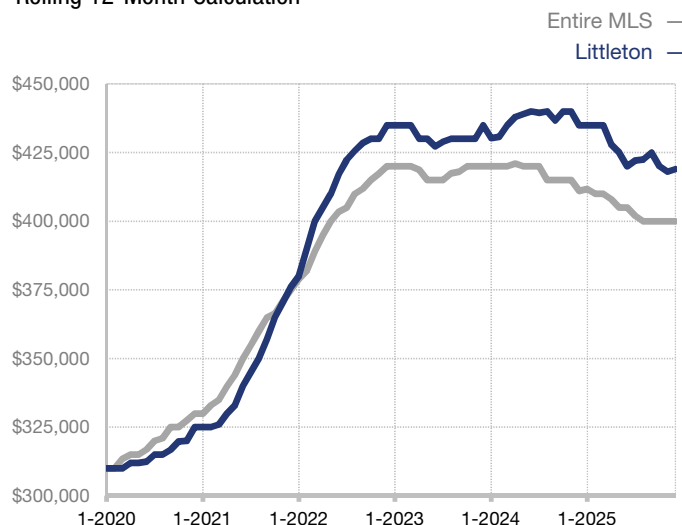
Townhouse/Condo	December			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
Inventory of Active Listings	155	174	+ 12.3%	--	--	--
Under Contract	33	44	+ 33.3%	742	712	- 4.0%
New Listings	32	44	+ 37.5%	970	1,080	+ 11.3%
Sold Listings	57	53	- 7.0%	753	696	- 7.6%
Days on Market Until Sale	59	69	+ 16.9%	36	50	+ 38.9%
Median Sales Price*	\$405,000	\$413,000	+ 2.0%	\$435,000	\$419,023	- 3.7%
Average Sales Price*	\$404,693	\$421,143	+ 4.1%	\$445,597	\$433,674	- 2.7%
Percent of List Price Received*	99.1%	97.8%	- 1.3%	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.

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



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



# Local Market Update for December 2025

A Research Tool Provided by the Colorado Association of REALTORS®



## Lone Tree

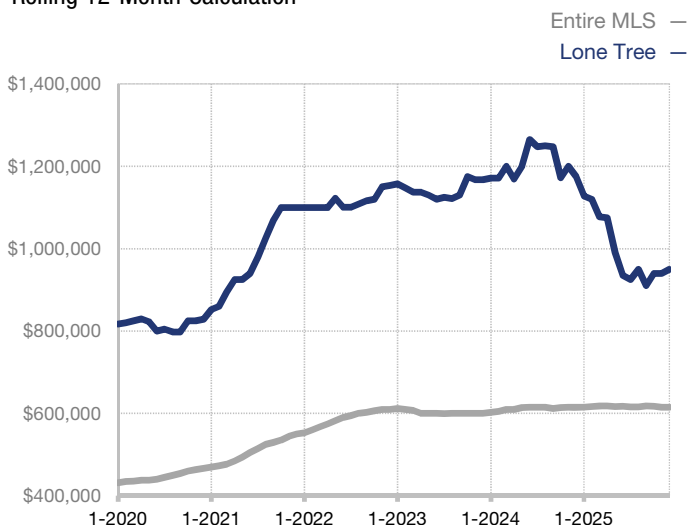
Single Family	December			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
Inventory of Active Listings	27	31	+ 14.8%	--	--	--
Under Contract	11	8	- 27.3%	162	220	+ 35.8%
New Listings	6	5	- 16.7%	207	310	+ 49.8%
Sold Listings	10	16	+ 60.0%	153	227	+ 48.4%
Days on Market Until Sale	38	67	+ 76.3%	36	43	+ 19.4%
Median Sales Price*	\$780,500	\$947,500	+ 21.4%	\$1,175,000	\$950,000	- 19.1%
Average Sales Price*	\$1,035,556	\$1,138,639	+ 10.0%	\$1,262,729	\$1,105,821	- 12.4%
Percent of List Price Received*	97.8%	97.4%	- 0.4%	98.4%	98.1%	- 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.

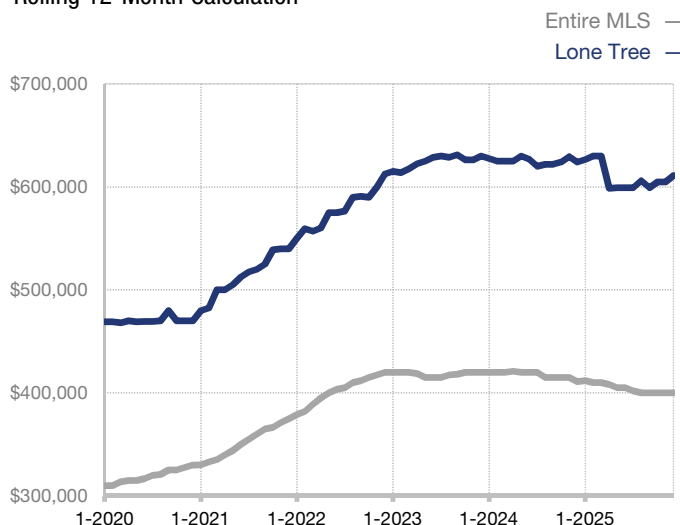
Townhouse/Condo	December			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
Inventory of Active Listings	19	18	- 5.3%	--	--	--
Under Contract	1	2	+ 100.0%	47	57	+ 21.3%
New Listings	6	11	+ 83.3%	85	102	+ 20.0%
Sold Listings	2	2	0.0%	49	56	+ 14.3%
Days on Market Until Sale	11	37	+ 236.4%	37	70	+ 89.2%
Median Sales Price*	\$489,000	\$595,000	+ 21.7%	\$624,000	\$611,000	- 2.1%
Average Sales Price*	\$489,000	\$595,000	+ 21.7%	\$604,474	\$606,245	+ 0.3%
Percent of List Price Received*	99.3%	100.4%	+ 1.1%	99.0%	98.4%	- 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 December 2025

A Research Tool Provided by the Colorado Association of REALTORS®



## Morrison

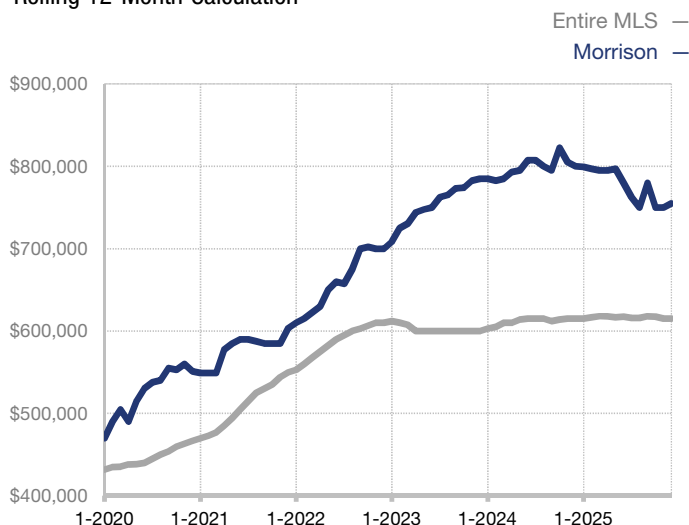
Single Family	December			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
Inventory of Active Listings	41	41	0.0%	--	--	--
Under Contract	13	21	+ 61.5%	312	272	- 12.8%
New Listings	9	10	+ 11.1%	384	363	- 5.5%
Sold Listings	19	23	+ 21.1%	327	267	- 18.3%
Days on Market Until Sale	39	64	+ 64.1%	38	47	+ 23.7%
Median Sales Price*	\$630,000	\$693,150	+ 10.0%	\$799,900	\$755,000	- 5.6%
Average Sales Price*	\$719,019	\$798,772	+ 11.1%	\$934,451	\$940,017	+ 0.6%
Percent of List Price Received*	99.5%	98.0%	- 1.5%	99.0%	98.4%	- 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.

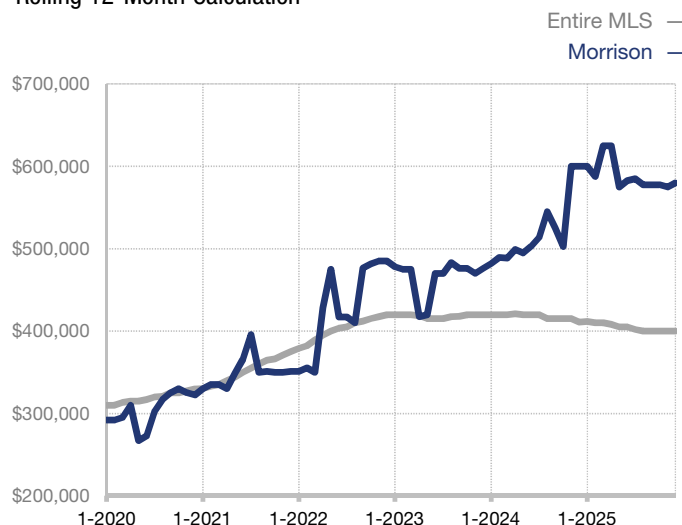
Townhouse/Condo	December			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
Inventory of Active Listings	6	8	+ 33.3%	--	--	--
Under Contract	0	1	--	21	29	+ 38.1%
New Listings	2	3	+ 50.0%	27	46	+ 70.4%
Sold Listings	1	3	+ 200.0%	21	29	+ 38.1%
Days on Market Until Sale	99	46	- 53.5%	32	50	+ 56.3%
Median Sales Price*	\$575,000	\$599,990	+ 4.3%	\$599,990	\$580,000	- 3.3%
Average Sales Price*	\$575,000	\$596,990	+ 3.8%	\$589,090	\$560,050	- 4.9%
Percent of List Price Received*	96.0%	99.1%	+ 3.2%	98.3%	98.9%	+ 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 December 2025

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## Parker

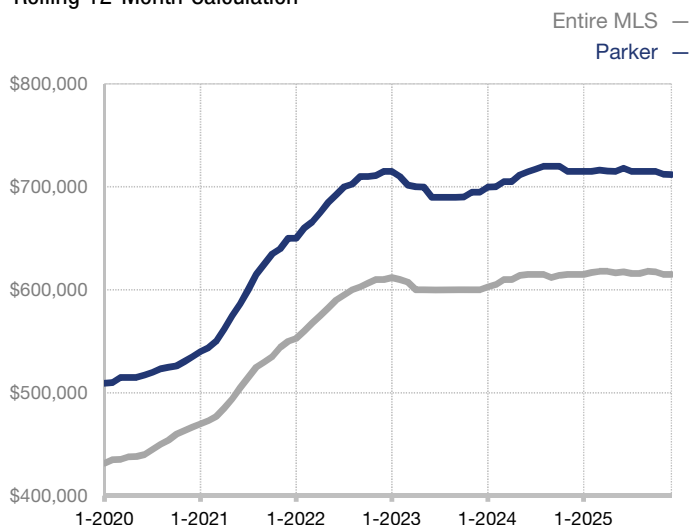
Single Family	December			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
Inventory of Active Listings	304	216	- 28.9%	--	--	--
Under Contract	96	74	- 22.9%	1,637	1,738	+ 6.2%
New Listings	69	48	- 30.4%	2,100	2,211	+ 5.3%
Sold Listings	132	122	- 7.6%	1,656	1,743	+ 5.3%
Days on Market Until Sale	69	60	- 13.0%	43	47	+ 9.3%
Median Sales Price*	\$712,500	\$709,946	- 0.4%	\$715,000	\$712,000	- 0.4%
Average Sales Price*	\$791,149	\$810,328	+ 2.4%	\$803,146	\$801,946	- 0.1%
Percent of List Price Received*	98.4%	98.8%	+ 0.4%	98.8%	98.8%	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.

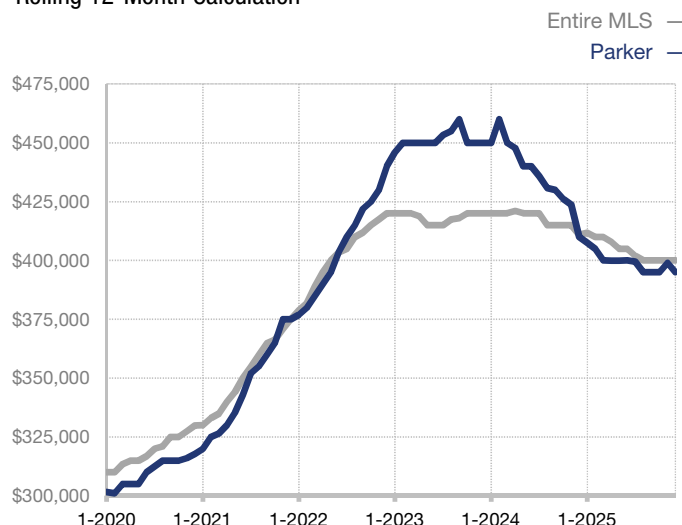
Townhouse/Condo	December			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
Inventory of Active Listings	71	54	- 23.9%	--	--	--
Under Contract	14	6	- 57.1%	241	206	- 14.5%
New Listings	15	10	- 33.3%	336	318	- 5.4%
Sold Listings	18	11	- 38.9%	257	213	- 17.1%
Days on Market Until Sale	53	54	+ 1.9%	40	51	+ 27.5%
Median Sales Price*	\$405,000	\$390,000	- 3.7%	\$410,000	\$395,000	- 3.7%
Average Sales Price*	\$408,069	\$391,833	- 4.0%	\$425,626	\$409,154	- 3.9%
Percent of List Price Received*	99.4%	98.4%	- 1.0%	99.0%	99.1%	+ 0.1%

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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 December 2025

A Research Tool Provided by the Colorado Association of REALTORS®



## Sheridan

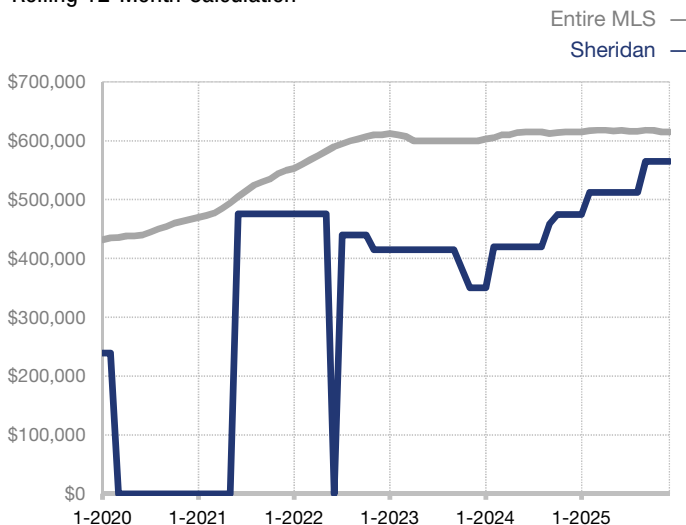
Single Family	December			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
Inventory of Active Listings	0	1	--	--	--	--
Under Contract	1	1	0.0%	3	1	- 66.7%
New Listings	0	0	--	4	2	- 50.0%
Sold Listings	0	0	--	2	1	- 50.0%
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%

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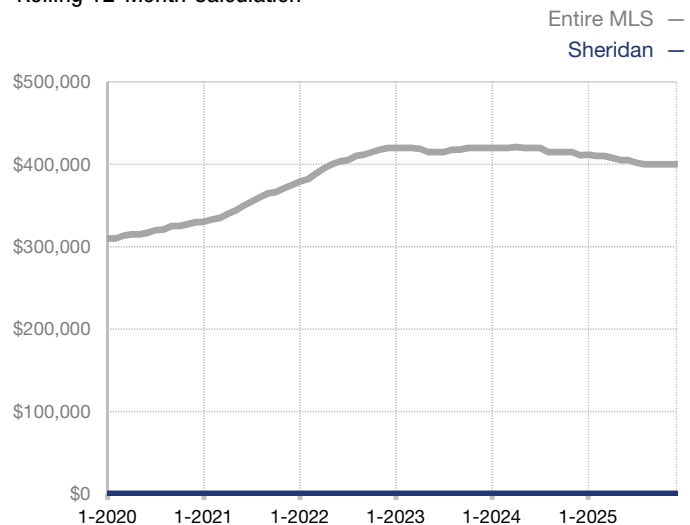
Townhouse/Condo	December			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
Inventory of Active Listings	0	0	--	--	--	--
Under Contract	0	0	--	0	0	--
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Days on Market 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%	--

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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 December 2025

A Research Tool Provided by the Colorado Association of REALTORS®



## Wheat Ridge

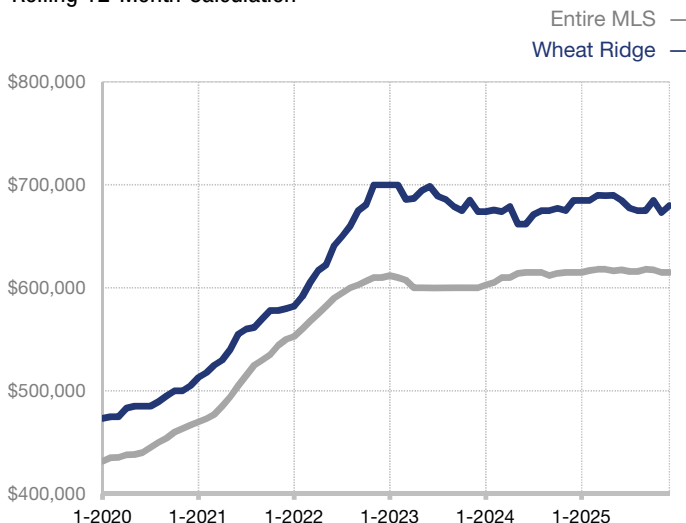
Single Family	December			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
Inventory of Active Listings	45	46	+ 2.2%	--	--	--
Under Contract	15	10	- 33.3%	319	324	+ 1.6%
New Listings	13	11	- 15.4%	416	487	+ 17.1%
Sold Listings	27	25	- 7.4%	316	326	+ 3.2%
Days on Market Until Sale	38	32	- 15.8%	30	30	0.0%
Median Sales Price*	\$672,500	\$690,000	+ 2.6%	\$685,000	\$680,000	- 0.7%
Average Sales Price*	\$793,907	\$711,130	- 10.4%	\$747,408	\$732,976	- 1.9%
Percent of List Price Received*	98.5%	99.2%	+ 0.7%	99.8%	99.6%	- 0.2%

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Townhouse/Condo	December			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
Inventory of Active Listings	15	13	- 13.3%	--	--	--
Under Contract	10	6	- 40.0%	105	78	- 25.7%
New Listings	5	7	+ 40.0%	127	130	+ 2.4%
Sold Listings	6	9	+ 50.0%	101	82	- 18.8%
Days on Market Until Sale	104	100	- 3.8%	46	60	+ 30.4%
Median Sales Price*	\$256,750	\$325,000	+ 26.6%	\$390,000	\$347,500	- 10.9%
Average Sales Price*	\$300,249	\$361,689	+ 20.5%	\$406,115	\$403,014	- 0.8%
Percent of List Price Received*	98.1%	99.0%	+ 0.9%	98.8%	98.7%	- 0.1%

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



**Median Sales Price – Townhouse-Condo**  
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