

# Monthly Indicators

## May 2025

Percent changes calculated using year-over-year comparisons.

New Listings were up 7.8 percent for single family homes but decreased 31.1 percent for townhouse-condo properties. Pending Sales landed at 164 for single family homes and 26 for townhouse-condo properties.

The Median Sales Price was down 5.1 percent to \$555,127 for single family homes and 3.5 percent to \$400,000 for townhouse-condo properties. Days on Market increased 6.5 percent for single family homes and 4.4 percent for townhouse-condo properties.

There were 1.45 million units actively for sale heading into May, a 9.0% increase from the previous month and a 20.8% improvement from the same time last year, for a 4.4-month supply at the current sales pace, according to NAR. The median existing-home price edged up 1.8% year-over-year to \$414,000 as of last measure, the 22nd consecutive month of annual price increases and a new record high for the month.

## Activity Snapshot

**- 3.2%**

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

**- 3.5%**

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

**+ 4.5%**

One-Year Change in  
**Days on Market**  
All Properties

Residential real estate activity in Area 8 composed of single-family properties, townhomes and condominiums. Percent changes are calculated using rounded figures.

Single Family Market Overview	<b>2</b>
Townhouse-Condo Market Overview	<b>3</b>
Townhouse-Condo	<b>4</b>
Pending / Under Contract	<b>5</b>
Sold Listings	<b>6</b>
Median Sales Price	<b>7</b>
Average Sales Price	<b>8</b>
Percent of List Price Received	<b>9</b>
Days on Market Until Sale	<b>10</b>
Housing Affordability Index	<b>11</b>
Inventory of Active Listings	<b>12</b>
Months Supply of Inventory	<b>13</b>
Total Market Overview	<b>14</b>
Sold Listings and Inventory by Price Range	<b>15</b>
Glossary of Terms	<b>16</b>

# 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	5-2024	5-2025	Percent Change	YTD-2024	YTD-2025	Percent Change
<b>New Listings</b>		230	<b>248</b>	+ 7.8%	883	<b>1,081</b>	+ 22.4%
<b>Pending / Under Contract</b>		156	<b>164</b>	+ 5.1%	657	<b>698</b>	+ 6.2%
<b>Sold Listings</b>		155	<b>153</b>	- 1.3%	579	<b>595</b>	+ 2.8%
<b>Median Sales Price</b>		\$585,000	<b>\$555,127</b>	- 5.1%	\$554,000	<b>\$560,000</b>	+ 1.1%
<b>Average Sales Price</b>		\$662,355	<b>\$648,192</b>	- 2.1%	\$668,204	<b>\$693,552</b>	+ 3.8%
<b>Pct. of List Price Received</b>		99.9%	<b>99.3%</b>	- 0.6%	99.5%	<b>99.1%</b>	- 0.4%
<b>Days on Market</b>		62	<b>66</b>	+ 6.5%	70	<b>74</b>	+ 5.7%
<b>Affordability Index</b>		70	<b>75</b>	+ 7.1%	74	<b>74</b>	0.0%
<b>Active Listings</b>		304	<b>437</b>	+ 43.8%	--	<b>--</b>	--
<b>Months Supply</b>		2.5	<b>3.6</b>	+ 44.0%	--	<b>--</b>	--

# Townhouse-Condo Market Overview

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

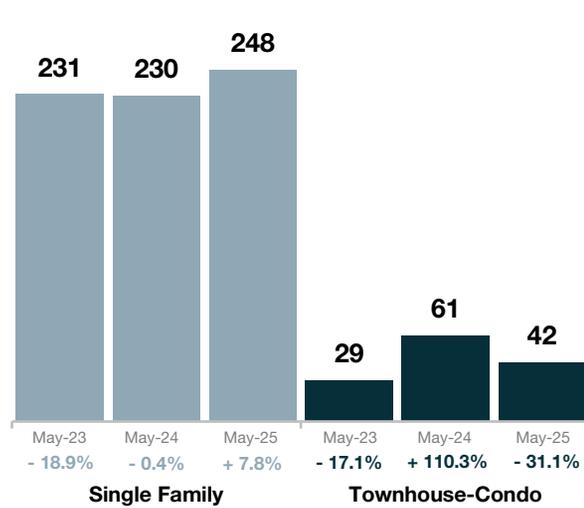


Key Metrics	Historical Sparkbars	5-2024	5-2025	Percent Change	YTD-2024	YTD-2025	Percent Change
<b>New Listings</b>		61	42	- 31.1%	183	246	+ 34.4%
<b>Pending / Under Contract</b>		33	26	- 21.2%	124	154	+ 24.2%
<b>Sold Listings</b>		33	29	- 12.1%	111	122	+ 9.9%
<b>Median Sales Price</b>		\$414,590	\$400,000	- 3.5%	\$415,311	\$425,788	+ 2.5%
<b>Average Sales Price</b>		\$429,053	\$441,115	+ 2.8%	\$427,844	\$450,567	+ 5.3%
<b>Pct. of List Price Received</b>		100.0%	99.9%	- 0.1%	99.9%	99.2%	- 0.7%
<b>Days on Market</b>		90	94	+ 4.4%	104	105	+ 1.0%
<b>Affordability Index</b>		99	104	+ 5.1%	99	98	- 1.0%
<b>Active Listings</b>		96	109	+ 13.5%	--	--	--
<b>Months Supply</b>		4.1	4.5	+ 9.8%	--	--	--

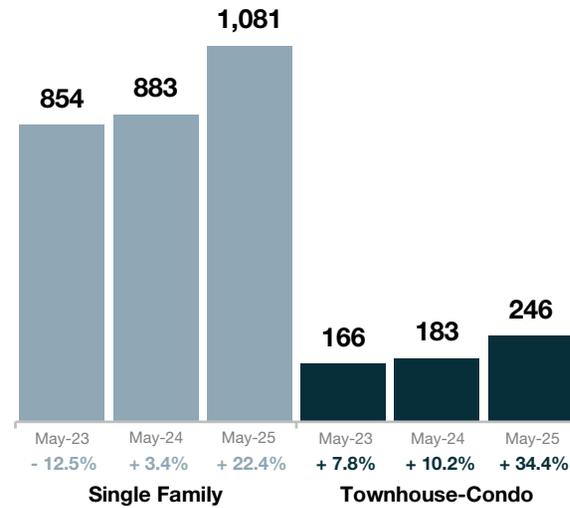
# New Listings



## May

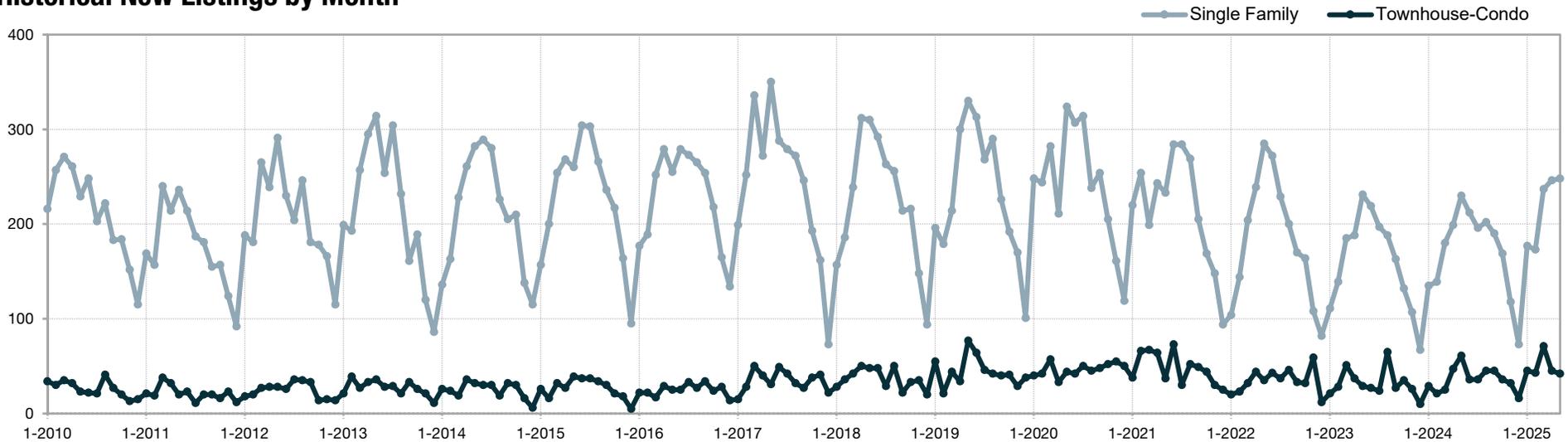


## Year to Date



New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jun-2024	212	-3.2%	36	+33.3%
Jul-2024	196	-0.5%	36	+50.0%
Aug-2024	202	+7.4%	45	-30.8%
Sep-2024	190	+16.6%	45	+66.7%
Oct-2024	169	+28.0%	36	+2.9%
Nov-2024	118	+10.3%	32	+23.1%
Dec-2024	73	+9.0%	16	+60.0%
Jan-2025	177	+31.1%	45	+55.2%
Feb-2025	173	+24.5%	43	+104.8%
Mar-2025	237	+31.7%	71	+184.0%
Apr-2025	246	+23.6%	45	-4.3%
<b>May-2025</b>	<b>248</b>	<b>+7.8%</b>	<b>42</b>	<b>-31.1%</b>

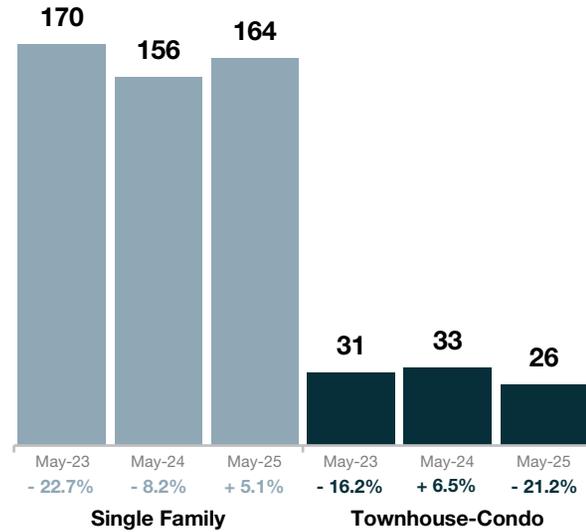
## Historical New Listings by Month



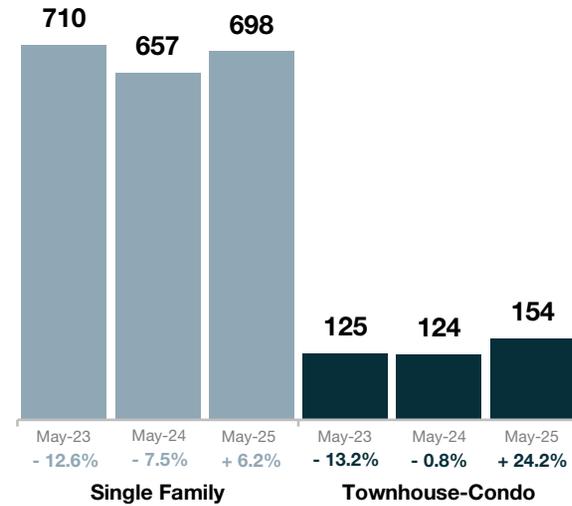
# Pending / Under Contract



## May

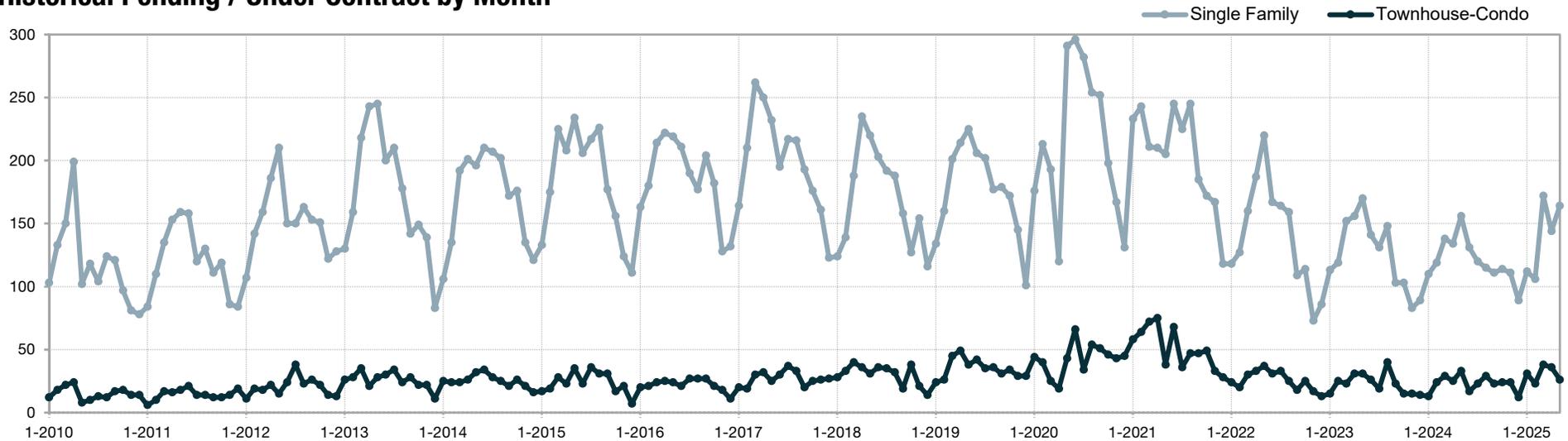


## Year to Date



Pending / Under Contract	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jun-2024	131	-7.1%	17	-34.6%
Jul-2024	120	-8.4%	23	+21.1%
Aug-2024	115	-22.3%	29	-27.5%
Sep-2024	111	+7.8%	23	0.0%
Oct-2024	114	+10.7%	24	+60.0%
Nov-2024	111	+33.7%	24	+60.0%
Dec-2024	89	0.0%	12	-14.3%
Jan-2025	112	+1.8%	31	+138.5%
Feb-2025	106	-10.9%	23	-4.2%
Mar-2025	172	+24.6%	38	+31.0%
Apr-2025	144	+7.5%	36	+44.0%
<b>May-2025</b>	<b>164</b>	<b>+5.1%</b>	<b>26</b>	<b>-21.2%</b>

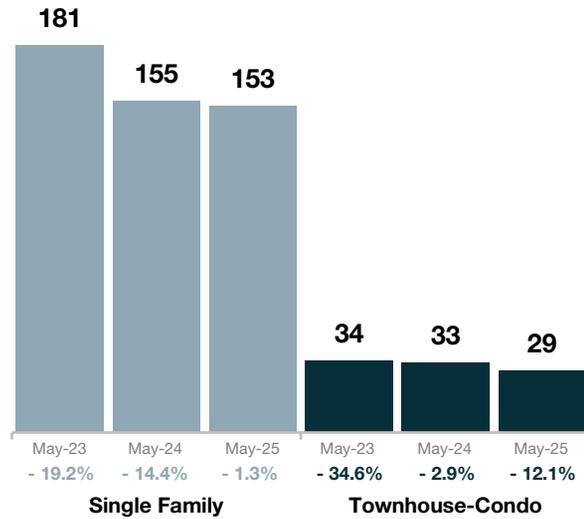
## Historical Pending / Under Contract by Month



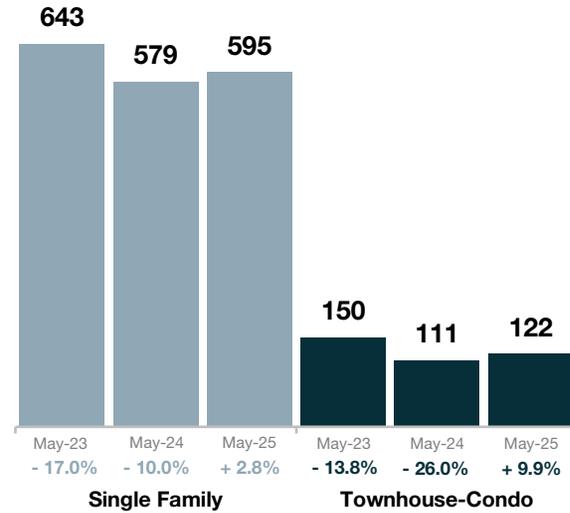
# Sold Listings



## May

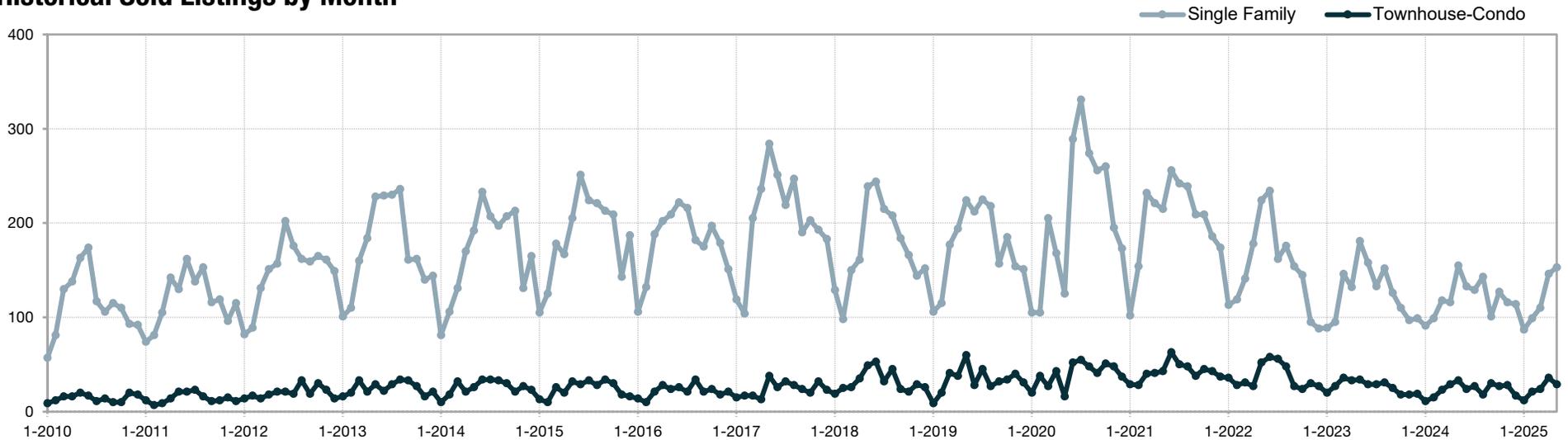


## Year to Date



Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jun-2024	133	-15.8%	24	-17.2%
Jul-2024	129	-3.0%	27	-6.9%
Aug-2024	143	-5.9%	18	-41.9%
Sep-2024	101	-19.8%	30	+20.0%
Oct-2024	127	+15.5%	27	+50.0%
Nov-2024	116	+19.6%	28	+55.6%
Dec-2024	114	+15.2%	17	-10.5%
Jan-2025	87	-4.4%	12	+9.1%
Feb-2025	99	0.0%	21	+40.0%
Mar-2025	110	-6.8%	24	+4.3%
Apr-2025	146	+25.9%	36	+24.1%
<b>May-2025</b>	<b>153</b>	<b>-1.3%</b>	<b>29</b>	<b>-12.1%</b>

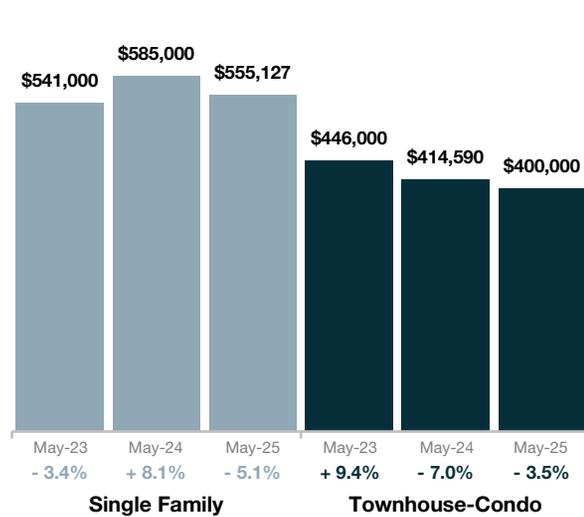
## Historical Sold Listings by Month



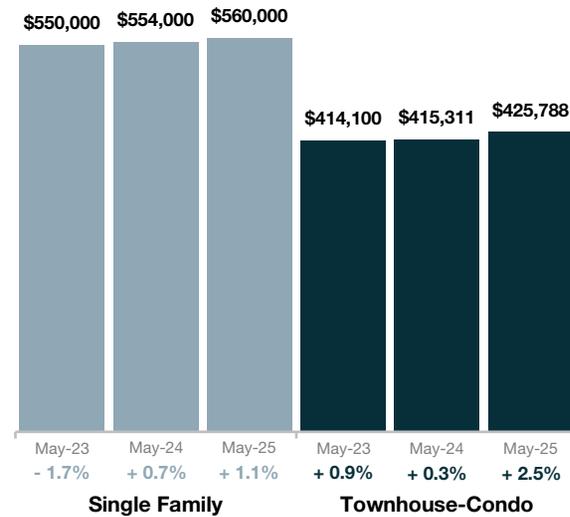
# Median Sales Price



## May

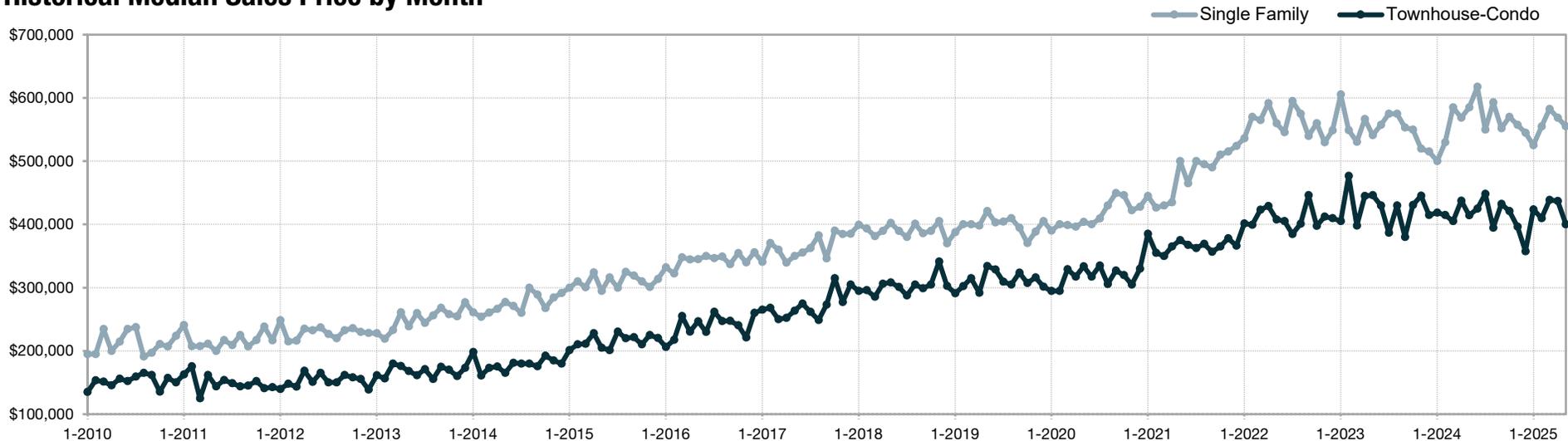


## Year to Date



Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jun-2024	\$617,500	+10.8%	\$425,000	-1.2%
Jul-2024	\$550,000	-4.3%	\$448,220	+15.8%
Aug-2024	\$593,000	+3.1%	\$394,750	-8.2%
Sep-2024	\$552,000	-0.2%	\$432,463	+13.8%
Oct-2024	\$570,000	+3.6%	\$421,056	-2.3%
Nov-2024	\$557,376	+7.2%	\$396,250	-11.0%
Dec-2024	\$545,000	+5.8%	\$357,500	-13.9%
Jan-2025	\$525,000	+5.0%	\$423,750	+1.3%
Feb-2025	\$555,000	+4.7%	\$410,000	-1.2%
Mar-2025	\$582,450	-0.4%	\$438,500	+8.3%
Apr-2025	\$568,500	-0.0%	\$437,000	-0.1%
<b>May-2025</b>	<b>\$555,127</b>	<b>-5.1%</b>	<b>\$400,000</b>	<b>-3.5%</b>

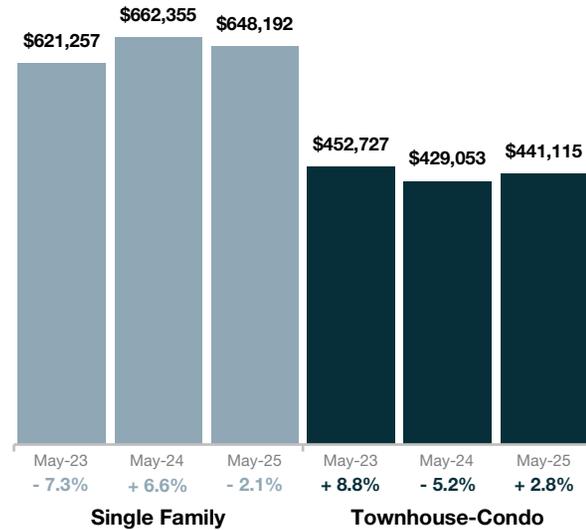
## Historical Median Sales Price by Month



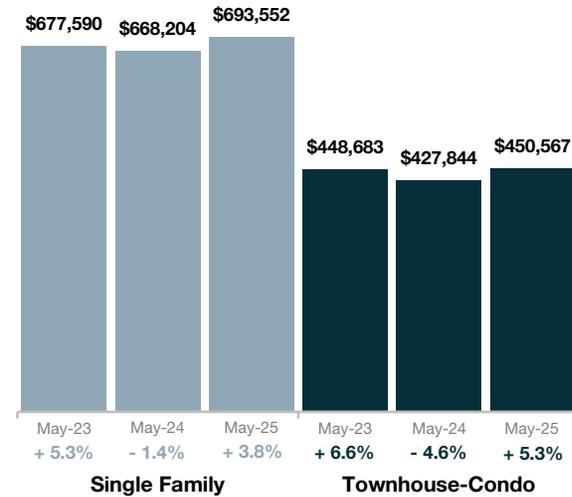
# Average Sales Price



## May

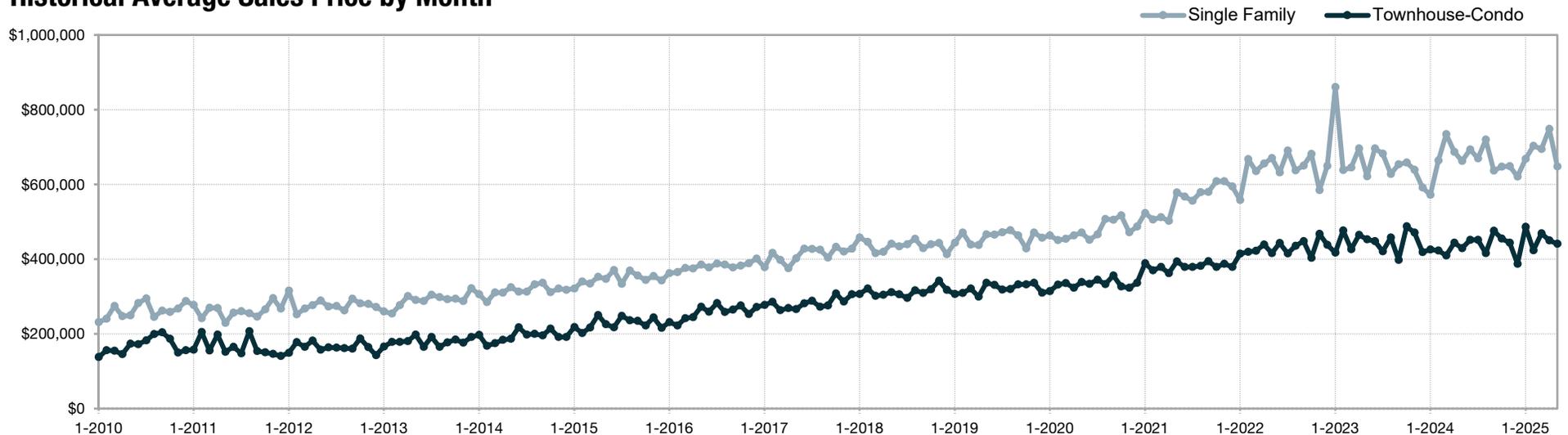


## Year to Date



Average Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jun-2024	\$693,174	-0.4%	\$451,498	+0.7%
Jul-2024	\$669,885	-1.8%	\$451,441	+7.3%
Aug-2024	\$719,674	+14.6%	\$416,034	-9.1%
Sep-2024	\$636,955	-2.5%	\$476,079	+19.6%
Oct-2024	\$647,232	-1.7%	\$454,734	-6.8%
Nov-2024	\$648,897	+1.6%	\$443,564	-5.8%
Dec-2024	\$620,632	+4.9%	\$387,282	-7.6%
Jan-2025	\$668,273	+16.8%	\$486,014	+14.2%
Feb-2025	\$703,117	+5.8%	\$423,763	+0.2%
Mar-2025	\$695,063	-5.4%	\$468,608	+14.3%
Apr-2025	\$748,527	+8.9%	\$449,974	+1.3%
<b>May-2025</b>	<b>\$648,192</b>	<b>-2.1%</b>	<b>\$441,115</b>	<b>+2.8%</b>

## Historical Average Sales Price by Month

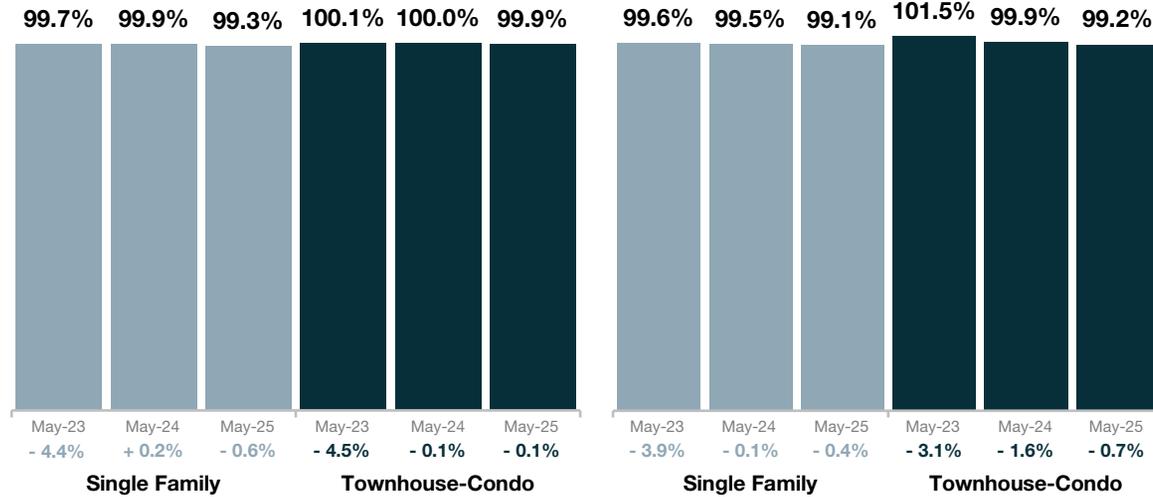


# Percent of List Price Received



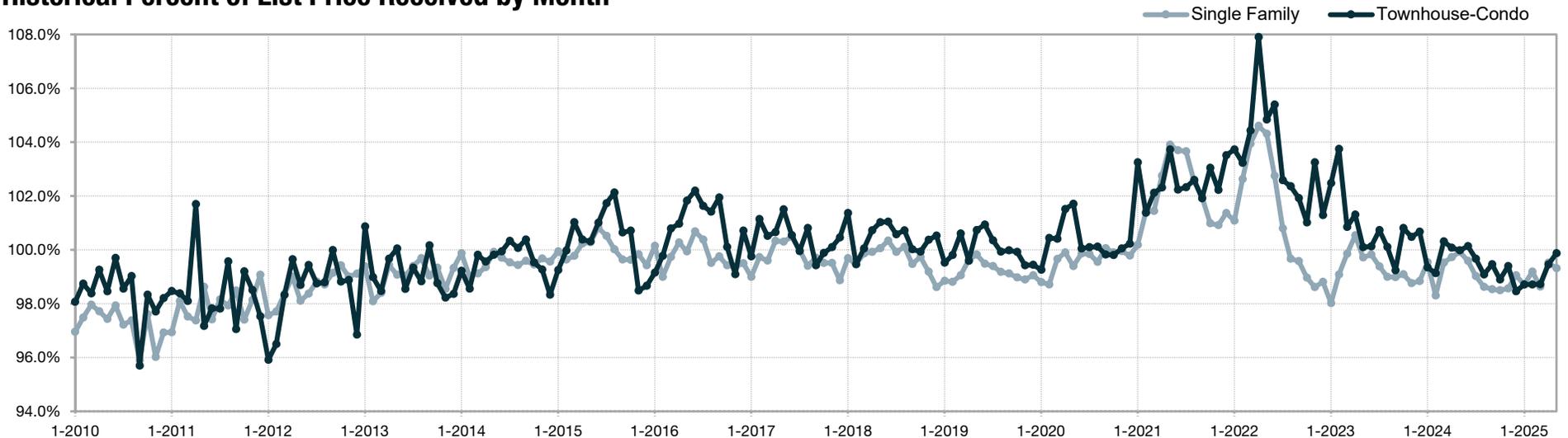
## May

## Year to Date



Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jun-2024	99.6%	-0.2%	100.1%	0.0%
Jul-2024	99.0%	-0.4%	99.7%	-1.0%
Aug-2024	98.6%	-0.4%	99.1%	-1.0%
Sep-2024	98.5%	-0.5%	99.5%	+0.3%
Oct-2024	98.5%	-0.6%	98.9%	-1.9%
Nov-2024	98.6%	-0.2%	99.4%	-1.1%
Dec-2024	99.1%	+0.3%	98.5%	-2.2%
Jan-2025	98.7%	-0.8%	98.7%	-0.6%
Feb-2025	99.2%	+0.9%	98.7%	-0.4%
Mar-2025	98.6%	-0.9%	98.7%	-1.6%
Apr-2025	99.5%	-0.2%	99.5%	-0.6%
<b>May-2025</b>	<b>99.3%</b>	<b>-0.6%</b>	<b>99.9%</b>	<b>-0.1%</b>

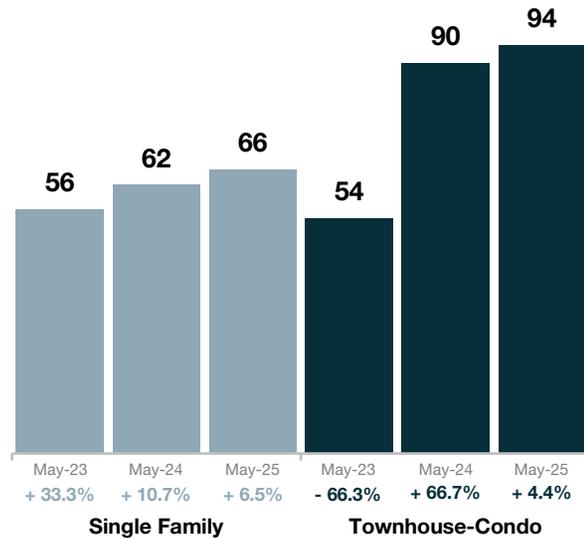
## Historical Percent of List Price Received by Month



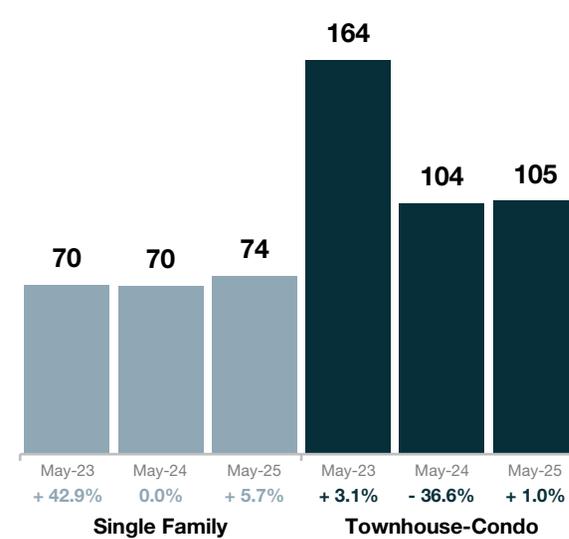
# Days on Market Until Sale



## May

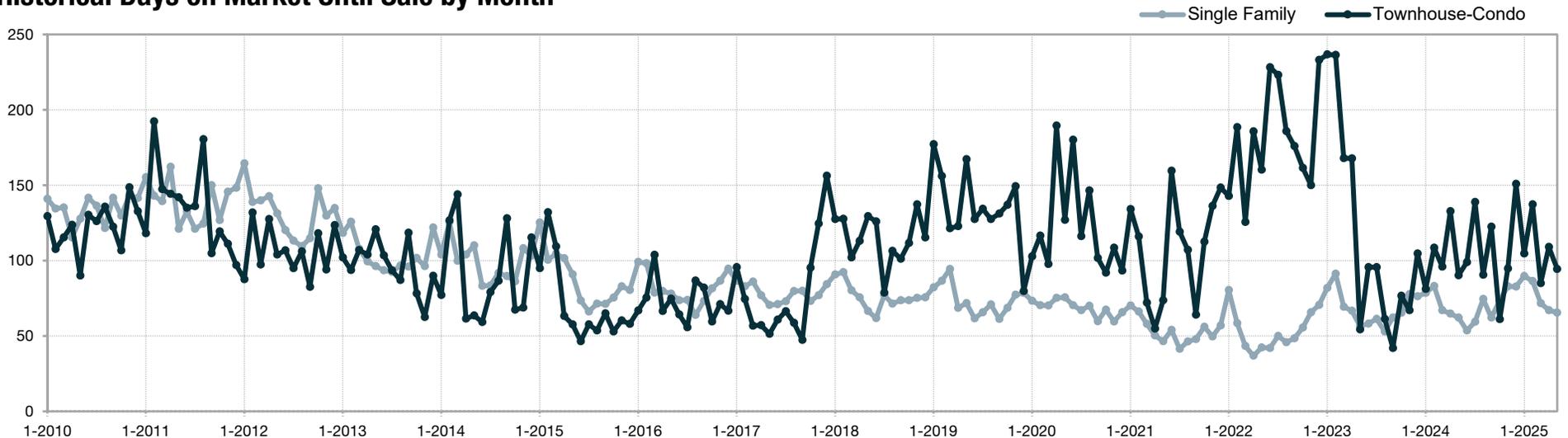


## Year to Date



Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jun-2024	54	-6.9%	99	+3.1%
Jul-2024	59	-3.3%	139	+44.8%
Aug-2024	75	+41.5%	91	+49.2%
Sep-2024	62	0.0%	123	+192.9%
Oct-2024	74	+13.8%	61	-20.8%
Nov-2024	83	+6.4%	95	+41.8%
Dec-2024	83	+9.2%	151	+43.8%
Jan-2025	90	+13.9%	105	+29.6%
Feb-2025	86	+3.6%	137	+25.7%
Mar-2025	72	+7.5%	85	-11.5%
Apr-2025	67	+3.1%	109	-18.0%
<b>May-2025</b>	<b>66</b>	<b>+6.5%</b>	<b>94</b>	<b>+4.4%</b>

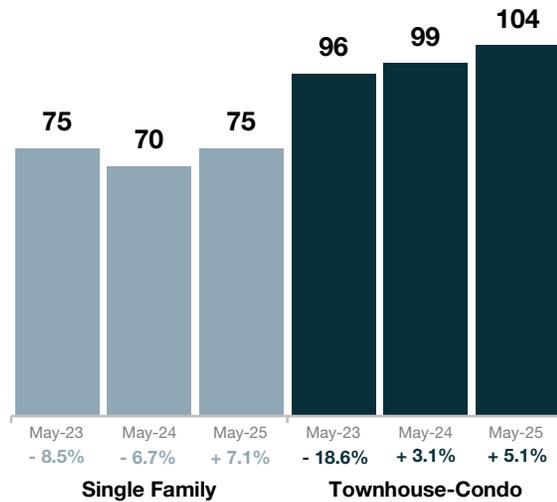
## Historical Days on Market Until Sale by Month



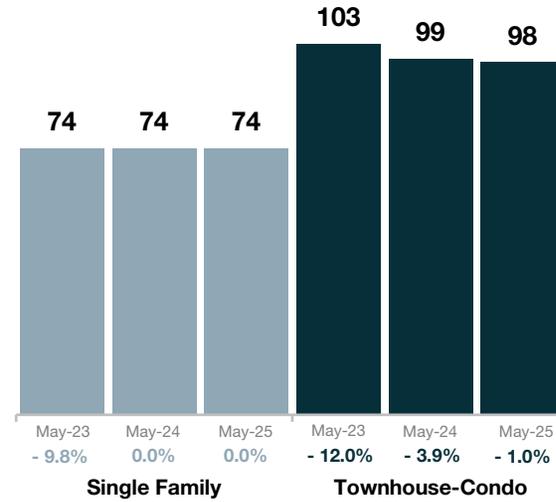
# Housing Affordability Index



## May

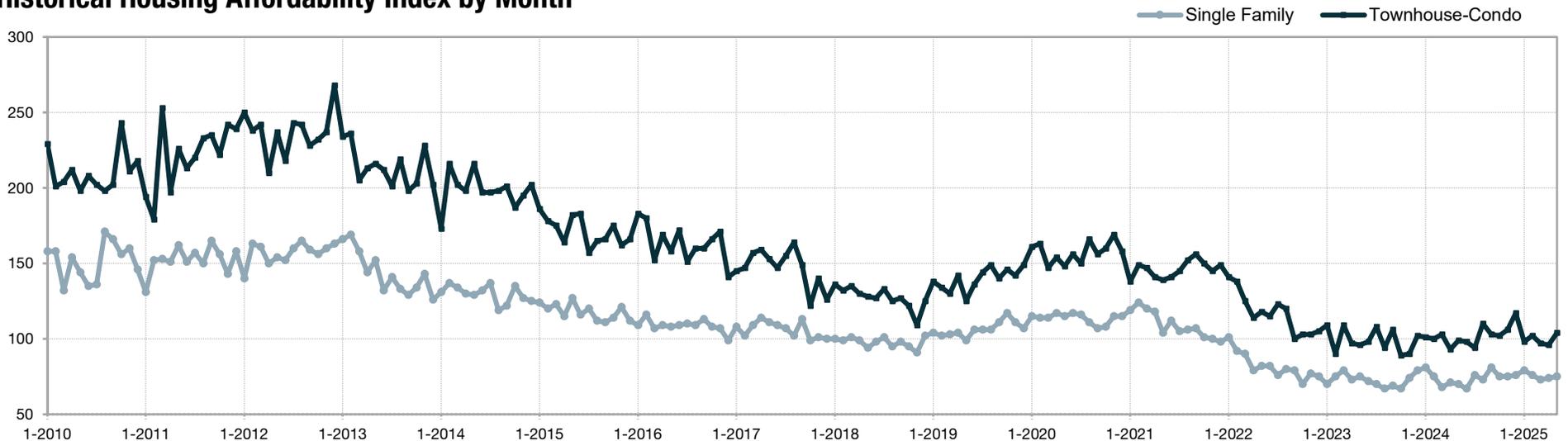


## Year to Date



Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jun-2024	67	-6.9%	98	0.0%
Jul-2024	76	+8.6%	94	-13.0%
Aug-2024	73	+9.0%	110	+17.0%
Sep-2024	81	+17.4%	103	-2.8%
Oct-2024	75	+11.9%	102	+14.6%
Nov-2024	75	+1.4%	106	+17.8%
Dec-2024	76	-3.8%	117	+14.7%
Jan-2025	79	-2.5%	98	-3.0%
Feb-2025	76	+1.3%	102	+2.0%
Mar-2025	73	+7.4%	97	-5.8%
Apr-2025	74	+4.2%	96	+3.2%
<b>May-2025</b>	<b>75</b>	<b>+7.1%</b>	<b>104</b>	<b>+5.1%</b>

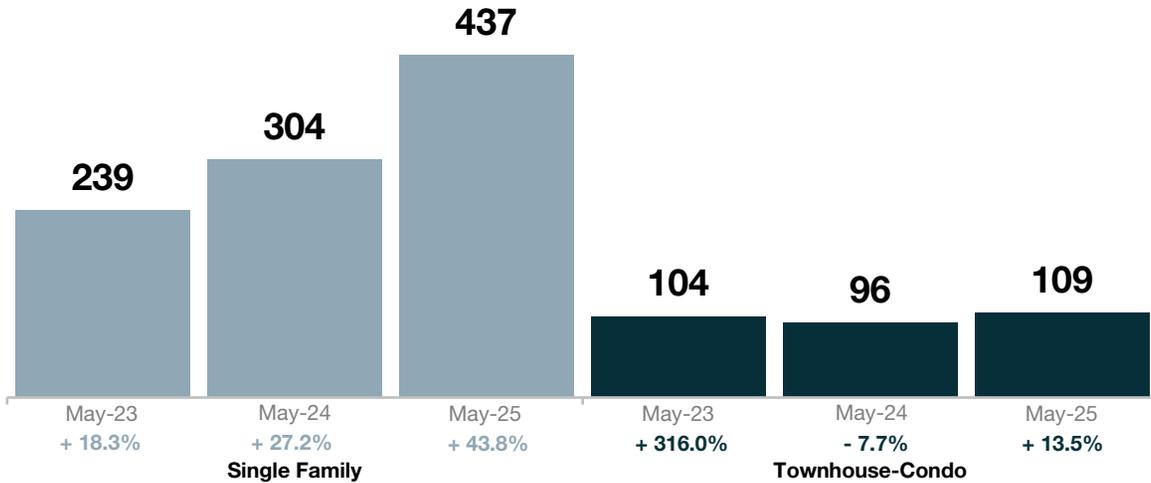
## Historical Housing Affordability Index by Month



# Inventory of Active Listings

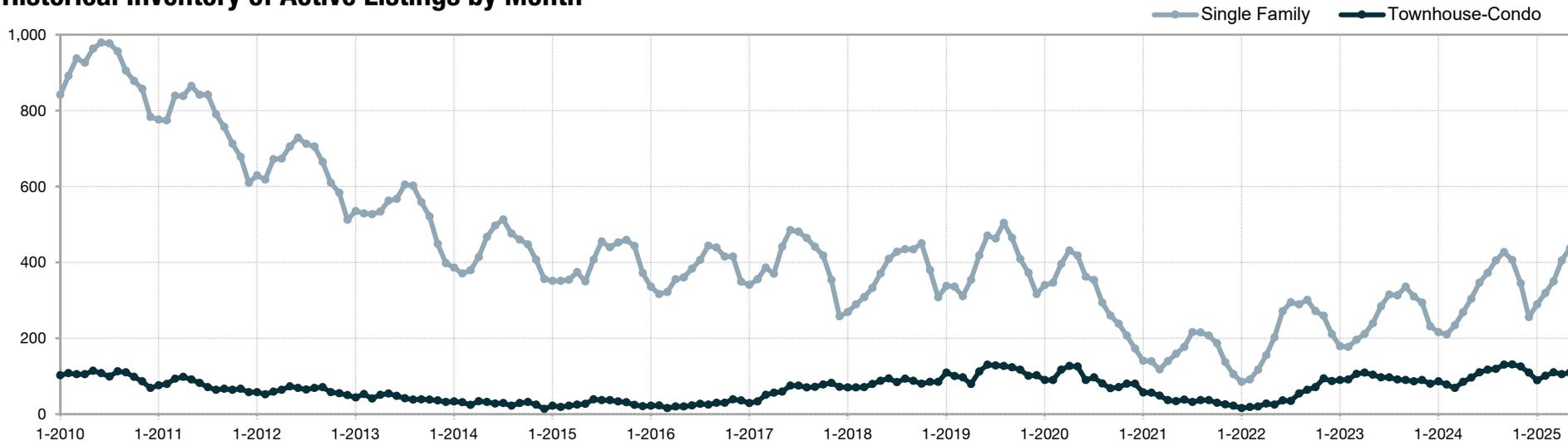


May



Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jun-2024	346	+21.8%	110	+13.4%
Jul-2024	372	+18.1%	117	+20.6%
Aug-2024	405	+29.4%	119	+30.8%
Sep-2024	427	+27.1%	130	+44.4%
Oct-2024	406	+31.0%	131	+52.3%
Nov-2024	345	+17.3%	125	+38.9%
Dec-2024	256	+10.8%	109	+36.3%
Jan-2025	289	+33.8%	89	+3.5%
Feb-2025	319	+51.9%	101	+29.5%
Mar-2025	350	+49.6%	110	+59.4%
Apr-2025	405	+51.1%	105	+23.5%
<b>May-2025</b>	<b>437</b>	<b>+43.8%</b>	<b>109</b>	<b>+13.5%</b>

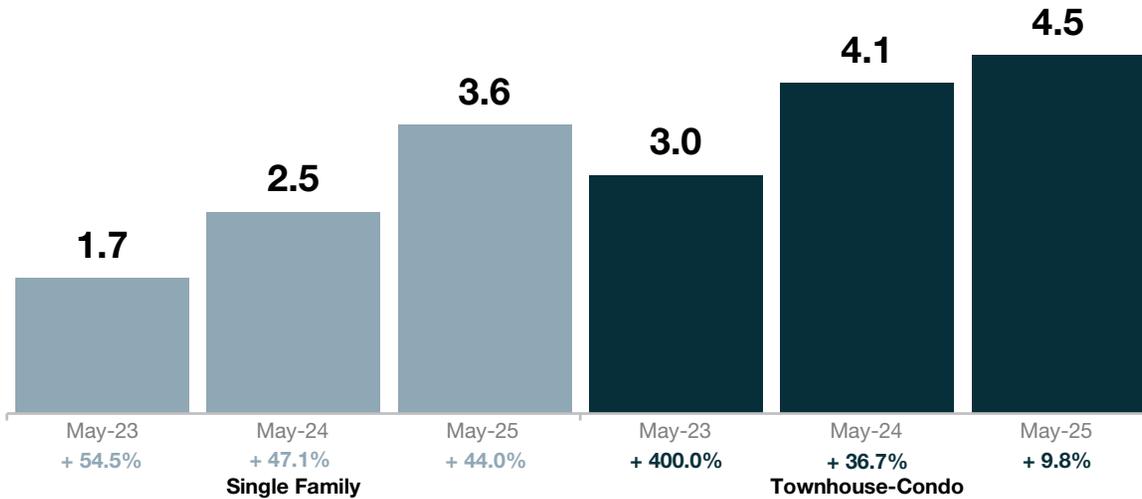
## Historical Inventory of Active Listings by Month



# Months Supply of Inventory

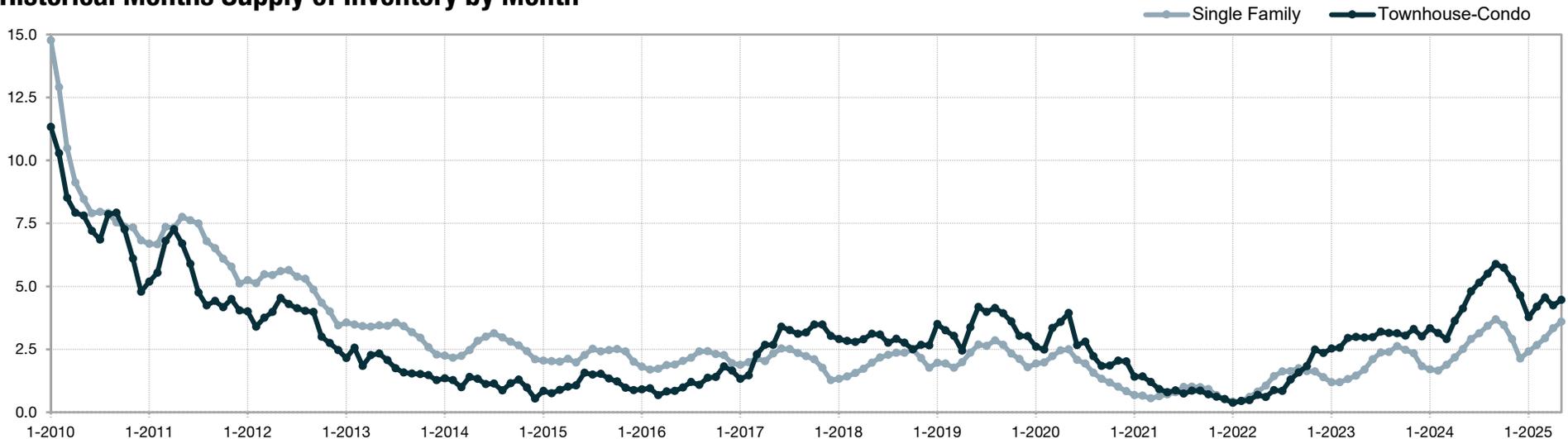


May



Months Supply	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jun-2024	2.9	+38.1%	4.8	+60.0%
Jul-2024	3.1	+29.2%	5.1	+59.4%
Aug-2024	3.4	+41.7%	5.5	+77.4%
Sep-2024	3.7	+42.3%	5.9	+90.3%
Oct-2024	3.5	+40.0%	5.7	+90.0%
Nov-2024	2.9	+26.1%	5.3	+60.6%
Dec-2024	2.1	+16.7%	4.6	+53.3%
Jan-2025	2.4	+41.2%	3.8	+15.2%
Feb-2025	2.7	+58.8%	4.2	+35.5%
Mar-2025	2.9	+52.6%	4.6	+58.6%
Apr-2025	3.3	+50.0%	4.2	+16.7%
<b>May-2025</b>	<b>3.6</b>	<b>+44.0%</b>	<b>4.5</b>	<b>+9.8%</b>

## Historical Months Supply of Inventory by Month



# Total Market Overview

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



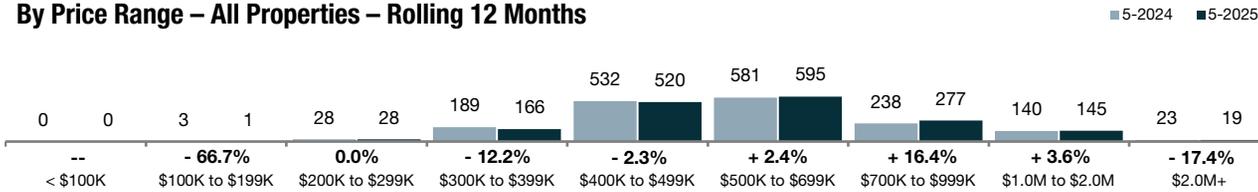
Key Metrics	Historical Sparkbars	5-2024	5-2025	Percent Change	YTD-2024	YTD-2025	Percent Change
<b>New Listings</b>		291	<b>290</b>	- 0.3%	1,066	<b>1,327</b>	+ 24.5%
<b>Pending / Under Contract</b>		189	<b>190</b>	+ 0.5%	781	<b>852</b>	+ 9.1%
<b>Sold Listings</b>		188	<b>182</b>	- 3.2%	690	<b>717</b>	+ 3.9%
<b>Median Sales Price</b>		\$545,000	<b>\$526,000</b>	- 3.5%	\$524,950	<b>\$534,410</b>	+ 1.8%
<b>Average Sales Price</b>		\$621,403	<b>\$615,196</b>	- 1.0%	\$629,537	<b>\$652,207</b>	+ 3.6%
<b>Pct. of List Price Received</b>		99.9%	<b>99.4%</b>	- 0.5%	99.5%	<b>99.1%</b>	- 0.4%
<b>Days on Market</b>		67	<b>70</b>	+ 4.5%	75	<b>79</b>	+ 5.3%
<b>Affordability Index</b>		75	<b>79</b>	+ 5.3%	78	<b>78</b>	0.0%
<b>Active Listings</b>		400	<b>546</b>	+ 36.5%	--	<b>--</b>	--
<b>Months Supply</b>		2.8	<b>3.7</b>	+ 32.1%	--	<b>--</b>	--

# Sold Listings

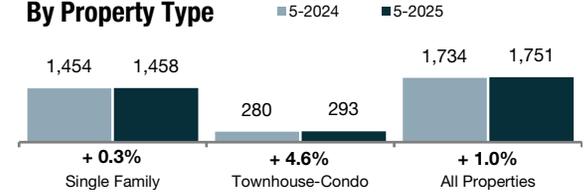
Actual sales that have closed in a given month.



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



## By Property Type



### Rolling 12 Months

By Price Range	Single Family			Townhouse-Condo		
	5-2024	5-2025	Change	5-2024	5-2025	Change
\$99,999 and Below	0	0	--	0	0	--
\$100,000 to \$199,999	3	1	-66.7%	0	0	--
\$200,000 to \$299,999	16	16	0.0%	12	12	0.0%
\$300,000 to \$399,999	86	66	-23.3%	103	100	-2.9%
\$400,000 to \$499,999	425	402	-5.4%	107	118	+10.3%
\$500,000 to \$699,999	529	543	+2.6%	52	52	0.0%
\$700,000 to \$999,999	232	268	+15.5%	6	9	+50.0%
\$1,000,000 to \$1,999,999	140	143	+2.1%	0	2	--
\$2,000,000 and Above	23	19	-17.4%	0	0	--
<b>All Price Ranges</b>	<b>1,454</b>	<b>1,458</b>	<b>+0.3%</b>	<b>280</b>	<b>293</b>	<b>+4.6%</b>

### Compared to Prior Quarter

By Price Range	Single Family			Townhouse-Condo		
	4-2025	5-2025	Change	4-2025	5-2025	Change
\$99,999 and Below	0	0	--	0	0	--
\$100,000 to \$199,999	1	0	-100.0%	0	0	--
\$200,000 to \$299,999	0	2	--	0	2	--
\$300,000 to \$399,999	4	12	+200.0%	10	12	+20.0%
\$400,000 to \$499,999	46	37	-19.6%	19	10	-47.4%
\$500,000 to \$699,999	44	53	+20.5%	7	3	-57.1%
\$700,000 to \$999,999	28	36	+28.6%	0	1	--
\$1,000,000 to \$1,999,999	18	12	-33.3%	0	1	--
\$2,000,000 and Above	5	1	-80.0%	0	0	--
<b>All Price Ranges</b>	<b>146</b>	<b>153</b>	<b>+4.8%</b>	<b>36</b>	<b>29</b>	<b>-19.4%</b>

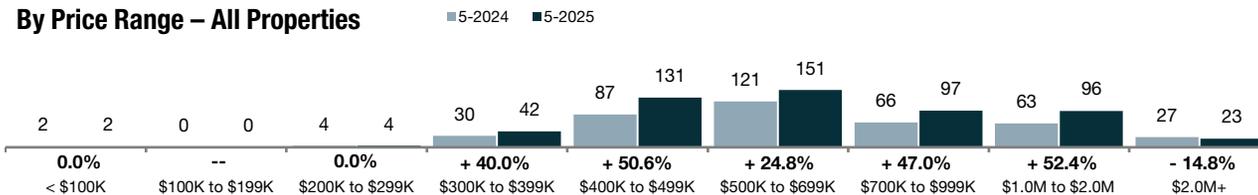
### Year to Date

By Price Range	Single Family			Townhouse-Condo		
	5-2024	5-2025	Change	5-2024	5-2025	Change
\$99,999 and Below	0	0	--	0	0	--
\$100,000 to \$199,999	0	1	--	0	0	--
\$200,000 to \$299,999	8	4	-50.0%	4	5	+25.0%
\$300,000 to \$399,999	42	33	-21.4%	35	36	+2.9%
\$400,000 to \$499,999	151	161	+6.6%	55	55	0.0%
\$500,000 to \$699,999	218	213	-2.3%	17	22	+29.4%
\$700,000 to \$999,999	92	111	+20.7%	0	3	--
\$1,000,000 to \$1,999,999	56	61	+8.9%	0	1	--
\$2,000,000 and Above	12	11	-8.3%	0	0	--
<b>All Price Ranges</b>	<b>579</b>	<b>595</b>	<b>+2.8%</b>	<b>111</b>	<b>122</b>	<b>+9.9%</b>

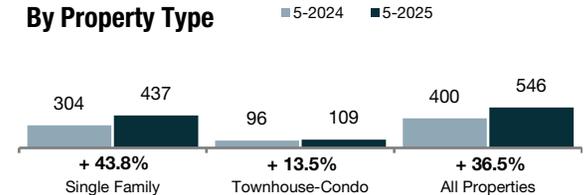
# Inventory of Active Listings

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		
	5-2024	5-2025	Change	5-2024	5-2025	Change
\$99,999 and Below	2	2	0.0%	0	0	--
\$100,000 to \$199,999	0	0	--	0	0	--
\$200,000 to \$299,999	1	2	+100.0%	3	2	-33.3%
\$300,000 to \$399,999	7	8	+14.3%	23	34	+47.8%
\$400,000 to \$499,999	51	77	+51.0%	36	54	+50.0%
\$500,000 to \$699,999	97	141	+45.4%	24	10	-58.3%
\$700,000 to \$999,999	60	93	+55.0%	6	4	-33.3%
\$1,000,000 to \$1,999,999	59	91	+54.2%	4	5	+25.0%
\$2,000,000 and Above	27	23	-14.8%	0	0	--
<b>All Price Ranges</b>	<b>304</b>	<b>437</b>	<b>+43.8%</b>	<b>96</b>	<b>109</b>	<b>+13.5%</b>

### Compared to Prior Month

By Price Range	Single Family			Townhouse-Condo		
	4-2025	5-2025	Change	4-2025	5-2025	Change
\$99,999 and Below	2	2	0.0%	0	0	--
\$100,000 to \$199,999	0	0	--	0	0	--
\$200,000 to \$299,999	3	2	-33.3%	2	2	0.0%
\$300,000 to \$399,999	4	8	+100.0%	30	34	+13.3%
\$400,000 to \$499,999	67	77	+14.9%	48	54	+12.5%
\$500,000 to \$699,999	147	141	-4.1%	15	10	-33.3%
\$700,000 to \$999,999	74	93	+25.7%	5	4	-20.0%
\$1,000,000 to \$1,999,999	87	91	+4.6%	5	5	0.0%
\$2,000,000 and Above	21	23	+9.5%	0	0	--
<b>All Price Ranges</b>	<b>405</b>	<b>437</b>	<b>+7.9%</b>	<b>105</b>	<b>109</b>	<b>+3.8%</b>

### Year to Date

Single Family	Townhouse-Condo
---------------	-----------------

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>New Listings</b>	A measure of how much new supply is coming onto the market from sellers.
<b>Pending / Under Contract</b>	A count of all listings that went into Pending status during the reported period. Pending listings are counted at the end of the reported period only once. So if a listing goes into, out of and back into Pending status during the reporting period, it is counted just one time. This is the most real-time measure possible for home buyer activity, as it measures signed contracts on sales rather than the actual closed sale. As such, it is called a leading indicator of buyer demand. The Pending/Under Contract metric includes Pending, Active/Backup and Active/First Right.
<b>Sold Listings</b>	A measure of home sales that were closed to completion during the report period.
<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>Days on Market Until Sale</b>	A measure of how long it takes homes to sell, on average.
<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.
<b>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>Months Supply of Inventory</b>	A measure of how balanced the market is between buyers and sellers. It is expressed as the number of months it would hypothetically take to sell through all the available homes for sale, given current levels of home sales. A balanced market ranges from 4 to 7 months of supply. A buyer's market has a higher number, reflecting fewer buyers relative to homes for sale. A seller's market has a lower number, reflecting more buyers relative to homes for sale.