



# Monthly Indicators

## June 2025

Percent changes calculated using year-over-year comparisons.

New Listings were up 12.3 percent for single family homes and 55.6 percent for townhouse-condo properties. Pending Sales landed at 157 for single family homes and 25 for townhouse-condo properties.

The Median Sales Price was down 10.9 percent to \$550,000 for single family homes but increased 4.6 percent to \$444,695 for townhouse-condo properties. Days on Market increased 31.5 percent for single family homes and 51.5 percent for townhouse-condo properties.

Heading into June, there were 1.54 million units for sale across the country, a 6.2% increase from the previous month and a 20.3% improvement over the same period last year, representing a 4.6-month supply at the current sales pace, according to NAR. Despite the additional supply, home prices have continued to rise nationwide, albeit at a slower pace than during the pandemic, climbing 1.3% year-over-year to \$422,800 as of last measure.

## Activity Snapshot

<b>+ 28.7%</b>	<b>- 8.0%</b>	<b>+ 41.7%</b>
One-Year Change in <b>Sold Listings</b> All Properties	One-Year Change in <b>Median Sales Price</b> All Properties	One-Year Change in <b>Days on Market</b> 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	6-2024	6-2025	Percent Change	YTD-2024	YTD-2025	Percent Change
<b>New Listings</b>		212	<b>238</b>	+ 12.3%	1,095	<b>1,327</b>	+ 21.2%
<b>Pending / Under Contract</b>		131	<b>157</b>	+ 19.8%	788	<b>841</b>	+ 6.7%
<b>Sold Listings</b>		133	<b>164</b>	+ 23.3%	712	<b>761</b>	+ 6.9%
<b>Median Sales Price</b>		\$617,500	<b>\$550,000</b>	- 10.9%	\$566,290	<b>\$560,000</b>	- 1.1%
<b>Average Sales Price</b>		\$693,174	<b>\$707,763</b>	+ 2.1%	\$672,868	<b>\$697,331</b>	+ 3.6%
<b>Pct. of List Price Received</b>		99.6%	<b>99.4%</b>	- 0.2%	99.5%	<b>99.2%</b>	- 0.3%
<b>Days on Market</b>		54	<b>71</b>	+ 31.5%	67	<b>73</b>	+ 9.0%
<b>Affordability Index</b>		67	<b>76</b>	+ 13.4%	74	<b>75</b>	+ 1.4%
<b>Active Listings</b>		347	<b>463</b>	+ 33.4%	--	<b>--</b>	--
<b>Months Supply</b>		2.9	<b>3.7</b>	+ 27.6%	--	<b>--</b>	--

# Townhouse-Condo Market Overview

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

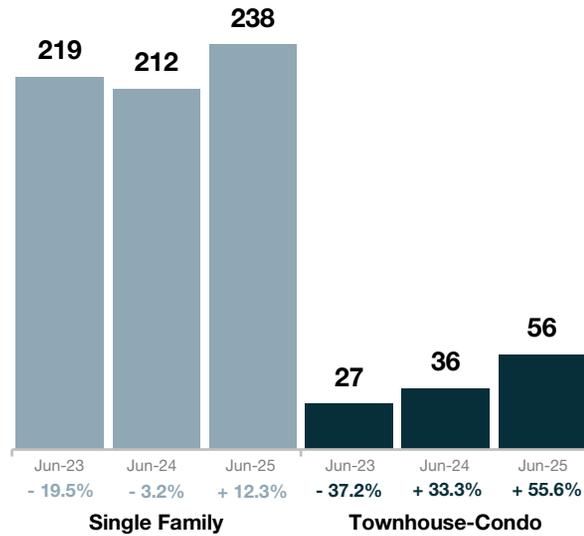


Key Metrics	Historical Sparkbars	6-2024	6-2025	Percent Change	YTD-2024	YTD-2025	Percent Change
<b>New Listings</b>		36	56	+ 55.6%	219	303	+ 38.4%
<b>Pending / Under Contract</b>		17	25	+ 47.1%	141	179	+ 27.0%
<b>Sold Listings</b>		24	38	+ 58.3%	135	160	+ 18.5%
<b>Median Sales Price</b>		\$425,000	\$444,695	+ 4.6%	\$420,000	\$431,525	+ 2.7%
<b>Average Sales Price</b>		\$451,498	\$465,340	+ 3.1%	\$432,049	\$454,076	+ 5.1%
<b>Pct. of List Price Received</b>		100.1%	99.8%	- 0.3%	99.9%	99.4%	- 0.5%
<b>Days on Market</b>		99	150	+ 51.5%	103	116	+ 12.6%
<b>Affordability Index</b>		98	94	- 4.1%	99	97	- 2.0%
<b>Active Listings</b>		110	134	+ 21.8%	--	--	--
<b>Months Supply</b>		4.8	5.2	+ 8.3%	--	--	--

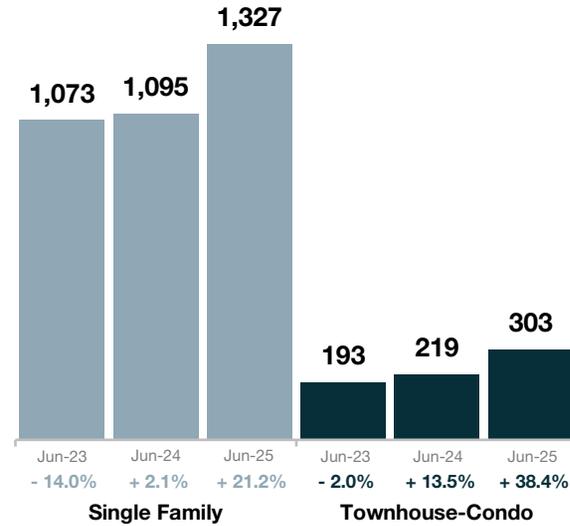
# New Listings



## June

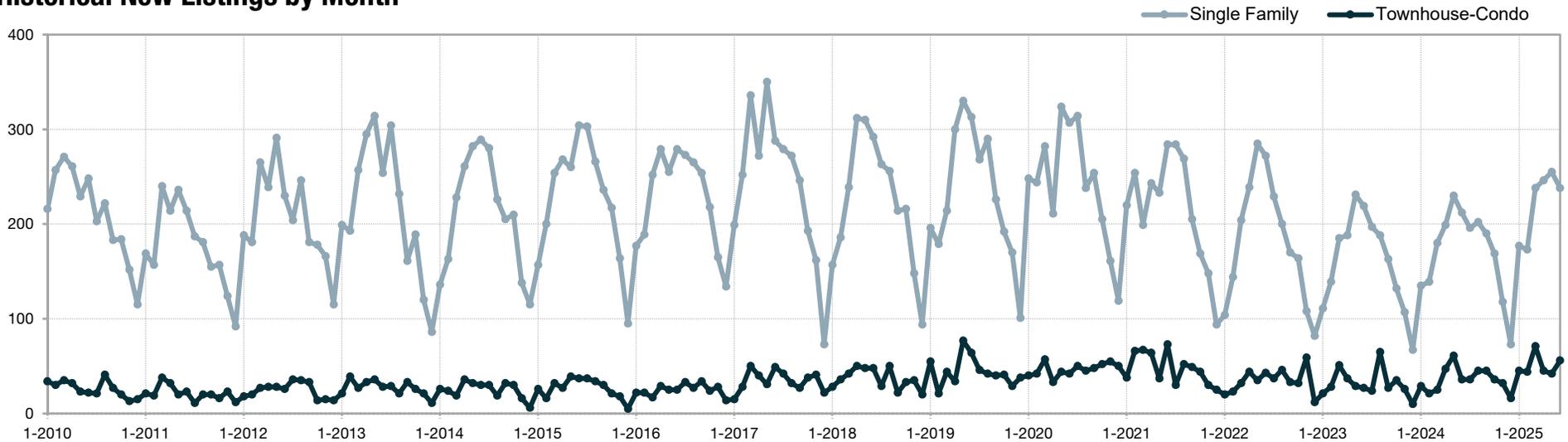


## Year to Date



New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%	44	+109.5%
Mar-2025	238	+32.2%	71	+184.0%
Apr-2025	246	+23.6%	45	-4.3%
May-2025	255	+10.9%	42	-31.1%
<b>Jun-2025</b>	<b>238</b>	<b>+12.3%</b>	<b>56</b>	<b>+55.6%</b>

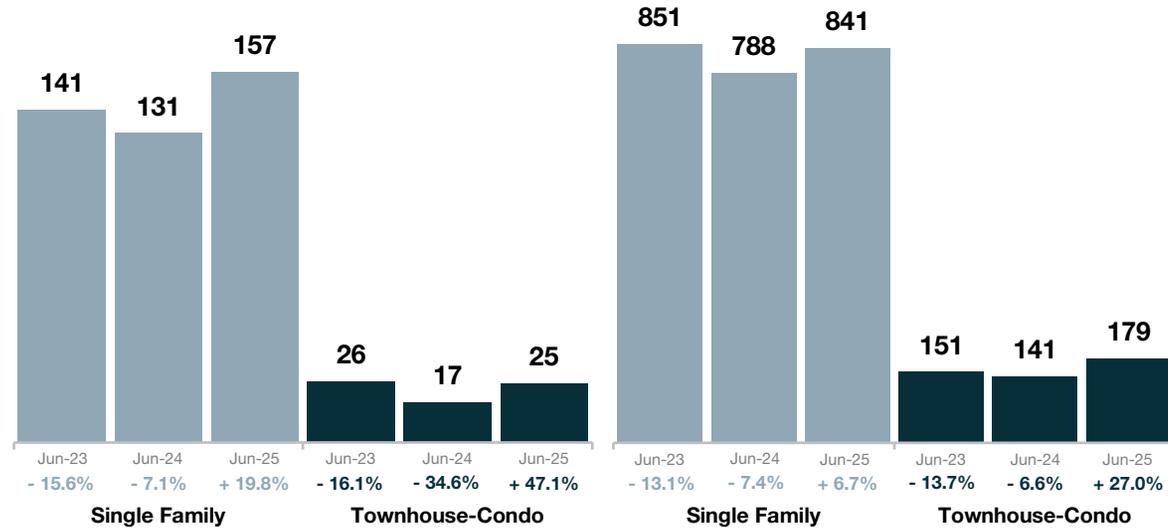
## Historical New Listings by Month



# Pending / Under Contract

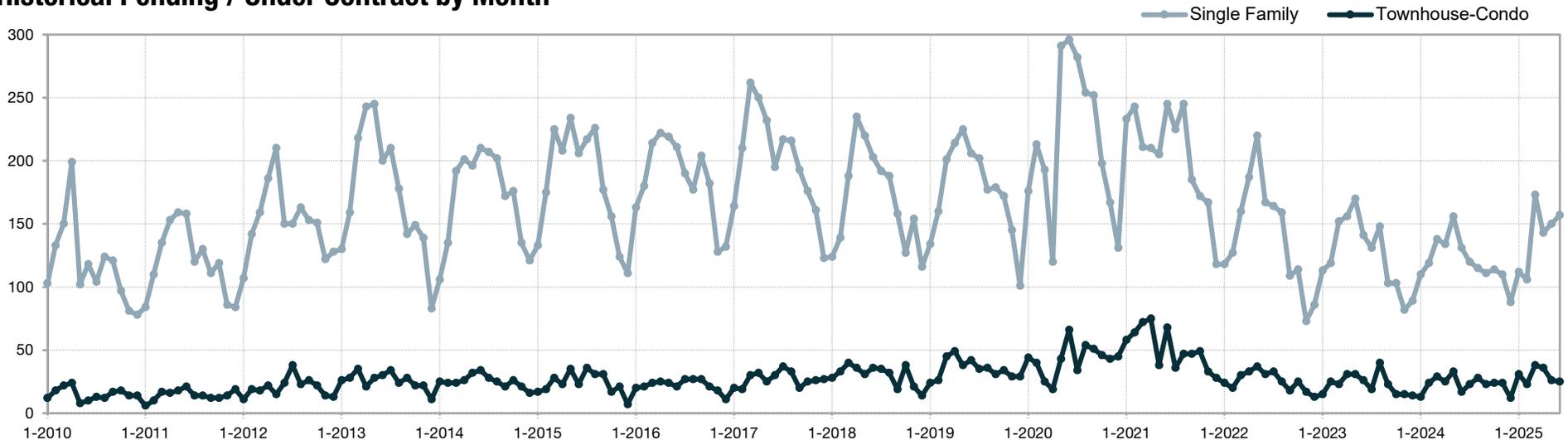


## June



Pending / Under Contract	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2024	120	-8.4%	23	+21.1%
Aug-2024	115	-22.3%	28	-30.0%
Sep-2024	111	+7.8%	23	0.0%
Oct-2024	114	+10.7%	24	+60.0%
Nov-2024	110	+34.1%	24	+60.0%
Dec-2024	88	-1.1%	12	-14.3%
Jan-2025	112	+1.8%	31	+138.5%
Feb-2025	106	-10.9%	23	-4.2%
Mar-2025	173	+25.4%	38	+31.0%
Apr-2025	143	+6.7%	36	+44.0%
May-2025	150	-3.8%	26	-21.2%
<b>Jun-2025</b>	<b>157</b>	<b>+19.8%</b>	<b>25</b>	<b>+47.1%</b>

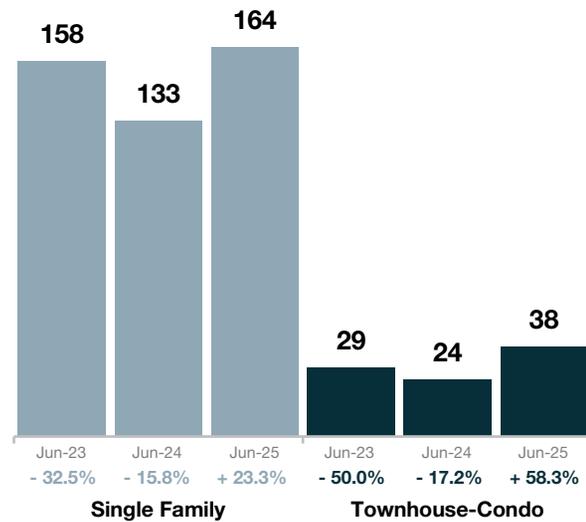
## Historical Pending / Under Contract by Month



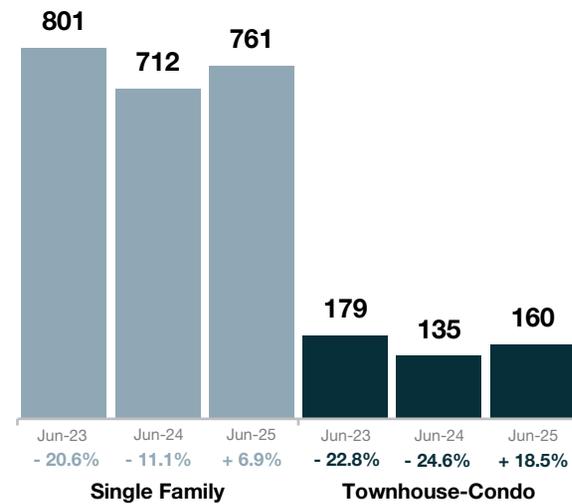
# Sold Listings



## June

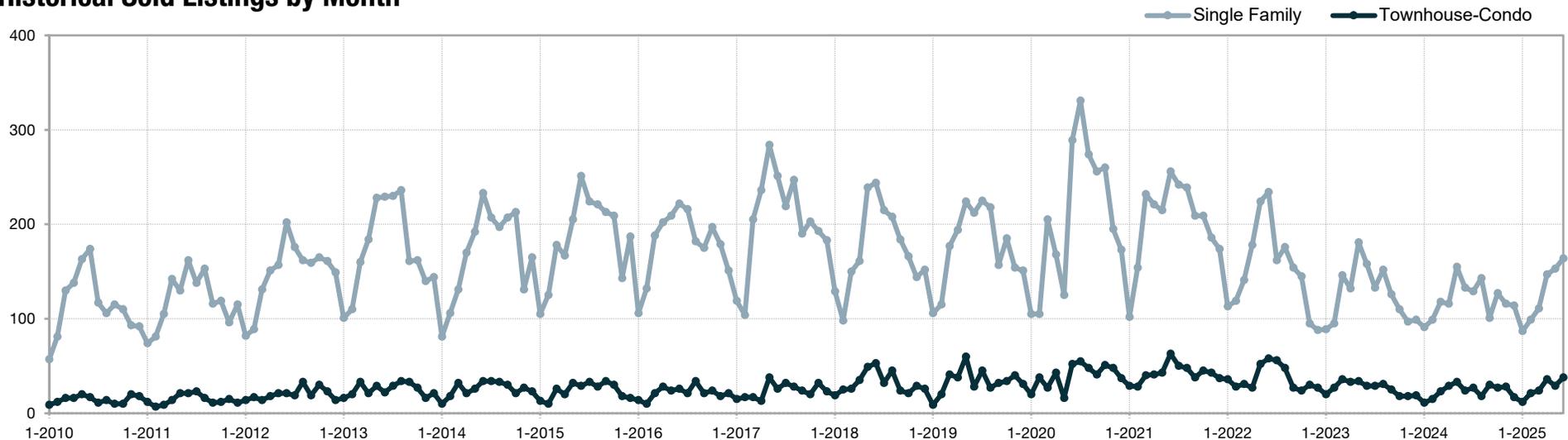


## Year to Date



Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	111	-5.9%	24	+4.3%
Apr-2025	147	+26.7%	36	+24.1%
May-2025	153	-1.3%	29	-12.1%
<b>Jun-2025</b>	<b>164</b>	<b>+23.3%</b>	<b>38</b>	<b>+58.3%</b>

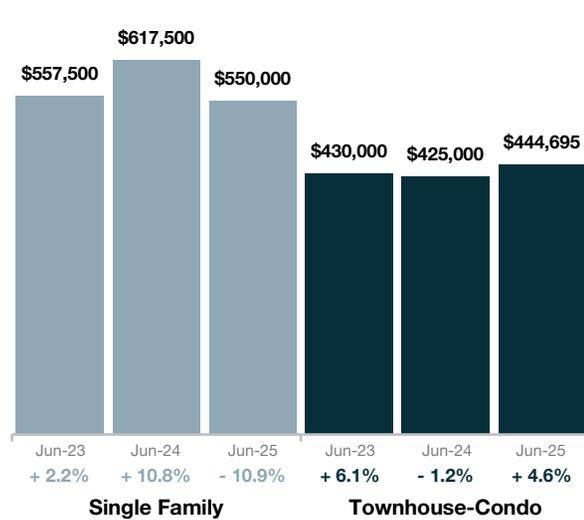
## Historical Sold Listings by Month



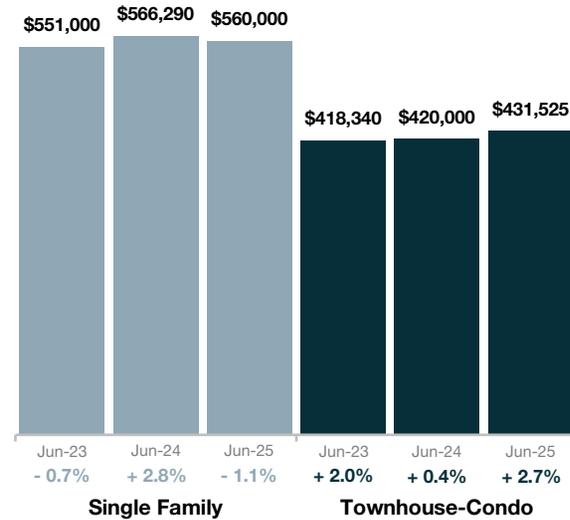
# Median Sales Price



## June

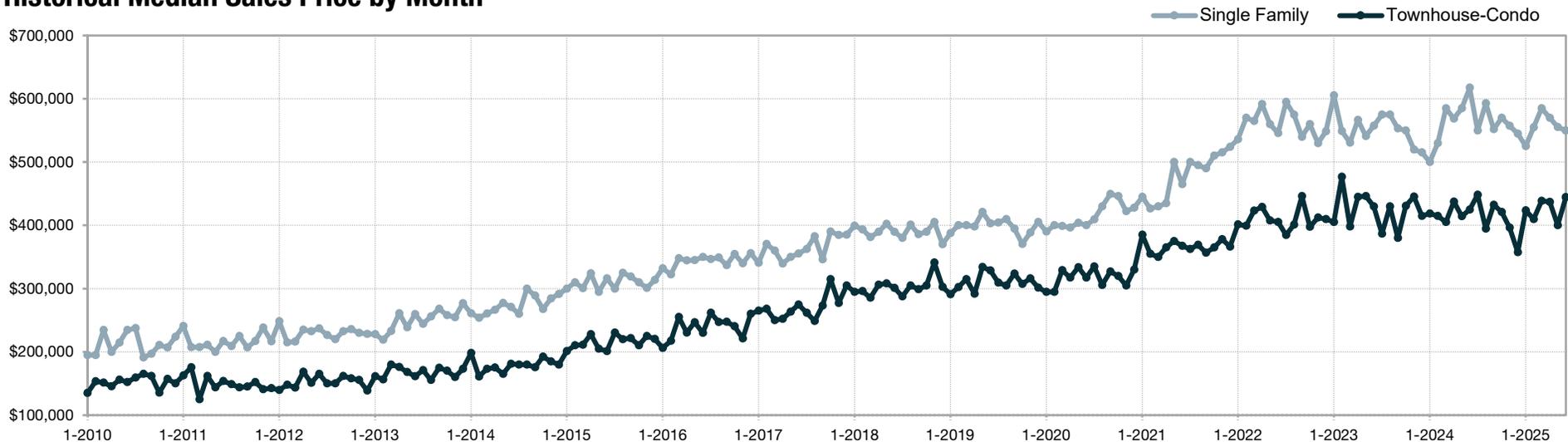


## Year to Date



Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	\$585,000	+0.0%	\$438,500	+8.3%
Apr-2025	\$570,000	+0.2%	\$437,000	-0.1%
May-2025	\$555,127	-5.1%	\$400,000	-3.5%
<b>Jun-2025</b>	<b>\$550,000</b>	<b>-10.9%</b>	<b>\$444,695</b>	<b>+4.6%</b>

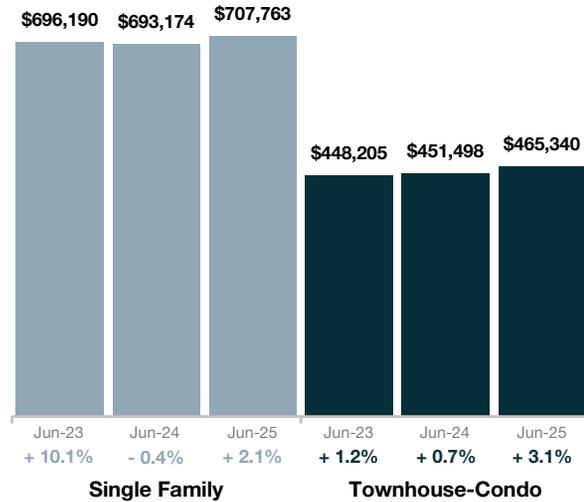
## Historical Median Sales Price by Month



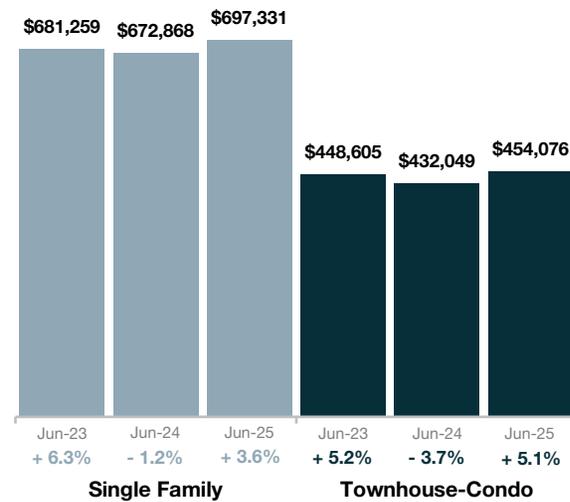
# Average Sales Price



## June

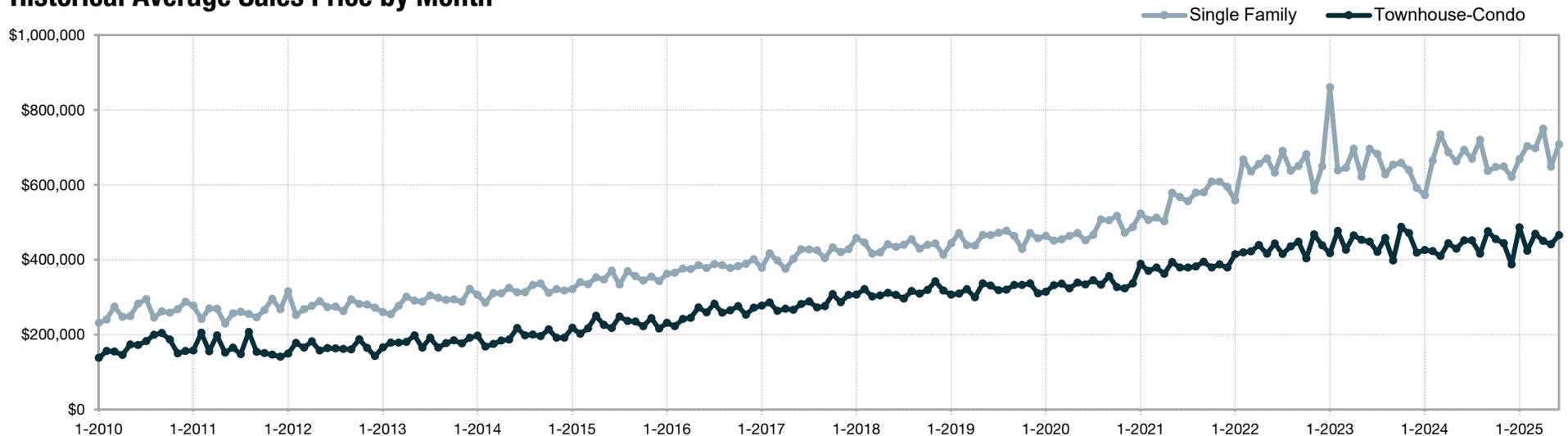


## Year to Date



Average Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	\$697,558	-5.0%	\$468,608	+14.3%
Apr-2025	\$749,966	+9.1%	\$449,974	+1.3%
May-2025	\$648,192	-2.1%	\$441,115	+2.8%
<b>Jun-2025</b>	<b>\$707,763</b>	<b>+2.1%</b>	<b>\$465,340</b>	<b>+3.1%</b>

## Historical Average Sales Price by Month

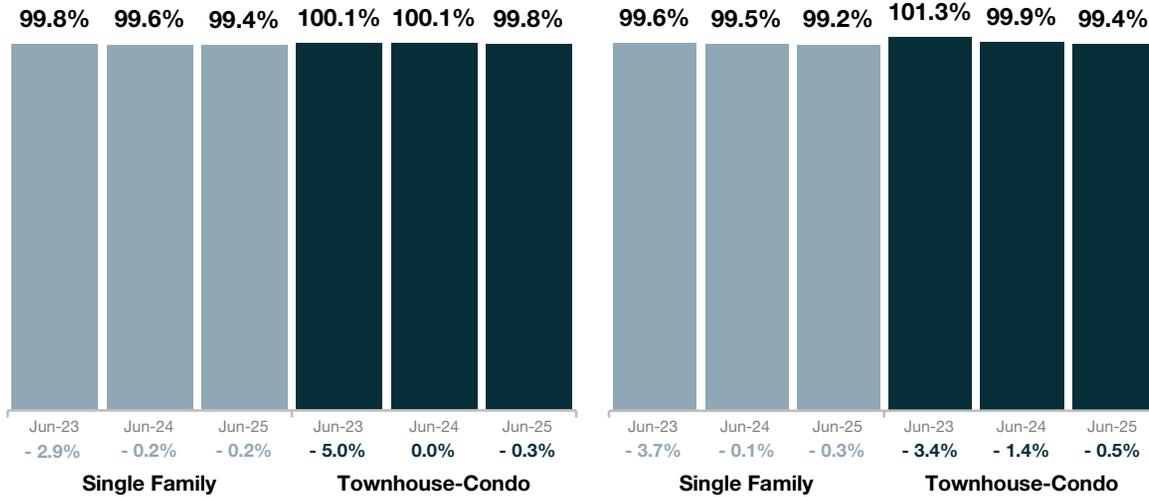


# Percent of List Price Received



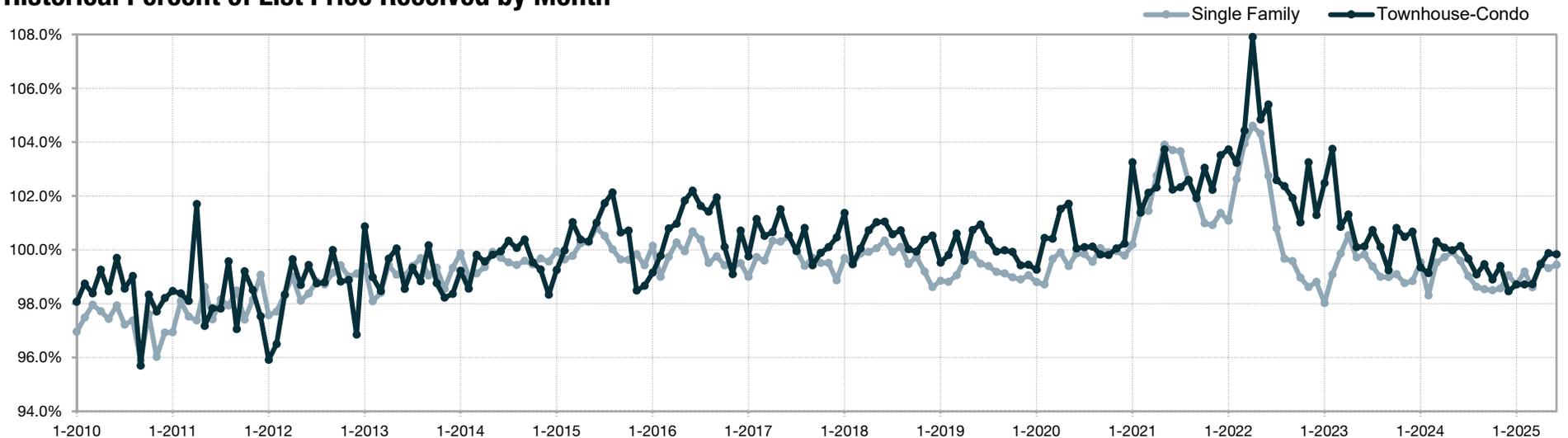
## June

## Year to Date



Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%
May-2025	99.3%	-0.6%	99.9%	-0.1%
<b>Jun-2025</b>	<b>99.4%</b>	<b>-0.2%</b>	<b>99.8%</b>	<b>-0.3%</b>

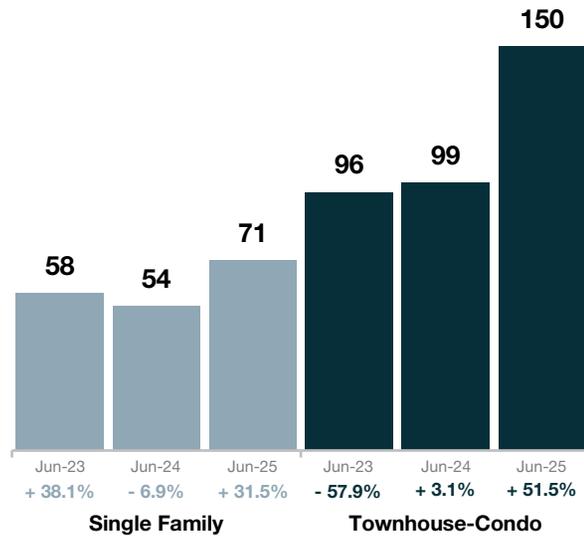
## Historical Percent of List Price Received by Month



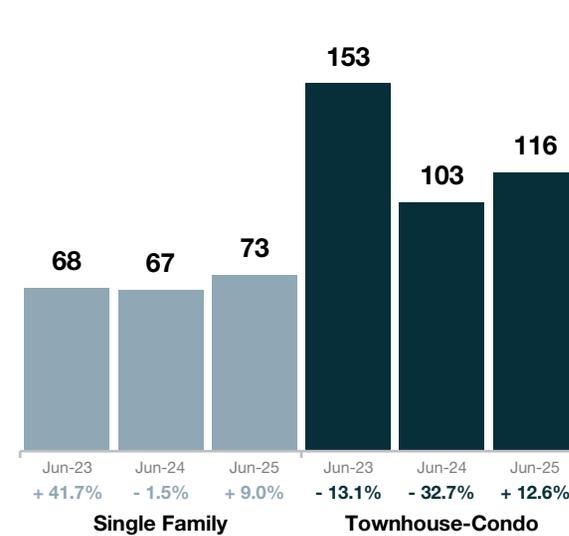
# Days on Market Until Sale



## June

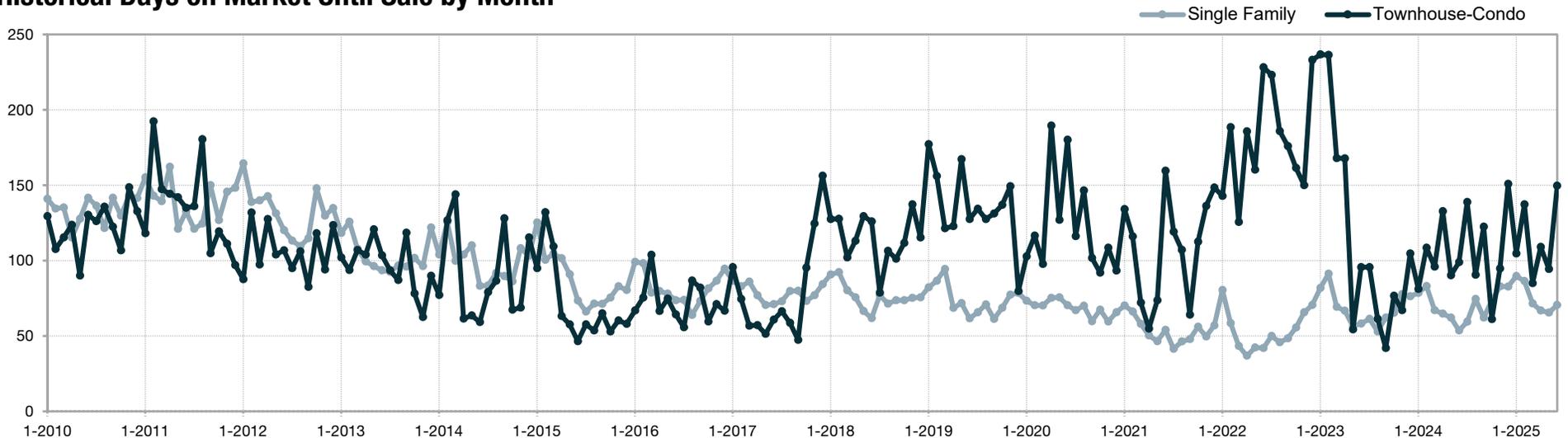


## Year to Date



Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%
May-2025	66	+6.5%	94	+4.4%
<b>Jun-2025</b>	<b>71</b>	<b>+31.5%</b>	<b>150</b>	<b>+51.5%</b>

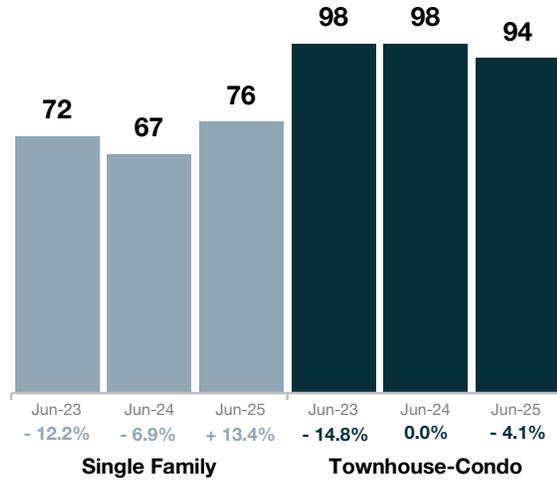
## Historical Days on Market Until Sale by Month



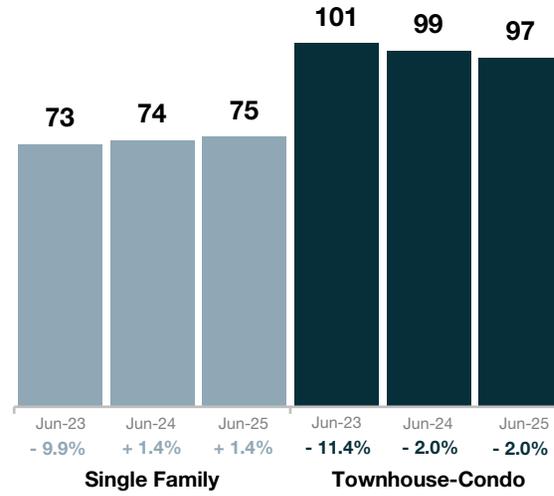
# Housing Affordability Index



## June

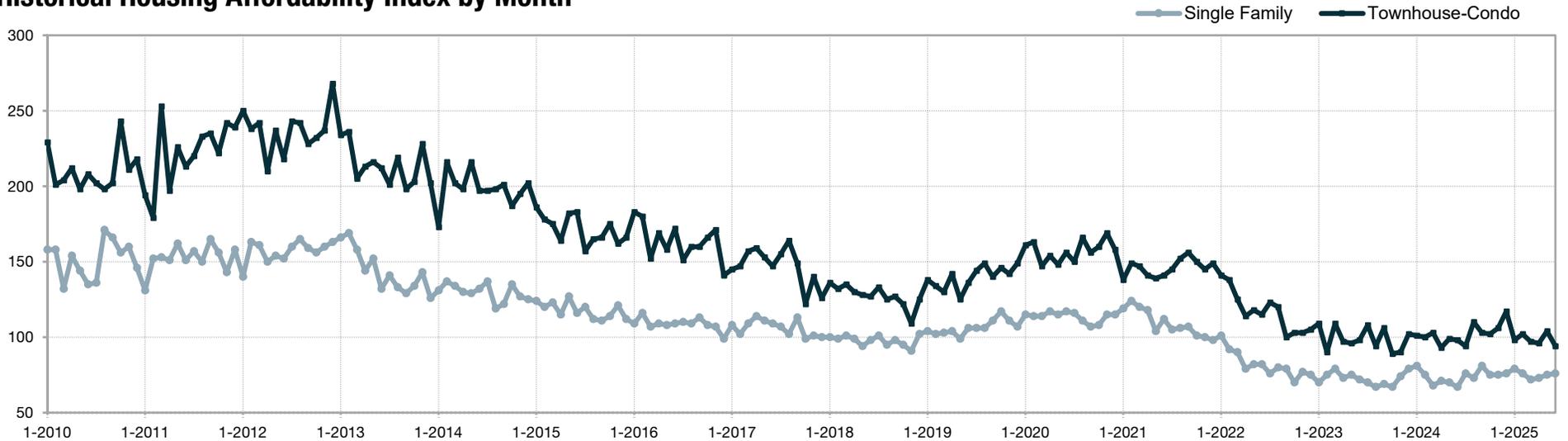


## Year to Date



Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	72	+5.9%	97	-5.8%
Apr-2025	73	+2.8%	96	+3.2%
May-2025	75	+7.1%	104	+5.1%
<b>Jun-2025</b>	<b>76</b>	<b>+13.4%</b>	<b>94</b>	<b>-4.1%</b>

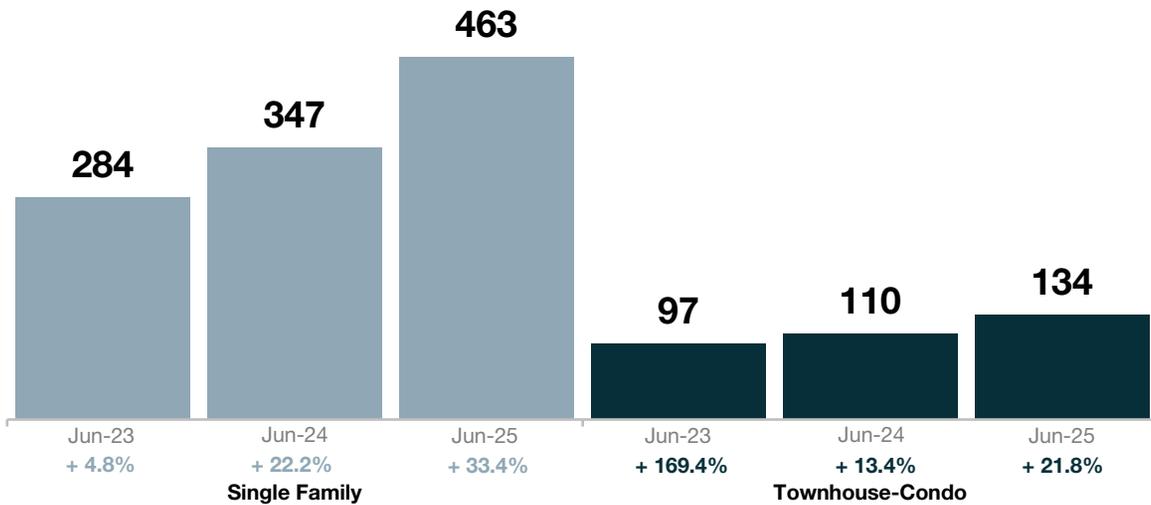
## Historical Housing Affordability Index by Month



# Inventory of Active Listings

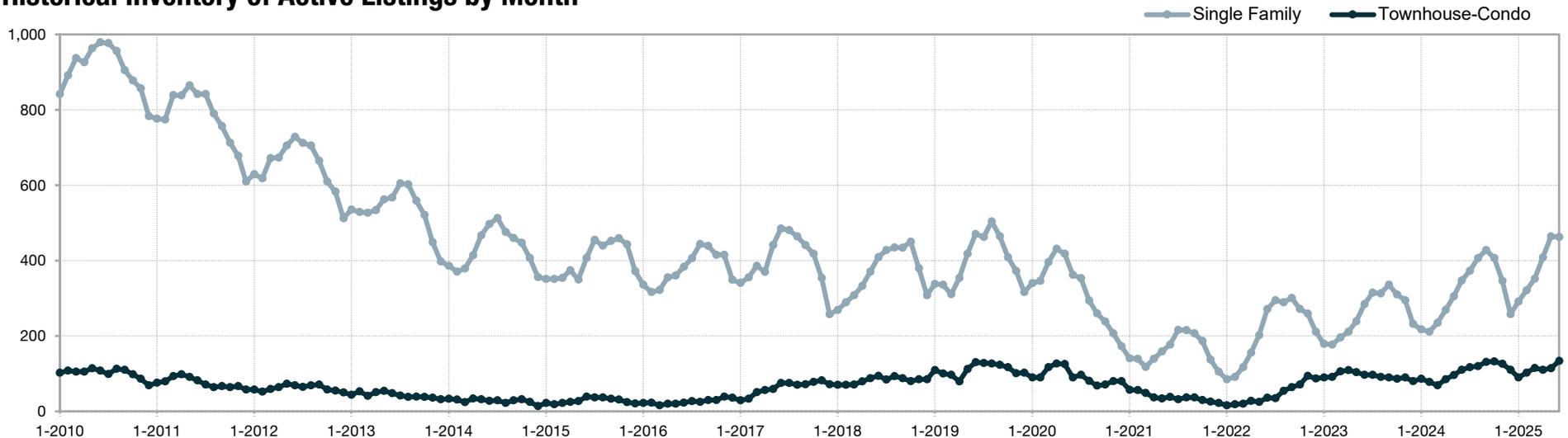


June



Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2024	373	+18.4%	117	+20.6%
Aug-2024	406	+29.7%	120	+31.9%
Sep-2024	428	+27.4%	131	+45.6%
Oct-2024	407	+31.3%	132	+53.5%
Nov-2024	346	+17.3%	126	+40.0%
Dec-2024	258	+11.2%	110	+37.5%
Jan-2025	291	+34.1%	90	+4.7%
Feb-2025	321	+52.1%	102	+30.8%
Mar-2025	352	+49.8%	115	+66.7%
Apr-2025	408	+51.7%	110	+29.4%
May-2025	464	+52.1%	114	+18.8%
<b>Jun-2025</b>	<b>463</b>	<b>+33.4%</b>	<b>134</b>	<b>+21.8%</b>

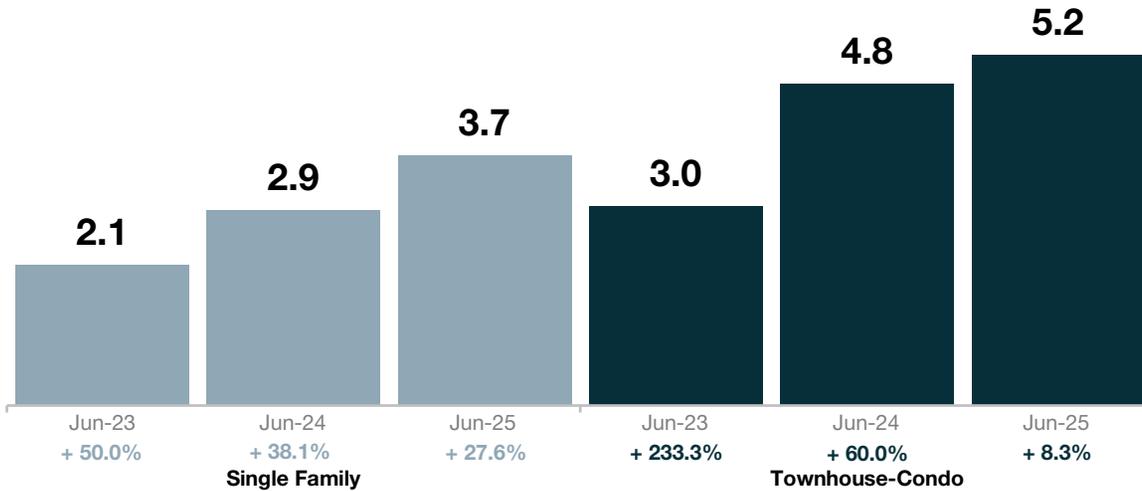
## Historical Inventory of Active Listings by Month



# Months Supply of Inventory



June



Months Supply	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%	5.8	+93.3%
Nov-2024	2.9	+26.1%	5.3	+60.6%
Dec-2024	2.1	+16.7%	4.7	+56.7%
Jan-2025	2.4	+41.2%	3.8	+15.2%
Feb-2025	2.7	+58.8%	4.2	+35.5%
Mar-2025	3.0	+57.9%	4.8	+65.5%
Apr-2025	3.3	+50.0%	4.4	+22.2%
May-2025	3.8	+52.0%	4.7	+14.6%
<b>Jun-2025</b>	<b>3.7</b>	<b>+27.6%</b>	<b>5.2</b>	<b>+8.3%</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.



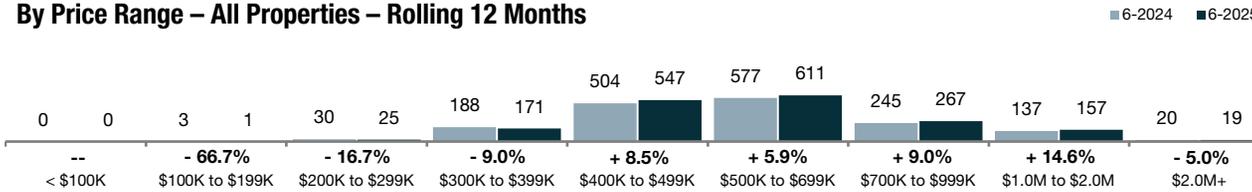
Key Metrics	Historical Sparkbars	6-2024	6-2025	Percent Change	YTD-2024	YTD-2025	Percent Change
<b>New Listings</b>		248	<b>294</b>	+ 18.5%	1,314	<b>1,630</b>	+ 24.0%
<b>Pending / Under Contract</b>		148	<b>182</b>	+ 23.0%	929	<b>1,020</b>	+ 9.8%
<b>Sold Listings</b>		157	<b>202</b>	+ 28.7%	847	<b>921</b>	+ 8.7%
<b>Median Sales Price</b>		\$580,000	<b>\$533,578</b>	- 8.0%	\$529,900	<b>\$535,000</b>	+ 1.0%
<b>Average Sales Price</b>		\$656,230	<b>\$662,159</b>	+ 0.9%	\$634,485	<b>\$655,072</b>	+ 3.2%
<b>Pct. of List Price Received</b>		99.7%	<b>99.5%</b>	- 0.2%	99.6%	<b>99.2%</b>	- 0.4%
<b>Days on Market</b>		60	<b>85</b>	+ 41.7%	73	<b>81</b>	+ 11.0%
<b>Affordability Index</b>		72	<b>79</b>	+ 9.7%	79	<b>78</b>	- 1.3%
<b>Active Listings</b>		<b>457</b>	<b>597</b>	+ 30.6%	--	--	--
<b>Months Supply</b>		<b>3.2</b>	<b>4.0</b>	+ 25.0%	--	--	--

# Sold Listings

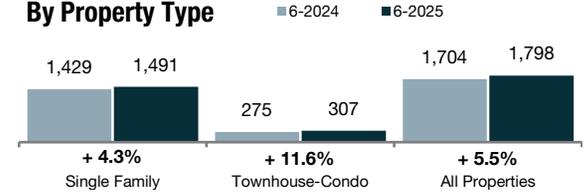
Actual sales that have closed in a given month.



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



## By Property Type



### Rolling 12 Months

By Price Range	Single Family			Townhouse-Condo		
	6-2024	6-2025	Change	6-2024	6-2025	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	18	14	-22.2%	12	11	-8.3%
\$300,000 to \$399,999	86	66	-23.3%	102	105	+2.9%
\$400,000 to \$499,999	400	420	+5.0%	104	127	+22.1%
\$500,000 to \$699,999	526	559	+6.3%	51	52	+2.0%
\$700,000 to \$999,999	239	258	+7.9%	6	9	+50.0%
\$1,000,000 to \$1,999,999	137	154	+12.4%	0	3	--
\$2,000,000 and Above	20	19	-5.0%	0	0	--
<b>All Price Ranges</b>	<b>1,429</b>	<b>1,491</b>	<b>+4.3%</b>	<b>275</b>	<b>307</b>	<b>+11.6%</b>

### Compared to Prior Quarter

By Price Range	Single Family			Townhouse-Condo		
	5-2025	6-2025	Change	5-2025	6-2025	Change
\$99,999 and Below	0	0	--	0	0	--
\$100,000 to \$199,999	0	0	--	0	0	--
\$200,000 to \$299,999	2	0	-100.0%	2	0	-100.0%
\$300,000 to \$399,999	12	4	-66.7%	12	10	-16.7%
\$400,000 to \$499,999	37	45	+21.6%	10	22	+120.0%
\$500,000 to \$699,999	53	69	+30.2%	3	4	+33.3%
\$700,000 to \$999,999	36	19	-47.2%	1	1	0.0%
\$1,000,000 to \$1,999,999	12	26	+116.7%	1	1	0.0%
\$2,000,000 and Above	1	1	0.0%	0	0	--
<b>All Price Ranges</b>	<b>153</b>	<b>164</b>	<b>+7.2%</b>	<b>29</b>	<b>38</b>	<b>+31.0%</b>

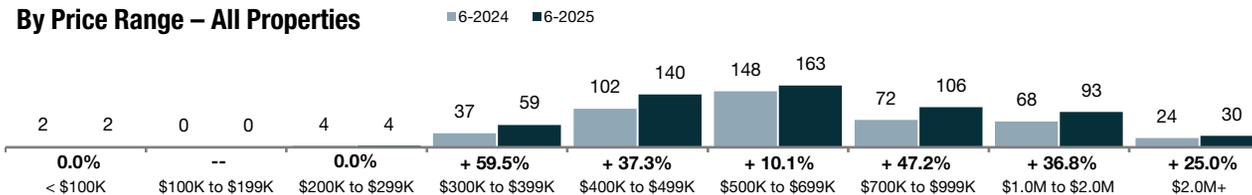
### Year to Date

By Price Range	Single Family			Townhouse-Condo		
	6-2024	6-2025	Change	6-2024	6-2025	Change
\$99,999 and Below	0	0	--	0	0	--
\$100,000 to \$199,999	0	1	--	0	0	--
\$200,000 to \$299,999	10	4	-60.0%	5	5	0.0%
\$300,000 to \$399,999	46	37	-19.6%	40	46	+15.0%
\$400,000 to \$499,999	178	206	+15.7%	68	77	+13.2%
\$500,000 to \$699,999	271	282	+4.1%	21	26	+23.8%
\$700,000 to \$999,999	123	132	+7.3%	1	4	+300.0%
\$1,000,000 to \$1,999,999	71	87	+22.5%	0	2	--
\$2,000,000 and Above	13	12	-7.7%	0	0	--
<b>All Price Ranges</b>	<b>712</b>	<b>761</b>	<b>+6.9%</b>	<b>135</b>	<b>160</b>	<b>+18.5%</b>

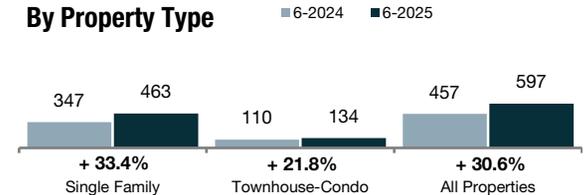
# Inventory of Active Listings

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		
	6-2024	6-2025	Change	6-2024	6-2025	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	3	+200.0%	3	1	-66.7%
\$300,000 to \$399,999	10	12	+20.0%	27	47	+74.1%
\$400,000 to \$499,999	57	81	+42.1%	45	59	+31.1%
\$500,000 to \$699,999	122	146	+19.7%	26	17	-34.6%
\$700,000 to \$999,999	67	101	+50.7%	5	5	0.0%
\$1,000,000 to \$1,999,999	64	88	+37.5%	4	5	+25.0%
\$2,000,000 and Above	24	30	+25.0%	0	0	--
<b>All Price Ranges</b>	<b>347</b>	<b>463</b>	<b>+33.4%</b>	<b>110</b>	<b>134</b>	<b>+21.8%</b>

### Compared to Prior Month

By Price Range	Single Family			Townhouse-Condo		
	5-2025	6-2025	Change	5-2025	6-2025	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	2	3	+50.0%	2	1	-50.0%
\$300,000 to \$399,999	11	12	+9.1%	38	47	+23.7%
\$400,000 to \$499,999	93	81	-12.9%	55	59	+7.3%
\$500,000 to \$699,999	146	146	0.0%	10	17	+70.0%
\$700,000 to \$999,999	96	101	+5.2%	4	5	+25.0%
\$1,000,000 to \$1,999,999	91	88	-3.3%	5	5	0.0%
\$2,000,000 and Above	23	30	+30.4%	0	0	--
<b>All Price Ranges</b>	<b>464</b>	<b>463</b>	<b>-0.2%</b>	<b>114</b>	<b>134</b>	<b>+17.5%</b>

### 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>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.