



Monthly Indicators

July 2025

Percent changes calculated using year-over-year comparisons.

New Listings were up 23.0 percent for single family homes but decreased 8.3 percent for townhouse-condo properties. Pending Sales landed at 144 for single family homes and 29 for townhouse-condo properties.

The Median Sales Price was up 5.0 percent to \$577,500 for single family homes but decreased 5.3 percent to \$424,298 for townhouse-condo properties. Days on Market increased 6.8 percent for single family homes but decreased 32.4 percent for townhouse-condo properties.

Nationally, the median existing-home sales price rose 2.0% year-over-year to \$435,300, a new monthly high and the 24th consecutive month of annual price gains, according to NAR. Slower sales activity has contributed to rising inventory this year, with 1.53 million properties listed for sale heading into July, a 15.9% increase from the same time last year and equivalent to a 4.7-month supply at the current sales pace.

Activity Snapshot

+ 5.1%	+ 3.3%	- 6.8%
One-Year Change in Sold Listings All Properties	One-Year Change in Median Sales Price All Properties	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.

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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	7-2024	7-2025	Percent Change	YTD-2024	YTD-2025	Percent Change
New Listings		196	241	+ 23.0%	1,291	1,576	+ 22.1%
Pending / Under Contract		120	144	+ 20.0%	908	971	+ 6.9%
Sold Listings		129	140	+ 8.5%	841	905	+ 7.6%
Median Sales Price		\$550,000	\$577,500	+ 5.0%	\$565,000	\$560,000	- 0.9%
Average Sales Price		\$669,885	\$692,761	+ 3.4%	\$672,411	\$695,765	+ 3.5%
Pct. of List Price Received		99.0%	98.9%	- 0.1%	99.4%	99.2%	- 0.2%
Days on Market		59	63	+ 6.8%	66	71	+ 7.6%
Affordability Index		76	70	- 7.9%	74	72	- 2.7%
Active Listings		373	509	+ 36.5%	--	--	--
Months Supply		3.1	4.1	+ 32.3%	--	--	--

Townhouse-Condo Market Overview

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

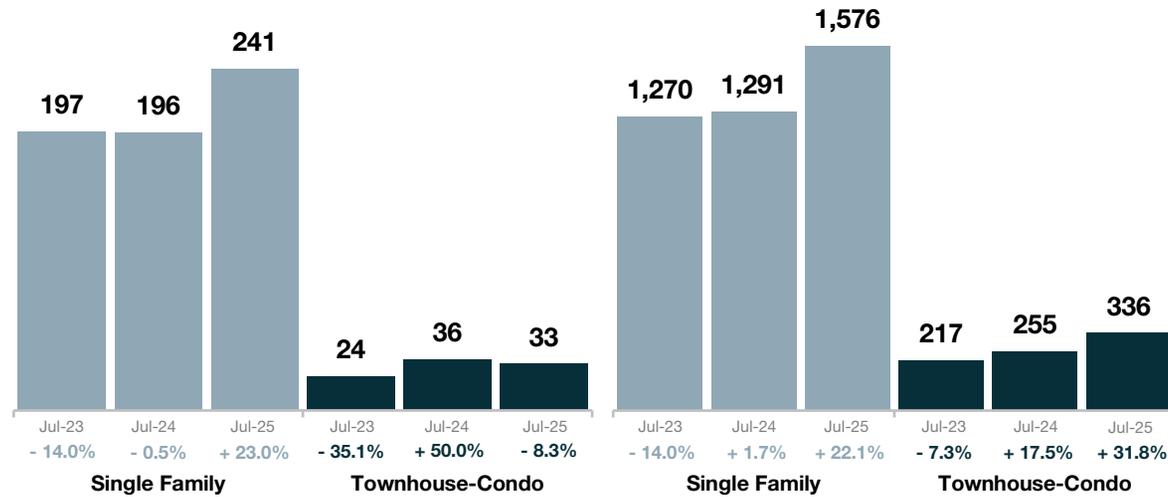


Key Metrics	Historical Sparkbars	7-2024	7-2025	Percent Change	YTD-2024	YTD-2025	Percent Change
New Listings		36	33	- 8.3%	255	336	+ 31.8%
Pending / Under Contract		23	29	+ 26.1%	164	205	+ 25.0%
Sold Listings		27	24	- 11.1%	162	185	+ 14.2%
Median Sales Price		\$448,220	\$424,298	- 5.3%	\$424,500	\$429,315	+ 1.1%
Average Sales Price		\$451,441	\$430,001	- 4.7%	\$435,281	\$451,012	+ 3.6%
Pct. of List Price Received		99.7%	99.2%	- 0.5%	99.9%	99.3%	- 0.6%
Days on Market		139	94	- 32.4%	109	112	+ 2.8%
Affordability Index		94	99	+ 5.3%	99	98	- 1.0%
Active Listings		117	128	+ 9.4%	--	--	--
Months Supply		5.1	5.0	- 2.0%	--	--	--

New Listings

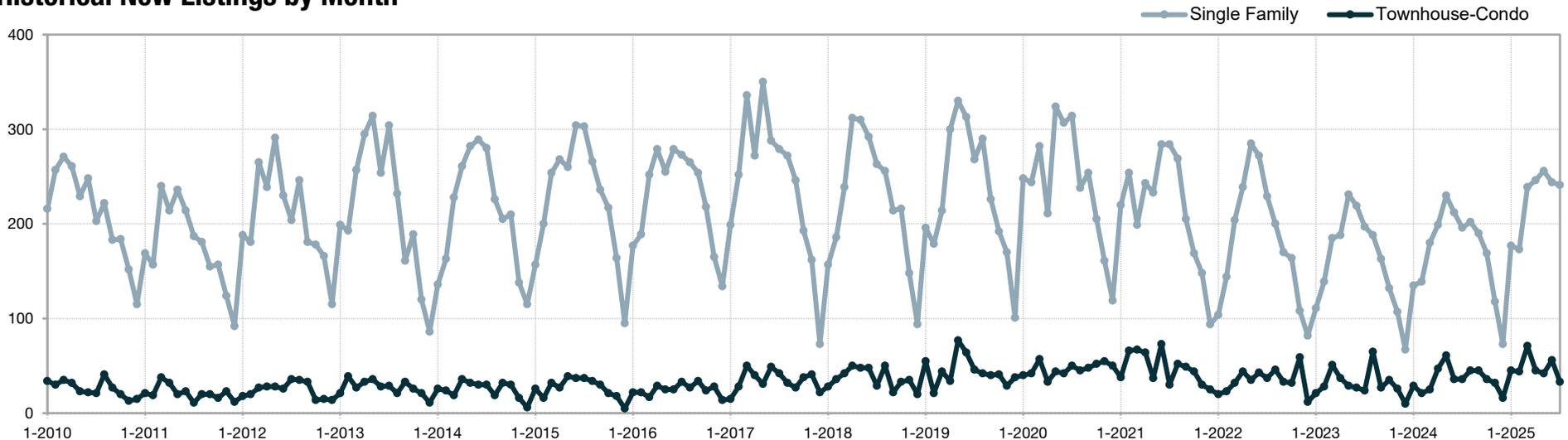


July



New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	239	+32.8%	71	+184.0%
Apr-2025	246	+23.6%	45	-4.3%
May-2025	256	+11.3%	42	-31.1%
Jun-2025	244	+15.1%	56	+55.6%
Jul-2025	241	+23.0%	33	-8.3%

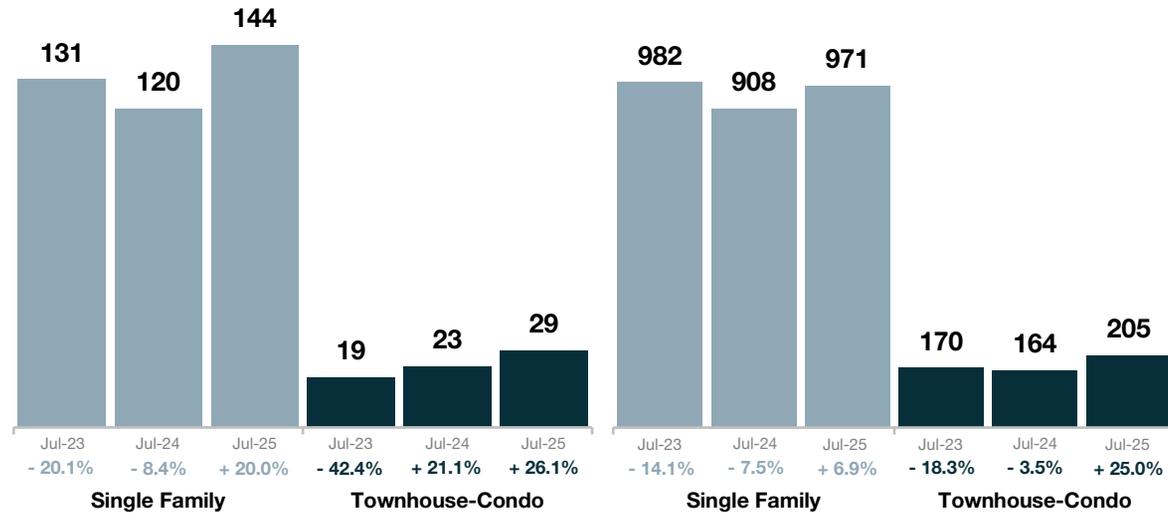
Historical New Listings by Month



Pending / Under Contract

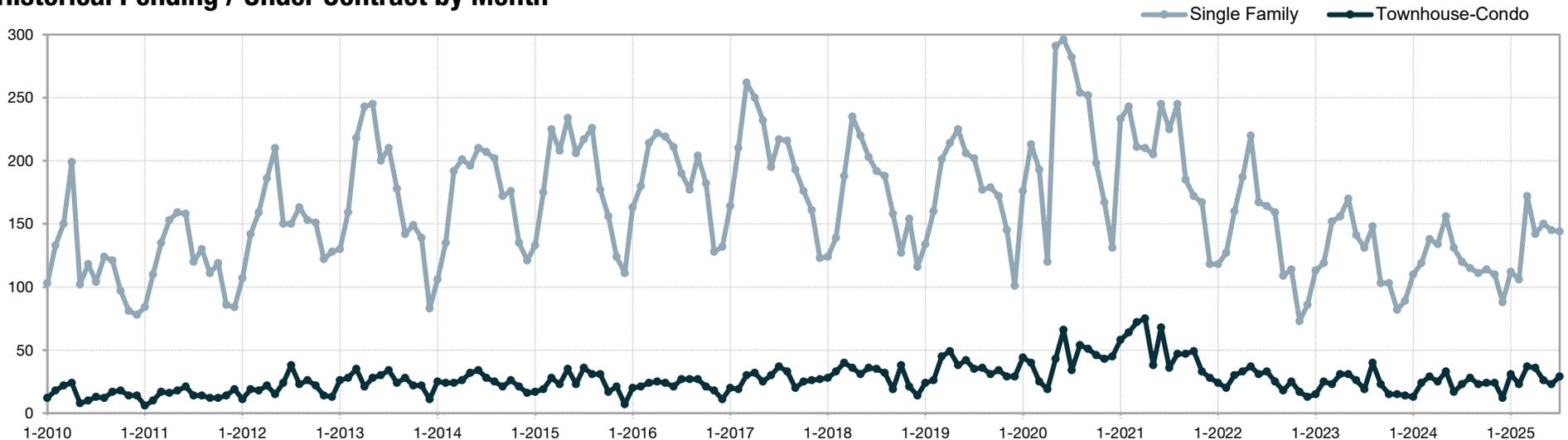


July



Pending / Under Contract	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	172	+24.6%	37	+27.6%
Apr-2025	142	+6.0%	36	+44.0%
May-2025	150	-3.8%	26	-21.2%
Jun-2025	145	+10.7%	23	+35.3%
Jul-2025	144	+20.0%	29	+26.1%

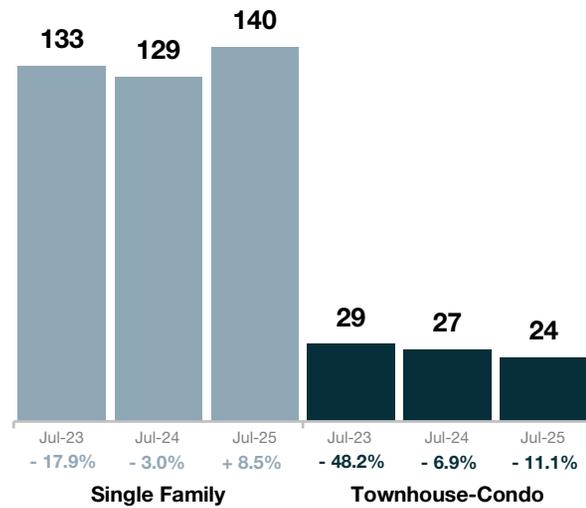
Historical Pending / Under Contract by Month



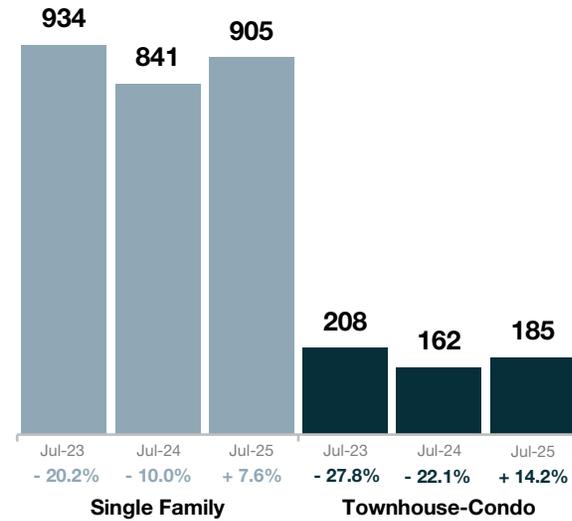
Sold Listings



July

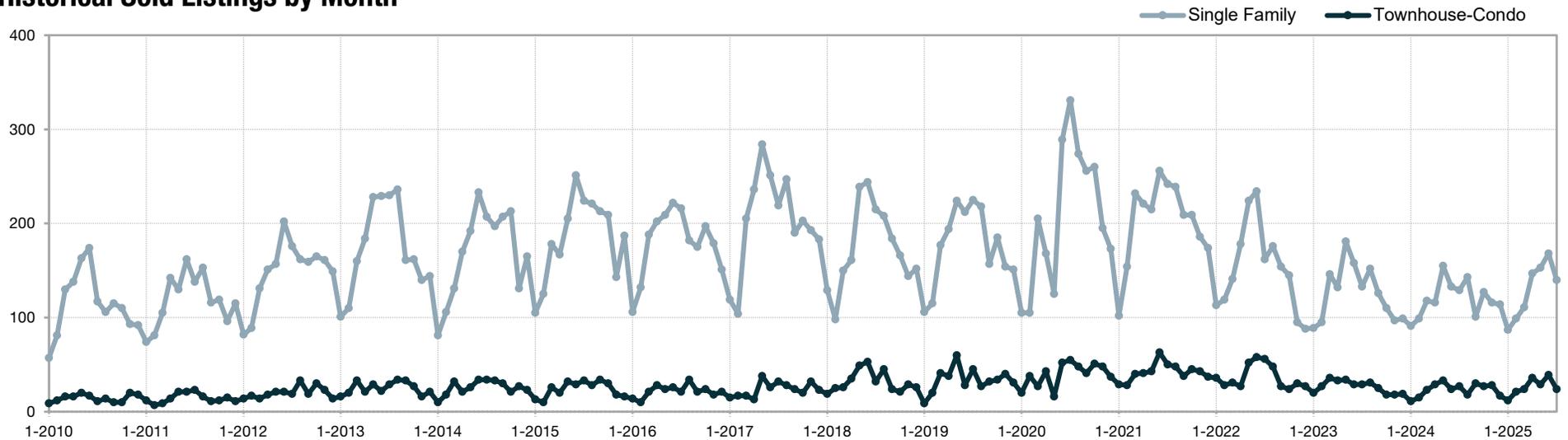


Year to Date



Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%
Jun-2025	168	+26.3%	39	+62.5%
Jul-2025	140	+8.5%	24	-11.1%

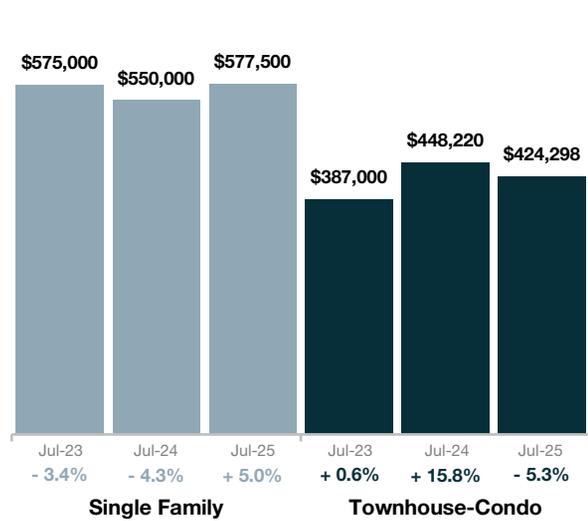
Historical Sold Listings by Month



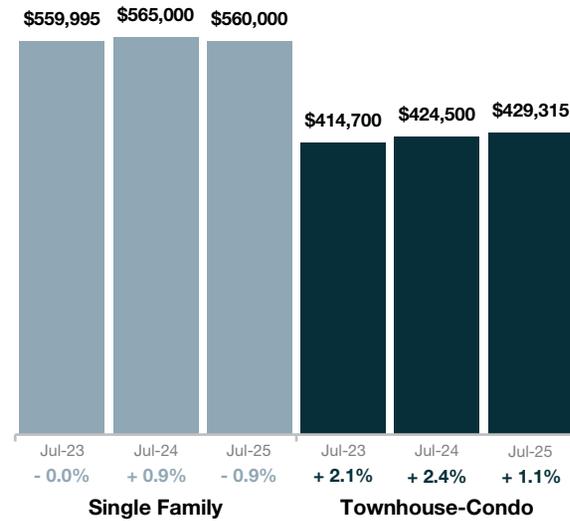
Median Sales Price



July

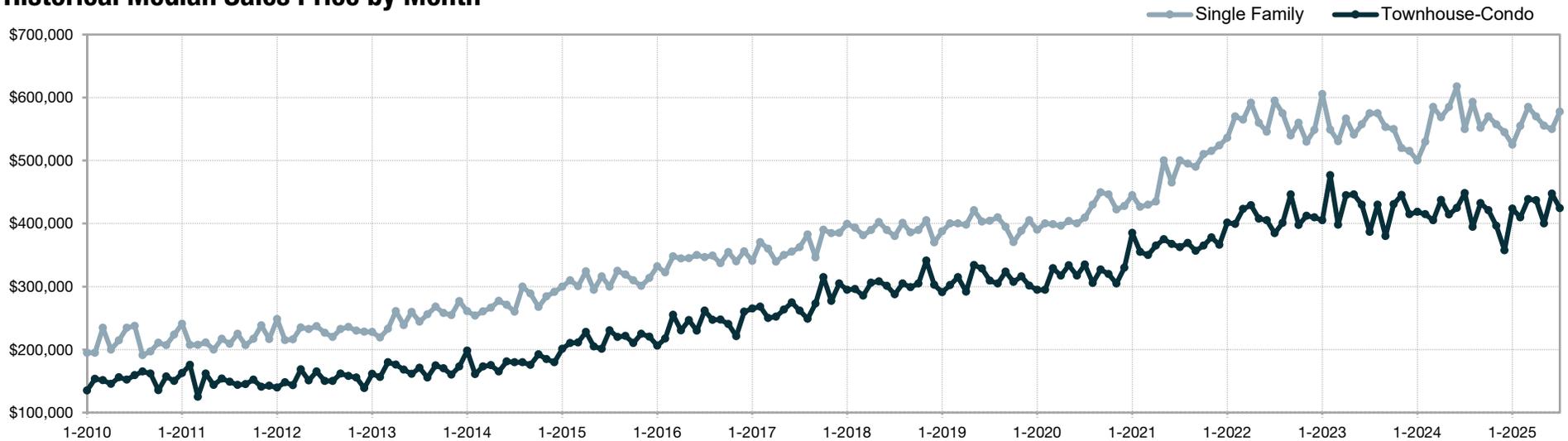


Year to Date



Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%
Jun-2025	\$550,000	-10.9%	\$447,400	+5.3%
Jul-2025	\$577,500	+5.0%	\$424,298	-5.3%

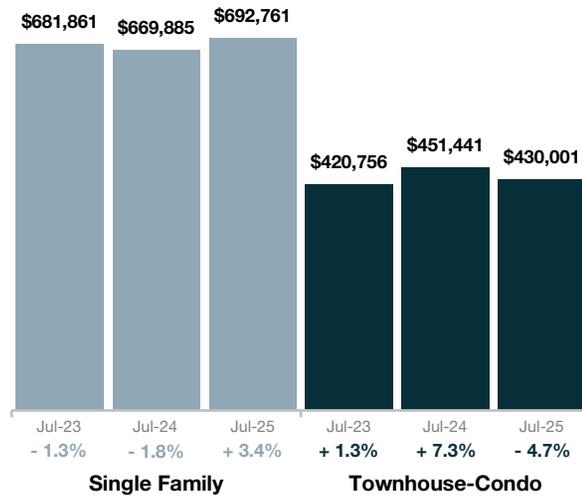
Historical Median Sales Price by Month



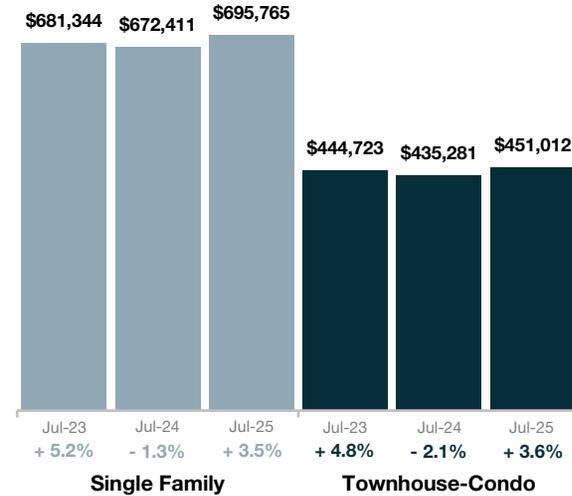
Average Sales Price



July

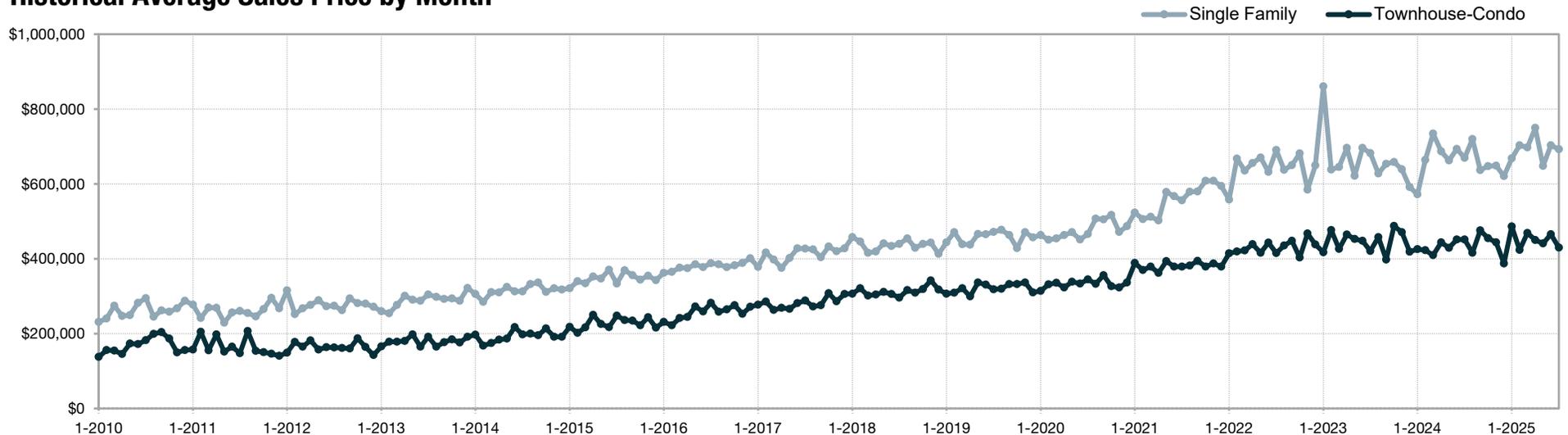


Year to Date



Average Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%
Jun-2025	\$702,888	+1.4%	\$465,332	+3.1%
Jul-2025	\$692,761	+3.4%	\$430,001	-4.7%

Historical Average Sales Price by Month

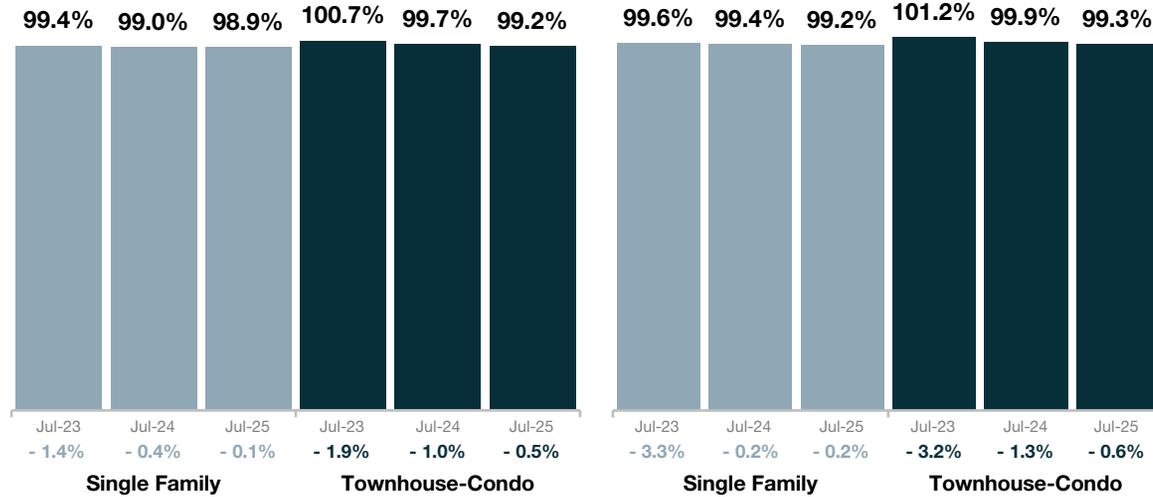


Percent of List Price Received



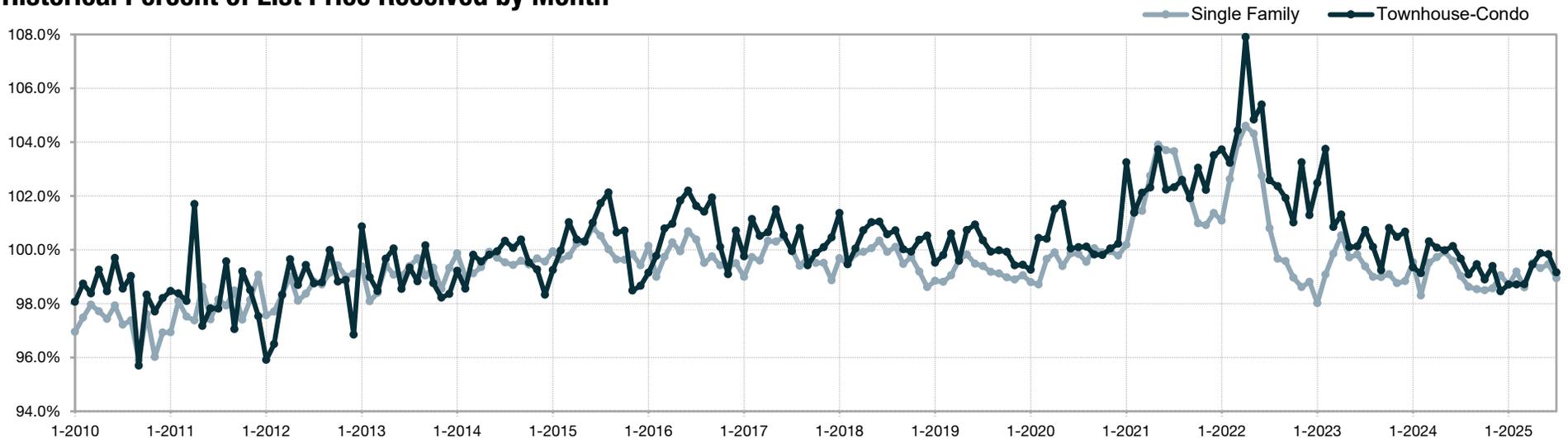
July

Year to Date



Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%
Jun-2025	99.5%	-0.1%	99.8%	-0.3%
Jul-2025	98.9%	-0.1%	99.2%	-0.5%

Historical Percent of List Price Received by Month

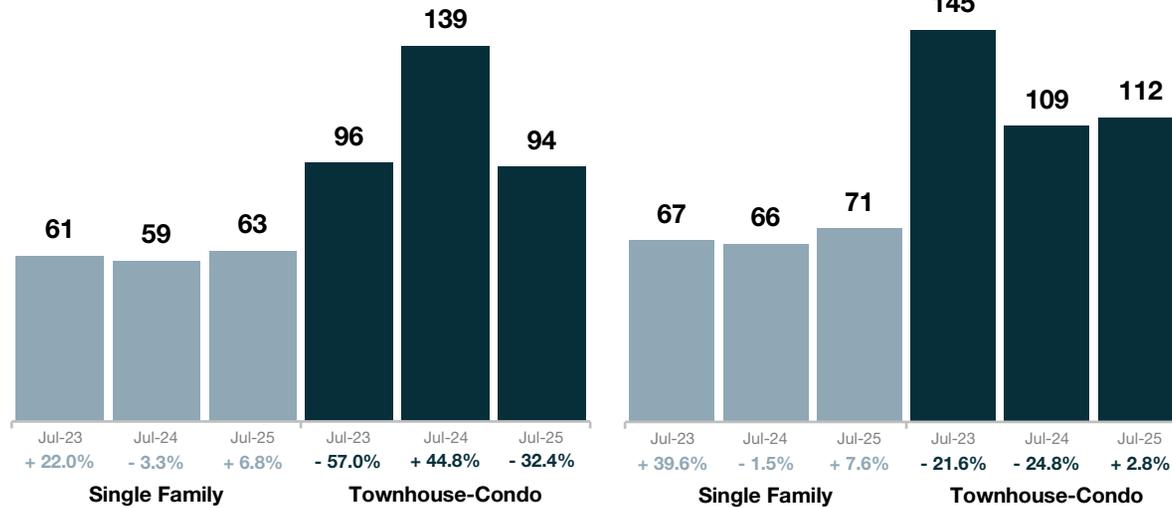


Days on Market Until Sale



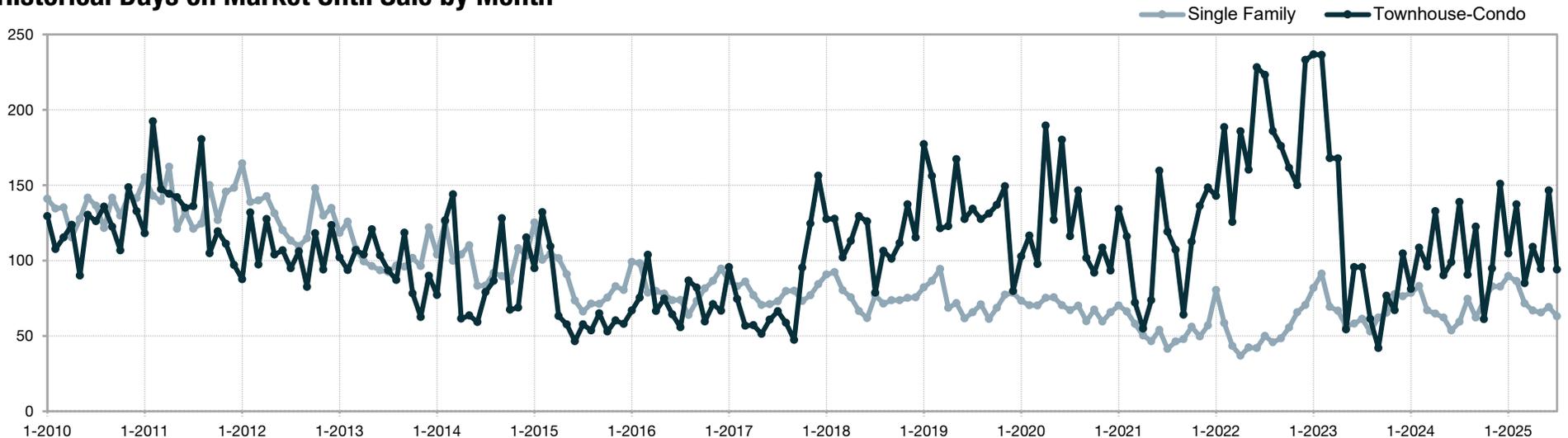
July

Year to Date



Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%
Jun-2025	69	+27.8%	147	+48.5%
Jul-2025	63	+6.8%	94	-32.4%

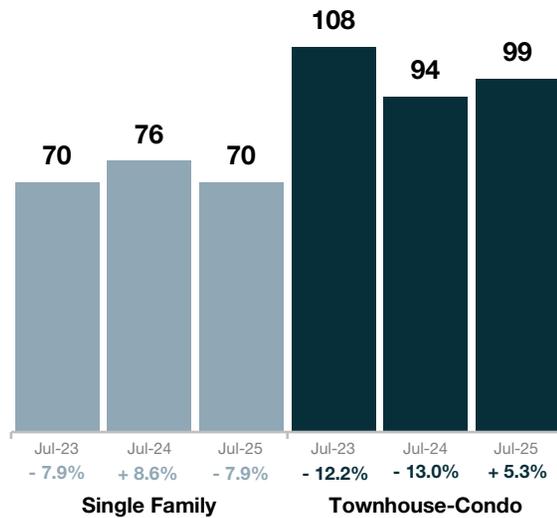
Historical Days on Market Until Sale by Month



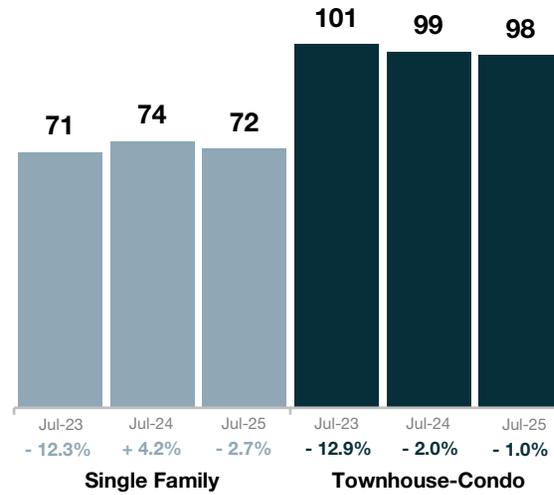
Housing Affordability Index



July

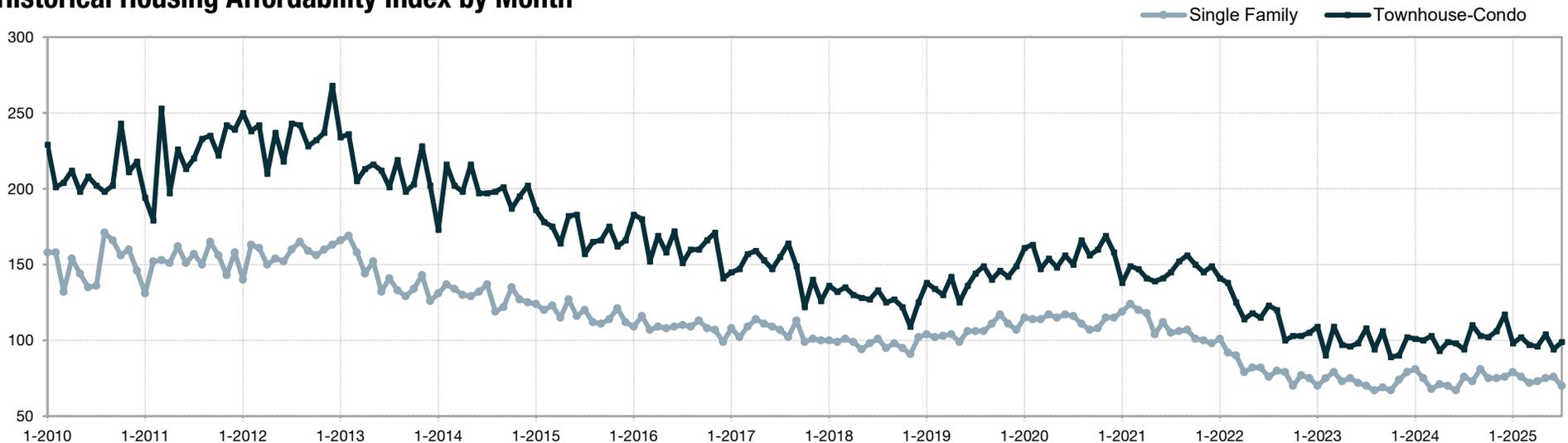


Year to Date



Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%
Jun-2025	76	+13.4%	94	-4.1%
Jul-2025	70	-7.9%	99	+5.3%

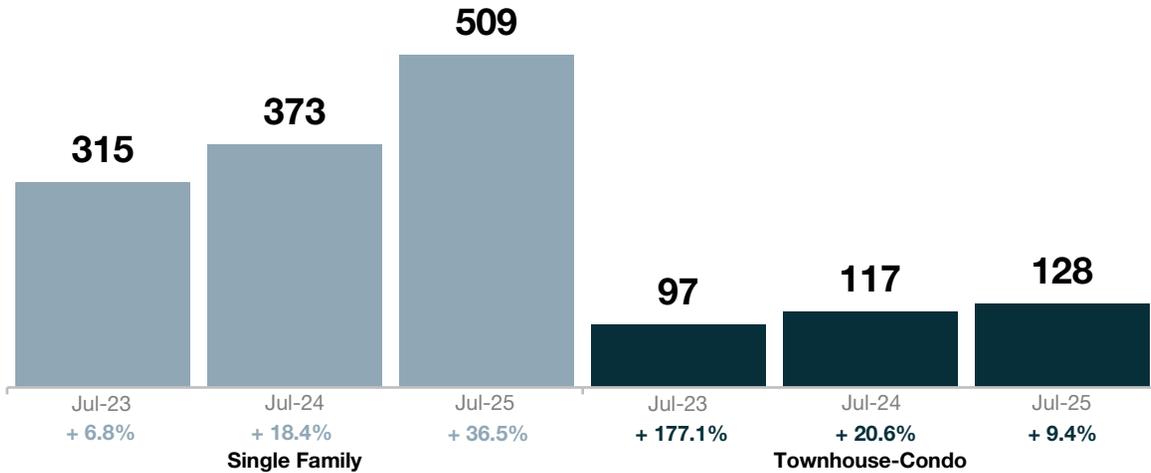
Historical Housing Affordability Index by Month



Inventory of Active Listings

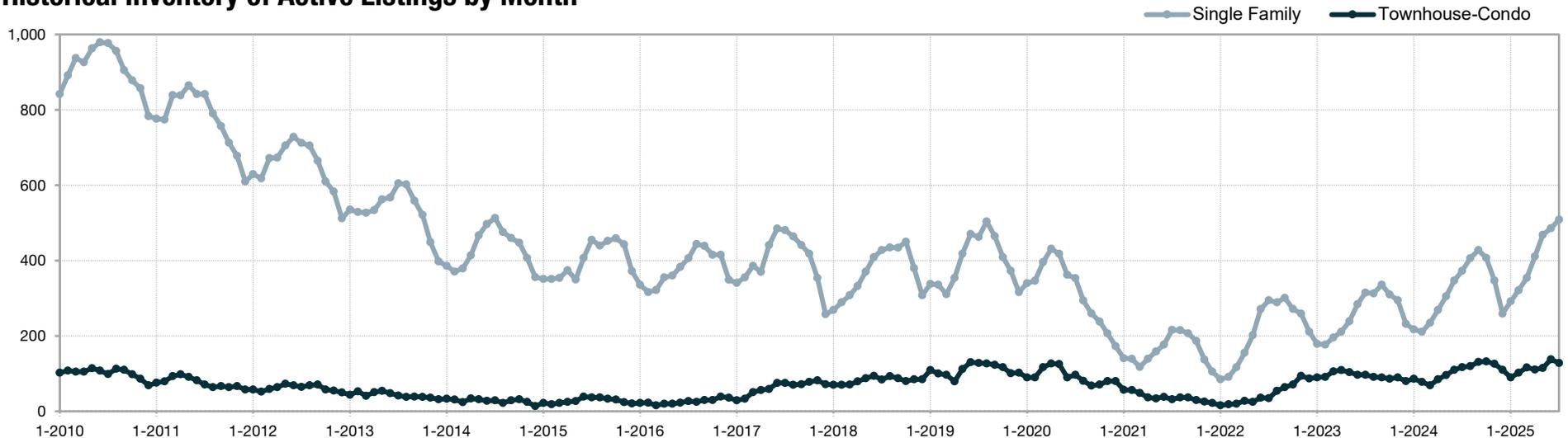


July



Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	347	+17.6%	126	+40.0%
Dec-2024	259	+11.6%	110	+37.5%
Jan-2025	292	+34.6%	90	+4.7%
Feb-2025	321	+52.1%	102	+30.8%
Mar-2025	354	+50.6%	116	+68.1%
Apr-2025	411	+52.8%	111	+30.6%
May-2025	468	+53.4%	115	+19.8%
Jun-2025	486	+40.1%	138	+25.5%
Jul-2025	509	+36.5%	128	+9.4%

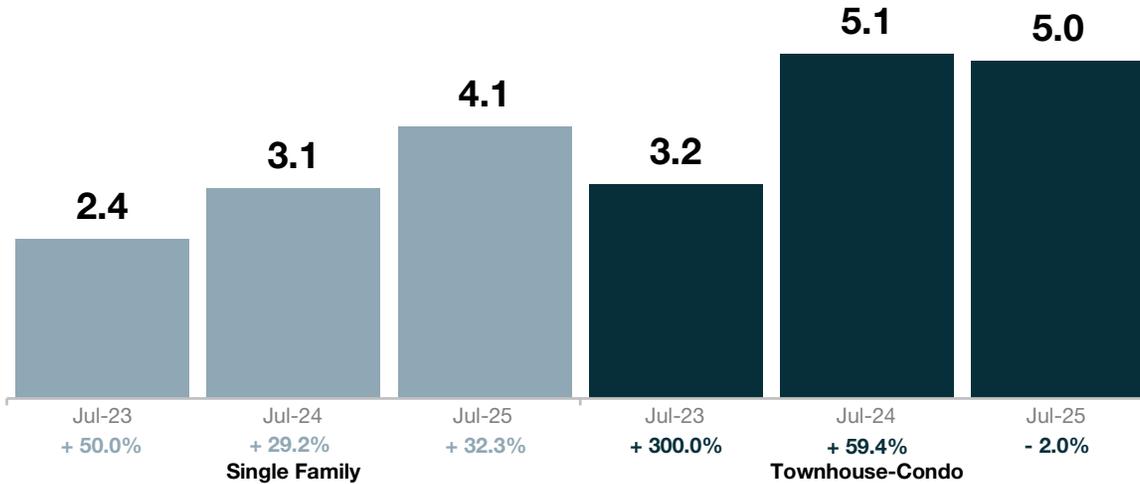
Historical Inventory of Active Listings by Month



Months Supply of Inventory

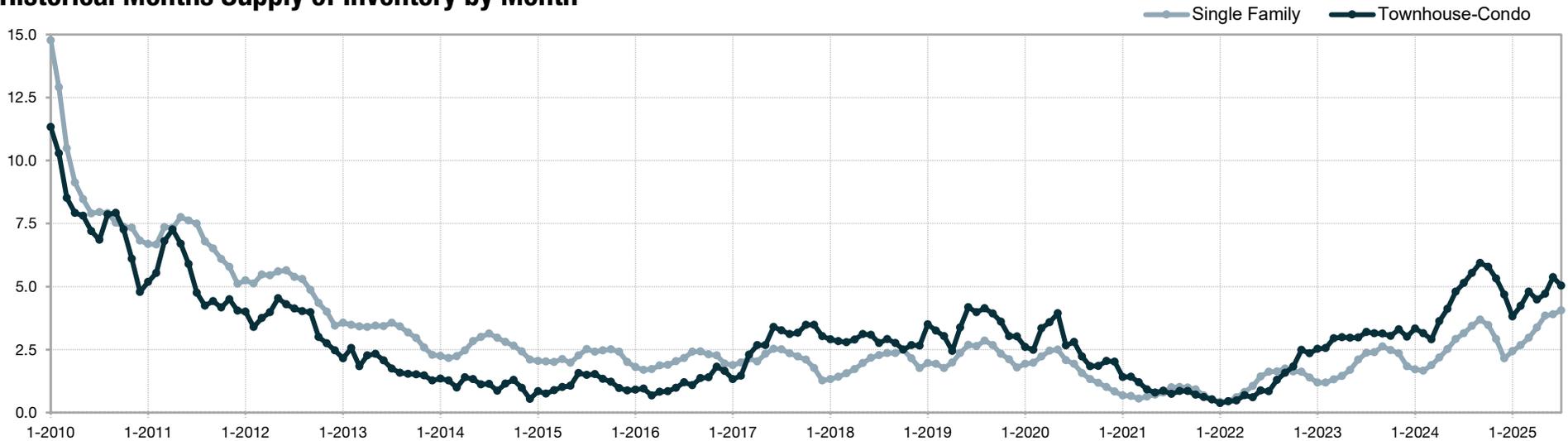


July



Months Supply	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	2.2	+22.2%	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	3.4	+54.5%	4.5	+25.0%
May-2025	3.8	+52.0%	4.7	+14.6%
Jun-2025	3.9	+34.5%	5.4	+12.5%
Jul-2025	4.1	+32.3%	5.0	-2.0%

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.



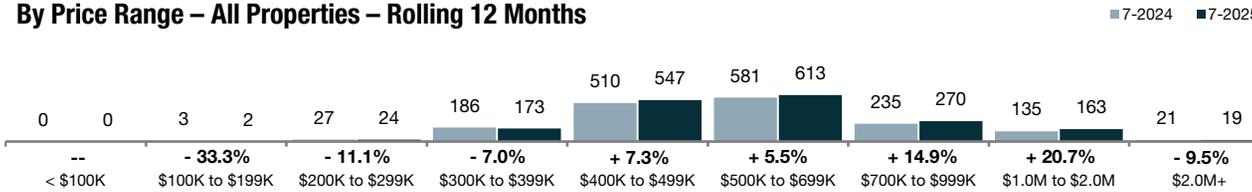
Key Metrics	Historical Sparkbars	7-2024	7-2025	Percent Change	YTD-2024	YTD-2025	Percent Change
New Listings		232	274	+ 18.1%	1,546	1,912	+ 23.7%
Pending / Under Contract		143	173	+ 21.0%	1,072	1,176	+ 9.7%
Sold Listings		156	164	+ 5.1%	1,003	1,090	+ 8.7%
Median Sales Price		\$525,500	\$542,750	+ 3.3%	\$529,900	\$535,000	+ 1.0%
Average Sales Price		\$632,077	\$654,309	+ 3.5%	\$634,111	\$654,224	+ 3.2%
Pct. of List Price Received		99.1%	99.0%	- 0.1%	99.5%	99.2%	- 0.3%
Days on Market		73	68	- 6.8%	73	78	+ 6.8%
Affordability Index		80	74	- 7.5%	79	75	- 5.1%
Active Listings		490	637	+ 30.0%	--	--	--
Months Supply		3.5	4.2	+ 20.0%	--	--	--

Sold Listings

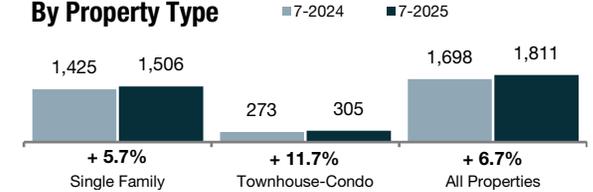
Actual sales that have closed in a given month.



By Price Range – All Properties – Rolling 12 Months



By Property Type



Rolling 12 Months

By Price Range	Single Family			Townhouse-Condo		
	7-2024	7-2025	Change	7-2024	7-2025	Change
\$99,999 and Below	0	0	--	0	0	--
\$100,000 to \$199,999	3	2	-33.3%	0	0	--
\$200,000 to \$299,999	17	13	-23.5%	10	11	+10.0%
\$300,000 to \$399,999	87	71	-18.4%	99	102	+3.0%
\$400,000 to \$499,999	402	417	+3.7%	108	130	+20.4%
\$500,000 to \$699,999	532	562	+5.6%	49	51	+4.1%
\$700,000 to \$999,999	228	262	+14.9%	7	8	+14.3%
\$1,000,000 to \$1,999,999	135	160	+18.5%	0	3	--
\$2,000,000 and Above	21	19	-9.5%	0	0	--
All Price Ranges	1,425	1,506	+5.7%	273	305	+11.7%

Compared to Prior Quarter

By Price Range	Single Family			Townhouse-Condo		
	6-2025	7-2025	Change	6-2025	7-2025	Change
\$99,999 and Below	0	0	--	0	0	--
\$100,000 to \$199,999	0	1	--	0	0	--
\$200,000 to \$299,999	0	1	--	0	1	--
\$300,000 to \$399,999	4	8	+100.0%	10	7	-30.0%
\$400,000 to \$499,999	47	34	-27.7%	23	12	-47.8%
\$500,000 to \$699,999	71	52	-26.8%	4	4	0.0%
\$700,000 to \$999,999	19	24	+26.3%	1	0	-100.0%
\$1,000,000 to \$1,999,999	26	18	-30.8%	1	0	-100.0%
\$2,000,000 and Above	1	2	+100.0%	0	0	--
All Price Ranges	168	140	-16.7%	39	24	-38.5%

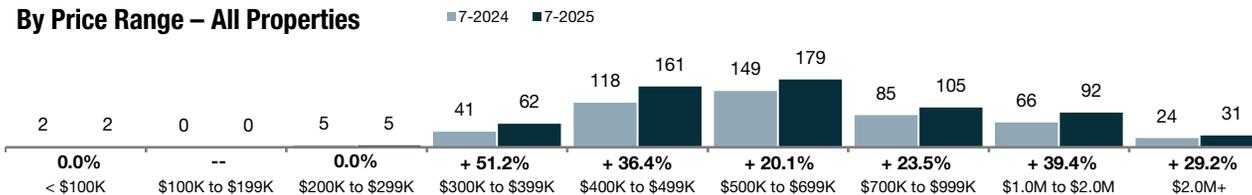
Year to Date

By Price Range	Single Family			Townhouse-Condo		
	7-2024	7-2025	Change	7-2024	7-2025	Change
\$99,999 and Below	0	0	--	0	0	--
\$100,000 to \$199,999	0	2	--	0	0	--
\$200,000 to \$299,999	12	5	-58.3%	6	6	0.0%
\$300,000 to \$399,999	49	45	-8.2%	50	53	+6.0%
\$400,000 to \$499,999	217	242	+11.5%	78	90	+15.4%
\$500,000 to \$699,999	322	336	+4.3%	26	30	+15.4%
\$700,000 to \$999,999	143	156	+9.1%	2	4	+100.0%
\$1,000,000 to \$1,999,999	83	105	+26.5%	0	2	--
\$2,000,000 and Above	15	14	-6.7%	0	0	--
All Price Ranges	841	905	+7.6%	162	185	+14.2%

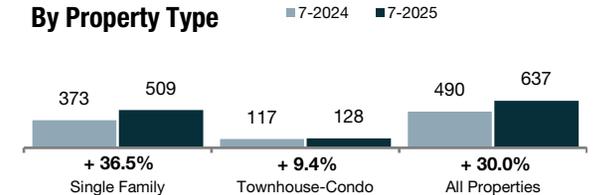
Inventory of Active Listings

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		
	7-2024	7-2025	Change	7-2024	7-2025	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	2	0.0%	3	3	0.0%
\$300,000 to \$399,999	12	16	+33.3%	29	46	+58.6%
\$400,000 to \$499,999	66	113	+71.2%	52	48	-7.7%
\$500,000 to \$699,999	126	158	+25.4%	23	21	-8.7%
\$700,000 to \$999,999	79	101	+27.8%	6	4	-33.3%
\$1,000,000 to \$1,999,999	62	86	+38.7%	4	6	+50.0%
\$2,000,000 and Above	24	31	+29.2%	0	0	--
All Price Ranges	373	509	+36.5%	117	128	+9.4%

Compared to Prior Month

By Price Range	Single Family			Townhouse-Condo		
	6-2025	7-2025	Change	6-2025	7-2025	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%	1	3	+200.0%
\$300,000 to \$399,999	13	16	+23.1%	52	46	-11.5%
\$400,000 to \$499,999	98	113	+15.3%	58	48	-17.2%
\$500,000 to \$699,999	150	158	+5.3%	17	21	+23.5%
\$700,000 to \$999,999	104	101	-2.9%	5	4	-20.0%
\$1,000,000 to \$1,999,999	87	86	-1.1%	5	6	+20.0%
\$2,000,000 and Above	29	31	+6.9%	0	0	--
All Price Ranges	486	509	+4.7%	138	128	-7.2%

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®



New Listings	A measure of how much new supply is coming onto the market from sellers.
Pending / Under Contract	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.
Sold Listings	A measure of home sales that were closed to completion during the report period.
Median Sales Price	A measure of home values in a market area where 50% of activity was higher and 50% was lower than this price point.
Average Sales Price	A sum of all home sales prices divided by total number of sales.
Percent of List Price Received	A mathematical calculation of the percent difference from last list price and sold price for those listings sold in the reported period.
Days on Market Until Sale	A measure of how long it takes homes to sell, on average.
Housing Affordability Index	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.
Active Listings	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.
Months Supply of Inventory	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.