

Local Market Update for July 2025

A Research Tool Provided by the Colorado Association of REALTORS®



Windsor

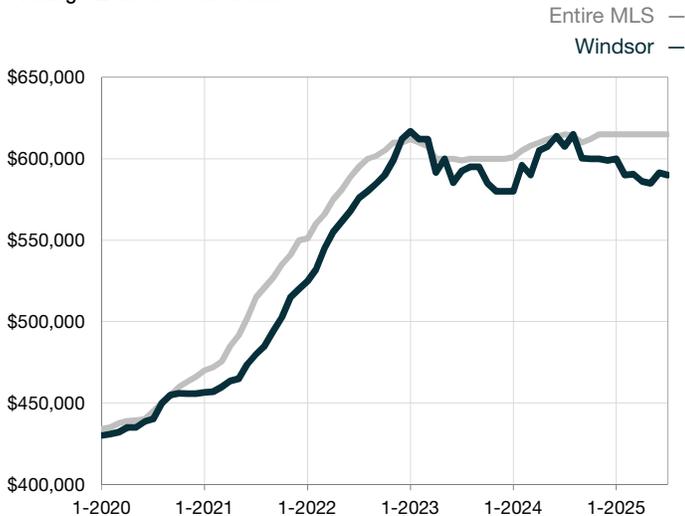
Single Family	July			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 07-2024	Thru 07-2025	Percent Change from Previous Year
Key Metrics						
New Listings	116	110	- 5.2%	728	865	+ 18.8%
Sold Listings	76	78	+ 2.6%	477	572	+ 19.9%
Median Sales Price*	\$615,000	\$579,970	- 5.7%	\$610,000	\$584,970	- 4.1%
Average Sales Price*	\$676,936	\$694,619	+ 2.6%	\$698,393	\$702,138	+ 0.5%
Percent of List Price Received*	99.6%	98.9%	- 0.7%	99.5%	99.5%	0.0%
Days on Market Until Sale	63	80	+ 27.0%	71	82	+ 15.5%
Inventory of Homes for Sale	239	261	+ 9.2%	--	--	--
Months Supply of Inventory	4.2	3.4	- 19.0%	--	--	--

* 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	July			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 07-2024	Thru 07-2025	Percent Change from Previous Year
Key Metrics						
New Listings	12	18	+ 50.0%	99	123	+ 24.2%
Sold Listings	9	13	+ 44.4%	61	61	0.0%
Median Sales Price*	\$580,000	\$424,990	- 26.7%	\$417,485	\$465,000	+ 11.4%
Average Sales Price*	\$567,872	\$432,673	- 23.8%	\$432,785	\$475,773	+ 9.9%
Percent of List Price Received*	98.7%	99.9%	+ 1.2%	98.8%	99.2%	+ 0.4%
Days on Market Until Sale	141	73	- 48.2%	105	98	- 6.7%
Inventory of Homes for Sale	40	47	+ 17.5%	--	--	--
Months Supply of Inventory	4.2	5.5	+ 31.0%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

