

Local Market Update for August 2025

A Research Tool Provided by the Colorado Association of REALTORS®



Windsor

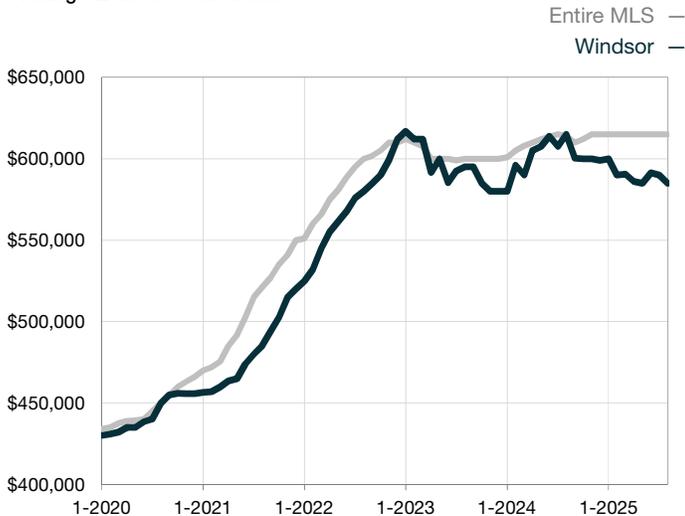
Single Family	August			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 08-2024	Thru 08-2025	Percent Change from Previous Year
Key Metrics						
New Listings	115	98	- 14.8%	843	965	+ 14.5%
Sold Listings	67	71	+ 6.0%	544	643	+ 18.2%
Median Sales Price*	\$625,000	\$640,000	+ 2.4%	\$615,000	\$590,000	- 4.1%
Average Sales Price*	\$721,588	\$745,910	+ 3.4%	\$701,250	\$706,971	+ 0.8%
Percent of List Price Received*	99.2%	99.1%	- 0.1%	99.5%	99.5%	0.0%
Days on Market Until Sale	90	63	- 30.0%	73	80	+ 9.6%
Inventory of Homes for Sale	263	233	- 11.4%	--	--	--
Months Supply of Inventory	4.5	3.1	- 31.1%	--	--	--

* 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	August			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 08-2024	Thru 08-2025	Percent Change from Previous Year
Key Metrics						
New Listings	17	13	- 23.5%	116	137	+ 18.1%
Sold Listings	7	6	- 14.3%	68	67	- 1.5%
Median Sales Price*	\$400,000	\$352,250	- 11.9%	\$417,020	\$445,000	+ 6.7%
Average Sales Price*	\$401,027	\$416,583	+ 3.9%	\$429,516	\$470,473	+ 9.5%
Percent of List Price Received*	99.5%	97.9%	- 1.6%	98.9%	99.1%	+ 0.2%
Days on Market Until Sale	75	145	+ 93.3%	102	102	0.0%
Inventory of Homes for Sale	43	45	+ 4.7%	--	--	--
Months Supply of Inventory	4.7	5.3	+ 12.8%	--	--	--

* 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

