



Monthly Indicators

October 2025

Percent changes calculated using year-over-year comparisons.

New Listings were up 12.4 percent for single family homes but decreased 25.0 percent for townhouse-condo properties. Pending Sales landed at 137 for single family homes and 21 for townhouse-condo properties.

The Median Sales Price was down 3.4 percent to \$550,695 for single family homes and 6.5 percent to \$393,500 for townhouse-condo properties. Days on Market remained flat for single family homes but increased 55.7 percent for townhouse-condo properties.

Housing inventory edged up 1.3% from the previous month to 1.55 million units, 14.0% higher than the same period last year. This represents a 4.6-month supply at the current sales pace, according to NAR. The median existing-home price grew 2.1% year-over-year to \$415,200, continuing the trend of annual price gains. The Midwest saw the largest year-over-year increase in median sales price, followed by the Northeast and South, while prices remained mostly flat in the West.

Activity Snapshot

- 6.5%

- 3.0%

+ 8.5%

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
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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	10-2024	10-2025	Percent Change	YTD-2024	YTD-2025	Percent Change
New Listings		169	190	+ 12.4%	1,852	2,156	+ 16.4%
Pending / Under Contract		114	137	+ 20.2%	1,248	1,369	+ 9.7%
Sold Listings		127	123	- 3.1%	1,212	1,318	+ 8.7%
Median Sales Price		\$570,000	\$550,695	- 3.4%	\$570,000	\$560,000	- 1.8%
Average Sales Price		\$647,232	\$632,498	- 2.3%	\$672,394	\$686,044	+ 2.0%
Pct. of List Price Received		98.5%	99.0%	+ 0.5%	99.2%	99.1%	- 0.1%
Days on Market		74	74	0.0%	67	72	+ 7.5%
Affordability Index		75	77	+ 2.7%	75	75	0.0%
Active Listings		408	450	+ 10.3%	--	--	--
Months Supply		3.5	3.5	0.0%	--	--	--

Townhouse-Condo Market Overview

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

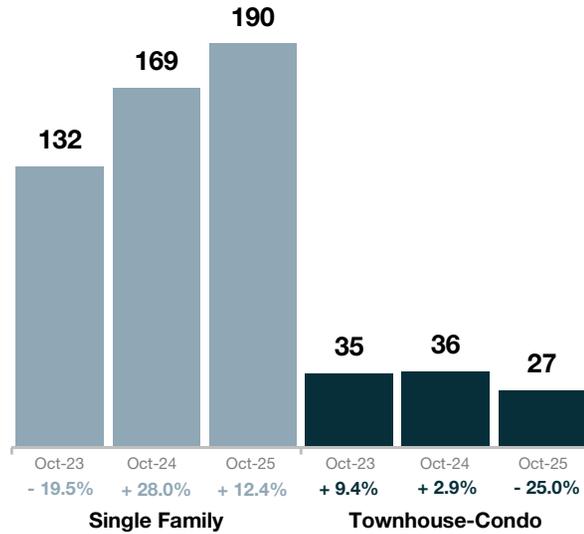


Key Metrics	Historical Sparkbars	10-2024	10-2025	Percent Change	YTD-2024	YTD-2025	Percent Change
New Listings		36	27	- 25.0%	381	444	+ 16.5%
Pending / Under Contract		24	21	- 12.5%	239	271	+ 13.4%
Sold Listings		27	21	- 22.2%	237	258	+ 8.9%
Median Sales Price		\$421,056	\$393,500	- 6.5%	\$421,056	\$427,250	+ 1.5%
Average Sales Price		\$454,734	\$439,843	- 3.3%	\$441,200	\$448,508	+ 1.7%
Pct. of List Price Received		98.9%	98.9%	0.0%	99.7%	99.2%	- 0.5%
Days on Market		61	95	+ 55.7%	104	106	+ 1.9%
Affordability Index		102	112	+ 9.8%	102	103	+ 1.0%
Active Listings		132	125	- 5.3%	--	--	--
Months Supply		5.8	5.0	- 13.8%	--	--	--

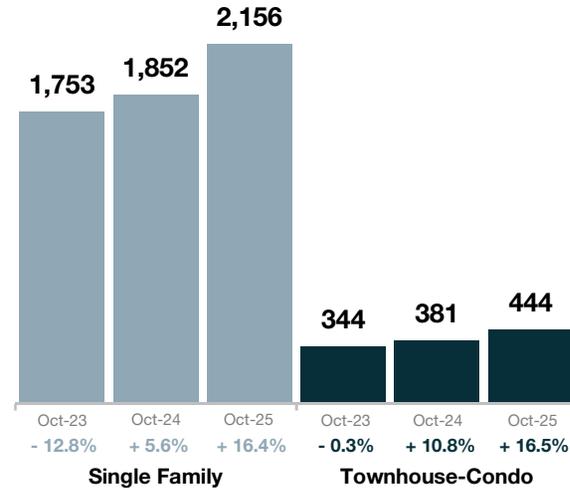
New Listings



October

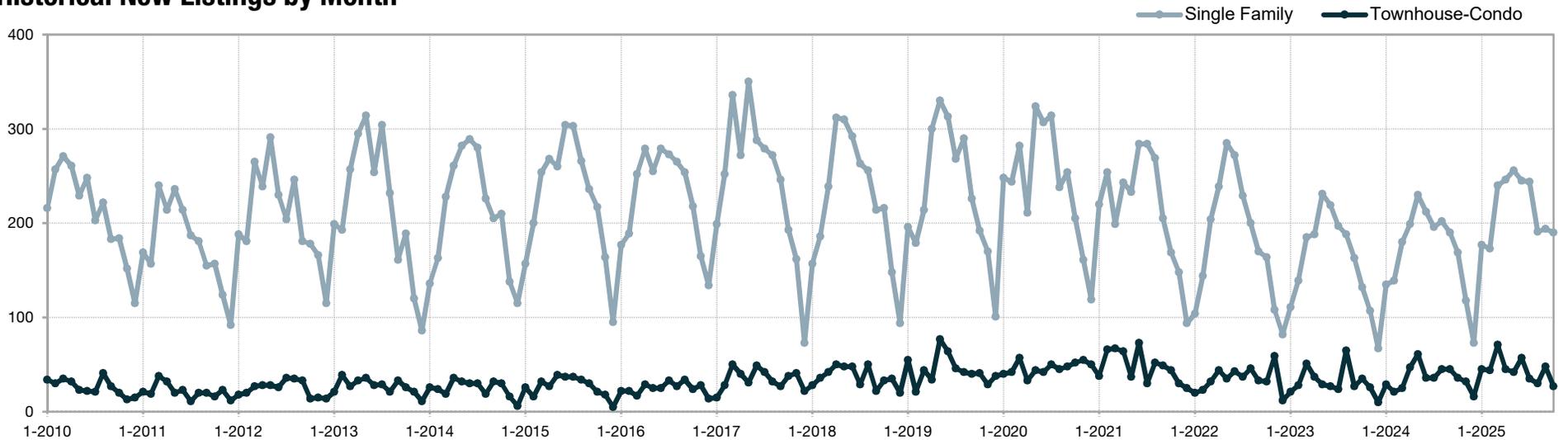


Year to Date



New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	240	+33.3%	71	+184.0%
Apr-2025	246	+23.6%	45	-4.3%
May-2025	256	+11.3%	42	-31.1%
Jun-2025	245	+15.6%	57	+58.3%
Jul-2025	244	+24.5%	35	-2.8%
Aug-2025	191	-5.4%	30	-33.3%
Sep-2025	194	+2.1%	48	+6.7%
Oct-2025	190	+12.4%	27	-25.0%

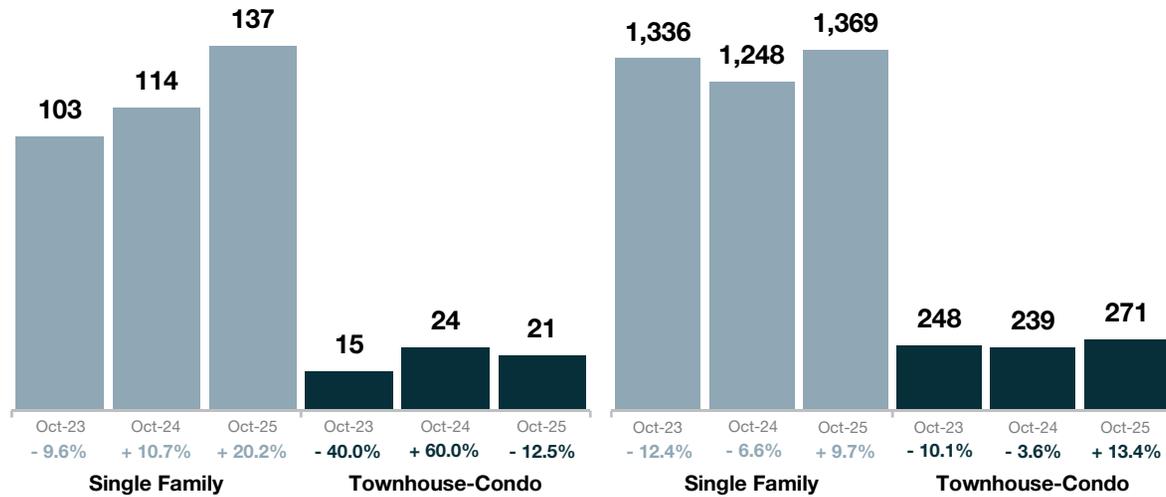
Historical New Listings by Month



Pending / Under Contract

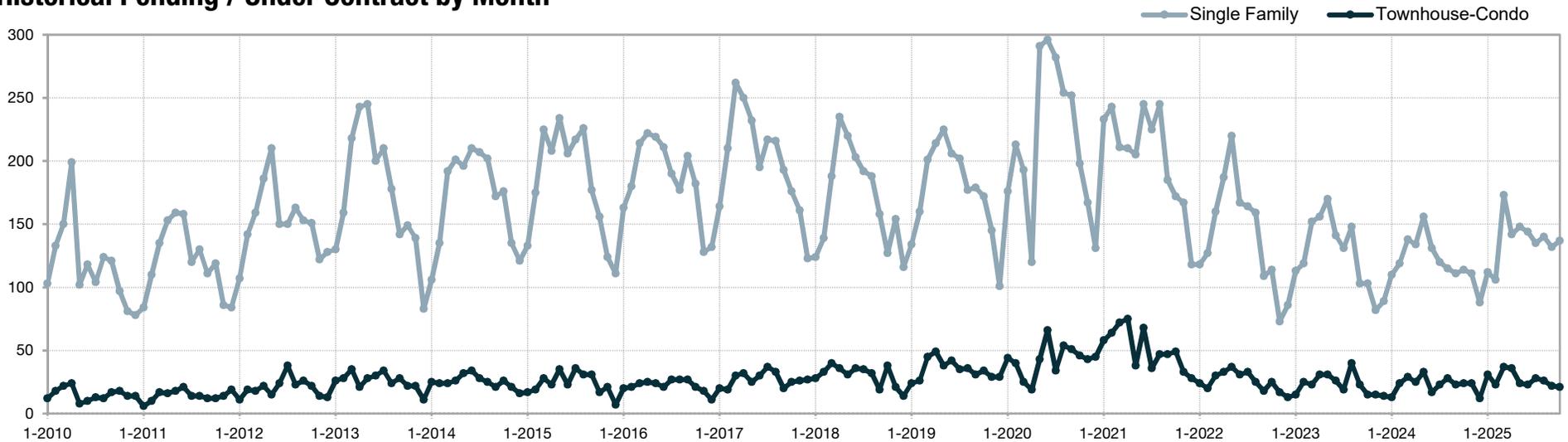


October



Pending / Under Contract	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Nov-2024	111	+35.4%	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%	37	+27.6%
Apr-2025	142	+6.0%	36	+44.0%
May-2025	148	-5.1%	24	-27.3%
Jun-2025	144	+9.9%	23	+35.3%
Jul-2025	135	+12.5%	28	+21.7%
Aug-2025	140	+21.7%	26	-7.1%
Sep-2025	132	+18.9%	22	-4.3%
Oct-2025	137	+20.2%	21	-12.5%

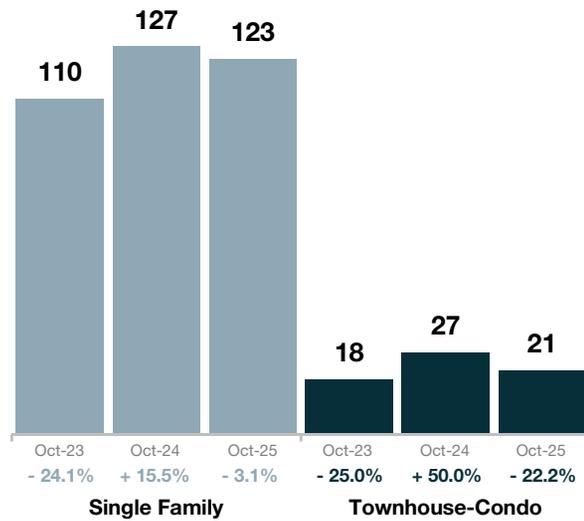
Historical Pending / Under Contract by Month



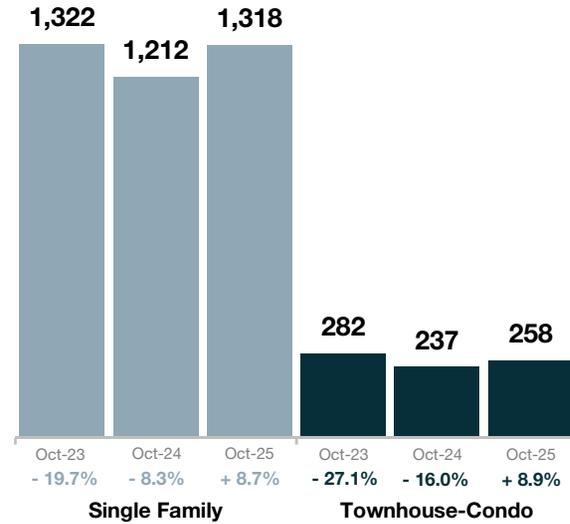
Sold Listings



October

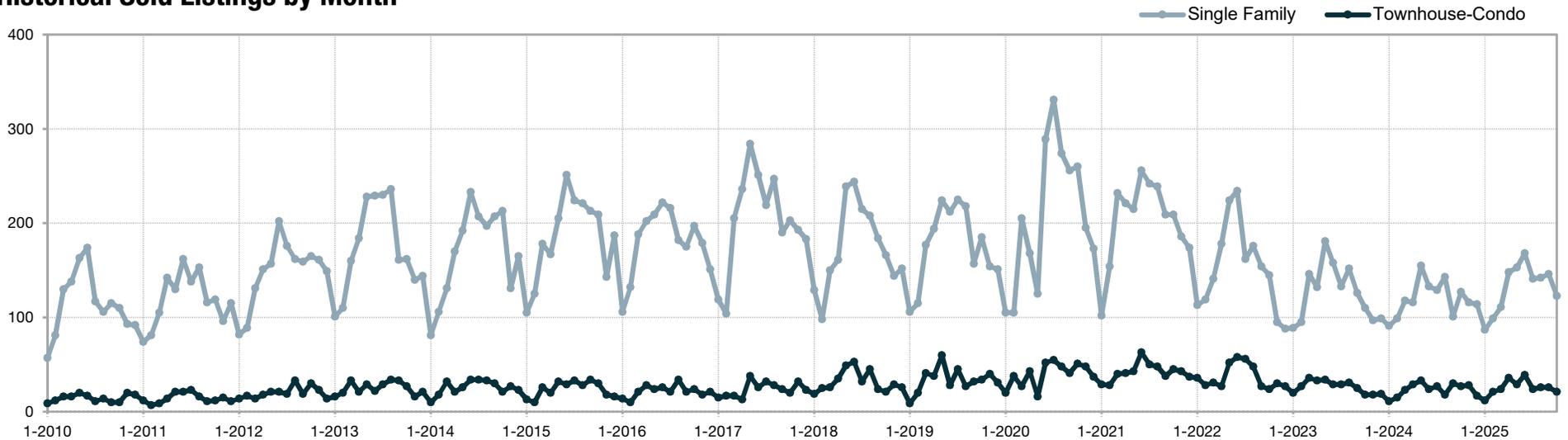


Year to Date



Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	148	+27.6%	36	+24.1%
May-2025	153	-1.3%	29	-12.1%
Jun-2025	168	+26.3%	39	+62.5%
Jul-2025	141	+9.3%	24	-11.1%
Aug-2025	142	-0.7%	26	+44.4%
Sep-2025	146	+44.6%	26	-13.3%
Oct-2025	123	-3.1%	21	-22.2%

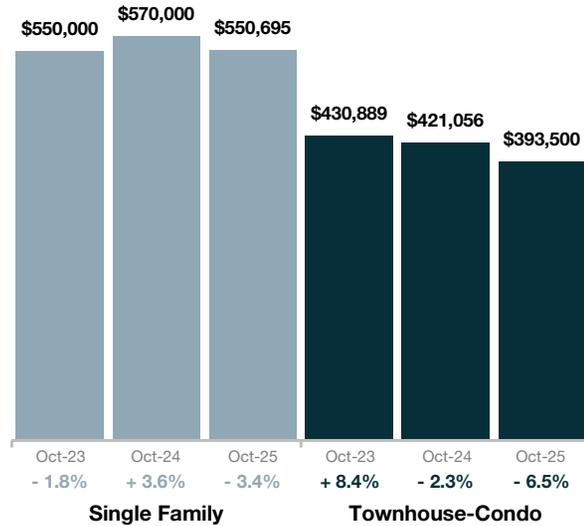
Historical Sold Listings by Month



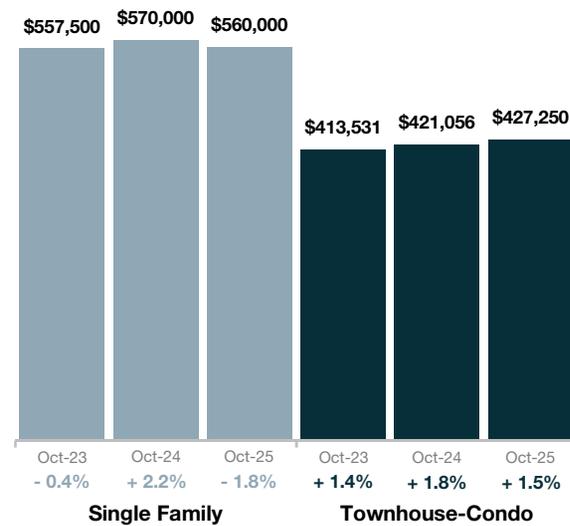
Median Sales Price



October

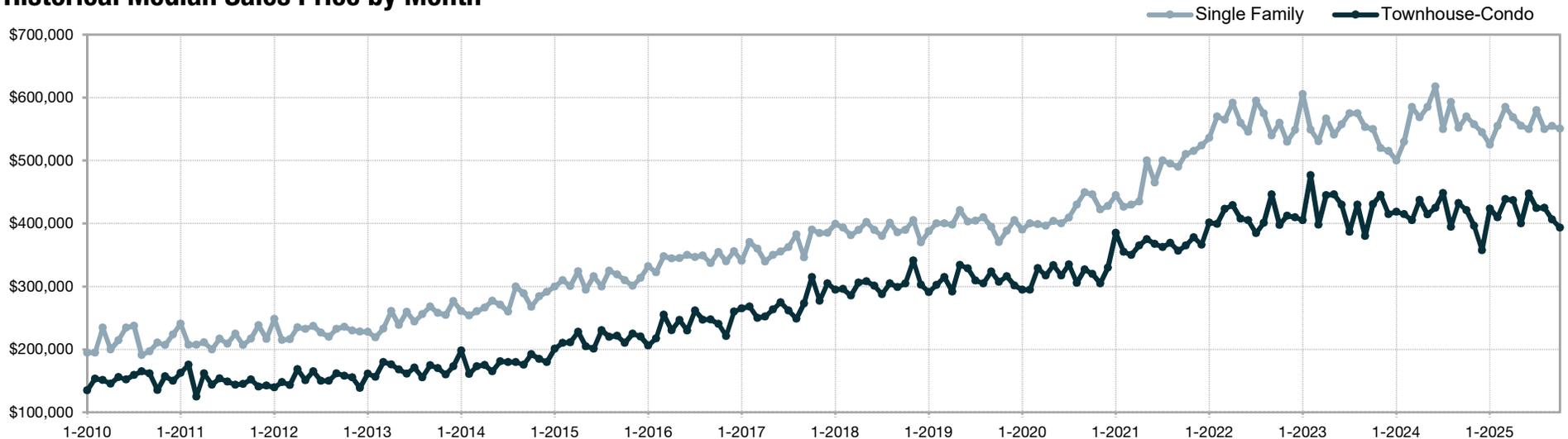


Year to Date



Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	\$568,500	-0.0%	\$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	\$580,000	+5.5%	\$424,298	-5.3%
Aug-2025	\$549,950	-7.3%	\$424,950	+7.7%
Sep-2025	\$555,000	+0.5%	\$406,500	-6.0%
Oct-2025	\$550,695	-3.4%	\$393,500	-6.5%

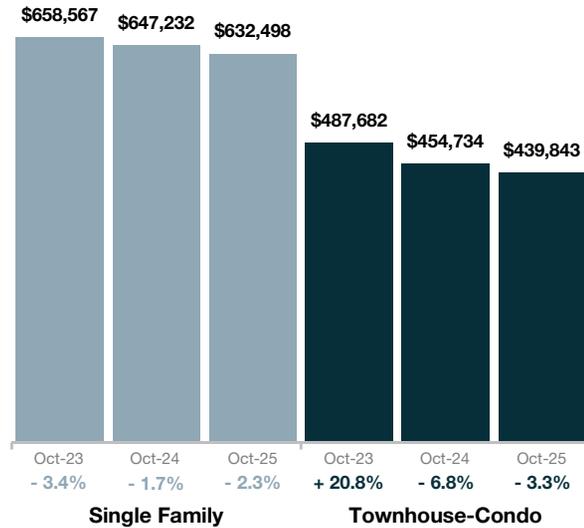
Historical Median Sales Price by Month



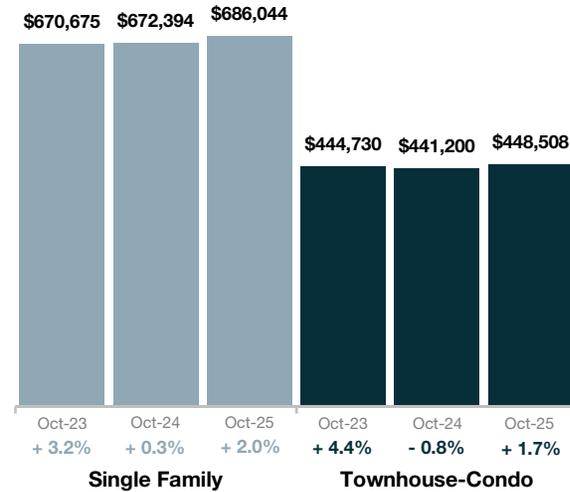
Average Sales Price



October

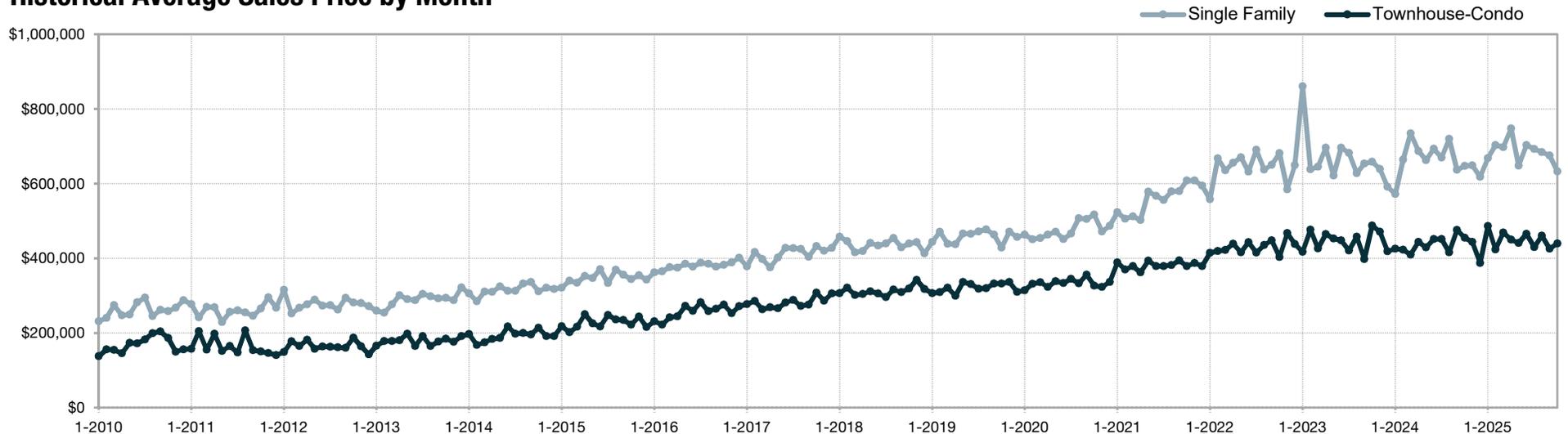


Year to Date



Average Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Nov-2024	\$648,897	+1.6%	\$443,564	-5.8%
Dec-2024	\$618,005	+4.4%	\$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	\$747,485	+8.8%	\$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	\$692,310	+3.3%	\$430,001	-4.7%
Aug-2025	\$684,456	-4.9%	\$460,798	+10.8%
Sep-2025	\$674,907	+6.0%	\$425,400	-10.6%
Oct-2025	\$632,498	-2.3%	\$439,843	-3.3%

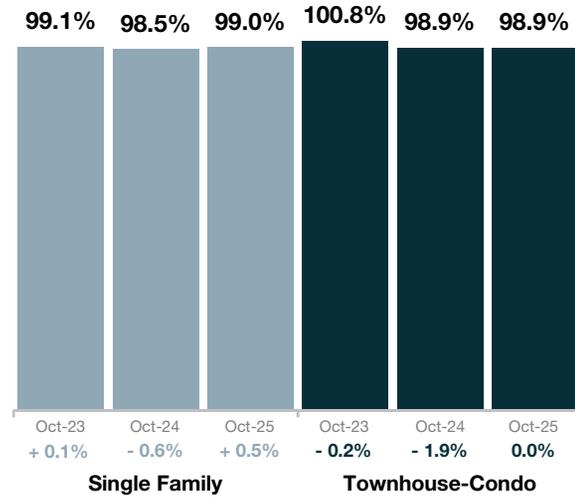
Historical Average Sales Price by Month



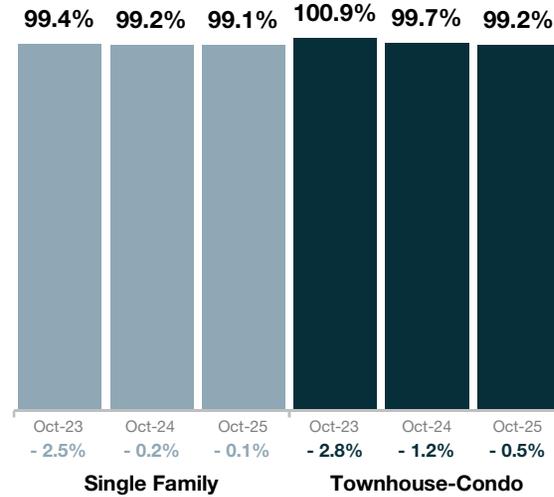
Percent of List Price Received



October

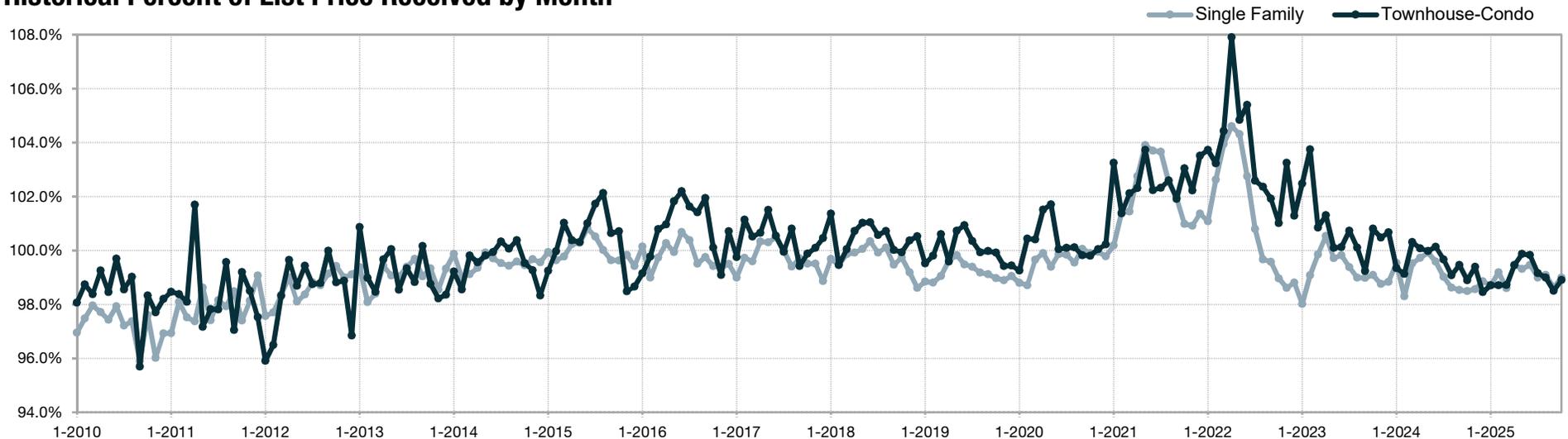


Year to Date



Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Nov-2024	98.6%	-0.2%	99.4%	-1.1%
Dec-2024	98.9%	+0.1%	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	99.0%	0.0%	99.2%	-0.5%
Aug-2025	99.1%	+0.5%	99.0%	-0.1%
Sep-2025	98.6%	+0.1%	98.5%	-1.0%
Oct-2025	99.0%	+0.5%	98.9%	0.0%

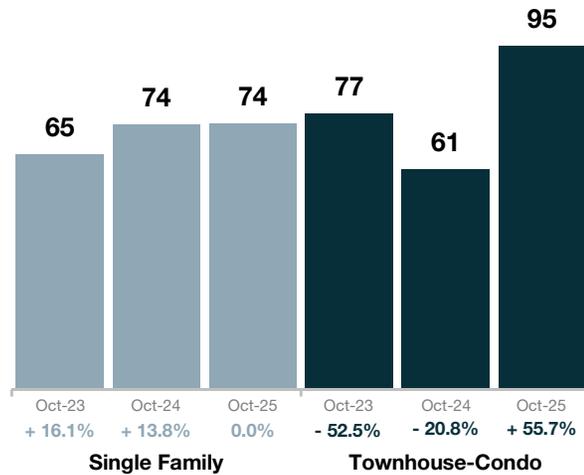
Historical Percent of List Price Received by Month



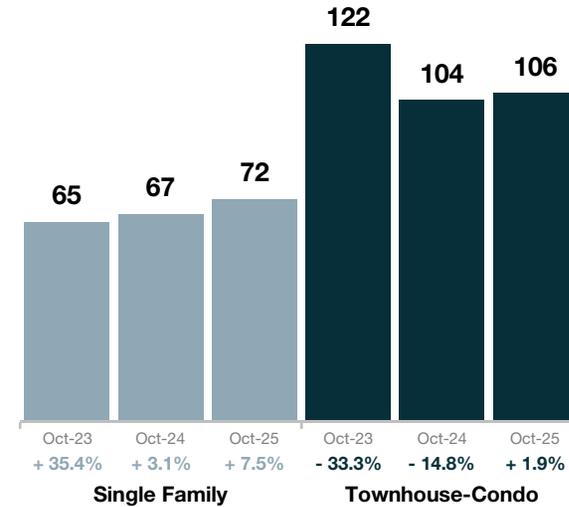
Days on Market Until Sale



October

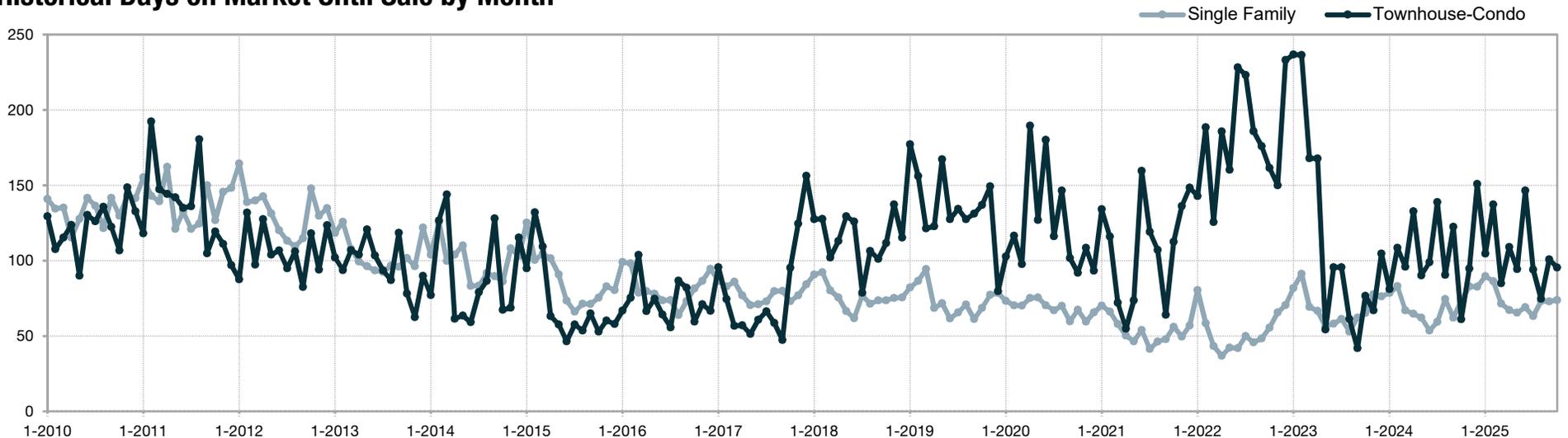


Year to Date



Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%
Aug-2025	73	-2.7%	75	-17.6%
Sep-2025	73	+17.7%	101	-17.9%
Oct-2025	74	0.0%	95	+55.7%

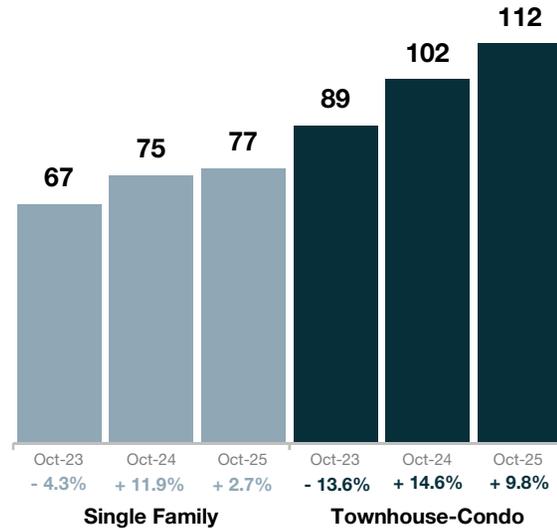
Historical Days on Market Until Sale by Month



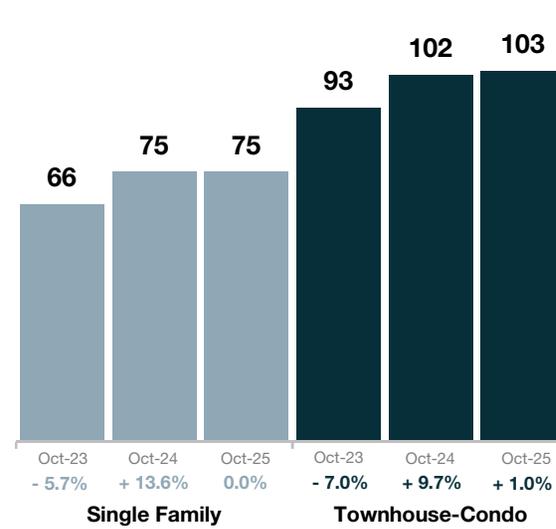
Housing Affordability Index



October

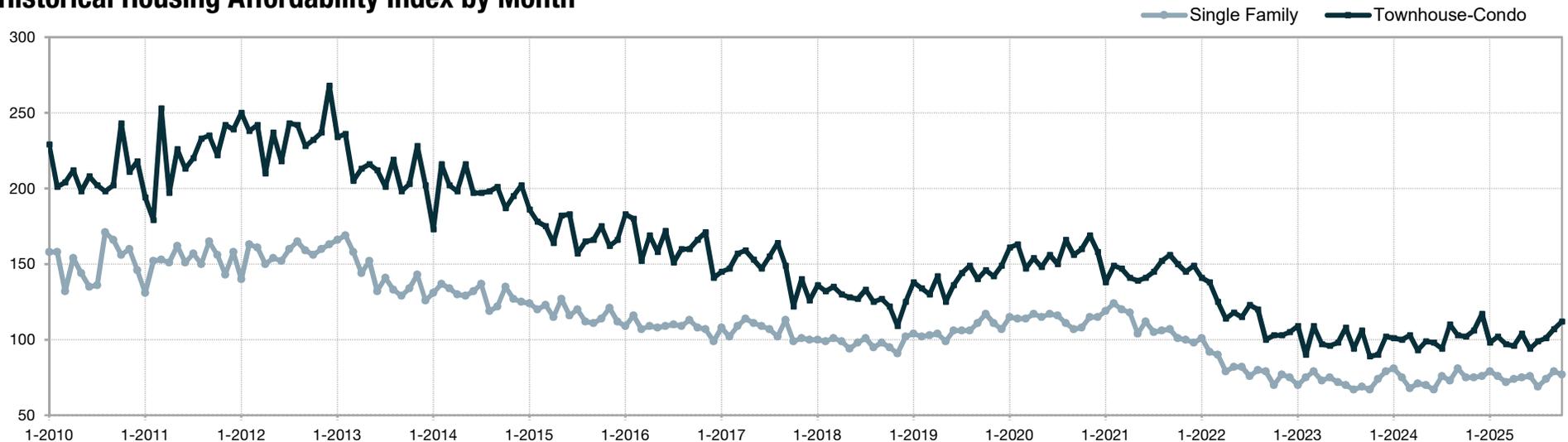


Year to Date



Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	74	+4.2%	96	+3.2%
May-2025	75	+7.1%	104	+5.1%
Jun-2025	76	+13.4%	94	-4.1%
Jul-2025	69	-9.2%	99	+5.3%
Aug-2025	74	+1.4%	101	-8.2%
Sep-2025	79	-2.5%	107	+3.9%
Oct-2025	77	+2.7%	112	+9.8%

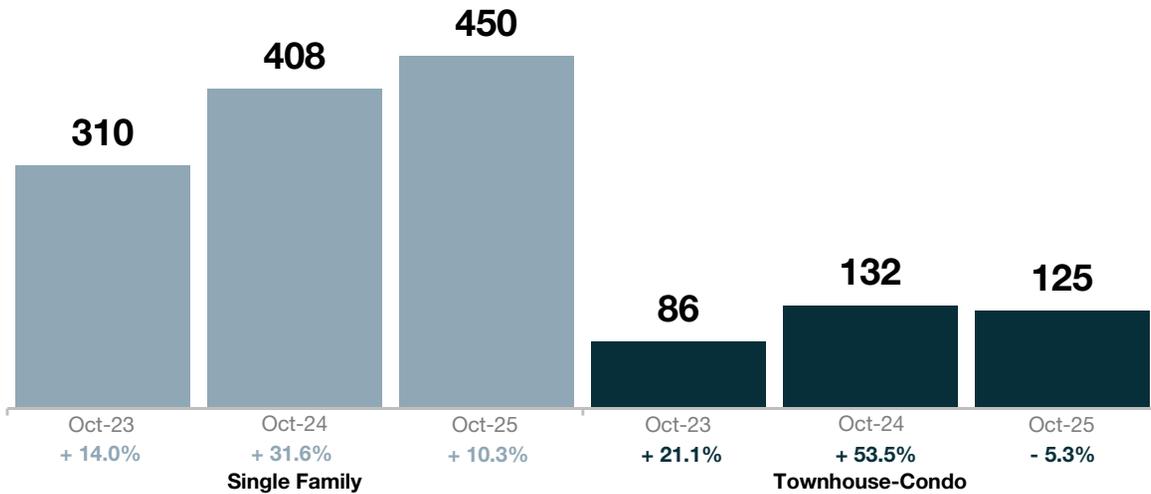
Historical Housing Affordability Index by Month



Inventory of Active Listings

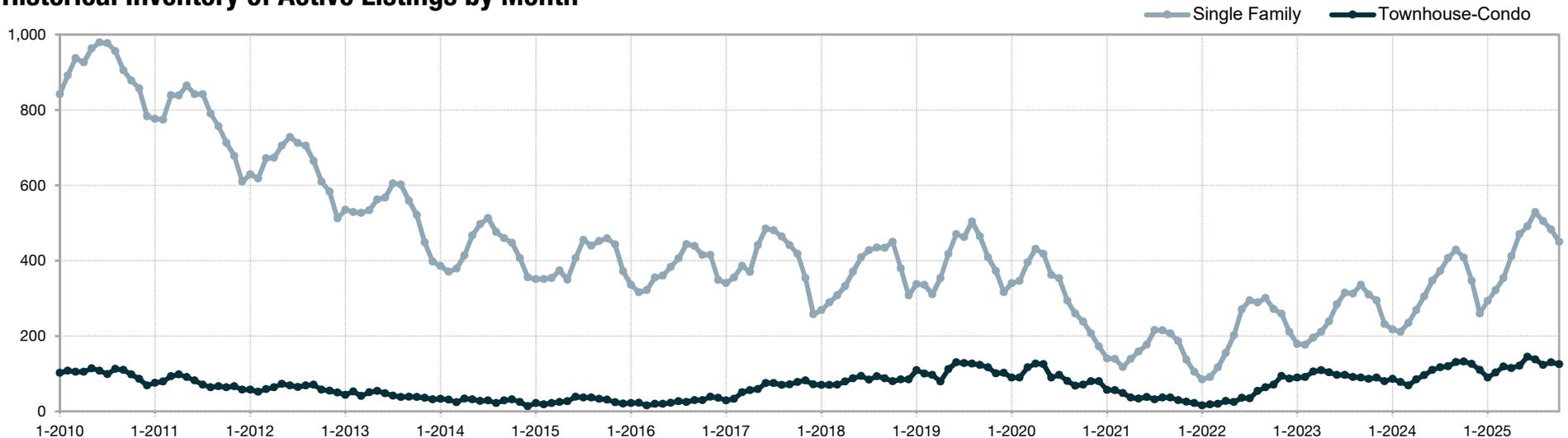


October



Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Nov-2024	347	+17.6%	126	+40.0%
Dec-2024	260	+12.1%	110	+37.5%
Jan-2025	293	+35.0%	90	+4.7%
Feb-2025	322	+52.6%	103	+32.1%
Mar-2025	354	+50.6%	119	+72.5%
Apr-2025	412	+53.2%	115	+35.3%
May-2025	470	+54.1%	121	+26.0%
Jun-2025	491	+41.5%	145	+31.8%
Jul-2025	529	+41.8%	138	+17.9%
Aug-2025	505	+24.1%	123	+2.5%
Sep-2025	483	+12.6%	130	-0.8%
Oct-2025	450	+10.3%	125	-5.3%

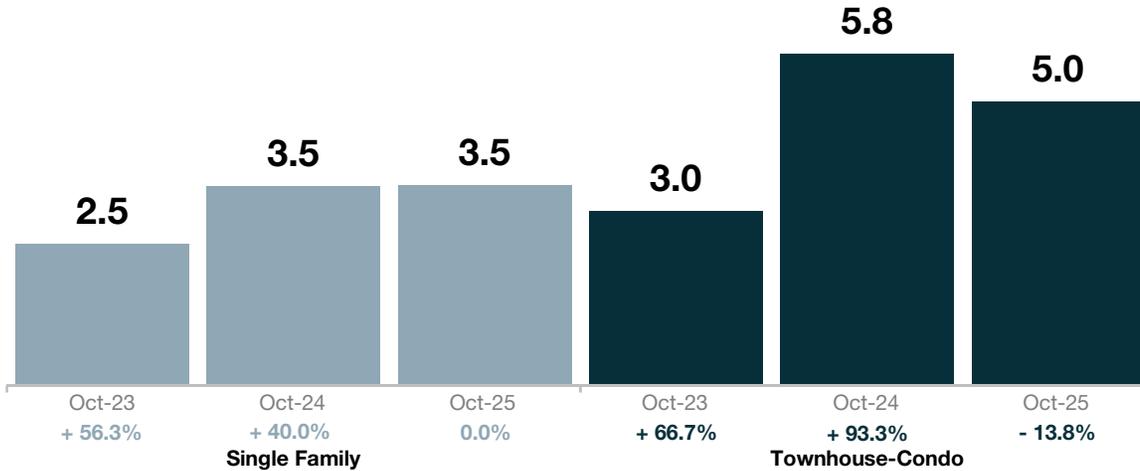
Historical Inventory of Active Listings by Month



Months Supply of Inventory



October



Months Supply	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%	4.3	+38.7%
Mar-2025	3.0	+57.9%	4.9	+69.0%
Apr-2025	3.4	+54.5%	4.6	+27.8%
May-2025	3.9	+56.0%	5.0	+22.0%
Jun-2025	3.9	+34.5%	5.6	+16.7%
Jul-2025	4.2	+35.5%	5.4	+5.9%
Aug-2025	4.0	+17.6%	4.7	-14.5%
Sep-2025	3.7	0.0%	5.0	-15.3%
Oct-2025	3.5	0.0%	5.0	-13.8%

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.



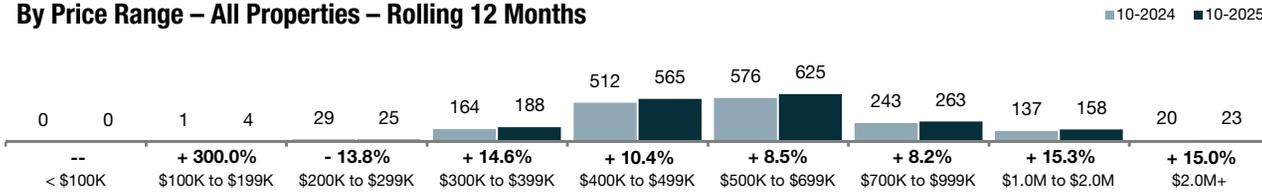
Key Metrics	Historical Sparkbars	10-2024	10-2025	Percent Change	YTD-2024	YTD-2025	Percent Change
New Listings		205	217	+ 5.9%	2,233	2,600	+ 16.4%
Pending / Under Contract		138	158	+ 14.5%	1,487	1,640	+ 10.3%
Sold Listings		154	144	- 6.5%	1,449	1,576	+ 8.8%
Median Sales Price		\$550,000	\$533,445	- 3.0%	\$534,990	\$531,078	- 0.7%
Average Sales Price		\$613,483	\$604,402	- 1.5%	\$634,580	\$647,158	+ 2.0%
Pct. of List Price Received		98.6%	99.0%	+ 0.4%	99.2%	99.1%	- 0.1%
Days on Market		71	77	+ 8.5%	73	78	+ 6.8%
Affordability Index		78	79	+ 1.3%	80	80	0.0%
Active Listings		540	575	+ 6.5%	--	--	--
Months Supply		3.9	3.7	- 5.1%	--	--	--

Sold Listings

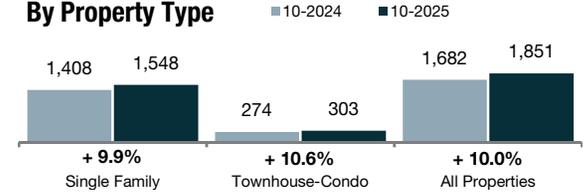
Actual sales that have closed in a given month.



By Price Range – All Properties – Rolling 12 Months



By Property Type



Rolling 12 Months

By Price Range	Single Family			Townhouse-Condo		
	10-2024	10-2025	Change	10-2024	10-2025	Change
\$99,999 and Below	0	0	--	0	0	--
\$100,000 to \$199,999	1	4	+ 300.0%	0	0	--
\$200,000 to \$299,999	18	12	- 33.3%	11	13	+ 18.2%
\$300,000 to \$399,999	75	81	+ 8.0%	89	107	+ 20.2%
\$400,000 to \$499,999	395	439	+ 11.1%	117	126	+ 7.7%
\$500,000 to \$699,999	526	581	+ 10.5%	50	44	- 12.0%
\$700,000 to \$999,999	237	253	+ 6.8%	6	10	+ 66.7%
\$1,000,000 to \$1,999,999	136	155	+ 14.0%	1	3	+ 200.0%
\$2,000,000 and Above	20	23	+ 15.0%	0	0	--
All Price Ranges	1,408	1,548	+ 9.9%	274	303	+ 10.6%

Compared to Prior Quarter

By Price Range	Single Family			Townhouse-Condo		
	9-2025	10-2025	Change	9-2025	10-2025	Change
\$99,999 and Below	0	0	--	0	0	--
\$100,000 to \$199,999	1	1	0.0%	0	0	--
\$200,000 to \$299,999	3	1	- 66.7%	2	2	0.0%
\$300,000 to \$399,999	8	6	- 25.0%	11	9	- 18.2%
\$400,000 to \$499,999	48	38	- 20.8%	8	6	- 25.0%
\$500,000 to \$699,999	51	50	- 2.0%	4	3	- 25.0%
\$700,000 to \$999,999	21	20	- 4.8%	1	1	0.0%
\$1,000,000 to \$1,999,999	11	6	- 45.5%	0	0	--
\$2,000,000 and Above	3	1	- 66.7%	0	0	--
All Price Ranges	146	123	- 15.8%	26	21	- 19.2%

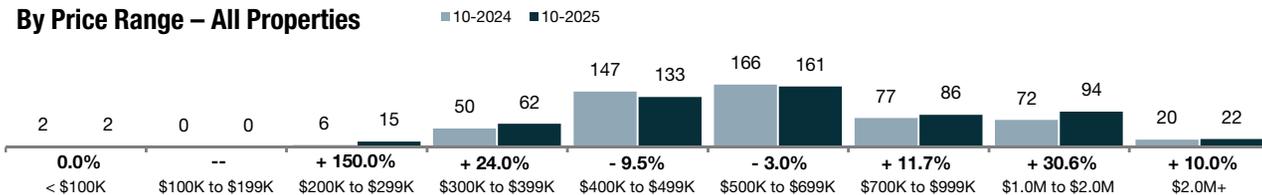
Year to Date

By Price Range	Single Family			Townhouse-Condo		
	10-2024	10-2025	Change	10-2024	10-2025	Change
\$99,999 and Below	0	0	--	0	0	--
\$100,000 to \$199,999	0	4	--	0	0	--
\$200,000 to \$299,999	17	9	- 47.1%	9	11	+ 22.2%
\$300,000 to \$399,999	62	68	+ 9.7%	76	84	+ 10.5%
\$400,000 to \$499,999	324	371	+ 14.5%	105	113	+ 7.6%
\$500,000 to \$699,999	457	490	+ 7.2%	42	39	- 7.1%
\$700,000 to \$999,999	214	218	+ 1.9%	4	8	+ 100.0%
\$1,000,000 to \$1,999,999	120	137	+ 14.2%	1	3	+ 200.0%
\$2,000,000 and Above	18	21	+ 16.7%	0	0	--
All Price Ranges	1,212	1,318	+ 8.7%	237	258	+ 8.9%

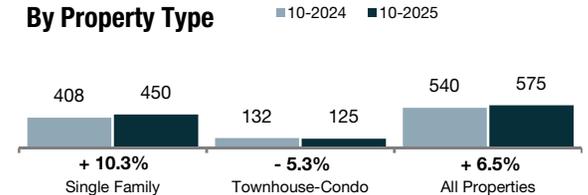
Inventory of Active Listings

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		
	10-2024	10-2025	Change	10-2024	10-2025	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	6	+ 100.0%	3	9	+ 200.0%
\$300,000 to \$399,999	16	23	+ 43.8%	34	39	+ 14.7%
\$400,000 to \$499,999	89	89	0.0%	58	44	- 24.1%
\$500,000 to \$699,999	143	139	- 2.8%	23	22	- 4.3%
\$700,000 to \$999,999	70	81	+ 15.7%	7	5	- 28.6%
\$1,000,000 to \$1,999,999	65	88	+ 35.4%	7	6	- 14.3%
\$2,000,000 and Above	20	22	+ 10.0%	0	0	--
All Price Ranges	408	450	+ 10.3%	132	125	- 5.3%

Compared to Prior Month

By Price Range	Single Family			Townhouse-Condo		
	9-2025	10-2025	Change	9-2025	10-2025	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	6	+ 500.0%	9	9	0.0%
\$300,000 to \$399,999	24	23	- 4.2%	40	39	- 2.5%
\$400,000 to \$499,999	106	89	- 16.0%	47	44	- 6.4%
\$500,000 to \$699,999	150	139	- 7.3%	23	22	- 4.3%
\$700,000 to \$999,999	86	81	- 5.8%	5	5	0.0%
\$1,000,000 to \$1,999,999	92	88	- 4.3%	6	6	0.0%
\$2,000,000 and Above	22	22	0.0%	0	0	--
All Price Ranges	483	450	- 6.8%	130	125	- 3.8%

Year to Date

By Price Range	Single Family			Townhouse-Condo		
	10-2024	10-2025	Change	10-2024	10-2025	Change
\$99,999 and Below	0	0	--	0	0	--
\$100,000 to \$199,999	0	0	--	0	0	--
\$200,000 to \$299,999	17	9	- 47.1%	9	11	+ 22.2%
\$300,000 to \$399,999	62	68	+ 9.7%	76	84	+ 10.5%
\$400,000 to \$499,999	324	371	+ 14.5%	105	113	+ 7.6%
\$500,000 to \$699,999	457	490	+ 7.2%	42	39	- 7.1%
\$700,000 to \$999,999	214	218	+ 1.9%	4	8	+ 100.0%
\$1,000,000 to \$1,999,999	120	137	+ 14.2%	1	3	+ 200.0%
\$2,000,000 and Above	18	21	+ 16.7%	0	0	--
All Price Ranges	1,212	1,318	+ 8.7%	237	258	+ 8.9%

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.