



Monthly Indicators

December 2025

Percent changes calculated using year-over-year comparisons.

New Listings were up 28.8 percent for single family homes and 75.0 percent for townhouse-condo properties. Pending Sales landed at 95 for single family homes and 17 for townhouse-condo properties.

The Median Sales Price was down 4.2 percent to \$522,000 for single family homes but increased 9.1 percent to \$390,000 for townhouse-condo properties. Days on Market decreased 3.6 percent for single family homes and 21.2 percent for townhouse-condo properties.

The national median existing-home price continued to climb, rising 1.2% from a year ago to \$409,200, according to NAR. This year-over-year increase—the 29th consecutive monthly gain—reflects ongoing tightness in housing supply. At the end of November, there were 1.43 million units for sale, down 5.9% from the previous month but up 7.5% from the same time last year, representing a 4.2-month supply at the current sales pace.

Activity Snapshot

+ 26.0%	- 6.8%	- 5.4%
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.

Single Family Market Overview	2
Townhouse-Condo Market Overview	3
Townhouse-Condo	4
Pending / Under Contract	5
Sold Listings	6
Median Sales Price	7
Average Sales Price	8
Percent of List Price Received	9
Days on Market Until Sale	10
Housing Affordability Index	11
Inventory of Active Listings	12
Months Supply of Inventory	13
Total Market Overview	14
Sold Listings and Inventory by Price Range	15
Glossary of Terms	16



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	12-2024	12-2025	Percent Change	YTD-2024	YTD-2025	Percent Change
New Listings		73	94	+ 28.8%	2,043	2,362	+ 15.6%
Pending / Under Contract		87	95	+ 9.2%	1,446	1,568	+ 8.4%
Sold Listings		114	138	+ 21.1%	1,442	1,565	+ 8.5%
Median Sales Price		\$545,000	\$522,000	- 4.2%	\$565,000	\$550,680	- 2.5%
Average Sales Price		\$618,005	\$602,028	- 2.6%	\$666,319	\$676,738	+ 1.6%
Pct. of List Price Received		98.9%	98.3%	- 0.6%	99.1%	99.0%	- 0.1%
Days on Market		83	80	- 3.6%	70	73	+ 4.3%
Affordability Index		76	85	+ 11.8%	74	80	+ 8.1%
Active Listings		261	307	+ 17.6%	--	--	--
Months Supply		2.2	2.4	+ 9.1%	--	--	--

Townhouse-Condo Market Overview

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

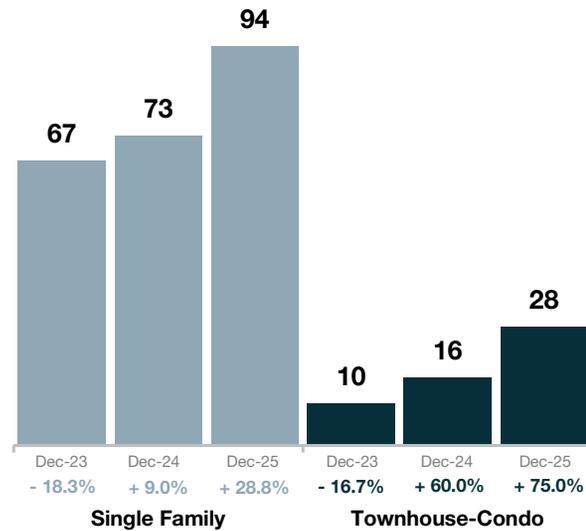


Key Metrics	Historical Sparkbars	12-2024	12-2025	Percent Change	YTD-2024	YTD-2025	Percent Change
New Listings		16	28	+ 75.0%	429	491	+ 14.5%
Pending / Under Contract		12	17	+ 41.7%	275	311	+ 13.1%
Sold Listings		17	27	+ 58.8%	282	303	+ 7.4%
Median Sales Price		\$357,500	\$390,000	+ 9.1%	\$419,950	\$425,000	+ 1.2%
Average Sales Price		\$387,282	\$395,600	+ 2.1%	\$438,184	\$443,186	+ 1.1%
Pct. of List Price Received		98.5%	98.6%	+ 0.1%	99.6%	99.1%	- 0.5%
Days on Market		151	119	- 21.2%	106	108	+ 1.9%
Affordability Index		117	113	- 3.4%	99	104	+ 5.1%
Active Listings		110	93	- 15.5%	--	--	--
Months Supply		4.7	3.7	- 21.3%	--	--	--

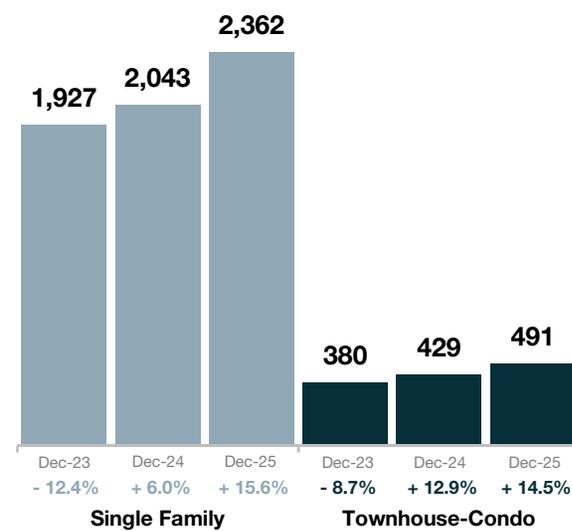
New Listings



December

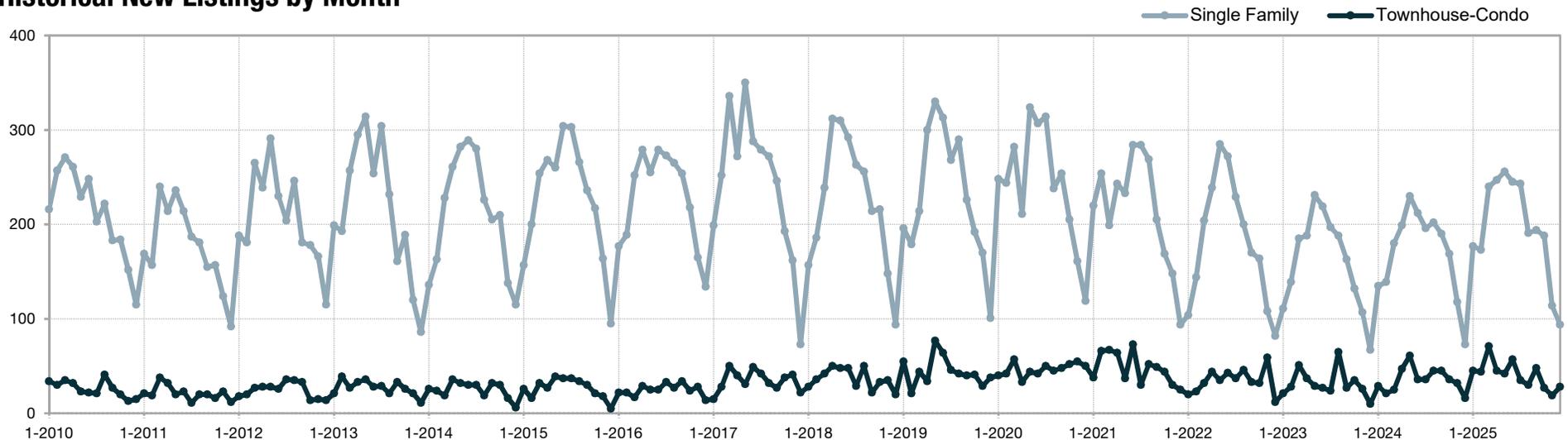


Year to Date



New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	247	+24.1%	45	-4.3%
May-2025	256	+11.3%	42	-31.1%
Jun-2025	245	+15.6%	57	+58.3%
Jul-2025	243	+24.0%	35	-2.8%
Aug-2025	191	-5.4%	30	-33.3%
Sep-2025	194	+2.1%	48	+6.7%
Oct-2025	188	+11.2%	27	-25.0%
Nov-2025	114	-3.4%	19	-40.6%
Dec-2025	94	+28.8%	28	+75.0%

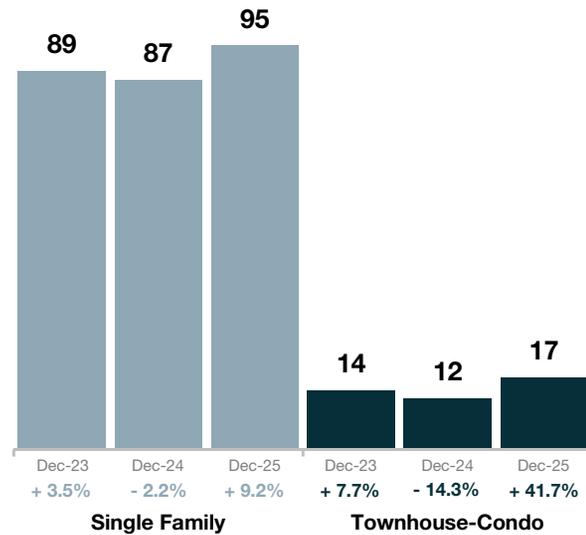
Historical New Listings by Month



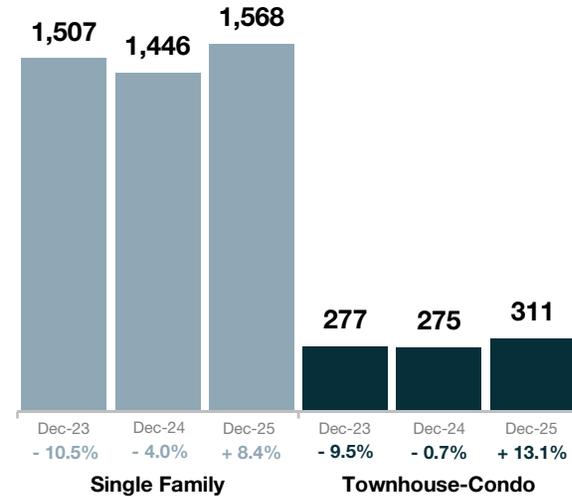
Pending / Under Contract



December

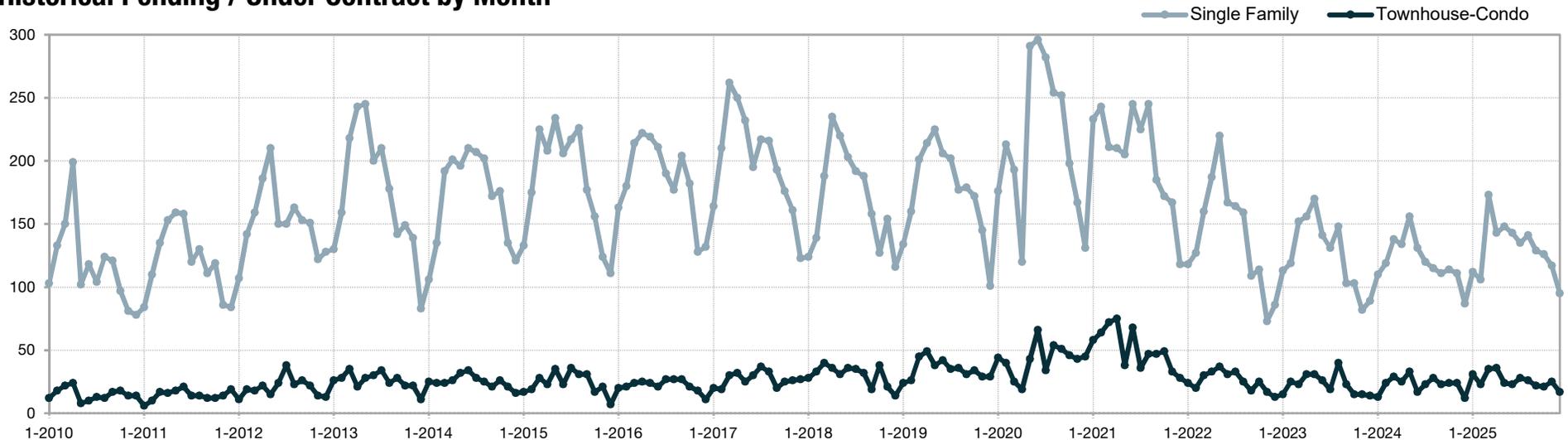


Year to Date



Pending / Under Contract	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jan-2025	112	+1.8%	31	+138.5%
Feb-2025	106	-10.9%	23	-4.2%
Mar-2025	173	+25.4%	35	+20.7%
Apr-2025	143	+6.7%	36	+44.0%
May-2025	148	-5.1%	24	-27.3%
Jun-2025	143	+9.2%	23	+35.3%
Jul-2025	135	+12.5%	28	+21.7%
Aug-2025	141	+22.6%	26	-7.1%
Sep-2025	129	+16.2%	22	-4.3%
Oct-2025	126	+10.5%	21	-12.5%
Nov-2025	117	+5.4%	25	+4.2%
Dec-2025	95	+9.2%	17	+41.7%

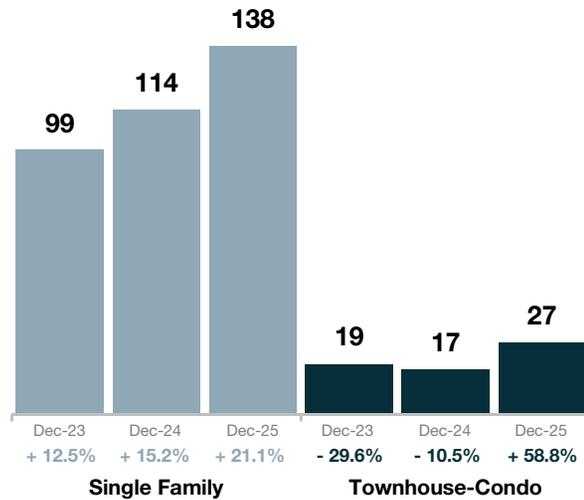
Historical Pending / Under Contract by Month



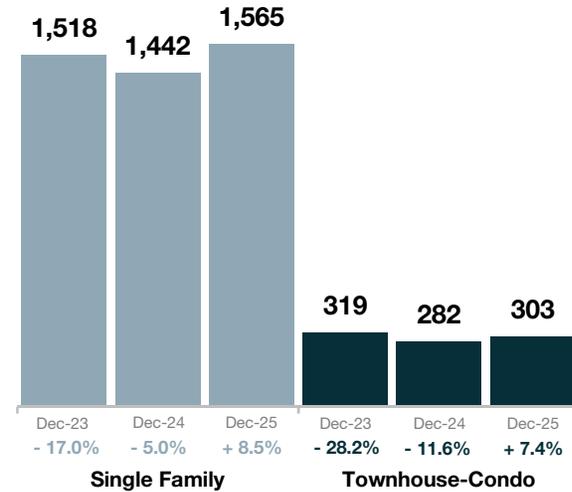
Sold Listings



December

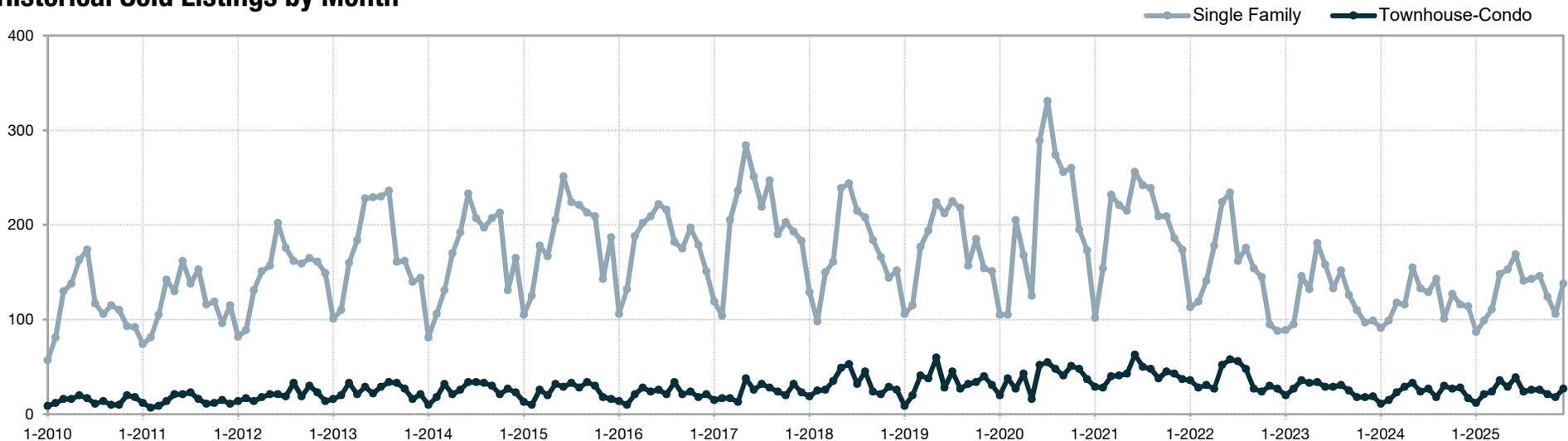


Year to Date



Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	169	+27.1%	39	+62.5%
Jul-2025	141	+9.3%	24	-11.1%
Aug-2025	143	0.0%	26	+44.4%
Sep-2025	146	+44.6%	26	-13.3%
Oct-2025	124	-2.4%	21	-22.2%
Nov-2025	106	-8.6%	18	-35.7%
Dec-2025	138	+21.1%	27	+58.8%

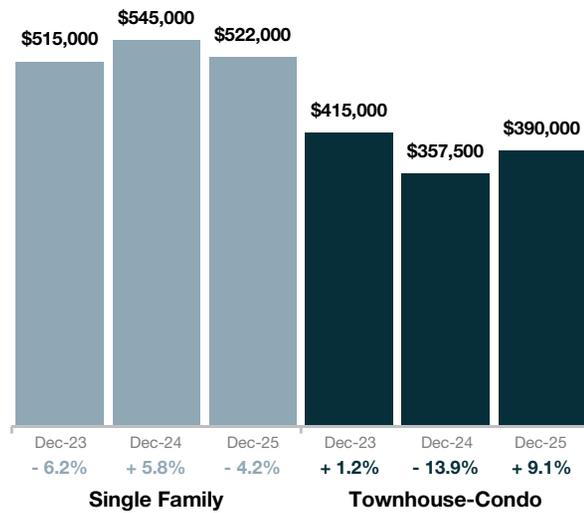
Historical Sold Listings by Month



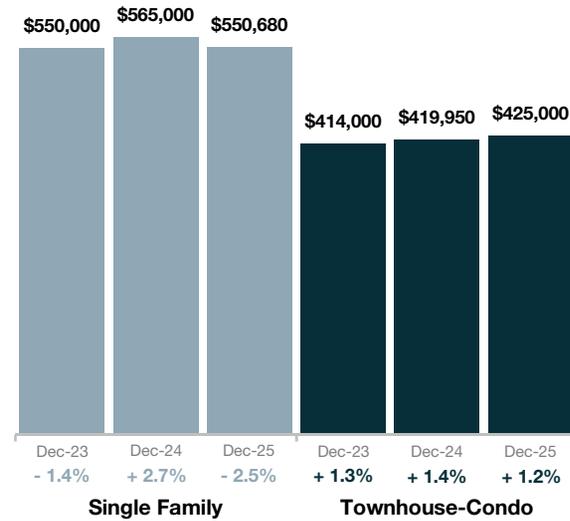
Median Sales Price



December

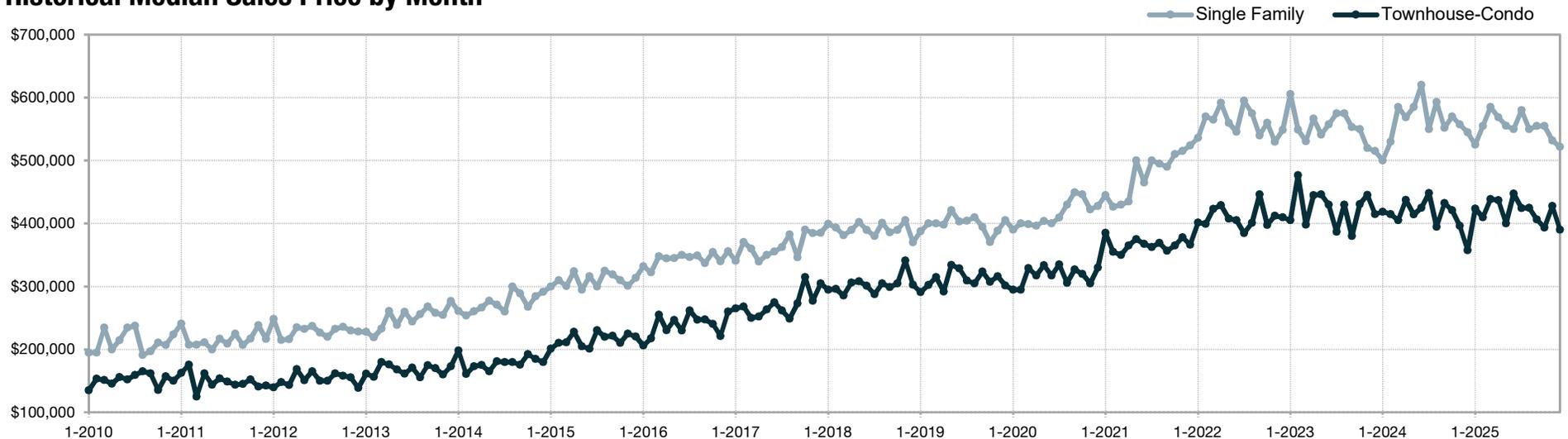


Year to Date



Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	-11.3%	\$447,400	+5.3%
Jul-2025	\$580,000	+5.5%	\$424,298	-5.3%
Aug-2025	\$550,000	-7.3%	\$424,950	+7.7%
Sep-2025	\$555,000	+0.5%	\$406,500	-6.0%
Oct-2025	\$554,848	-2.7%	\$393,500	-6.5%
Nov-2025	\$532,000	-4.6%	\$427,950	+8.0%
Dec-2025	\$522,000	-4.2%	\$390,000	+9.1%

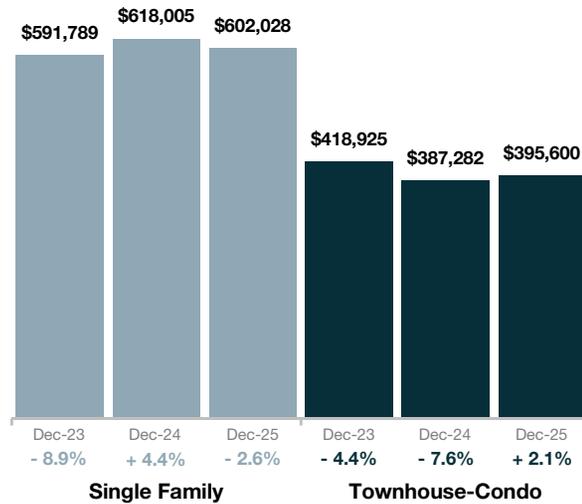
Historical Median Sales Price by Month



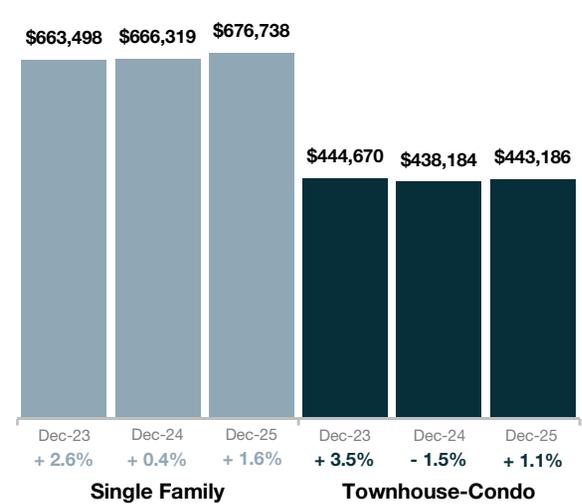
Average Sales Price



December

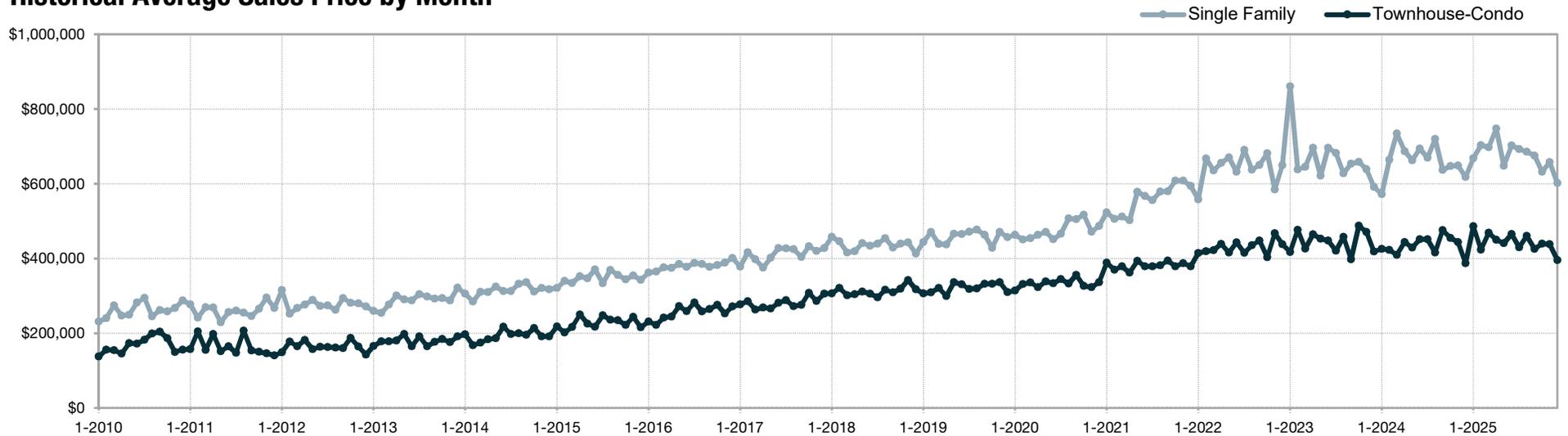


Year to Date



Average Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	\$702,279	+1.2%	\$465,332	+3.1%
Jul-2025	\$692,310	+3.3%	\$430,001	-4.7%
Aug-2025	\$685,893	-4.7%	\$460,798	+10.8%
Sep-2025	\$674,907	+6.0%	\$425,400	-10.6%
Oct-2025	\$632,115	-2.3%	\$439,843	-3.3%
Nov-2025	\$657,868	+1.4%	\$438,285	-1.2%
Dec-2025	\$602,028	-2.6%	\$395,600	+2.1%

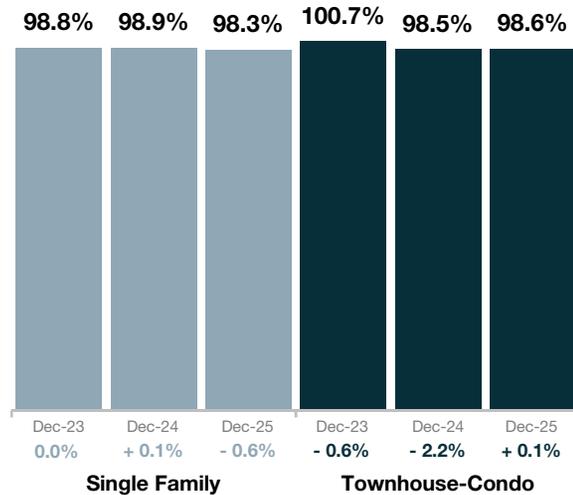
Historical Average Sales Price by Month



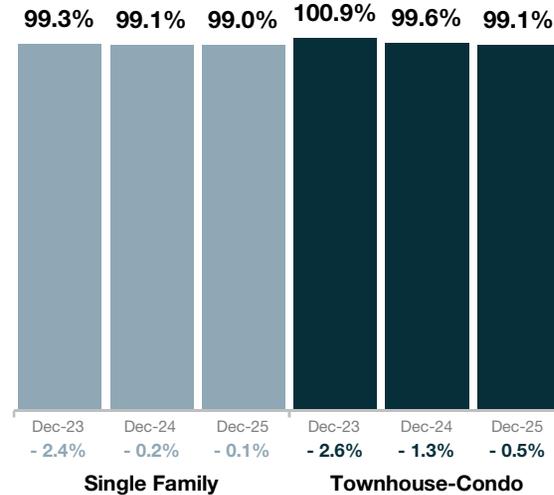
Percent of List Price Received



December

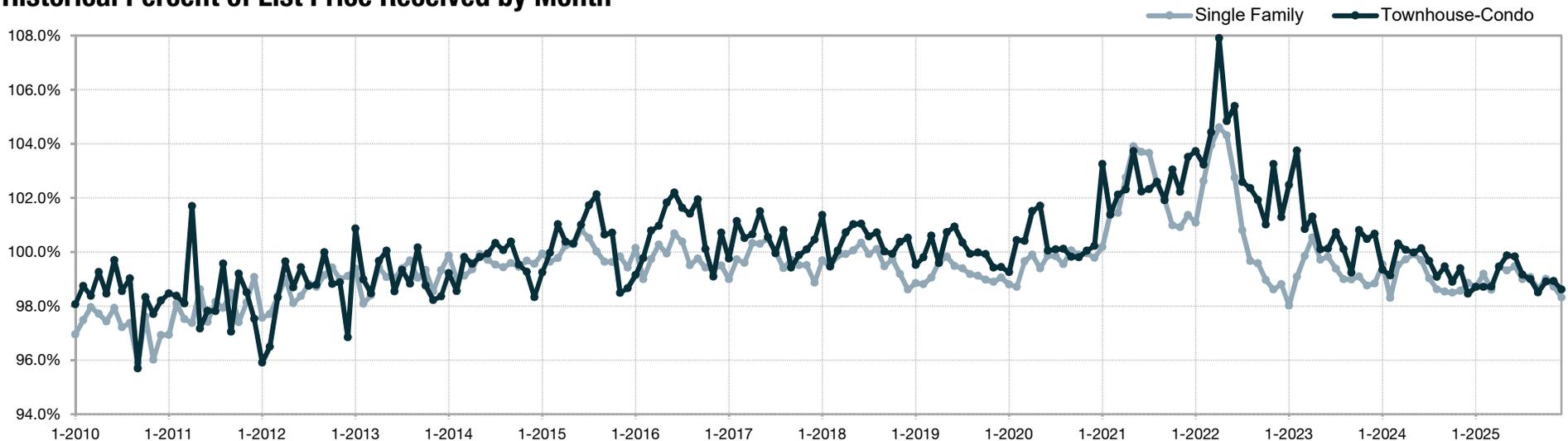


Year to Date



Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%	-0.2%	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%
Nov-2025	98.7%	+0.1%	98.9%	-0.5%
Dec-2025	98.3%	-0.6%	98.6%	+0.1%

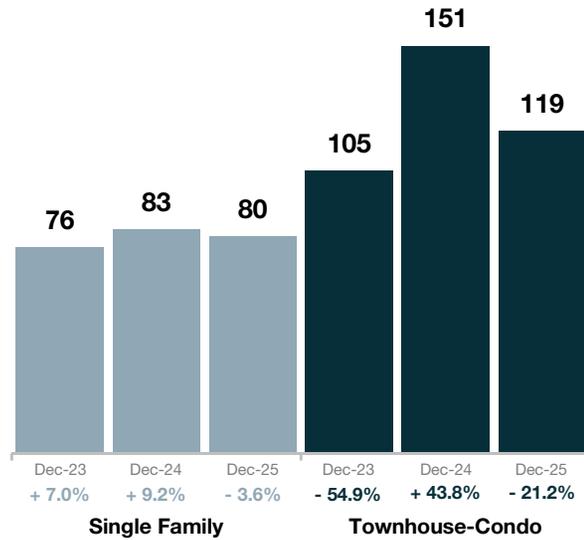
Historical Percent of List Price Received by Month



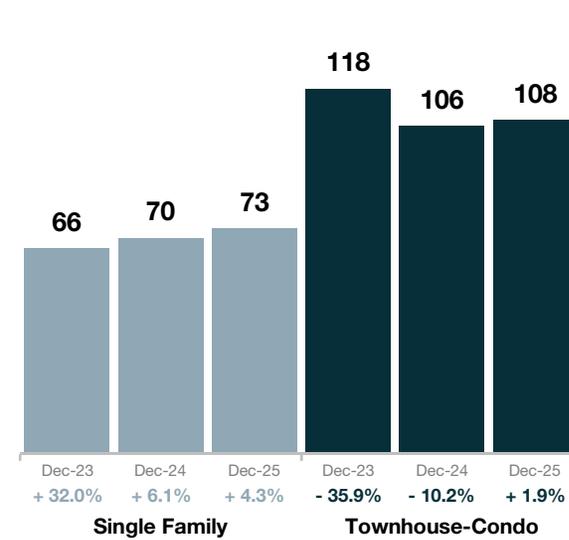
Days on Market Until Sale



December

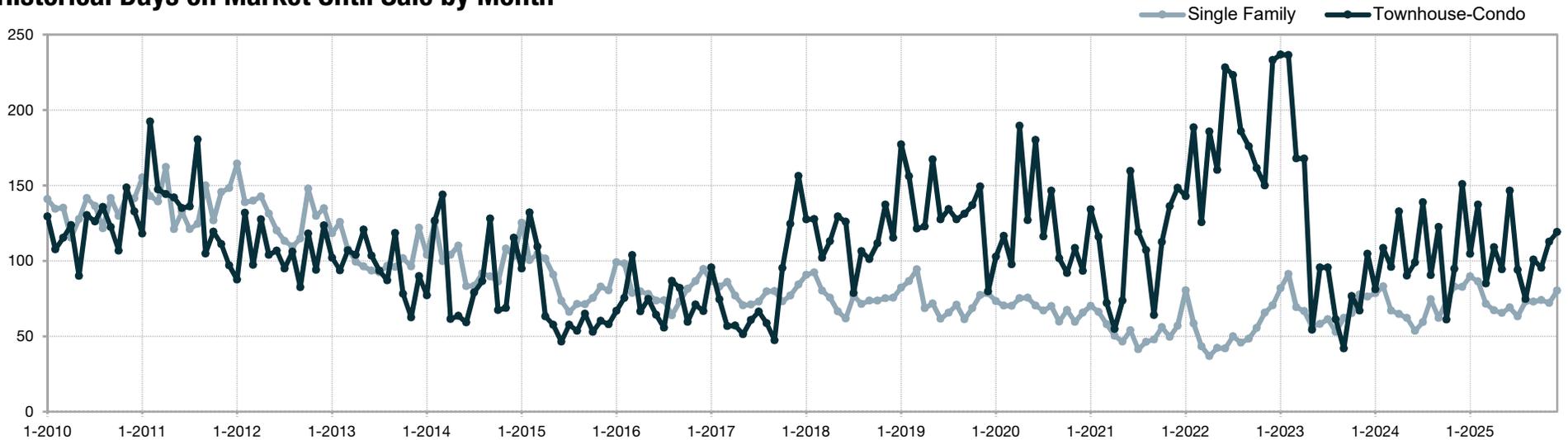


Year to Date



Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%
Nov-2025	72	-13.3%	113	+18.9%
Dec-2025	80	-3.6%	119	-21.2%

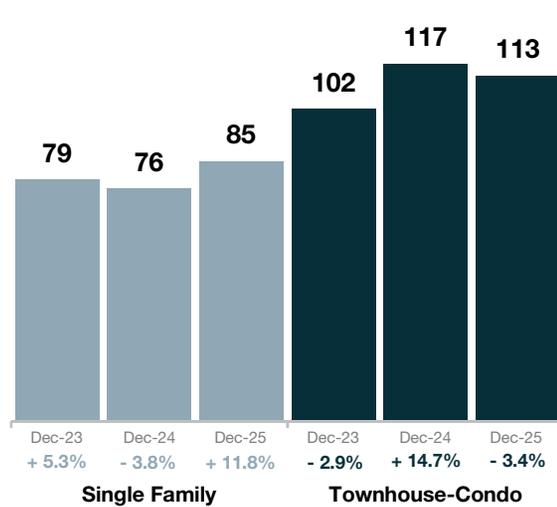
Historical Days on Market Until Sale by Month



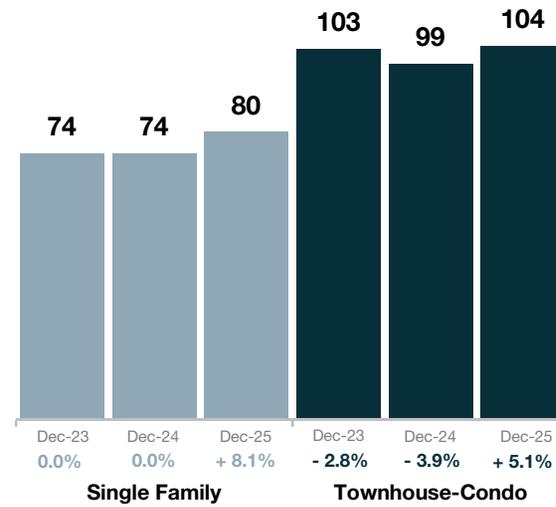
Housing Affordability Index



December

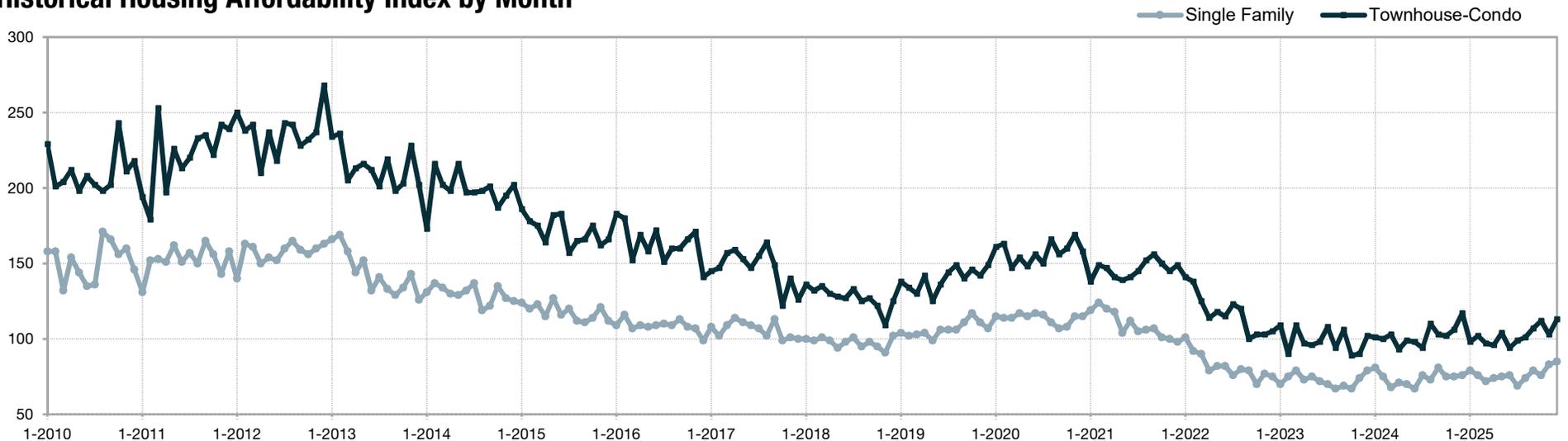


Year to Date



Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	76	+1.3%	112	+9.8%
Nov-2025	83	+10.7%	103	-2.8%
Dec-2025	85	+11.8%	113	-3.4%

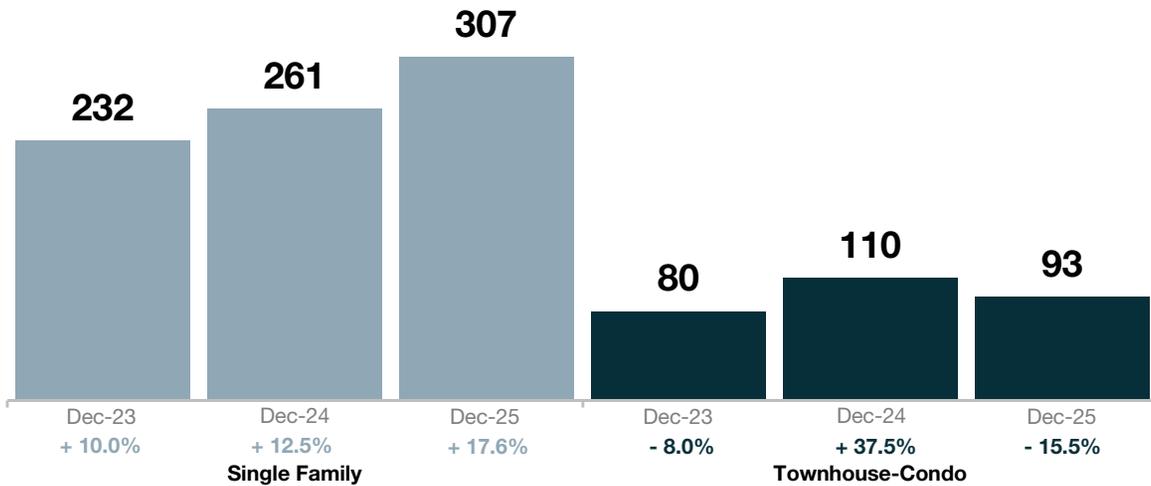
Historical Housing Affordability Index by Month



Inventory of Active Listings

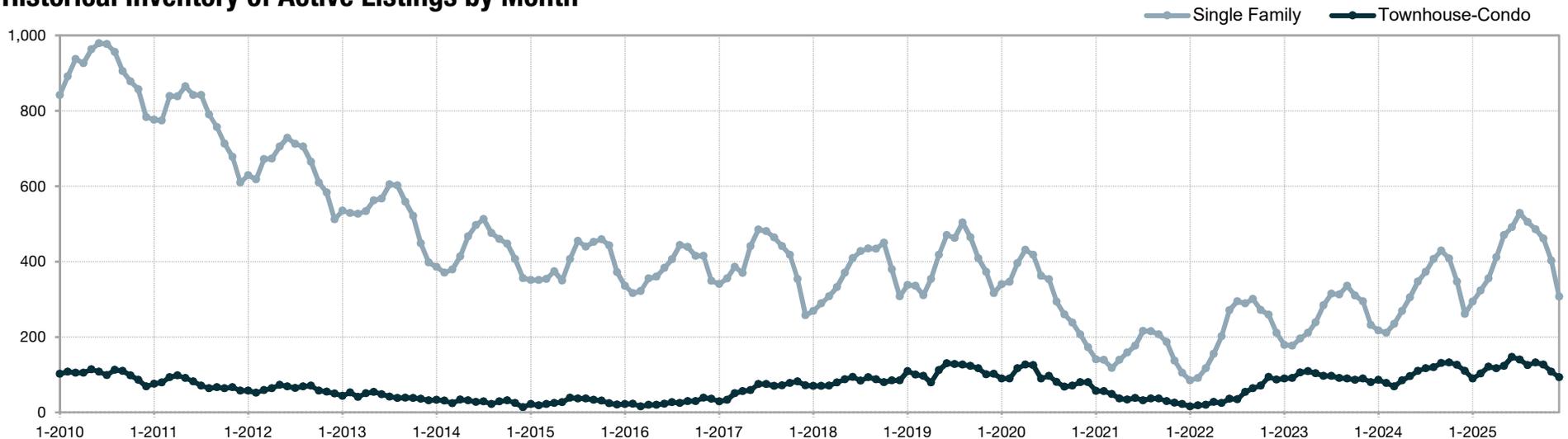


December



Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jan-2025	294	+35.5%	90	+4.7%
Feb-2025	323	+53.1%	103	+32.1%
Mar-2025	355	+51.1%	121	+75.4%
Apr-2025	412	+53.2%	117	+37.6%
May-2025	470	+54.1%	123	+28.1%
Jun-2025	491	+41.5%	147	+33.6%
Jul-2025	529	+41.8%	140	+19.7%
Aug-2025	505	+24.1%	125	+4.2%
Sep-2025	486	+13.3%	132	+0.8%
Oct-2025	461	+13.0%	127	-3.8%
Nov-2025	403	+16.1%	108	-14.3%
Dec-2025	307	+17.6%	93	-15.5%

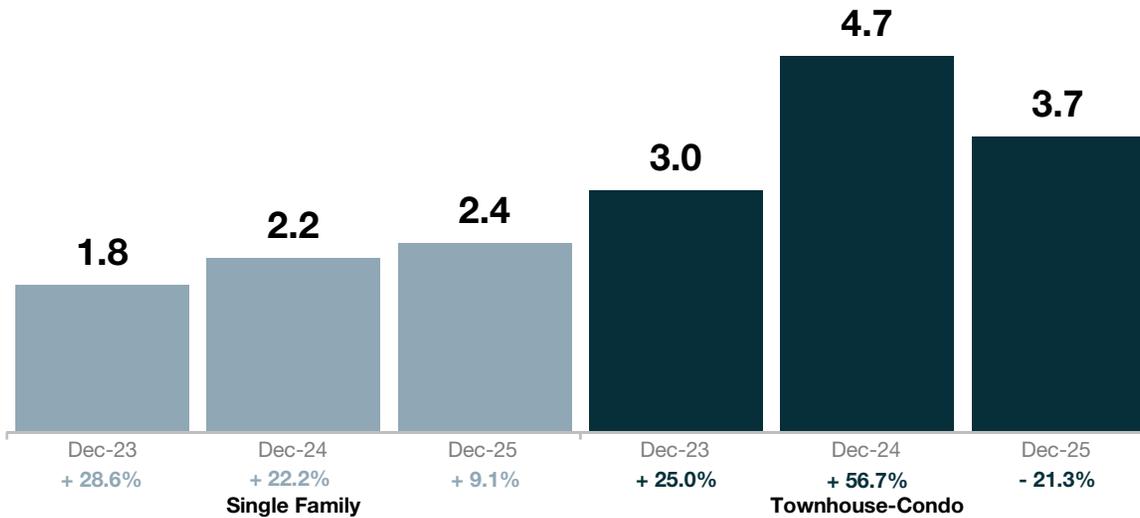
Historical Inventory of Active Listings by Month



Months Supply of Inventory

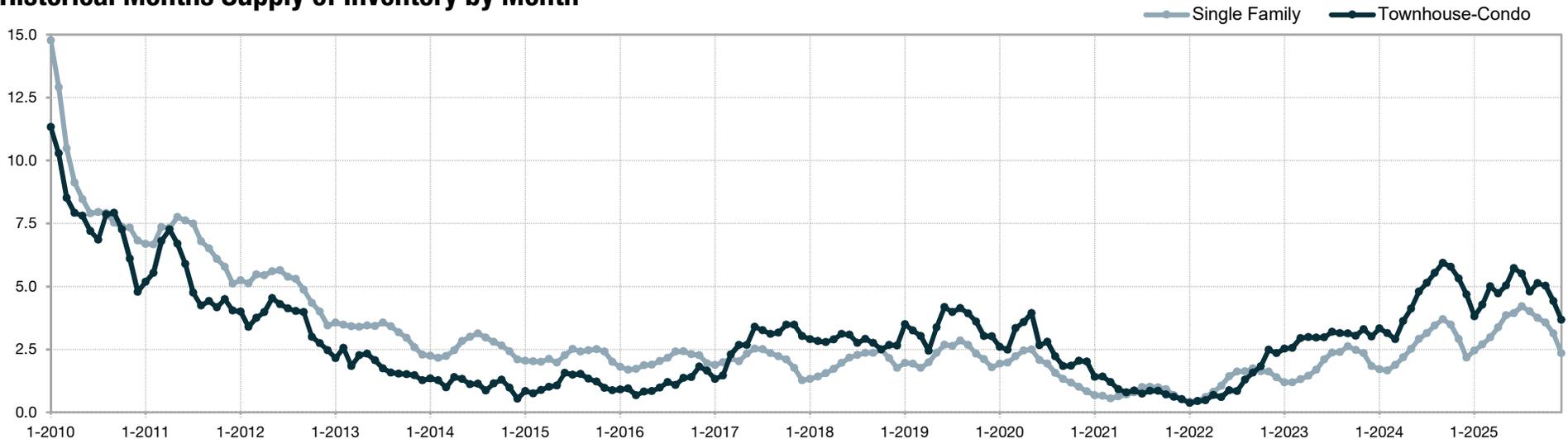


December



Months Supply	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jan-2025	2.5	+47.1%	3.8	+15.2%
Feb-2025	2.7	+58.8%	4.3	+38.7%
Mar-2025	3.0	+57.9%	5.0	+72.4%
Apr-2025	3.4	+54.5%	4.7	+30.6%
May-2025	3.9	+56.0%	5.0	+22.0%
Jun-2025	3.9	+34.5%	5.7	+18.8%
Jul-2025	4.2	+35.5%	5.5	+7.8%
Aug-2025	4.0	+17.6%	4.8	-12.7%
Sep-2025	3.8	+2.7%	5.1	-13.6%
Oct-2025	3.6	+2.9%	5.0	-13.8%
Nov-2025	3.1	+6.9%	4.4	-17.0%
Dec-2025	2.4	+9.1%	3.7	-21.3%

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.



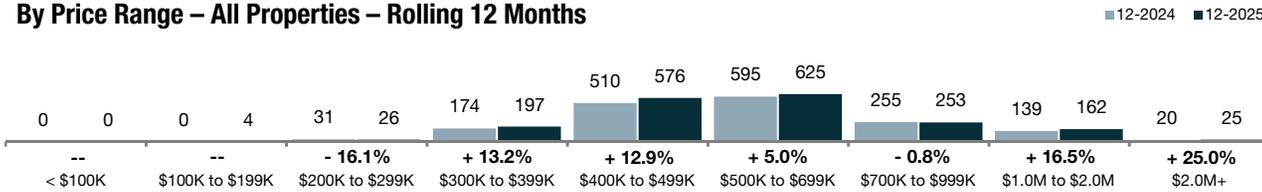
Key Metrics	Historical Sparkbars	12-2024	12-2025	Percent Change	YTD-2024	YTD-2025	Percent Change
New Listings		89	122	+ 37.1%	2,472	2,853	+ 15.4%
Pending / Under Contract		99	112	+ 13.1%	1,721	1,879	+ 9.2%
Sold Listings		131	165	+ 26.0%	1,724	1,868	+ 8.4%
Median Sales Price		\$534,250	\$498,000	- 6.8%	\$532,183	\$525,750	- 1.2%
Average Sales Price		\$587,834	\$568,249	- 3.3%	\$628,959	\$638,854	+ 1.6%
Pct. of List Price Received		98.8%	98.4%	- 0.4%	99.2%	99.0%	- 0.2%
Days on Market		92	87	- 5.4%	76	78	+ 2.6%
Affordability Index		78	85	+ 9.0%	78	80	+ 2.6%
Active Listings		371	400	+ 7.8%	--	--	--
Months Supply		2.6	2.6	0.0%	--	--	--

Sold Listings

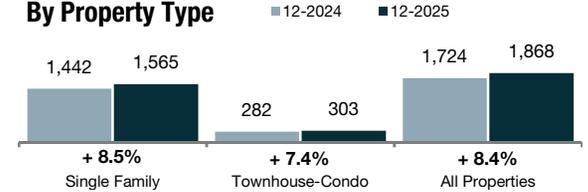
Actual sales that have closed in a given month.



By Price Range – All Properties – Rolling 12 Months



By Property Type



Rolling 12 Months

By Price Range	Single Family			Townhouse-Condo		
	12-2024	12-2025	Change	12-2024	12-2025	Change
\$99,999 and Below	0	0	--	0	0	--
\$100,000 to \$199,999	0	4	--	0	0	--
\$200,000 to \$299,999	20	12	-40.0%	11	14	+27.3%
\$300,000 to \$399,999	75	93	+24.0%	99	104	+5.1%
\$400,000 to \$499,999	392	448	+14.3%	118	128	+8.5%
\$500,000 to \$699,999	548	579	+5.7%	47	46	-2.1%
\$700,000 to \$999,999	249	245	-1.6%	6	8	+33.3%
\$1,000,000 to \$1,999,999	138	159	+15.2%	1	3	+200.0%
\$2,000,000 and Above	20	25	+25.0%	0	0	--
All Price Ranges	1,442	1,565	+8.5%	282	303	+7.4%

Compared to Prior Quarter

By Price Range	Single Family			Townhouse-Condo		
	11-2025	12-2025	Change	11-2025	12-2025	Change
\$99,999 and Below	0	0	--	0	0	--
\$100,000 to \$199,999	0	0	--	0	0	--
\$200,000 to \$299,999	1	2	+100.0%	0	3	--
\$300,000 to \$399,999	12	13	+8.3%	8	12	+50.0%
\$400,000 to \$499,999	32	45	+40.6%	6	9	+50.0%
\$500,000 to \$699,999	34	53	+55.9%	4	3	-25.0%
\$700,000 to \$999,999	13	13	0.0%	0	0	--
\$1,000,000 to \$1,999,999	11	11	0.0%	0	0	--
\$2,000,000 and Above	3	1	-66.7%	0	0	--
All Price Ranges	106	138	+30.2%	18	27	+50.0%

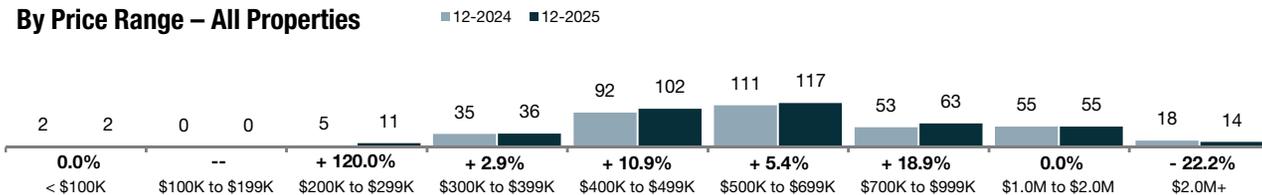
Year to Date

By Price Range	Single Family			Townhouse-Condo		
	12-2024	12-2025	Change	12-2024	12-2025	Change
\$99,999 and Below	0	0	--	0	0	--
\$100,000 to \$199,999	0	4	--	0	0	--
\$200,000 to \$299,999	20	12	-40.0%	11	14	+27.3%
\$300,000 to \$399,999	75	93	+24.0%	99	104	+5.1%
\$400,000 to \$499,999	392	448	+14.3%	118	128	+8.5%
\$500,000 to \$699,999	548	579	+5.7%	47	46	-2.1%
\$700,000 to \$999,999	249	245	-1.6%	6	8	+33.3%
\$1,000,000 to \$1,999,999	138	159	+15.2%	1	3	+200.0%
\$2,000,000 and Above	20	25	+25.0%	0	0	--
All Price Ranges	1,442	1,565	+8.5%	282	303	+7.4%

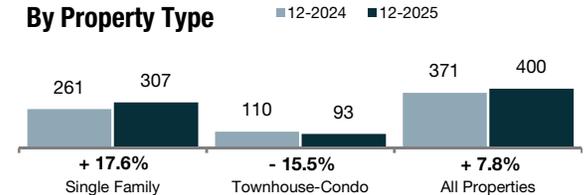
Inventory of Active Listings

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		
	12-2024	12-2025	Change	12-2024	12-2025	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	4	+300.0%	4	7	+75.0%
\$300,000 to \$399,999	9	14	+55.6%	26	22	-15.4%
\$400,000 to \$499,999	47	67	+42.6%	45	35	-22.2%
\$500,000 to \$699,999	90	99	+10.0%	21	18	-14.3%
\$700,000 to \$999,999	46	58	+26.1%	7	5	-28.6%
\$1,000,000 to \$1,999,999	48	49	+2.1%	7	6	-14.3%
\$2,000,000 and Above	18	14	-22.2%	0	0	--
All Price Ranges	261	307	+17.6%	110	93	-15.5%

Compared to Prior Month

By Price Range	Single Family			Townhouse-Condo		
	11-2025	12-2025	Change	11-2025	12-2025	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	5	4	-20.0%	9	7	-22.2%
\$300,000 to \$399,999	28	14	-50.0%	35	22	-37.1%
\$400,000 to \$499,999	89	67	-24.7%	35	35	0.0%
\$500,000 to \$699,999	117	99	-15.4%	19	18	-5.3%
\$700,000 to \$999,999	75	58	-22.7%	4	5	+25.0%
\$1,000,000 to \$1,999,999	68	49	-27.9%	6	6	0.0%
\$2,000,000 and Above	19	14	-26.3%	0	0	--
All Price Ranges	403	307	-23.8%	108	93	-13.9%

Year to Date

By Price Range	Single Family	Townhouse-Condo
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.