

# DENVER METRO MARKET WATCH

Greater Denver Metro Counties: Adams, Arapahoe,  
Boulder, Broomfield, Clear Creek, Denver, Douglas,  
Elbert, Gilpin, Jefferson, and Park

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# Highlights

## July 2025

### Year-Over-Year Insights

The Denver Metro housing market continued to shift toward balance in July, offering buyers more leverage while requiring sellers to be strategic. For buyers, rising inventory and longer time on market mean more options and flexibility. With homes spending a median of 26 days in the MLS—nine days longer than last year—and the median closed-to-original list price ratio dropping to 97.3%, there is more room to negotiate and less pressure to act quickly. Sellers are still seeing solid activity. Although new listings are up 3% and pending sales rose 6% year over year, closed transactions dipped 2%. The median sale price fell slightly to \$590,000, down 2% from July 2024. This cooling indicates buyers are active but increasingly value-conscious. Pricing new listings accurately is more important than ever.

### Month-Over-Month Insights

In July, the Denver Metro housing market slowed slightly compared to the previous month. New listings fell 7%, pending sales dipped 1%, and closed listings declined 7%, signaling a seasonal cooling in activity. The median closed price also decreased by 3%, while homes spent an additional seven days in the MLS. For buyers, this shift may offer more negotiating power and less competition. For sellers, it highlights the importance of strategic pricing and preparation, as homes are taking longer to sell and buyers are becoming more selective.

### Denver Metro Rental Market

The Denver Metro rental market remained active in July, with leased properties up 19% year over year, indicating strong demand. However, the median leased price dipped 3%, and the median days in MLS rose to 24—three days longer than last year—suggesting renters have slightly more time and choice. The price per bedroom declined 2%, while the leased price per square foot increased by 4%, pointing to growing interest in smaller or more efficient rental spaces.

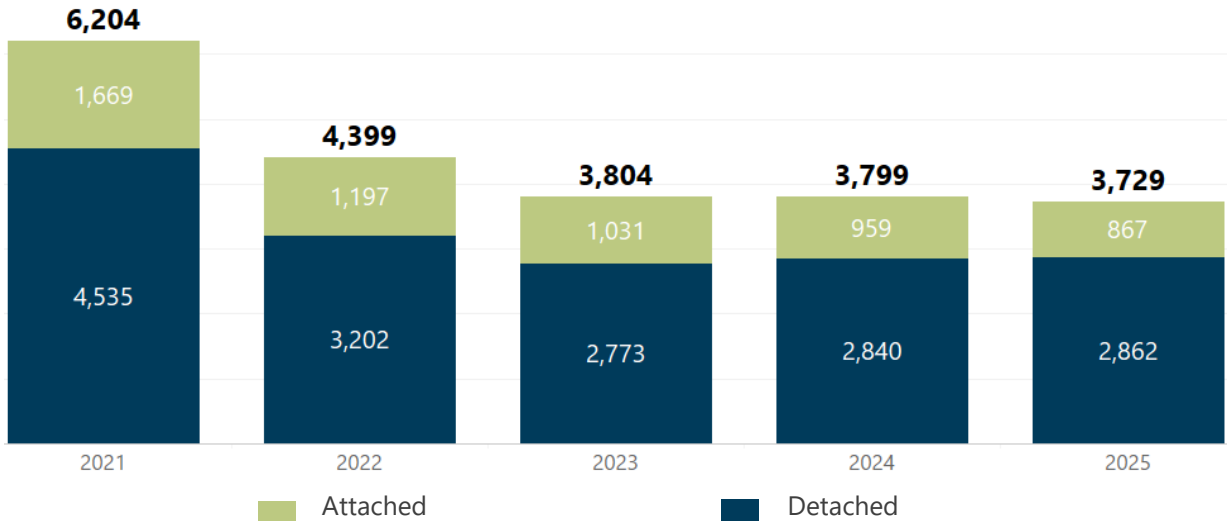
3,729 Closed Listings	\$590,000 Median Closed Price	26 Median Days In MLS
3,805 Pending Listings	\$696,734 Average Closed Price	41 Average Days In MLS
5,478 New Listings	13,622 Active Listings	15 Weeks of Inventory

# Closed Listings

July 2025

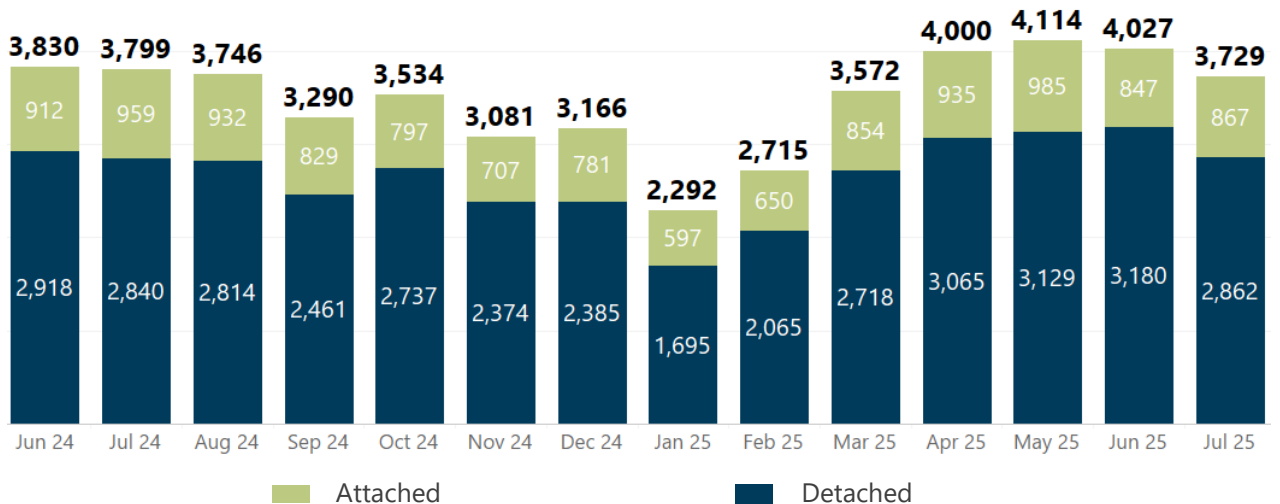
## CLOSED LISTINGS

2% Year Over Year



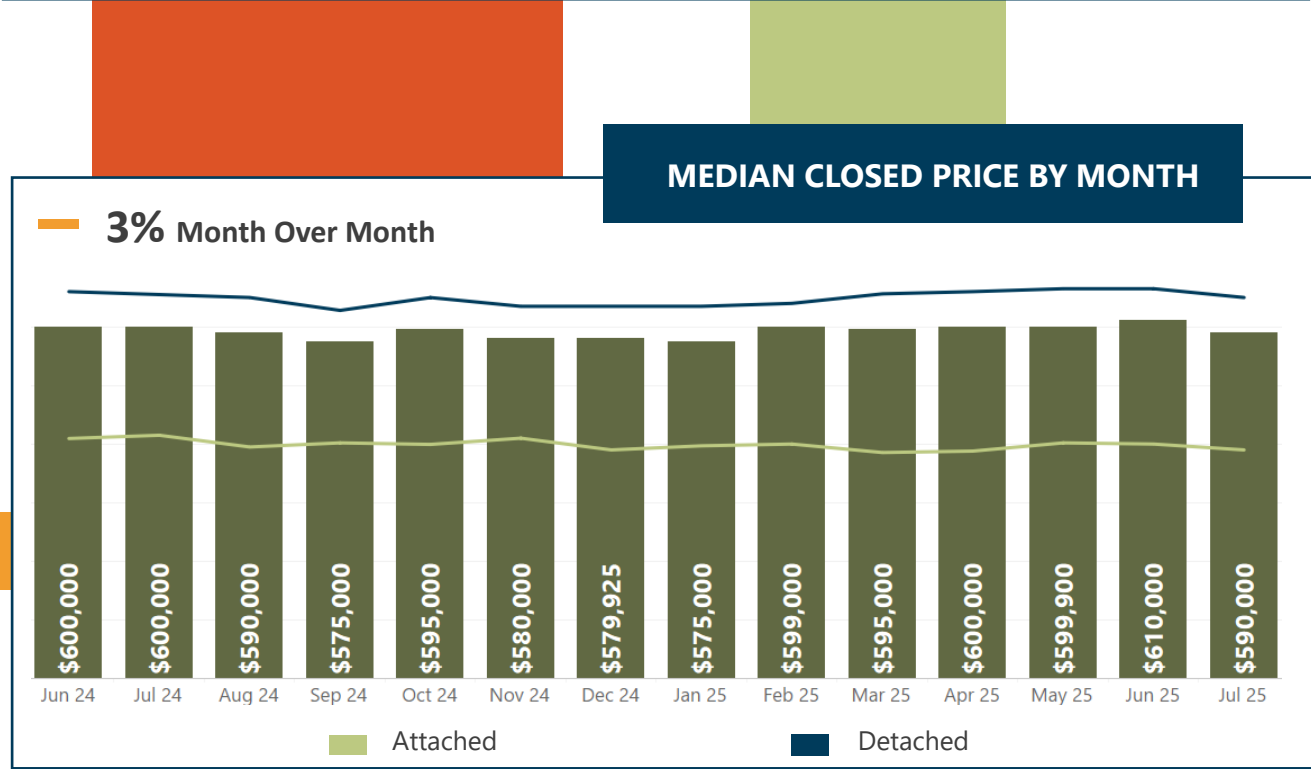
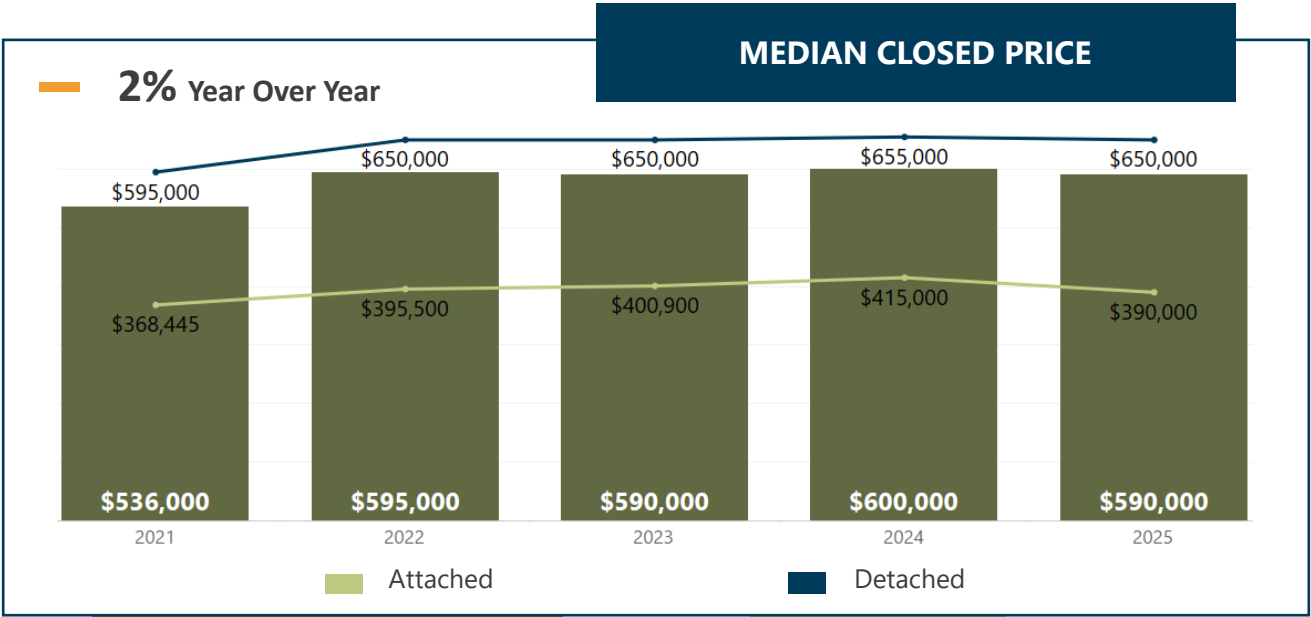
## CLOSED LISTINGS BY MONTH

7% Month Over Month



# Closed Prices

## July 2025

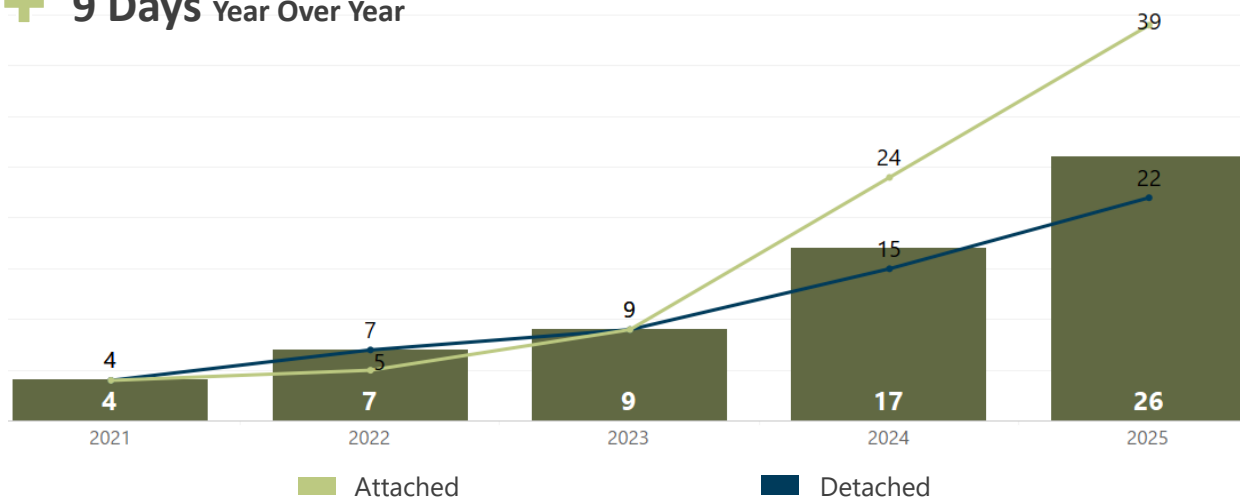


# Days In MLS

July 2025

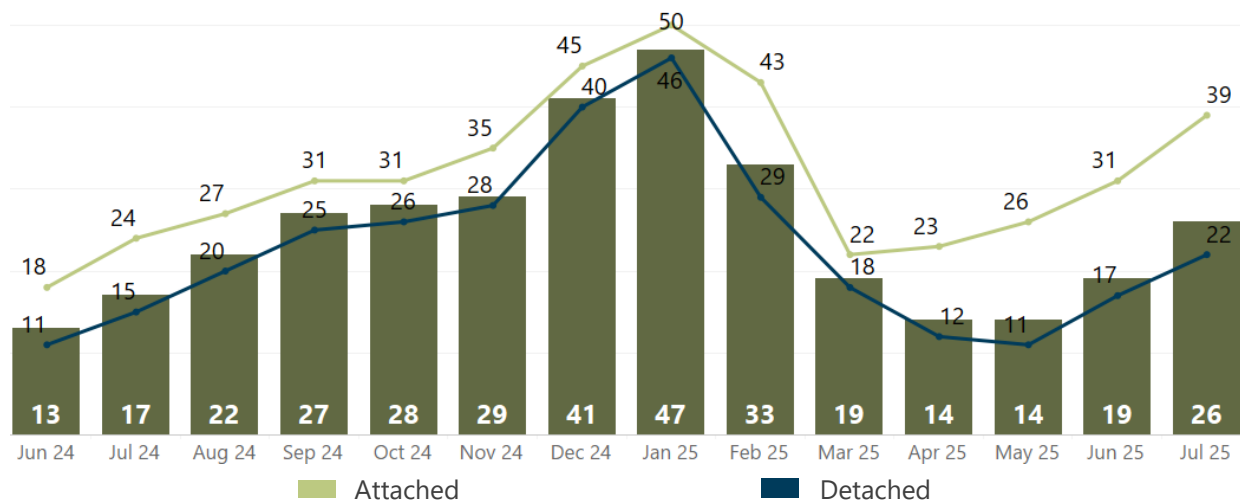
## MEDIAN DAYS IN MLS

**+ 9 Days** Year Over Year



## MEDIAN DAYS IN MLS BY MONTH

**+ 7 Days** Month Over Month



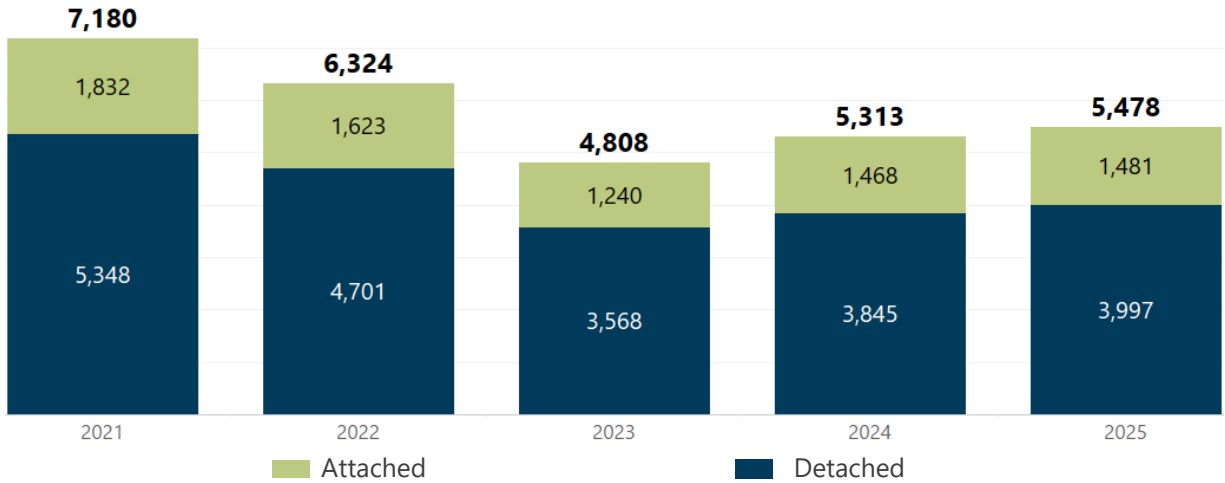
# New Listings

July 2025

## NEW LISTINGS



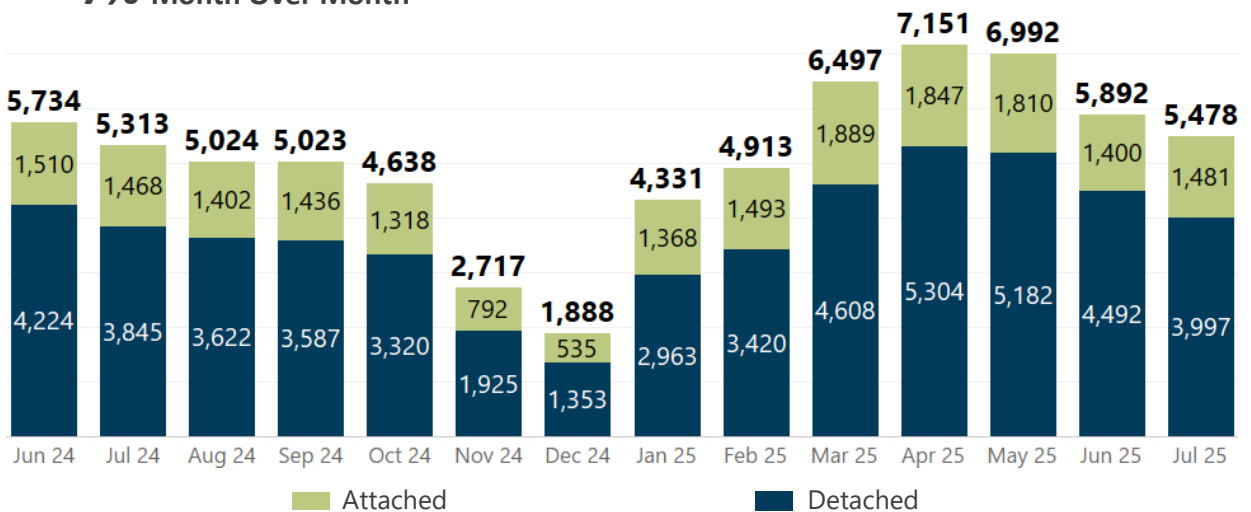
**3% Year Over Year**



## NEW LISTINGS BY MONTH



**7% Month Over Month**

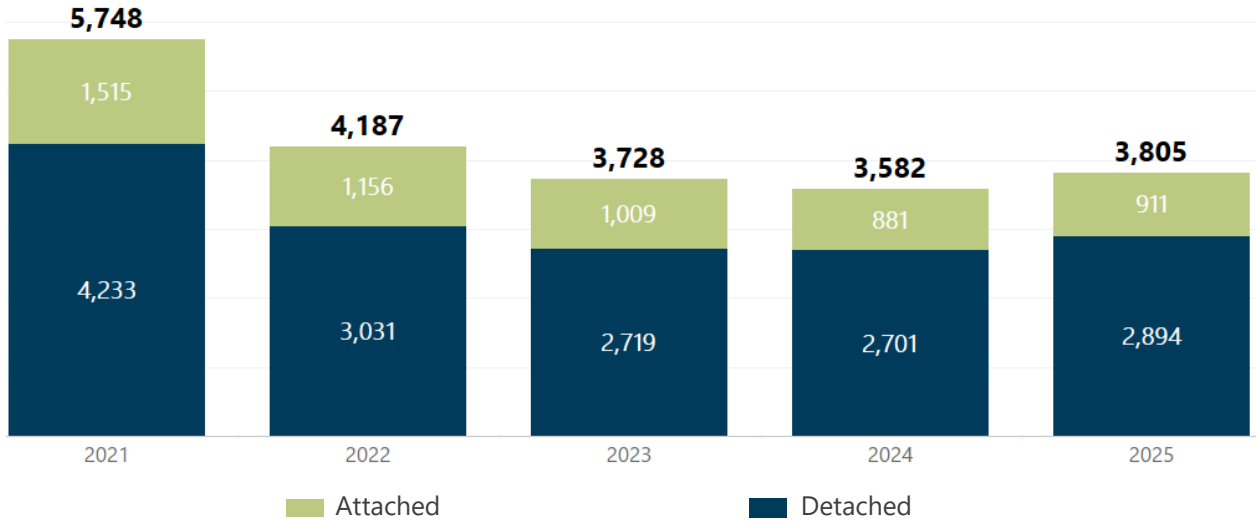


# Pending Listings

## July 2025

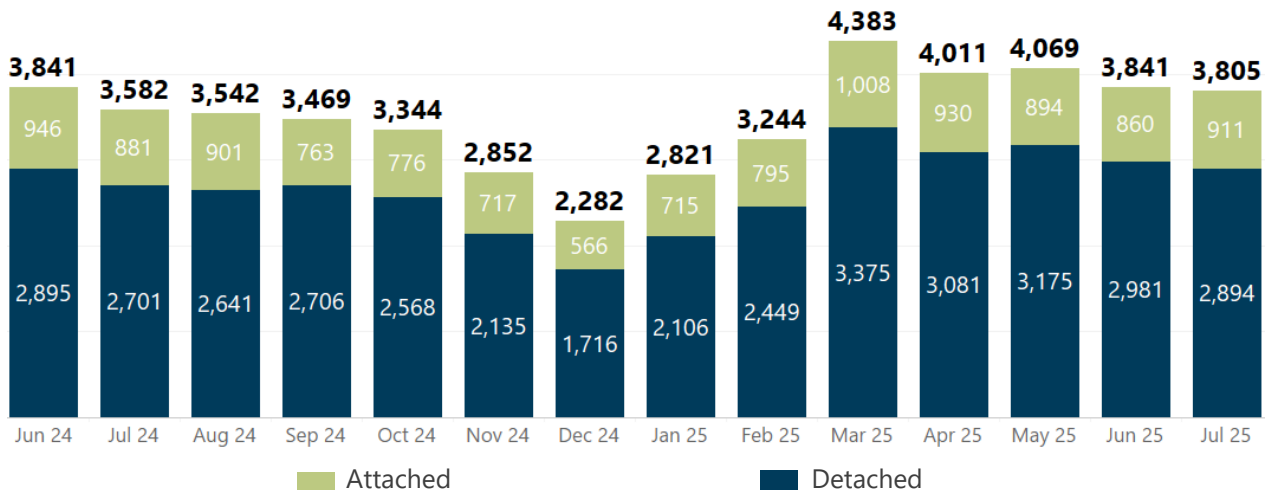
### PENDING LISTINGS

**+ 6% Year Over Year**



### PENDING LISTINGS BY MONTH

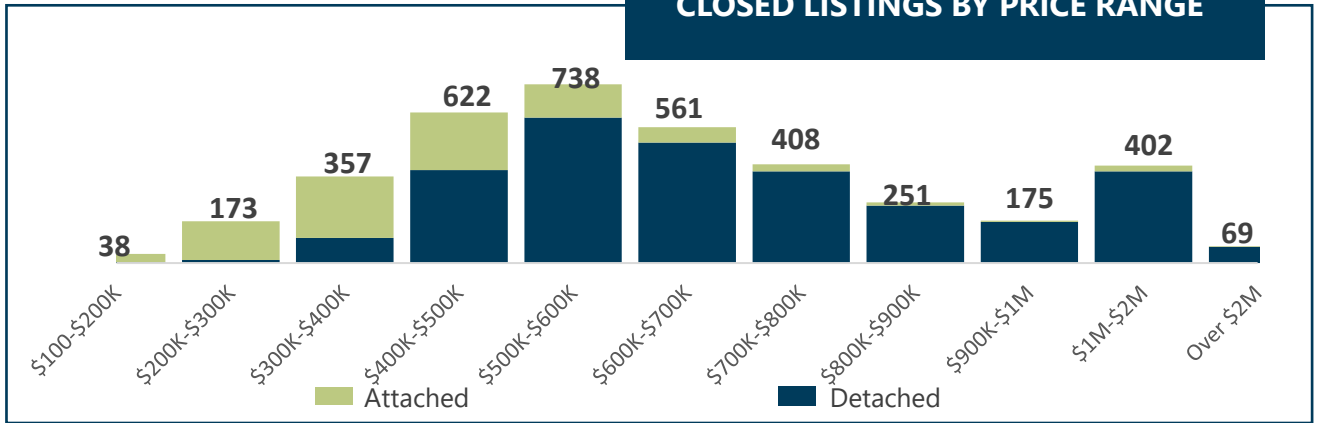
**1% Month Over Month**



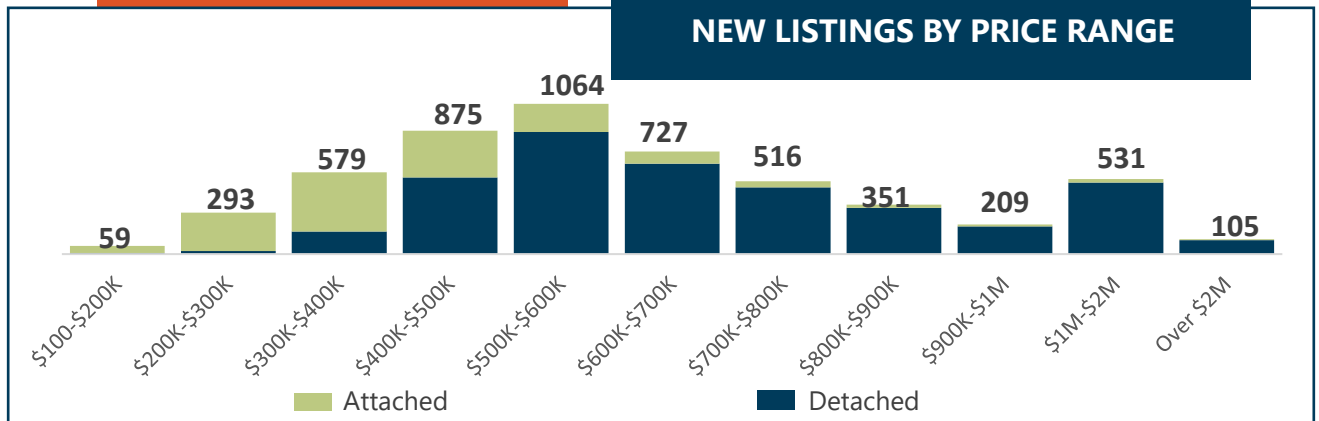
# Activity by Price Range

July 2025

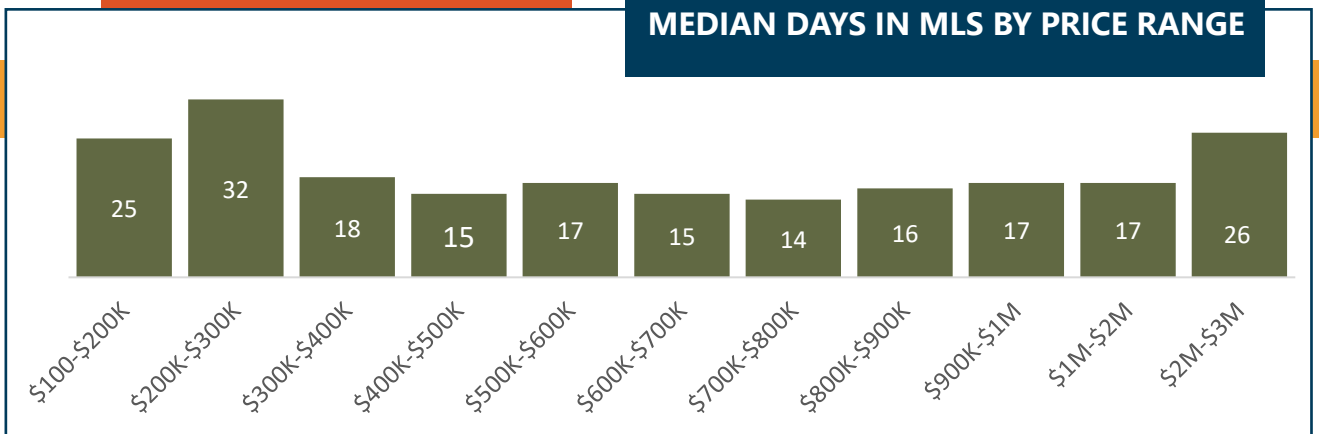
## CLOSED LISTINGS BY PRICE RANGE



## NEW LISTINGS BY PRICE RANGE



## MEDIAN DAYS IN MLS BY PRICE RANGE

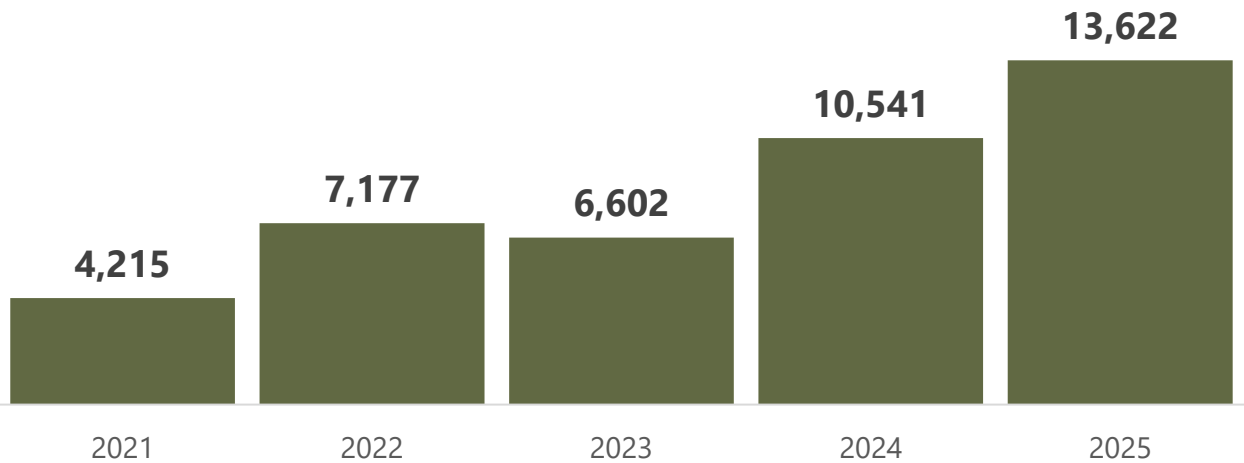


# Active Listings and Volume

July 2025

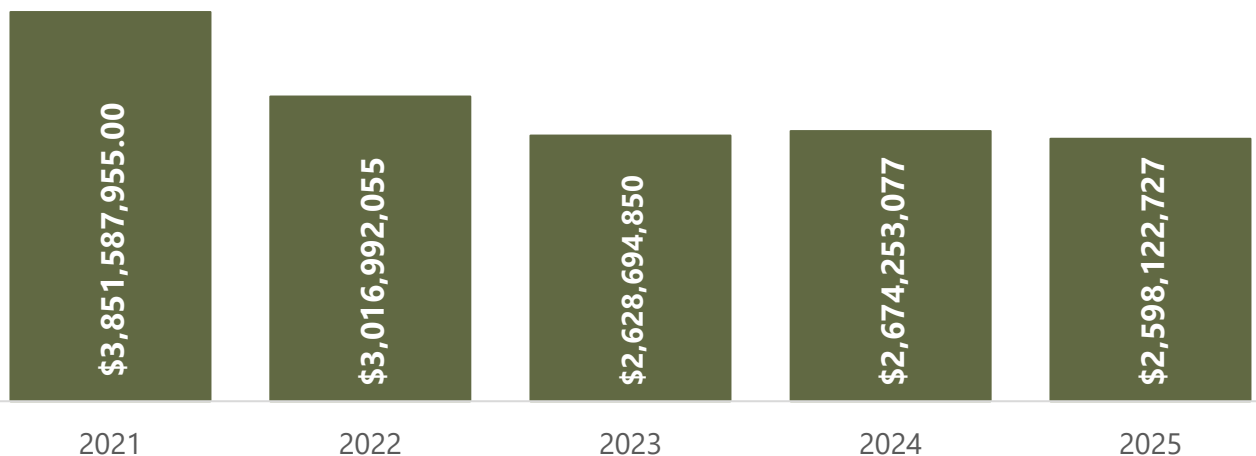
## ACTIVE LISTINGS

+ 29% Year Over Year



## GROSS SALES VOLUME

— 3% Year Over Year



# Rental Market Stats

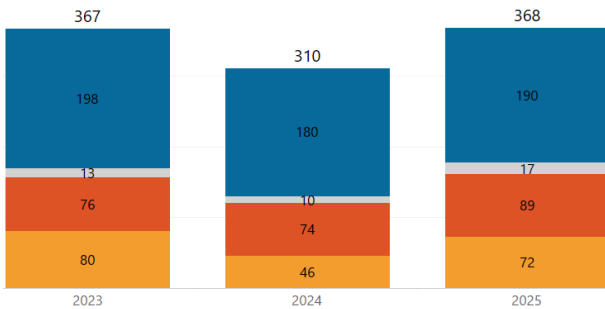
July 2025

The Denver Metro rental market remained active in July, with leased properties up 19% year over year, indicating strong demand. The median leased price dipped 3%, and the median days in MLS rose to 24 days — three days longer than last year—suggesting renters have slightly more time and choice. The price per bedroom declined 2%, while the leased price per square foot increased by 4%, pointing to growing interest in smaller or more efficient rental spaces.

■ Apartment    ■ Single Family  
■ Condominium    ■ Townhouse  
■ Multi-Family

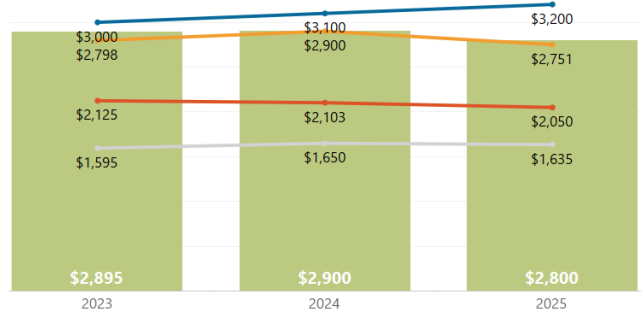
## PROPERTIES LEASED

+ **19% Year Over Year**



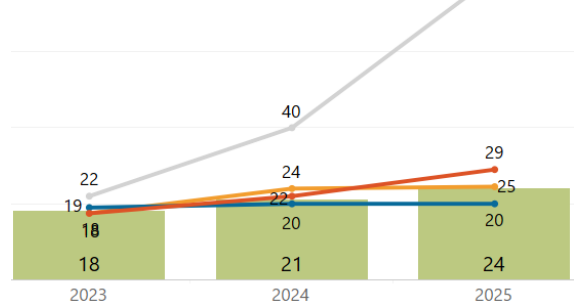
## MEDIAN LEASED PRICE

— **3% Year Over Year**



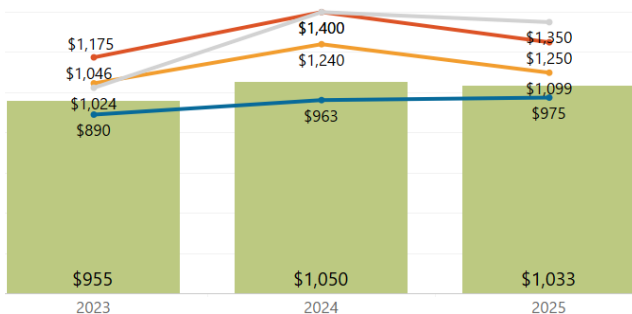
## MEDIAN DAYS IN MLS

+ **3 Days Year Over Year**



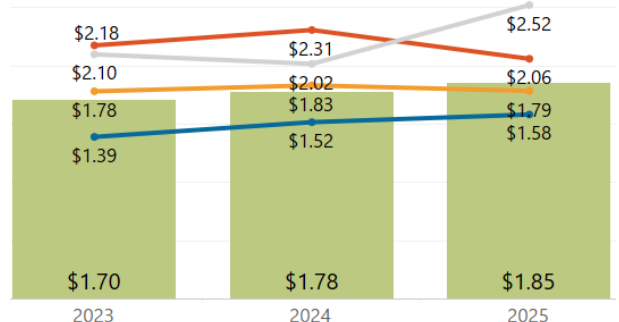
## MEDIAN LEASED PRICE PER BEDROOM

— **2% Year Over Year**



## MEDIAN LEASED PRICE PER SQ FOOT

+ **4% Year Over Year**



# Glossary of Terms

## **MEDIAN**

Sort the data points from high to low, count the total number of data points and then find the middle of that total. The median tells us the middle value or, what is most commonly occurring in the market. This metric is preferred because it's not affected by outlying data at the tail ends of the market.

## **AVERAGE**

Add up all data points and then divide by the total number of data points. This metric is not considered the most accurate gauge since outlying data can easily skew the results.

## **DAYS IN MLS (DIM)**

Days in MLS counts the number of days a listing has been in an Active status in REcolorado Matrix. It does not accumulate days while the listing is in Coming Soon, Pending or Withdrawn status.

## **WEEKS OF INVENTORY**

A measure of how long it would hypothetically take to sell through all available homes currently for sale, given current levels of home sales. A balanced market ranges from four to six 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.

## **YEAR-OVER-YEAR**

Compares one month of data for the current year as compared to the same month of data one year prior. Example: July 2021 vs July 2020

## **MONTH-OVER-MONTH**

Compares one month of data to the previous month's data. Example: This Month 2025 vs Last Month 2025.

## **YEAR-TO-DATE**

A sum of all data points from the start of the year, July 1, to the current date. This becomes a more reliable metric as the year progresses and there is more data to compare. It is useful when analyzing trend lines from one year to the next.

## **DENVER METRO AREA**

Greater Denver Metro area includes the following counties: Adams, Arapahoe, Boulder, Broomfield, Clear Creek, Denver, Douglas, Elbert, Gilpin, Jefferson, and Park.

## **RESIDENTIAL DATA**

Data used for REcolorado Market Watch reports comes from REcolorado Matrix and includes residential listings including single-family residences, condos, townhomes, and multi-family homes.