

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

August 2025

Year-Over-Year Insights

The August housing market showed signs of shifting dynamics for both buyers and sellers. New listings were down 5% year over year, with just 4,779 homes hitting the market. More than half (52%) were priced between \$400K–\$700K, while only 1% were listed above \$1M. Buyer activity picked up, with contracts on 3,883 homes—a 10% increase from last August—though closed sales dipped 4%. Of the 3,580 homes sold, the majority (77%) were single-family, while attached properties made up just 23%. The median closed price rose slightly by 1%, reflecting steady values. Homes spent a median of 32 days in the MLS, up 10 days from last year. Single-family homes moved faster at 29 days, but attached homes lingered longer at 44, signaling sellers of condos and townhomes should prepare for extended timelines.

Month-Over-Month Insights

Compared to July, August saw 13% fewer new listings hit the market, tightening options for buyers. Even with less inventory, buyer activity strengthened as pending listings rose 8%, showing continued demand. Closed sales, however, slipped 5% month over month. Prices remained steady, with the median closed price up slightly by 1%. Homes spent longer on the market, with a median of 32 days in the MLS—six days more than July—indicating buyers are taking a bit more time to make decisions.

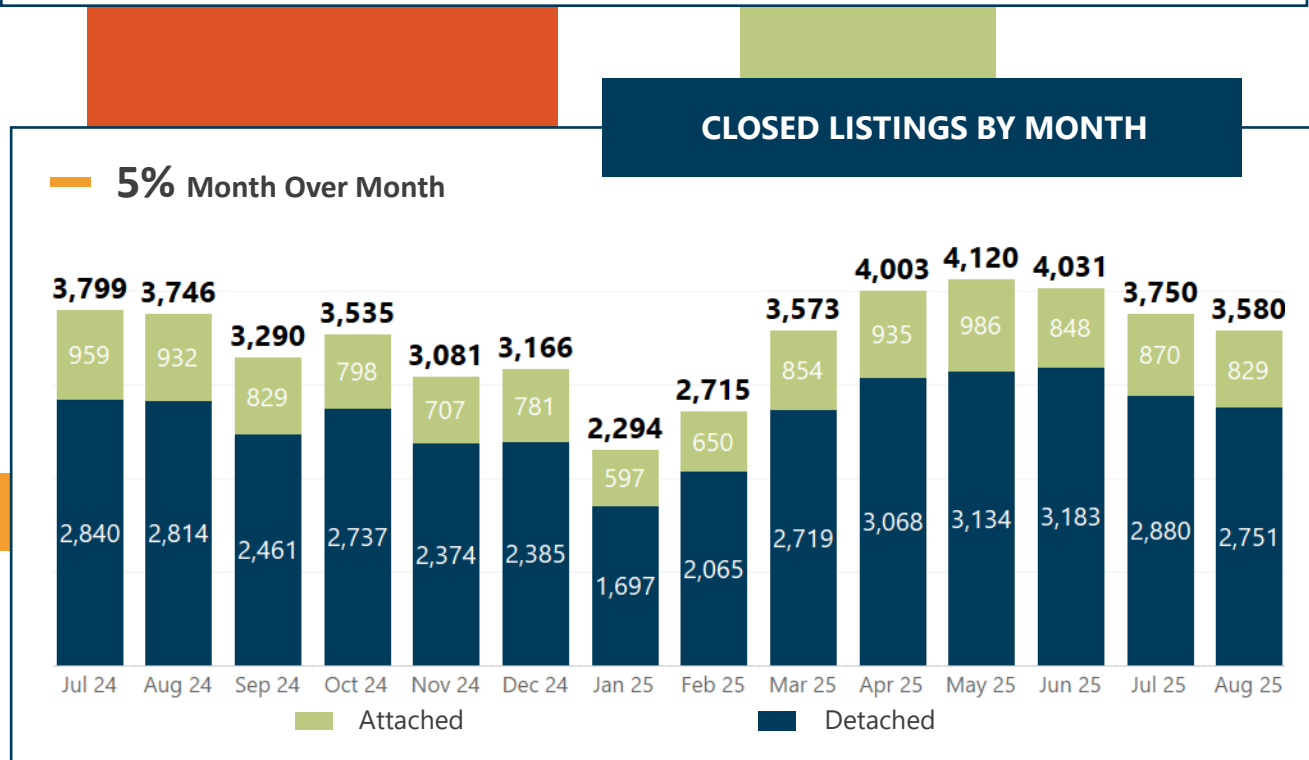
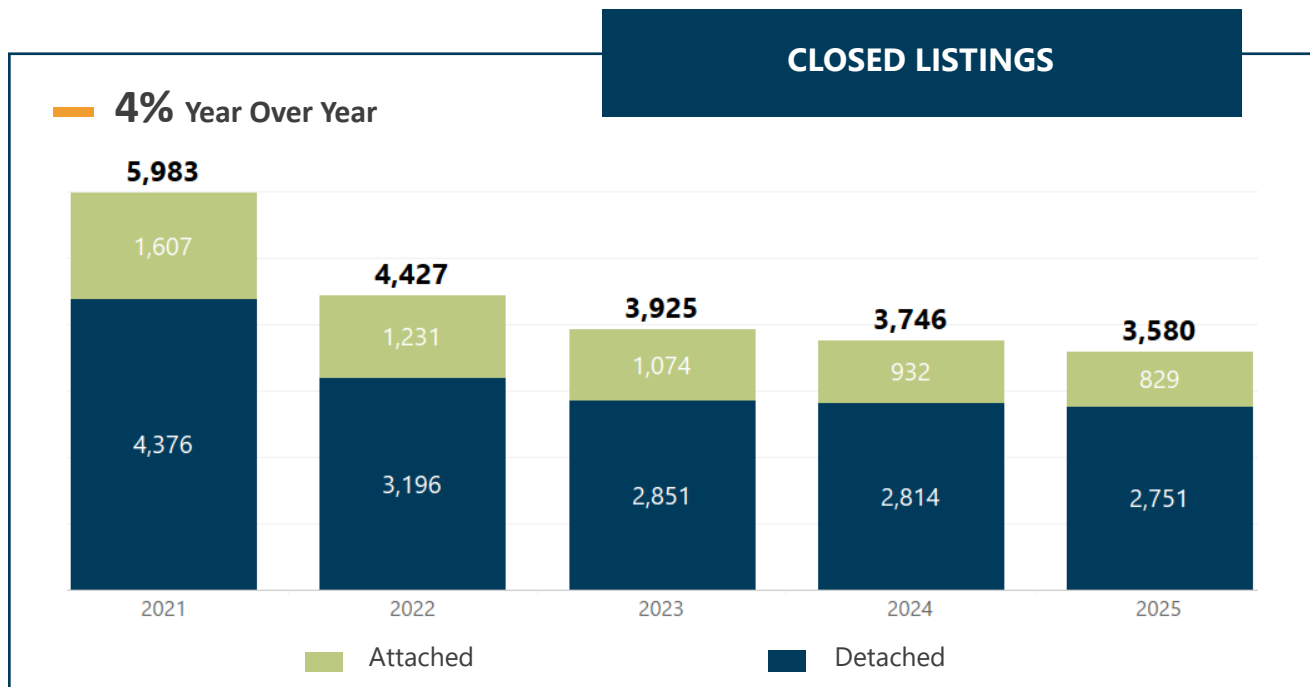
Denver Metro Rental Market

August’s rental market showed a mix of opportunity and challenge for both tenants and landlords. The median leased price fell 5% year over year to \$2,800, giving renters slightly more affordability, though the cost per bedroom held steady with only a 1% uptick to \$1.72. Demand remained steady, with 337 properties leased—a 2% increase from last year. Rentals, however, spent more time on the market, a median of 32 days, up five days from 2024. For tenants, this means more choices and negotiation room, while landlords should be prepared for longer marketing times and consider pricing strategies to stay competitive.

3,580 Closed Listings	\$593,000 Median Closed Price	32 Median Days In MLS
3,883 Pending Listings	\$708,039 Average Closed Price	49 Average Days In MLS
4,779 New Listings	13,452 Active Listings	16 Weeks of Inventory

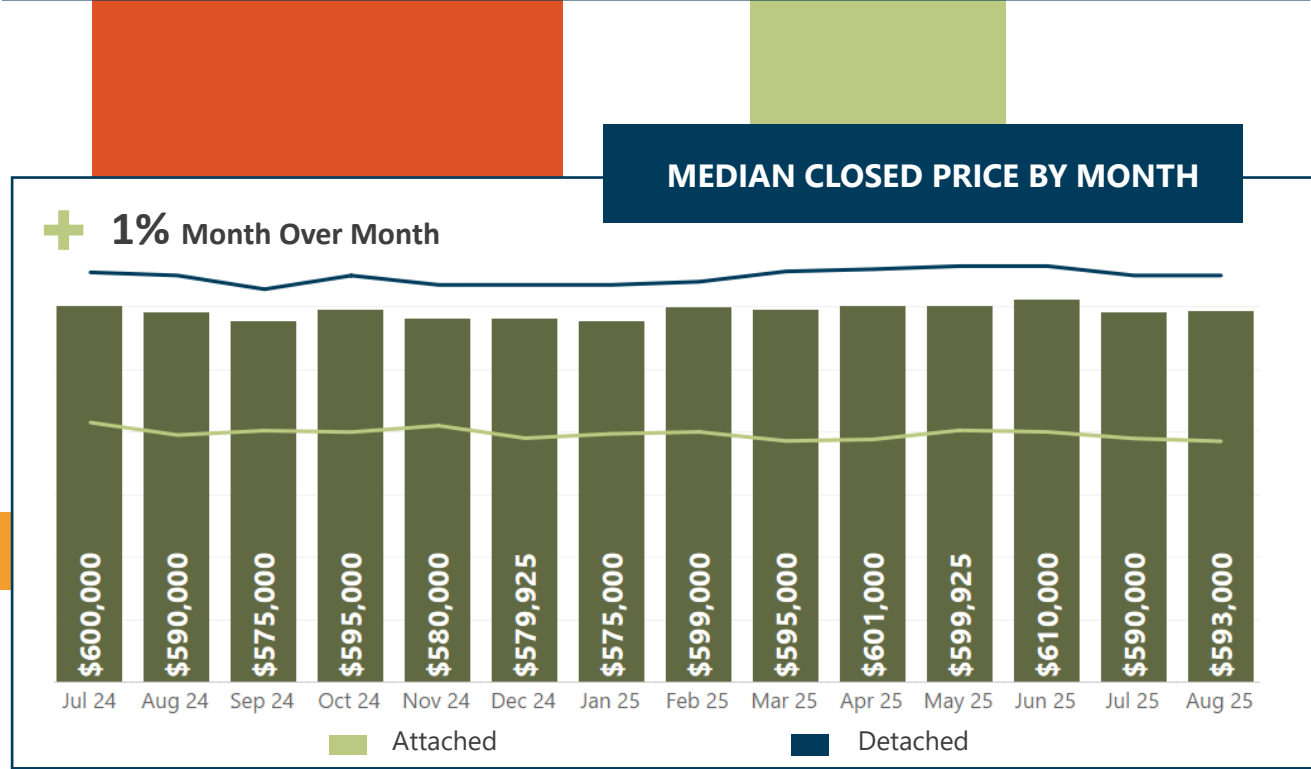
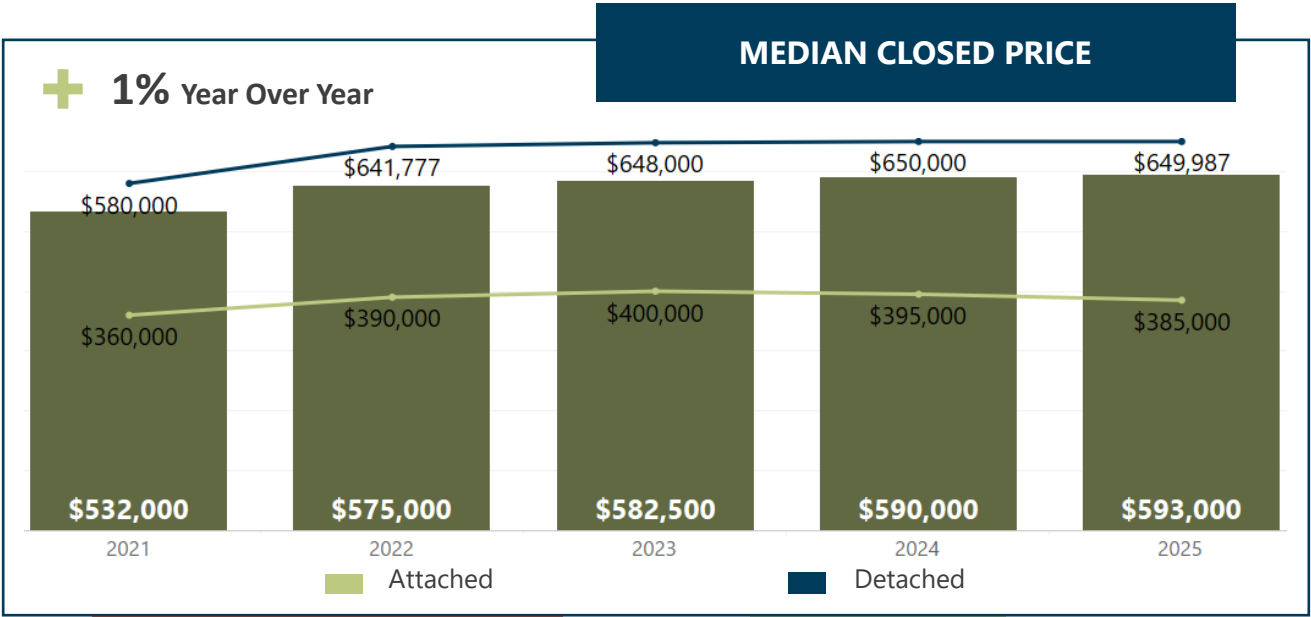
Closed Listings

August 2025



Closed Prices

August 2025

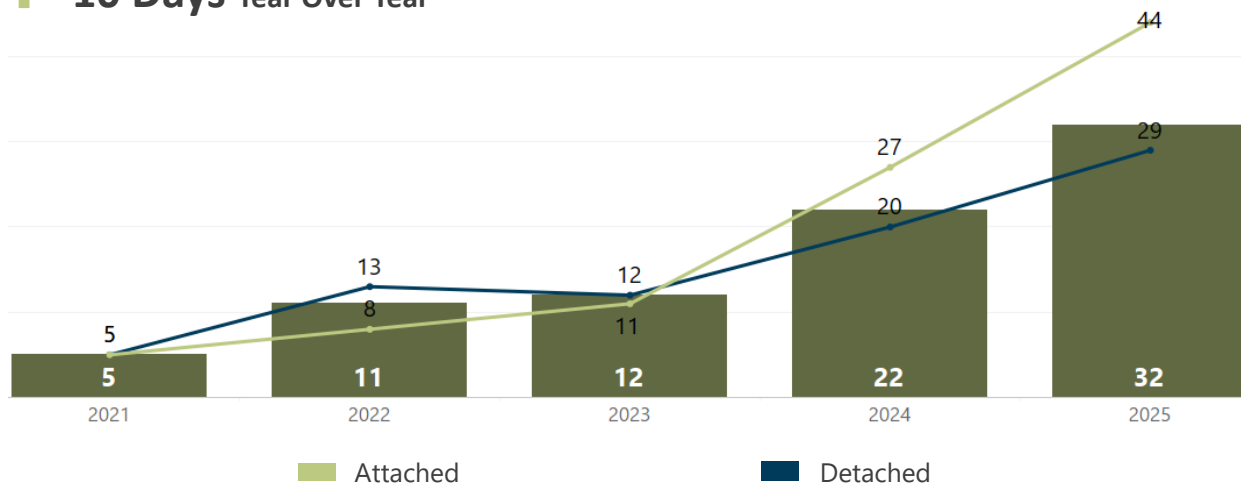


Days In MLS

August 2025

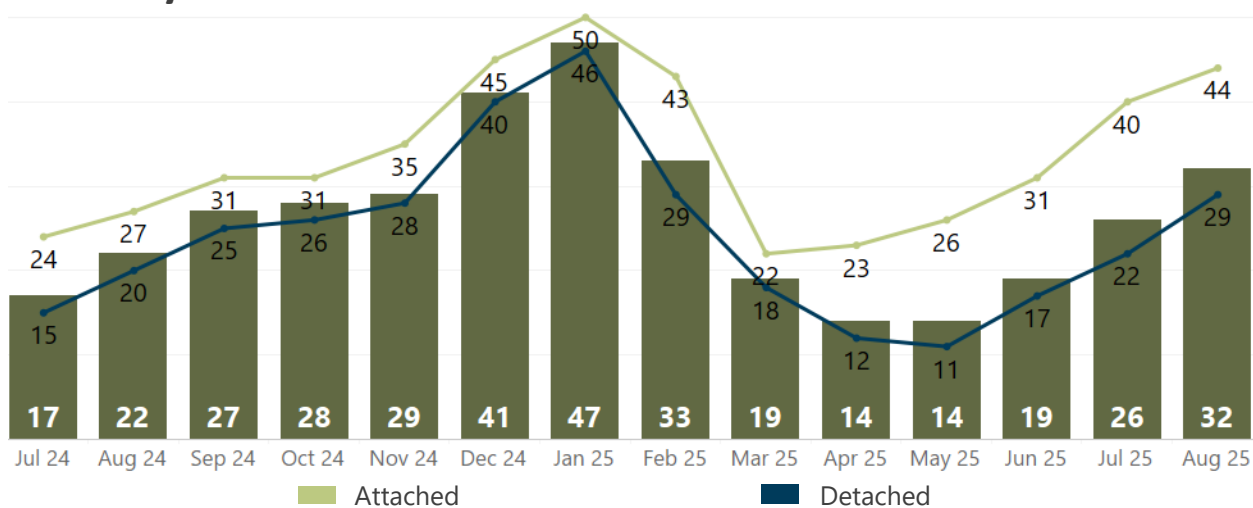
MEDIAN DAYS IN MLS

+ 10 Days Year Over Year



MEDIAN DAYS IN MLS BY MONTH

+ 6 Days Month Over Month

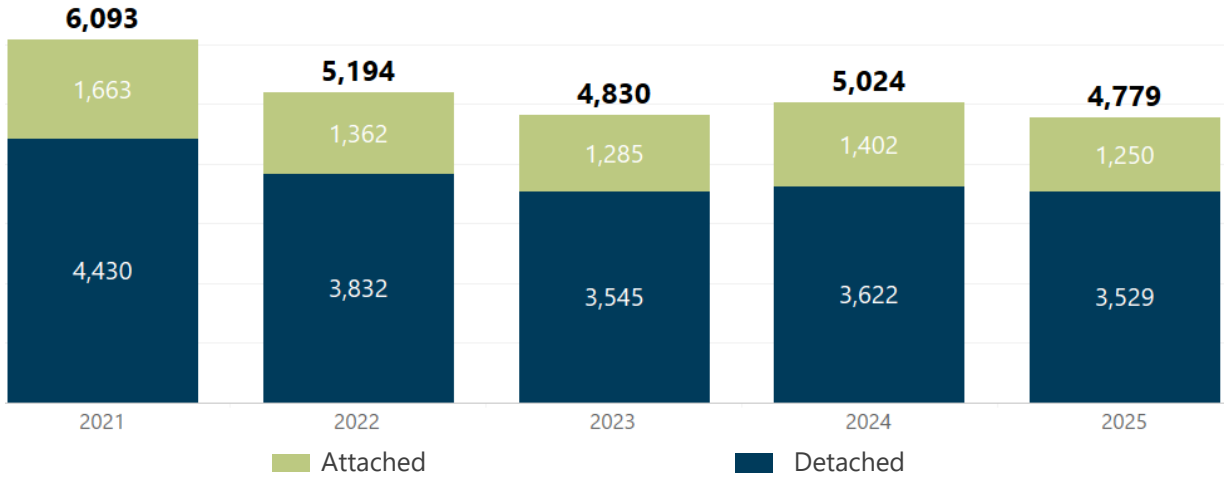


New Listings

August 2025

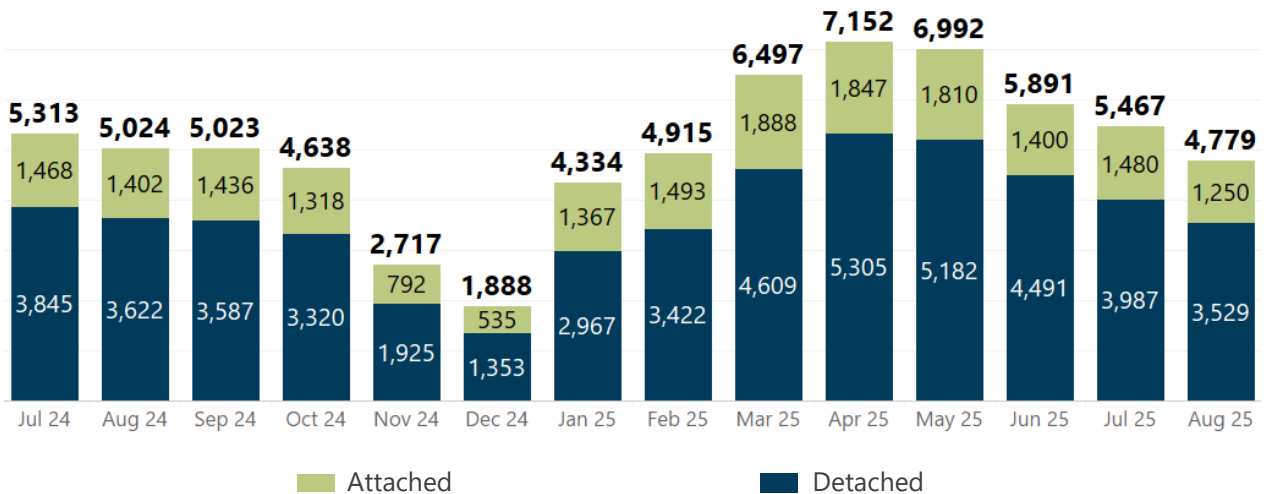
NEW LISTINGS

5% Year Over Year



NEW LISTINGS BY MONTH

13% Month Over Month

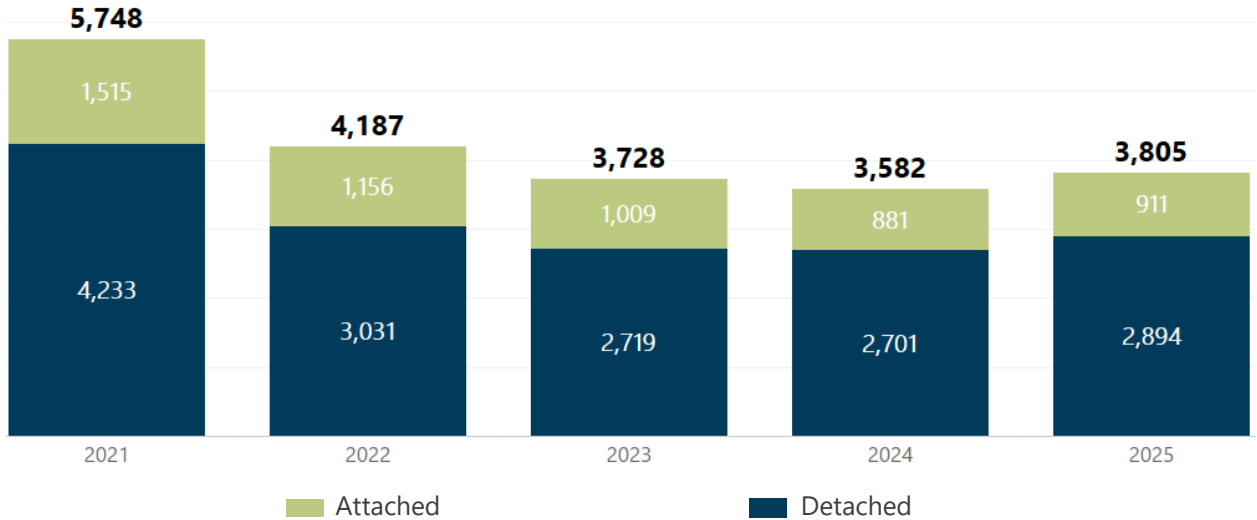


Pending Listings

August 2025

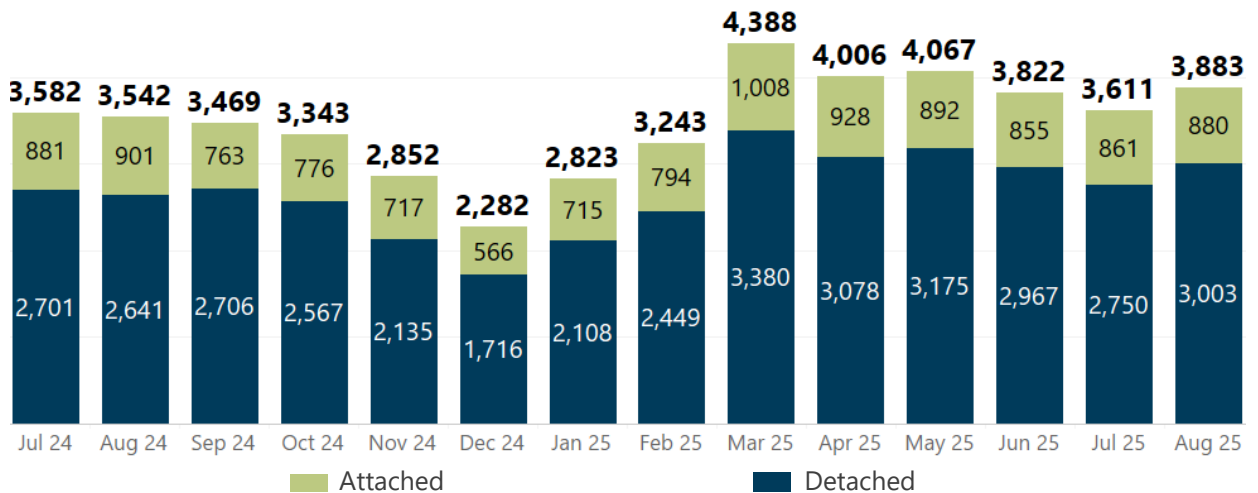
PENDING LISTINGS

+ 10% Year Over Year



PENDING LISTINGS BY MONTH

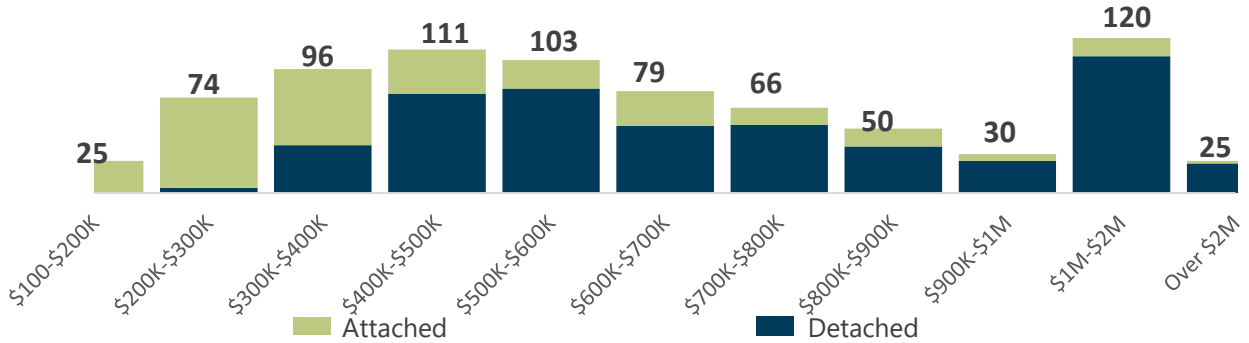
+ 8% Month Over Month



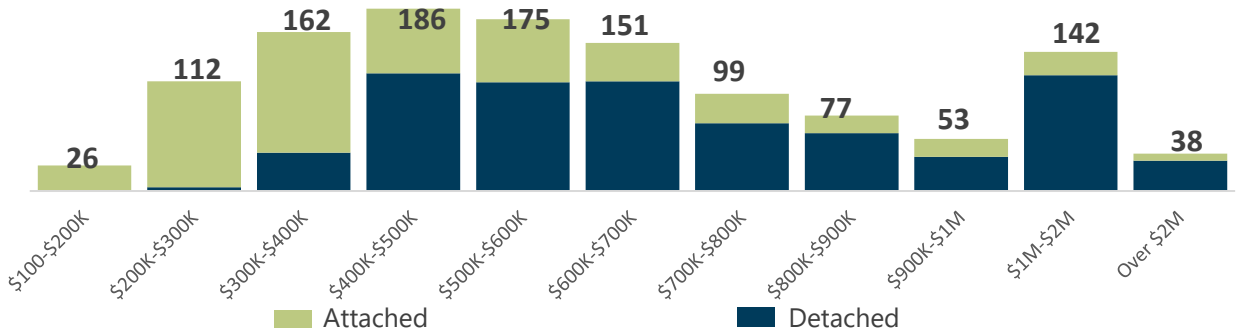
Activity by Price Range

August 2025

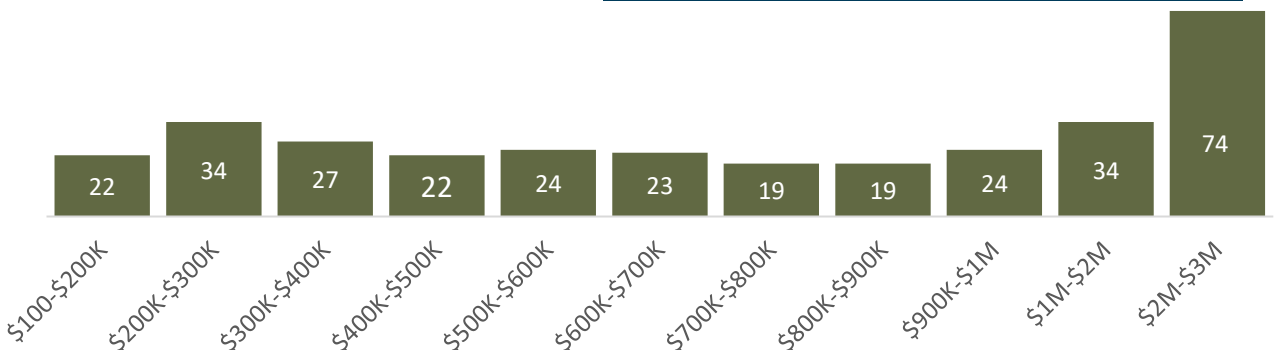
CLOSED LISTINGS BY PRICE RANGE



NEW LISTINGS BY PRICE RANGE



MEDIAN DAYS IN MLS BY PRICE RANGE

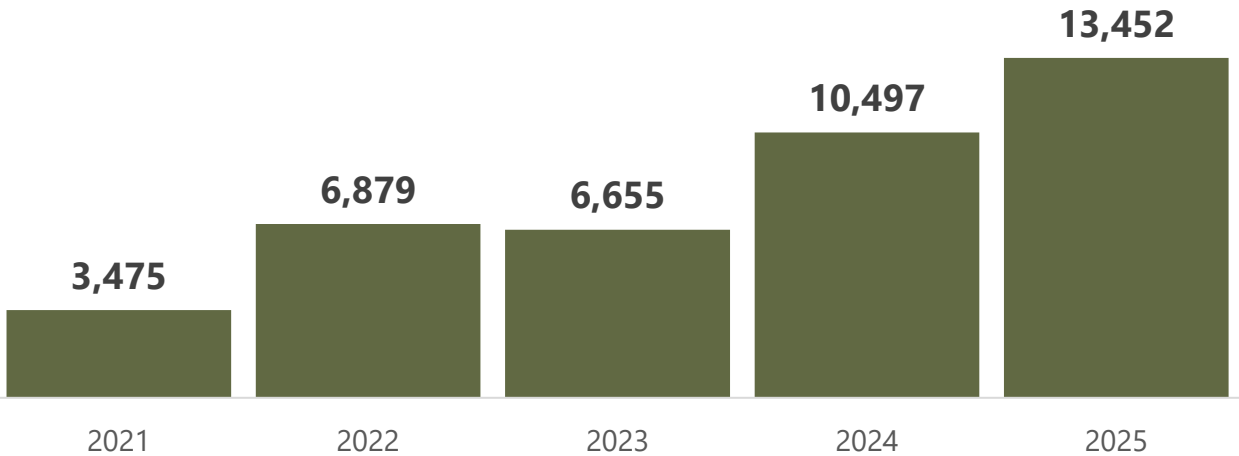


Active Listings and Volume

August 2025

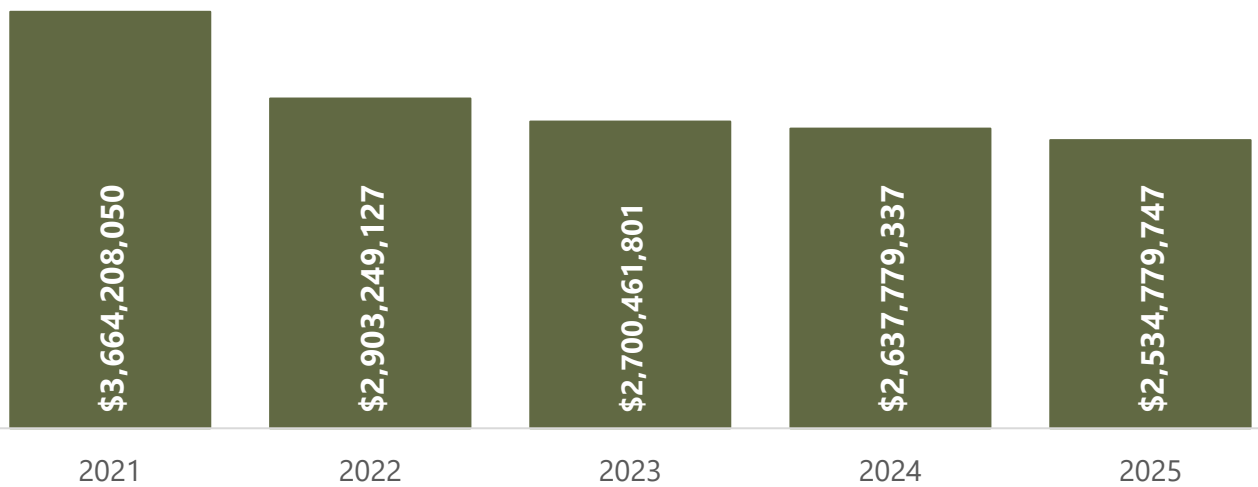
ACTIVE LISTINGS

+ 28% Year Over Year



GROSS SALES VOLUME

— 4% Year Over Year



Rental Market Stats

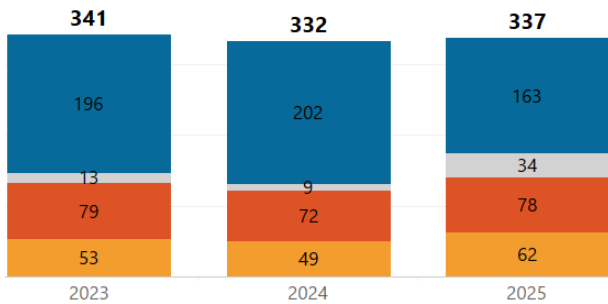
August 2025

In August, rental activity showed mixed trends. The median leased price fell 5% year over year to \$2,800, giving renters slightly more affordability, though the cost per square foot held steady with only a 1% uptick to \$1.72. Demand remained steady, with 337 properties leased—a 2% increase from last year. Rentals, however, spent more time on the market, a median of 32 days, up five days from 2024. For tenants, this means more choices and negotiation room, while landlords should be prepared for longer marketing times and consider pricing strategies to stay competitive.

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

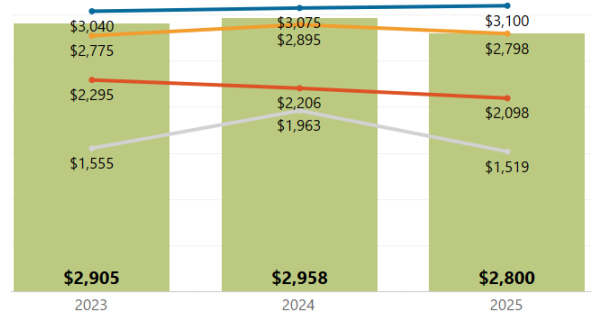
PROPERTIES LEASED

+ **2% Year Over Year**



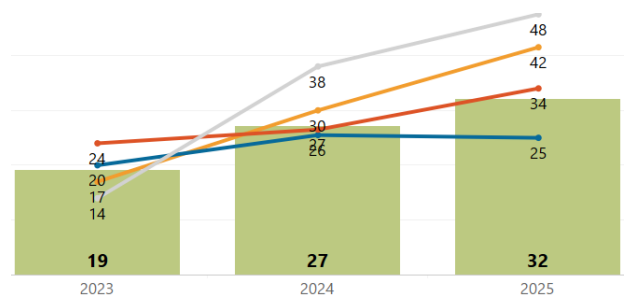
MEDIAN LEASED PRICE

— **5% Year Over Year**



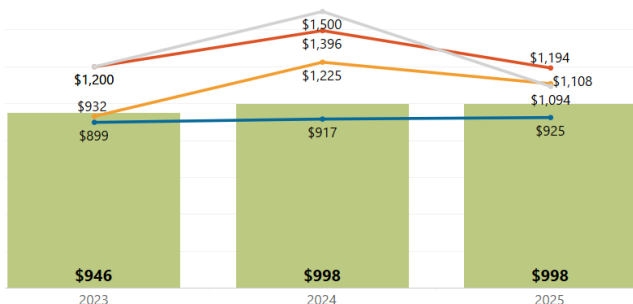
MEDIAN DAYS IN MLS

+ **5 Days Year Over Year**



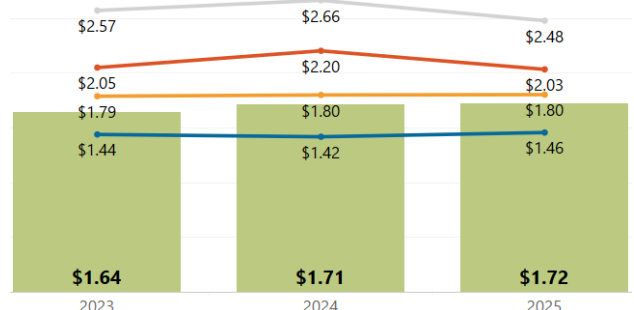
MEDIAN LEASED PRICE PER BEDROOM

= **0% Year Over Year**



MEDIAN LEASED PRICE PER SQ FOOT

+ **1% 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: August 2021 vs August 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, August 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.