



# REAL ESTATE MARKET UPDATE

## END OF YEAR 2025

The Denver Metro Real Estate Market in 2025 continued the stabilization pattern we have observed since 2023. Since the crazy markets of the Pandemic Era from 2020-2022, the Denver real estate market has been consistently recalibrating into new normals where affordability, ownership costs and mortgage rates dominated buyers' decision making. Sellers navigated this adjusting market with price adjustments, longer time on the market and meeting the buyers needs through concessions and rate buy-downs as well as cosmetic improvements to create a more turnkey transaction. Active Listings at the end of the year are just above 7,600 which is 10.4% higher than 2024. New Listings in 2025 were 59,671 and that is 6.8% higher than 2024. Closed Homes ended the year at 42,268 and that is down slightly from 2024 but almost identical to 2024 and 2023. Keep in mind our high for Closed homes was 64,119 in 2021 so last years market was down over 34% from just a short 4 years ago for numbers of homes sold. The Average Price of a Single Family Home in 2025 was \$787,452 and that is just 1% higher than 2024. The Average Price of an Attached Home (Condo or Townhome) in 2025 was \$441,145 and that is 3.4% lower than 2024. The Average Days in MLS for all homes increased by 24% to 47 days. Due to increased inventory and longer time on the market, many homeowners took a break from selling by removing their homes from the market last year with plans to return to the market in early 2026. Combined with the traditional increase in Active inventory in the first quarter and the Spring Market, we may see an increase in supply that could result in a Buyer's Market and a slight cool down on prices to continue.

### AVG DAYS ON MARKET DECEMBER 2025



**65 DAYS**

2024: 55 DAYS  
UP 18.18%



**74 DAYS**

2024: 60 DAYS  
UP 23.33%

### ACTIVE INVENTORY DECEMBER 2025



**4,910**

2024: 4,636  
UP 5.91%



**2,697**

2024: 2,252  
UP 19.76%



### ACTIVE LISTINGS

**6,888**

DECEMBER  
2024



**7,607**

DECEMBER  
2025  
UP 10.44%

### AVERAGE SOLD PRICE (DECEMBER 2025)

**-1.74%**

SINGLE FAMILY 1 YEAR



**-1.47%**

CONDO 1 YEAR

### AVERAGE SALES PRICE (HOUSES & CONDOS - DECEMBER 2025)

**\$678,718**

LAST YEAR:  
\$683,227  
-.66%



### TOTAL # SOLD (HOUSES AND CONDOS)



**3,101**

2024: 3,260

DOWN 4.88%



### SOLDS DECEMBER 2025



**2,408**

2024: 2,458

DOWN 2.03%



**693**

2024: 802

DOWN 13.59%

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3.4 BILLION IN SALES IN 2024

