

# DENVER METRO MARKET WATCH

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

# Highlights

## January 2025

### Year-Over-Year Insights

The Denver metro housing market started strong in 2025, with sellers adding **4,340 new listings—up 28% from last year**—giving buyers more options. Closed sales **rose 6% to 2,262 homes**, while the **median price increased nearly 2% to \$575,000**. Buyers remained active, executing **3,076 contracts**, though homes spent more time on the market, with **median days increasing from 37 to 47**.

### Month-Over-Month Insights

January saw an uptick in seller activity as new listings more than doubled, rising 130% from December. Despite the influx of inventory, closed listings dropped 29%, reflecting a slower start to the new year. Pending listings increased 32%, indicating that buyers are returning to the market. The median closed price edged down slightly to \$575,000, while homes spent more time on the market, with median days in the MLS rising to 47 from 41 in December.

### Denver Metro Rental Market

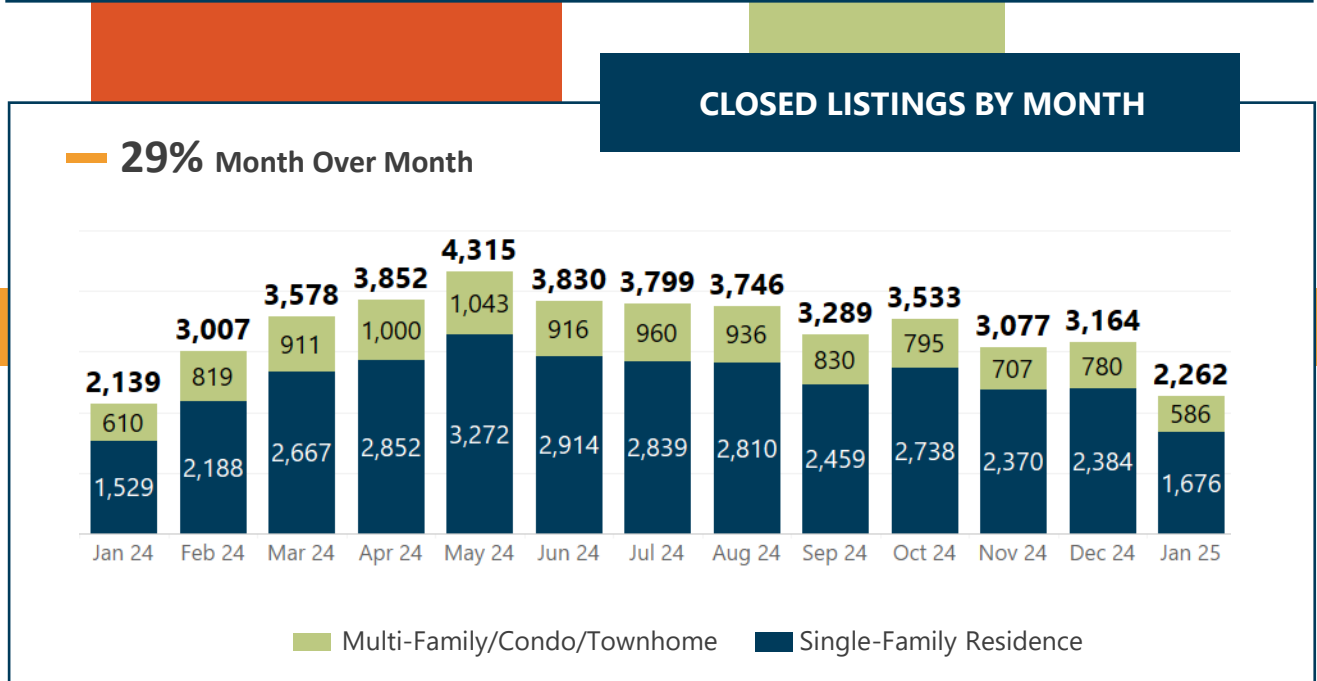
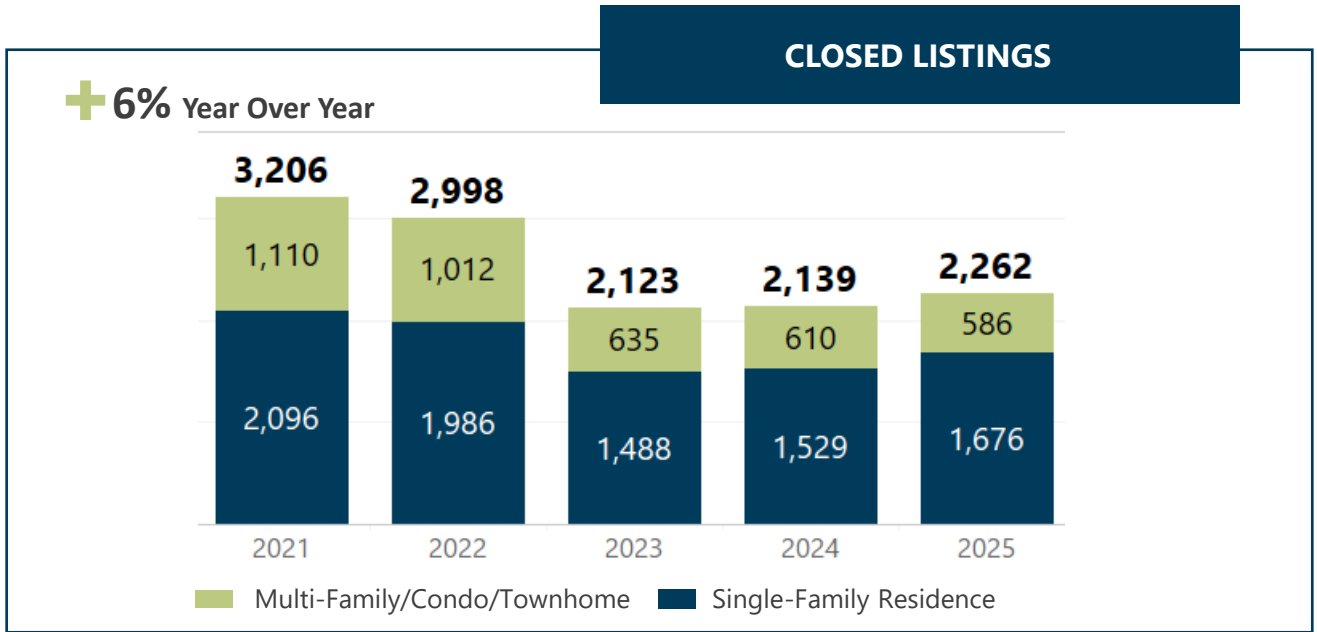
The rental market slowed to start the year, with **252 properties were leased** through REcolorado's MLS, an **18% decrease** compared to January 2024. However, this represents only a slight decline from December 2024, when 264 properties were leased. Rental prices remained relatively stable, with the **median leased price this month at \$2,625**, slightly down from last year and from last month. New rental listings declined 13% year-over-year, though they rebounded from 260 in December. Active inventory tightened to 557 properties, 7% lower than last year.

2,262 Closed Listings	\$575,000 Median Closed Price	47 Median Days In MLS
3,076 Pending Listings	\$674,449 Average Closed Price	63 Average Days In MLS
4,340 New Listings	7,469 Active Listings	14 Weeks of Inventory

# Closed Listings

January 2025

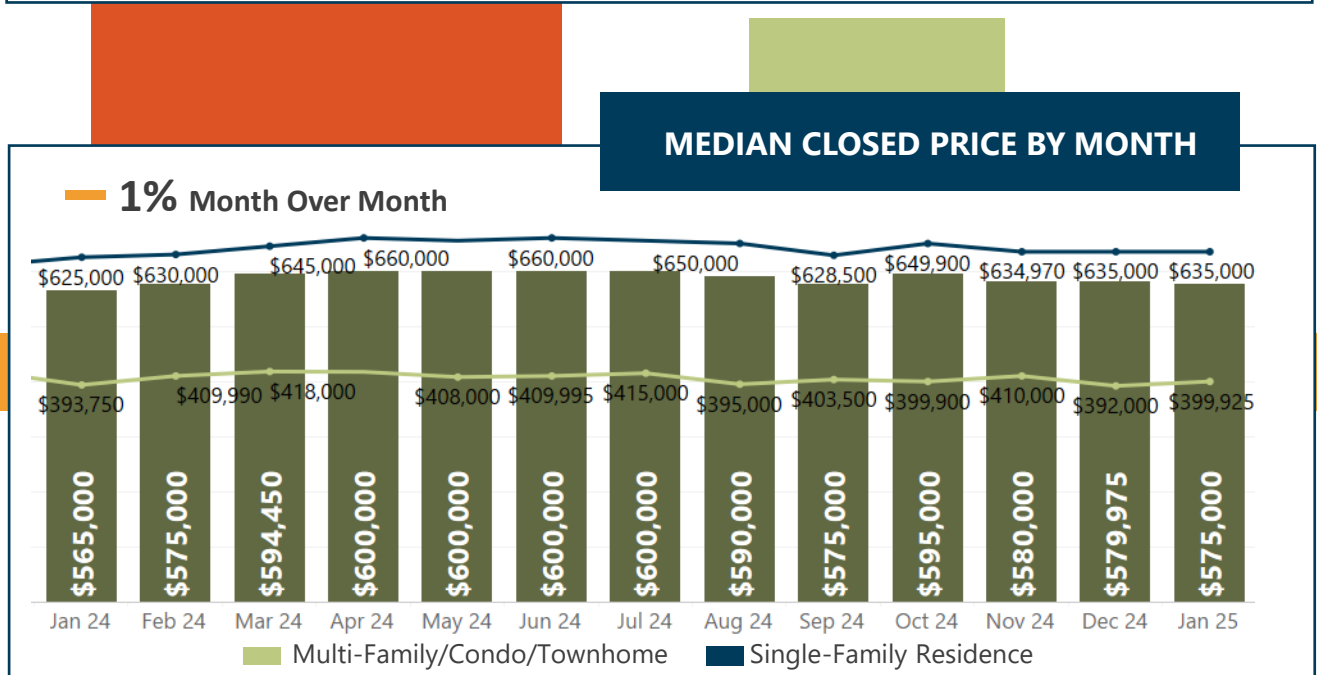
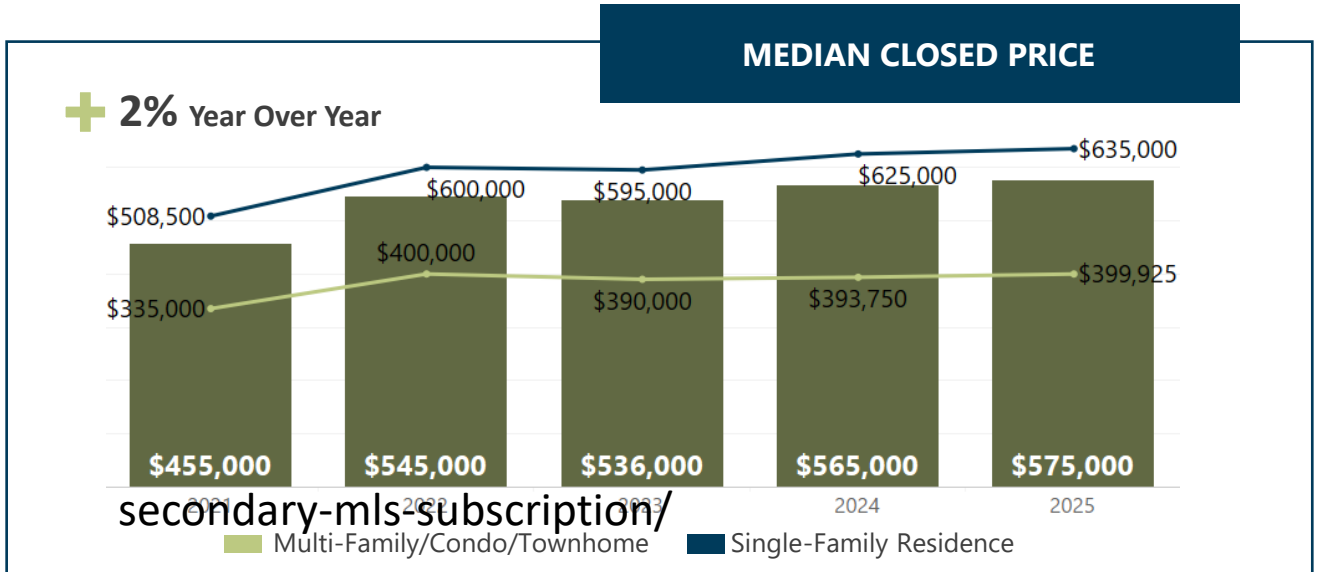
The number of listings that closed in January was 6% higher than this time last year and 29% lower than last month.



# Closed Prices

January 2025

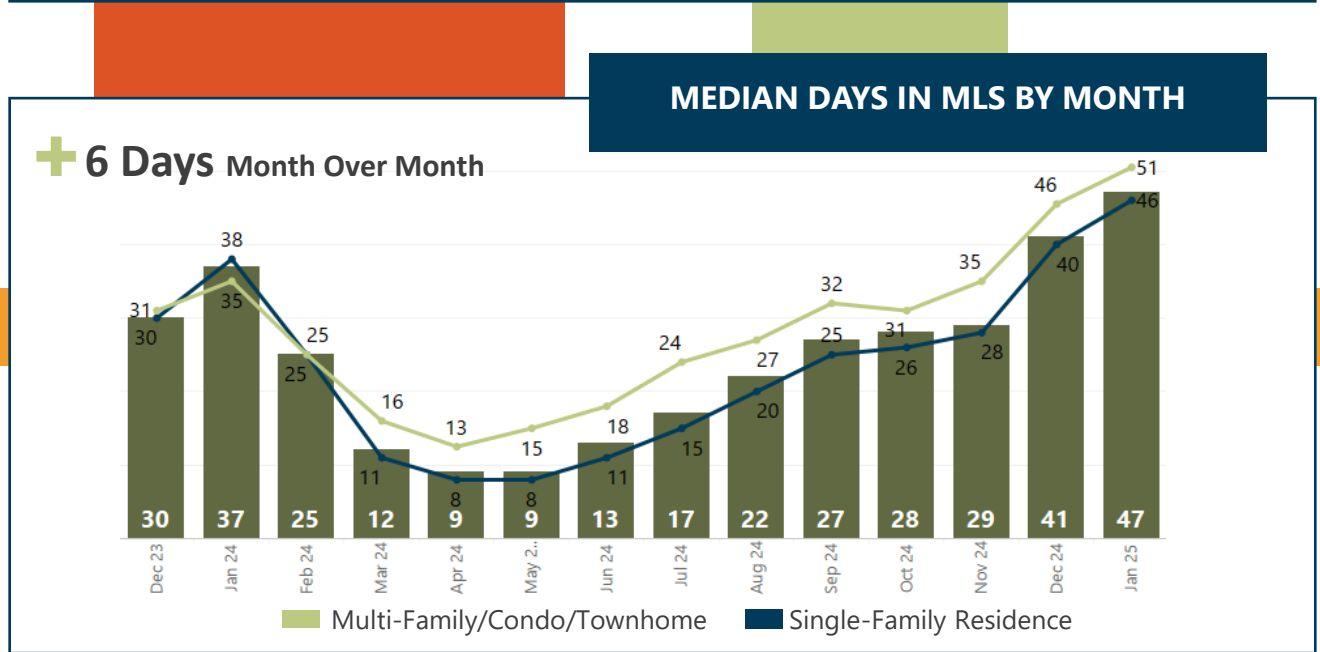
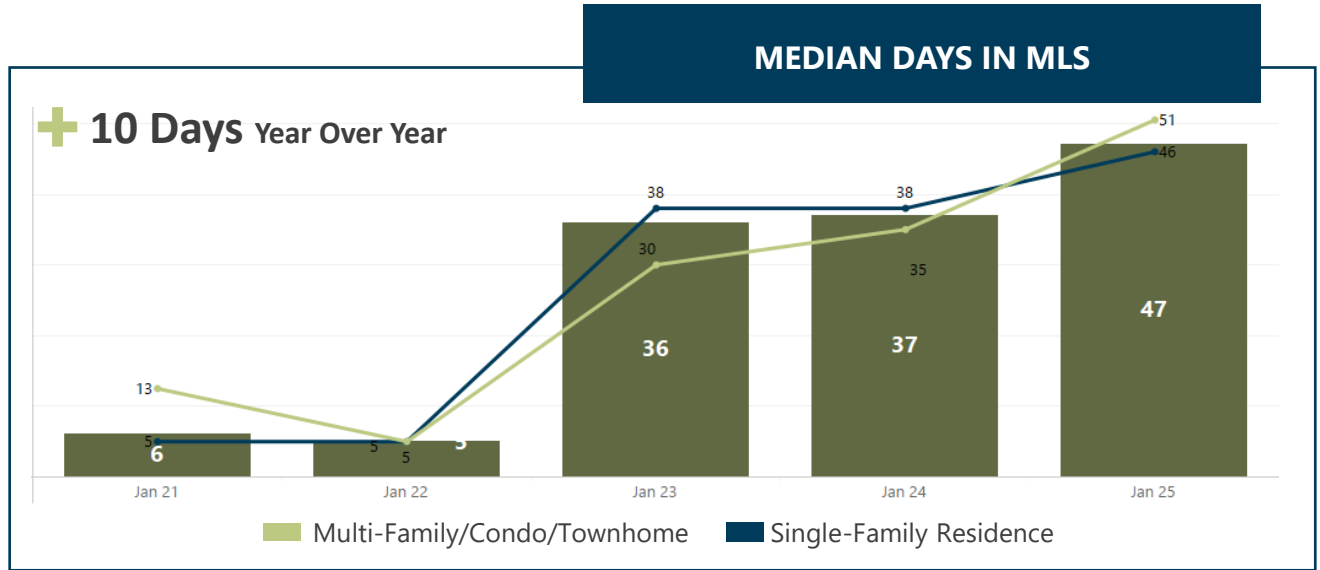
In January, the median closed price of a Denver Metro area home was \$575,000 which is 2% higher than last year. Closing prices decreased from October to January as sellers reduced their asking prices.



# Days In MLS

January 2025

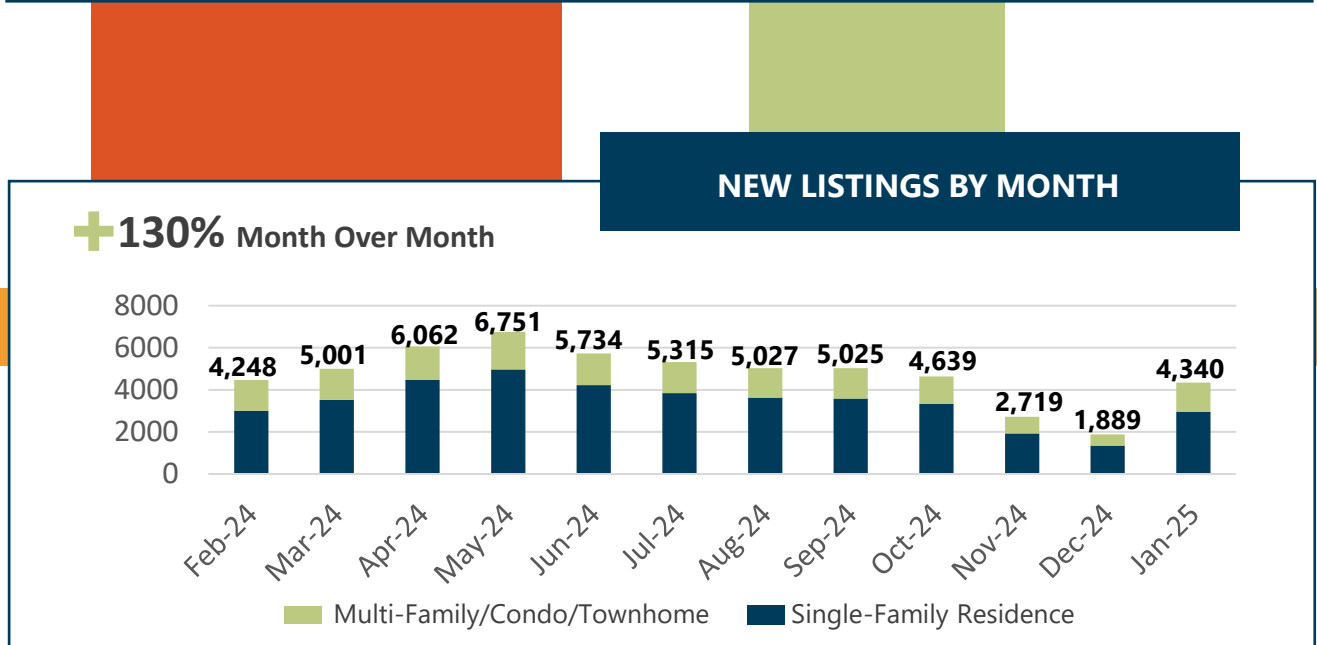
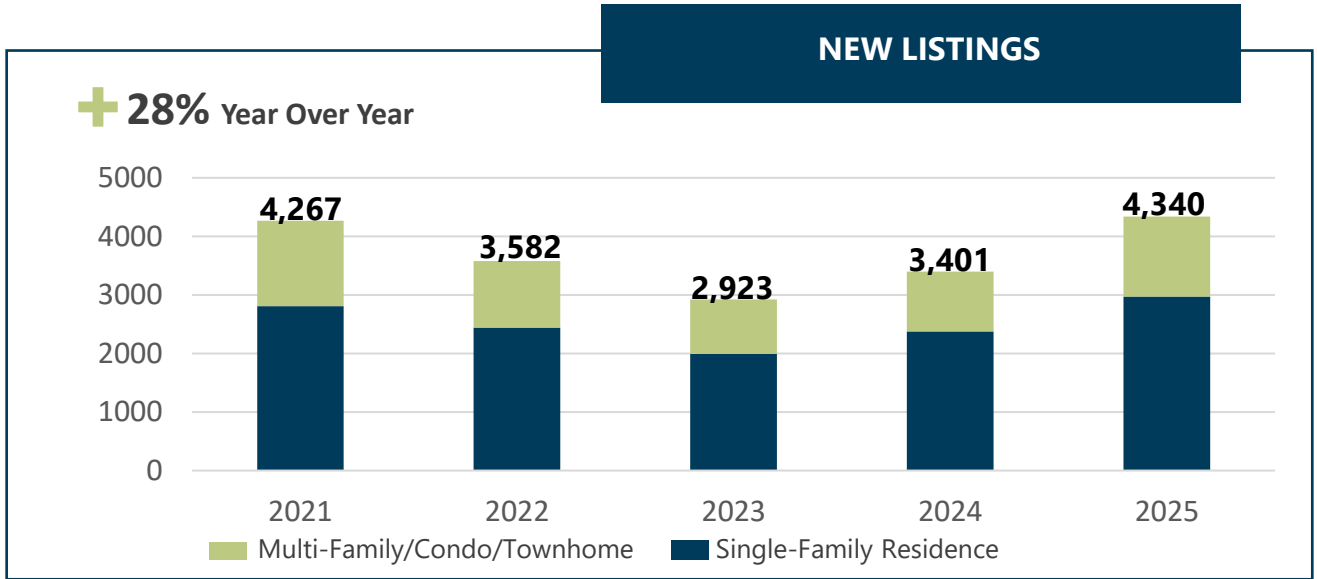
Days in MLS counts the number of days a listing was actively available in REcolorado's MLS system before a contract was executed. In January, homes spent 47 days in the MLS, 10 days longer than last year at this time, and 6 days longer than last month.



# New Listings

January 2025

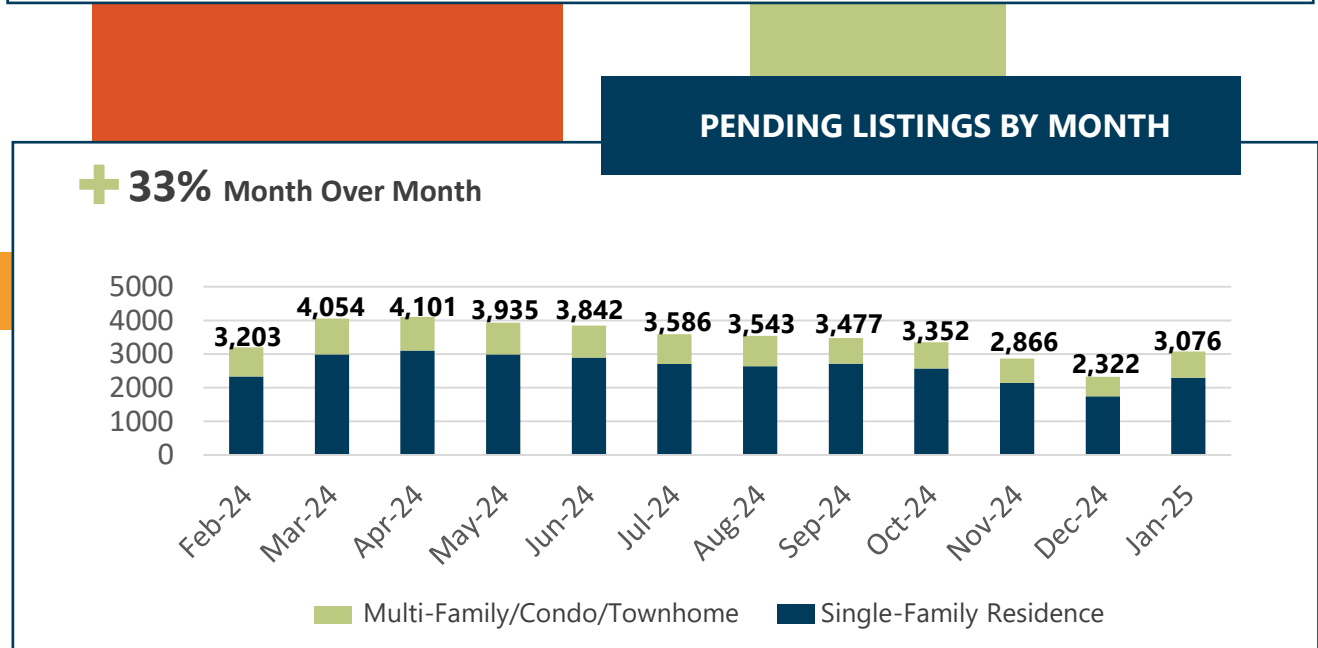
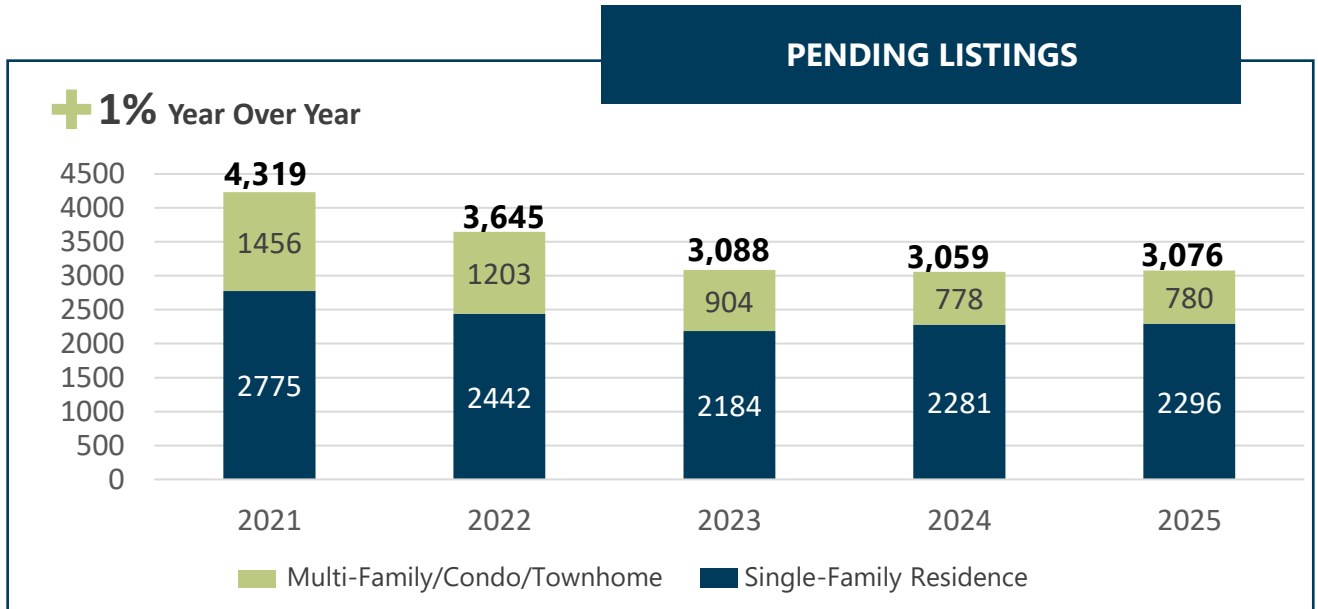
Denver Metro home sellers added 4,340 new listings to the market, 27% more than last January, and 130% more than last month as prospective sellers focused on the holiday season.



# Pending Listings

January 2025

Throughout the month, buyers executed contracts on 3,076 home listings. The number of listings pending sale in January was 1% higher than last January and 33% higher than last month.

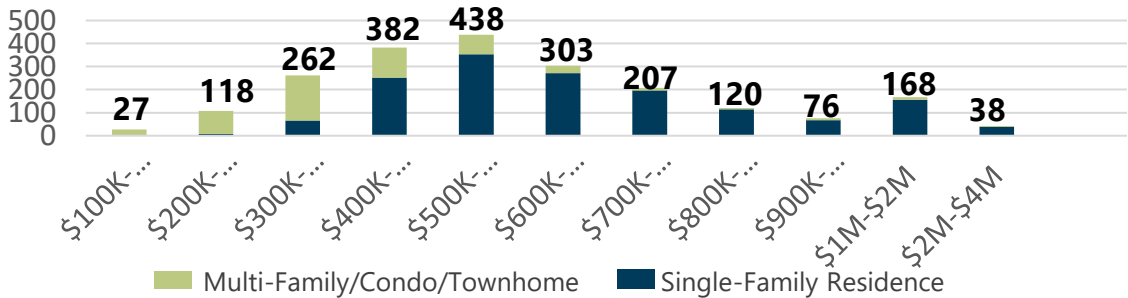


# Activity by Price Range

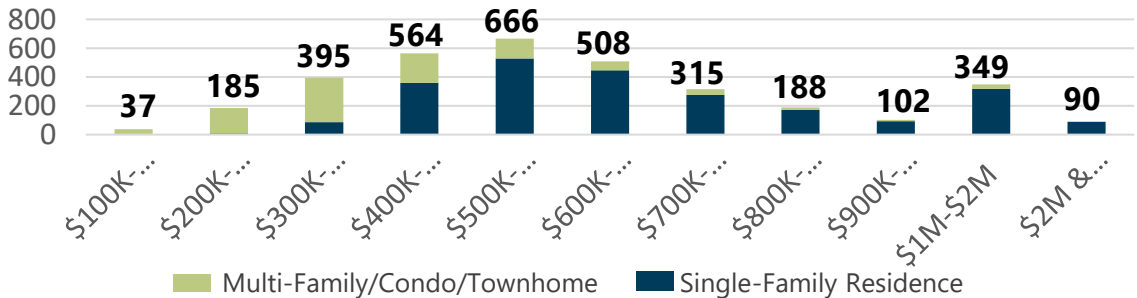
January 2025

The most active price range in January was \$500-600,000. In this range, 438 homes closed and 666 new listings were added to the market. Homes priced at \$500-600,000 moved to Pending in a median of 38 days.

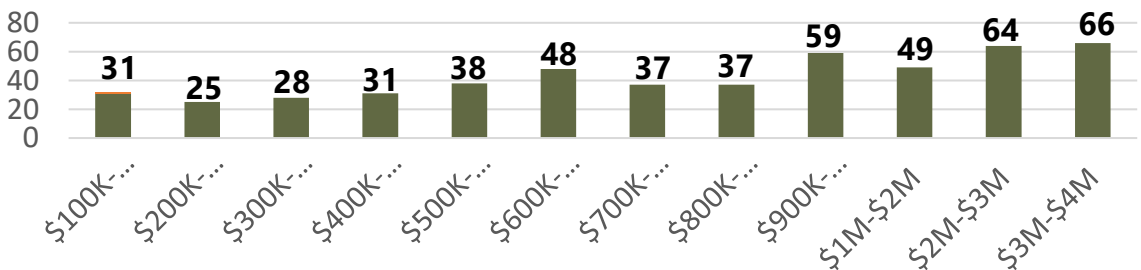
## CLOSED LISTINGS BY PRICE RANGE



## NEW LISTINGS BY PRICE RANGE



## MEDIAN DAYS IN MLS BY PRICE RANGE

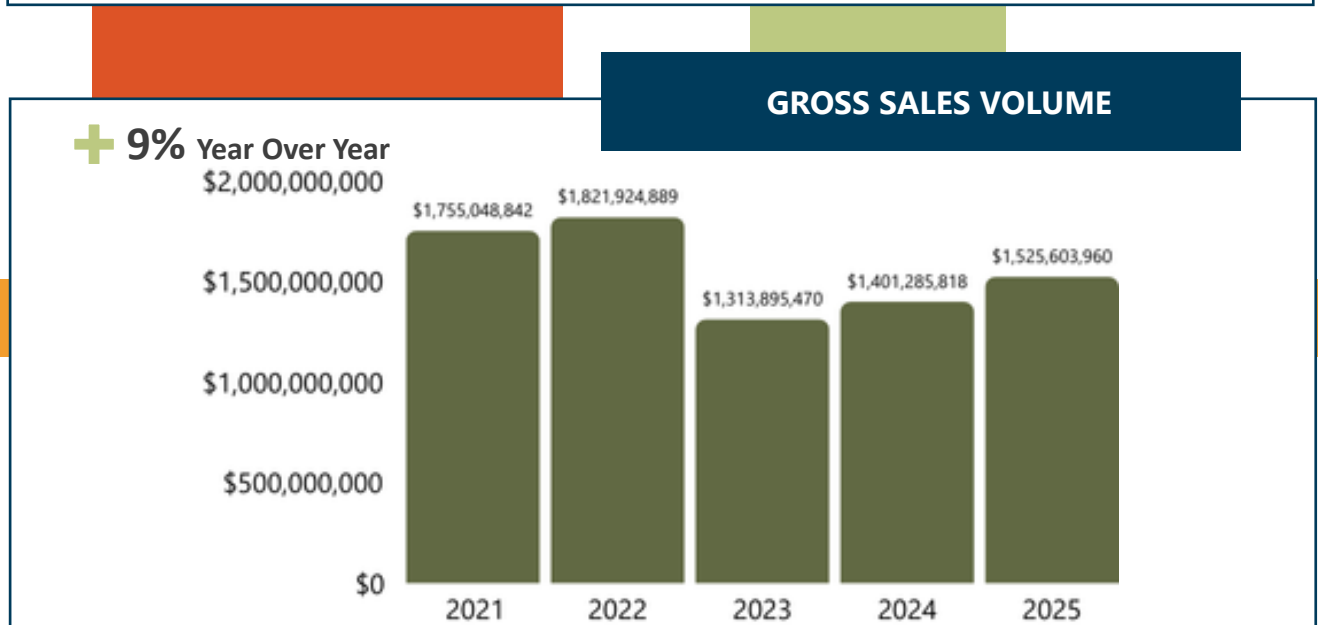
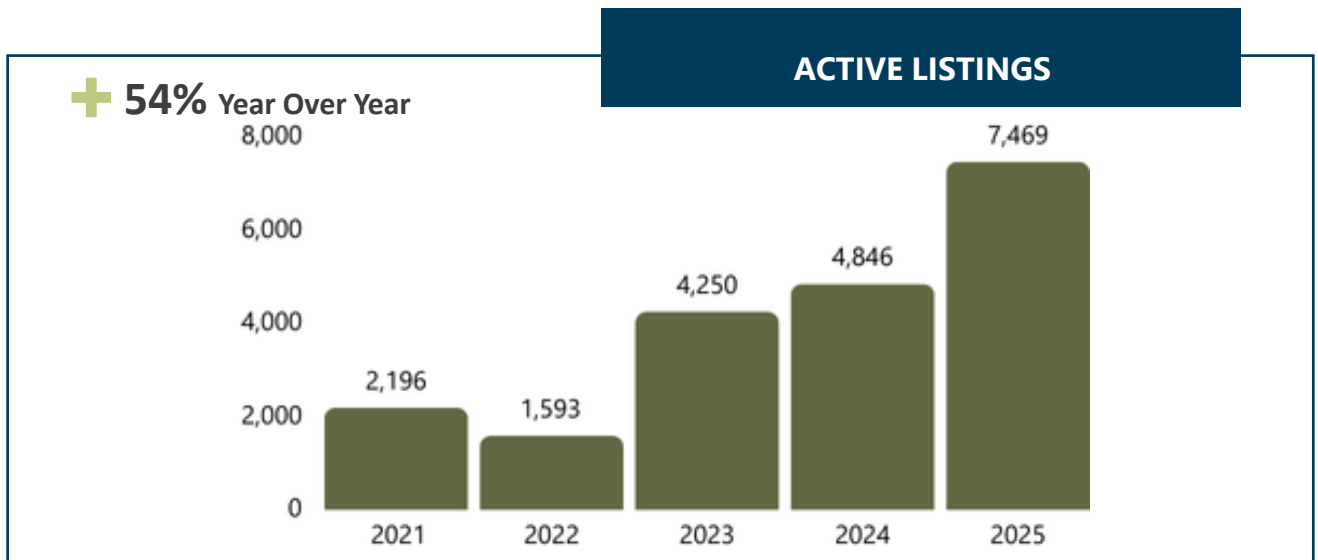


# Active Listings and Volume

January 2025

Standing inventory, or the number of listings actively available for sale at the time January data was pulled, was 54% higher than last year, with 7,469 homes actively available for sale in the Denver Metro area. The number of active listings saw an 8% increase from December.

The gross sales volume in January was 9% higher than last January.



# Rental Market Stats

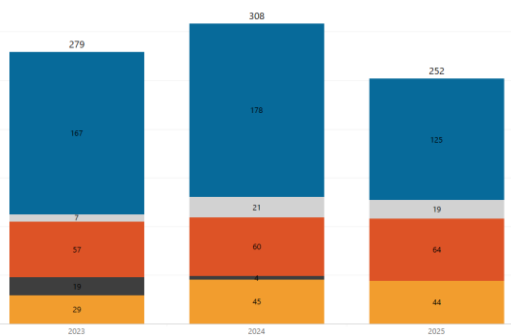
January 2025

In January, 252 properties were leased using REcolorado MLS, 18% less than January 2024 and less than 5% from last month. The median leased price of those properties was 7% less than last year. Throughout the month, 334 new rental listings were added to REcolorado's MLS, 13% fewer than last year and 29% more than last month. At the time of data pull, there were 557 active rental properties available in REcolorado's MLS, 3% fewer than last month.



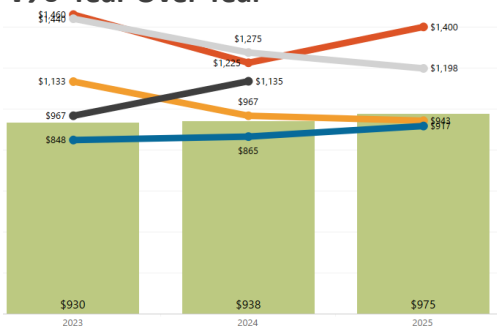
## PROPERTIES LEASED

7% Year Over Year



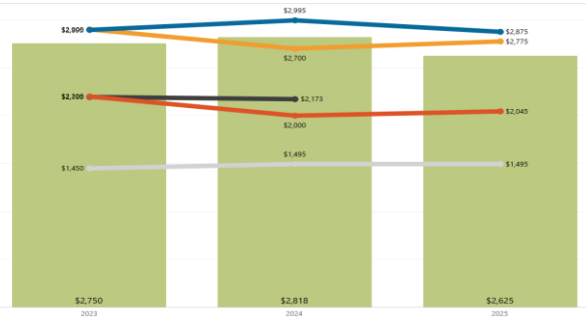
## MEDIAN LEASED PRICE PER BEDROOM

+ 4% Year Over Year



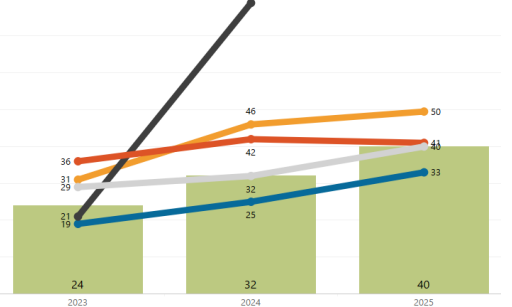
## MEDIAN LEASED PRICE

7% Year Over Year



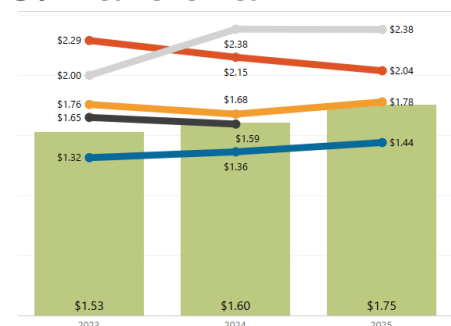
## MEDIAN DAYS IN MLS

+ 8 Days Year Over Year



## MEDIAN LEASED PRICE PER SQ FOOT

+ 9% 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: January 2021 vs January 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, January 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.