

# DENVER METRO MARKET WATCH

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

M  
a  
r  
c  
h

2  
0  
2  
5

# Highlights

## March 2025

### Year-Over-Year Insights

The housing market in March 2025 showed strong activity from both buyers and sellers. The number of new listings that came to the market increased by **30% year-over-year with 6,512 new listings** hitting the market. The number of active homes for sale increased **41% year-over year with 10,376 homes**. While the number of closed homes is unchanged in March 2025 compared to last March, we saw buyer activity pick up with **4,700 homes going under contract, up 16%** compared to the same time last year. Sellers are putting more homes on the market, giving buyers more options and more time to choose a home which is reflected in the time a property is spending on the market. The **median days in MLS in March was 19, 7 more days year-over-year**. Homes closed for a median price of **\$595,000, unchanged compared to March 2024**.

### Month-Over-Month Insights

Typical for spring in the Denver-Metro Area, the housing market saw an increase of activity. The number of **New listings increased by 32%**. Buyers seemed eager to move by putting **contracts on 43% more listings** and **closing on 32% more homes** this month compared to February. Homes moved faster **spending a median of 14 fewer days in the MLS** compared to last month. **Median home prices remained steady, declining less than 1% month-over-month**.

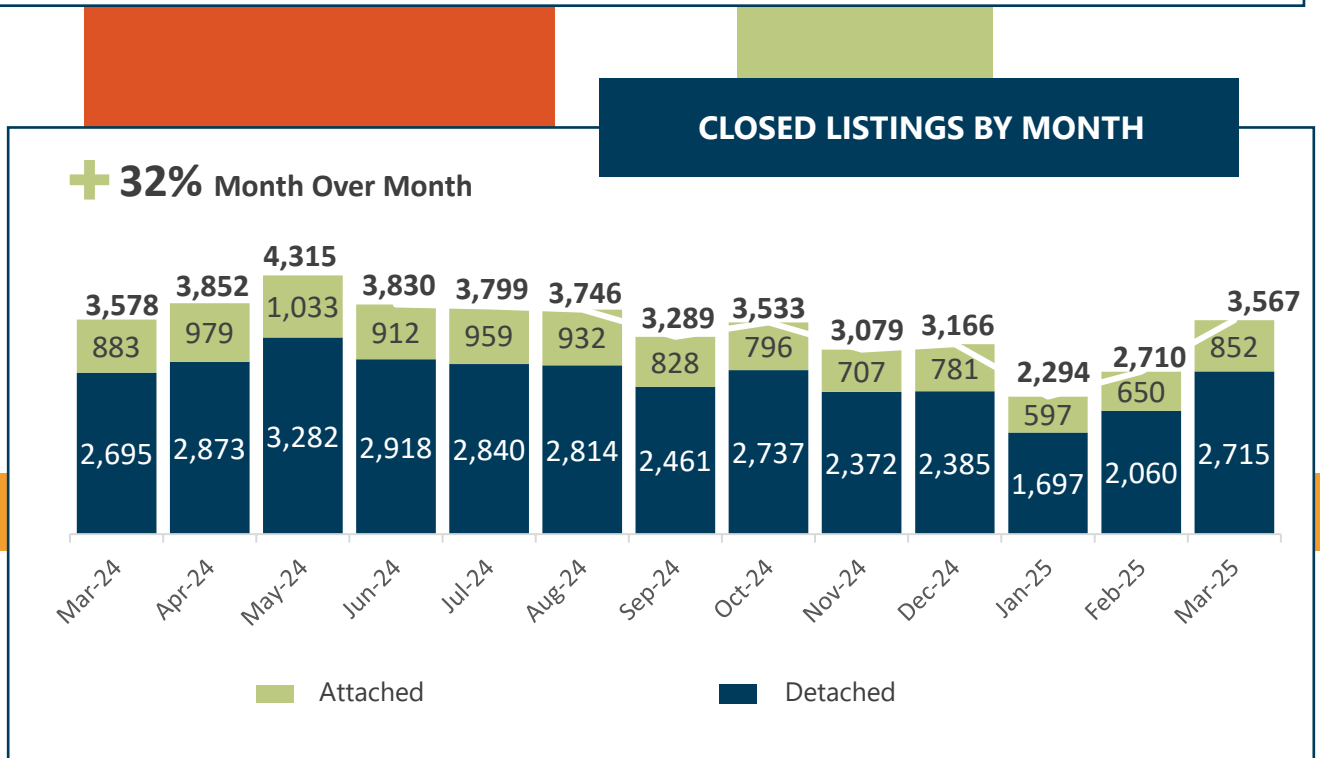
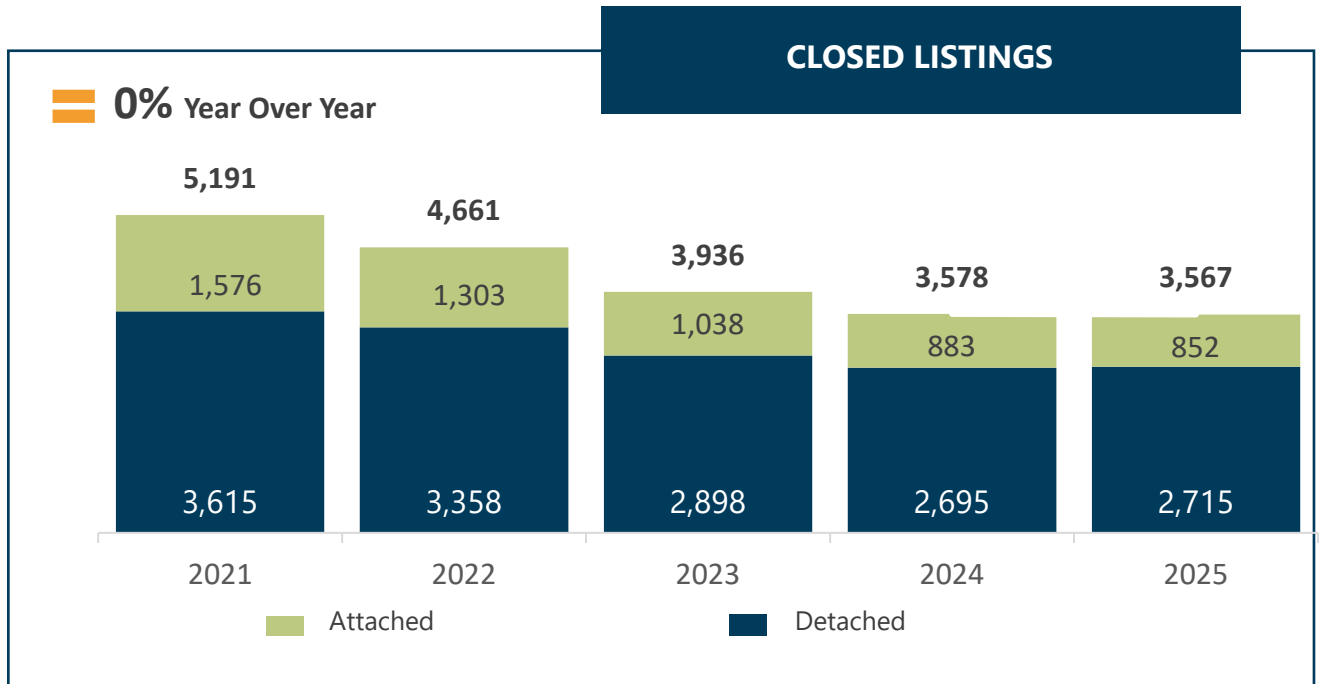
### Denver Metro Rental Market

Throughout March, **328 properties were leased** through REcolorado's MLS, an **11% increase year-over-year**. Rental prices dropped slightly in March 2025 by 2%. More rental inventory came to the market with **413 new rental listings becoming available**, a **21% increase from last year** and **28% more than February**. At the time of data pull, **563 active rental properties** were available.

|                           |                                   |                           |
|---------------------------|-----------------------------------|---------------------------|
| 3,567<br>Closed Listings  | \$595,000<br>Median Closed Price  | 19<br>Median Days In MLS  |
| 4,700<br>Pending Listings | \$691,249<br>Average Closed Price | 49<br>Average Days In MLS |
| 6,512<br>New Listings     | 10,376<br>Active Listings         | 13<br>Weeks of Inventory  |

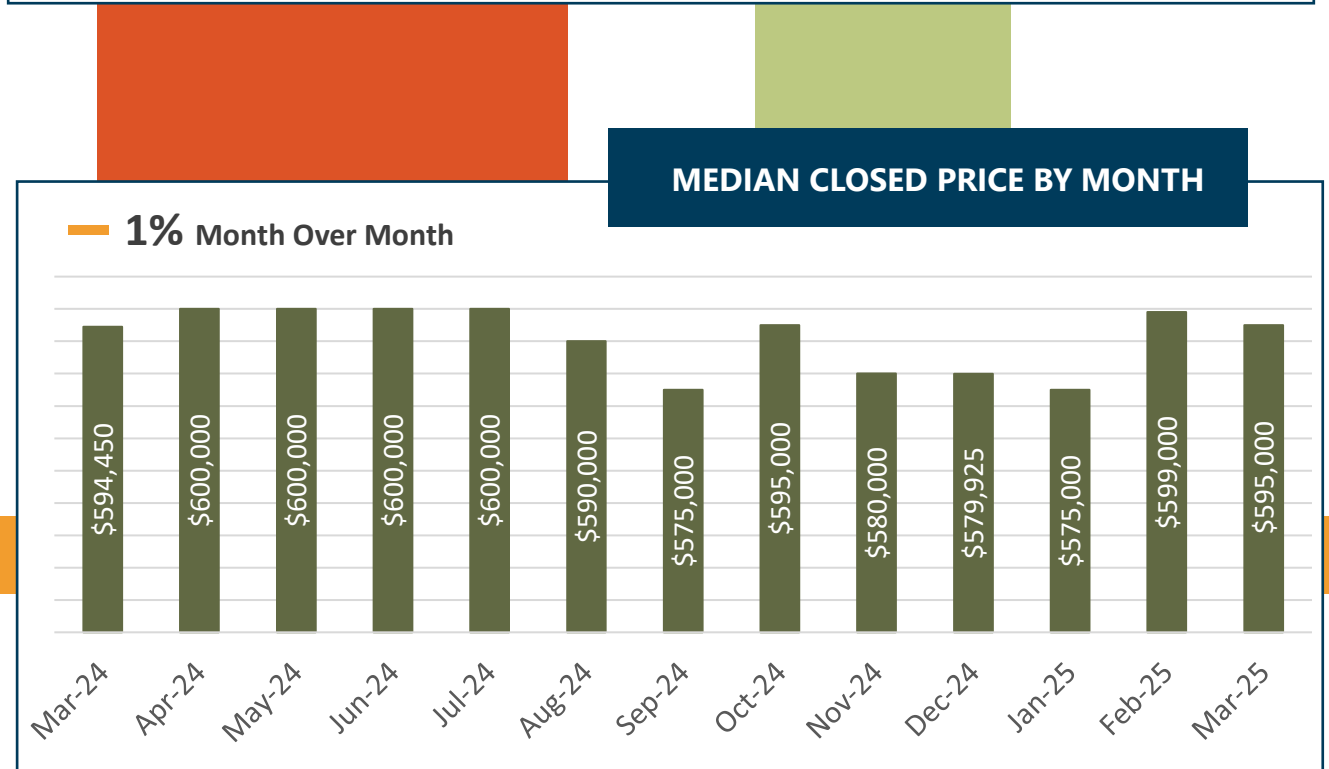
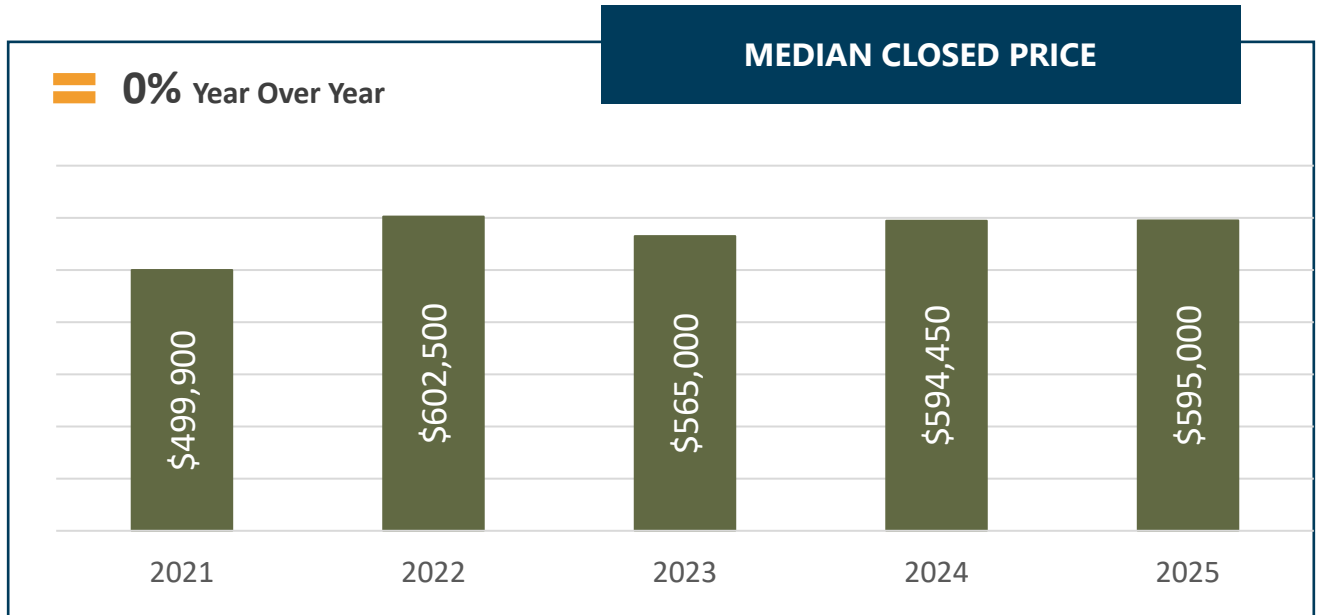
# Closed Listings

March 2025



# Closed Prices

March 2025

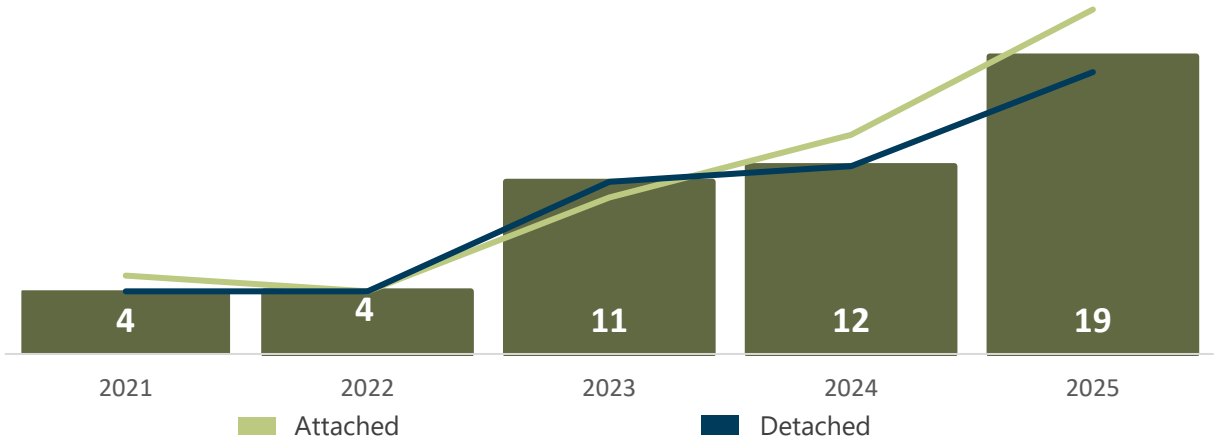


# Days In MLS

March 2025

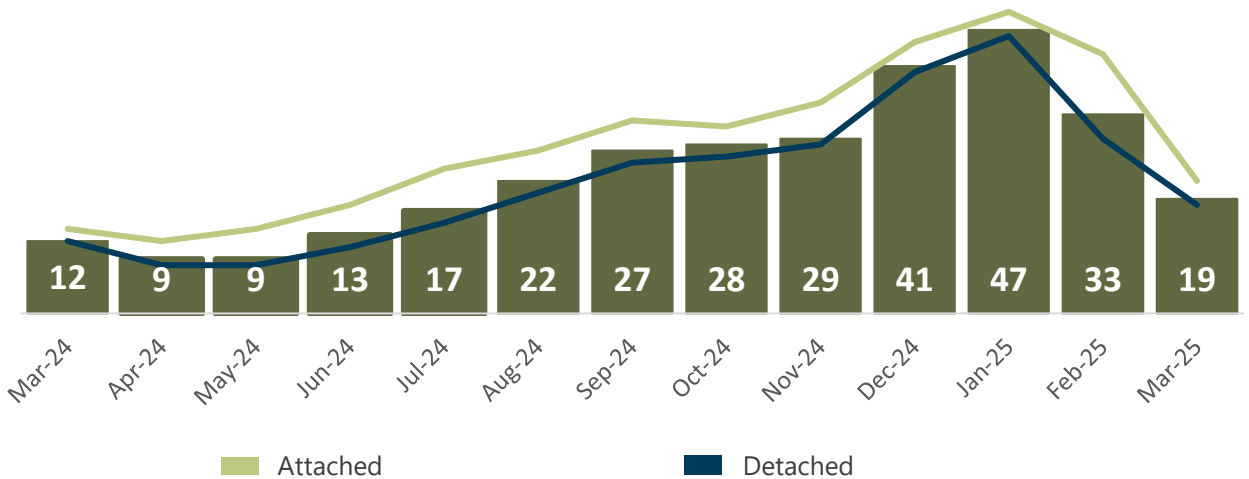
## MEDIAN DAYS IN MLS

**+ 7 Days** Year Over Year



## MEDIAN DAYS IN MLS BY MONTH

**14 Days** Month Over Month

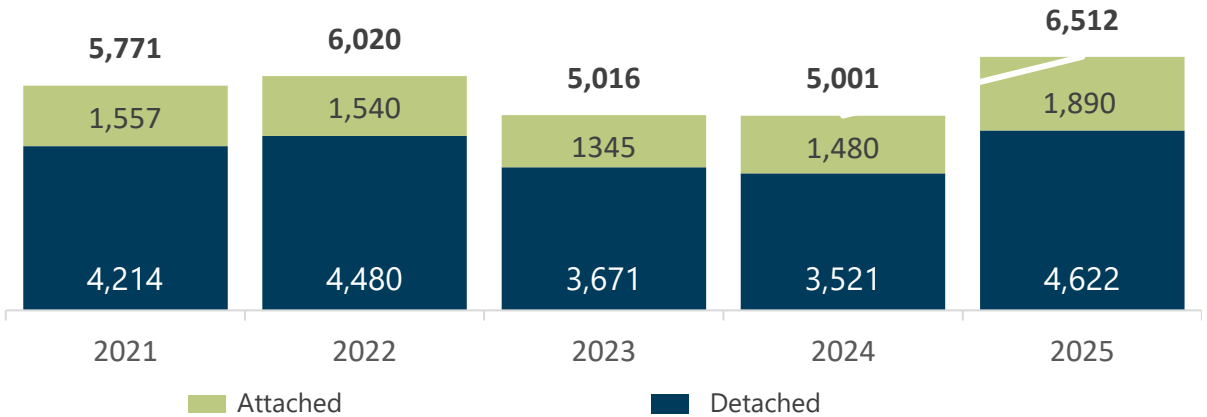


# New Listings

March 2025

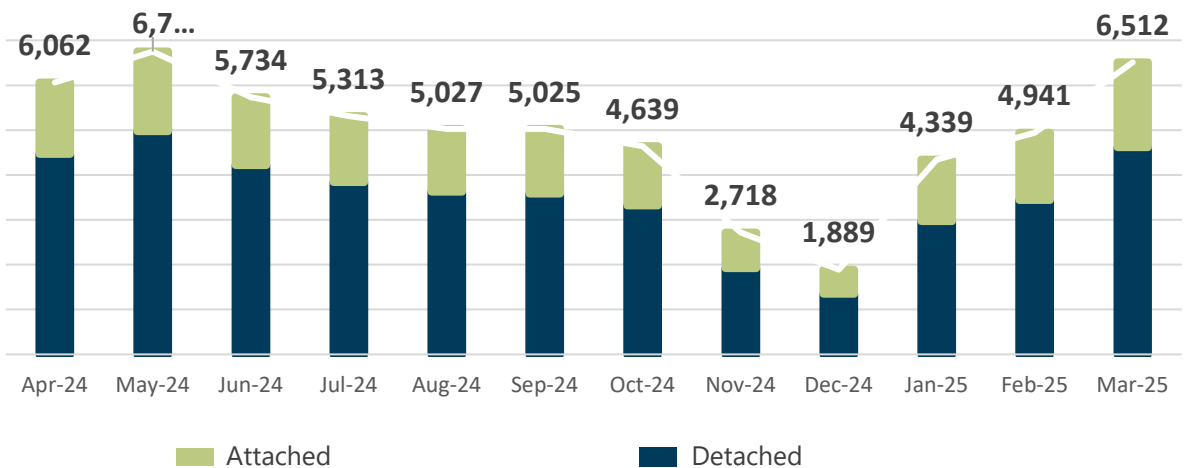
## NEW LISTINGS

**+ 30%** Year Over Year



## NEW LISTINGS BY MONTH

**+ 32%** Month Over Month

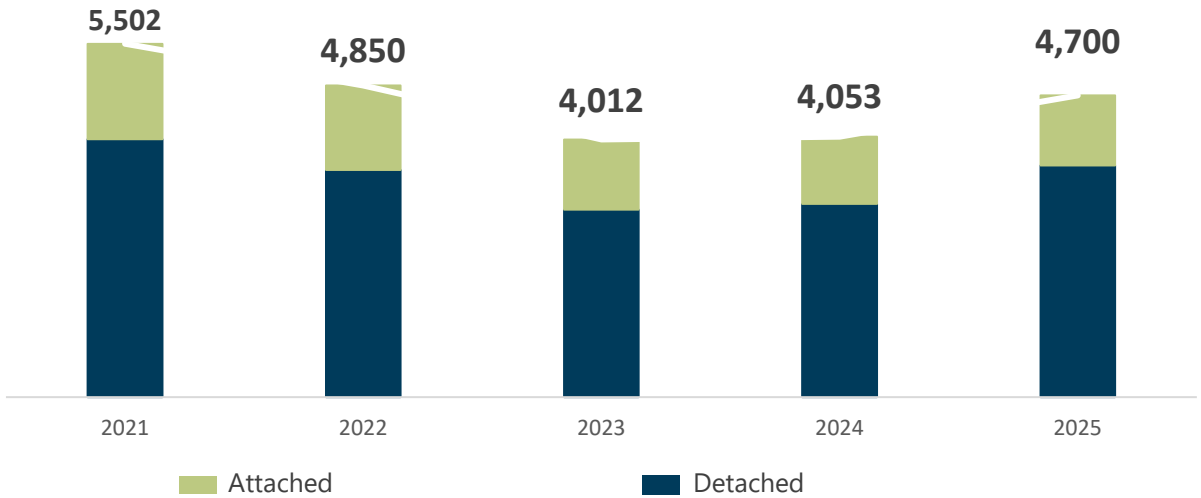


# Pending Listings

March 2025

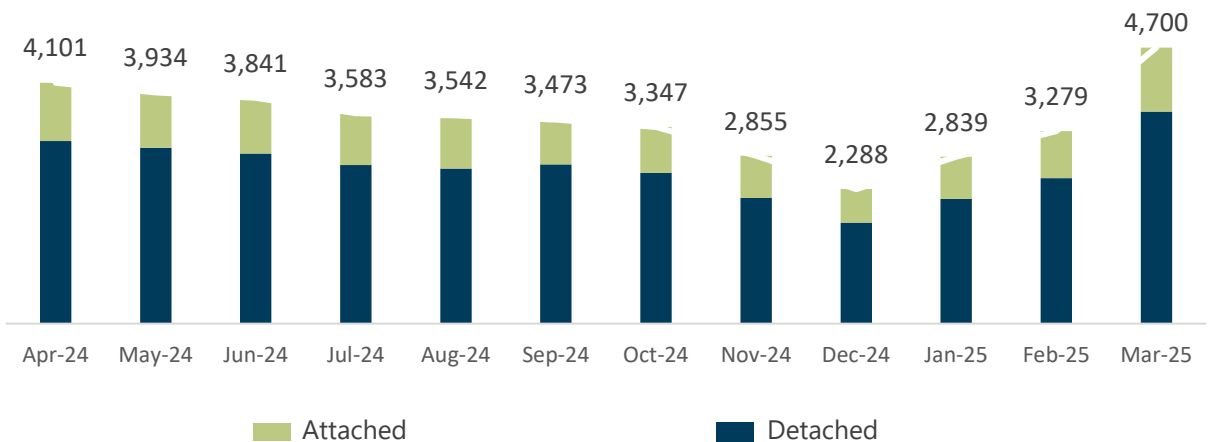
## PENDING LISTINGS

+16% Year Over Year



## PENDING LISTINGS BY MONTH

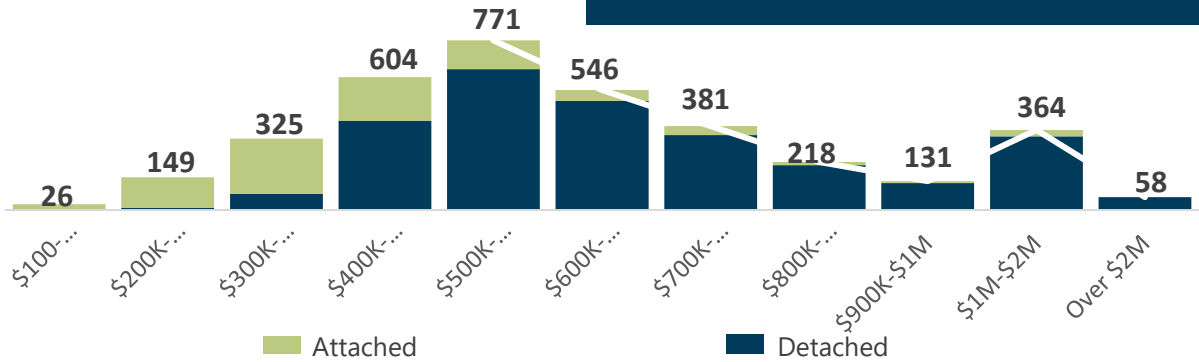
+43% Month Over Month



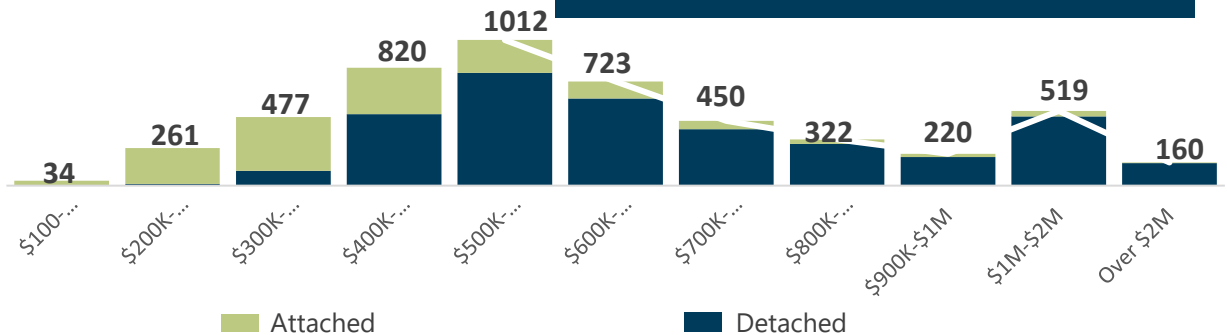
# Activity by Price Range

March 2025

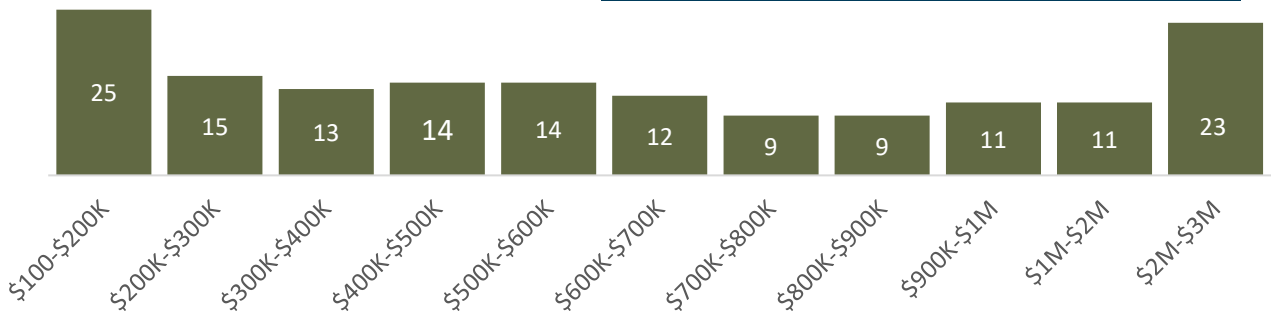
## CLOSED LISTINGS BY PRICE RANGE



## NEW LISTINGS BY PRICE RANGE



## MEDIAN DAYS IN MLS BY PRICE RANGE

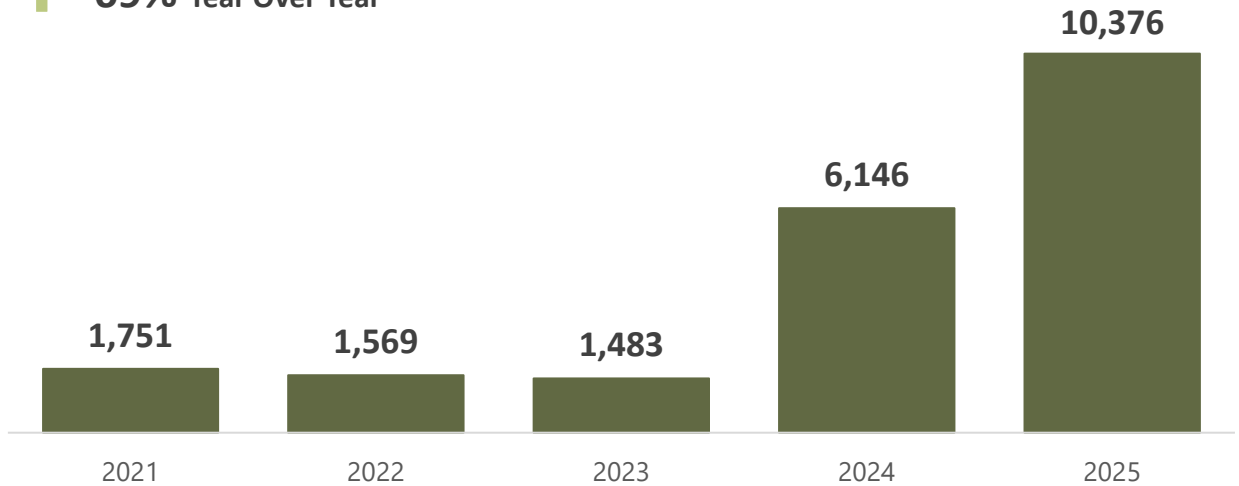


# Active Listings and Volume

March 2025

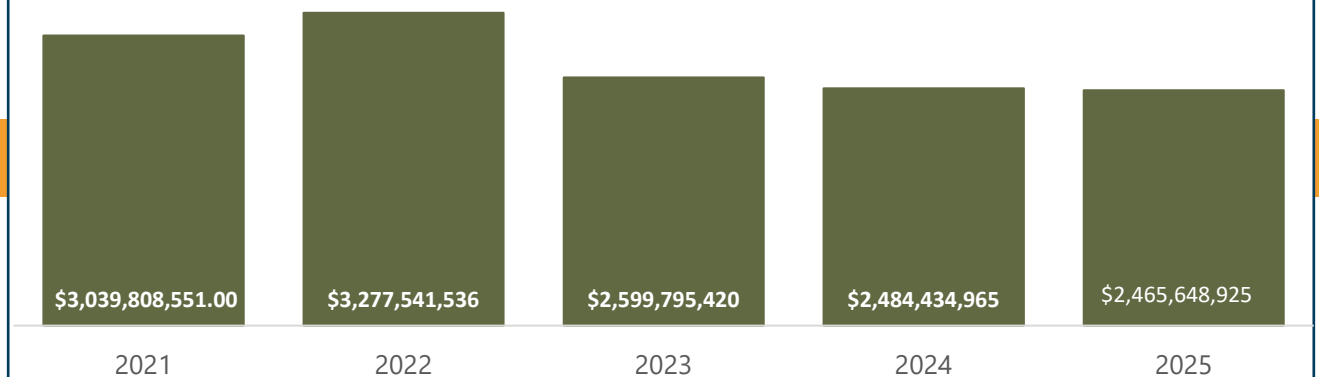
## ACTIVE LISTINGS

+ 69% Year Over Year



## GROSS SALES VOLUME

— 1% Year Over Year



# Rental Market Stats

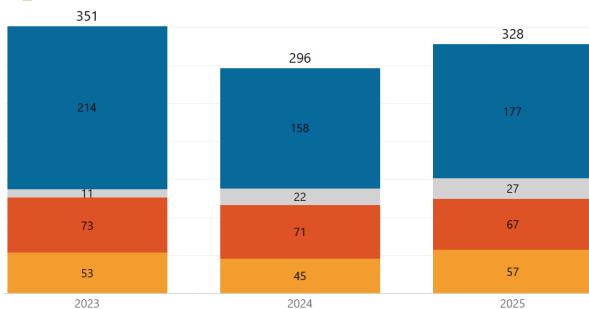
March 2025

Throughout March, 328 properties were leased using REcolorado, 11% more compared to last March. The median leased price dropped 2% year-over-year spending a median of 26 days in the MLS, 1 day fewer than March 2024. While the median Leased Price feel just 2%, the median leased price per square foot increased by 3% year-over-year.

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

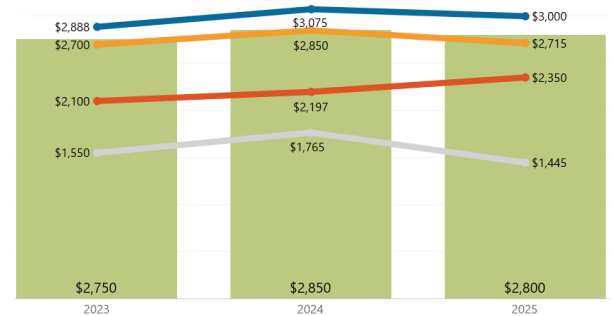
## PROPERTIES LEASED

**+ 11% Year Over Year**



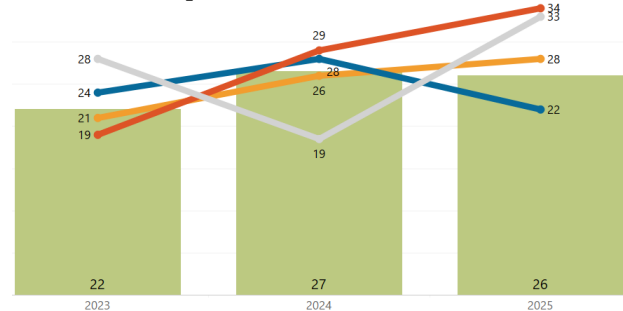
## MEDIAN LEASED PRICE

**2% Year Over Year**



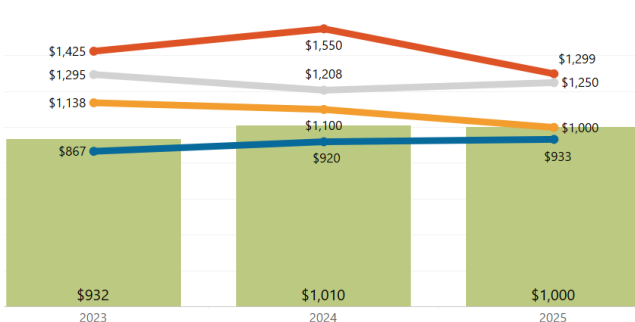
## MEDIAN DAYS IN MLS

**1 Day Year Over Year**



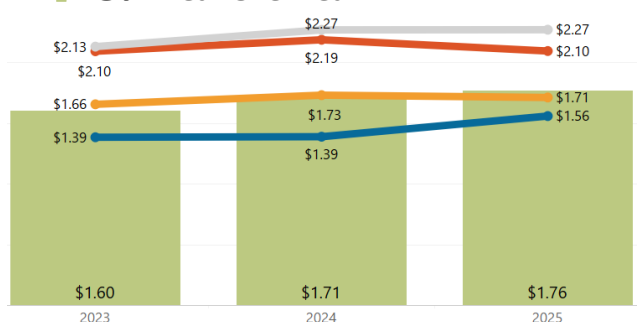
## MEDIAN LEASED PRICE PER BEDROOM

**1% Year Over Year**



## MEDIAN LEASED PRICE PER SQ FOOT

**+ 3% 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: March 2021 vs March 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, March 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.