RE COLORADO®

DENVER METRO MARKET WATCH

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

April 2025

Highlights
April 2025

Year-Over-Year Insights
The local housing market showed steady momentum in April. A 3% year-over-year increase in closed listings signals ongoing buyer demand and a continued willingness among sellers to transact. The highest number of closed transactions occurred in the $500,000–$600,000 range. The median closed price held steady at $604,000, up only 1% from April 2024. This price stability suggests we are still seeing a balanced market. Homes spent a median of 14 days in the MLS, 5 days longer than in April 2024. While this reflects a slightly slower pace overall, it's still indicative of a relatively brisk market. A notable 18% increase in new listings compared to last year gives buyers more options. At the same time, a 5% increase in pending contracts year-over-year shows that buyers remain active and ready to make offers.

Month-Over-Month Insights
The housing market picked up pace month over month, with closed listings rising by 12%. The median closed price rose 2%, showing a slight increase in values as demand remains solid. Homes also moved faster, spending 14 fewer days on the MLS than in March. In response to the increased activity, sellers added fresh inventory with a 10% rise in new listings. Sellers are benefiting from quicker sales and modest price gains, though pending contracts were down slightly by 3%, which means pricing strategically remains key.

Denver Metro Rental Market
The rental market softened slightly year over year, offering some relief to tenants and signaling a shift for landlords. The median leased price dipped 2%, while the price per square foot declined 3%, suggesting broader price adjustments across the market. Despite these decreases, the median price per bedroom held steady at $1,000. Fewer properties were leased overall, with leasing activity down 10%. However, rental properties are moving slightly faster, spending 3 fewer days in the MLS compared to last year.

3,982 Closed Listings	$604,000 Median Closed Price	14 Median Days In MLS
4,324 Pending Listings	$714,551 Average Closed Price	38 Average Days In MLS
7,186 New Listings	12,436 Active Listings	14 Weeks of Inventory

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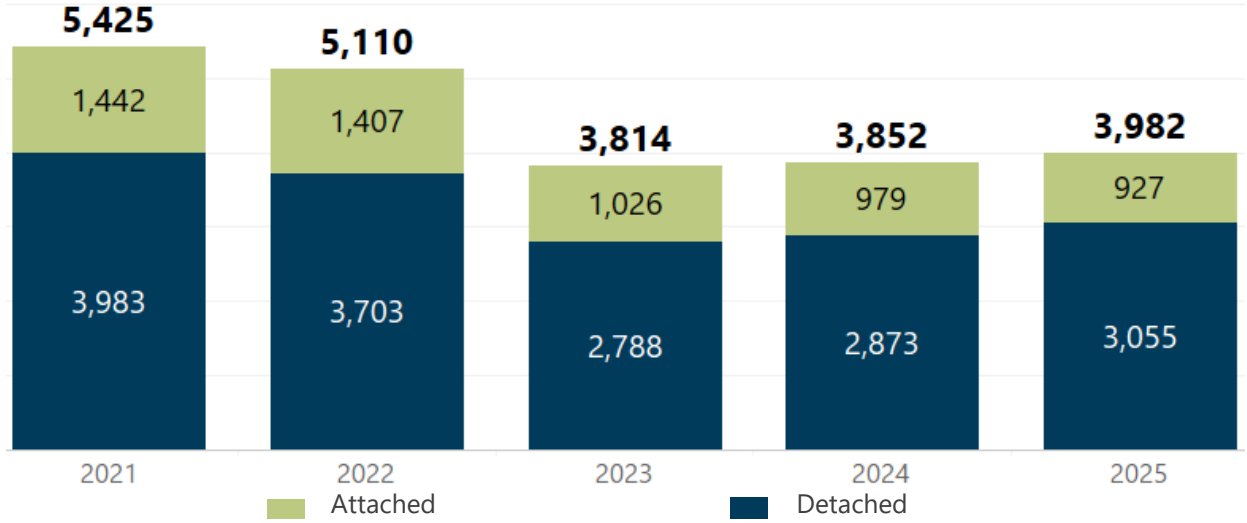
Closed Listings

April 2025

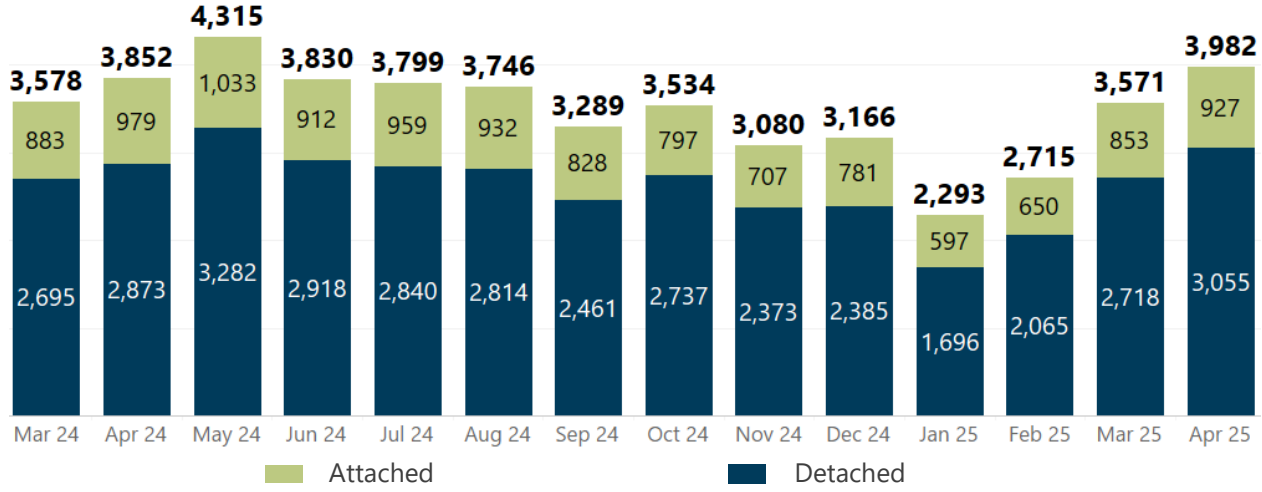
CLOSED LISTINGS

+ 3% Year Over Year



CLOSED LISTINGS BY MONTH

+ 12% Month Over Month



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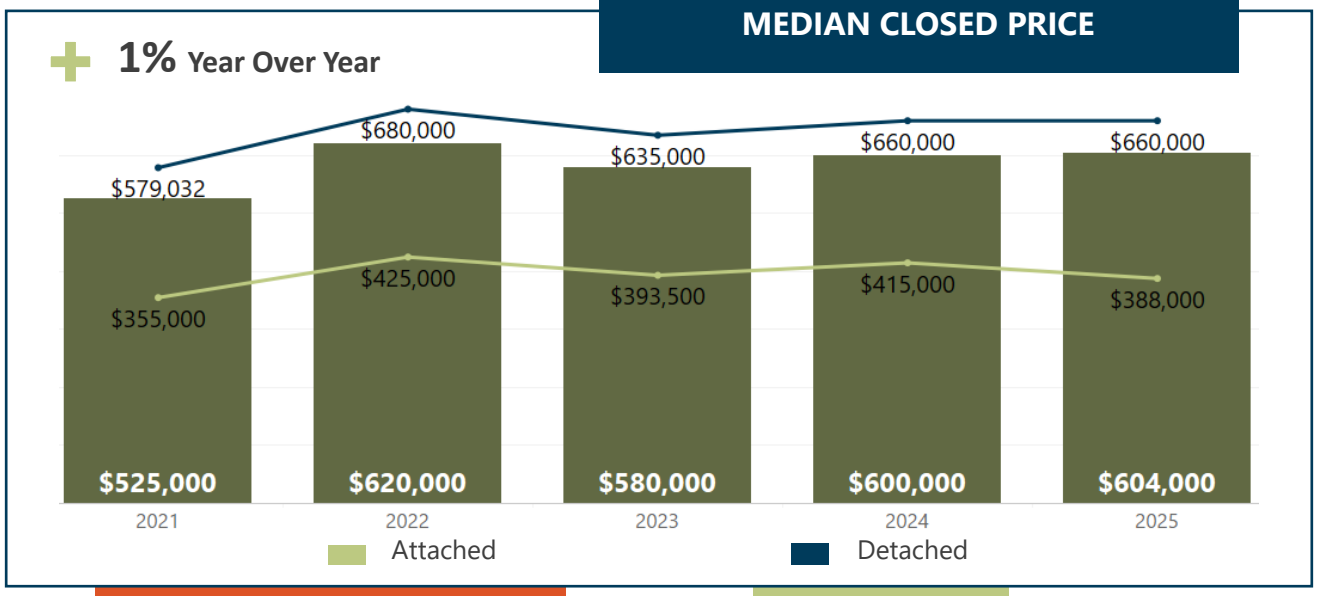
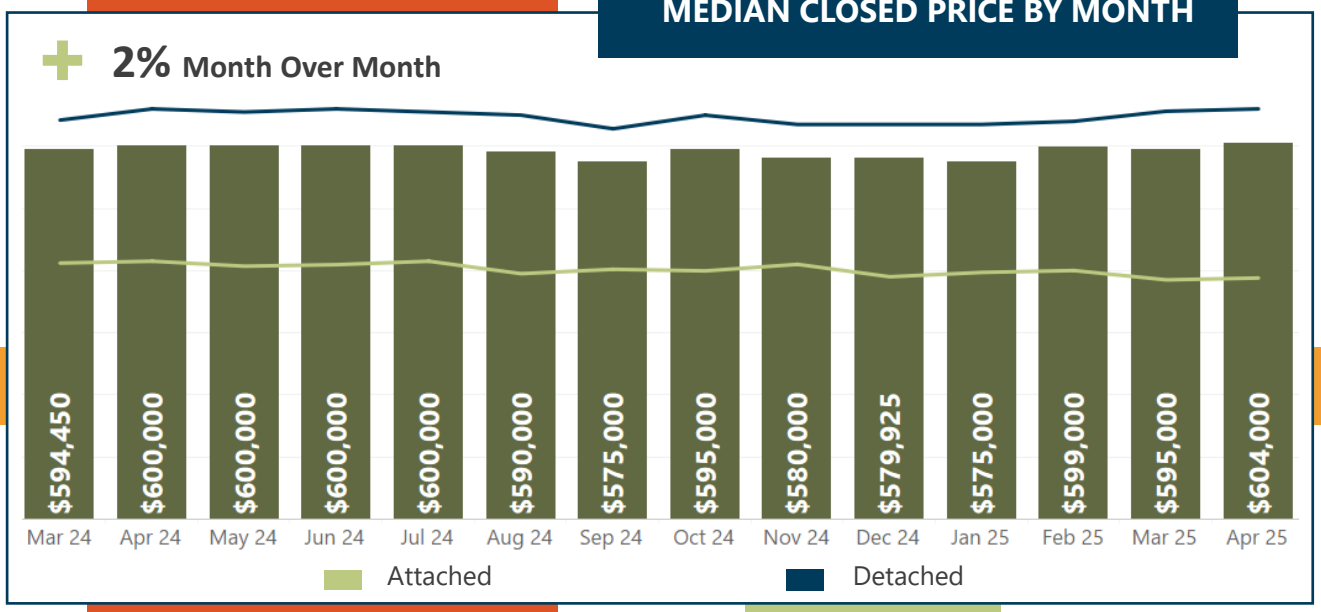
Closed Prices

April 2025

MEDIAN CLOSED PRICE



MEDIAN CLOSED PRICE BY MONTH



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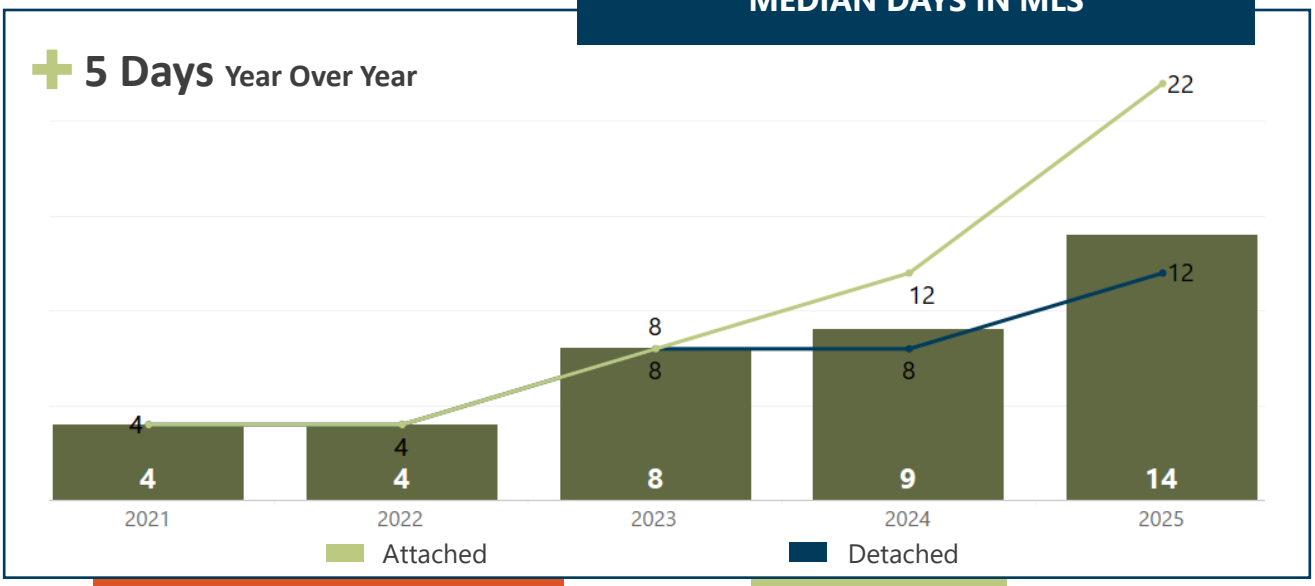
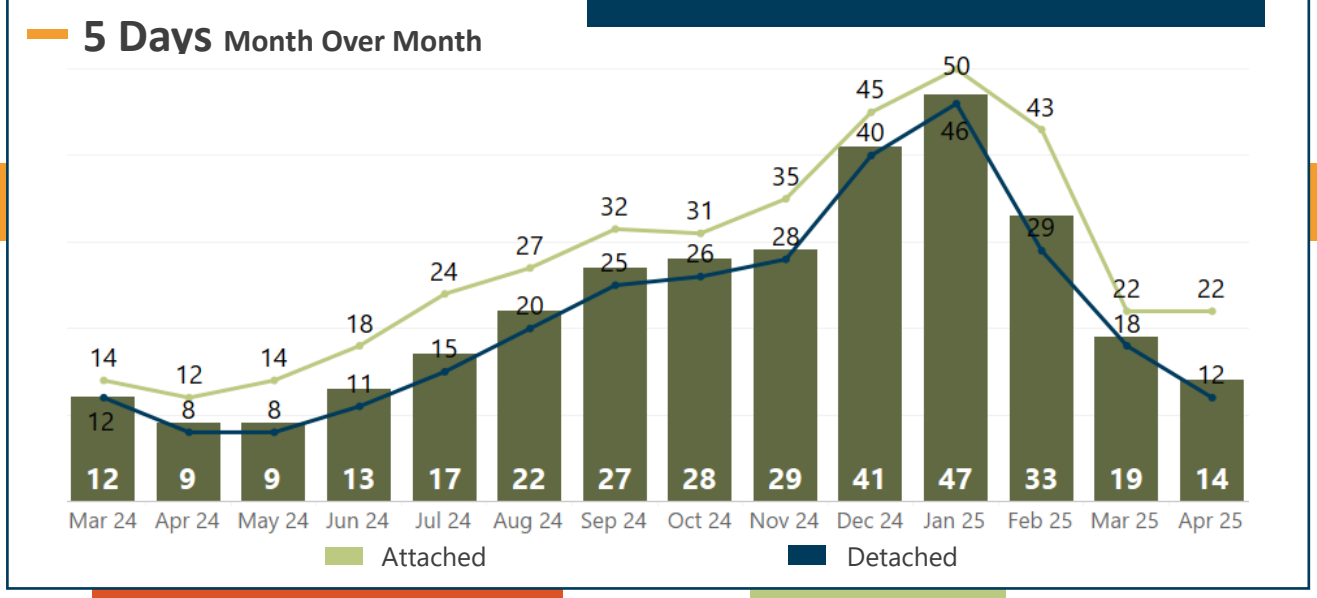
Days In MLS

April 2025

MEDIAN DAYS IN MLS



MEDIAN DAYS IN MLS BY MONTH



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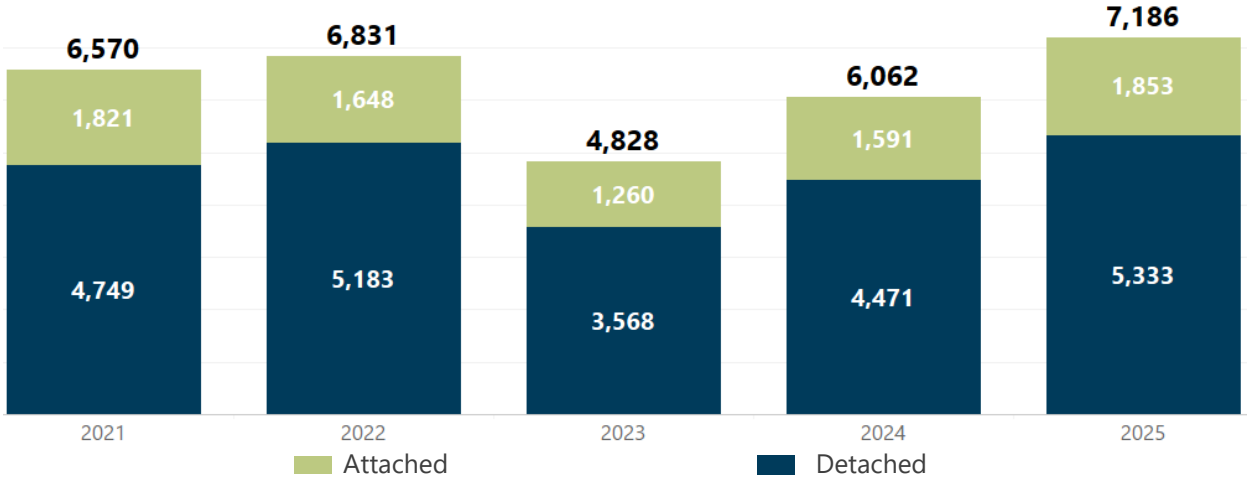
New Listings

April 2025

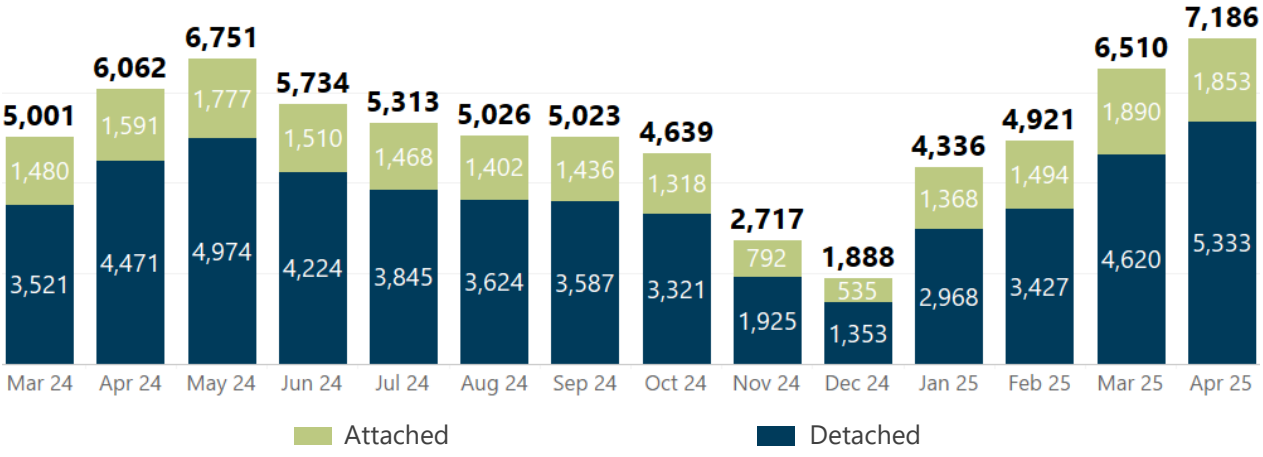
NEW LISTINGS

+ 19% Year Over Year



NEW LISTINGS BY MONTH

+ 10% Month Over Month



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Pending Listings

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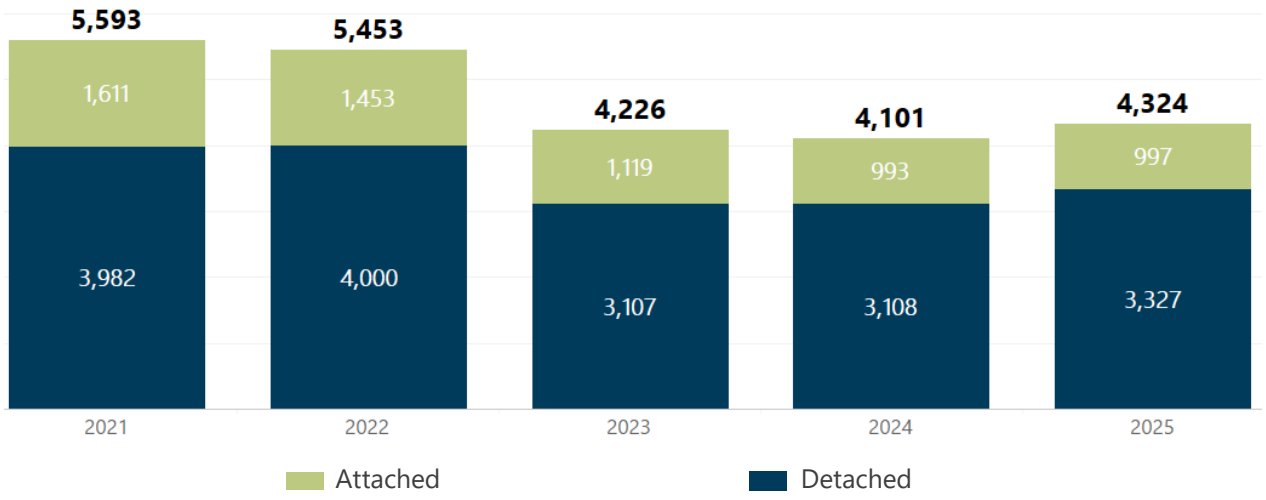
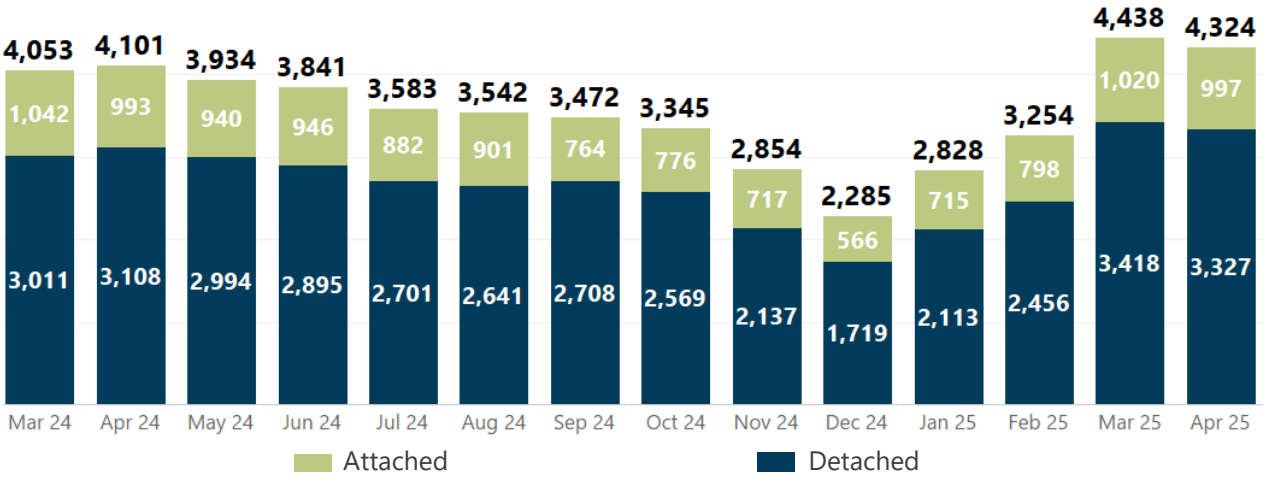
PENDING LISTINGS

5% Year Over Year



PENDING LISTINGS BY MONTH

3% Month Over Month



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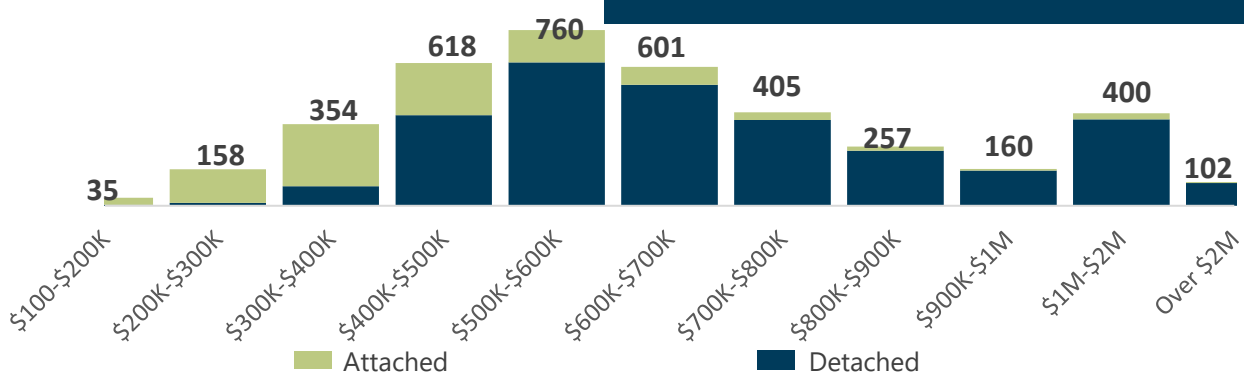
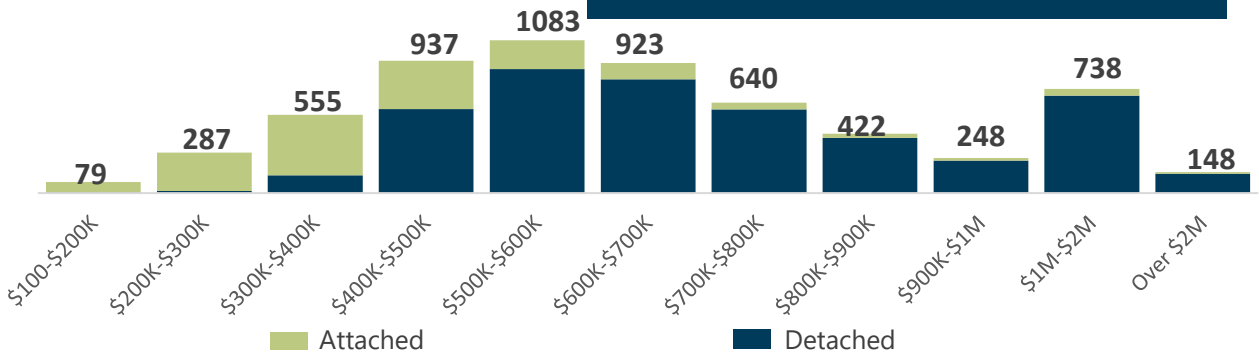
Activity by Price Range

April 2025

CLOSED LISTINGS BY PRICE RANGE



NEW LISTINGS BY PRICE RANGE



MEDIAN DAYS IN MLS BY PRICE RANGE

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Active Listings and Volume

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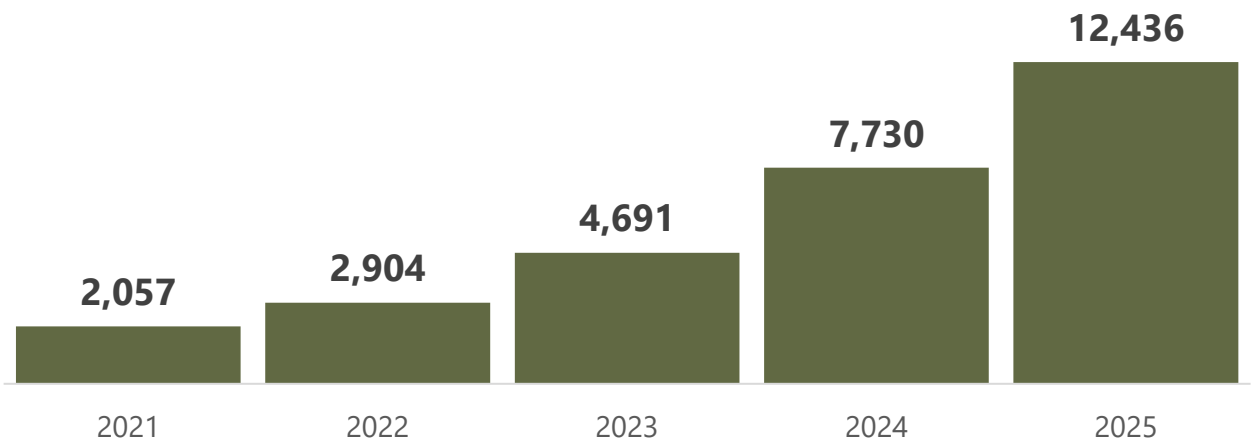
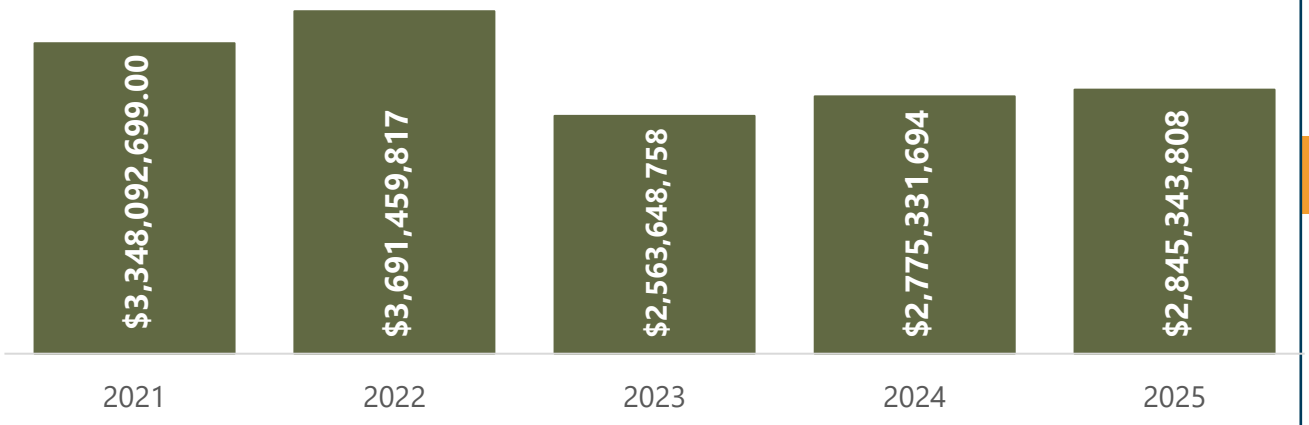
ACTIVE LISTINGS

61% Year Over Year



GROSS SALES VOLUME

3% Year Over Year



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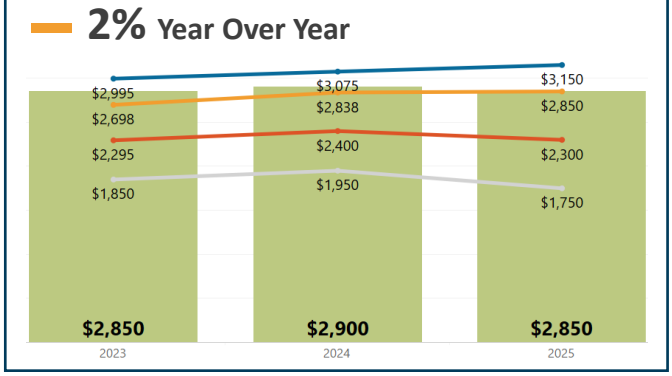
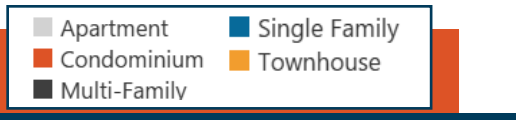
Rental Market Stats

April 2025

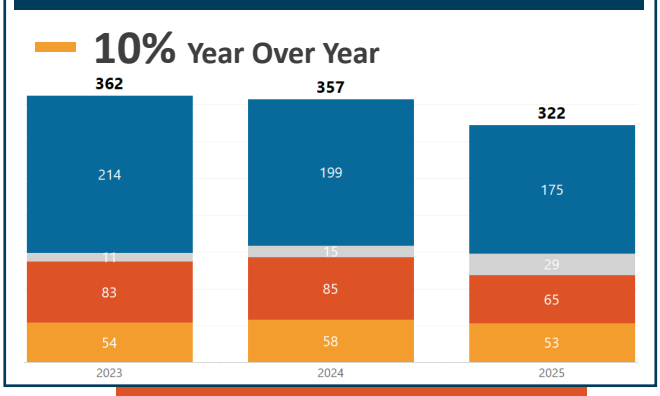
The rental market softened slightly year over year, offering some relief to tenants and signaling a shift for landlords. The median leased price dipped 2%, while the price per square foot declined 3%. Despite these decreases, the median price per bedroom held steady at $1,000. Fewer properties were leased overall, with leasing activity down 10%. However, homes are moving slightly faster, spending 3 fewer days on the MLS compared to last year.

MEDIAN LEASED PRICE

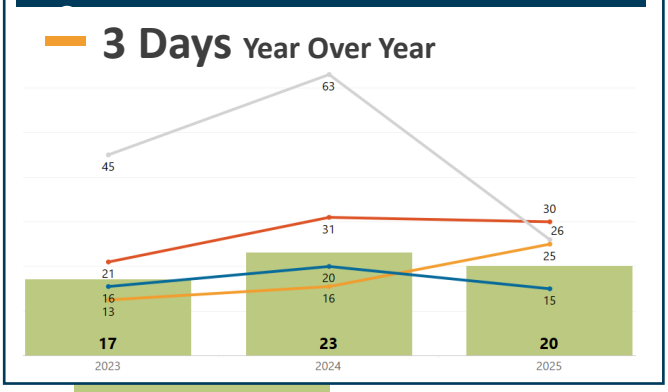




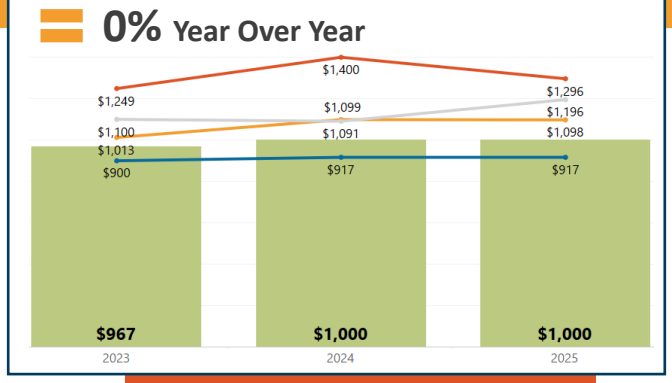
PROPERTIES LEASED



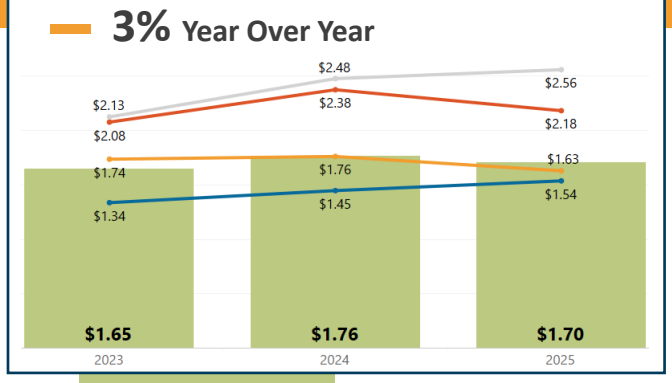
MEDIAN DAYS IN MLS



MEDIAN LEASED PRICE PER BEDROOM



MEDIAN LEASED PRICE PER SQ FOOT



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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: April 2021 vs April 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, April 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.

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