

Colorado housing market stabilizes in October as new listings and sales dip



Sara B. Hansen

Colorado's housing market is stabilizing as the year ends, with 9,659 new listings and 7,353 home sales in October, both down 2% year over year.

According to the latest report from the Colorado Association of Realtors, active listings reached 30,803, which is 4.3 months of supply, while the median sale price held steady at \$550,000.

With 30,803 active listings, homes are spending more time on market, up 12% from last October to 68 days.

"As we enter the final months of 2025 and look ahead to next year, it's clear the Denver-metro area market is in recalibration mode," said Denver-area realtor Cooper Thayer.

Market highlights from around the state

Aurora

- Steady market with 1,157 active single-family listings (down 5%) and a median price of \$520,000 (down 2%).
- Homes average 50 days on market.

Boulder and Broomfield counties

- Homes average 60 days on market in Boulder.
- Broomfield homes sell faster at 40 days.

Colorado Springs

- Listings rose 11% while sales fell 12%; median prices decreased by 1%.
- Inventory at 3,918 homes (highest since 2013), with homes averaging 54 days on market.

Denver Metro

- New listings decreased by 2.7%.
- Homes averaged 49 days on market, with buyers negotiating deals 5.7% below list price.

Fort Collins

- The market experienced a seasonal slowdown with steady sold listings and days on market, although new listings dropped 12%.
- Inventory is 16% higher than last year, and sellers are making price cuts and concessions amid cautious buyer sentiment due to high mortgage rates.

Grand County

- Homes are selling at about 97% of the list price, averaging 87 days on the market.
- Buyers have more negotiating power, and prices are at their lowest since 2019.

Steamboat Springs/Routt County

- Inventory climbed by 9%, while home sales remain steady.
- The median home price is \$2 million (down 9%), and multi-family listings surged by 33%.

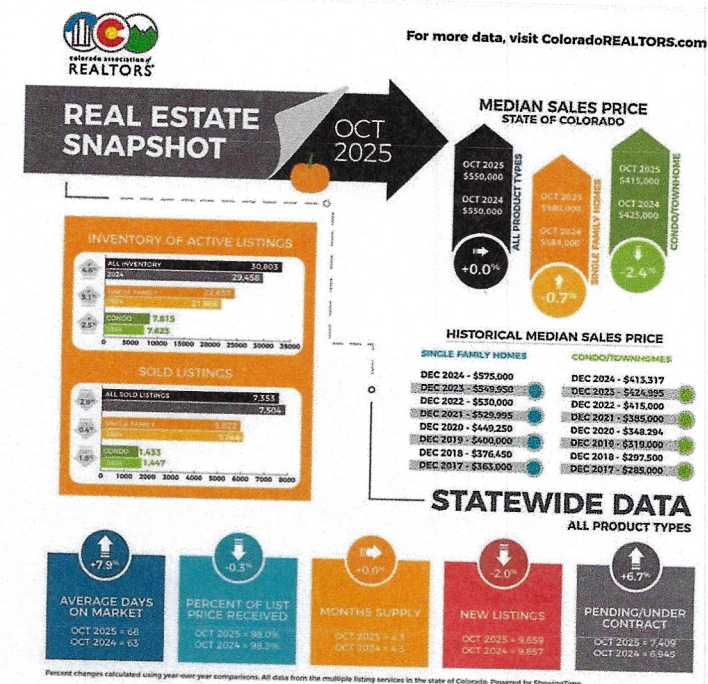
Summit and Park counties

- Sales are up, especially in Summit County, with a 73% year-over-year increase in single-family sales, though prices have dropped slightly.
- Park County saw a 46% decline in sales but stable prices.

Looking ahead

"Looking ahead, more inventory and renewed buyer activity are expected by spring, said Aurora-area realtor Sunny Banka.

"But for now, market conditions



remain especially favorable for buyers, while sellers focused on presentation, repairs, and realistic pricing continue to see success."

If mortgage rates again reach or exceed 7%, expect longer days on market, increased supply, and flat to slightly negative prices, Thayer said.

With steady rates, anticipate stable sales and minor price fluctuations. If rates drop to the low to mid-5% range, expect improved market conditions, shorter time on market, tighter list-to-sale ratios, and potential modest price appreciation.

"Looking ahead to 2026, inflation patterns, and thus, the path of mortgage rates, will set the cadence," Thayer said.

Sara B. Hansen has been an editor and writer for more than 20 years. Her professional background includes editing positions at The Denver Post, The Des Moines Register, The Fort Collins Coloradoan, and At Home with Century 21. She's also the founder and editor of DogsBestLife.com and the author of "The Complete Guide to Cocker Spaniels."