

Local Market Update for January 2026

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Brighton

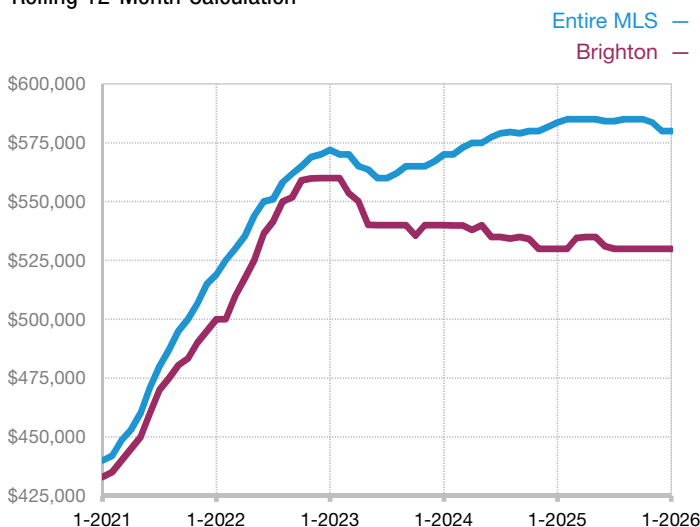
Single Family	January			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 01-2025	Thru 01-2026	Percent Change from Previous Year
Inventory of Active Listings	233	186	- 20.2%	--	--	--
Under Contract	82	87	+ 6.1%	82	87	+ 6.1%
New Listings	95	88	- 7.4%	95	88	- 7.4%
Sold Listings	53	48	- 9.4%	53	48	- 9.4%
Days on Market Until Sale	60	76	+ 26.7%	60	76	+ 26.7%
Median Sales Price*	\$524,900	\$539,000	+ 2.7%	\$524,900	\$539,000	+ 2.7%
Average Sales Price*	\$558,288	\$622,318	+ 11.5%	\$558,288	\$622,318	+ 11.5%
Percent of List Price Received*	99.0%	98.8%	- 0.2%	99.0%	98.8%	- 0.2%

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse/Condo	January			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 01-2025	Thru 01-2026	Percent Change from Previous Year
Inventory of Active Listings	18	17	- 5.6%	--	--	--
Under Contract	5	3	- 40.0%	5	3	- 40.0%
New Listings	10	6	- 40.0%	10	6	- 40.0%
Sold Listings	4	3	- 25.0%	4	3	- 25.0%
Days on Market Until Sale	50	37	- 26.0%	50	37	- 26.0%
Median Sales Price*	\$363,980	\$360,000	- 1.1%	\$363,980	\$360,000	- 1.1%
Average Sales Price*	\$363,115	\$361,000	- 0.6%	\$363,115	\$361,000	- 0.6%
Percent of List Price Received*	98.5%	101.0%	+ 2.5%	98.5%	101.0%	+ 2.5%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation

