

Local Market Update for January 2026

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Denver

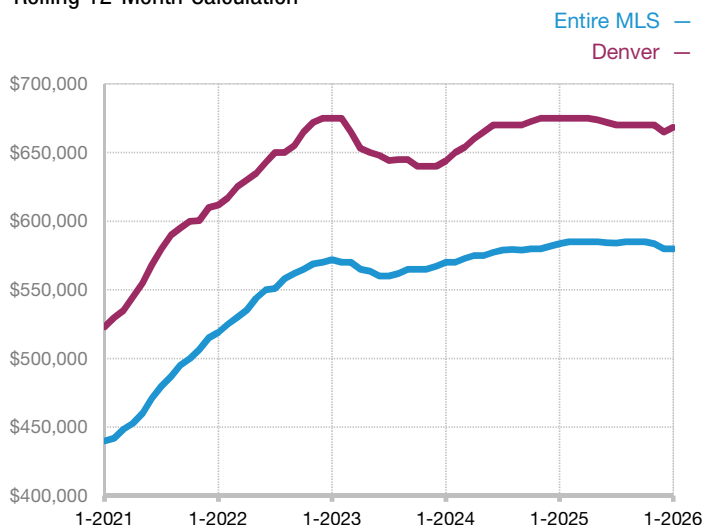
Single Family	January			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 01-2025	Thru 01-2026	Percent Change from Previous Year
Inventory of Active Listings	1,235	1,059	- 14.3%	--	--	--
Under Contract	453	426	- 6.0%	453	426	- 6.0%
New Listings	666	691	+ 3.8%	666	691	+ 3.8%
Sold Listings	354	280	- 20.9%	354	280	- 20.9%
Days on Market Until Sale	61	68	+ 11.5%	61	68	+ 11.5%
Median Sales Price*	\$615,000	\$622,500	+ 1.2%	\$615,000	\$622,500	+ 1.2%
Average Sales Price*	\$778,770	\$802,622	+ 3.1%	\$778,770	\$802,622	+ 3.1%
Percent of List Price Received*	97.8%	97.4%	- 0.4%	97.8%	97.4%	- 0.4%

* 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	1,377	1,338	- 2.8%	--	--	--
Under Contract	244	230	- 5.7%	244	230	- 5.7%
New Listings	545	566	+ 3.9%	545	566	+ 3.9%
Sold Listings	223	148	- 33.6%	223	148	- 33.6%
Days on Market Until Sale	68	93	+ 36.8%	68	93	+ 36.8%
Median Sales Price*	\$395,000	\$420,000	+ 6.3%	\$395,000	\$420,000	+ 6.3%
Average Sales Price*	\$472,258	\$521,057	+ 10.3%	\$472,258	\$521,057	+ 10.3%
Percent of List Price Received*	98.0%	96.7%	- 1.3%	98.0%	96.7%	- 1.3%

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

