

# Local Market Update for January 2026

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Golden

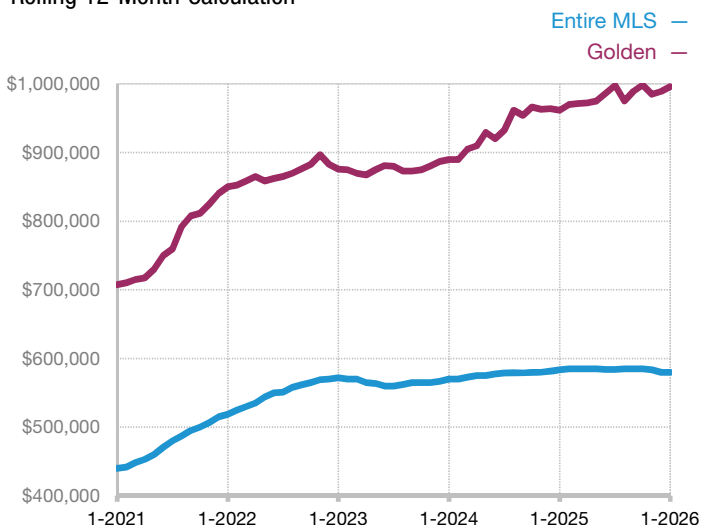
Single Family	January			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 01-2025	Thru 01-2026	Percent Change from Previous Year
Inventory of Active Listings	90	75	- 16.7%	--	--	--
Under Contract	31	45	+ 45.2%	31	45	+ 45.2%
New Listings	45	42	- 6.7%	45	42	- 6.7%
Sold Listings	31	23	- 25.8%	31	23	- 25.8%
Days on Market Until Sale	88	110	+ 25.0%	88	110	+ 25.0%
Median Sales Price*	\$929,451	\$1,047,000	+ 12.6%	\$929,451	\$1,047,000	+ 12.6%
Average Sales Price*	\$1,090,865	\$1,039,200	- 4.7%	\$1,090,865	\$1,039,200	- 4.7%
Percent of List Price Received*	97.4%	94.2%	- 3.3%	97.4%	94.2%	- 3.3%

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

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	17	29	+ 70.6%	--	--	--
Under Contract	7	5	- 28.6%	7	5	- 28.6%
New Listings	11	7	- 36.4%	11	7	- 36.4%
Sold Listings	5	3	- 40.0%	5	3	- 40.0%
Days on Market Until Sale	64	93	+ 45.3%	64	93	+ 45.3%
Median Sales Price*	\$500,000	\$460,921	- 7.8%	\$500,000	\$460,921	- 7.8%
Average Sales Price*	\$569,500	\$558,640	- 1.9%	\$569,500	\$558,640	- 1.9%
Percent of List Price Received*	99.3%	93.7%	- 5.6%	99.3%	93.7%	- 5.6%

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**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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

