

Local Market Update for January 2026

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Jefferson County

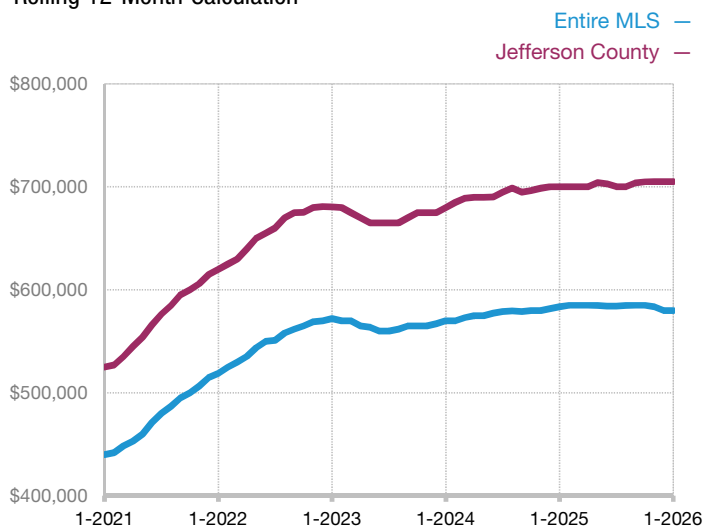
Single Family	January			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 01-2025	Thru 01-2026	Percent Change from Previous Year
Inventory of Active Listings	854	762	- 10.8%	--	--	--
Under Contract	376	449	+ 19.4%	376	449	+ 19.4%
New Listings	505	528	+ 4.6%	505	528	+ 4.6%
Sold Listings	296	288	- 2.7%	296	288	- 2.7%
Days on Market Until Sale	54	77	+ 42.6%	54	77	+ 42.6%
Median Sales Price*	\$694,950	\$662,500	- 4.7%	\$694,950	\$662,500	- 4.7%
Average Sales Price*	\$789,564	\$774,657	- 1.9%	\$789,564	\$774,657	- 1.9%
Percent of List Price Received*	98.7%	97.4%	- 1.3%	98.7%	97.4%	- 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.

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	451	450	- 0.2%	--	--	--
Under Contract	144	133	- 7.6%	144	133	- 7.6%
New Listings	218	205	- 6.0%	218	205	- 6.0%
Sold Listings	131	74	- 43.5%	131	74	- 43.5%
Days on Market Until Sale	62	77	+ 24.2%	62	77	+ 24.2%
Median Sales Price*	\$415,000	\$390,000	- 6.0%	\$415,000	\$390,000	- 6.0%
Average Sales Price*	\$431,866	\$420,537	- 2.6%	\$431,866	\$420,537	- 2.6%
Percent of List Price Received*	99.1%	97.8%	- 1.3%	99.1%	97.8%	- 1.3%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

