

# Local Market Update for April 2026

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Denver

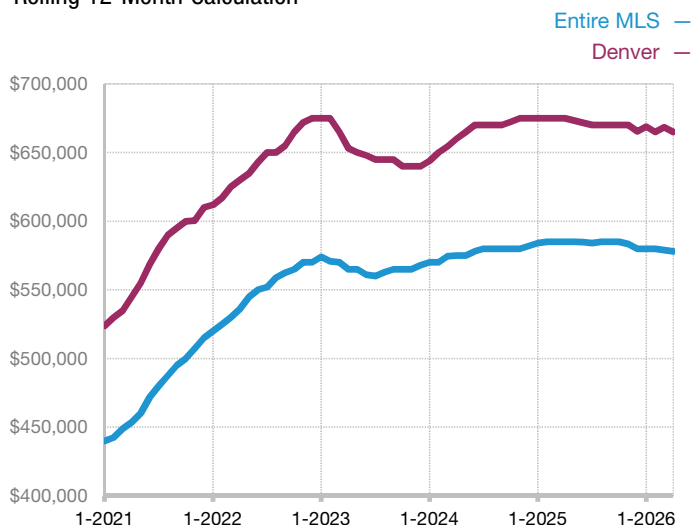
Single Family	April			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 04-2025	Thru 04-2026	Percent Change from Previous Year
Inventory of Active Listings	1,909	<b>1,507</b>	- 21.1%	--	--	--
Under Contract	634	<b>755</b>	+ 19.1%	2,228	<b>2,430</b>	+ 9.1%
New Listings	1,171	<b>1,079</b>	- 7.9%	3,504	<b>3,484</b>	- 0.6%
Sold Listings	628	<b>644</b>	+ 2.5%	1,974	<b>1,932</b>	- 2.1%
Days on Market Until Sale	28	<b>33</b>	+ 17.9%	44	<b>45</b>	+ 2.3%
Median Sales Price*	\$716,250	<b>\$699,900</b>	- 2.3%	\$675,000	<b>\$675,000</b>	0.0%
Average Sales Price*	\$872,600	<b>\$899,895</b>	+ 3.1%	\$844,111	<b>\$868,871</b>	+ 2.9%
Percent of List Price Received*	99.6%	<b>99.3%</b>	- 0.3%	99.0%	<b>98.8%</b>	- 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	April			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 04-2025	Thru 04-2026	Percent Change from Previous Year
Inventory of Active Listings	2,035	<b>1,874</b>	- 7.9%	--	--	--
Under Contract	282	<b>311</b>	+ 10.3%	1,143	<b>1,139</b>	- 0.3%
New Listings	716	<b>698</b>	- 2.5%	2,573	<b>2,506</b>	- 2.6%
Sold Listings	303	<b>295</b>	- 2.6%	1,026	<b>944</b>	- 8.0%
Days on Market Until Sale	52	<b>63</b>	+ 21.2%	60	<b>70</b>	+ 16.7%
Median Sales Price*	\$379,000	<b>\$375,000</b>	- 1.1%	\$389,900	<b>\$395,000</b>	+ 1.3%
Average Sales Price*	\$497,577	<b>\$460,226</b>	- 7.5%	\$490,305	<b>\$477,158</b>	- 2.7%
Percent of List Price Received*	98.9%	<b>98.3%</b>	- 0.6%	98.4%	<b>98.0%</b>	- 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.

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



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

