

Local Market Update for April 2026

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Golden

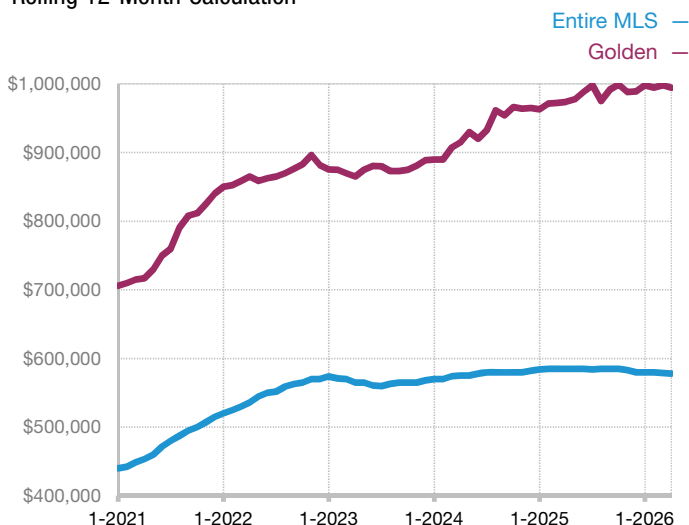
| Single Family | April | | | Year to Date | | |
|---------------------------------|-------------|-------------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics | 2025 | 2026 | Percent Change from Previous Year | Thru 04-2025 | Thru 04-2026 | Percent Change from Previous Year |
| Inventory of Active Listings | 146 | 138 | - 5.5% | -- | -- | -- |
| Under Contract | 51 | 70 | + 37.3% | 175 | 227 | + 29.7% |
| New Listings | 101 | 101 | 0.0% | 273 | 306 | + 12.1% |
| Sold Listings | 43 | 70 | + 62.8% | 143 | 174 | + 21.7% |
| Days on Market Until Sale | 28 | 32 | + 14.3% | 49 | 49 | 0.0% |
| Median Sales Price* | \$1,041,000 | \$945,000 | - 9.2% | \$975,000 | \$979,587 | + 0.5% |
| Average Sales Price* | \$1,096,004 | \$1,139,279 | + 3.9% | \$1,109,541 | \$1,068,139 | - 3.7% |
| Percent of List Price Received* | 100.4% | 99.1% | - 1.3% | 99.4% | 98.4% | - 1.0% |

* 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 | 20 | 49 | + 145.0% | -- | -- | -- |
| Under Contract | 8 | 14 | + 75.0% | 36 | 33 | - 8.3% |
| New Listings | 8 | 26 | + 225.0% | 47 | 69 | + 46.8% |
| Sold Listings | 13 | 8 | - 38.5% | 31 | 22 | - 29.0% |
| Days on Market Until Sale | 48 | 63 | + 31.3% | 40 | 67 | + 67.5% |
| Median Sales Price* | \$485,000 | \$612,500 | + 26.3% | \$500,000 | \$602,500 | + 20.5% |
| Average Sales Price* | \$592,885 | \$629,625 | + 6.2% | \$558,965 | \$617,153 | + 10.4% |
| Percent of List Price Received* | 99.9% | 100.9% | + 1.0% | 99.7% | 98.5% | - 1.2% |

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

