

# Local Market Update for April 2026

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Jefferson County

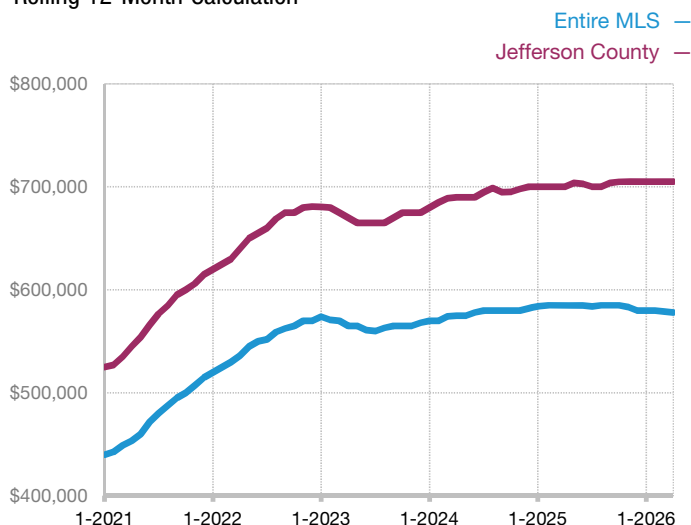
Single Family	April			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 04-2025	Thru 04-2026	Percent Change from Previous Year
Inventory of Active Listings	1,323	1,151	- 13.0%	--	--	--
Under Contract	595	665	+ 11.8%	2,014	2,289	+ 13.7%
New Listings	977	925	- 5.3%	2,834	2,944	+ 3.9%
Sold Listings	547	650	+ 18.8%	1,700	1,881	+ 10.6%
Days on Market Until Sale	27	28	+ 3.7%	38	42	+ 10.5%
Median Sales Price*	\$710,000	\$715,000	+ 0.7%	\$702,000	\$700,000	- 0.3%
Average Sales Price*	\$835,994	\$819,570	- 2.0%	\$818,916	\$797,873	- 2.6%
Percent of List Price Received*	99.9%	99.9%	0.0%	99.6%	99.2%	- 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	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	671	636	- 5.2%	--	--	--
Under Contract	181	184	+ 1.7%	670	617	- 7.9%
New Listings	305	314	+ 3.0%	1,095	1,040	- 5.0%
Sold Listings	182	165	- 9.3%	616	489	- 20.6%
Days on Market Until Sale	41	47	+ 14.6%	48	63	+ 31.3%
Median Sales Price*	\$398,500	\$374,900	- 5.9%	\$405,000	\$381,000	- 5.9%
Average Sales Price*	\$431,552	\$397,928	- 7.8%	\$429,819	\$411,279	- 4.3%
Percent of List Price Received*	99.1%	98.6%	- 0.5%	99.0%	98.6%	- 0.4%

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



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

