

Monthly Indicators



April 2026

Percent changes calculated using year-over-year comparisons.

New Listings were down 5.8 percent for single family homes and 2.9 percent for townhouse-condo properties. Under Contracts increased 10.6 percent for single family homes and 2.2 percent for townhouse-condo properties.

The Median Sales Price remained flat for townhouse-condo homes at \$395,000 but was up 0.8 percent to \$635,000 for single family properties. Days on Market increased 2.5 percent for single family homes and 14.3 percent for townhouse-condo properties.

Nationally, the median existing-home price rose 1.4% from a year earlier to \$408,800, marking the 33rd consecutive month of year-over-year price increases as limited inventory continued to put upward pressure on prices, NAR said. There were 1.36 million homes for sale heading into April, up 2.3% from a year earlier, representing a 4.1-month supply at the current sales pace.

Activity Snapshot

- 12.2% **- 0.5%** **+ 0.3%**

One-Year Change in Active Listings All Properties	One-Year Change in Sold Listings All Properties	One-Year Change in Median Sales Price All Properties
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All residential real estate activity in the MLS of REcolorado® composed of single-family properties, townhomes and condominiums. Percent changes are calculated using rounded figures.

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Single Family Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

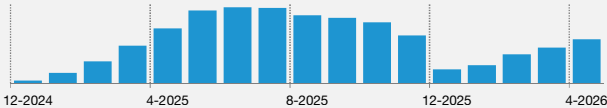
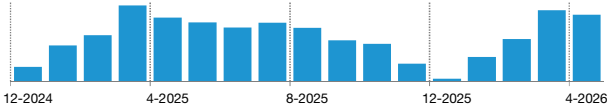
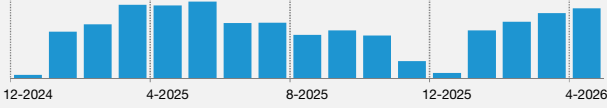
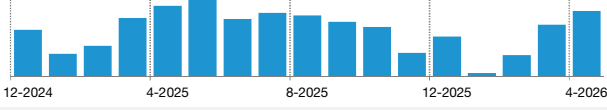
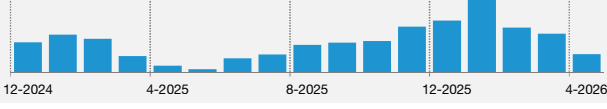
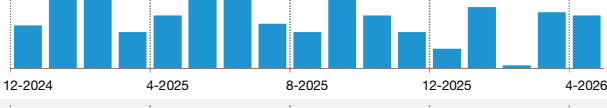
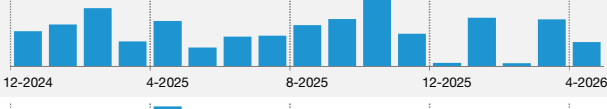
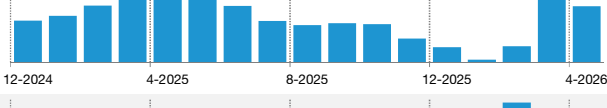
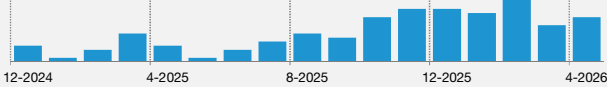


Key Metrics	Historical Sparkbars	4-2025	4-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
Active Listings		12,172	10,409	- 14.5%	--	--	--
Under Contract		3,947	4,366	+ 10.6%	14,146	15,055	+ 6.4%
New Listings		6,665	6,276	- 5.8%	20,515	20,375	- 0.7%
Sold Listings		3,885	3,899	+ 0.4%	12,234	12,268	+ 0.3%
Days on Market		40	41	+ 2.5%	53	56	+ 5.7%
Median Sales Price		\$630,000	\$635,000	+ 0.8%	\$625,000	\$615,000	- 1.6%
Average Sales Price		\$758,314	\$765,330	+ 0.9%	\$743,861	\$735,226	- 1.2%
Pct. of List Price Received		99.3%	99.3%	0.0%	99.0%	98.9%	- 0.1%
Affordability Index		69	72	+ 4.3%	69	74	+ 7.2%

Townhouse-Condo Market Overview



Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	4-2025	4-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
Active Listings		5,367	4,983	- 7.2%	--	--	--
Under Contract		1,045	1,068	+ 2.2%	3,905	3,765	- 3.6%
New Listings		2,053	1,994	- 2.9%	7,285	7,124	- 2.2%
Sold Listings		1,063	1,021	- 4.0%	3,443	3,116	- 9.5%
Days on Market		49	56	+ 14.3%	57	68	+ 19.3%
Median Sales Price		\$395,000	\$395,000	0.0%	\$397,000	\$393,500	- 0.9%
Average Sales Price		\$464,253	\$448,327	- 3.4%	\$461,511	\$452,973	- 1.9%
Pct. of List Price Received		98.8%	98.5%	- 0.3%	98.6%	98.3%	- 0.3%
Affordability Index		113	120	+ 6.2%	112	121	+ 8.0%

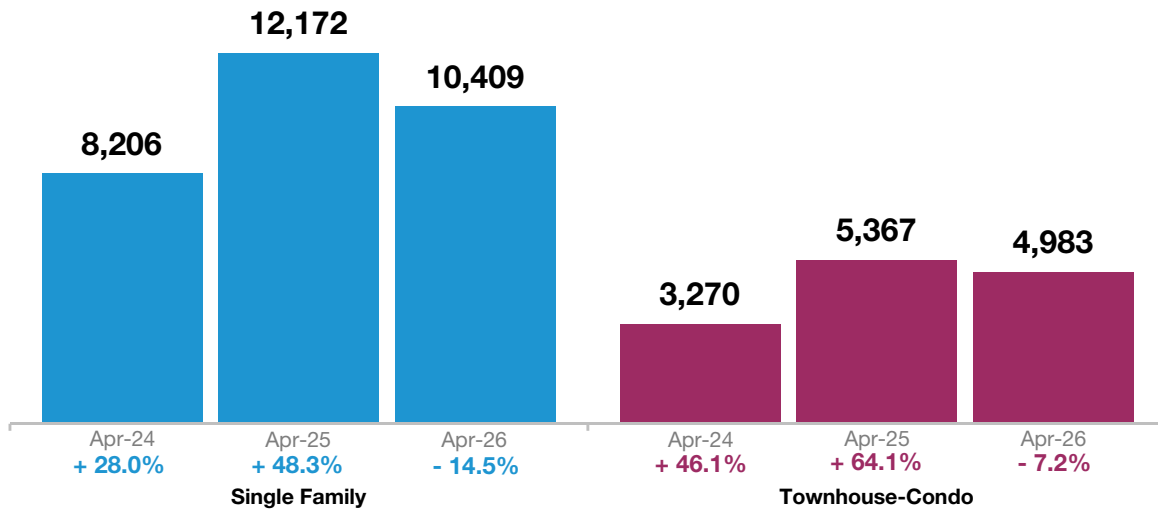
Inventory of Active Listings

The number of properties available for sale in active status at the end of a given month.



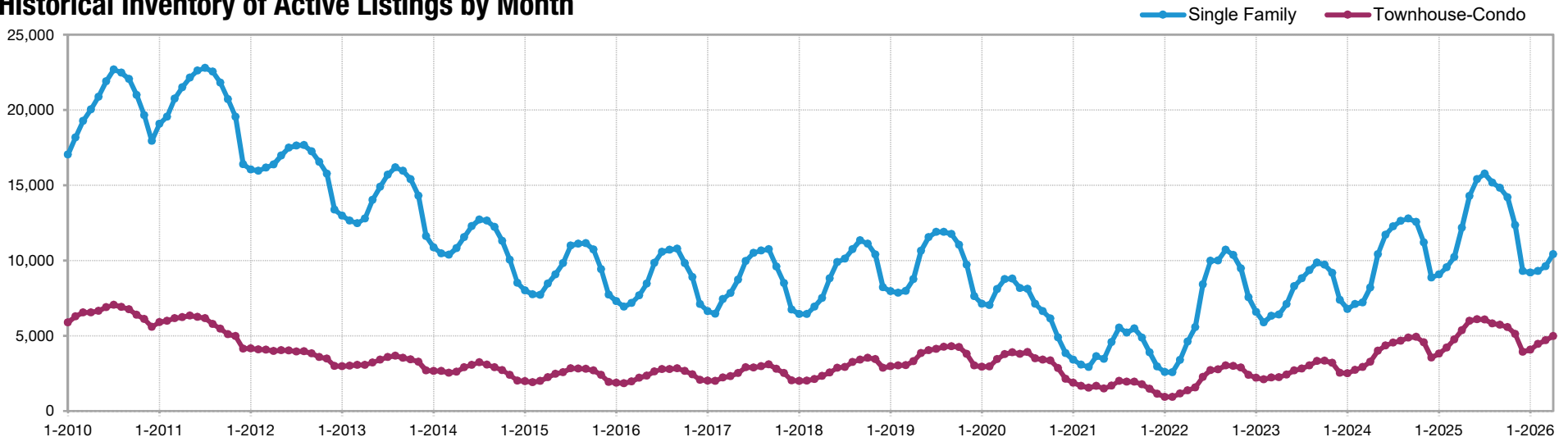
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April



Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2025	14,276	+37.1%	5,982	+49.4%
Jun-2025	15,398	+31.5%	6,095	+39.9%
Jul-2025	15,768	+28.5%	6,072	+33.6%
Aug-2025	15,181	+20.2%	5,818	+24.9%
Sep-2025	14,825	+15.9%	5,732	+17.4%
Oct-2025	14,190	+13.0%	5,578	+13.2%
Nov-2025	12,352	+10.3%	5,119	+12.4%
Dec-2025	9,296	+4.8%	3,938	+10.9%
Jan-2026	9,198	+1.3%	4,082	+7.0%
Feb-2026	9,308	-2.5%	4,458	+5.6%
Mar-2026	9,620	-6.0%	4,693	-1.4%
Apr-2026	10,409	-14.5%	4,983	-7.2%

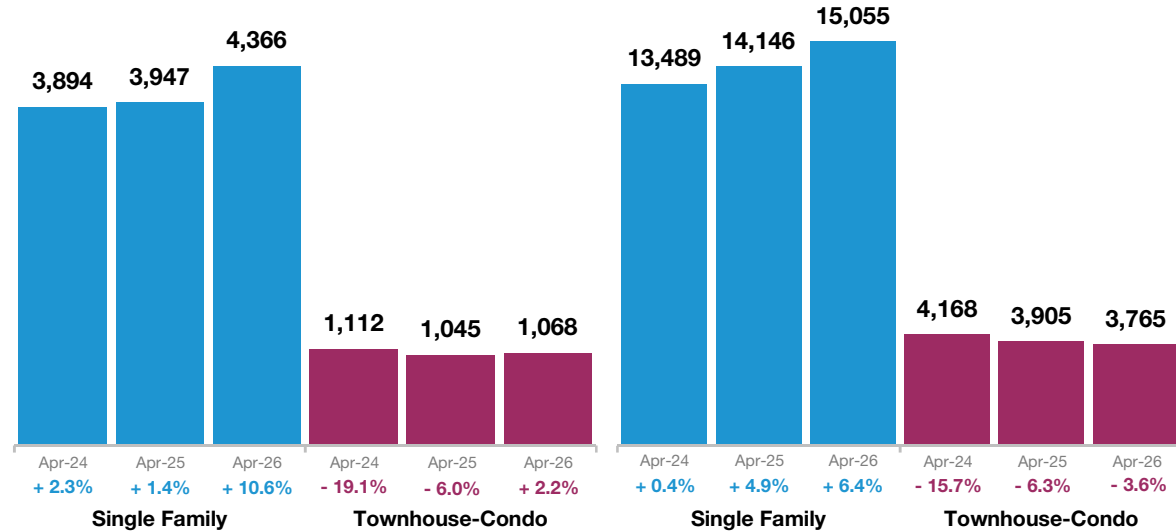
Historical Inventory of Active Listings by Month



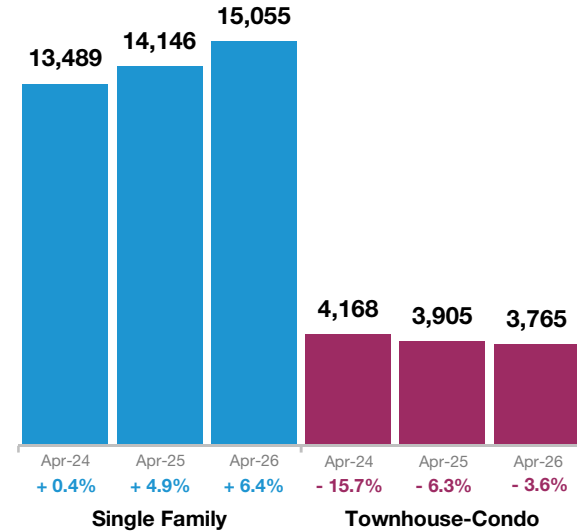
Under Contract

A count of the properties that have offers accepted on them in a given month.

April

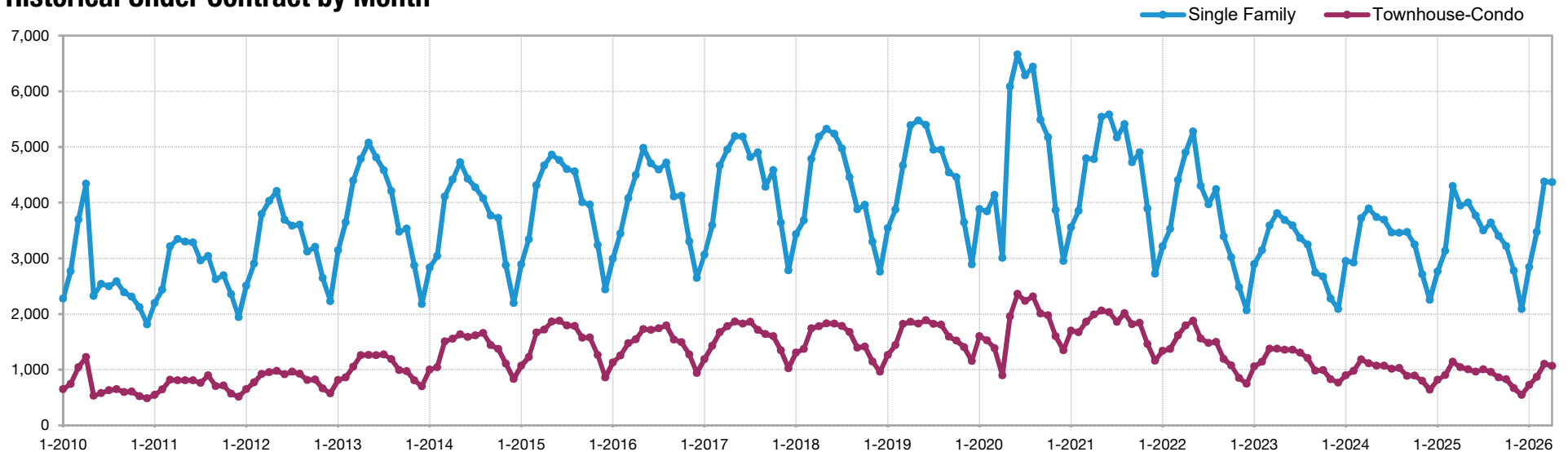


Year to Date



Under Contract	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2025	4,000	+7.0%	1,006	-6.2%
Jun-2025	3,765	+2.0%	962	-10.3%
Jul-2025	3,498	+1.0%	1,003	-1.1%
Aug-2025	3,639	+5.3%	960	-6.8%
Sep-2025	3,399	-2.0%	858	-3.5%
Oct-2025	3,218	-0.9%	829	-7.1%
Nov-2025	2,778	+2.5%	668	-16.2%
Dec-2025	2,089	-7.3%	545	-15.0%
Jan-2026	2,841	+2.7%	722	-11.5%
Feb-2026	3,473	+10.7%	870	-3.4%
Mar-2026	4,375	+1.8%	1,105	-3.3%
Apr-2026	4,366	+10.6%	1,068	+2.2%

Historical Under Contract by Month



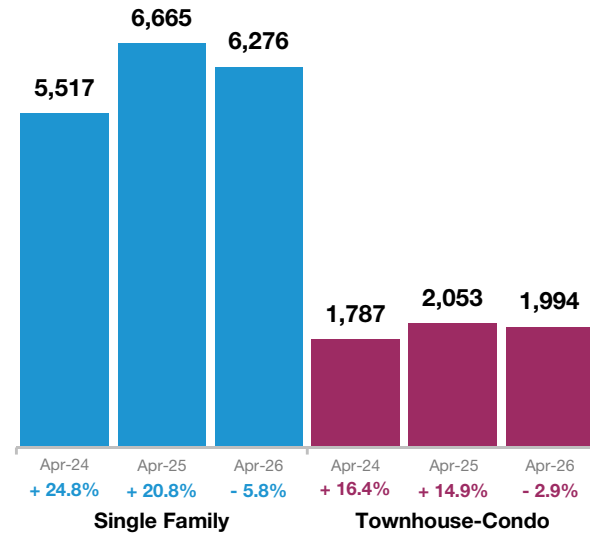
New Listings

A count of the properties that have been newly listed on the market in a given month.

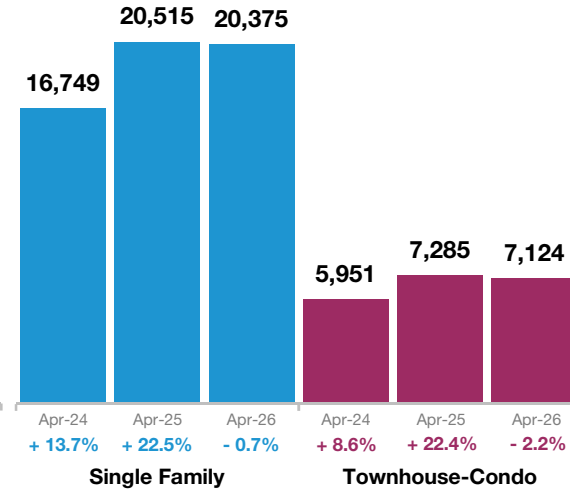


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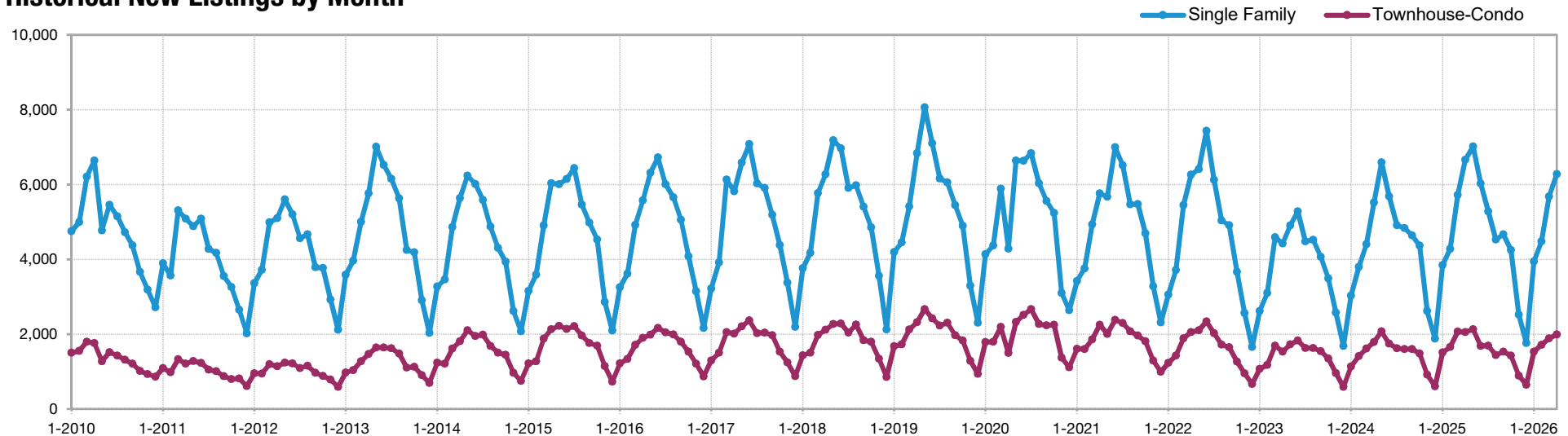


Year to Date



New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2025	7,017	+6.5%	2,130	+2.7%
Jun-2025	6,025	+5.9%	1,682	-3.7%
Jul-2025	5,280	+7.5%	1,695	+4.4%
Aug-2025	4,531	-6.3%	1,441	-10.0%
Sep-2025	4,665	+0.5%	1,534	-4.3%
Oct-2025	4,250	-2.7%	1,426	-3.7%
Nov-2025	2,520	-3.8%	894	-2.8%
Dec-2025	1,760	-6.4%	646	+6.4%
Jan-2026	3,942	+2.5%	1,530	+1.5%
Feb-2026	4,480	+4.7%	1,711	+3.2%
Mar-2026	5,677	-0.8%	1,889	-8.6%
Apr-2026	6,276	-5.8%	1,994	-2.9%

Historical New Listings by Month



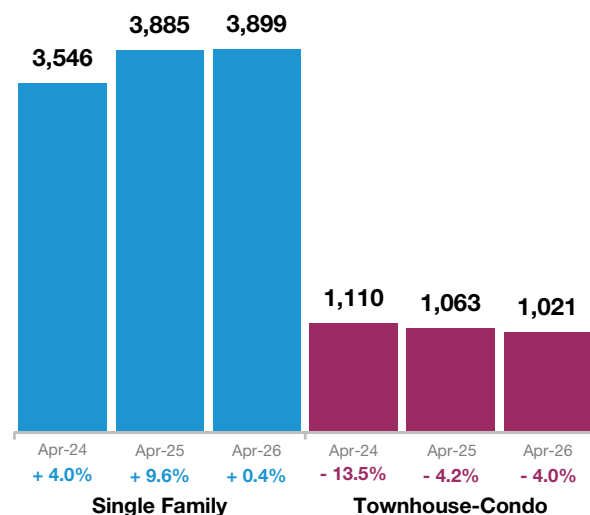
Sold Listings

A count of the actual sales that closed in a given month.

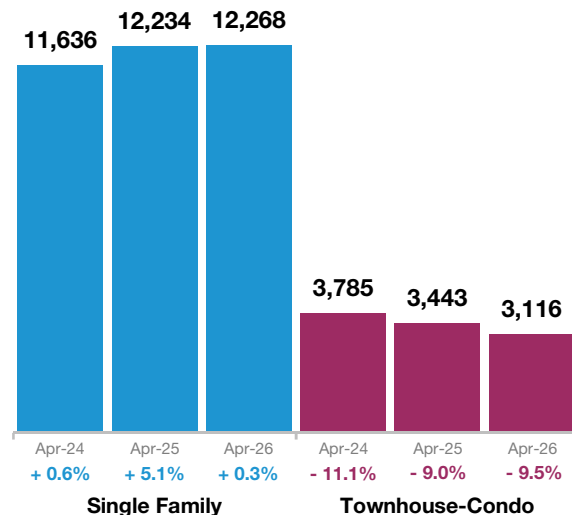


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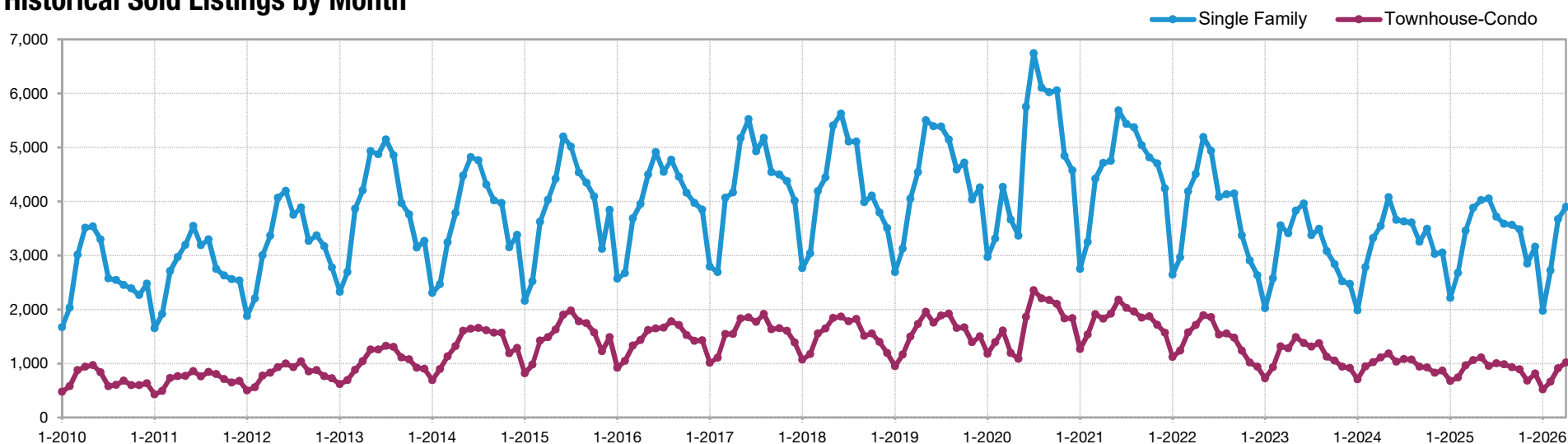


Year to Date



Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2025	4,025	-1.3%	1,111	-6.4%
Jun-2025	4,051	+10.8%	957	-7.5%
Jul-2025	3,719	+2.5%	1,005	-7.0%
Aug-2025	3,585	-0.6%	984	-8.3%
Sep-2025	3,567	+9.7%	933	-1.1%
Oct-2025	3,484	-0.3%	891	-4.0%
Nov-2025	2,846	-6.0%	682	-17.6%
Dec-2025	3,160	+3.4%	814	-6.3%
Jan-2026	1,975	-10.9%	520	-23.0%
Feb-2026	2,721	+1.7%	665	-10.3%
Mar-2026	3,673	+6.2%	910	-5.6%
Apr-2026	3,899	+0.4%	1,021	-4.0%

Historical Sold Listings by Month



Days on Market Until Sale

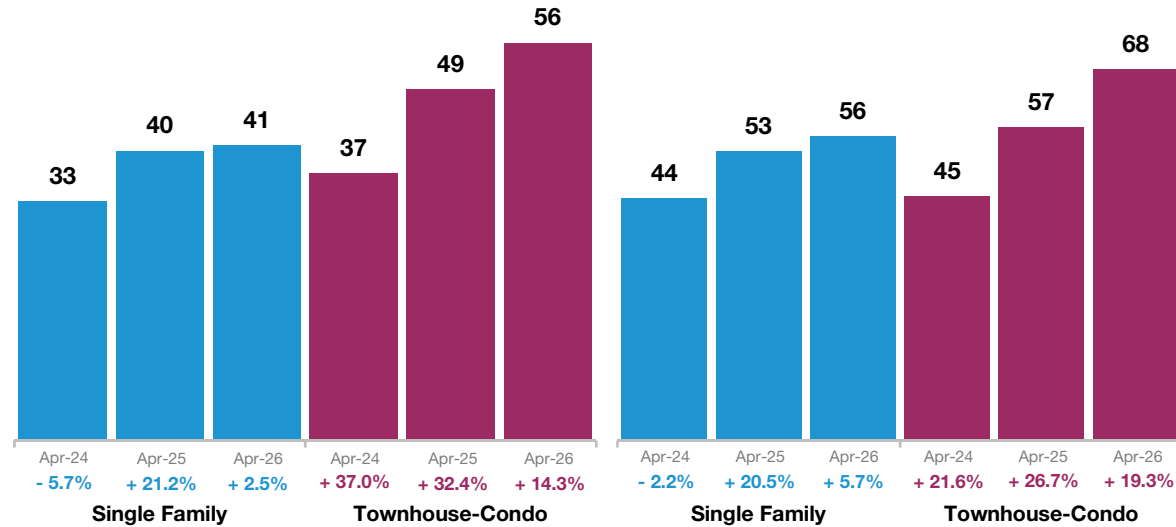
Average number of days between when a property is listed and when an offer is accepted in a given month.



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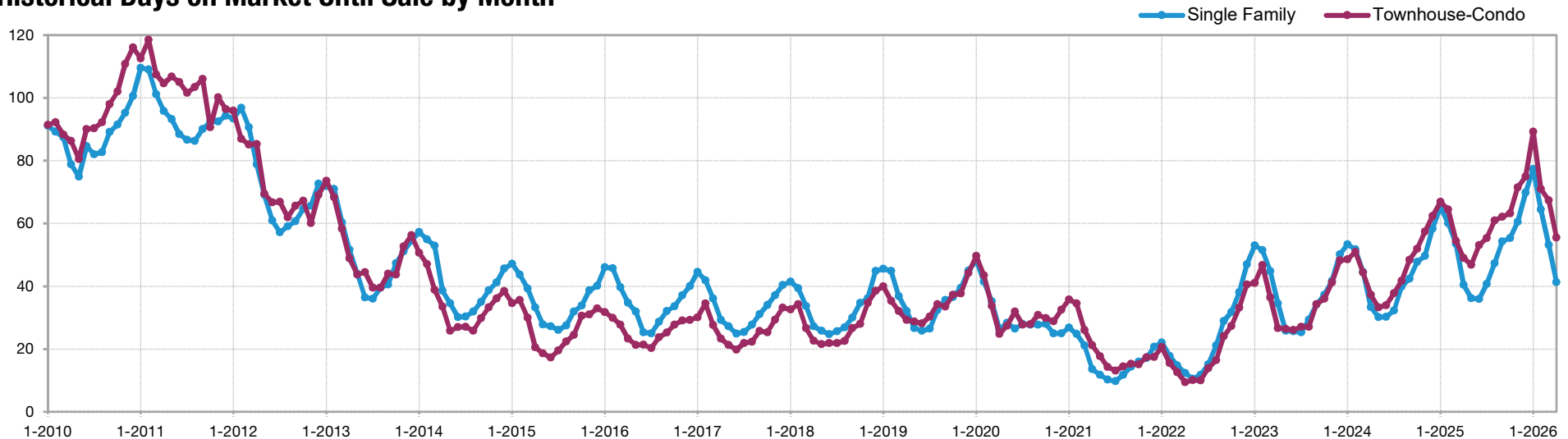
April

Year to Date



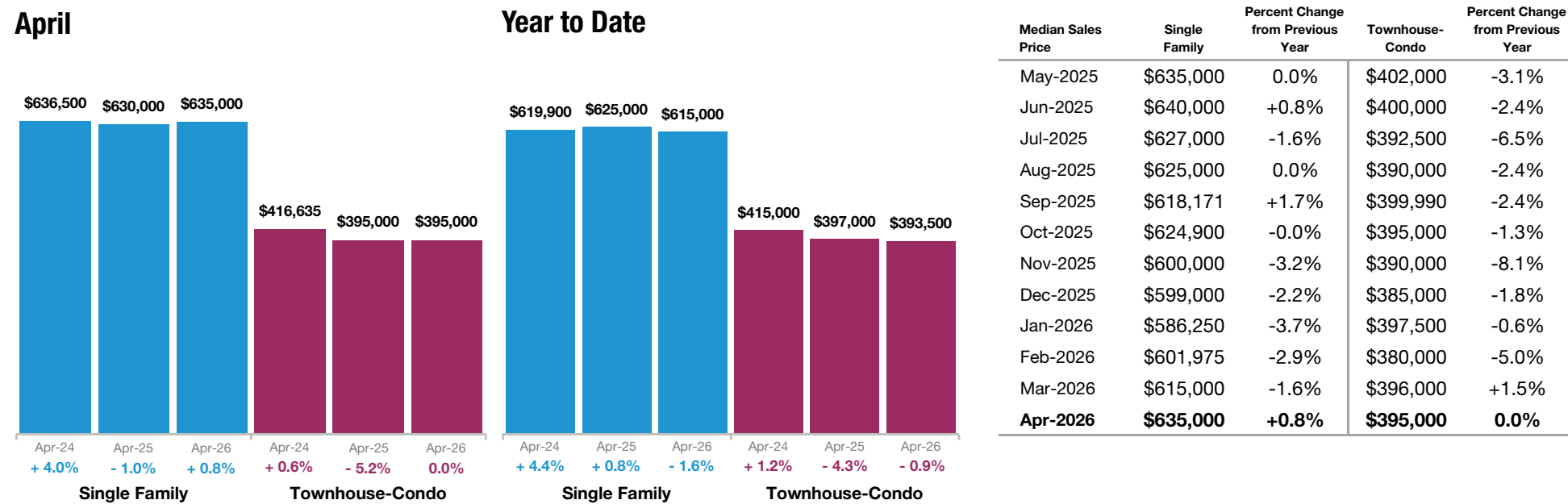
Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2025	36	+20.0%	47	+42.4%
Jun-2025	36	+20.0%	53	+55.9%
Jul-2025	41	+28.1%	55	+44.7%
Aug-2025	47	+17.5%	61	+45.2%
Sep-2025	54	+28.6%	62	+29.2%
Oct-2025	55	+14.6%	63	+21.2%
Nov-2025	61	+22.0%	72	+26.3%
Dec-2025	70	+20.7%	75	+21.0%
Jan-2026	77	+18.5%	89	+32.8%
Feb-2026	64	+6.7%	71	+10.9%
Mar-2026	53	0.0%	67	+24.1%
Apr-2026	41	+2.5%	56	+14.3%

Historical Days on Market Until Sale by Month

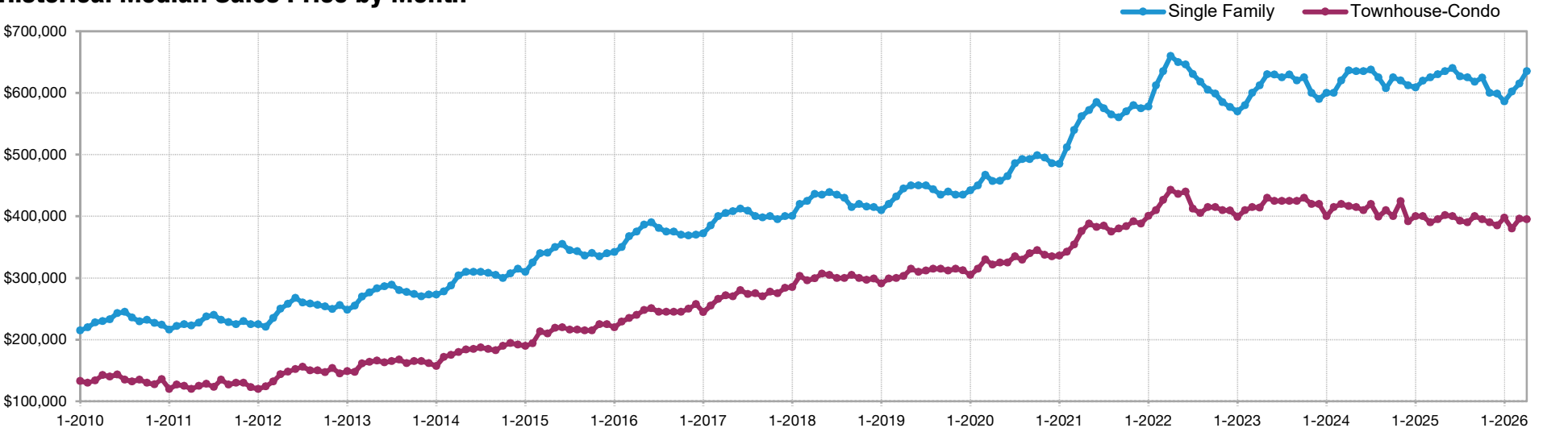


Median Sales Price

Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



Historical Median Sales Price by Month



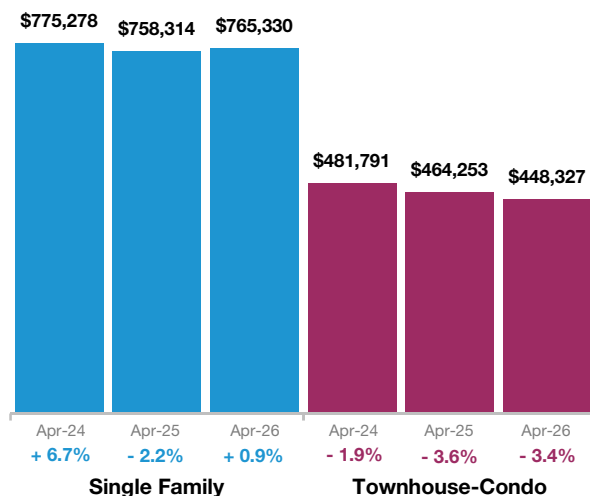
Average Sales Price

Average sales price for all closed sales, not accounting for seller concessions, in a given month.

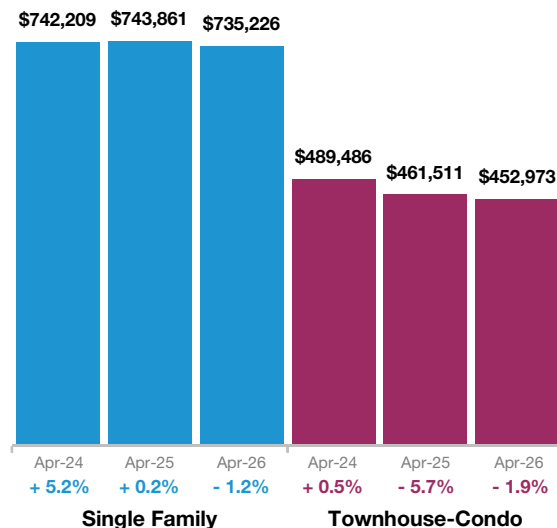


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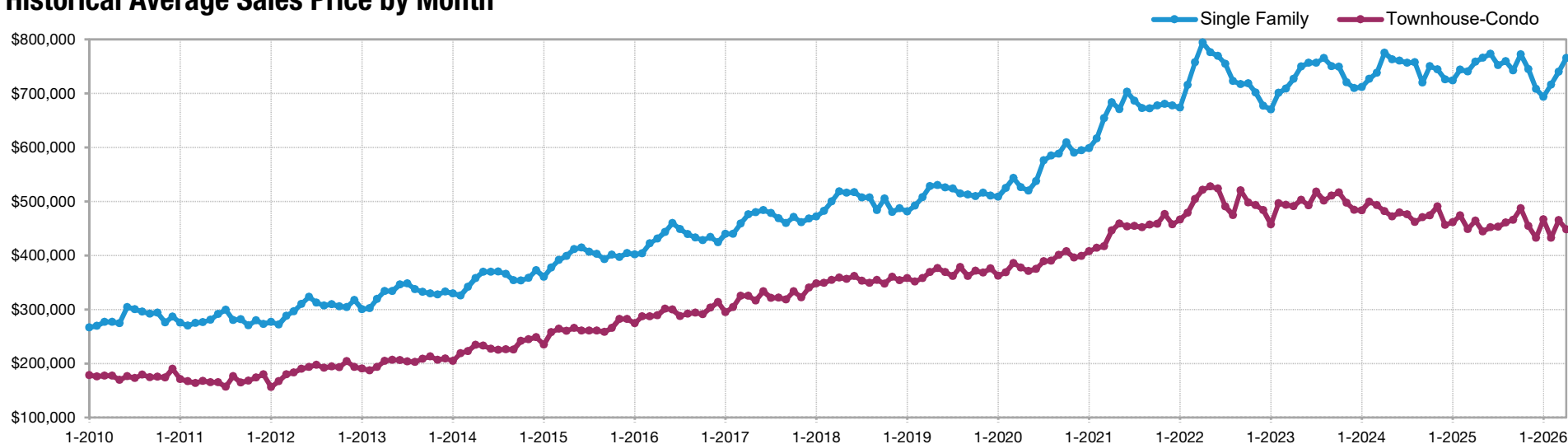


Year to Date



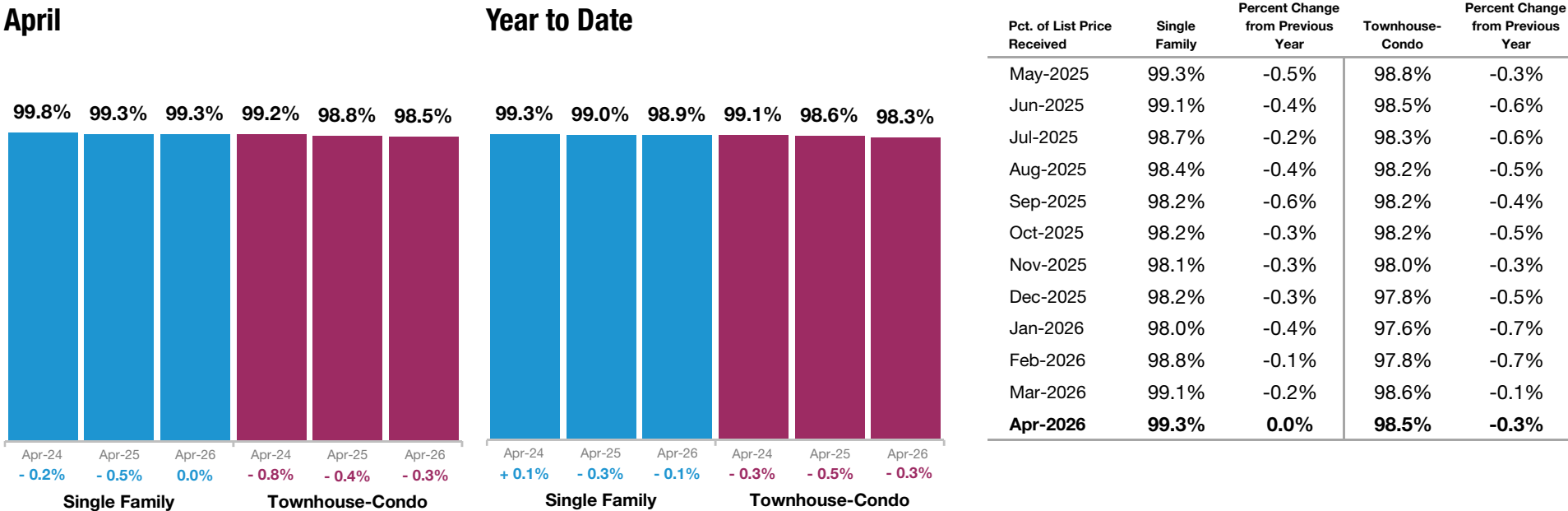
Avg. Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2025	\$765,924	+0.4%	\$444,227	-5.9%
Jun-2025	\$773,185	+1.7%	\$452,372	-5.7%
Jul-2025	\$752,165	-0.6%	\$453,210	-4.8%
Aug-2025	\$759,501	+0.2%	\$461,149	-0.2%
Sep-2025	\$742,617	+3.2%	\$465,828	-1.0%
Oct-2025	\$772,261	+2.9%	\$487,446	+2.8%
Nov-2025	\$744,715	+0.0%	\$454,732	-7.4%
Dec-2025	\$708,067	-2.5%	\$432,701	-5.2%
Jan-2026	\$693,590	-4.2%	\$466,593	+1.1%
Feb-2026	\$715,885	-3.8%	\$432,470	-8.8%
Mar-2026	\$739,986	-0.0%	\$465,376	+3.7%
Apr-2026	\$765,330	+0.9%	\$448,327	-3.4%

Historical Average Sales Price by Month

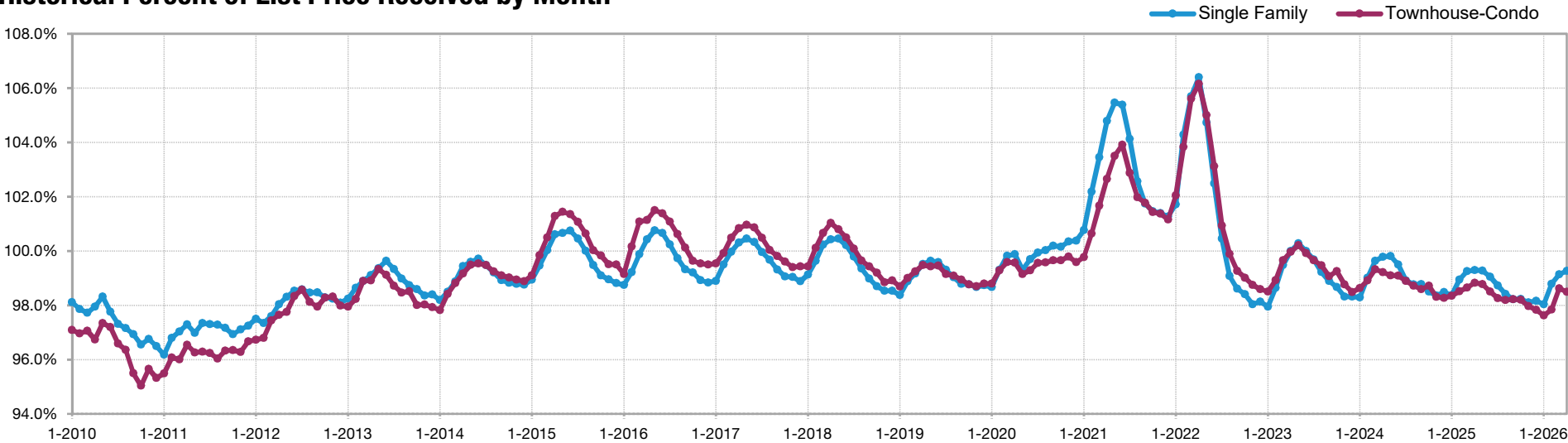


Percent of List Price Received

Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

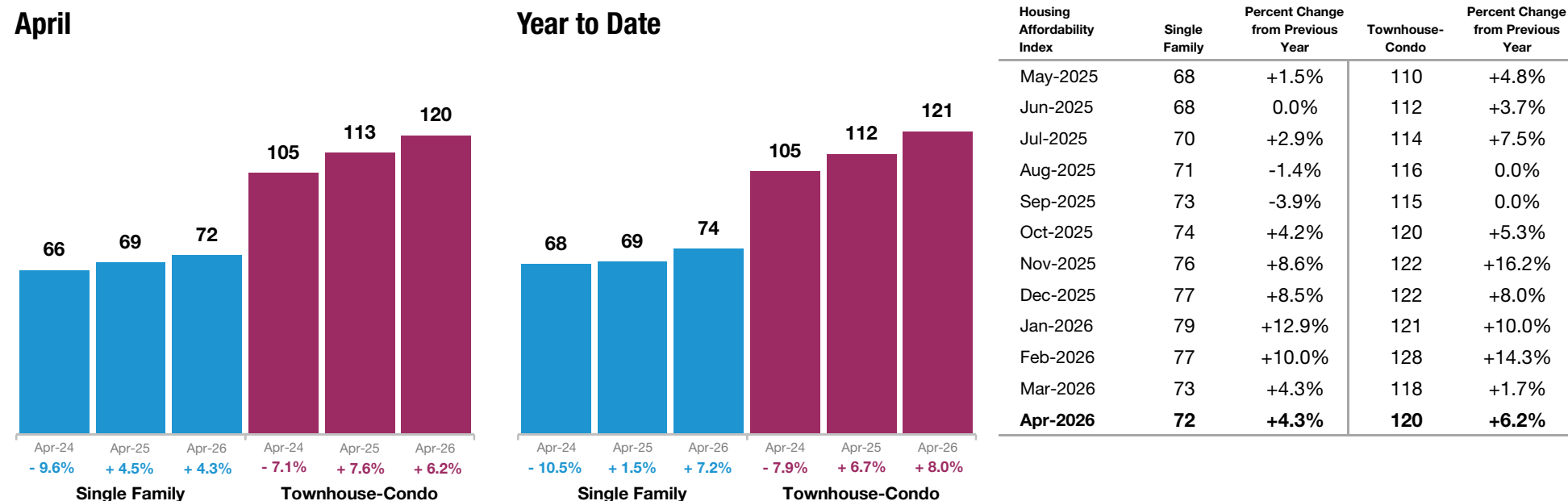


Historical Percent of List Price Received by Month

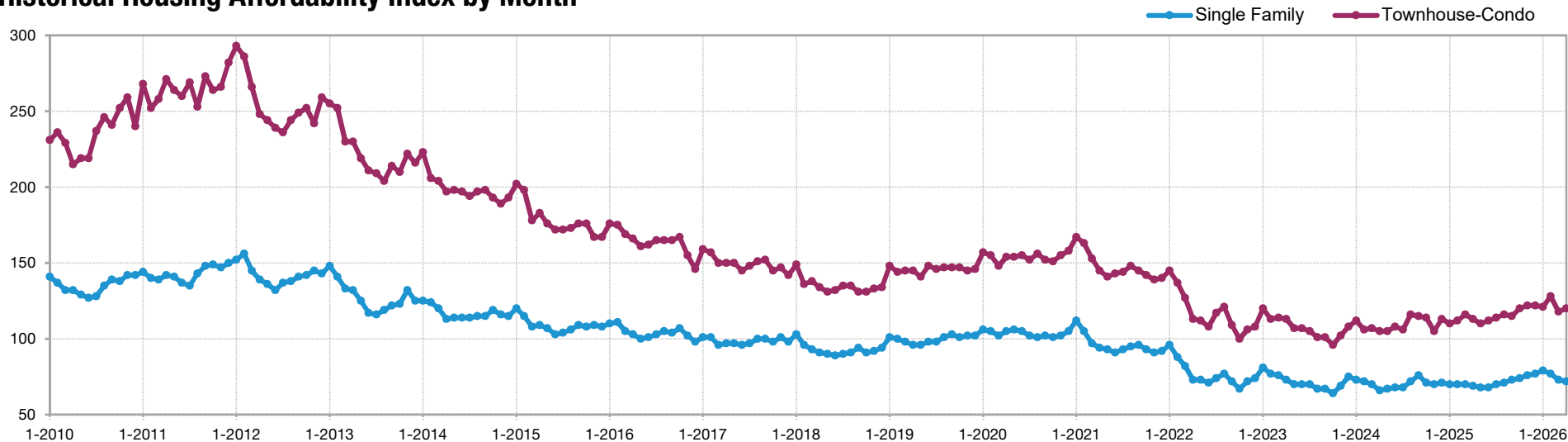


Housing Affordability Index

This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

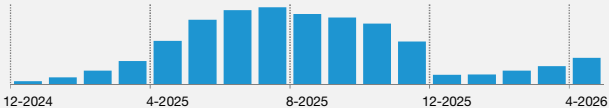
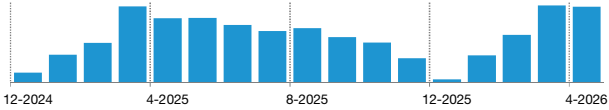
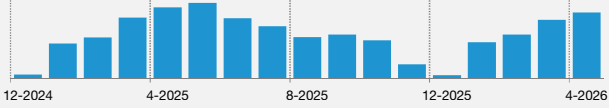
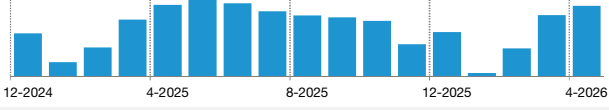
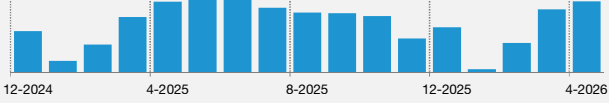
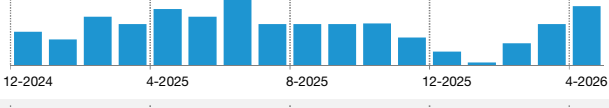
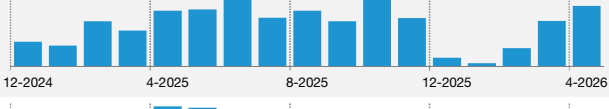
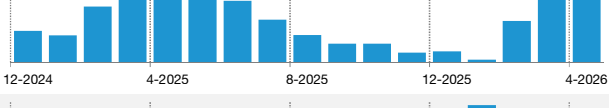
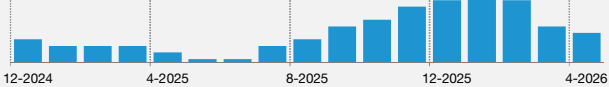


Historical Housing Affordability Index by Month



Total Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	4-2025	4-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
Active Listings		17,551	15,402	- 12.2%	--	--	--
Under Contract		4,992	5,435	+ 8.9%	18,055	18,823	+ 4.3%
New Listings		8,720	8,270	- 5.2%	27,807	27,503	- 1.1%
Sold Listings		4,949	4,923	- 0.5%	15,681	15,387	- 1.9%
Days on Market		42	44	+ 4.8%	54	58	+ 7.4%
Median Sales Price		\$585,000	\$586,867	+ 0.3%	\$575,000	\$570,000	- 0.9%
Average Sales Price		\$695,009	\$699,656	+ 0.7%	\$681,731	\$678,086	- 0.5%
Pct. of List Price Received		99.2%	99.1%	- 0.1%	98.9%	98.8%	- 0.1%
Affordability Index		69	72	+ 4.3%	69	74	+ 7.2%

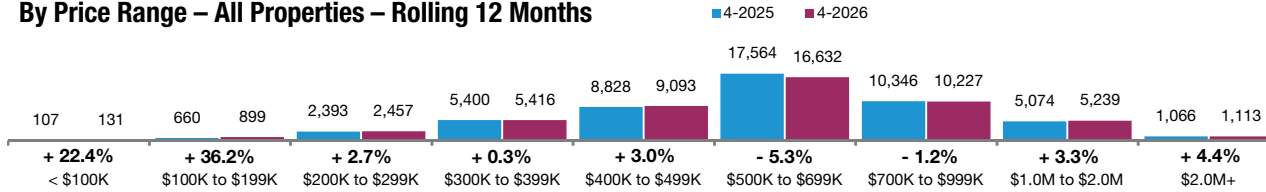
Sold Listings

Actual sales that have closed in a given month.

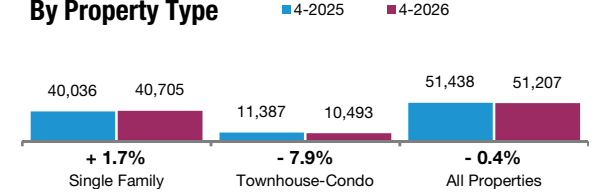


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By Price Range – All Properties – Rolling 12 Months



By Property Type



Rolling 12 Months

By Price Range	Single Family			Townhouse-Condo		
	4-2025	4-2026	Change	4-2025	4-2026	Change
\$99,999 and Below	71	88	+ 23.9%	29	38	+ 31.0%
\$100,000 to \$199,999	250	258	+ 3.2%	409	639	+ 56.2%
\$200,000 to \$299,999	581	683	+ 17.6%	1,812	1,774	- 2.1%
\$300,000 to \$399,999	2,119	2,481	+ 17.1%	3,279	2,935	- 10.5%
\$400,000 to \$499,999	6,334	6,934	+ 9.5%	2,490	2,159	- 13.3%
\$500,000 to \$699,999	15,364	14,732	- 4.1%	2,199	1,900	- 13.6%
\$700,000 to \$999,999	9,623	9,546	- 0.8%	723	680	- 5.9%
\$1,000,000 to \$1,999,999	4,691	4,919	+ 4.9%	383	319	- 16.7%
\$2,000,000 and Above	1,003	1,064	+ 6.1%	63	49	- 22.2%
All Price Ranges	40,036	40,705	+ 1.7%	11,387	10,493	- 7.9%

Compared to Prior Month

	Single Family			Townhouse-Condo		
	3-2026	4-2026	Change	3-2026	4-2026	Change
\$99,999 and Below	6	10	+ 66.7%	2	4	+ 100.0%
\$100,000 to \$199,999	18	19	+ 5.6%	58	54	- 6.9%
\$200,000 to \$299,999	58	52	- 10.3%	145	166	+ 14.5%
\$300,000 to \$399,999	229	218	- 4.8%	256	300	+ 17.2%
\$400,000 to \$499,999	647	655	+ 1.2%	194	226	+ 16.5%
\$500,000 to \$699,999	1,325	1,371	+ 3.5%	155	184	+ 18.7%
\$700,000 to \$999,999	850	979	+ 15.2%	60	56	- 6.7%
\$1,000,000 to \$1,999,999	450	487	+ 8.2%	33	28	- 15.2%
\$2,000,000 and Above	90	108	+ 20.0%	7	3	- 57.1%
All Price Ranges	3,673	3,899	+ 6.2%	910	1,021	+ 12.2%

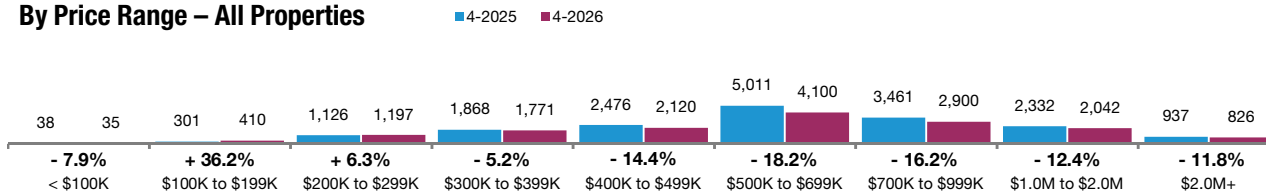
Year to Date

	Single Family			Townhouse-Condo		
	4-2025	4-2026	Change	4-2025	4-2026	Change
\$99,999 and Below	17	25	+ 47.1%	15	18	+ 20.0%
\$100,000 to \$199,999	63	77	+ 22.2%	141	203	+ 44.0%
\$200,000 to \$299,999	181	204	+ 12.7%	566	530	- 6.4%
\$300,000 to \$399,999	676	777	+ 14.9%	1,033	856	- 17.1%
\$400,000 to \$499,999	2,016	2,219	+ 10.1%	708	649	- 8.3%
\$500,000 to \$699,999	4,656	4,425	- 5.0%	635	552	- 13.1%
\$700,000 to \$999,999	2,920	2,798	- 4.2%	225	195	- 13.3%
\$1,000,000 to \$1,999,999	1,390	1,440	+ 3.6%	99	99	0.0%
\$2,000,000 and Above	315	303	- 3.8%	21	14	- 33.3%
All Price Ranges	12,234	12,268	+ 0.3%	3,443	3,116	- 9.5%

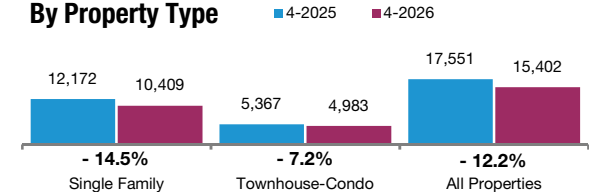
Inventory of Active Listings

A measure of the number of homes available for sale at a given time.

By Price Range – All Properties



By Property Type



Year over Year

By Price Range	Single Family			Townhouse-Condo		
	4-2025	4-2026	Change	4-2025	4-2026	Change
\$99,999 and Below	27	28	+ 3.7%	9	5	- 44.4%
\$100,000 to \$199,999	111	102	- 8.1%	187	306	+ 63.6%
\$200,000 to \$299,999	205	213	+ 3.9%	921	984	+ 6.8%
\$300,000 to \$399,999	505	495	- 2.0%	1,361	1,274	- 6.4%
\$400,000 to \$499,999	1,441	1,287	- 10.7%	1,034	832	- 19.5%
\$500,000 to \$699,999	3,949	3,173	- 19.7%	1,061	927	- 12.6%
\$700,000 to \$999,999	3,000	2,527	- 15.8%	461	371	- 19.5%
\$1,000,000 to \$1,999,999	2,064	1,825	- 11.6%	268	217	- 19.0%
\$2,000,000 and Above	869	758	- 12.8%	65	67	+ 3.1%
All Price Ranges	12,172	10,409	- 14.5%	5,367	4,983	- 7.2%

Compared to Prior Month

	Single Family			Townhouse-Condo		
	3-2026	4-2026	Change	3-2026	4-2026	Change
\$99,999 and Below	34	28	- 17.6%	11	5	- 54.5%
\$100,000 to \$199,999	103	102	- 1.0%	276	306	+ 10.9%
\$200,000 to \$299,999	218	213	- 2.3%	913	984	+ 7.8%
\$300,000 to \$399,999	494	495	+ 0.2%	1,159	1,274	+ 9.9%
\$400,000 to \$499,999	1,271	1,287	+ 1.3%	836	832	- 0.5%
\$500,000 to \$699,999	2,934	3,173	+ 8.1%	877	927	+ 5.7%
\$700,000 to \$999,999	2,243	2,527	+ 12.7%	344	371	+ 7.8%
\$1,000,000 to \$1,999,999	1,611	1,825	+ 13.3%	204	217	+ 6.4%
\$2,000,000 and Above	711	758	+ 6.6%	73	67	- 8.2%
All Price Ranges	9,620	10,409	+ 8.2%	4,693	4,983	+ 6.2%

Year to Date

Single Family	Townhouse-Condo
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There are no year-to-date figures for inventory because it is simply a snapshot frozen in time at the end of each month. It does not add up over a period of months.

Glossary of Terms

A research tool provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Inventory of Active Listings	A measure of the number of homes available for sale at a given time. The availability of homes for sale has a big effect on supply-demand dynamics and home prices.
Under Contract	A count of the properties that have offers accepted on them in a given month.
New Listings	A measure of how much new supply is coming onto the market from sellers.
Sold Listings	A measure of home sales that were closed to completion during the report period.
Days on Market Until Sale	A measure of how long it takes homes to sell, on average.
Median Sales Price	A measure of home values in a market area where 50% of activity was higher and 50% was lower than this price point.
Average Sales Price	A sum of all home sales prices divided by total number of sales.
Percent of List Price Received	A mathematical calculation of the percent difference from last list price and sold price for those listings sold in the reported period.
Housing Affordability Index	A measure of how affordable a region's housing is to its consumers. A higher number means greater affordability. The index is based on interest rates, median sales price and median income by county.