

Local Market Update for June 2026

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
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Denver

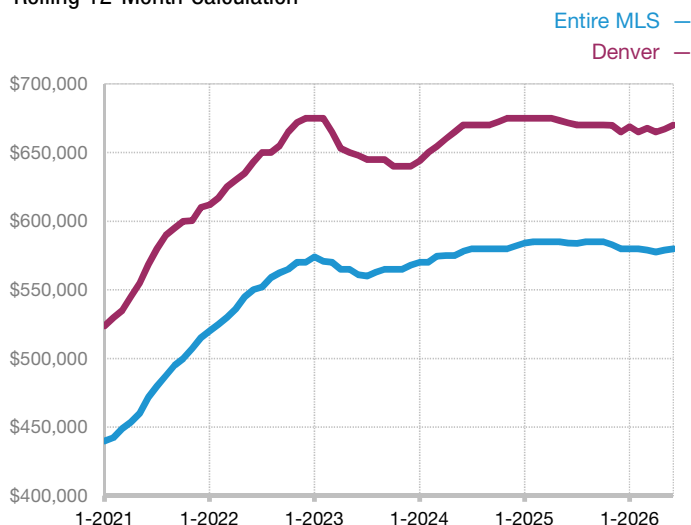
Single Family	June			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 06-2025	Thru 06-2026	Percent Change from Previous Year
Inventory of Active Listings	2,278	1,659	- 27.2%	--	--	--
Under Contract	567	622	+ 9.7%	3,405	3,650	+ 7.2%
New Listings	873	924	+ 5.8%	5,468	5,337	- 2.4%
Sold Listings	605	644	+ 6.4%	3,203	3,318	+ 3.6%
Days on Market Until Sale	29	33	+ 13.8%	38	39	+ 2.6%
Median Sales Price*	\$715,000	\$725,000	+ 1.4%	\$680,000	\$687,500	+ 1.1%
Average Sales Price*	\$896,905	\$931,630	+ 3.9%	\$858,035	\$885,891	+ 3.2%
Percent of List Price Received*	99.1%	99.1%	0.0%	99.1%	99.0%	- 0.1%

* 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	June			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 06-2025	Thru 06-2026	Percent Change from Previous Year
Inventory of Active Listings	2,230	1,964	- 11.9%	--	--	--
Under Contract	314	295	- 6.1%	1,739	1,696	- 2.5%
New Listings	553	587	+ 6.1%	3,853	3,705	- 3.8%
Sold Listings	279	282	+ 1.1%	1,617	1,527	- 5.6%
Days on Market Until Sale	62	52	- 16.1%	59	64	+ 8.5%
Median Sales Price*	\$415,000	\$398,250	- 4.0%	\$393,500	\$396,000	+ 0.6%
Average Sales Price*	\$505,343	\$501,047	- 0.9%	\$490,154	\$488,298	- 0.4%
Percent of List Price Received*	98.2%	98.2%	0.0%	98.4%	98.1%	- 0.3%

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

