

Local Market Update for July 2026

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Centennial

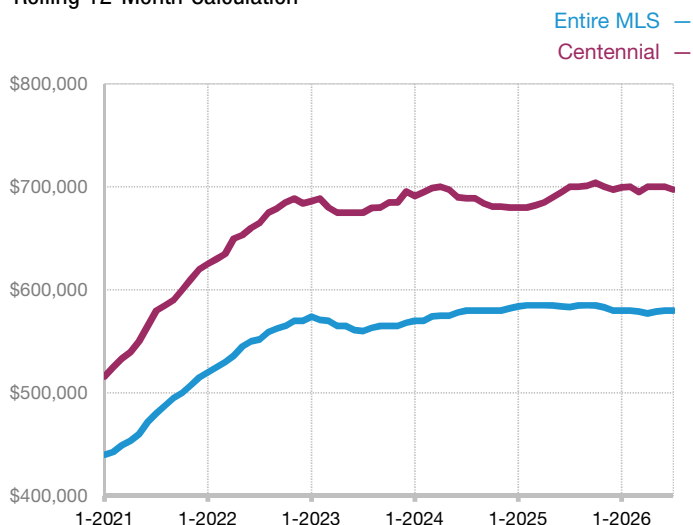
Single Family	July			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 07-2026	Percent Change from Previous Year
Inventory of Active Listings	261	164	- 37.2%	--	--	--
Under Contract	96	73	- 24.0%	717	728	+ 1.5%
New Listings	125	78	- 37.6%	957	879	- 8.2%
Sold Listings	124	100	- 19.4%	683	718	+ 5.1%
Days on Market Until Sale	23	23	0.0%	30	30	0.0%
Median Sales Price*	\$735,950	\$710,000	- 3.5%	\$710,000	\$713,250	+ 0.5%
Average Sales Price*	\$820,167	\$800,522	- 2.4%	\$791,453	\$785,416	- 0.8%
Percent of List Price Received*	99.0%	99.1%	+ 0.1%	99.6%	99.7%	+ 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	July			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 07-2026	Percent Change from Previous Year
Inventory of Active Listings	102	74	- 27.5%	--	--	--
Under Contract	14	22	+ 57.1%	163	168	+ 3.1%
New Listings	37	26	- 29.7%	258	251	- 2.7%
Sold Listings	20	23	+ 15.0%	161	162	+ 0.6%
Days on Market Until Sale	40	52	+ 30.0%	39	48	+ 23.1%
Median Sales Price*	\$451,500	\$430,000	- 4.8%	\$485,000	\$439,500	- 9.4%
Average Sales Price*	\$439,025	\$426,348	- 2.9%	\$465,293	\$440,371	- 5.4%
Percent of List Price Received*	97.3%	99.0%	+ 1.7%	99.1%	98.6%	- 0.5%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

