

Local Market Update for July 2026

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
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Denver

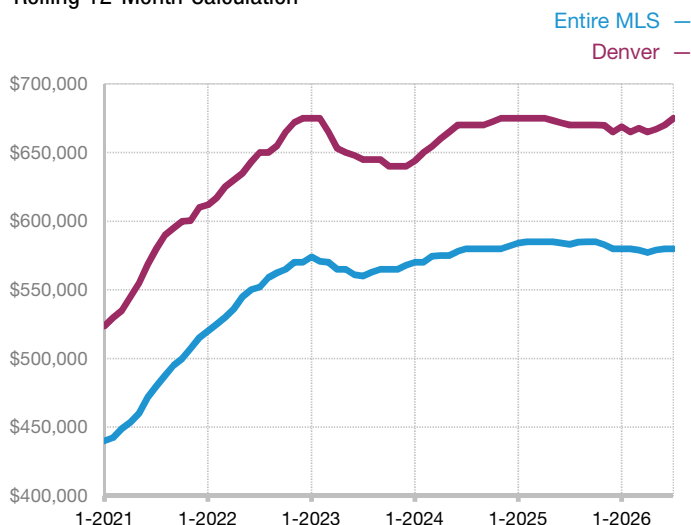
Single Family	July			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 07-2026	Percent Change from Previous Year
Inventory of Active Listings	2,234	1,823	- 18.4%	--	--	--
Under Contract	480	537	+ 11.9%	3,885	4,137	+ 6.5%
New Listings	729	926	+ 27.0%	6,197	6,264	+ 1.1%
Sold Listings	541	581	+ 7.4%	3,744	3,897	+ 4.1%
Days on Market Until Sale	38	35	- 7.9%	38	39	+ 2.6%
Median Sales Price*	\$655,000	\$695,000	+ 6.1%	\$677,000	\$690,000	+ 1.9%
Average Sales Price*	\$834,154	\$892,390	+ 7.0%	\$854,590	\$886,740	+ 3.8%
Percent of List Price Received*	98.2%	98.9%	+ 0.7%	98.9%	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	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	2,193	2,027	- 7.6%	--	--	--
Under Contract	289	238	- 17.6%	2,027	1,907	- 5.9%
New Listings	560	612	+ 9.3%	4,412	4,309	- 2.3%
Sold Listings	320	277	- 13.4%	1,937	1,807	- 6.7%
Days on Market Until Sale	63	71	+ 12.7%	59	65	+ 10.2%
Median Sales Price*	\$395,000	\$380,000	- 3.8%	\$394,500	\$395,000	+ 0.1%
Average Sales Price*	\$452,497	\$490,479	+ 8.4%	\$483,929	\$488,225	+ 0.9%
Percent of List Price Received*	98.2%	98.3%	+ 0.1%	98.3%	98.1%	- 0.2%

* 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

