

# Local Market Update for July 2026

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Elbert County

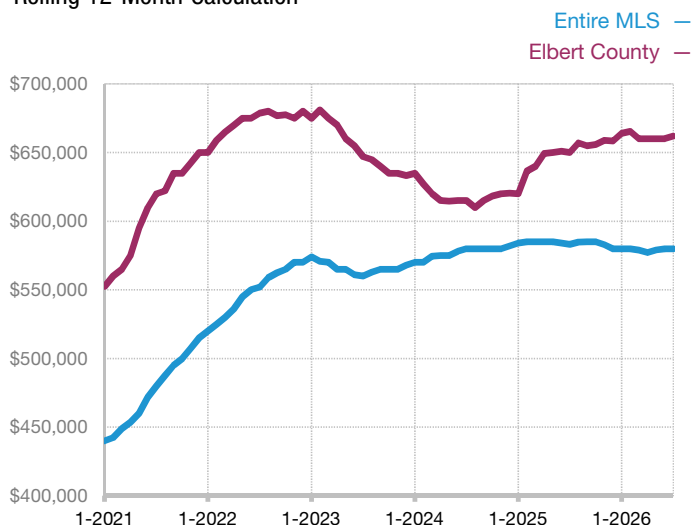
| Single Family                   | July      |           |                                   | Year to Date |              |                                   |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics                     | 2025      | 2026      | Percent Change from Previous Year | Thru 07-2025 | Thru 07-2026 | Percent Change from Previous Year |
| Inventory of Active Listings    | 272       | 228       | - 16.2%                           | --           | --           | --                                |
| Under Contract                  | 62        | 62        | 0.0%                              | 412          | 358          | - 13.1%                           |
| New Listings                    | 78        | 68        | - 12.8%                           | 616          | 545          | - 11.5%                           |
| Sold Listings                   | 52        | 42        | - 19.2%                           | 389          | 339          | - 12.9%                           |
| Days on Market Until Sale       | 56        | 48        | - 14.3%                           | 57           | 72           | + 26.3%                           |
| Median Sales Price*             | \$657,500 | \$706,225 | + 7.4%                            | \$664,200    | \$675,000    | + 1.6%                            |
| Average Sales Price*            | \$685,713 | \$876,710 | + 27.9%                           | \$728,328    | \$775,225    | + 6.4%                            |
| Percent of List Price Received* | 98.9%     | 99.3%     | + 0.4%                            | 99.0%        | 98.4%        | - 0.6%                            |

\* 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    | 3         | 2    | - 33.3%                           | --           | --           | --                                |
| Under Contract                  | 0         | 0    | --                                | 2            | 1            | - 50.0%                           |
| New Listings                    | 0         | 0    | --                                | 5            | 5            | 0.0%                              |
| Sold Listings                   | 1         | 0    | - 100.0%                          | 2            | 1            | - 50.0%                           |
| Days on Market Until Sale       | 5         | 0    | - 100.0%                          | 9            | 27           | + 200.0%                          |
| Median Sales Price*             | \$345,000 | \$0  | - 100.0%                          | \$360,000    | \$309,000    | - 14.2%                           |
| Average Sales Price*            | \$345,000 | \$0  | - 100.0%                          | \$360,000    | \$309,000    | - 14.2%                           |
| Percent of List Price Received* | 100.0%    | 0.0% | - 100.0%                          | 100.0%       | 95.4%        | - 4.6%                            |

\* 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

