

# Local Market Update for July 2026

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Evergreen/Conifer

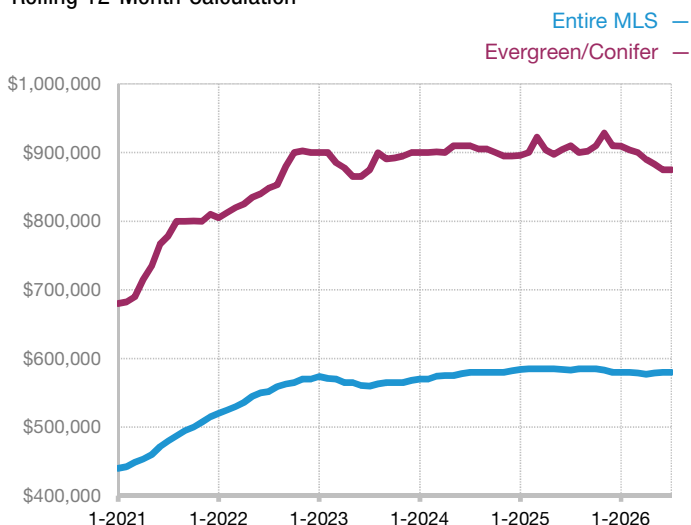
| Single Family                   | July        |             |                                   | Year to Date |              |                                   |
|---------------------------------|-------------|-------------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics                     | 2025        | 2026        | Percent Change from Previous Year | Thru 07-2025 | Thru 07-2026 | Percent Change from Previous Year |
| Inventory of Active Listings    | 343         | 304         | - 11.4%                           | --           | --           | --                                |
| Under Contract                  | 69          | 60          | - 13.0%                           | 367          | 386          | + 5.2%                            |
| New Listings                    | 106         | 104         | - 1.9%                            | 667          | 697          | + 4.5%                            |
| Sold Listings                   | 67          | 59          | - 11.9%                           | 325          | 351          | + 8.0%                            |
| Days on Market Until Sale       | 38          | 37          | - 2.6%                            | 45           | 56           | + 24.4%                           |
| Median Sales Price*             | \$948,500   | \$957,000   | + 0.9%                            | \$950,000    | \$875,000    | - 7.9%                            |
| Average Sales Price*            | \$1,172,140 | \$1,056,968 | - 9.8%                            | \$1,168,359  | \$1,060,692  | - 9.2%                            |
| Percent of List Price Received* | 97.2%       | 98.1%       | + 0.9%                            | 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.

| 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    | 16          | 23        | + 43.8%                           | --           | --           | --                                |
| Under Contract                  | 5           | 1         | - 80.0%                           | 25           | 24           | - 4.0%                            |
| New Listings                    | 5           | 4         | - 20.0%                           | 45           | 51           | + 13.3%                           |
| Sold Listings                   | 5           | 7         | + 40.0%                           | 27           | 24           | - 11.1%                           |
| Days on Market Until Sale       | 39          | 62        | + 59.0%                           | 35           | 105          | + 200.0%                          |
| Median Sales Price*             | \$923,656   | \$450,000 | - 51.3%                           | \$576,350    | \$533,500    | - 7.4%                            |
| Average Sales Price*            | \$1,051,331 | \$603,284 | - 42.6%                           | \$659,581    | \$569,241    | - 13.7%                           |
| Percent of List Price Received* | 102.9%      | 98.7%     | - 4.1%                            | 99.8%        | 97.7%        | - 2.1%                            |

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

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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

