

Local Market Update for July 2026

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Jefferson County

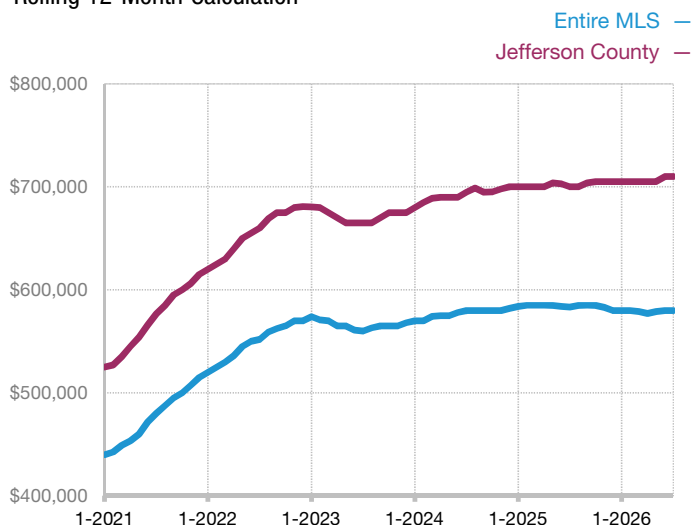
Single Family	July			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 07-2026	Percent Change from Previous Year
Inventory of Active Listings	1,900	1,501	- 21.0%	--	--	--
Under Contract	560	514	- 8.2%	3,777	3,903	+ 3.3%
New Listings	811	765	- 5.7%	5,595	5,368	- 4.1%
Sold Listings	582	562	- 3.4%	3,528	3,698	+ 4.8%
Days on Market Until Sale	31	30	- 3.2%	32	36	+ 12.5%
Median Sales Price*	\$700,000	\$715,000	+ 2.1%	\$707,350	\$715,000	+ 1.1%
Average Sales Price*	\$818,422	\$833,850	+ 1.9%	\$829,404	\$820,987	- 1.0%
Percent of List Price Received*	99.0%	99.3%	+ 0.3%	99.5%	99.4%	- 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	748	767	+ 2.5%	--	--	--
Under Contract	162	149	- 8.0%	1,181	1,057	- 10.5%
New Listings	260	275	+ 5.8%	1,917	1,888	- 1.5%
Sold Listings	173	146	- 15.6%	1,140	986	- 13.5%
Days on Market Until Sale	48	59	+ 22.9%	46	58	+ 26.1%
Median Sales Price*	\$400,100	\$380,750	- 4.8%	\$400,000	\$385,000	- 3.8%
Average Sales Price*	\$430,254	\$421,466	- 2.0%	\$426,044	\$411,680	- 3.4%
Percent of List Price Received*	98.6%	98.5%	- 0.1%	99.0%	98.8%	- 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

