

Local Market Update for July 2026

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Louisville

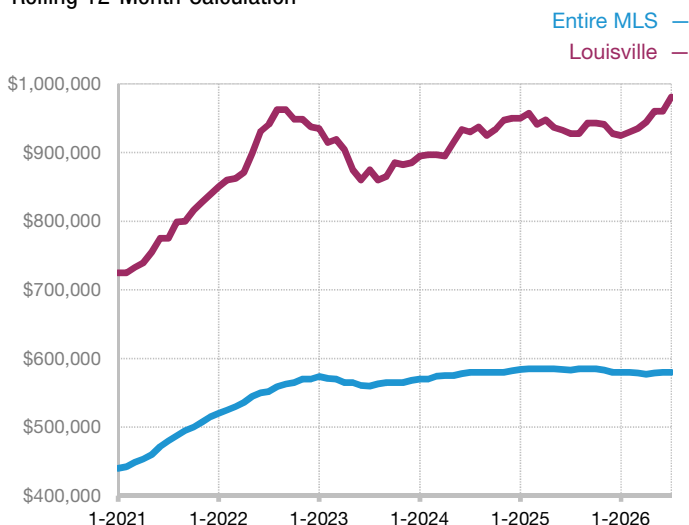
Single Family	July			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 07-2026	Percent Change from Previous Year
Inventory of Active Listings	74	37	- 50.0%	--	--	--
Under Contract	25	17	- 32.0%	153	146	- 4.6%
New Listings	22	20	- 9.1%	222	186	- 16.2%
Sold Listings	25	23	- 8.0%	140	138	- 1.4%
Days on Market Until Sale	58	47	- 19.0%	64	55	- 14.1%
Median Sales Price*	\$832,500	\$1,000,000	+ 20.1%	\$935,000	\$1,015,000	+ 8.6%
Average Sales Price*	\$982,330	\$1,223,648	+ 24.6%	\$1,116,653	\$1,191,536	+ 6.7%
Percent of List Price Received*	98.3%	100.0%	+ 1.7%	98.3%	99.8%	+ 1.5%

* 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	31	17	- 45.2%	--	--	--
Under Contract	7	7	0.0%	38	35	- 7.9%
New Listings	12	7	- 41.7%	81	63	- 22.2%
Sold Listings	3	6	+ 100.0%	37	33	- 10.8%
Days on Market Until Sale	53	51	- 3.8%	67	61	- 9.0%
Median Sales Price*	\$570,000	\$477,500	- 16.2%	\$460,000	\$439,900	- 4.4%
Average Sales Price*	\$629,667	\$511,817	- 18.7%	\$532,589	\$499,645	- 6.2%
Percent of List Price Received*	90.9%	99.9%	+ 9.9%	97.2%	98.1%	+ 0.9%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

