

Local Market Update for August 2026

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Brighton

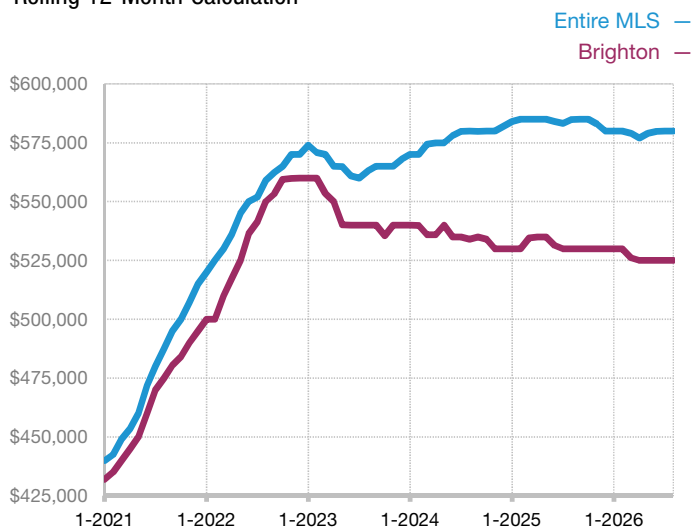
Single Family	August			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 08-2025	Thru 08-2026	Percent Change from Previous Year
Inventory of Active Listings	316	297	- 6.0%	--	--	--
Under Contract	98	86	- 12.2%	717	628	- 12.4%
New Listings	107	118	+ 10.3%	963	886	- 8.0%
Sold Listings	87	74	- 14.9%	680	585	- 14.0%
Days on Market Until Sale	58	42	- 27.6%	55	56	+ 1.8%
Median Sales Price*	\$510,000	\$535,925	+ 5.1%	\$529,990	\$525,000	- 0.9%
Average Sales Price*	\$543,928	\$612,356	+ 12.6%	\$576,406	\$595,401	+ 3.3%
Percent of List Price Received*	99.3%	98.4%	- 0.9%	99.4%	99.3%	- 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	August			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 08-2025	Thru 08-2026	Percent Change from Previous Year
Inventory of Active Listings	16	23	+ 43.8%	--	--	--
Under Contract	3	7	+ 133.3%	50	49	- 2.0%
New Listings	3	9	+ 200.0%	63	72	+ 14.3%
Sold Listings	3	8	+ 166.7%	51	46	- 9.8%
Days on Market Until Sale	23	39	+ 69.6%	40	58	+ 45.0%
Median Sales Price*	\$413,335	\$319,500	- 22.7%	\$370,000	\$337,450	- 8.8%
Average Sales Price*	\$405,041	\$327,125	- 19.2%	\$379,313	\$348,154	- 8.2%
Percent of List Price Received*	99.2%	99.2%	0.0%	99.5%	99.3%	- 0.2%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

