

Local Market Update for August 2026

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
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Denver

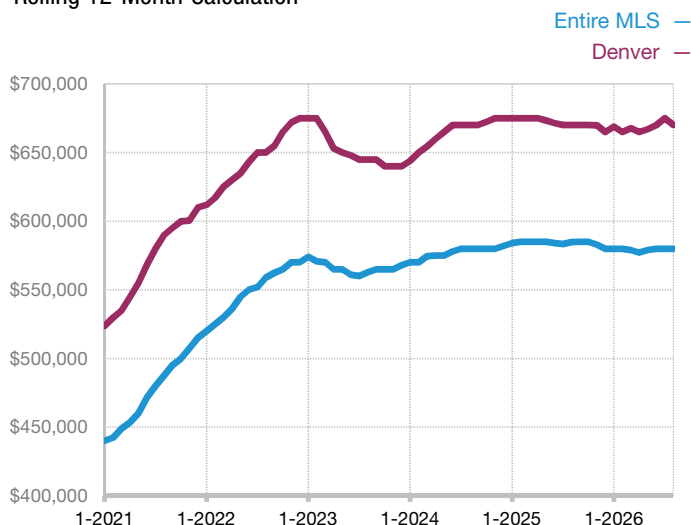
Single Family	August			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 08-2025	Thru 08-2026	Percent Change from Previous Year
Inventory of Active Listings	2,097	1,874	- 10.6%	--	--	--
Under Contract	515	545	+ 5.8%	4,400	4,636	+ 5.4%
New Listings	687	850	+ 23.7%	6,884	7,100	+ 3.1%
Sold Listings	482	483	+ 0.2%	4,226	4,388	+ 3.8%
Days on Market Until Sale	43	38	- 11.6%	38	39	+ 2.6%
Median Sales Price*	\$672,500	\$635,000	- 5.6%	\$675,000	\$684,500	+ 1.4%
Average Sales Price*	\$873,630	\$831,545	- 4.8%	\$856,767	\$880,832	+ 2.8%
Percent of List Price Received*	98.0%	98.6%	+ 0.6%	98.8%	98.9%	+ 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	2,100	2,002	- 4.7%	--	--	--
Under Contract	269	247	- 8.2%	2,296	2,130	- 7.2%
New Listings	466	576	+ 23.6%	4,877	4,871	- 0.1%
Sold Listings	271	213	- 21.4%	2,208	2,020	- 8.5%
Days on Market Until Sale	64	65	+ 1.6%	60	65	+ 8.3%
Median Sales Price*	\$400,000	\$360,000	- 10.0%	\$395,000	\$390,000	- 1.3%
Average Sales Price*	\$509,218	\$489,491	- 3.9%	\$487,035	\$488,358	+ 0.3%
Percent of List Price Received*	97.9%	97.7%	- 0.2%	98.3%	98.1%	- 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

