

Local Market Update for August 2026

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Elbert County

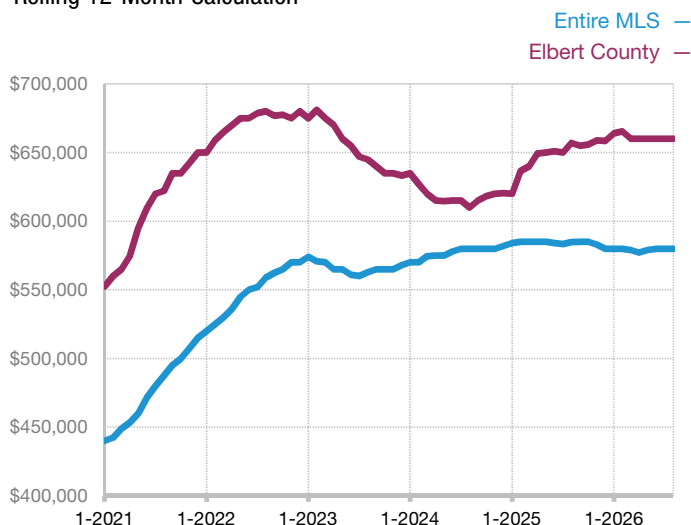
Single Family	August			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 08-2025	Thru 08-2026	Percent Change from Previous Year
Inventory of Active Listings	276	233	- 15.6%	--	--	--
Under Contract	54	41	- 24.1%	466	394	- 15.5%
New Listings	73	57	- 21.9%	689	600	- 12.9%
Sold Listings	70	48	- 31.4%	459	388	- 15.5%
Days on Market Until Sale	66	73	+ 10.6%	58	72	+ 24.1%
Median Sales Price*	\$695,000	\$652,950	- 6.1%	\$664,900	\$673,363	+ 1.3%
Average Sales Price*	\$766,049	\$727,140	- 5.1%	\$734,080	\$768,825	+ 4.7%
Percent of List Price Received*	99.5%	98.2%	- 1.3%	99.1%	98.4%	- 0.7%

* 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	3	2	- 33.3%	--	--	--
Under Contract	0	0	--	2	1	- 50.0%
New Listings	0	0	--	5	5	0.0%
Sold Listings	0	0	--	2	1	- 50.0%
Days on Market Until Sale	0	0	--	9	27	+ 200.0%
Median Sales Price*	\$0	\$0	--	\$360,000	\$309,000	- 14.2%
Average Sales Price*	\$0	\$0	--	\$360,000	\$309,000	- 14.2%
Percent of List Price Received*	0.0%	0.0%	--	100.0%	95.4%	- 4.6%

* 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

