

Local Market Update for August 2026

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Evergreen/Conifer

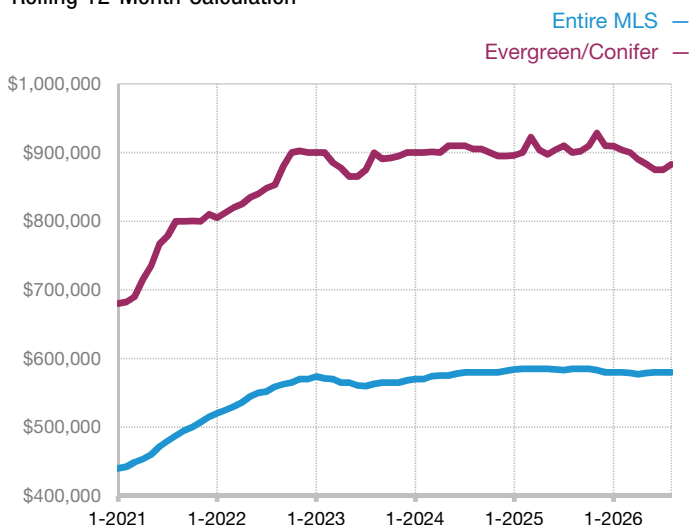
Single Family	August			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 08-2025	Thru 08-2026	Percent Change from Previous Year
Inventory of Active Listings	328	307	- 6.4%	--	--	--
Under Contract	50	70	+ 40.0%	417	453	+ 8.6%
New Listings	64	99	+ 54.7%	731	796	+ 8.9%
Sold Listings	64	68	+ 6.3%	389	419	+ 7.7%
Days on Market Until Sale	48	50	+ 4.2%	46	55	+ 19.6%
Median Sales Price*	\$859,950	\$923,750	+ 7.4%	\$930,000	\$885,000	- 4.8%
Average Sales Price*	\$1,028,755	\$1,294,502	+ 25.8%	\$1,145,391	\$1,098,637	- 4.1%
Percent of List Price Received*	97.8%	97.2%	- 0.6%	98.3%	97.9%	- 0.4%

* 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	15	26	+ 73.3%	--	--	--
Under Contract	4	2	- 50.0%	29	26	- 10.3%
New Listings	7	10	+ 42.9%	52	61	+ 17.3%
Sold Listings	5	1	- 80.0%	32	25	- 21.9%
Days on Market Until Sale	75	8	- 89.3%	40	101	+ 152.5%
Median Sales Price*	\$560,000	\$570,000	+ 1.8%	\$568,175	\$540,000	- 5.0%
Average Sales Price*	\$593,010	\$570,000	- 3.9%	\$649,179	\$569,272	- 12.3%
Percent of List Price Received*	106.4%	96.8%	- 9.0%	100.8%	97.7%	- 3.1%

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

