

Local Market Update for August 2026

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Golden

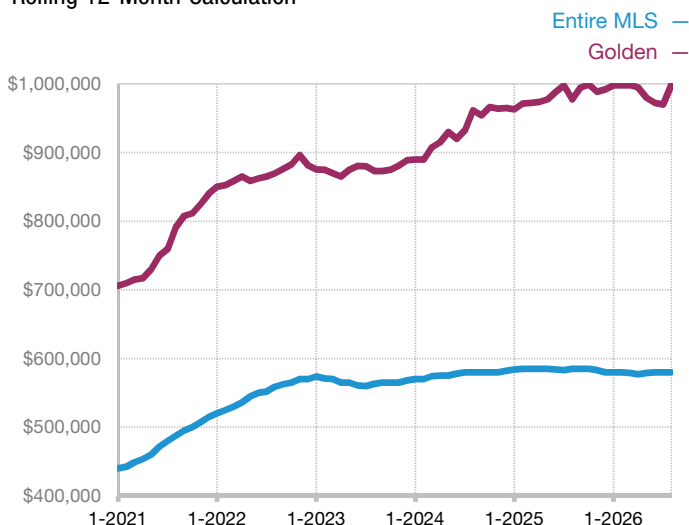
Single Family	August			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 08-2025	Thru 08-2026	Percent Change from Previous Year
Inventory of Active Listings	213	194	- 8.9%	--	--	--
Under Contract	61	51	- 16.4%	424	455	+ 7.3%
New Listings	74	75	+ 1.4%	675	660	- 2.2%
Sold Listings	58	47	- 19.0%	391	429	+ 9.7%
Days on Market Until Sale	47	25	- 46.8%	36	38	+ 5.6%
Median Sales Price*	\$922,500	\$1,175,000	+ 27.4%	\$1,010,000	\$1,005,000	- 0.5%
Average Sales Price*	\$1,163,916	\$1,382,890	+ 18.8%	\$1,143,459	\$1,133,713	- 0.9%
Percent of List Price Received*	99.3%	99.3%	0.0%	99.4%	98.7%	- 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	55	64	+ 16.4%	--	--	--
Under Contract	3	9	+ 200.0%	66	71	+ 7.6%
New Listings	20	17	- 15.0%	123	150	+ 22.0%
Sold Listings	6	10	+ 66.7%	67	65	- 3.0%
Days on Market Until Sale	91	89	- 2.2%	44	58	+ 31.8%
Median Sales Price*	\$478,550	\$435,000	- 9.1%	\$488,000	\$555,000	+ 13.7%
Average Sales Price*	\$504,517	\$424,750	- 15.8%	\$538,381	\$579,782	+ 7.7%
Percent of List Price Received*	96.1%	97.4%	+ 1.4%	98.6%	98.0%	- 0.6%

* 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

