

Local Market Update for August 2026

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Greenwood Village

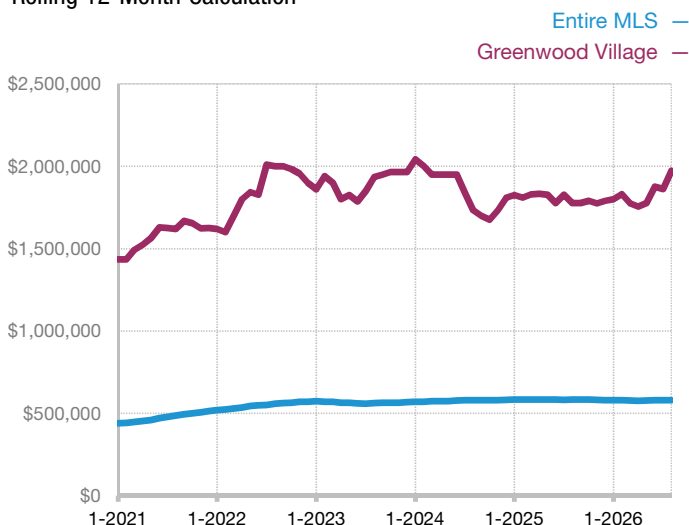
Single Family	August			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 08-2025	Thru 08-2026	Percent Change from Previous Year
Inventory of Active Listings	54	22	- 59.3%	--	--	--
Under Contract	9	9	0.0%	100	87	- 13.0%
New Listings	18	8	- 55.6%	161	126	- 21.7%
Sold Listings	16	8	- 50.0%	94	86	- 8.5%
Days on Market Until Sale	41	24	- 41.5%	40	45	+ 12.5%
Median Sales Price*	\$1,460,000	\$2,310,000	+ 58.2%	\$1,706,500	\$1,947,500	+ 14.1%
Average Sales Price*	\$1,450,846	\$2,539,375	+ 75.0%	\$2,050,060	\$2,116,234	+ 3.2%
Percent of List Price Received*	95.8%	99.5%	+ 3.9%	97.1%	98.0%	+ 0.9%

* 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	33	25	- 24.2%	--	--	--
Under Contract	3	8	+ 166.7%	26	26	0.0%
New Listings	3	10	+ 233.3%	57	63	+ 10.5%
Sold Listings	5	5	0.0%	26	24	- 7.7%
Days on Market Until Sale	31	23	- 25.8%	54	56	+ 3.7%
Median Sales Price*	\$1,025,000	\$665,000	- 35.1%	\$545,000	\$651,000	+ 19.4%
Average Sales Price*	\$1,093,000	\$645,000	- 41.0%	\$738,538	\$711,121	- 3.7%
Percent of List Price Received*	97.6%	98.3%	+ 0.7%	97.5%	97.5%	0.0%

* 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

