

Local Market Update for August 2026

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Jefferson County

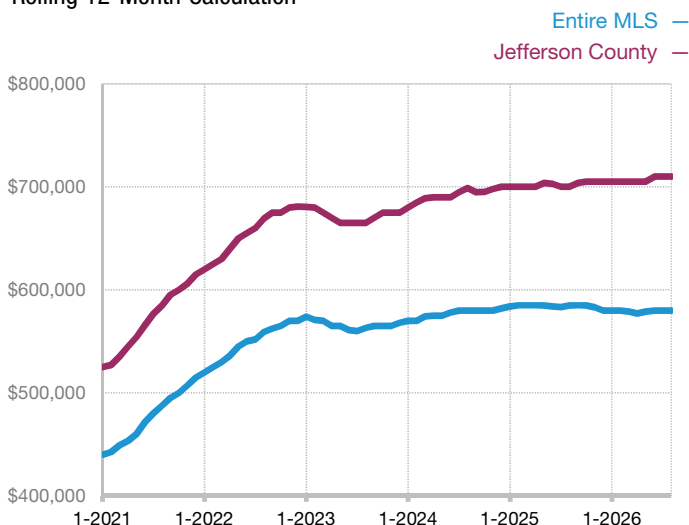
Single Family	August			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 08-2025	Thru 08-2026	Percent Change from Previous Year
Inventory of Active Listings	1,803	1,495	- 17.1%	--	--	--
Under Contract	523	547	+ 4.6%	4,300	4,417	+ 2.7%
New Listings	596	710	+ 19.1%	6,191	6,075	- 1.9%
Sold Listings	547	484	- 11.5%	4,075	4,185	+ 2.7%
Days on Market Until Sale	41	35	- 14.6%	33	36	+ 9.1%
Median Sales Price*	\$721,000	\$707,450	- 1.9%	\$710,000	\$715,000	+ 0.7%
Average Sales Price*	\$842,872	\$875,367	+ 3.9%	\$831,212	\$827,146	- 0.5%
Percent of List Price Received*	98.6%	98.5%	- 0.1%	99.4%	99.3%	- 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	723	740	+ 2.4%	--	--	--
Under Contract	139	134	- 3.6%	1,318	1,183	- 10.2%
New Listings	210	215	+ 2.4%	2,126	2,101	- 1.2%
Sold Listings	156	133	- 14.7%	1,296	1,121	- 13.5%
Days on Market Until Sale	49	60	+ 22.4%	46	59	+ 28.3%
Median Sales Price*	\$385,000	\$385,000	0.0%	\$400,000	\$385,000	- 3.8%
Average Sales Price*	\$412,091	\$406,465	- 1.4%	\$424,365	\$410,594	- 3.2%
Percent of List Price Received*	98.9%	98.4%	- 0.5%	99.0%	98.7%	- 0.3%

* 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

