

Local Market Update for August 2026

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Louisville

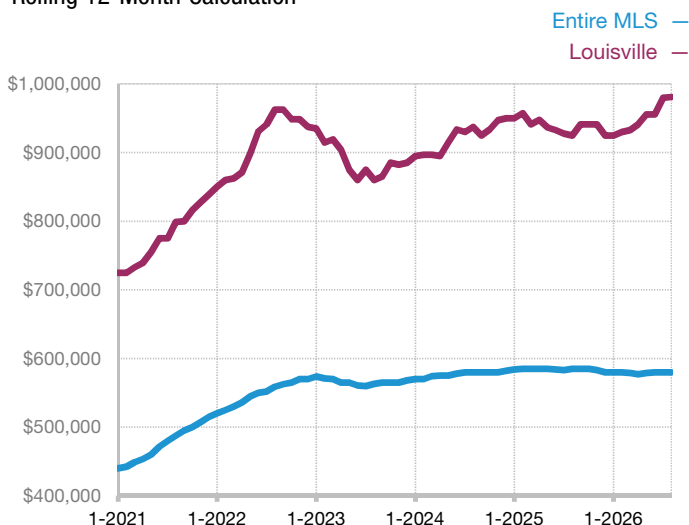
Single Family	August			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 08-2025	Thru 08-2026	Percent Change from Previous Year
Inventory of Active Listings	62	39	- 37.1%	--	--	--
Under Contract	27	10	- 63.0%	179	156	- 12.8%
New Listings	22	13	- 40.9%	243	203	- 16.5%
Sold Listings	26	14	- 46.2%	166	153	- 7.8%
Days on Market Until Sale	69	42	- 39.1%	65	54	- 16.9%
Median Sales Price*	\$882,000	\$918,500	+ 4.1%	\$925,000	\$1,007,000	+ 8.9%
Average Sales Price*	\$1,043,644	\$1,036,907	- 0.6%	\$1,105,148	\$1,174,671	+ 6.3%
Percent of List Price Received*	97.9%	99.5%	+ 1.6%	98.2%	99.8%	+ 1.6%

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

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	28	22	- 21.4%	--	--	--
Under Contract	5	3	- 40.0%	43	38	- 11.6%
New Listings	8	8	0.0%	89	71	- 20.2%
Sold Listings	4	6	+ 50.0%	41	39	- 4.9%
Days on Market Until Sale	86	64	- 25.6%	69	61	- 11.6%
Median Sales Price*	\$526,000	\$430,000	- 18.3%	\$460,000	\$439,900	- 4.4%
Average Sales Price*	\$581,750	\$357,500	- 38.5%	\$537,385	\$477,777	- 11.1%
Percent of List Price Received*	97.4%	96.5%	- 0.9%	97.2%	97.8%	+ 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

