

Monthly Indicators



August 2026

Percent changes calculated using year-over-year comparisons.

New Listings were up 3.3 percent for single family homes and 6.5 percent for townhouse-condo properties. Under Contracts decreased 6.7 percent for single family homes and 9.1 percent for townhouse-condo properties.

The Median Sales Price was down 0.4 percent to \$622,500 for single family homes and 3.8 percent to \$375,000 for townhouse-condo properties. Days on Market remained flat for single family homes but increased 6.6 percent for condo properties.

Nationally, the median existing-home sales price climbed to \$431,400, as inventory remained at a 4.6-month supply at the current sales pace, NAR reported. Year-to-date sales are up 2.4%, reflecting stable demand even amid elevated mortgage rates. Homes are sitting on the market longer and fewer buyers are bidding above asking price compared to a year earlier, though local market conditions vary widely.

Activity Snapshot

- 14.6% **- 14.3%** **- 0.1%**

One-Year Change in Active Listings All Properties	One-Year Change in Sold Listings All Properties	One-Year Change in Median Sales Price All Properties
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All residential real estate activity in the MLS of REcolorado® composed of single-family properties, townhomes and condominiums. Percent changes are calculated using rounded figures.

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Single Family Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year.



Key Metrics	Historical Sparkbars	8-2025	8-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
Active Listings		15,271	12,723	- 16.7%	--	--	--
Under Contract		3,639	3,397	- 6.7%	29,045	28,797	- 0.9%
New Listings		4,530	4,679	+ 3.3%	43,367	41,765	- 3.7%
Sold Listings		3,585	3,109	- 13.3%	27,614	27,231	- 1.4%
Days on Market		47	47	0.0%	46	48	+ 4.3%
Median Sales Price		\$625,000	\$622,500	- 0.4%	\$628,000	\$625,000	- 0.5%
Average Sales Price		\$759,501	\$765,519	+ 0.8%	\$754,527	\$758,218	+ 0.5%
Pct. of List Price Received		98.4%	98.5%	+ 0.1%	99.0%	99.0%	0.0%
Affordability Index		71	71	0.0%	71	70	- 1.4%

Townhouse-Condo Market Overview



Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	8-2025	8-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
Active Listings		5,868	5,333	- 9.1%	--	--	--
Under Contract		960	873	- 9.1%	7,834	7,250	- 7.5%
New Listings		1,442	1,536	+ 6.5%	14,235	13,852	- 2.7%
Sold Listings		984	806	- 18.1%	7,500	6,846	- 8.7%
Days on Market		61	65	+ 6.6%	55	64	+ 16.4%
Median Sales Price		\$390,000	\$375,000	- 3.8%	\$397,500	\$390,000	- 1.9%
Average Sales Price		\$461,149	\$468,907	+ 1.7%	\$456,625	\$454,823	- 0.4%
Pct. of List Price Received		98.2%	97.9%	- 0.3%	98.5%	98.3%	- 0.2%
Affordability Index		116	120	+ 3.4%	114	116	+ 1.8%

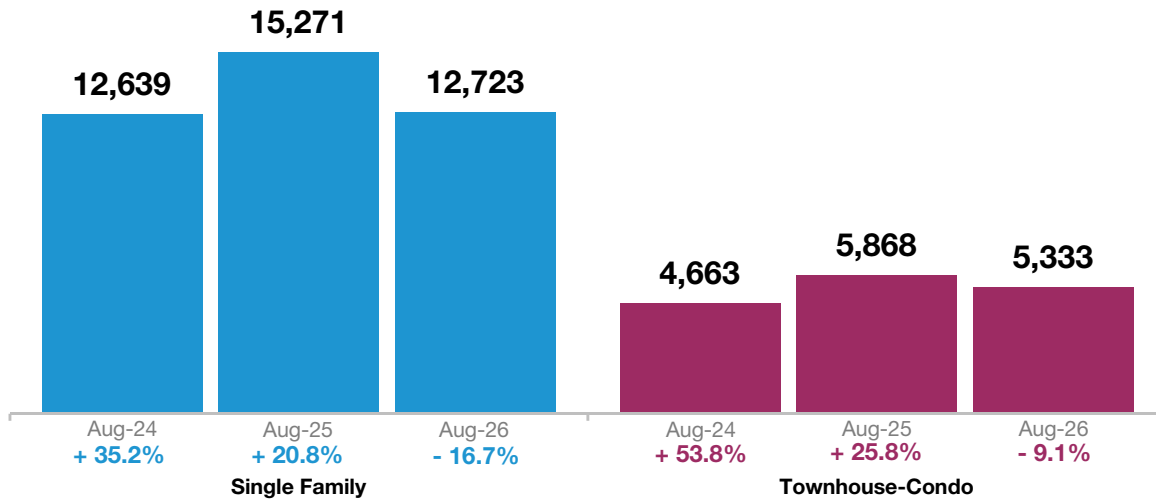
Inventory of Active Listings

The number of properties available for sale in active status at the end of a given month.



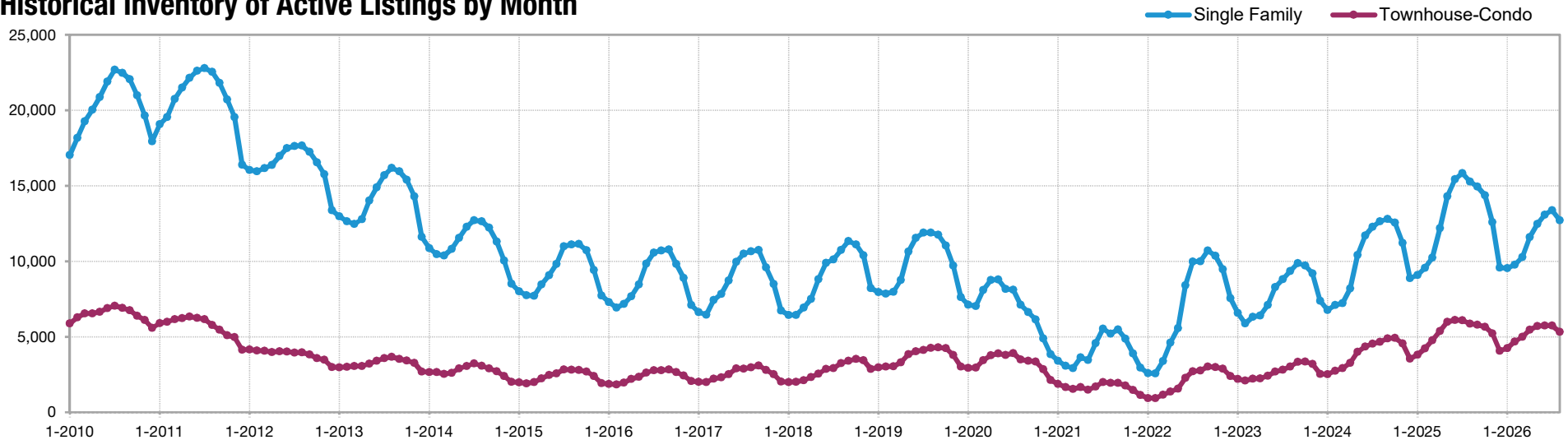
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August



Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Sep-2025	14,944	+16.7%	5,799	+18.6%
Oct-2025	14,374	+14.4%	5,664	+14.9%
Nov-2025	12,586	+12.3%	5,219	+14.5%
Dec-2025	9,578	+7.9%	4,066	+14.3%
Jan-2026	9,552	+5.0%	4,248	+11.2%
Feb-2026	9,764	+2.1%	4,676	+10.6%
Mar-2026	10,283	+0.3%	4,989	+4.7%
Apr-2026	11,604	-4.8%	5,476	+1.9%
May-2026	12,481	-12.8%	5,715	-4.7%
Jun-2026	13,088	-15.2%	5,739	-6.1%
Jul-2026	13,382	-15.5%	5,744	-5.9%
Aug-2026	12,723	-16.7%	5,333	-9.1%

Historical Inventory of Active Listings by Month



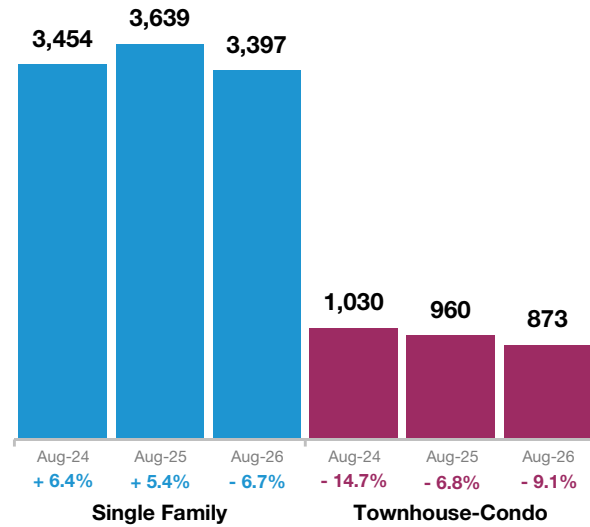
Under Contract

A count of the properties that have offers accepted on them in a given month.

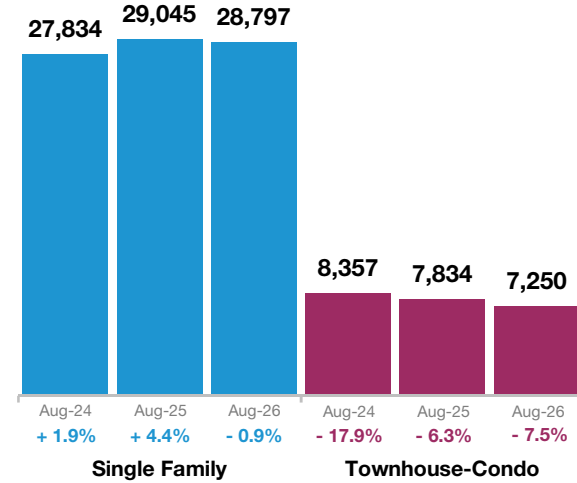


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August

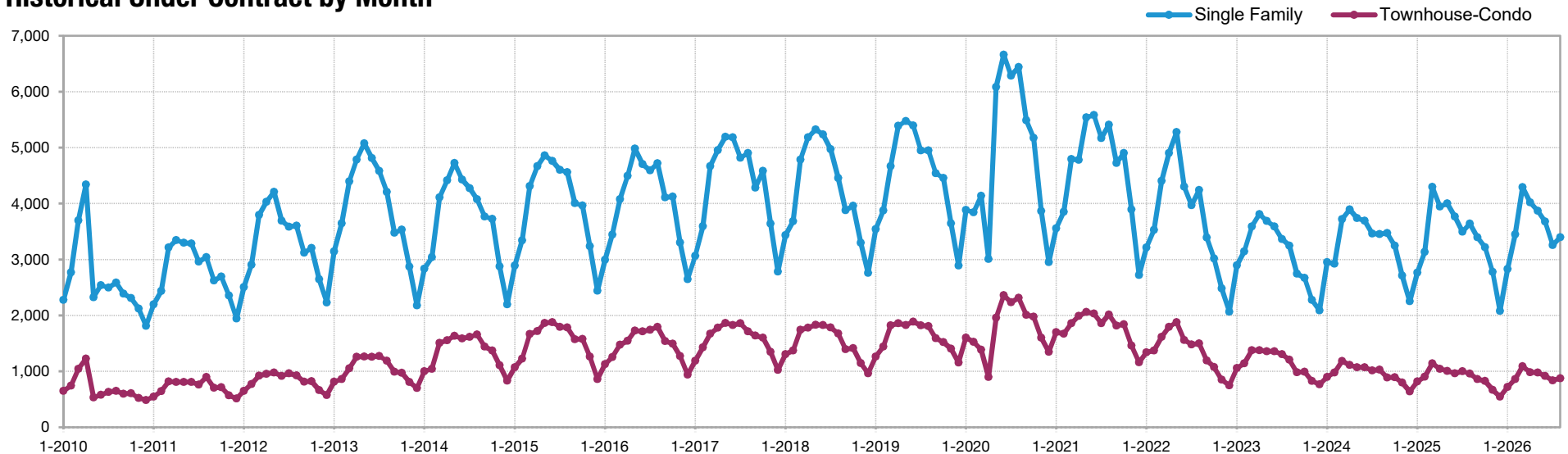


Year to Date



Under Contract	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Sep-2025	3,398	-2.0%	858	-3.5%
Oct-2025	3,217	-1.0%	829	-7.1%
Nov-2025	2,777	+2.4%	668	-16.2%
Dec-2025	2,080	-7.7%	544	-15.0%
Jan-2026	2,830	+2.4%	719	-11.9%
Feb-2026	3,450	+10.0%	861	-4.4%
Mar-2026	4,294	-0.1%	1,088	-4.8%
Apr-2026	4,019	+1.8%	981	-6.1%
May-2026	3,870	-3.3%	976	-3.0%
Jun-2026	3,679	-2.3%	917	-4.6%
Jul-2026	3,258	-6.8%	835	-16.7%
Aug-2026	3,397	-6.7%	873	-9.1%

Historical Under Contract by Month



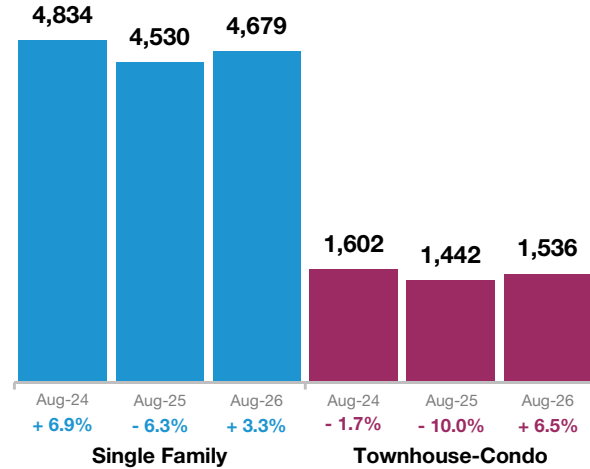
New Listings

A count of the properties that have been newly listed on the market in a given month.

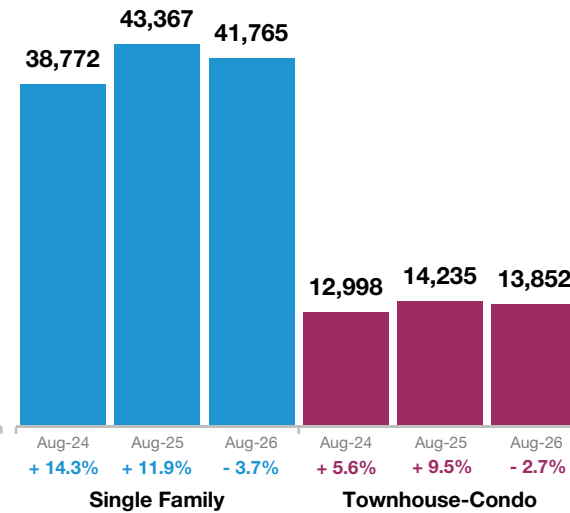


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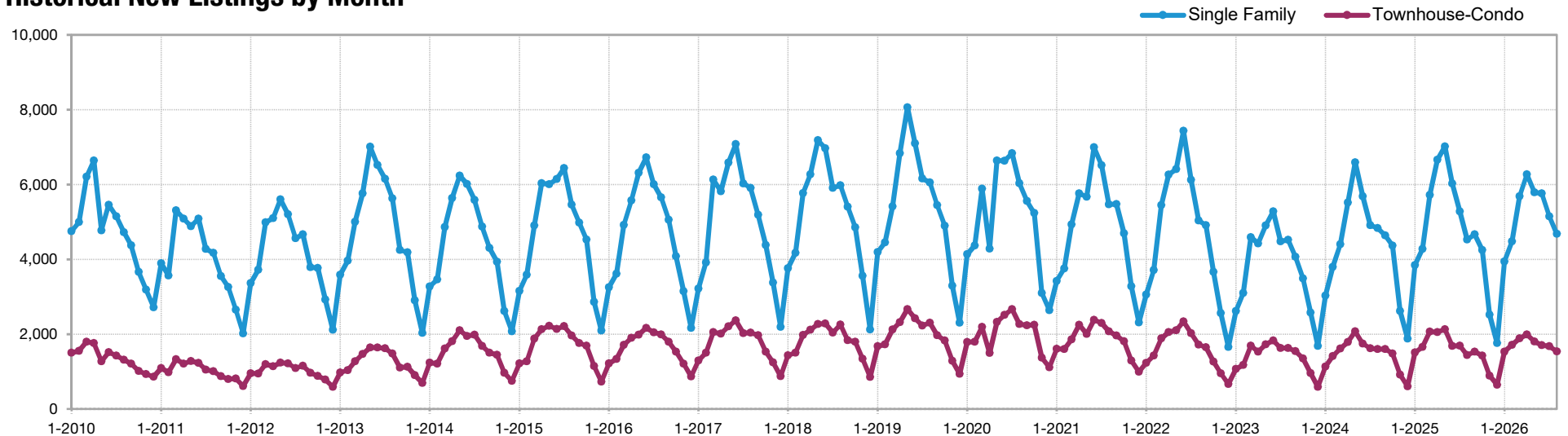


Year to Date



New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Sep-2025	4,665	+0.5%	1,533	-4.4%
Oct-2025	4,250	-2.7%	1,427	-3.6%
Nov-2025	2,520	-3.8%	894	-2.8%
Dec-2025	1,760	-6.4%	646	+6.4%
Jan-2026	3,943	+2.5%	1,530	+1.5%
Feb-2026	4,479	+4.7%	1,713	+3.3%
Mar-2026	5,683	-0.7%	1,887	-8.7%
Apr-2026	6,273	-5.9%	1,993	-3.0%
May-2026	5,792	-17.5%	1,805	-15.3%
Jun-2026	5,765	-4.3%	1,709	+1.6%
Jul-2026	5,151	-2.5%	1,679	-0.9%
Aug-2026	4,679	+3.3%	1,536	+6.5%

Historical New Listings by Month



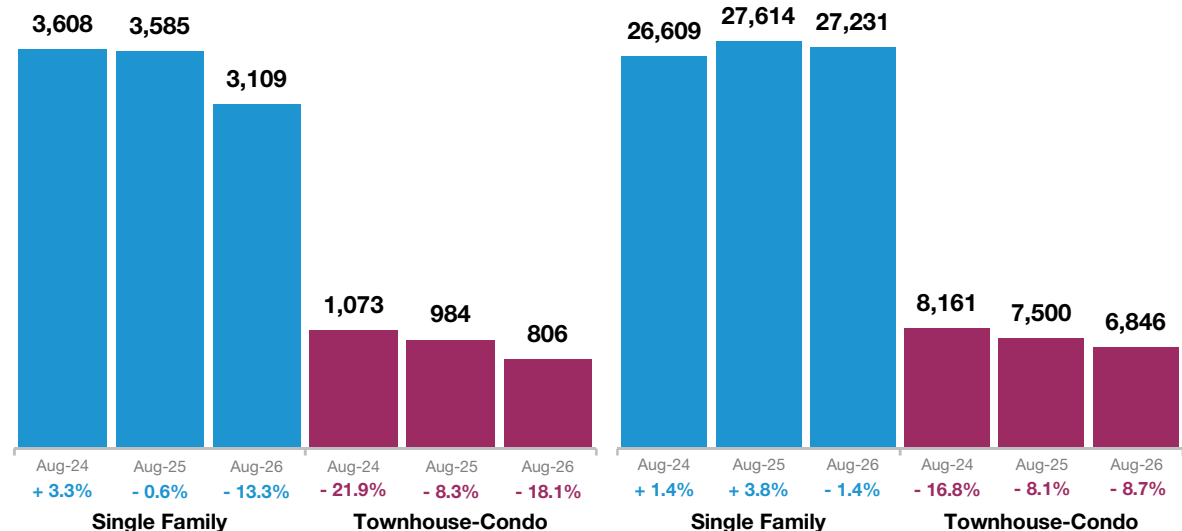
Sold Listings

A count of the actual sales that closed in a given month.

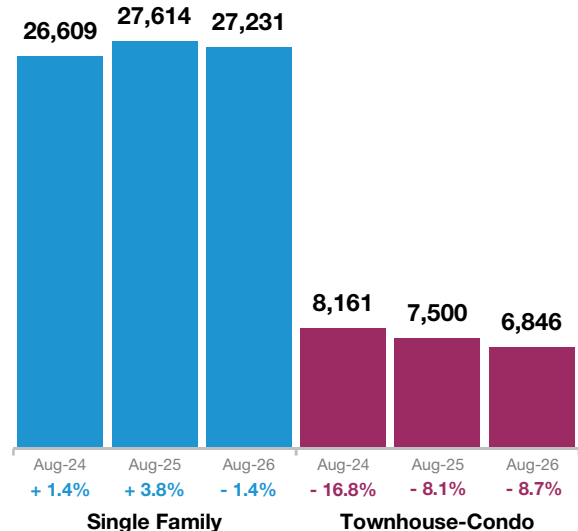


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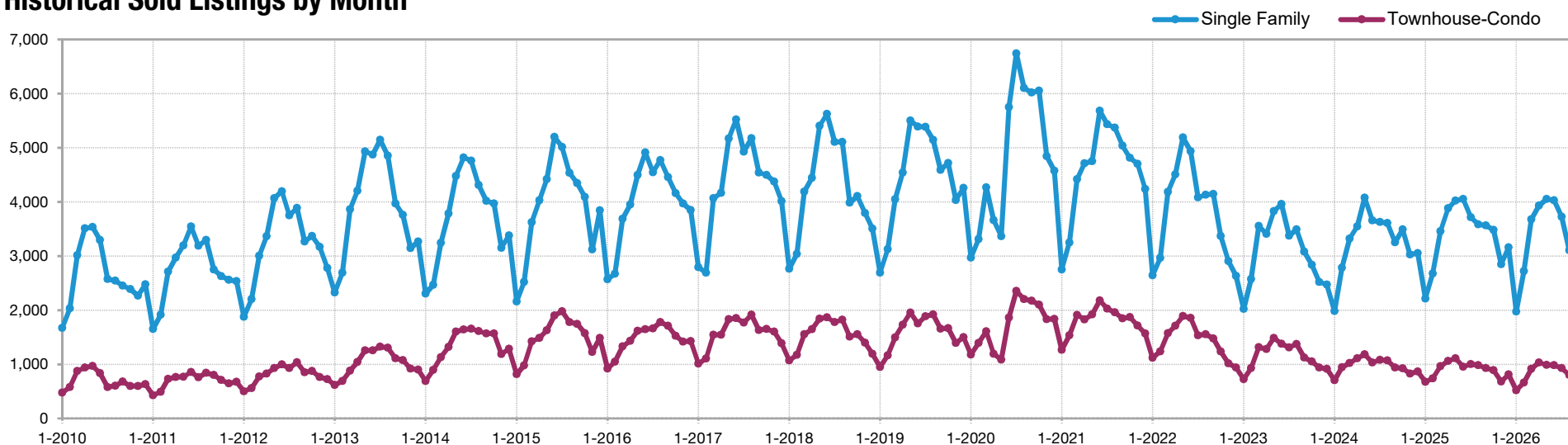


Year to Date



Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Sep-2025	3,567	+9.7%	933	-1.1%
Oct-2025	3,484	-0.3%	891	-4.0%
Nov-2025	2,846	-6.1%	682	-17.6%
Dec-2025	3,161	+3.5%	814	-6.3%
Jan-2026	1,977	-10.8%	521	-22.8%
Feb-2026	2,722	+1.7%	665	-10.3%
Mar-2026	3,680	+6.5%	915	-5.1%
Apr-2026	3,932	+1.2%	1,033	-2.8%
May-2026	4,054	+0.7%	990	-10.9%
Jun-2026	4,029	-0.5%	986	+3.0%
Jul-2026	3,728	+0.2%	930	-7.5%
Aug-2026	3,109	-13.3%	806	-18.1%

Historical Sold Listings by Month



Days on Market Until Sale

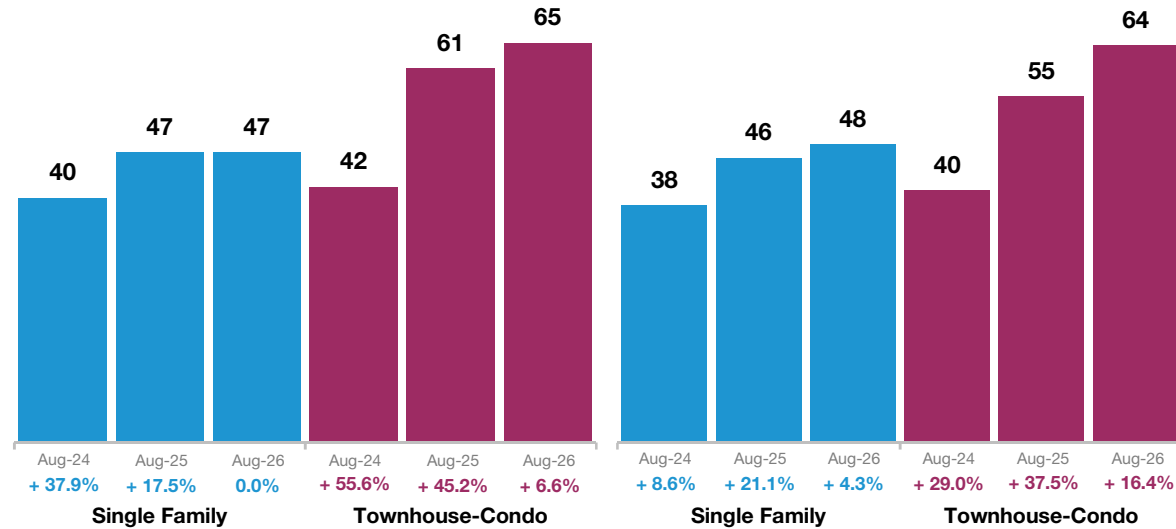
Average number of days between when a property is listed and when an offer is accepted in a given month.



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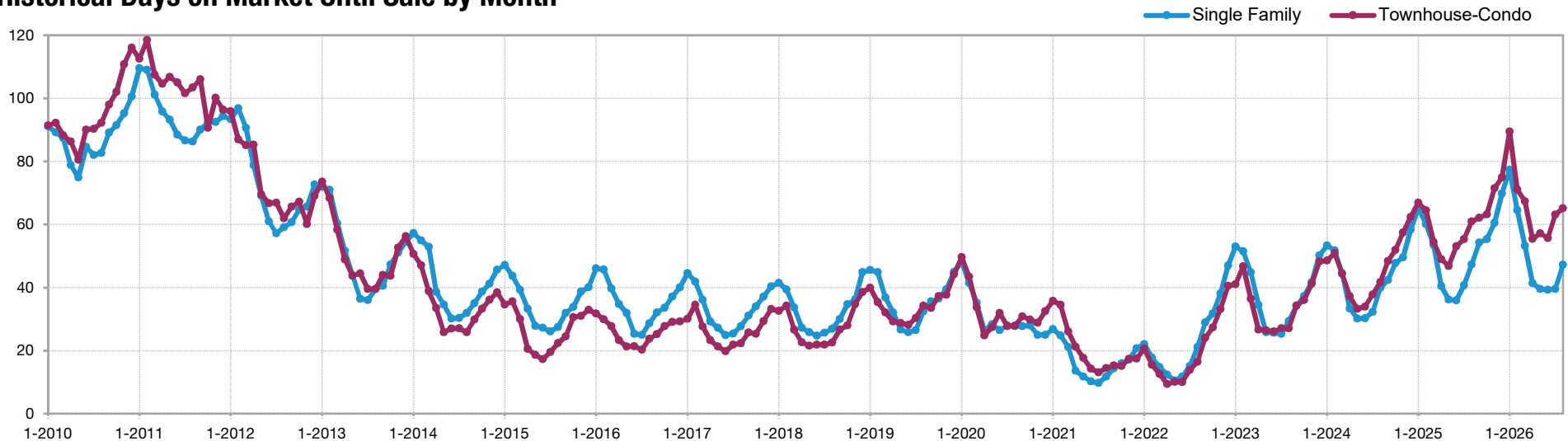
August

Year to Date



Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Sep-2025	54	+28.6%	62	+29.2%
Oct-2025	55	+14.6%	63	+21.2%
Nov-2025	61	+22.0%	72	+26.3%
Dec-2025	70	+20.7%	75	+21.0%
Jan-2026	77	+18.5%	89	+32.8%
Feb-2026	65	+8.3%	71	+10.9%
Mar-2026	53	0.0%	67	+24.1%
Apr-2026	41	+2.5%	55	+12.2%
May-2026	40	+11.1%	57	+21.3%
Jun-2026	39	+8.3%	56	+5.7%
Jul-2026	40	-2.4%	63	+14.5%
Aug-2026	47	0.0%	65	+6.6%

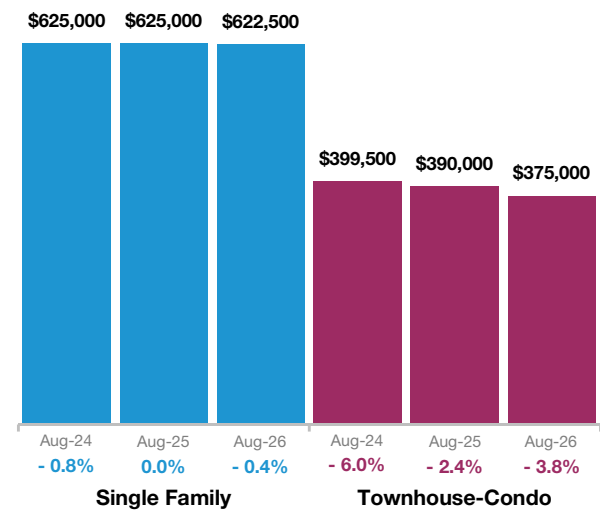
Historical Days on Market Until Sale by Month



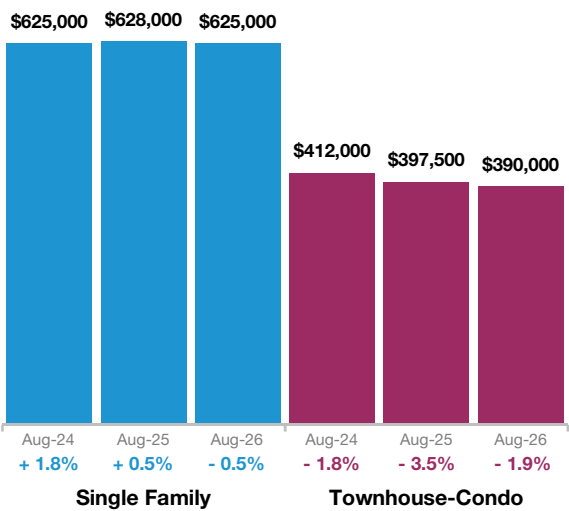
Median Sales Price

Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.

August

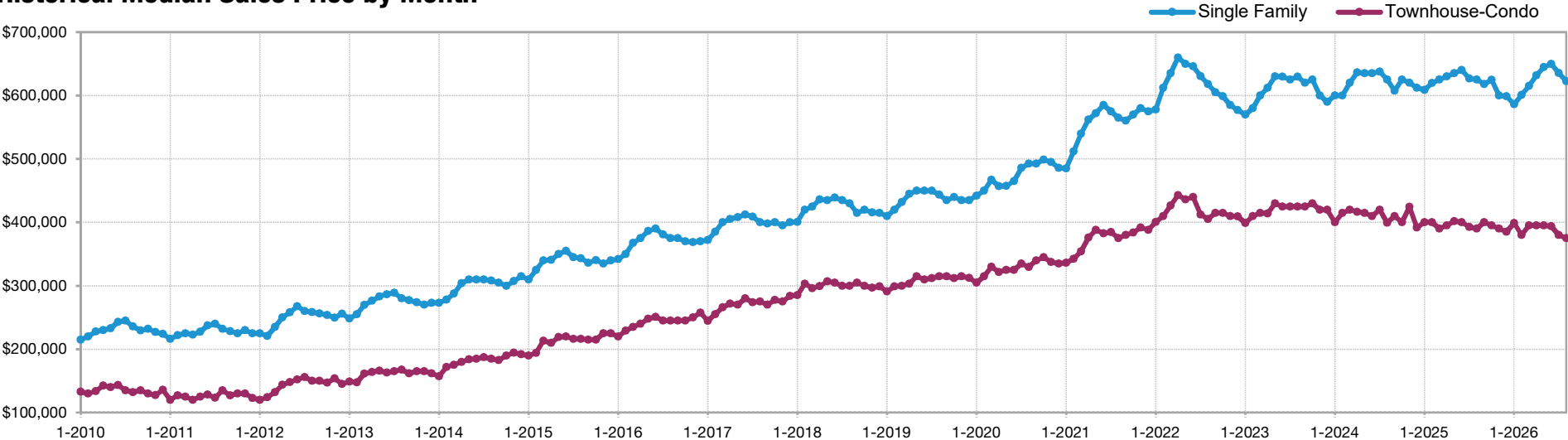


Year to Date



Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Sep-2025	\$618,171	+1.7%	\$399,990	-2.4%
Oct-2025	\$624,900	-0.0%	\$395,000	-1.3%
Nov-2025	\$600,000	-3.2%	\$390,000	-8.1%
Dec-2025	\$599,000	-2.2%	\$385,000	-1.8%
Jan-2026	\$586,250	-3.7%	\$399,000	-0.2%
Feb-2026	\$600,950	-3.1%	\$380,000	-5.0%
Mar-2026	\$615,000	-1.6%	\$395,000	+1.3%
Apr-2026	\$632,000	+0.3%	\$395,000	0.0%
May-2026	\$645,000	+1.6%	\$395,000	-1.7%
Jun-2026	\$650,000	+1.6%	\$394,000	-1.5%
Jul-2026	\$635,750	+1.4%	\$380,000	-3.2%
Aug-2026	\$622,500	-0.4%	\$375,000	-3.8%

Historical Median Sales Price by Month



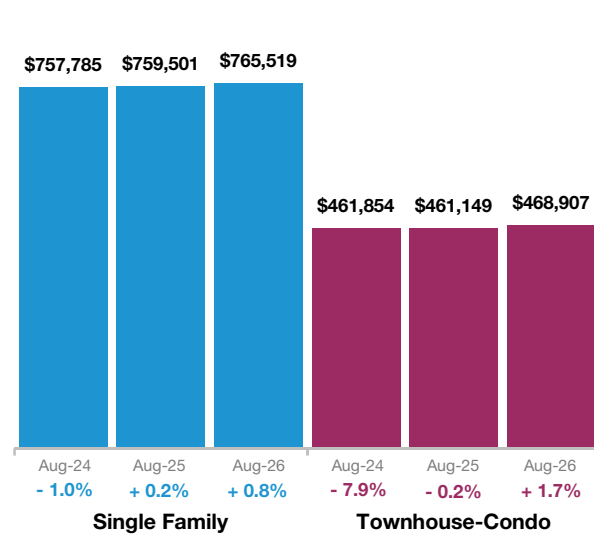
Average Sales Price

Average sales price for all closed sales, not accounting for seller concessions, in a given month.

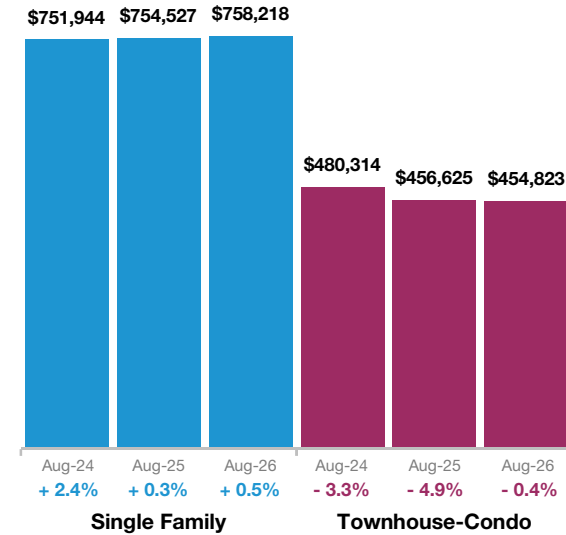


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August

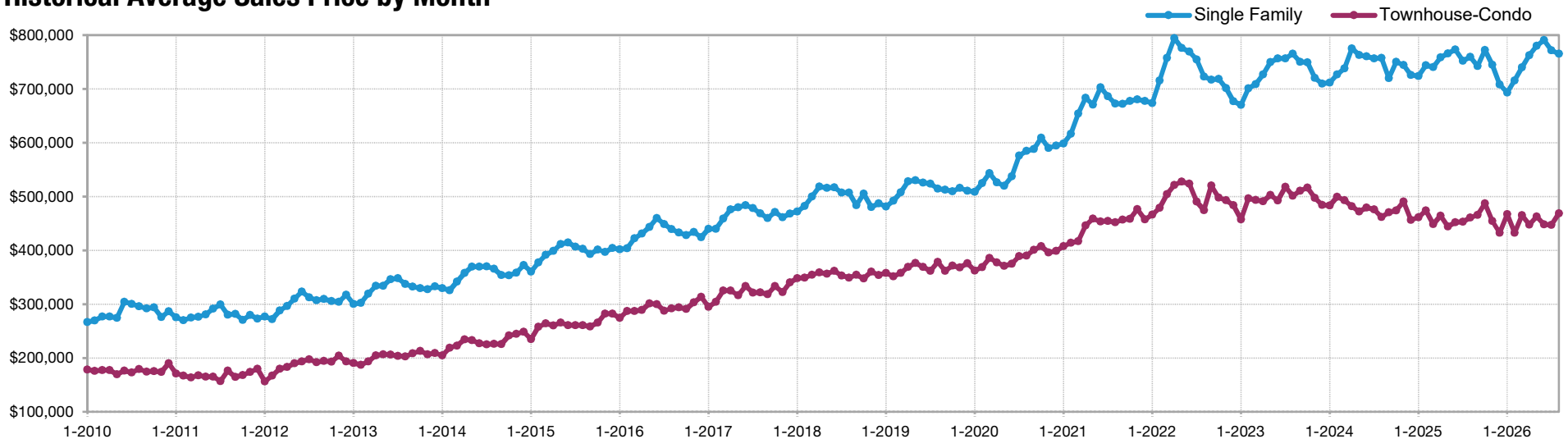


Year to Date



Avg. Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Sep-2025	\$742,615	+3.2%	\$465,828	-1.0%
Oct-2025	\$772,261	+2.9%	\$487,446	+2.8%
Nov-2025	\$744,715	+0.1%	\$454,732	-7.4%
Dec-2025	\$708,052	-2.5%	\$432,701	-5.2%
Jan-2026	\$693,407	-4.2%	\$467,075	+1.2%
Feb-2026	\$715,806	-3.8%	\$432,470	-8.8%
Mar-2026	\$739,901	-0.1%	\$465,519	+3.7%
Apr-2026	\$762,613	+0.6%	\$447,906	-3.5%
May-2026	\$780,011	+1.8%	\$462,893	+4.2%
Jun-2026	\$790,904	+2.3%	\$448,124	-0.9%
Jul-2026	\$771,866	+2.6%	\$447,384	-1.3%
Aug-2026	\$765,519	+0.8%	\$468,907	+1.7%

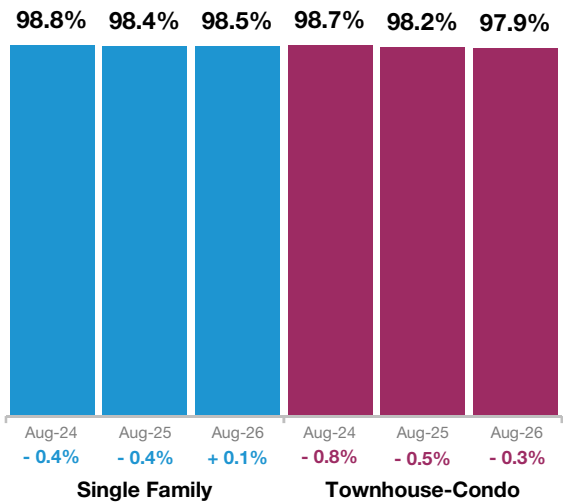
Historical Average Sales Price by Month



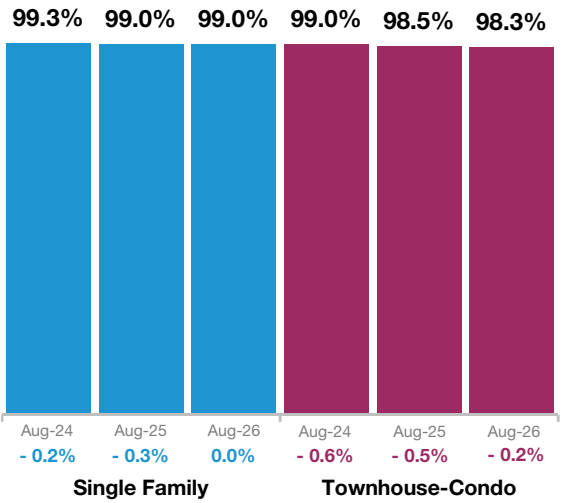
Percent of List Price Received

Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

August

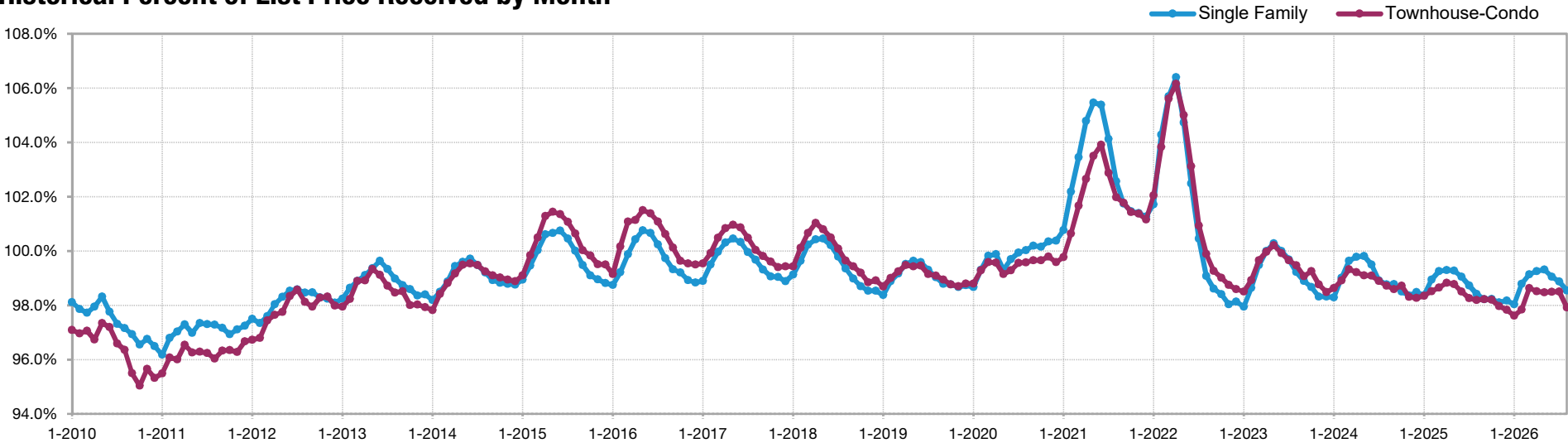


Year to Date



Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Sep-2025	98.2%	-0.6%	98.2%	-0.4%
Oct-2025	98.2%	-0.3%	98.2%	-0.5%
Nov-2025	98.1%	-0.3%	98.0%	-0.3%
Dec-2025	98.2%	-0.3%	97.8%	-0.5%
Jan-2026	98.0%	-0.4%	97.6%	-0.7%
Feb-2026	98.8%	-0.1%	97.8%	-0.7%
Mar-2026	99.1%	-0.2%	98.6%	-0.1%
Apr-2026	99.3%	0.0%	98.5%	-0.3%
May-2026	99.3%	0.0%	98.5%	-0.3%
Jun-2026	99.1%	0.0%	98.5%	0.0%
Jul-2026	98.9%	+0.2%	98.5%	+0.2%
Aug-2026	98.5%	+0.1%	97.9%	-0.3%

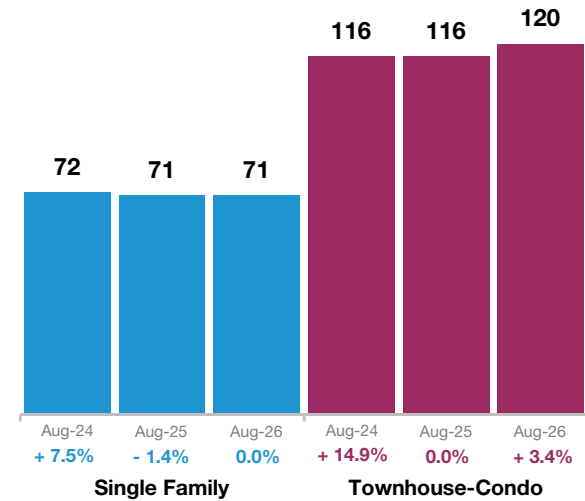
Historical Percent of List Price Received by Month



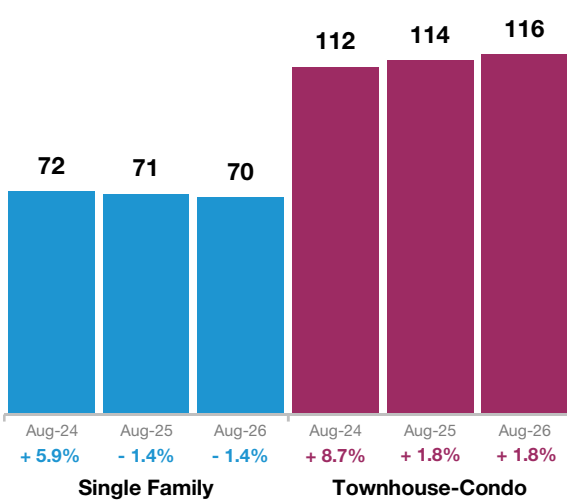
Housing Affordability Index

This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

August

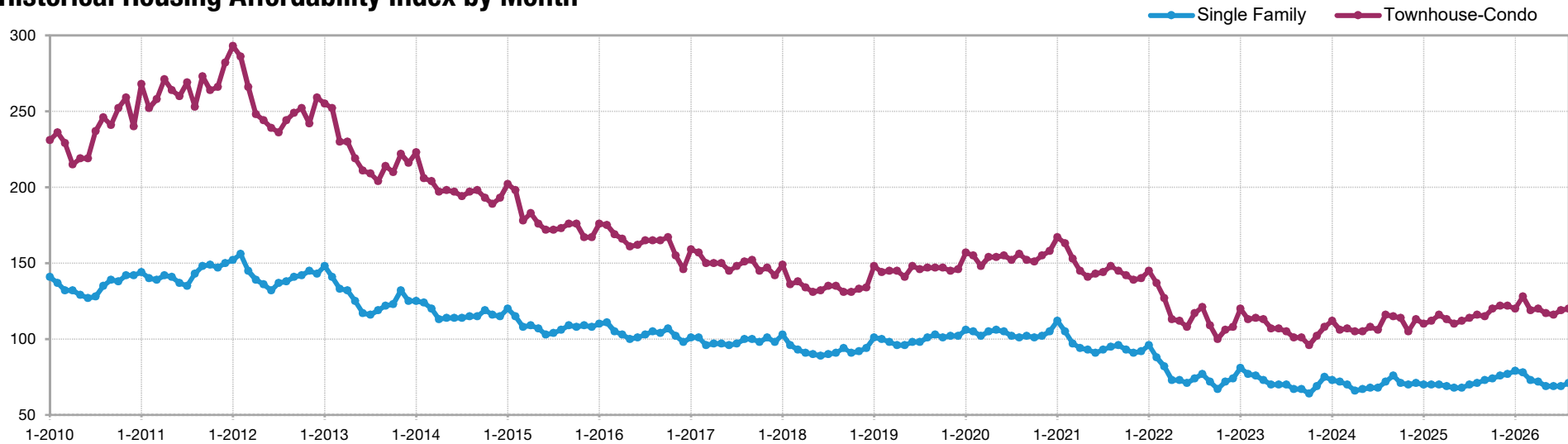


Year to Date



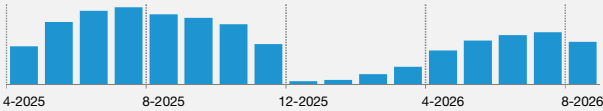
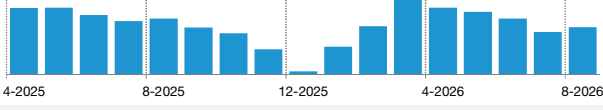
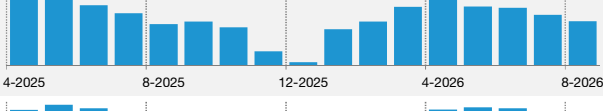
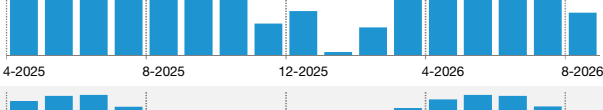
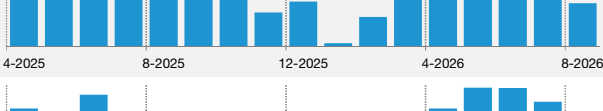
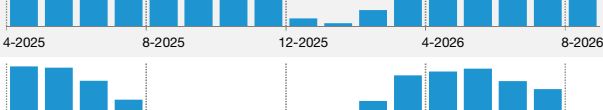
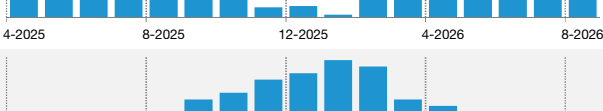
Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Sep-2025	73	-3.9%	115	0.0%
Oct-2025	74	+4.2%	120	+5.3%
Nov-2025	76	+8.6%	122	+16.2%
Dec-2025	77	+8.5%	122	+8.0%
Jan-2026	79	+12.9%	120	+9.1%
Feb-2026	78	+11.4%	128	+14.3%
Mar-2026	73	+4.3%	119	+2.6%
Apr-2026	72	+4.3%	120	+6.2%
May-2026	69	+1.5%	117	+6.4%
Jun-2026	69	+1.5%	116	+3.6%
Jul-2026	69	-1.4%	119	+4.4%
Aug-2026	71	0.0%	120	+3.4%

Historical Housing Affordability Index by Month



Total Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	8-2025	8-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
Active Listings		21,151	18,071	- 14.6%	--	--	--
Under Contract		4,601	4,270	- 7.2%	36,886	36,051	- 2.3%
New Listings		5,973	6,217	+ 4.1%	57,616	55,630	- 3.4%
Sold Listings		4,570	3,915	- 14.3%	35,119	34,081	- 3.0%
Days on Market		50	51	+ 2.0%	48	51	+ 6.3%
Median Sales Price		\$575,000	\$574,400	- 0.1%	\$580,000	\$580,000	0.0%
Average Sales Price		\$695,085	\$704,454	+ 1.3%	\$690,820	\$697,272	+ 0.9%
Pct. of List Price Received		98.4%	98.4%	0.0%	98.9%	98.8%	- 0.1%
Affordability Index		71	71	0.0%	71	70	- 1.4%

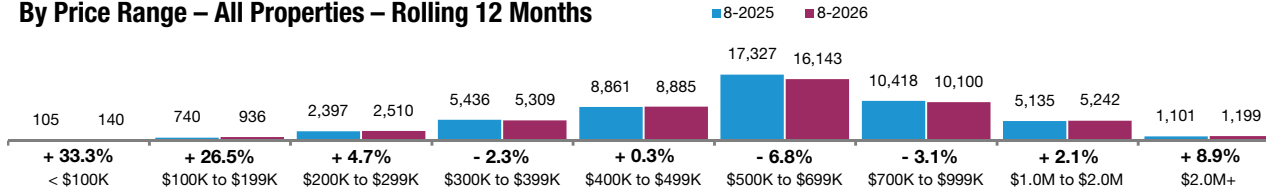
Sold Listings

Actual sales that have closed in a given month.

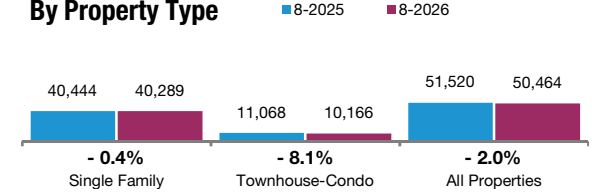


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By Price Range – All Properties – Rolling 12 Months



By Property Type



Rolling 12 Months

By Price Range	Single Family			Townhouse-Condo		
	8-2025	8-2026	Change	8-2025	8-2026	Change
\$99,999 and Below	70	91	+ 30.0%	31	45	+ 45.2%
\$100,000 to \$199,999	246	280	+ 13.8%	494	654	+ 32.4%
\$200,000 to \$299,999	607	675	+ 11.2%	1,790	1,834	+ 2.5%
\$300,000 to \$399,999	2,211	2,526	+ 14.2%	3,223	2,783	- 13.7%
\$400,000 to \$499,999	6,534	6,884	+ 5.4%	2,326	2,001	- 14.0%
\$500,000 to \$699,999	15,232	14,360	- 5.7%	2,094	1,783	- 14.9%
\$700,000 to \$999,999	9,688	9,438	- 2.6%	730	661	- 9.5%
\$1,000,000 to \$1,999,999	4,817	4,898	+ 1.7%	318	343	+ 7.9%
\$2,000,000 and Above	1,039	1,137	+ 9.4%	62	62	0.0%
All Price Ranges	40,444	40,289	- 0.4%	11,068	10,166	- 8.1%

Compared to Prior Month

	Single Family			Townhouse-Condo		
	7-2026	8-2026	Change	7-2026	8-2026	Change
	9	9	0.0%	3	3	0.0%
	31	19	- 38.7%	74	55	- 25.7%
	68	62	- 8.8%	190	156	- 17.9%
	216	208	- 3.7%	238	235	- 1.3%
	597	532	- 10.9%	176	142	- 19.3%
	1,299	1,070	- 17.6%	143	133	- 7.0%
	896	708	- 21.0%	67	42	- 37.3%
	494	399	- 19.2%	34	28	- 17.6%
	118	102	- 13.6%	5	12	+ 140.0%
All Price Ranges	3,728	3,109	- 16.6%	930	806	- 13.3%

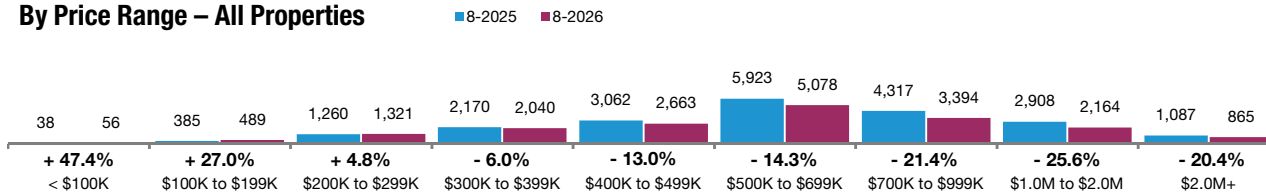
Year to Date

	Single Family			Townhouse-Condo		
	8-2025	8-2026	Change	8-2025	8-2026	Change
	41	52	+ 26.8%	22	32	+ 45.5%
	139	175	+ 25.9%	362	439	+ 21.3%
	420	435	+ 3.6%	1,229	1,253	+ 2.0%
	1,498	1,644	+ 9.7%	2,197	1,868	- 15.0%
	4,465	4,618	+ 3.4%	1,571	1,354	- 13.8%
	10,238	9,634	- 5.9%	1,396	1,196	- 14.3%
	6,695	6,465	- 3.4%	487	438	- 10.1%
	3,398	3,427	+ 0.9%	198	222	+ 12.1%
	720	781	+ 8.5%	38	44	+ 15.8%
All Price Ranges	27,614	27,231	- 1.4%	7,500	6,846	- 8.7%

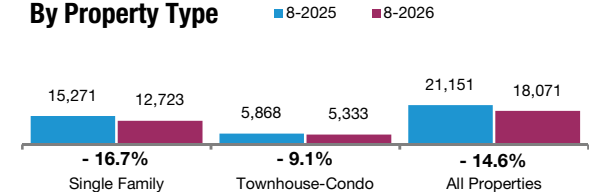
Inventory of Active Listings

A measure of the number of homes available for sale at a given time.

By Price Range – All Properties



By Property Type



Year over Year

By Price Range	Single Family			Townhouse-Condo		
	8-2025	8-2026	Change	8-2025	8-2026	Change
\$99,999 and Below	26	36	+ 38.5%	10	15	+ 50.0%
\$100,000 to \$199,999	125	130	+ 4.0%	259	357	+ 37.8%
\$200,000 to \$299,999	276	247	- 10.5%	983	1,071	+ 9.0%
\$300,000 to \$399,999	653	710	+ 8.7%	1,515	1,329	- 12.3%
\$400,000 to \$499,999	1,900	1,754	- 7.7%	1,160	907	- 21.8%
\$500,000 to \$699,999	4,854	4,104	- 15.5%	1,069	974	- 8.9%
\$700,000 to \$999,999	3,806	3,002	- 21.1%	510	391	- 23.3%
\$1,000,000 to \$1,999,999	2,609	1,931	- 26.0%	299	233	- 22.1%
\$2,000,000 and Above	1,021	808	- 20.9%	63	56	- 11.1%
All Price Ranges	15,271	12,723	- 16.7%	5,868	5,333	- 9.1%

Compared to Prior Month

	Single Family			Townhouse-Condo		
	7-2026	8-2026	Change	7-2026	8-2026	Change
	38	36	- 5.3%	16	15	- 6.3%
	126	130	+ 3.2%	355	357	+ 0.6%
	266	247	- 7.1%	1,158	1,071	- 7.5%
	733	710	- 3.1%	1,442	1,329	- 7.8%
	1,760	1,754	- 0.3%	983	907	- 7.7%
	4,317	4,104	- 4.9%	1,067	974	- 8.7%
	3,183	3,002	- 5.7%	419	391	- 6.7%
	2,089	1,931	- 7.6%	247	233	- 5.7%
	869	808	- 7.0%	57	56	- 1.8%
All Price Ranges	13,382	12,723	- 4.9%	5,744	5,333	- 7.2%

Year to Date

Single Family	Townhouse-Condo
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There are no year-to-date figures for inventory because it is simply a snapshot frozen in time at the end of each month. It does not add up over a period of months.

Glossary of Terms

A research tool provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Inventory of Active Listings	A measure of the number of homes available for sale at a given time. The availability of homes for sale has a big effect on supply-demand dynamics and home prices.
Under Contract	A count of the properties that have offers accepted on them in a given month.
New Listings	A measure of how much new supply is coming onto the market from sellers.
Sold Listings	A measure of home sales that were closed to completion during the report period.
Days on Market Until Sale	A measure of how long it takes homes to sell, on average.
Median Sales Price	A measure of home values in a market area where 50% of activity was higher and 50% was lower than this price point.
Average Sales Price	A sum of all home sales prices divided by total number of sales.
Percent of List Price Received	A mathematical calculation of the percent difference from last list price and sold price for those listings sold in the reported period.
Housing Affordability Index	A measure of how affordable a region's housing is to its consumers. A higher number means greater affordability. The index is based on interest rates, median sales price and median income by county.