

Local Market Update for September 2026

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
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Denver

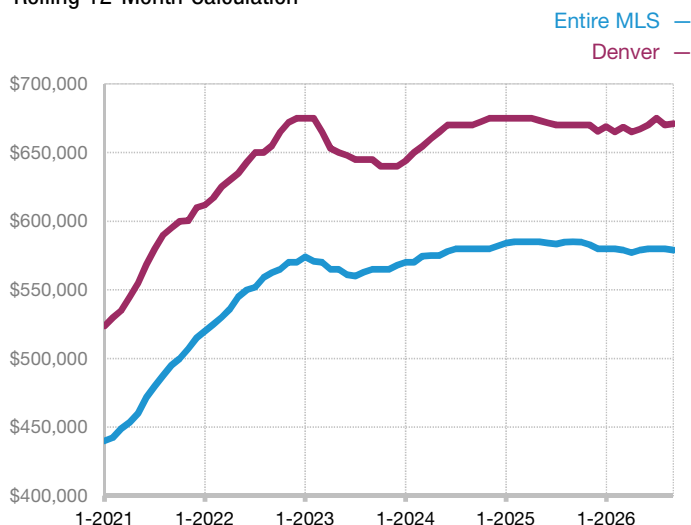
Single Family	September			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 09-2025	Thru 09-2026	Percent Change from Previous Year
Inventory of Active Listings	2,103	1,993	- 5.2%	--	--	--
Under Contract	497	492	- 1.0%	4,896	5,094	+ 4.0%
New Listings	805	916	+ 13.8%	7,687	8,004	+ 4.1%
Sold Listings	529	478	- 9.6%	4,755	4,866	+ 2.3%
Days on Market Until Sale	47	41	- 12.8%	39	39	0.0%
Median Sales Price*	\$629,000	\$627,500	- 0.2%	\$670,250	\$679,450	+ 1.4%
Average Sales Price*	\$800,496	\$873,286	+ 9.1%	\$850,505	\$880,025	+ 3.5%
Percent of List Price Received*	97.7%	98.3%	+ 0.6%	98.7%	98.9%	+ 0.2%

* 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	September			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 09-2025	Thru 09-2026	Percent Change from Previous Year
Inventory of Active Listings	2,078	1,970	- 5.2%	--	--	--
Under Contract	243	239	- 1.6%	2,538	2,348	- 7.5%
New Listings	533	511	- 4.1%	5,409	5,378	- 0.6%
Sold Listings	258	221	- 14.3%	2,466	2,239	- 9.2%
Days on Market Until Sale	69	68	- 1.4%	61	66	+ 8.2%
Median Sales Price*	\$410,000	\$345,444	- 15.7%	\$395,000	\$385,000	- 2.5%
Average Sales Price*	\$475,815	\$451,956	- 5.0%	\$485,860	\$484,839	- 0.2%
Percent of List Price Received*	98.0%	97.6%	- 0.4%	98.2%	98.0%	- 0.2%

* 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

