

Monthly Indicators



September 2026

Percent changes calculated using year-over-year comparisons.

New Listings remained flat for single family homes and 6.0 percent for townhouse condo properties. Under Contracts decreased 12.9 percent for single family homes and 12.4 percent for townhouse-condo properties.

The Median Sales Price was down 1.3 percent to \$610,000 for single family homes and 6.2 percent to \$375,000 for townhouse-condo properties. Days on Market decreased 3.7 percent for single family homes but increased 8.1 percent for townhouse-condo properties.

Heading into September, there were 1.62 million homes listed for sale, up 3.2% from the previous month and 5.9% from a year earlier, the first time inventory has exceeded 1.6 million units since November 2019, NAR reported. That represents a 4.9-month supply at the current sales pace, up from 4.6 months a month earlier and the highest level in over ten years, according to NAR Chief Economist Lawrence Yun. The median existing-home sales price rose 1.6% year-over-year to \$429,100, marking 38 consecutive months of annual gains, and year-to-date sales are up 1.6%. The Federal Reserve raised its benchmark rate by a quarter point on September 16 to a range of 3.75% to 4%, its first increase since July 2023, and the 30-year fixed-rate mortgage moved above 7% in late September, up from an August average of 6.67%, according to Freddie Mac.

Activity Snapshot

- 10.8% **- 18.7%** **- 1.7%**

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	9-2025	9-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
Active Listings		14,949	13,173	- 11.9%	--	--	--
Under Contract		3,398	2,961	- 12.9%	32,443	31,409	- 3.2%
New Listings		4,665	4,663	- 0.0%	48,032	46,408	- 3.4%
Sold Listings		3,567	2,901	- 18.7%	31,181	30,169	- 3.2%
Days on Market		54	52	- 3.7%	47	48	+ 2.1%
Median Sales Price		\$618,171	\$610,000	- 1.3%	\$625,000	\$625,000	0.0%
Average Sales Price		\$742,615	\$751,136	+ 1.1%	\$753,165	\$757,373	+ 0.6%
Pct. of List Price Received		98.2%	98.5%	+ 0.3%	98.9%	98.9%	0.0%
Affordability Index		73	70	- 4.1%	73	68	- 6.8%

Townhouse-Condo Market Overview



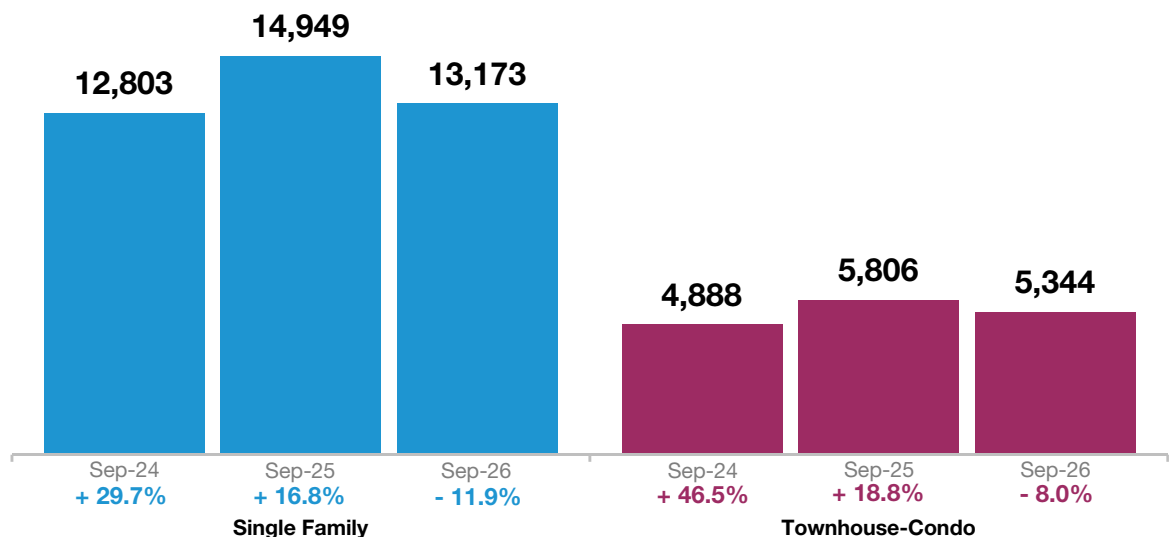
Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	9-2025	9-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
Active Listings		5,806	5,344	- 8.0%	--	--	--
Under Contract		858	752	- 12.4%	8,691	7,926	- 8.8%
New Listings		1,533	1,441	- 6.0%	15,768	15,286	- 3.1%
Sold Listings		933	759	- 18.6%	8,432	7,613	- 9.7%
Days on Market		62	67	+ 8.1%	56	64	+ 14.3%
Median Sales Price		\$399,990	\$375,000	- 6.2%	\$398,500	\$389,000	- 2.4%
Average Sales Price		\$465,828	\$441,275	- 5.3%	\$457,618	\$453,400	- 0.9%
Pct. of List Price Received		98.2%	97.9%	- 0.3%	98.5%	98.3%	- 0.2%
Affordability Index		115	117	+ 1.7%	116	113	- 2.6%

Inventory of Active Listings

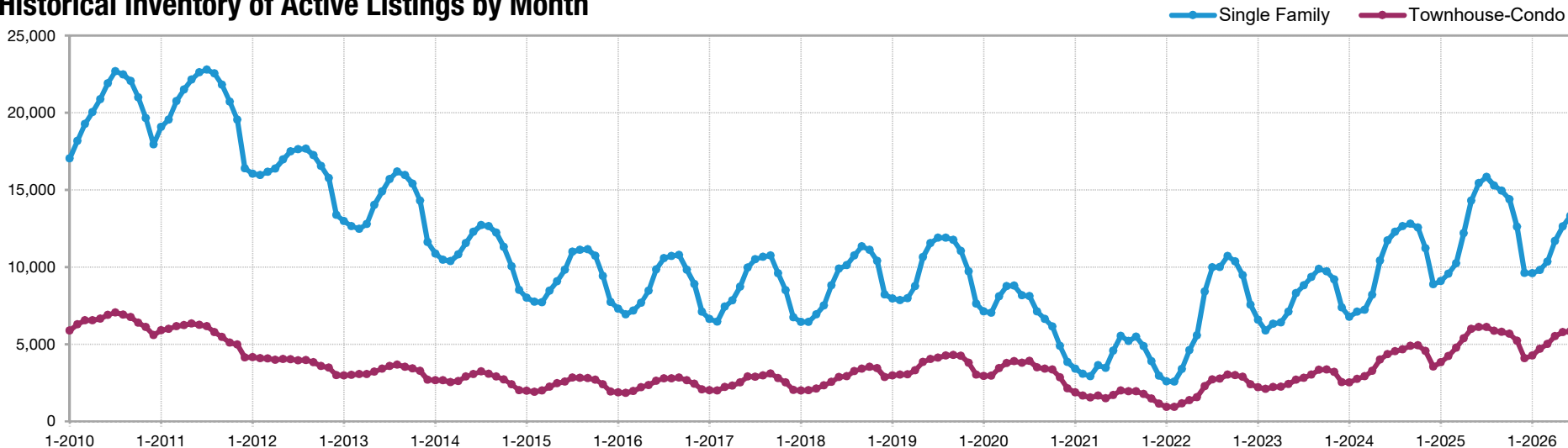
The number of properties available for sale in active status at the end of a given month.

September



Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Oct-2025	14,390	+14.5%	5,672	+15.0%
Nov-2025	12,612	+12.5%	5,232	+14.8%
Dec-2025	9,610	+8.2%	4,085	+14.9%
Jan-2026	9,595	+5.5%	4,270	+11.7%
Feb-2026	9,810	+2.6%	4,699	+11.1%
Mar-2026	10,343	+0.9%	5,021	+5.3%
Apr-2026	11,696	-4.1%	5,525	+2.8%
May-2026	12,622	-11.8%	5,786	-3.5%
Jun-2026	13,308	-13.8%	5,833	-4.6%
Jul-2026	13,747	-13.2%	5,893	-3.5%
Aug-2026	13,507	-11.6%	5,631	-4.1%
Sep-2026	13,173	-11.9%	5,344	-8.0%

Historical Inventory of Active Listings by Month



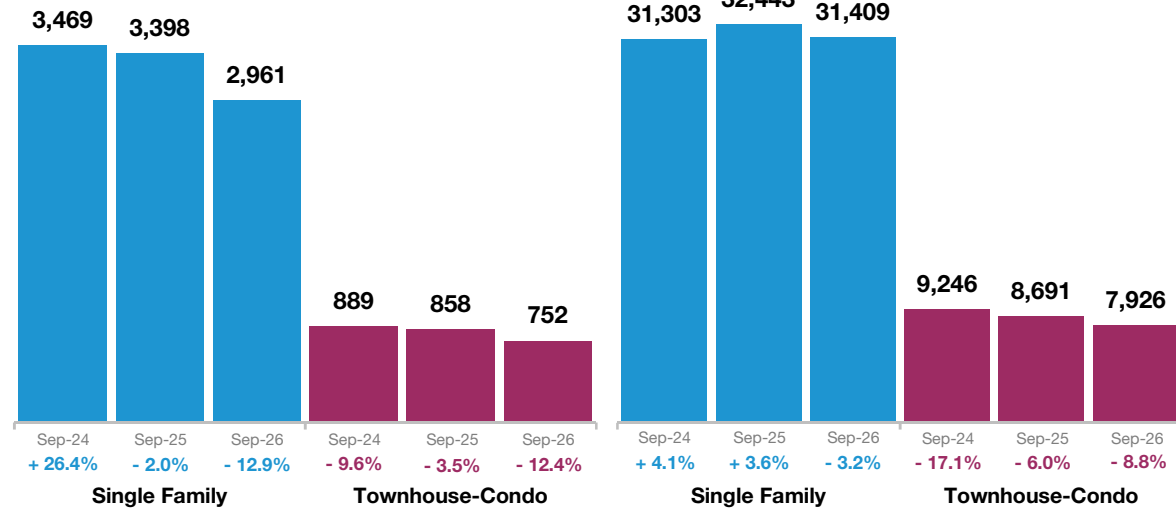
Under Contract

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

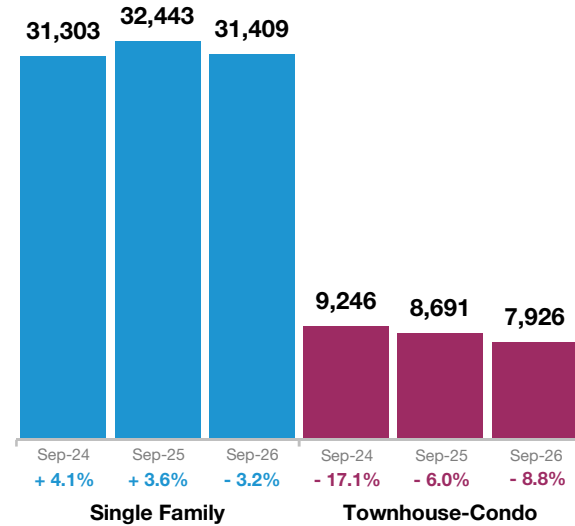


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September

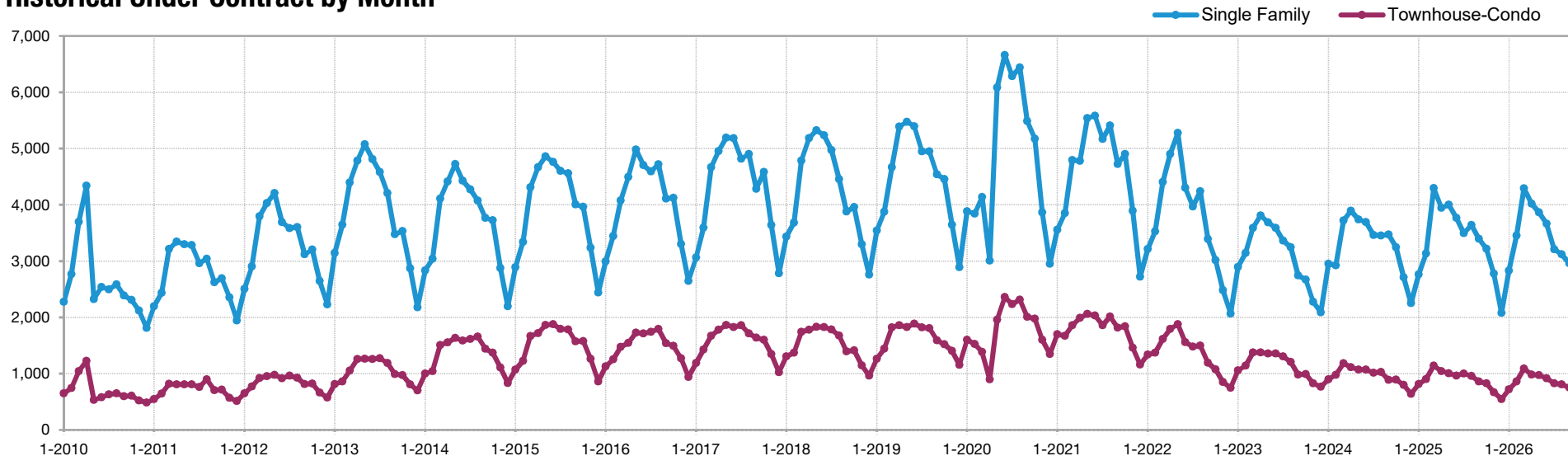


Year to Date



Under Contract	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Oct-2025	3,216	-1.0%	828	-7.2%
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	-11.8%
Feb-2026	3,451	+10.0%	861	-4.4%
Mar-2026	4,292	-0.1%	1,088	-4.8%
Apr-2026	4,018	+1.8%	981	-6.1%
May-2026	3,863	-3.4%	973	-3.3%
Jun-2026	3,662	-2.7%	916	-4.7%
Jul-2026	3,210	-8.2%	826	-17.6%
Aug-2026	3,122	-14.2%	810	-15.6%
Sep-2026	2,961	-12.9%	752	-12.4%

Historical Under Contract by Month



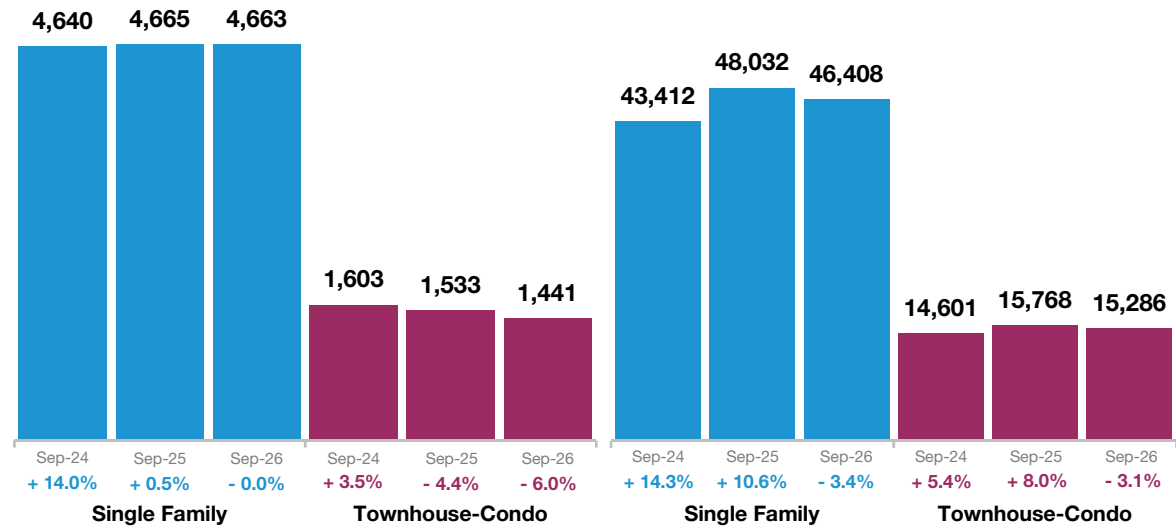
New Listings

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

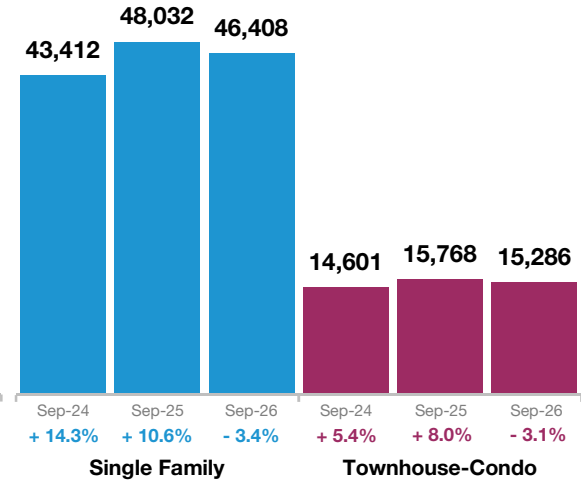


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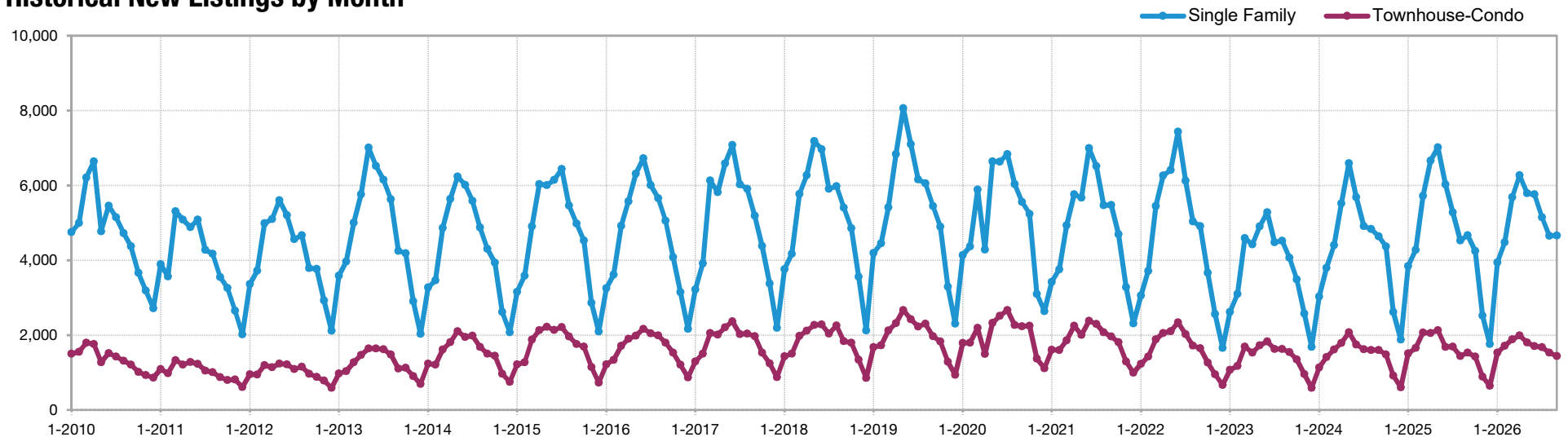


Year to Date



New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	5,766	-4.3%	1,708	+1.5%
Jul-2026	5,152	-2.4%	1,680	-0.9%
Aug-2026	4,657	+2.8%	1,529	+6.0%
Sep-2026	4,663	-0.0%	1,441	-6.0%

Historical New Listings by Month



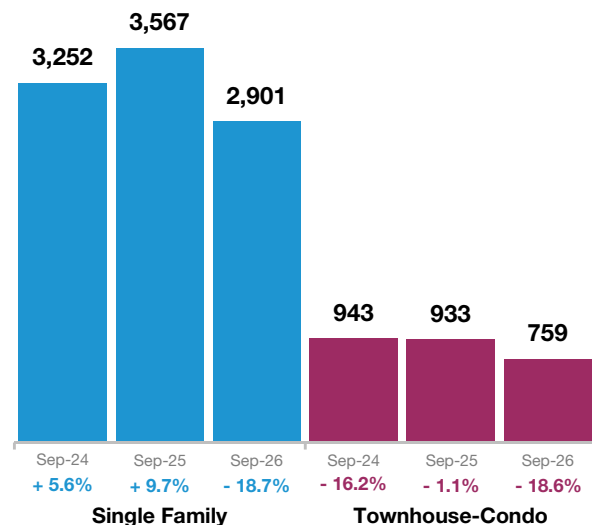
Sold Listings

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

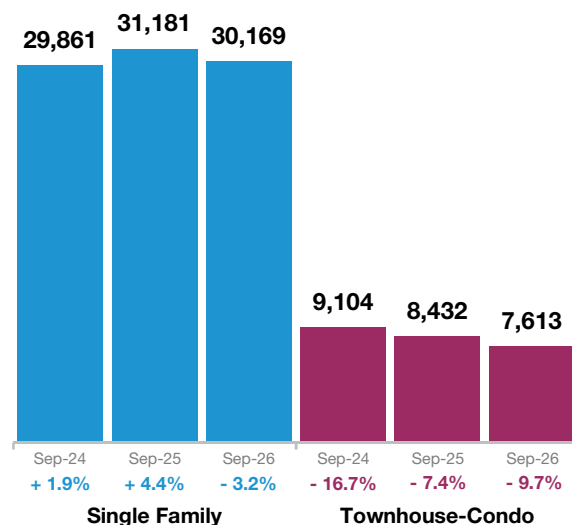


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September

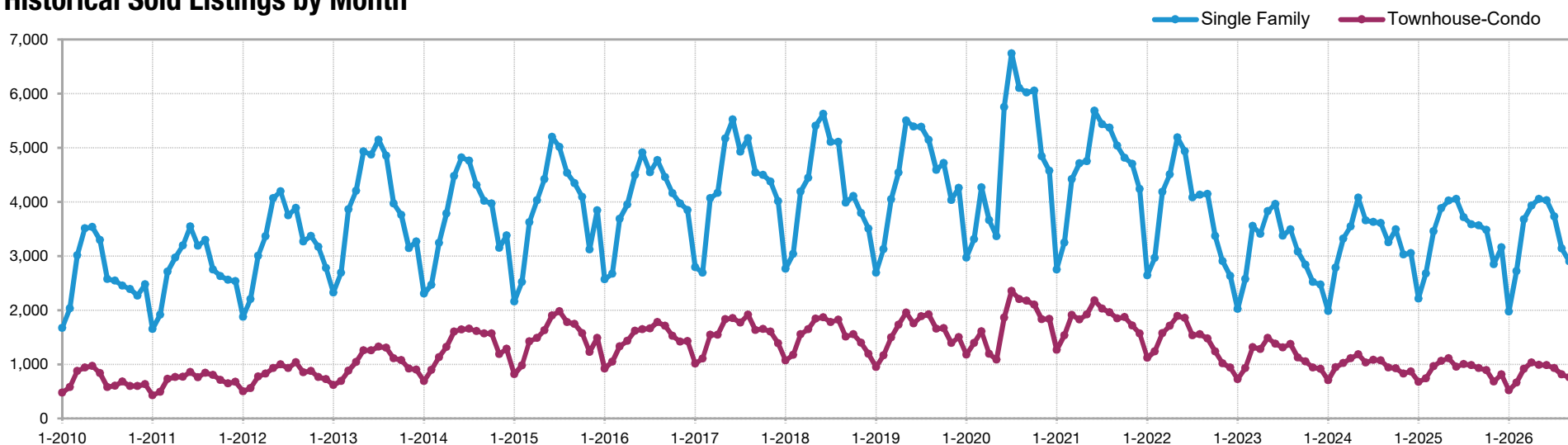


Year to Date



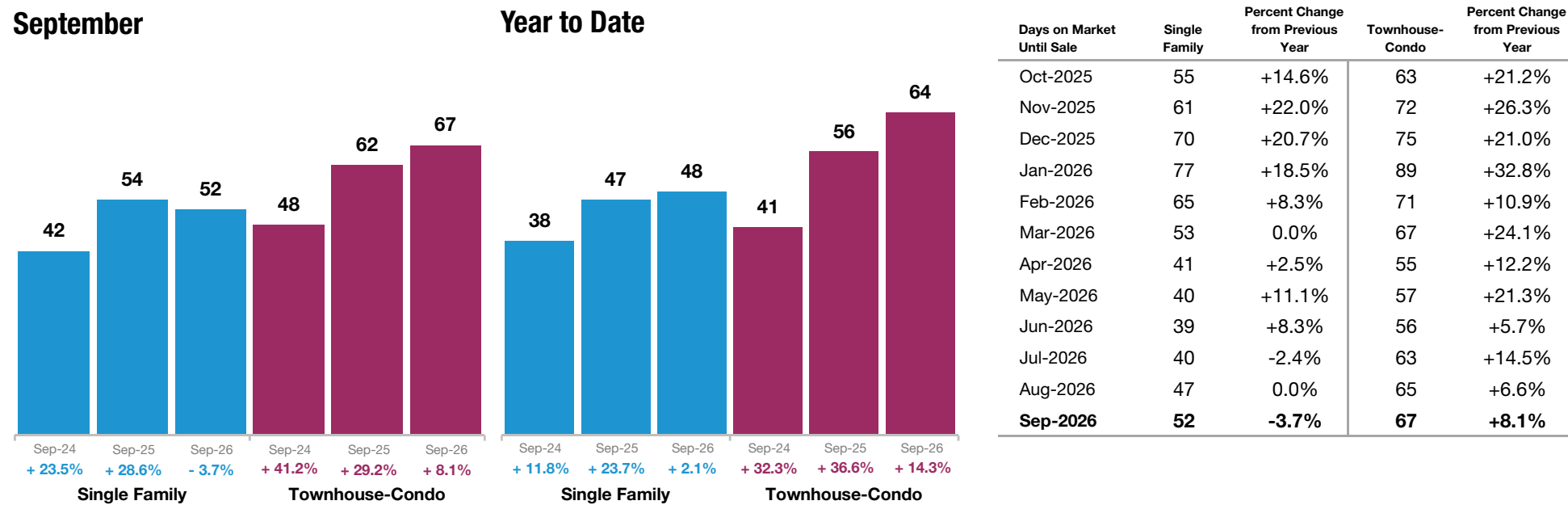
Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Oct-2025	3,484	-0.3%	891	-4.0%
Nov-2025	2,846	-6.1%	682	-17.6%
Dec-2025	3,161	+3.5%	814	-6.3%
Jan-2026	1,977	-10.8%	521	-22.8%
Feb-2026	2,722	+1.7%	665	-10.3%
Mar-2026	3,680	+6.5%	915	-5.0%
Apr-2026	3,931	+1.2%	1,033	-2.8%
May-2026	4,054	+0.7%	990	-10.9%
Jun-2026	4,031	-0.5%	986	+3.0%
Jul-2026	3,730	+0.3%	930	-7.5%
Aug-2026	3,143	-12.3%	814	-17.3%
Sep-2026	2,901	-18.7%	759	-18.6%

Historical Sold Listings by Month



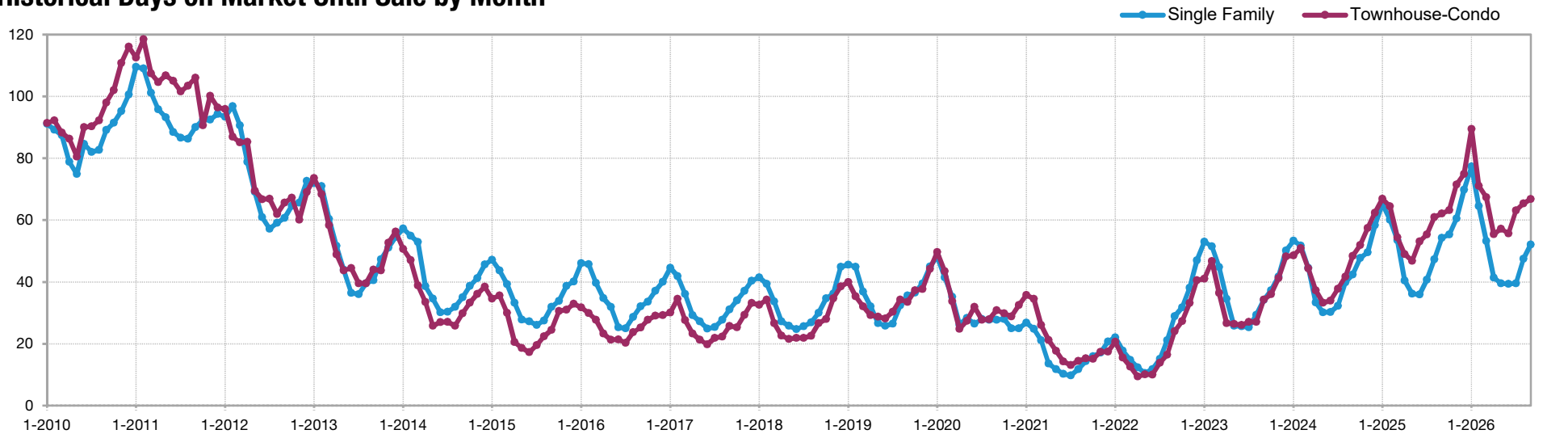
Days on Market Until Sale

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



Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%
Sep-2026	52	-3.7%	67	+8.1%

Historical Days on Market Until Sale by Month



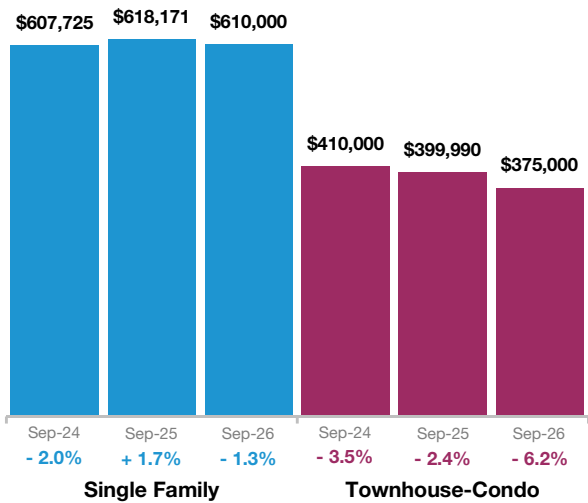
Median Sales Price

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

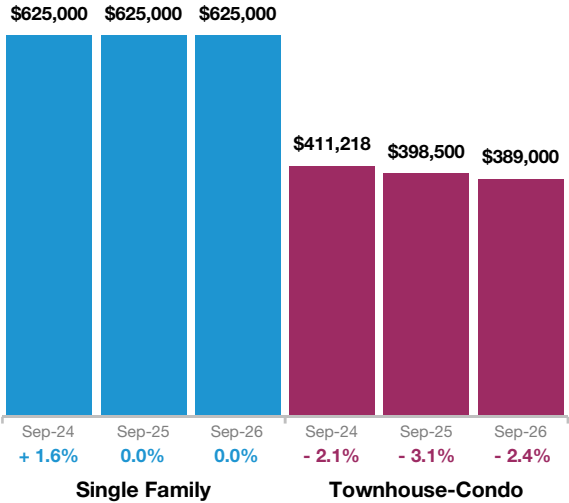


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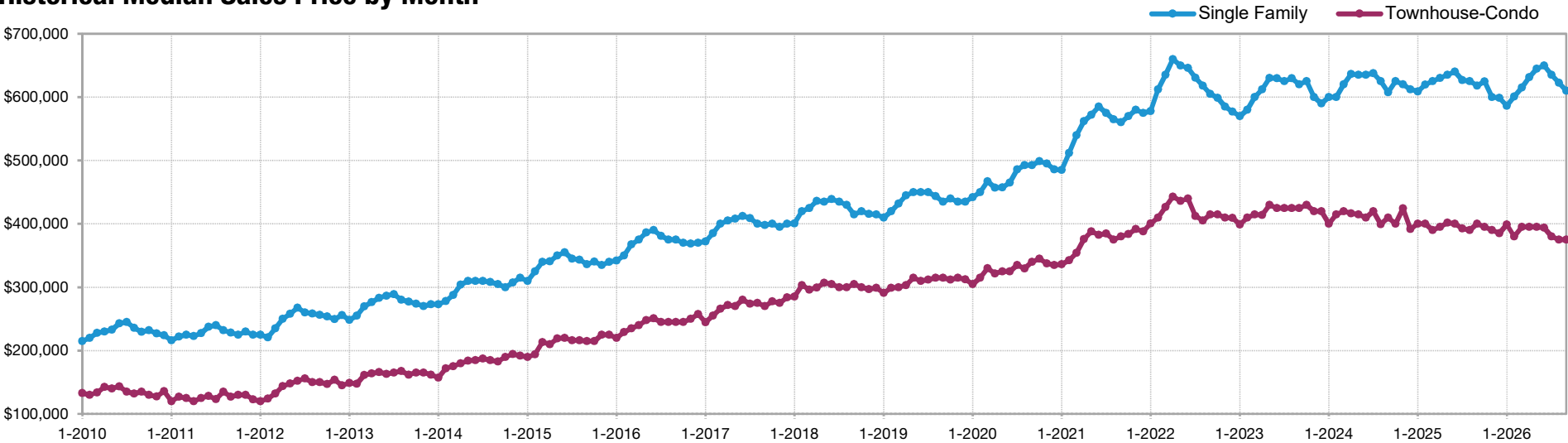


Year to Date



Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	\$631,500	+0.2%	\$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	\$635,250	+1.3%	\$380,000	-3.2%
Aug-2026	\$622,500	-0.4%	\$375,000	-3.8%
Sep-2026	\$610,000	-1.3%	\$375,000	-6.2%

Historical Median Sales Price by Month



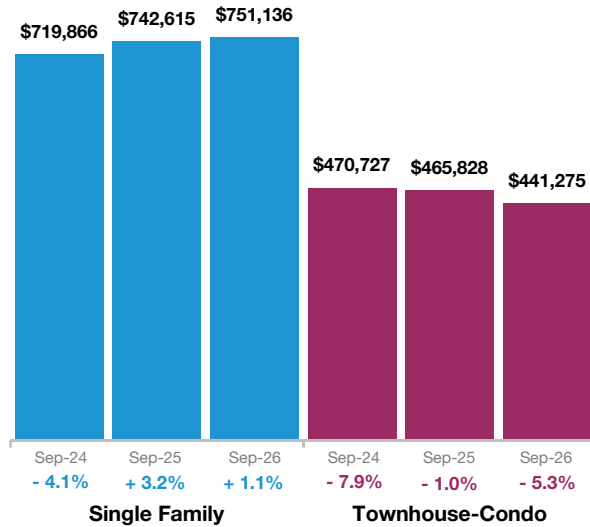
Average Sales Price

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

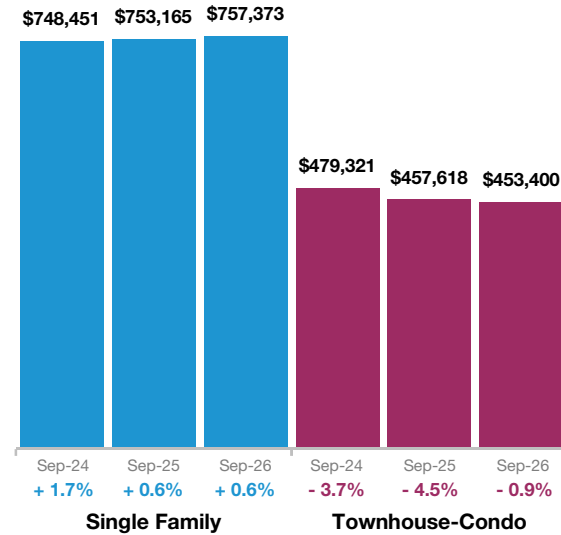


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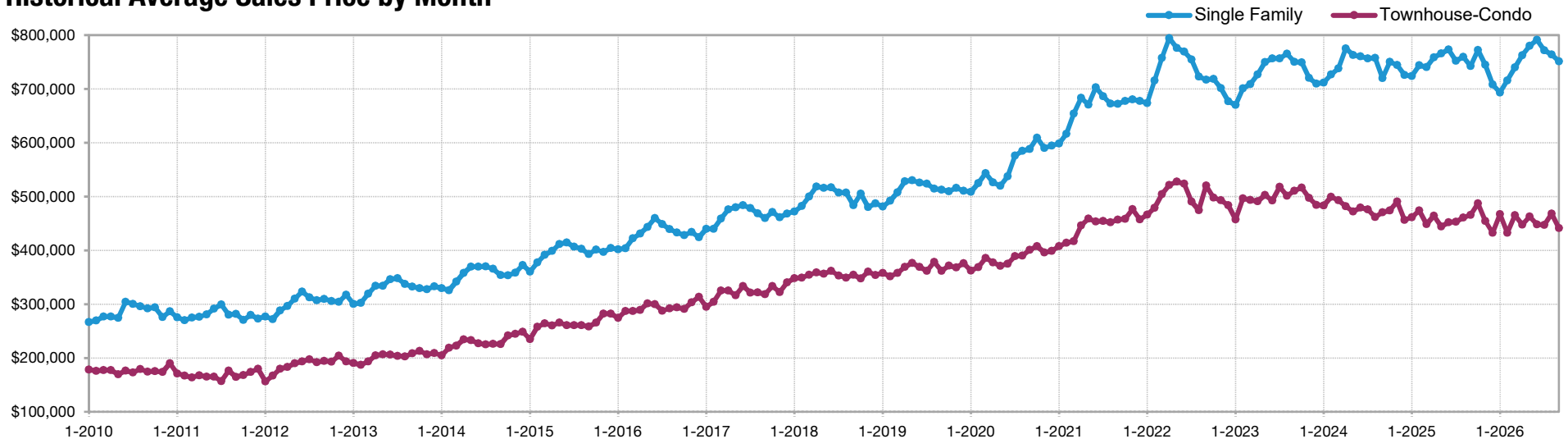


Year to Date



Avg. Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	+3.8%
Apr-2026	\$762,611	+0.6%	\$447,906	-3.5%
May-2026	\$780,109	+1.9%	\$462,893	+4.2%
Jun-2026	\$791,000	+2.3%	\$448,124	-0.9%
Jul-2026	\$771,774	+2.6%	\$447,384	-1.3%
Aug-2026	\$763,695	+0.6%	\$468,095	+1.5%
Sep-2026	\$751,136	+1.1%	\$441,275	-5.3%

Historical Average Sales Price by Month

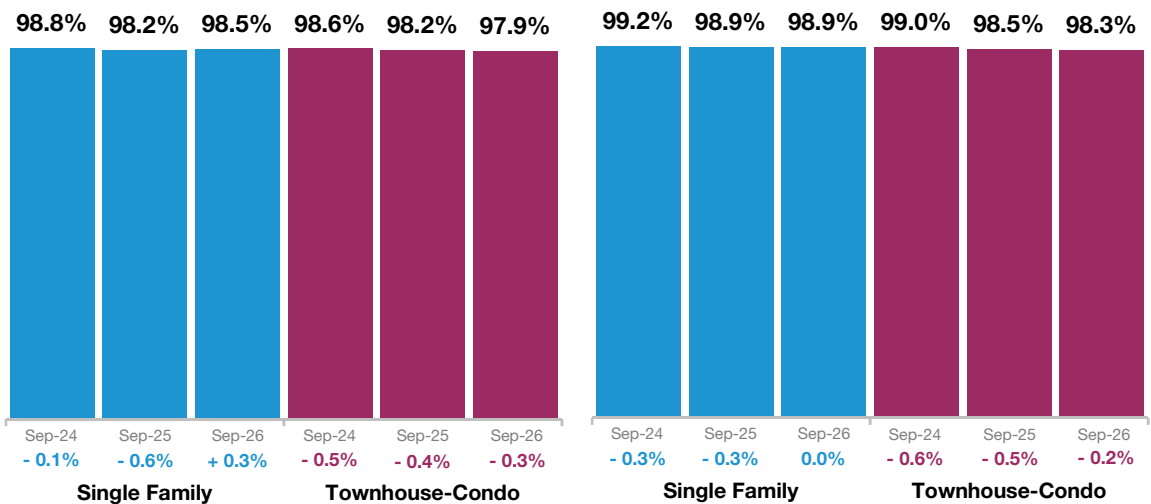


Percent of List Price Received

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.

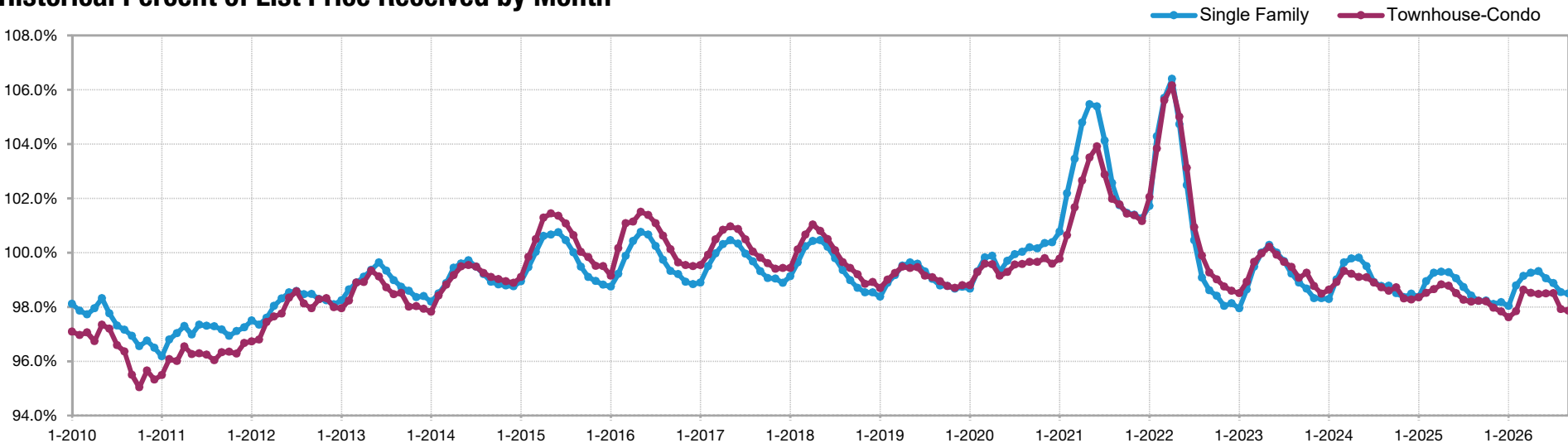
September

Year to Date



Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%
Sep-2026	98.5%	+0.3%	97.9%	-0.3%

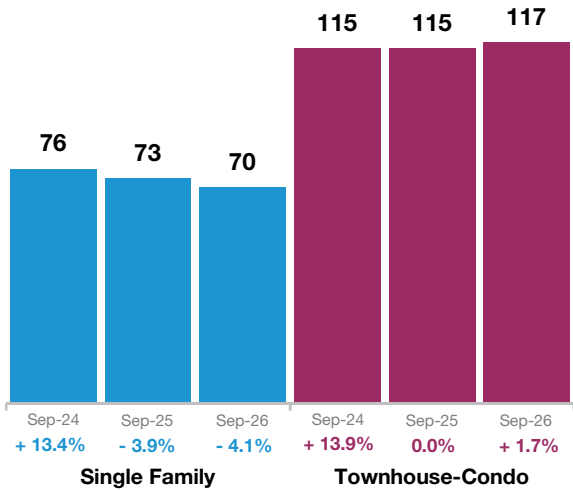
Historical Percent of List Price Received by Month



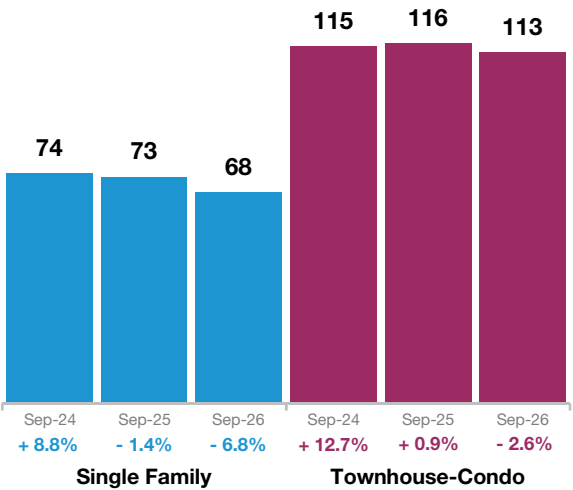
Housing Affordability Index

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.

September

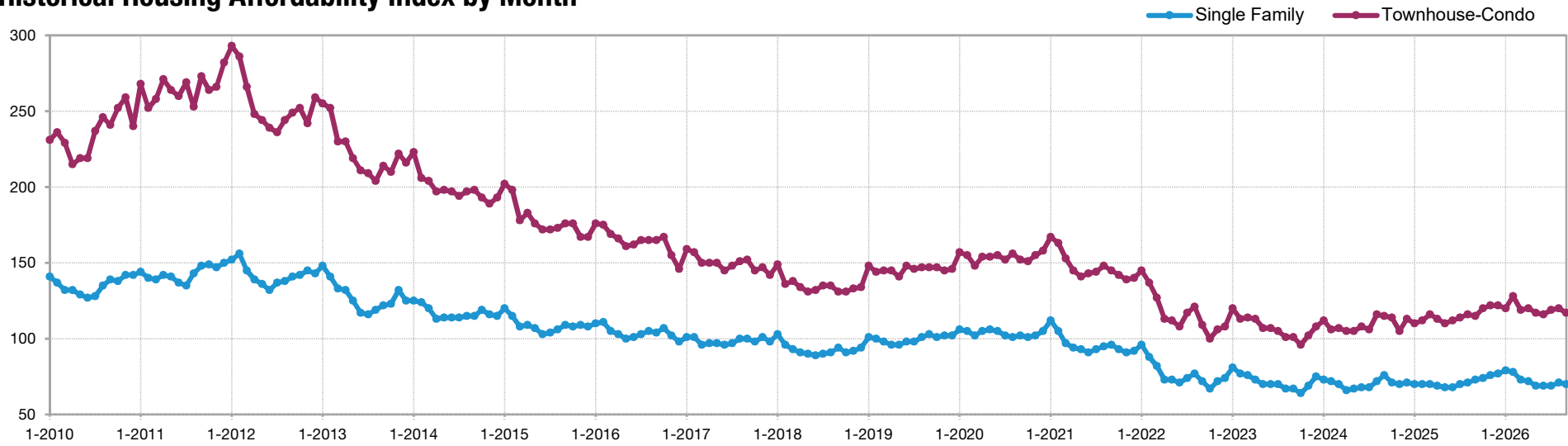


Year to Date



Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%
Sep-2026	70	-4.1%	117	+1.7%

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	9-2025	9-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
Active Listings		20,768	18,530	- 10.8%	--	--	--
Under Contract		4,256	3,715	- 12.7%	41,141	39,341	- 4.4%
New Listings		6,200	6,106	- 1.5%	63,816	61,709	- 3.3%
Sold Listings		4,500	3,660	- 18.7%	39,618	37,786	- 4.6%
Days on Market		56	55	- 1.8%	49	51	+ 4.1%
Median Sales Price		\$575,000	\$565,000	- 1.7%	\$580,000	\$579,900	- 0.0%
Average Sales Price		\$685,215	\$686,860	+ 0.2%	\$690,184	\$696,126	+ 0.9%
Pct. of List Price Received		98.2%	98.4%	+ 0.2%	98.8%	98.8%	0.0%
Affordability Index		73	70	- 4.1%	73	68	- 6.8%

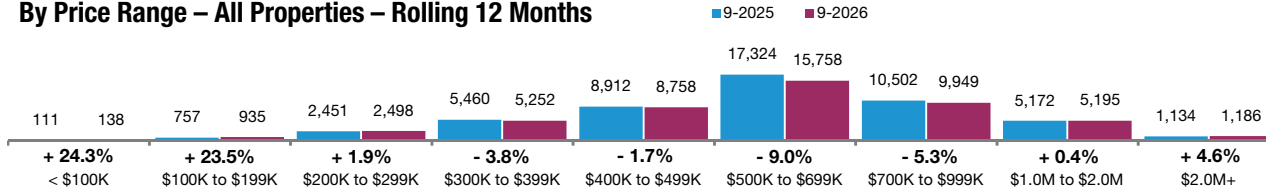
Sold Listings

Actual sales that have closed in a given month.

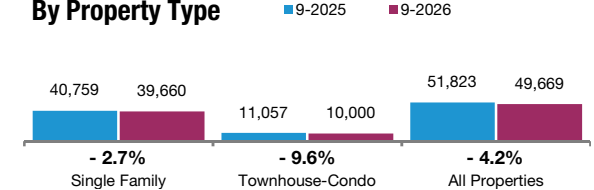


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By Price Range – All Properties – Rolling 12 Months



By Property Type



Rolling 12 Months

By Price Range	Single Family			Townhouse-Condo		
	9-2025	9-2026	Change	9-2025	9-2026	Change
\$99,999 and Below	73	88	+20.5%	34	46	+35.3%
\$100,000 to \$199,999	244	269	+10.2%	513	664	+29.4%
\$200,000 to \$299,999	636	669	+5.2%	1,815	1,828	+0.7%
\$300,000 to \$399,999	2,262	2,508	+10.9%	3,196	2,744	-14.1%
\$400,000 to \$499,999	6,613	6,815	+3.1%	2,299	1,943	-15.5%
\$500,000 to \$699,999	15,252	14,021	-8.1%	2,071	1,737	-16.1%
\$700,000 to \$999,999	9,765	9,296	-4.8%	737	652	-11.5%
\$1,000,000 to \$1,999,999	4,839	4,870	+0.6%	333	324	-2.7%
\$2,000,000 and Above	1,075	1,124	+4.6%	59	62	+5.1%
All Price Ranges	40,759	39,660	-2.7%	11,057	10,000	-9.6%

Compared to Prior Month

	Single Family			Townhouse-Condo		
	8-2026	9-2026	Change	8-2026	9-2026	Change
	9	6	-33.3%	3	5	+66.7%
	19	17	-10.5%	55	58	+5.5%
	62	63	+1.6%	158	152	-3.8%
	208	220	+5.8%	239	212	-11.3%
	541	528	-2.4%	143	133	-7.0%
	1,086	964	-11.2%	133	122	-8.3%
	716	659	-8.0%	43	51	+18.6%
	401	354	-11.7%	28	22	-21.4%
	101	90	-10.9%	12	4	-66.7%
All Price Ranges	3,143	2,901	-7.7%	814	759	-6.8%

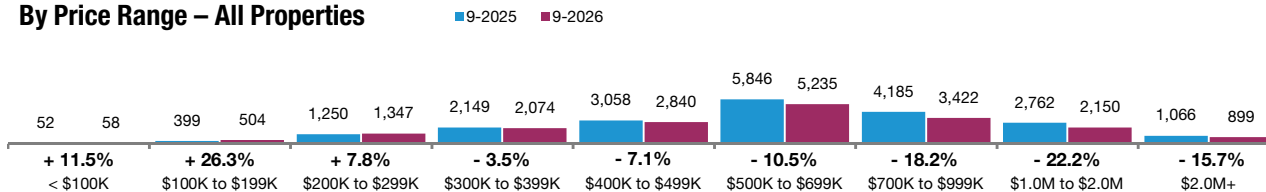
Year to Date

	Single Family			Townhouse-Condo		
	9-2025	9-2026	Change	9-2025	9-2026	Change
	50	58	+16.0%	26	37	+42.3%
	168	193	+14.9%	410	497	+21.2%
	489	498	+1.8%	1,389	1,407	+1.3%
	1,735	1,863	+7.4%	2,452	2,084	-15.0%
	5,071	5,155	+1.7%	1,763	1,488	-15.6%
	11,558	10,615	-8.2%	1,563	1,318	-15.7%
	7,505	7,133	-5.0%	548	490	-10.6%
	3,783	3,784	+0.0%	239	244	+2.1%
	822	870	+5.8%	42	48	+14.3%
All Price Ranges	31,181	30,169	-3.2%	8,432	7,613	-9.7%

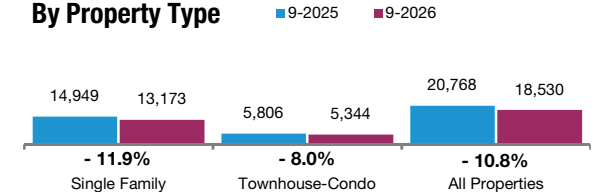
Inventory of Active Listings

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		
	9-2025	9-2026	Change	9-2025	9-2026	Change
\$99,999 and Below	34	34	0.0%	15	19	+26.7%
\$100,000 to \$199,999	127	135	+6.3%	270	367	+35.9%
\$200,000 to \$299,999	278	259	-6.8%	971	1,086	+11.8%
\$300,000 to \$399,999	660	758	+14.8%	1,488	1,315	-11.6%
\$400,000 to \$499,999	1,920	1,921	+0.1%	1,136	917	-19.3%
\$500,000 to \$699,999	4,739	4,267	-10.0%	1,107	968	-12.6%
\$700,000 to \$999,999	3,715	3,037	-18.3%	469	385	-17.9%
\$1,000,000 to \$1,999,999	2,476	1,920	-22.5%	286	230	-19.6%
\$2,000,000 and Above	999	841	-15.8%	64	57	-10.9%
All Price Ranges	14,949	13,173	-11.9%	5,806	5,344	-8.0%

Compared to Prior Month

	Single Family			Townhouse-Condo		
	8-2026	9-2026	Change	8-2026	9-2026	Change
	40	34	-15.0%	16	19	+18.8%
	137	135	-1.5%	379	367	-3.2%
	259	259	0.0%	1,146	1,086	-5.2%
	773	758	-1.9%	1,395	1,315	-5.7%
	1,882	1,921	+2.1%	949	917	-3.4%
	4,350	4,267	-1.9%	1,028	968	-5.8%
	3,181	3,037	-4.5%	414	385	-7.0%
	2,049	1,920	-6.3%	243	230	-5.3%
	835	841	+0.7%	61	57	-6.6%
All Price Ranges	13,507	13,173	-2.5%	5,631	5,344	-5.1%

Year to Date

Single Family	Townhouse-Condo
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.