Local Market Update for October 2026

A Research Tool Provided by the Colorado Association of REALTORS®

DENVER METRO ASSOCIATION OF REALTORS®

Evergreen/Conifer

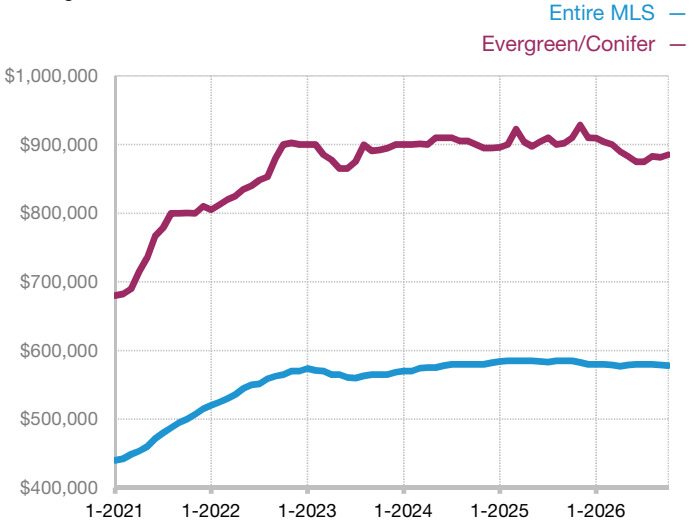
Single Family	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 10-2025**	**Thru 10-2026**	Percent Change from Previous Year
Inventory of Active Listings	268	**279**	+ 4.1%	--	**--**	--
Under Contract	68	**44**	- 35.3%	543	**564**	+ 3.9%
New Listings	67	**70**	+ 4.5%	870	**953**	+ 9.5%
Sold Listings	58	**74**	+ 27.6%	495	**546**	+ 10.3%
Days on Market Until Sale	66	**62**	- 6.1%	49	**57**	+ 16.3%
Median Sales Price*	$932,500	**$922,500**	- 1.1%	$925,000	**$892,500**	- 3.5%
Average Sales Price*	$1,164,978	**$1,150,759**	- 1.2%	$1,140,706	**$1,111,910**	- 2.5%
Percent of List Price Received*	97.6%	**99.0%**	+ 1.4%	98.0%	**98.0%**	0.0%

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

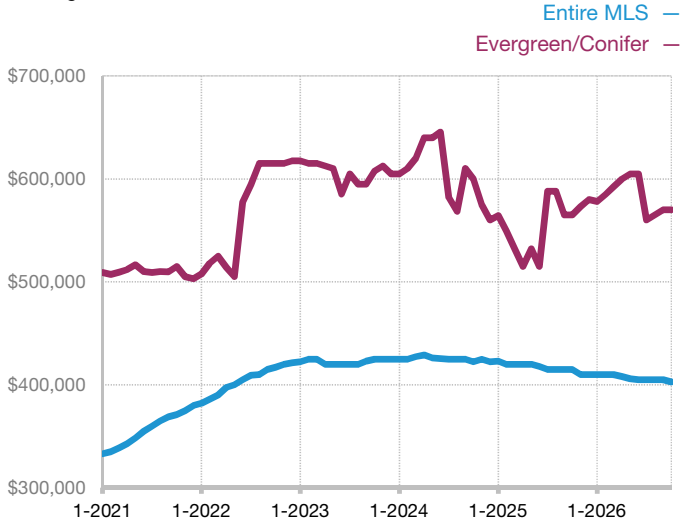
Townhouse/Condo	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 10-2025**	**Thru 10-2026**	Percent Change from Previous Year
Inventory of Active Listings	16	**18**	+ 12.5%	--	**--**	--
Under Contract	5	**5**	0.0%	35	**33**	- 5.7%
New Listings	7	**2**	- 71.4%	62	**71**	+ 14.5%
Sold Listings	2	**4**	+ 100.0%	36	**30**	- 16.7%
Days on Market Until Sale	78	**63**	- 19.2%	40	**97**	+ 142.5%
Median Sales Price*	$508,500	**$591,250**	+ 16.3%	$568,175	**$542,500**	- 4.5%
Average Sales Price*	$508,500	**$648,125**	+ 27.5%	$646,965	**$580,620**	- 10.3%
Percent of List Price Received*	98.2%	**99.0%**	+ 0.8%	100.8%	**97.8%**	- 3.0%

* 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



Current as of November 4, 2026. All data from REcolorado® and IRES®. Copyright ShowingTime Plus, LLC.