Local Market Update for October 2026

A Research Tool Provided by the Colorado Association of REALTORS®

DENVER METRO ASSOCIATION OF REALTORS®

Golden

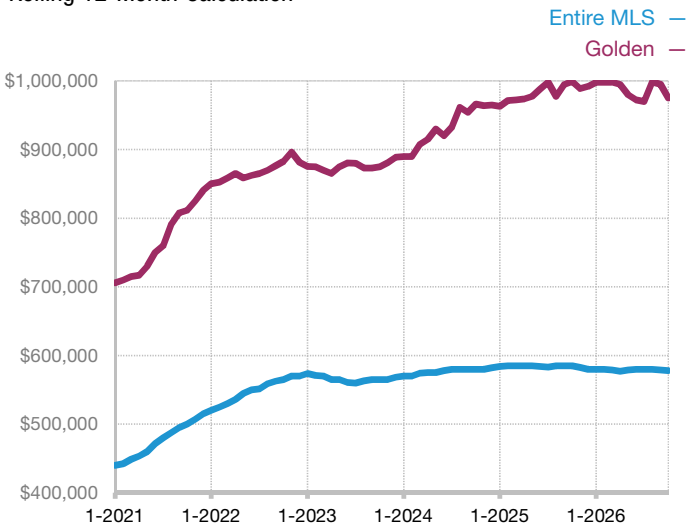
Single Family	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 10-2025**	**Thru 10-2026**	Percent Change from Previous Year
Inventory of Active Listings	197	**177**	- 10.2%	--	**--**	--
Under Contract	51	**41**	- 19.6%	538	**549**	+ 2.0%
New Listings	51	**62**	+ 21.6%	812	**789**	- 2.8%
Sold Listings	60	**54**	- 10.0%	512	**527**	+ 2.9%
Days on Market Until Sale	63	**46**	- 27.0%	39	**39**	0.0%
Median Sales Price*	$1,050,000	**$919,750**	- 12.4%	$1,000,000	**$990,000**	- 1.0%
Average Sales Price*	$1,149,935	**$1,069,080**	- 7.0%	$1,134,195	**$1,122,059**	- 1.1%
Percent of List Price Received*	97.7%	**98.1%**	+ 0.4%	99.1%	**98.6%**	- 0.5%

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

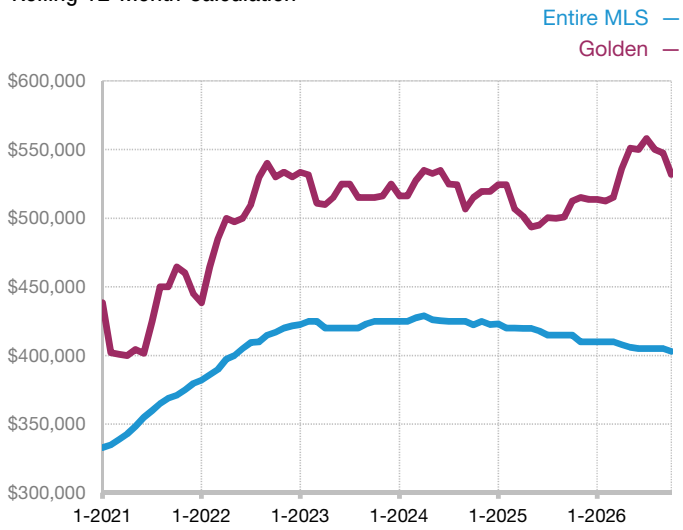
Townhouse/Condo	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 10-2025**	**Thru 10-2026**	Percent Change from Previous Year
Inventory of Active Listings	54	**56**	+ 3.7%	--	**--**	--
Under Contract	13	**6**	- 53.8%	88	**81**	- 8.0%
New Listings	19	**14**	- 26.3%	155	**177**	+ 14.2%
Sold Listings	5	**9**	+ 80.0%	76	**80**	+ 5.3%
Days on Market Until Sale	52	**64**	+ 23.1%	43	**59**	+ 37.2%
Median Sales Price*	$550,000	**$440,000**	- 20.0%	$501,000	**$524,500**	+ 4.7%
Average Sales Price*	$655,200	**$535,833**	- 18.2%	$549,134	**$564,683**	+ 2.8%
Percent of List Price Received*	99.5%	**98.9%**	- 0.6%	98.7%	**98.1%**	- 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



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