Local Market Update for October 2026

A Research Tool Provided by the Colorado Association of REALTORS®

DENVER METRO ASSOCIATION OF REALTORS®

Jefferson County

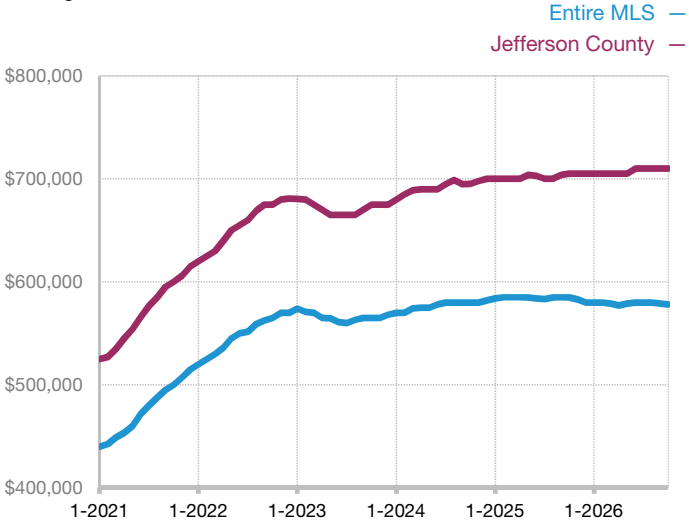
Single Family	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 10-2025**	**Thru 10-2026**	Percent Change from Previous Year
Inventory of Active Listings	1,664	**1,568**	- 5.8%	--	**--**	--
Under Contract	515	**435**	- 15.5%	5,318	**5,262**	- 1.1%
New Listings	600	**625**	+ 4.2%	7,466	**7,435**	- 0.4%
Sold Listings	510	**469**	- 8.0%	5,097	**5,119**	+ 0.4%
Days on Market Until Sale	47	**43**	- 8.5%	36	**37**	+ 2.8%
Median Sales Price*	$710,000	**$705,000**	- 0.7%	$708,250	**$715,000**	+ 1.0%
Average Sales Price*	$828,022	**$841,691**	+ 1.7%	$828,140	**$828,771**	+ 0.1%
Percent of List Price Received*	98.6%	**98.4%**	- 0.2%	99.2%	**99.1%**	- 0.1%

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

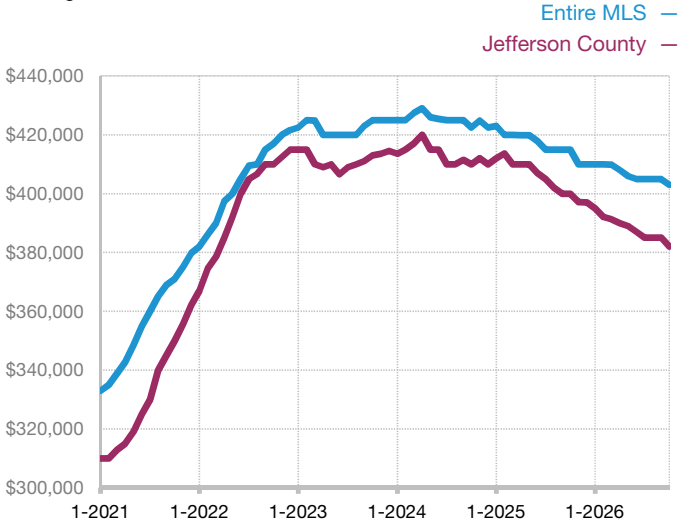
Townhouse/Condo	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 10-2025**	**Thru 10-2026**	Percent Change from Previous Year
Inventory of Active Listings	732	**696**	- 4.9%	--	**--**	--
Under Contract	143	**101**	- 29.4%	1,589	**1,391**	- 12.5%
New Listings	222	**163**	- 26.6%	2,573	**2,505**	- 2.6%
Sold Listings	128	**115**	- 10.2%	1,561	**1,361**	- 12.8%
Days on Market Until Sale	59	**62**	+ 5.1%	48	**60**	+ 25.0%
Median Sales Price*	$389,500	**$365,000**	- 6.3%	$399,000	**$380,000**	- 4.8%
Average Sales Price*	$406,267	**$388,571**	- 4.4%	$421,618	**$407,280**	- 3.4%
Percent of List Price Received*	98.5%	**98.5%**	0.0%	98.9%	**98.7%**	- 0.2%

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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.