

# Local Market Update for February 2026

A Research Tool Provided by the Colorado Association of REALTORS®

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## Denver County

Contact the Denver Metro Association of REALTORS® or South Metro Denver REALTOR® Association for more detailed local statistics or to find a REALTOR® in the area.

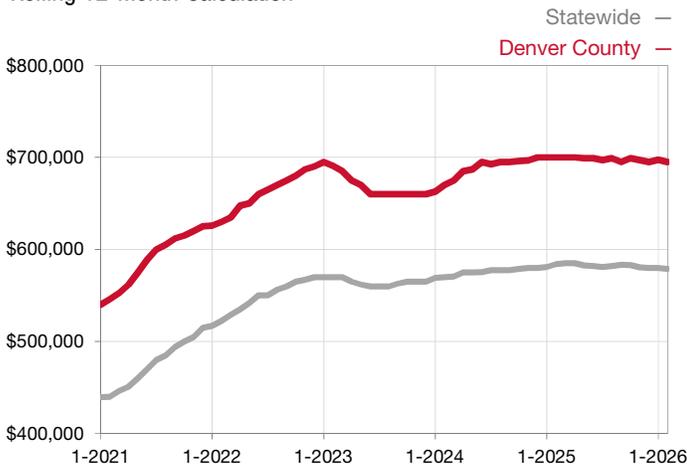
| Single Family                   | February  |                  |                                   | Year to Date |                  |                                   |
|---------------------------------|-----------|------------------|-----------------------------------|--------------|------------------|-----------------------------------|
|                                 | 2025      | 2026             | Percent Change from Previous Year | Thru 02-2025 | Thru 02-2026     | Percent Change from Previous Year |
| <b>Key Metrics</b>              |           |                  |                                   |              |                  |                                   |
| New Listings                    | 667       | <b>725</b>       | + 8.7%                            | 1,272        | <b>1,361</b>     | + 7.0%                            |
| Sold Listings                   | 408       | <b>380</b>       | - 6.9%                            | 724          | <b>638</b>       | - 11.9%                           |
| Median Sales Price*             | \$690,000 | <b>\$643,500</b> | - 6.7%                            | \$666,250    | <b>\$640,000</b> | - 3.9%                            |
| Average Sales Price*            | \$910,084 | <b>\$853,087</b> | - 6.3%                            | \$864,470    | <b>\$840,836</b> | - 2.7%                            |
| Percent of List Price Received* | 98.7%     | <b>98.6%</b>     | - 0.1%                            | 98.3%        | <b>98.1%</b>     | - 0.2%                            |
| Days on Market Until Sale       | 54        | <b>55</b>        | + 1.9%                            | 58           | <b>61</b>        | + 5.2%                            |
| Inventory of Homes for Sale     | 1,262     | <b>1,087</b>     | - 13.9%                           | --           | --               | --                                |
| Months Supply of Inventory      | 2.6       | <b>2.3</b>       | - 11.5%                           | --           | --               | --                                |

\* 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                 | February  |                  |                                   | Year to Date |                  |                                   |
|---------------------------------|-----------|------------------|-----------------------------------|--------------|------------------|-----------------------------------|
|                                 | 2025      | 2026             | Percent Change from Previous Year | Thru 02-2025 | Thru 02-2026     | Percent Change from Previous Year |
| <b>Key Metrics</b>              |           |                  |                                   |              |                  |                                   |
| New Listings                    | 552       | <b>570</b>       | + 3.3%                            | 1,059        | <b>1,089</b>     | + 2.8%                            |
| Sold Listings                   | 196       | <b>192</b>       | - 2.0%                            | 392          | <b>331</b>       | - 15.6%                           |
| Median Sales Price*             | \$413,100 | <b>\$392,500</b> | - 5.0%                            | \$410,850    | <b>\$415,000</b> | + 1.0%                            |
| Average Sales Price*            | \$546,277 | <b>\$475,065</b> | - 13.0%                           | \$521,473    | <b>\$500,255</b> | - 4.1%                            |
| Percent of List Price Received* | 98.5%     | <b>98.1%</b>     | - 0.4%                            | 98.3%        | <b>97.6%</b>     | - 0.7%                            |
| Days on Market Until Sale       | 64        | <b>70</b>        | + 9.4%                            | 64           | <b>81</b>        | + 26.6%                           |
| Inventory of Homes for Sale     | 1,437     | <b>1,413</b>     | - 1.7%                            | --           | --               | --                                |
| Months Supply of Inventory      | 5.2       | <b>5.9</b>       | + 13.5%                           | --           | --               | --                                |

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

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



**Median Sales Price – Townhouse-Condo**  
Rolling 12-Month Calculation

