

Local Market Update for March 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.

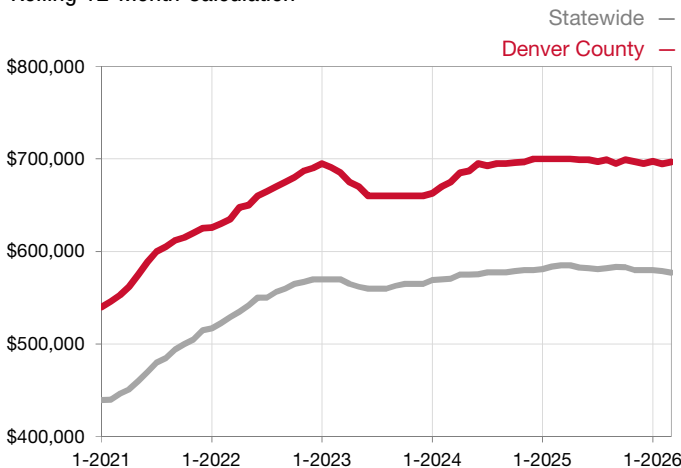
Single Family	March			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 03-2025	Thru 03-2026	Percent Change from Previous Year
Key Metrics						
New Listings	875	842	- 3.8%	2,147	2,203	+ 2.6%
Sold Listings	489	534	+ 9.2%	1,213	1,176	- 3.1%
Median Sales Price*	\$700,000	\$725,000	+ 3.6%	\$678,000	\$679,450	+ 0.2%
Average Sales Price*	\$851,723	\$931,403	+ 9.4%	\$859,331	\$881,193	+ 2.5%
Percent of List Price Received*	99.3%	99.2%	- 0.1%	98.7%	98.6%	- 0.1%
Days on Market Until Sale	42	37	- 11.9%	51	50	- 2.0%
Inventory of Homes for Sale	1,399	1,173	- 16.2%	--	--	--
Months Supply of Inventory	2.9	2.5	- 13.8%	--	--	--

* 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	March			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 03-2025	Thru 03-2026	Percent Change from Previous Year
Key Metrics						
New Listings	679	602	- 11.3%	1,738	1,688	- 2.9%
Sold Listings	261	255	- 2.3%	653	586	- 10.3%
Median Sales Price*	\$390,000	\$445,000	+ 14.1%	\$404,000	\$419,950	+ 3.9%
Average Sales Price*	\$491,626	\$509,027	+ 3.5%	\$509,543	\$503,979	- 1.1%
Percent of List Price Received*	98.4%	98.3%	- 0.1%	98.3%	97.9%	- 0.4%
Days on Market Until Sale	58	64	+ 10.3%	62	74	+ 19.4%
Inventory of Homes for Sale	1,670	1,526	- 8.6%	--	--	--
Months Supply of Inventory	6.2	6.4	+ 3.2%	--	--	--

* 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

