

Local Market Update for July 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.

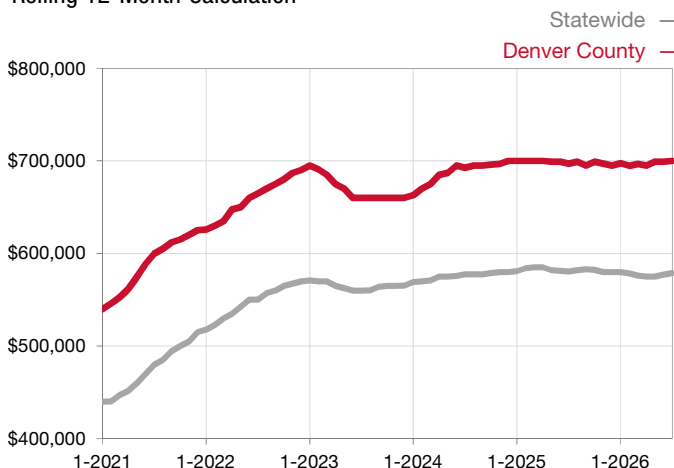
Single Family	July			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 07-2026	Percent Change from Previous Year
New Listings	649	740	+ 14.0%	5,689	5,555	- 2.4%
Sold Listings	510	512	+ 0.4%	3,436	3,544	+ 3.1%
Median Sales Price*	\$673,000	\$725,000	+ 7.7%	\$700,000	\$714,950	+ 2.1%
Average Sales Price*	\$852,057	\$943,362	+ 10.7%	\$879,991	\$920,544	+ 4.6%
Percent of List Price Received*	98.2%	98.9%	+ 0.7%	98.9%	99.0%	+ 0.1%
Days on Market Until Sale	38	36	- 5.3%	38	39	+ 2.6%
Inventory of Homes for Sale	2,026	1,547	- 23.6%	--	--	--
Months Supply of Inventory	4.2	3.2	- 23.8%	--	--	--

* 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	July			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 07-2026	Percent Change from Previous Year
New Listings	508	510	+ 0.4%	4,095	3,949	- 3.6%
Sold Listings	299	250	- 16.4%	1,782	1,655	- 7.1%
Median Sales Price*	\$395,000	\$389,950	- 1.3%	\$400,000	\$402,000	+ 0.5%
Average Sales Price*	\$458,172	\$504,148	+ 10.0%	\$498,009	\$504,117	+ 1.2%
Percent of List Price Received*	98.1%	98.2%	+ 0.1%	98.3%	98.1%	- 0.2%
Days on Market Until Sale	63	70	+ 11.1%	59	66	+ 11.9%
Inventory of Homes for Sale	2,028	1,832	- 9.7%	--	--	--
Months Supply of Inventory	7.9	7.9	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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

