

Local Market Update for August 2026

A Research Tool Provided by the Colorado Association of REALTORS®

Make Sure
Your Agent is a REALTOR®

Not all agents
are the same!



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.

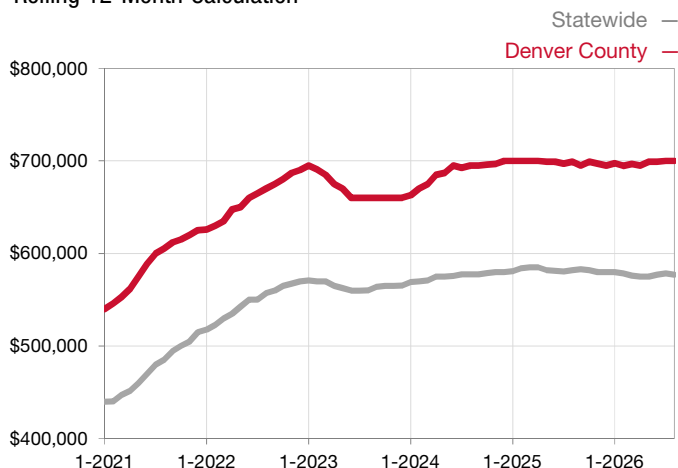
Single Family	August			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 08-2025	Thru 08-2026	Percent Change from Previous Year
New Listings	624	681	+ 9.1%	6,313	6,230	- 1.3%
Sold Listings	447	403	- 9.8%	3,883	3,954	+ 1.8%
Median Sales Price*	\$714,000	\$670,000	- 6.2%	\$700,000	\$710,000	+ 1.4%
Average Sales Price*	\$903,689	\$884,759	- 2.1%	\$882,720	\$916,887	+ 3.9%
Percent of List Price Received*	97.9%	98.5%	+ 0.6%	98.8%	98.9%	+ 0.1%
Days on Market Until Sale	44	41	- 6.8%	38	39	+ 2.6%
Inventory of Homes for Sale	1,917	1,561	- 18.6%	--	--	--
Months Supply of Inventory	4.0	3.3	- 17.5%	--	--	--

* 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	August			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 08-2025	Thru 08-2026	Percent Change from Previous Year
New Listings	433	473	+ 9.2%	4,527	4,417	- 2.4%
Sold Listings	254	192	- 24.4%	2,036	1,847	- 9.3%
Median Sales Price*	\$404,450	\$370,000	- 8.5%	\$400,000	\$399,900	- 0.0%
Average Sales Price*	\$520,960	\$503,310	- 3.4%	\$500,874	\$504,033	+ 0.6%
Percent of List Price Received*	97.9%	97.4%	- 0.5%	98.3%	98.0%	- 0.3%
Days on Market Until Sale	65	69	+ 6.2%	60	66	+ 10.0%
Inventory of Homes for Sale	1,934	1,753	- 9.4%	--	--	--
Months Supply of Inventory	7.6	7.7	+ 1.3%	--	--	--

* 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

