Local Market Update for October 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

	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 10-2025**	**Thru 10-2026**	Percent Change from Previous Year
New Listings	664	**601**	- 9.5%	7,710	**7,619**	- 1.2%
Sold Listings	480	**385**	- 19.8%	4,846	**4,724**	- 2.5%
Median Sales Price*	$699,500	**$704,000**	+ 0.6%	$699,900	**$710,000**	+ 1.4%
Average Sales Price*	$918,342	**$905,276**	- 1.4%	$880,261	**$917,847**	+ 4.3%
Percent of List Price Received*	98.1%	**98.2%**	+ 0.1%	98.6%	**98.8%**	+ 0.2%
Days on Market Until Sale	45	**40**	- 11.1%	40	**39**	- 2.5%
Inventory of Homes for Sale	1,848	**1,619**	- 12.4%	--	**--**	--
Months Supply of Inventory	3.9	**3.5**	- 10.3%	--	**--**	--

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

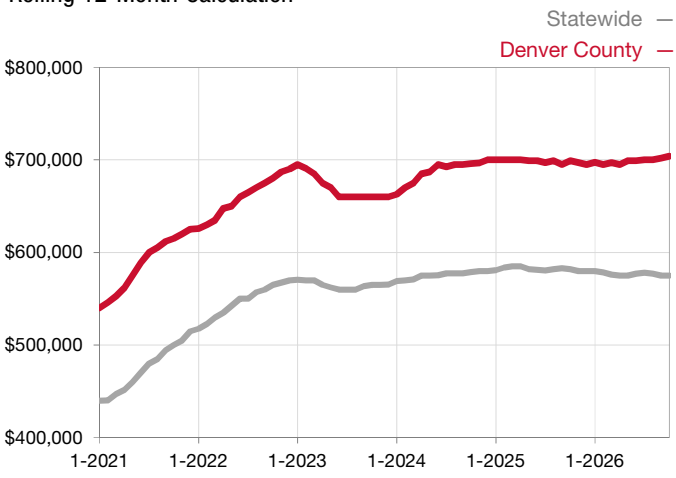
Townhouse/Condo

	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 10-2025**	**Thru 10-2026**	Percent Change from Previous Year
New Listings	445	**374**	- 16.0%	5,462	**5,247**	- 3.9%
Sold Listings	229	**197**	- 14.0%	2,501	**2,234**	- 10.7%
Median Sales Price*	$403,000	**$357,000**	- 11.4%	$401,750	**$394,500**	- 1.8%
Average Sales Price*	$569,208	**$547,046**	- 3.9%	$506,209	**$504,956**	- 0.2%
Percent of List Price Received*	97.7%	**97.3%**	- 0.4%	98.2%	**97.9%**	- 0.3%
Days on Market Until Sale	65	**79**	+ 21.5%	61	**68**	+ 11.5%
Inventory of Homes for Sale	1,895	**1,660**	- 12.4%	--	**--**	--
Months Supply of Inventory	7.6	**7.5**	- 1.3%	--	**--**	--

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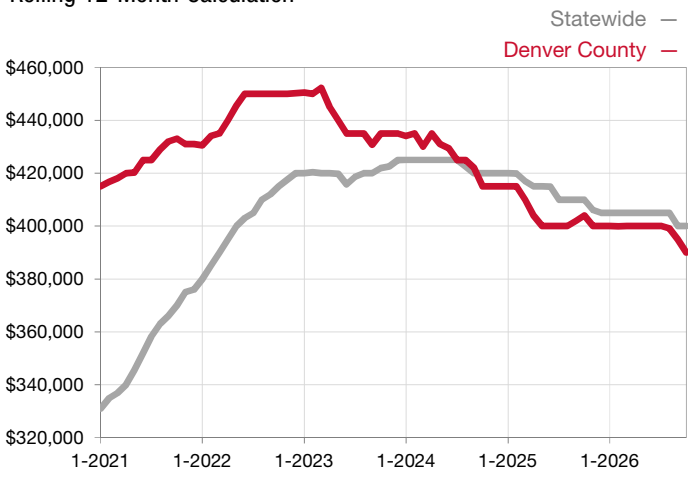
Median Sales Price – Single Family

Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation



Current as of November 4, 2026. All data from the multiple listing services in the state of Colorado. Report © 2026 ShowingTime Plus, LLC.