

# Local Market Update for April 2026

A Research Tool Provided by the Colorado Association of REALTORS®

## 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.

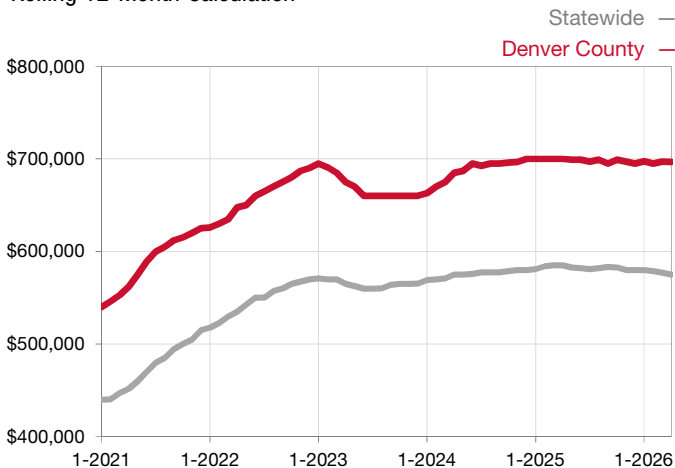
Single Family	April			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 04-2025	Thru 04-2026	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	1,087	974	- 10.4%	3,234	3,177	- 1.8%
Sold Listings	581	586	+ 0.9%	1,794	1,768	- 1.4%
Median Sales Price*	\$731,000	<b>\$730,000</b>	- 0.1%	\$699,000	<b>\$700,000</b>	+ 0.1%
Average Sales Price*	\$890,596	<b>\$936,349</b>	+ 5.1%	\$869,456	<b>\$899,379</b>	+ 3.4%
Percent of List Price Received*	99.7%	<b>99.4%</b>	- 0.3%	99.0%	<b>98.9%</b>	- 0.1%
Days on Market Until Sale	29	33	+ 13.8%	44	44	0.0%
Inventory of Homes for Sale	1,770	1,374	- 22.4%	--	--	--
Months Supply of Inventory	3.7	2.9	- 21.6%	--	--	--

\* 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	April			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 04-2025	Thru 04-2026	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	666	653	- 2.0%	2,404	2,339	- 2.7%
Sold Listings	277	277	0.0%	930	864	- 7.1%
Median Sales Price*	\$375,000	<b>\$387,500</b>	+ 3.3%	\$395,000	<b>\$408,500</b>	+ 3.4%
Average Sales Price*	\$509,456	<b>\$473,166</b>	- 7.1%	\$509,517	<b>\$494,107</b>	- 3.0%
Percent of List Price Received*	98.8%	<b>98.4%</b>	- 0.4%	98.5%	<b>98.1%</b>	- 0.4%
Days on Market Until Sale	54	64	+ 18.5%	59	70	+ 18.6%
Inventory of Homes for Sale	1,919	1,742	- 9.2%	--	--	--
Months Supply of Inventory	7.2	7.3	+ 1.4%	--	--	--

\* 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

