colorado association of REALTORS®

HOUSING REPORTS

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Metro Denver Region

Single Family and Townhouse-Condo

October 2026



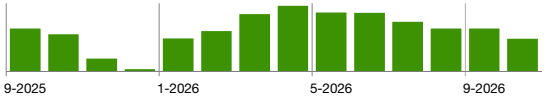
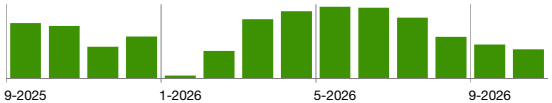
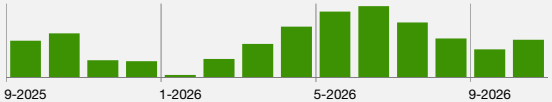
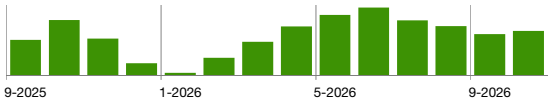
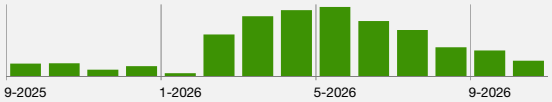
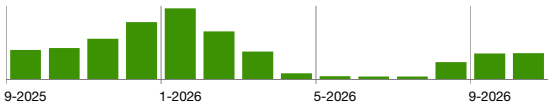
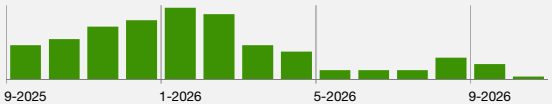
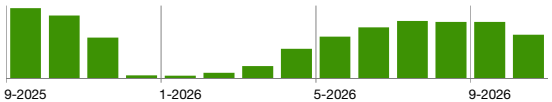
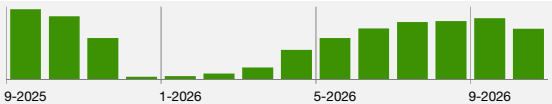
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Single Family Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

October 2026
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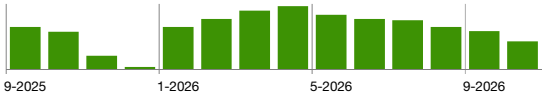
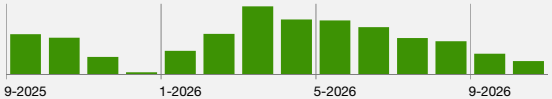
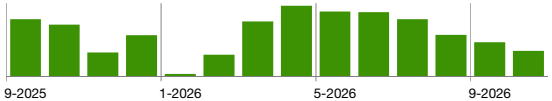
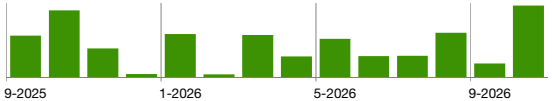
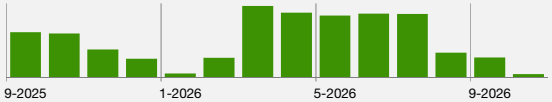
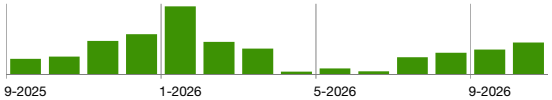
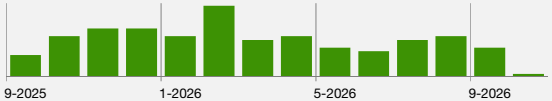
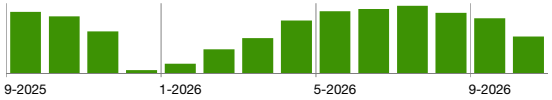
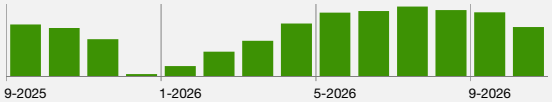
Key Metrics	Historical Sparkbars	10-2025	10-2026	Percent Change	YTD-2025	YTD-2026	Percent Change
New Listings		4,223	**3,908**	- 7.5%	52,082	**50,151**	- 3.7%
Pending / Under Contract		3,216	**2,647**	- 17.7%	35,657	**33,770**	- 5.3%
Sold Listings		3,484	**2,776**	- 20.3%	34,665	**32,979**	- 4.9%
Median Sales Price		$624,900	**$619,000**	- 0.9%	$625,000	**$625,000**	0.0%
Average Sales Price		$772,261	**$756,188**	- 2.1%	$755,084	**$757,195**	+ 0.3%
Percent of List Price Received		98.2%	**98.3%**	+ 0.1%	98.8%	**98.9%**	+ 0.1%
Days on Market Until Sale		55	**52**	- 5.5%	47	**49**	+ 4.3%
Housing Affordability Index		74	**68**	- 8.1%	74	**67**	- 9.5%
Inventory of Active Listings		14,311	**12,767**	- 10.8%	--	**--**	--
Months Supply of Inventory		4.2	**3.9**	- 7.1%	--	**--**	--

Townhouse-Condo Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

October 2026
Metro Denver Region

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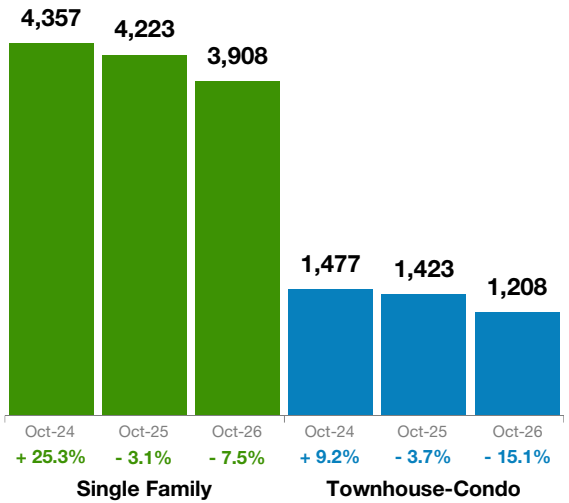
Key Metrics	Historical Sparkbars	10-2025	10-2026	Percent Change	YTD-2025	YTD-2026	Percent Change
New Listings		1,423	**1,208**	- 15.1%	17,145	**16,439**	- 4.1%
Pending / Under Contract		828	**634**	- 23.4%	9,519	**8,486**	- 10.9%
Sold Listings		891	**695**	- 22.0%	9,323	**8,313**	- 10.8%
Median Sales Price		$395,000	**$392,603**	- 0.6%	$398,000	**$389,995**	- 2.0%
Average Sales Price		$487,446	**$491,493**	+ 0.8%	$460,469	**$456,819**	- 0.8%
Percent of List Price Received		98.2%	**97.6%**	- 0.6%	98.5%	**98.2%**	- 0.3%
Days on Market Until Sale		63	**71**	+ 12.7%	57	**65**	+ 14.0%
Housing Affordability Index		120	**110**	- 8.3%	119	**110**	- 7.6%
Inventory of Active Listings		5,647	**5,059**	- 10.4%	--	**--**	--
Months Supply of Inventory		6.1	**6.2**	+ 1.6%	--	**--**	--

New Listings

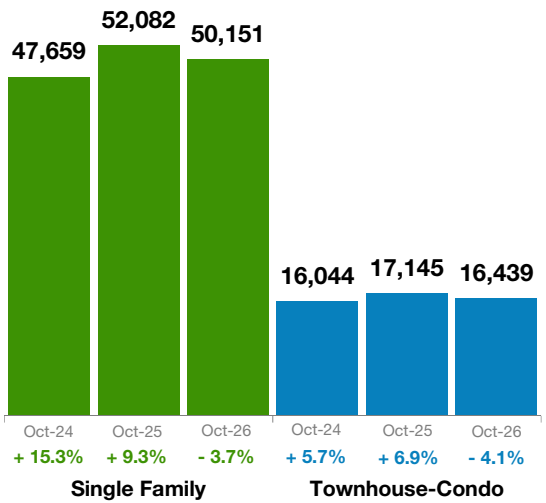
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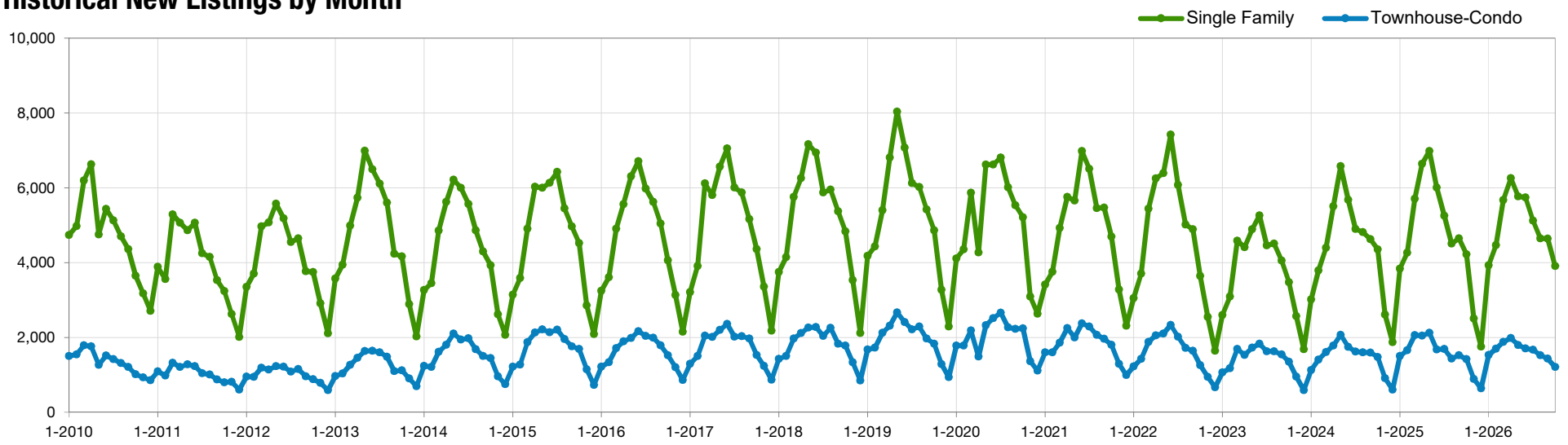


Year to Date



New Listings	Single Family	% Change from Prior Year	% Change from Prior Month	Townhouse-Condo	% Change from Prior Year	% Change from Prior Month
Nov-2025	2,511	-3.8%	-40.5%	890	-2.6%	-37.5%
Dec-2025	1,752	-6.5%	-30.2%	642	+5.9%	-27.9%
Jan-2026	3,929	+2.4%	+124.3%	1,529	+1.7%	+138.2%
Feb-2026	4,467	+4.7%	+13.7%	1,700	+2.7%	+11.2%
Mar-2026	5,671	-0.6%	+27.0%	1,883	-8.6%	+10.8%
Apr-2026	6,257	-5.8%	+10.3%	1,987	-2.9%	+5.5%
May-2026	5,771	-17.3%	-7.8%	1,797	-15.4%	-9.6%
Jun-2026	5,743	-4.4%	-0.5%	1,705	+1.6%	-5.1%
Jul-2026	5,124	-2.5%	-10.8%	1,673	-1.0%	-1.9%
Aug-2026	4,644	+3.0%	-9.4%	1,525	+6.1%	-8.8%
Sep-2026	4,637	-0.3%	-0.2%	1,432	-6.2%	-6.1%
Oct-2026	**3,908**	**-7.5%**	-15.7%	**1,208**	**-15.1%**	-15.6%

Historical New Listings by Month

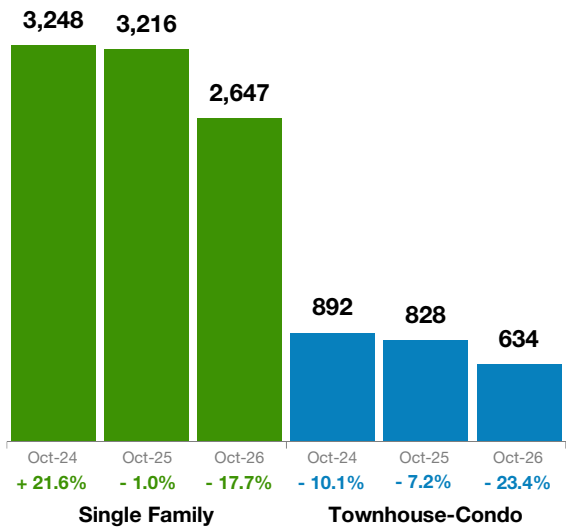


Pending / Under Contract

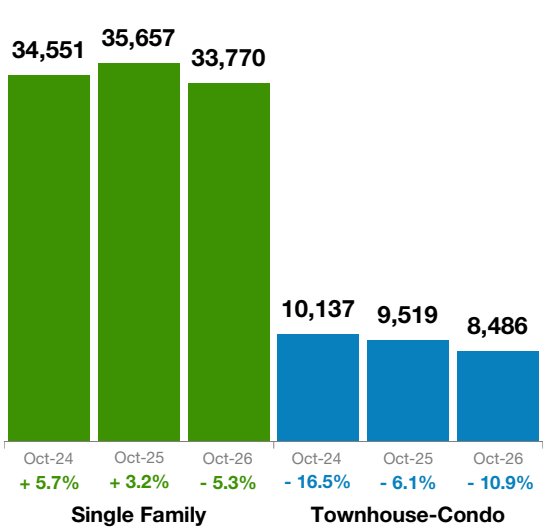
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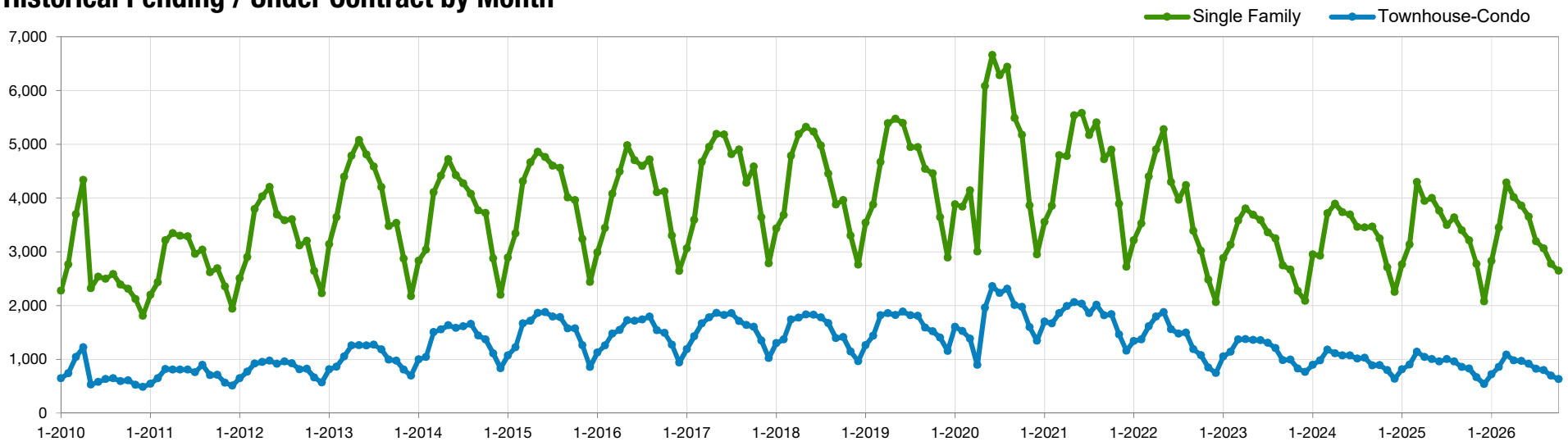


Year to Date



Pending / Under Contract	Single Family	% Change from Prior Year	% Change from Prior Month	Townhouse-Condo	% Change from Prior Year	% Change from Prior Month
Nov-2025	2,777	+2.4%	-13.7%	668	-16.2%	-19.3%
Dec-2025	2,079	-7.7%	-25.1%	543	-15.2%	-18.7%
Jan-2026	2,827	+2.3%	+36.0%	719	-11.8%	+32.4%
Feb-2026	3,450	+10.0%	+22.0%	860	-4.6%	+19.6%
Mar-2026	4,289	-0.2%	+24.3%	1,087	-4.9%	+26.4%
Apr-2026	4,012	+1.6%	-6.5%	979	-6.3%	-9.9%
May-2026	3,859	-3.5%	-3.8%	971	-3.5%	-0.8%
Jun-2026	3,653	-3.0%	-5.3%	915	-4.8%	-5.8%
Jul-2026	3,194	-8.7%	-12.6%	826	-17.6%	-9.7%
Aug-2026	3,062	-15.9%	-4.1%	799	-16.8%	-3.3%
Sep-2026	2,777	-18.3%	-9.3%	696	-18.9%	-12.9%
Oct-2026	**2,647**	**-17.7%**	-4.7%	**634**	**-23.4%**	-8.9%

Historical Pending / Under Contract by Month

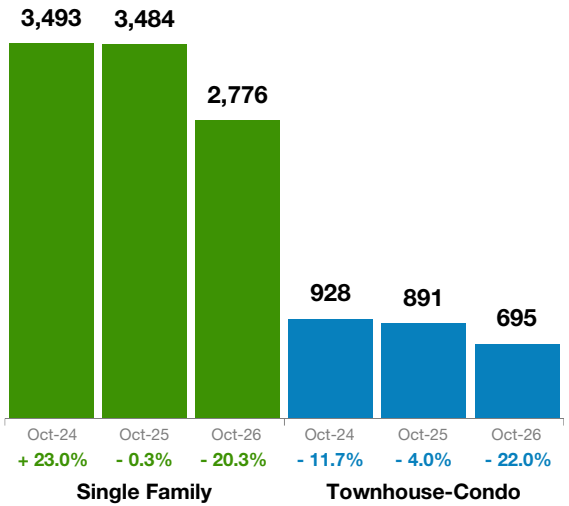


Sold Listings

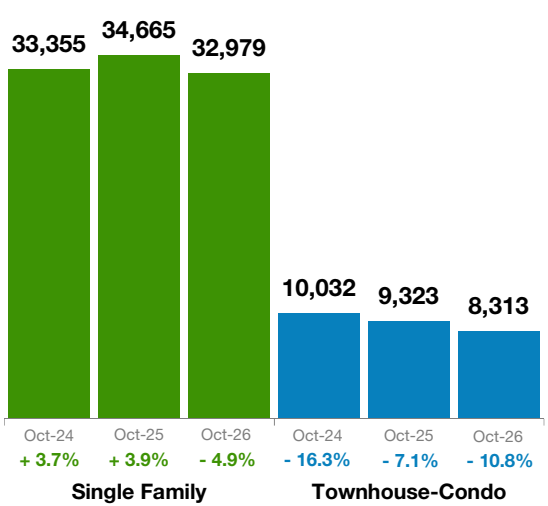
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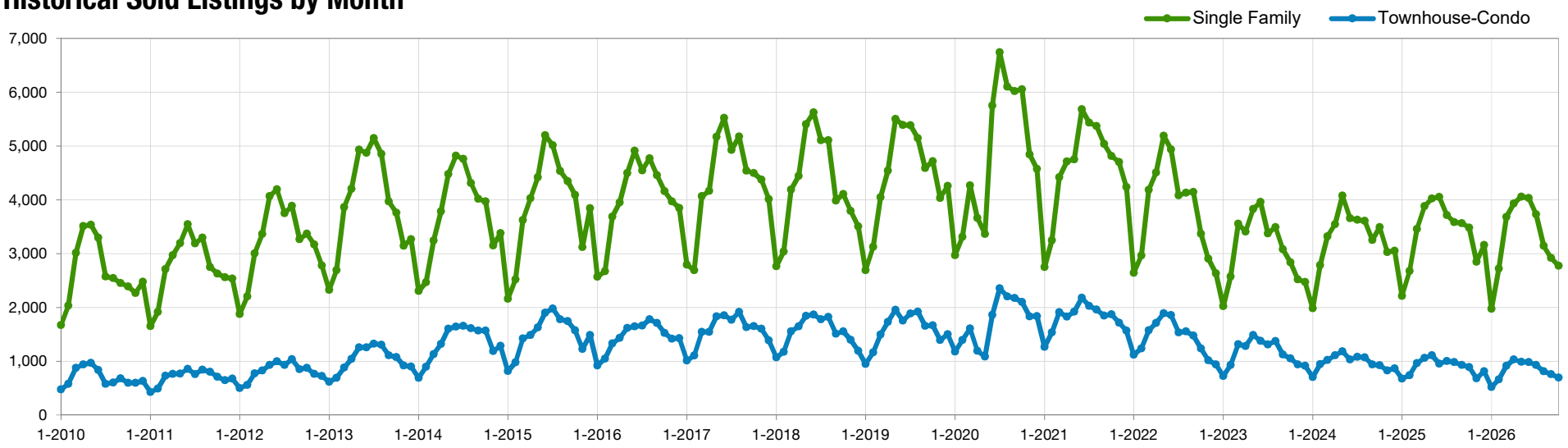


Year to Date



Sold Listings	Single Family	% Change from Prior Year	% Change from Prior Month	Townhouse-Condo	% Change from Prior Year	% Change from Prior Month
Nov-2025	2,847	-6.0%	-18.3%	682	-17.6%	-23.5%
Dec-2025	3,162	+3.5%	+11.1%	814	-6.3%	+19.4%
Jan-2026	1,977	-10.8%	-37.5%	521	-22.8%	-36.0%
Feb-2026	2,722	+1.7%	+37.7%	665	-10.3%	+27.6%
Mar-2026	3,681	+6.5%	+35.2%	916	-4.9%	+37.7%
Apr-2026	3,930	+1.2%	+6.8%	1,033	-2.8%	+12.8%
May-2026	4,058	+0.8%	+3.3%	990	-10.9%	-4.2%
Jun-2026	4,034	-0.4%	-0.6%	986	+3.0%	-0.4%
Jul-2026	3,731	+0.3%	-7.5%	932	-7.3%	-5.5%
Aug-2026	3,148	-12.2%	-15.6%	815	-17.2%	-12.6%
Sep-2026	2,922	-18.1%	-7.2%	760	-18.5%	-6.7%
Oct-2026	**2,776**	**-20.3%**	-5.0%	**695**	**-22.0%**	-8.6%

Historical Sold Listings by Month

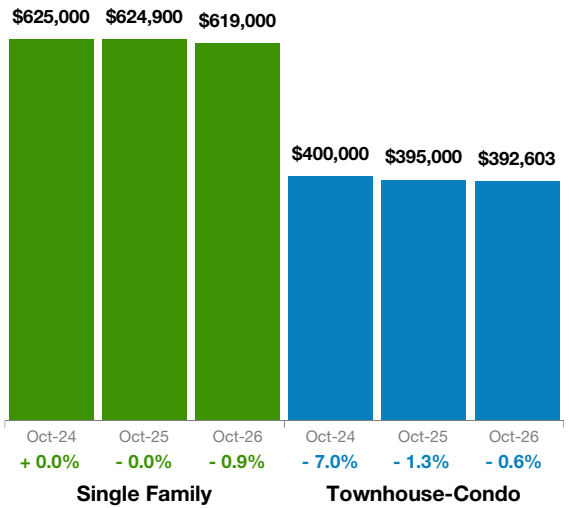


Median Sales Price

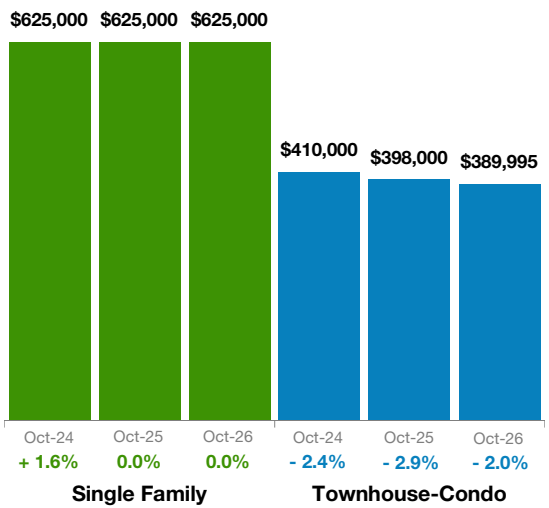
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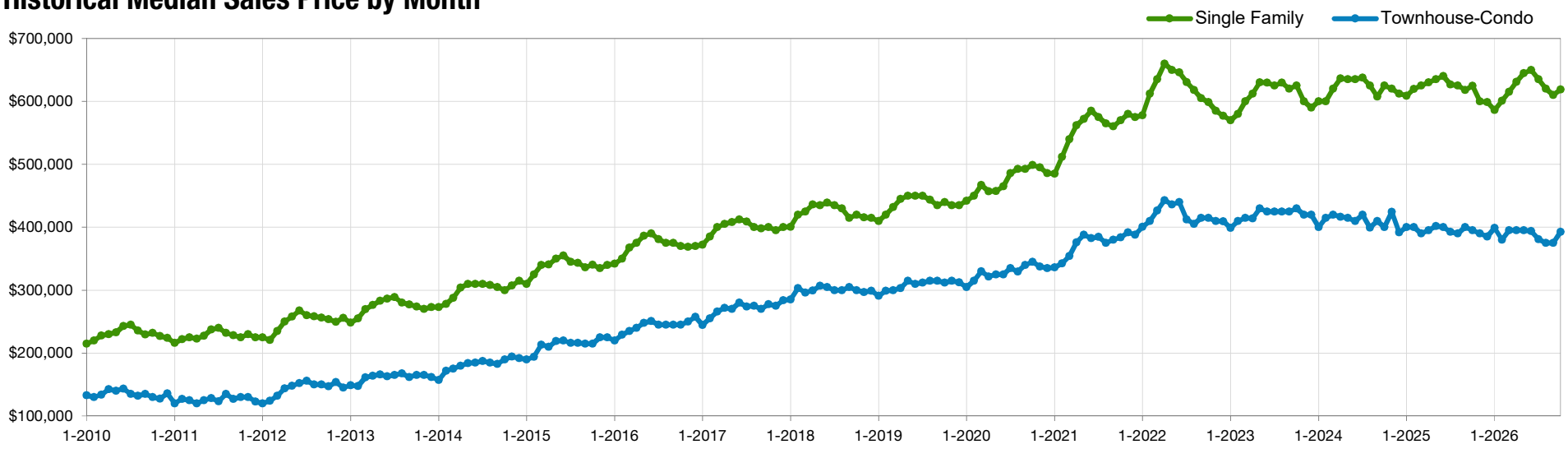


Year to Date



Median Sales Price	Single Family	% Change from Prior Year	% Change from Prior Month	Townhouse-Condo	% Change from Prior Year	% Change from Prior Month
Nov-2025	$600,000	-3.2%	-4.0%	$390,000	-8.1%	-1.3%
Dec-2025	$599,000	-2.2%	-0.2%	$385,000	-1.8%	-1.3%
Jan-2026	$586,250	-3.7%	-2.1%	$399,000	-0.2%	+3.6%
Feb-2026	$600,950	-3.1%	+2.5%	$380,000	-5.0%	-4.8%
Mar-2026	$615,000	-1.6%	+2.3%	$395,000	+1.3%	+3.9%
Apr-2026	$631,000	+0.2%	+2.6%	$395,000	0.0%	0.0%
May-2026	$645,000	+1.6%	+2.2%	$395,000	-1.7%	0.0%
Jun-2026	$650,000	+1.6%	+0.8%	$394,000	-1.5%	-0.3%
Jul-2026	$635,000	+1.3%	-2.3%	$380,750	-3.0%	-3.4%
Aug-2026	$620,000	-0.8%	-2.4%	$375,000	-3.8%	-1.5%
Sep-2026	$610,000	-1.3%	-1.6%	$375,000	-6.2%	0.0%
Oct-2026	**$619,000**	**-0.9%**	+1.5%	**$392,603**	**-0.6%**	+4.7%

Historical Median Sales Price by Month

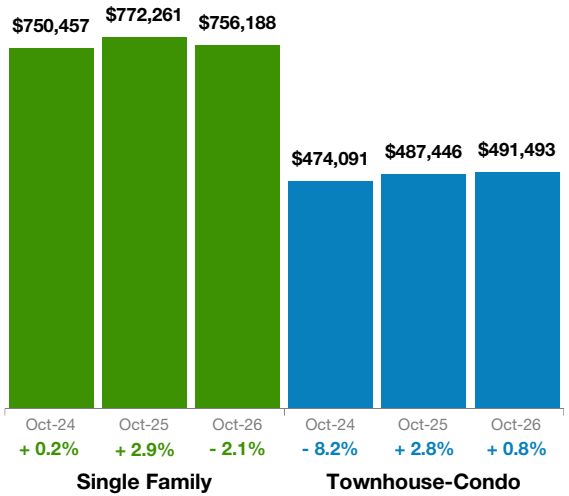


Average Sales Price

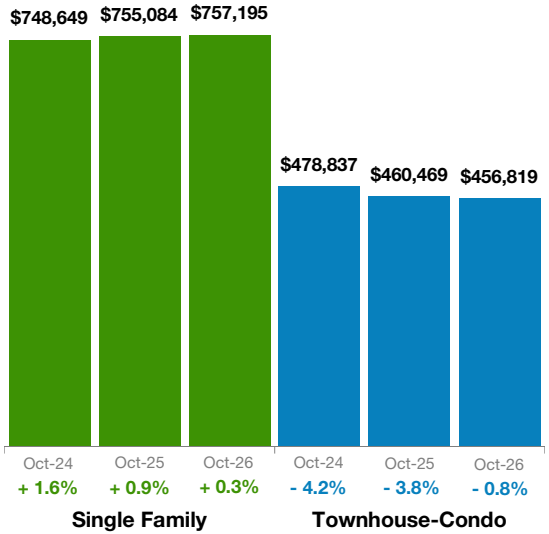
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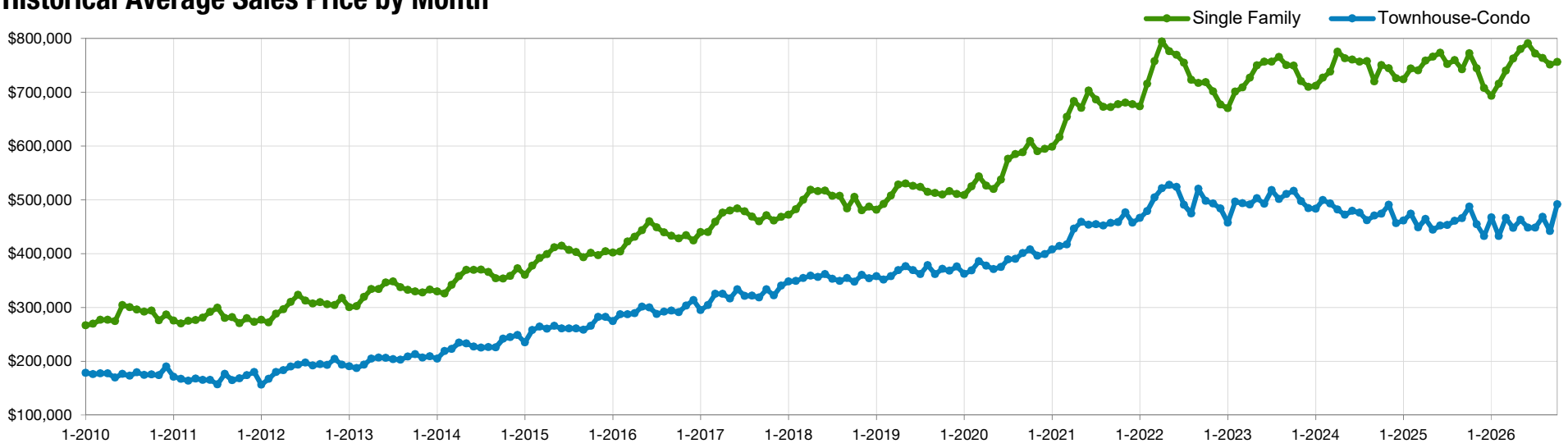


Year to Date



Average Sales Price	Single Family	% Change from Prior Year	% Change from Prior Month	Townhouse-Condo	% Change from Prior Year	% Change from Prior Month
Nov-2025	$744,624	+0.0%	-3.6%	$454,732	-7.4%	-6.7%
Dec-2025	$707,999	-2.5%	-4.9%	$432,701	-5.2%	-4.8%
Jan-2026	$693,407	-4.2%	-2.1%	$467,075	+1.2%	+7.9%
Feb-2026	$715,806	-3.8%	+3.2%	$432,470	-8.8%	-7.4%
Mar-2026	$739,937	-0.0%	+3.4%	$466,201	+3.9%	+7.8%
Apr-2026	$762,583	+0.6%	+3.1%	$447,906	-3.5%	-3.9%
May-2026	$780,011	+1.8%	+2.3%	$462,893	+4.2%	+3.3%
Jun-2026	$790,819	+2.3%	+1.4%	$448,124	-0.9%	-3.2%
Jul-2026	$771,686	+2.6%	-2.4%	$448,439	-1.1%	+0.1%
Aug-2026	$763,223	+0.5%	-1.1%	$468,122	+1.5%	+4.4%
Sep-2026	$751,222	+1.2%	-1.6%	$441,685	-5.2%	-5.6%
Oct-2026	**$756,188**	**-2.1%**	+0.7%	**$491,493**	**+0.8%**	+11.3%

Historical Average Sales Price by Month

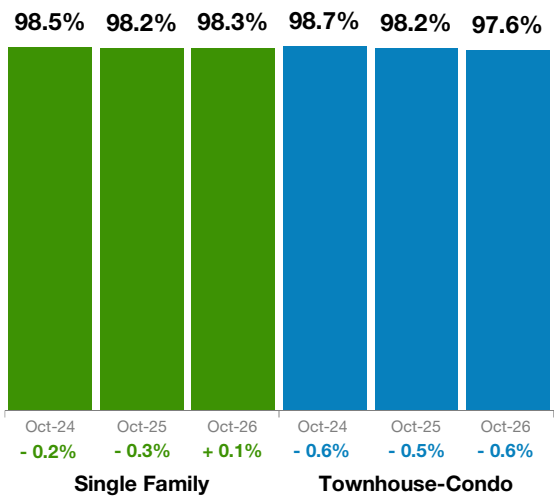


Percent of List Price Received

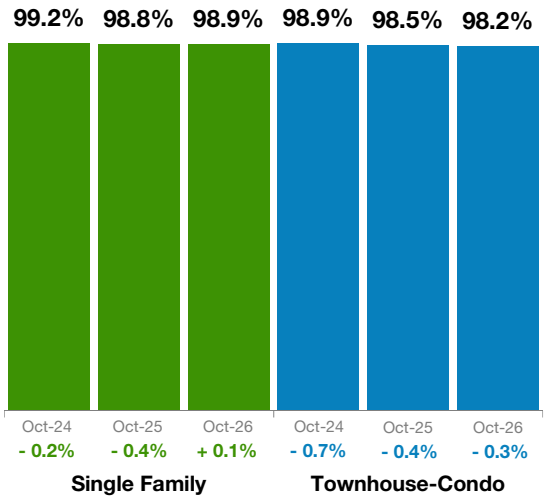
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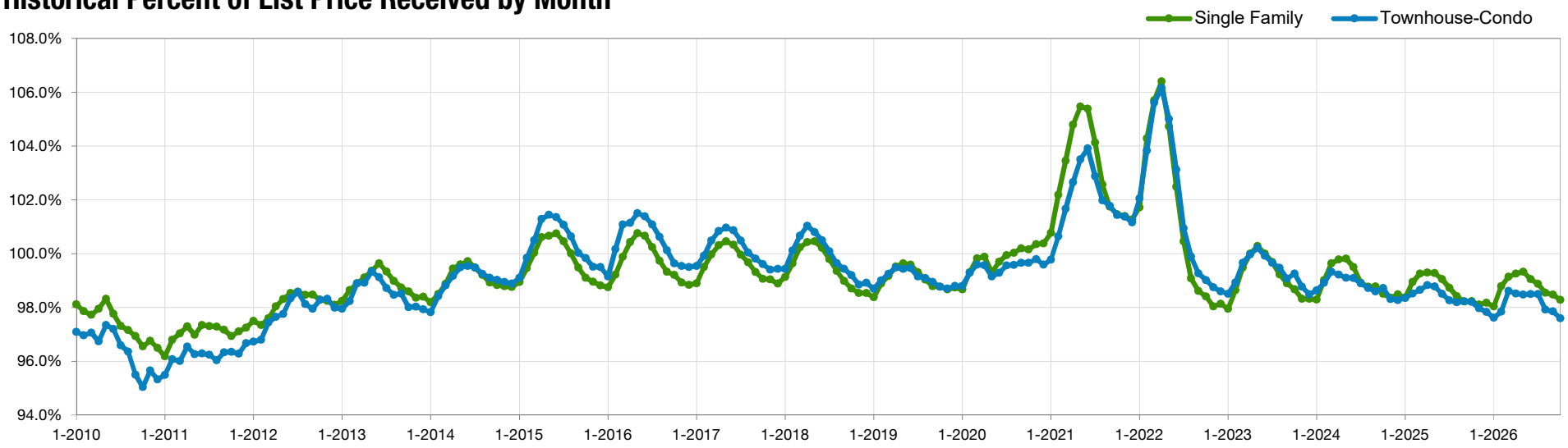


Year to Date



Pct. of List Price Received	Single Family	% Change from Prior Year	% Change from Prior Month	Townhouse-Condo	% Change from Prior Year	% Change from Prior Month
Nov-2025	98.1%	-0.3%	-0.1%	98.0%	-0.3%	-0.2%
Dec-2025	98.2%	-0.3%	+0.1%	97.8%	-0.5%	-0.1%
Jan-2026	98.0%	-0.4%	-0.1%	97.6%	-0.7%	-0.2%
Feb-2026	98.8%	-0.1%	+0.8%	97.8%	-0.7%	+0.2%
Mar-2026	99.1%	-0.2%	+0.4%	98.6%	-0.1%	+0.8%
Apr-2026	99.3%	0.0%	+0.1%	98.5%	-0.3%	-0.1%
May-2026	99.3%	0.0%	+0.1%	98.5%	-0.3%	-0.0%
Jun-2026	99.1%	0.0%	-0.3%	98.5%	0.0%	+0.0%
Jul-2026	98.9%	+0.2%	-0.2%	98.5%	+0.2%	-0.0%
Aug-2026	98.5%	+0.1%	-0.3%	97.9%	-0.3%	-0.6%
Sep-2026	98.5%	+0.3%	-0.1%	97.8%	-0.4%	-0.1%
Oct-2026	**98.3%**	**+0.1%**	-0.2%	**97.6%**	**-0.6%**	-0.3%

Historical Percent of List Price Received by Month

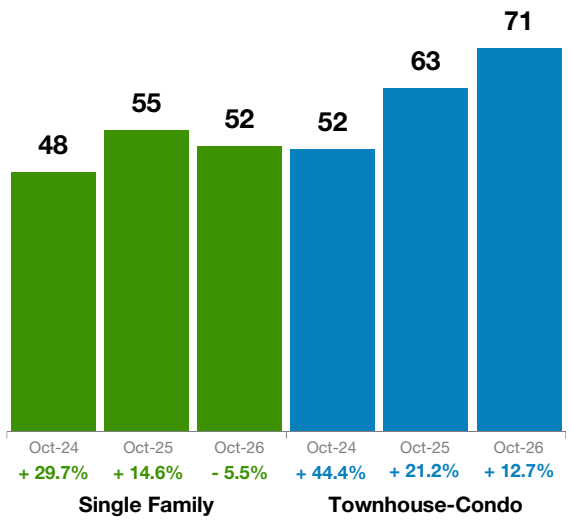


Days on Market Until Sale

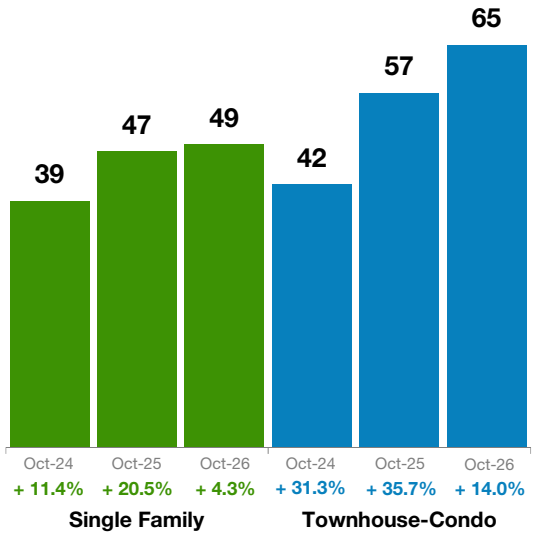
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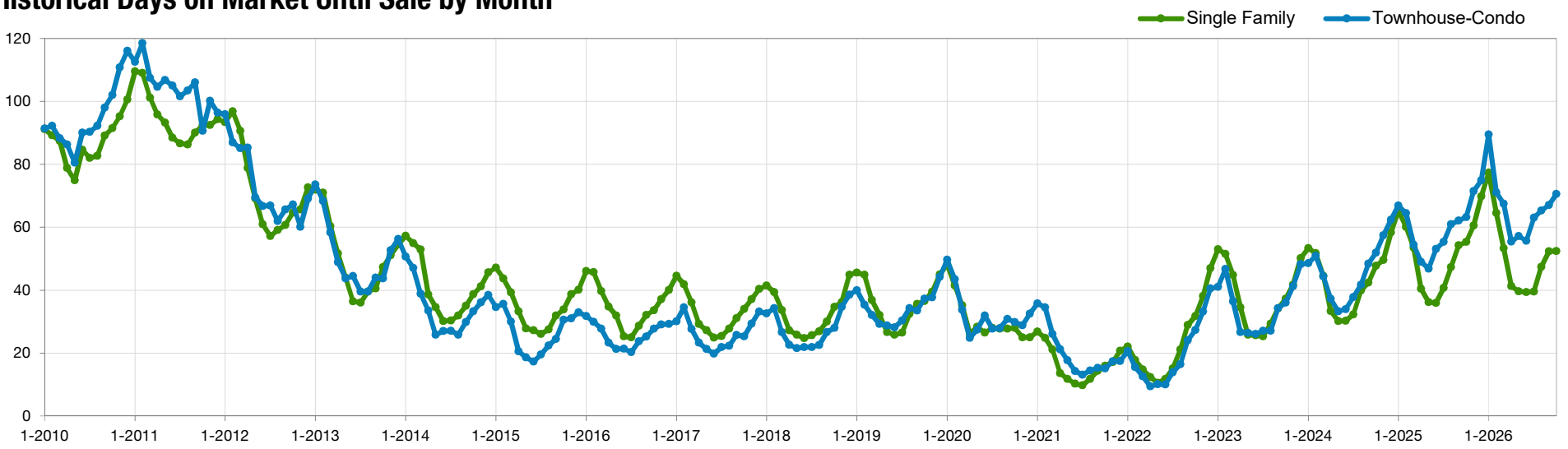


Year to Date



Days on Market Until Sale	Single Family	% Change from Prior Year	% Change from Prior Month	Townhouse-Condo	% Change from Prior Year	% Change from Prior Month
Nov-2025	61	+22.0%	+9.4%	72	+26.3%	+13.1%
Dec-2025	70	+20.7%	+15.3%	75	+21.0%	+4.8%
Jan-2026	77	+18.5%	+10.8%	89	+32.8%	+19.4%
Feb-2026	65	+8.3%	-16.6%	71	+10.9%	-20.6%
Mar-2026	53	0.0%	-17.3%	67	+24.1%	-5.1%
Apr-2026	41	+2.5%	-22.6%	55	+12.2%	-17.8%
May-2026	40	+11.1%	-4.0%	57	+21.3%	+3.1%
Jun-2026	39	+8.3%	-0.6%	56	+5.7%	-2.6%
Jul-2026	40	-2.4%	+0.4%	63	+14.5%	+13.1%
Aug-2026	47	0.0%	+20.1%	65	+6.6%	+3.6%
Sep-2026	52	-3.7%	+10.4%	67	+8.1%	+2.7%
Oct-2026	**52**	**-5.5%**	+0.1%	**71**	**+12.7%**	+5.2%

Historical Days on Market Until Sale by Month

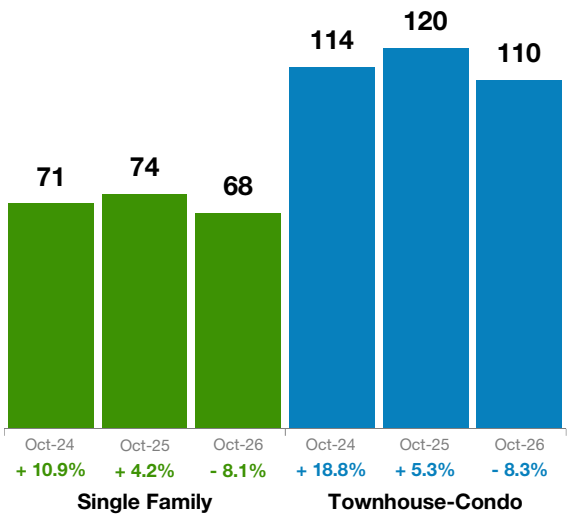


Housing Affordability Index

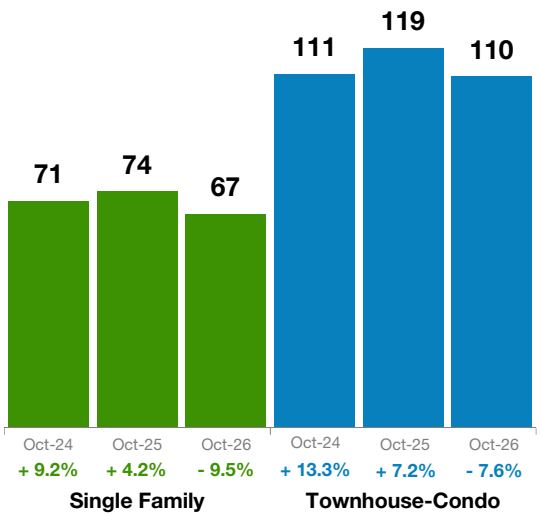
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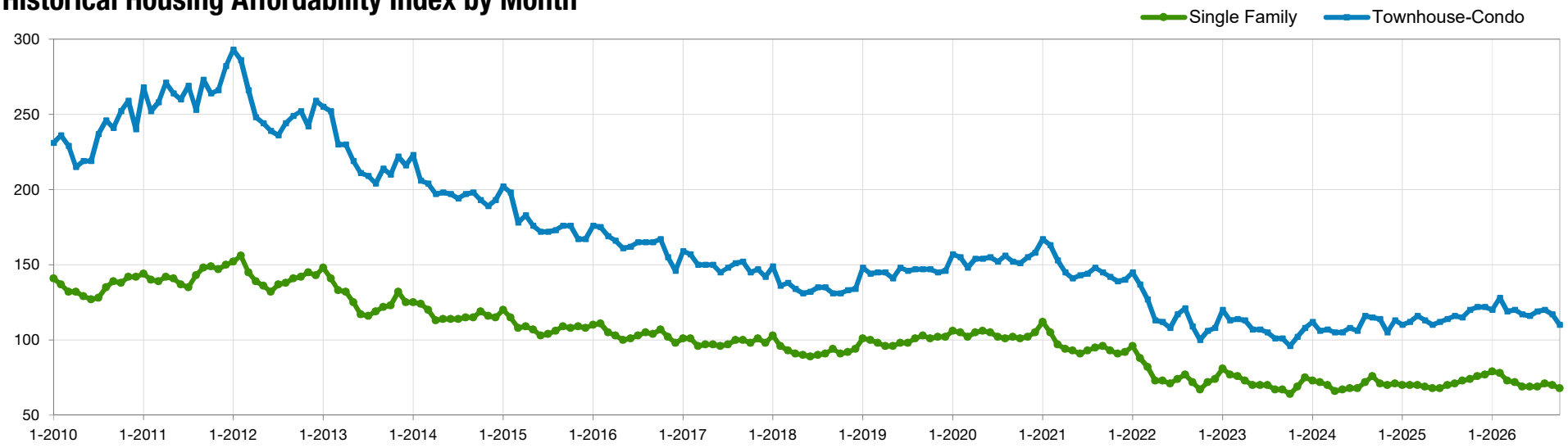


Year to Date



Housing Affordability Index	Single Family	% Change from Prior Year	% Change from Prior Month	Townhouse-Condo	% Change from Prior Year	% Change from Prior Month
Nov-2025	76	+8.6%	+2.7%	122	+16.2%	+1.7%
Dec-2025	77	+8.5%	+1.3%	122	+8.0%	0.0%
Jan-2026	79	+12.9%	+2.6%	120	+9.1%	-1.6%
Feb-2026	78	+11.4%	-1.3%	128	+14.3%	+6.7%
Mar-2026	73	+4.3%	-6.4%	119	+2.6%	-7.0%
Apr-2026	72	+4.3%	-1.4%	120	+6.2%	+0.8%
May-2026	69	+1.5%	-4.2%	117	+6.4%	-2.5%
Jun-2026	69	+1.5%	0.0%	116	+3.6%	-0.9%
Jul-2026	69	-1.4%	0.0%	119	+4.4%	+2.6%
Aug-2026	71	0.0%	+2.9%	120	+3.4%	+0.8%
Sep-2026	70	-4.1%	-1.4%	117	+1.7%	-2.5%
Oct-2026	**68**	**-8.1%**	-2.9%	**110**	**-8.3%**	-6.0%

Historical Housing Affordability Index by Month

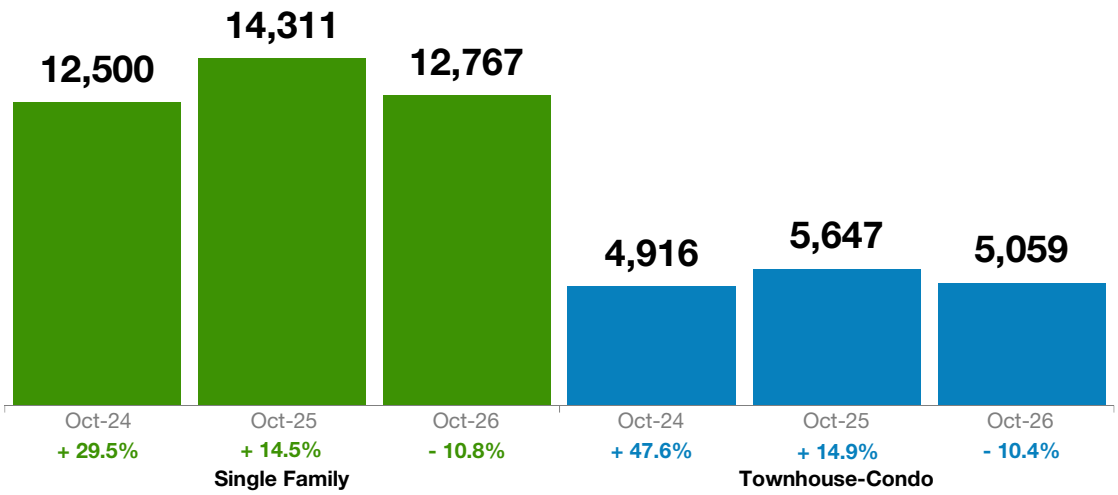


Inventory of Active Listings

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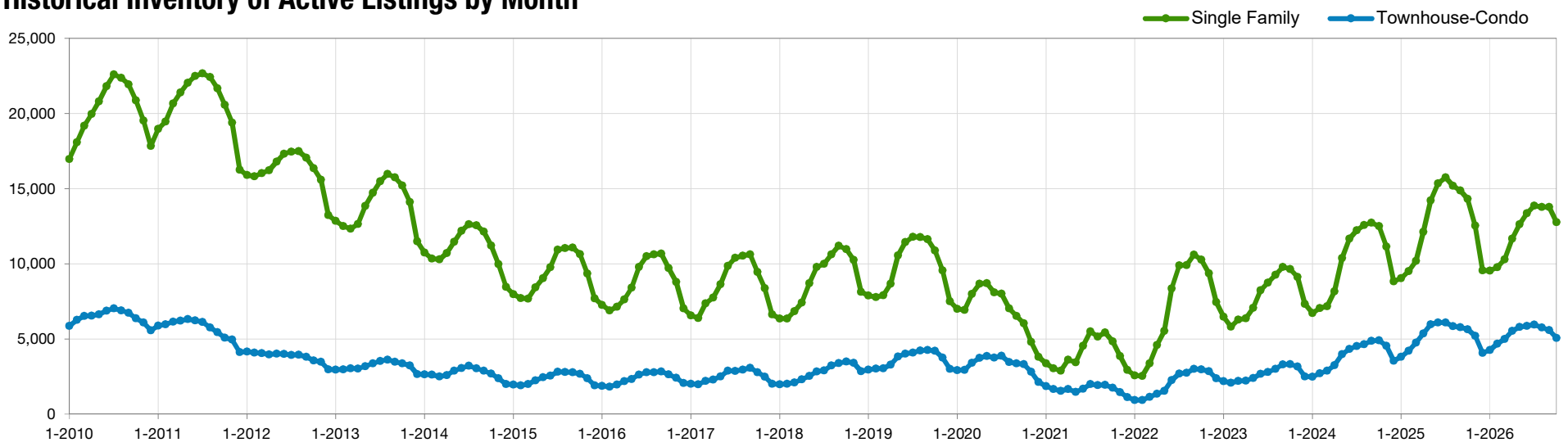
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Active Listings	Single Family	% Change from Prior Year	% Change from Prior Month	Townhouse-Condo	% Change from Prior Year	% Change from Prior Month
Nov-2025	12,542	+12.5%	-12.4%	5,211	+14.8%	-7.7%
Dec-2025	9,558	+8.3%	-23.8%	4,067	+14.8%	-22.0%
Jan-2026	9,545	+5.5%	-0.1%	4,260	+11.9%	+4.7%
Feb-2026	9,770	+2.8%	+2.4%	4,683	+11.2%	+9.9%
Mar-2026	10,302	+1.1%	+5.4%	5,006	+5.4%	+6.9%
Apr-2026	11,673	-3.7%	+13.3%	5,529	+3.2%	+10.4%
May-2026	12,626	-11.2%	+8.2%	5,798	-2.9%	+4.9%
Jun-2026	13,362	-13.0%	+5.8%	5,865	-3.7%	+1.2%
Jul-2026	13,871	-12.0%	+3.8%	5,959	-2.1%	+1.6%
Aug-2026	13,785	-9.3%	-0.6%	5,757	-1.6%	-3.4%
Sep-2026	13,782	-7.3%	-0.0%	5,593	-3.2%	-2.8%
Oct-2026	**12,767**	**-10.8%**	-7.4%	**5,059**	**-10.4%**	-9.5%

Historical Inventory of Active Listings by Month

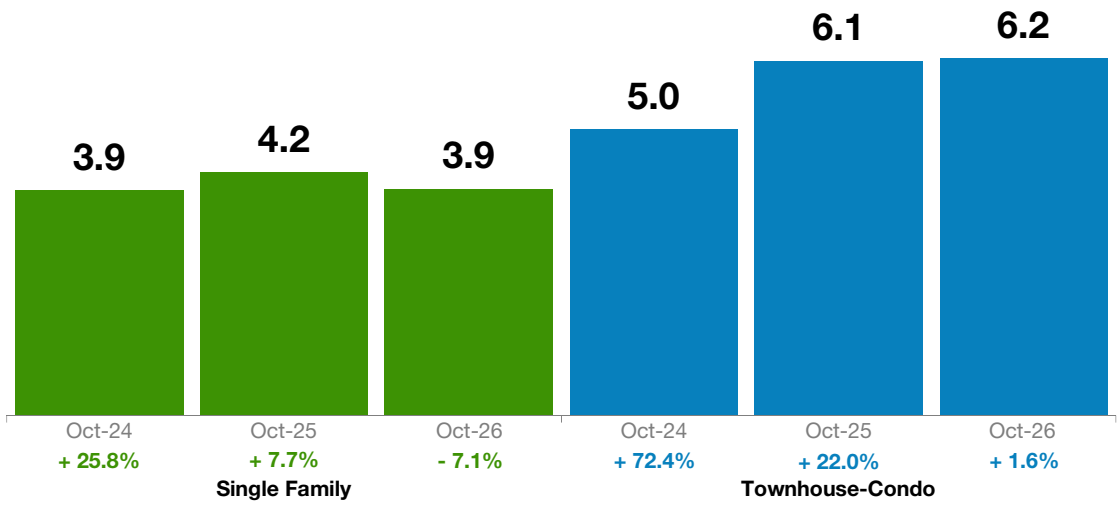


Months Supply of Inventory

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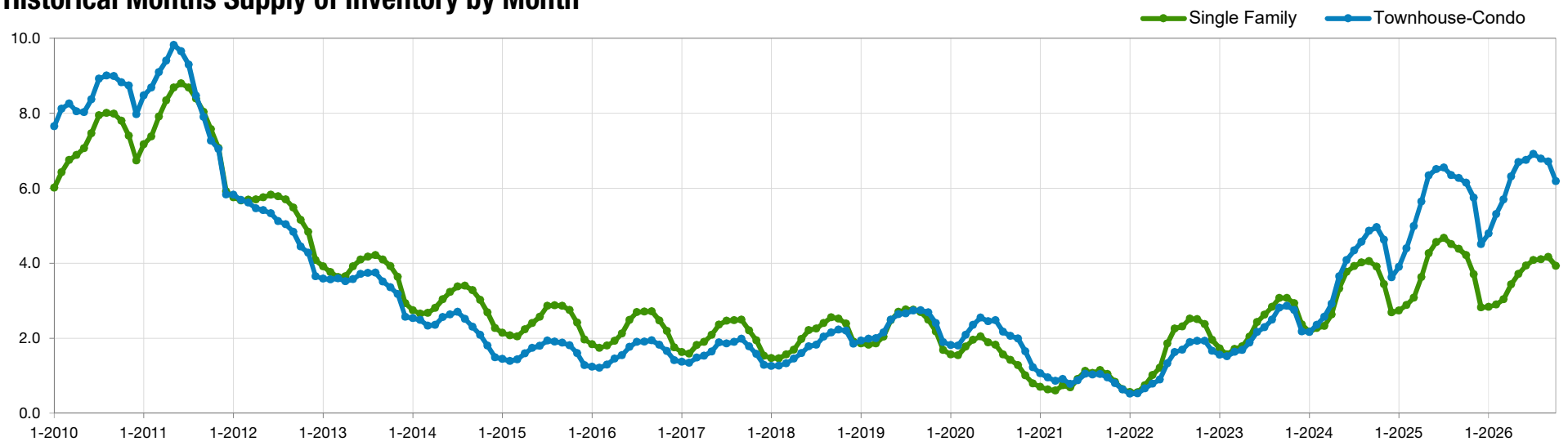
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Months Supply	Single Family	% Change from Prior Year	% Change from Prior Month	Townhouse-Condo	% Change from Prior Year	% Change from Prior Month
Nov-2025	3.7	+8.8%	-12.0%	5.8	+26.1%	-6.5%
Dec-2025	2.8	+3.7%	-24.0%	4.5	+25.0%	-21.6%
Jan-2026	2.8	+3.7%	+0.5%	4.8	+23.1%	+6.3%
Feb-2026	2.9	0.0%	+2.2%	5.3	+20.5%	+10.7%
Mar-2026	3.0	-3.2%	+4.9%	5.7	+14.0%	+7.4%
Apr-2026	3.4	-5.6%	+13.2%	6.3	+12.5%	+10.8%
May-2026	3.7	-14.0%	+8.1%	6.7	+6.3%	+6.1%
Jun-2026	3.9	-15.2%	+5.9%	6.8	+4.6%	+0.9%
Jul-2026	4.1	-12.8%	+3.8%	6.9	+6.2%	+2.3%
Aug-2026	4.1	-8.9%	+0.5%	6.8	+7.9%	-1.8%
Sep-2026	4.2	-4.5%	+1.6%	6.7	+6.3%	-1.2%
Oct-2026	**3.9**	**-7.1%**	-5.7%	**6.2**	**+1.6%**	-7.7%

Historical Months Supply of Inventory by Month

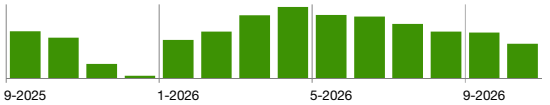
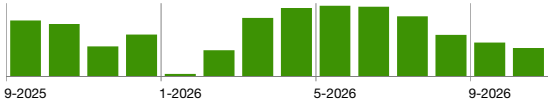
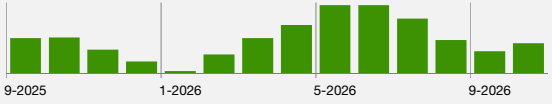
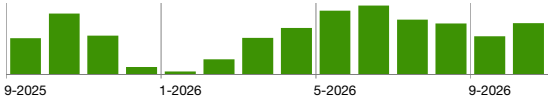
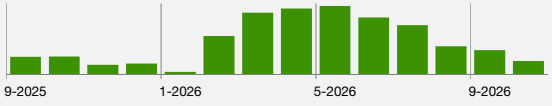
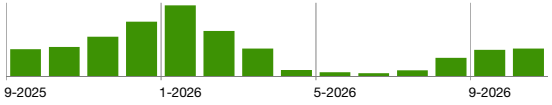
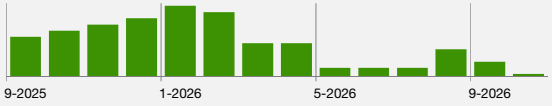
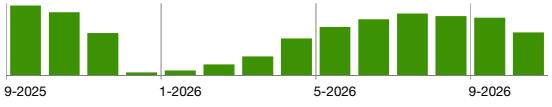
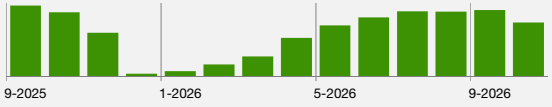


Total Market Overview Report

Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

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Key Metrics	Historical Sparkbars	10-2025	10-2026	Percent Change	YTD-2025	YTD-2026	Percent Change
New Listings		5,647	**5,119**	- 9.4%	69,244	**66,607**	- 3.8%
Pending / Under Contract		4,044	**3,281**	- 18.9%	45,183	**42,262**	- 6.5%
Sold Listings		4,375	**3,473**	- 20.6%	43,993	**41,298**	- 6.1%
Median Sales Price		$575,500	**$571,000**	- 0.8%	$580,000	**$578,000**	- 0.3%
Average Sales Price		$714,243	**$702,891**	- 1.6%	$692,577	**$696,700**	+ 0.6%
Percent of List Price Received		98.2%	**98.1%**	- 0.1%	98.7%	**98.7%**	0.0%
Days on Market Until Sale		57	**56**	- 1.8%	49	**52**	+ 6.1%
Housing Affordability Index		80	**73**	- 8.8%	79	**72**	- 8.9%
Inventory of Active Listings		19,970	**17,840**	- 10.7%	--	**--**	--
Months Supply of Inventory		4.6	**4.4**	- 4.3%	--	**--**	--

Glossary of Terms

A research tool provided by the Colorado Association of REALTORS®

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New Listings
A measure of how much new supply is coming onto the market from sellers.

Pending/Under Contract
A count of all the listings that went into Pending / Under Contract during the reported period. Pending / Under Contract listings are counted at the end of the reported period. Each listing can only be counted one time. If a listing goes into Pending / Under Contract, out of Pending / Under Contract, then back into Pending / Under Contract all in one reported period, this listing would only be counted once. This is the most real-time measure possible for home buyer activity, as it measures signed contracts on sales rather than the actual closed sale. As such, it is called a "leading indicator" of buyer demand.

Sold Listings
A measure of home sales that were closed to completion during the report period.

Median Sales Price
A measure of home values in a market area where 50% of activity was higher and 50% was lower than this price point.

Average Sales Price
A sum of all home sales prices divided by total number of sales.

Percent of List Price Received
A mathematical calculation of the percent difference from last list price and sold price for those listings sold in the reported period.

Days on Market Until Sale
A measure of how long it takes homes to sell, on average.

Housing Affordability Index
A measure of how affordable a region's housing is to its consumers. A higher number means greater affordability. The index is based on interest rates, median sales price and median income by county.

Inventory of Active Listings
A measure of the number of homes available for sale at a given time. The availability of homes for sale has a big effect on supply-demand dynamics and home prices.

Months Supply of Inventory
A measure of how balanced the market is between buyers and sellers. It is expressed as the number of months it would hypothetically take to sell through all the available homes for sale, given current levels of home sales. A balanced market ranges from 4 to 7 months of supply. A buyer's market has a higher number, reflecting fewer buyers relative to homes for sale. A seller's market has a lower number, reflecting more buyers relative to homes for sale.

7-COUNTY METRO AREA

