

Monthly Indicators

Residential real estate activity in Arapahoe, Douglas, Jefferson and Denver Counties, comprised of single-family properties, townhomes and condominiums.



July 2026

Percent changes calculated using year-over-year comparisons and rounded figures.

New Listings were up 4.8 percent for single family homes and 2.3 percent for townhouse-condo properties. Under Contracts decreased 1.1 percent for single family homes and 10.8 percent for townhouse-condo properties.

The Median Sales Price was up 1.8 percent to \$699,000 for single family homes but decreased 1.3 percent to \$380,000 for townhouse-condo properties. Days on Market decreased 2.9 percent for single family homes but increased 14.5 percent for townhouse-condo properties.

Nationally, the median existing-home price hit a new record of \$440,600, a 1.8% increase from a year earlier, NAR reported. Home prices have now increased on an annual basis for 36 consecutive months, reflecting continued demand despite inventory remaining below historically balanced levels. Heading into July, there were 1.56 million properties for sale, down 0.6% month-over-month but up 1.3% from the same period last year, representing a 4.6-month supply at the current sales pace. Homes spent a median of 28 days on the market, with first-time homebuyers accounting for 33% of home purchases.

Activity Snapshot

- 15.9% **- 3.1%** **+ 3.8%**

One-Year Change in Active Listings All Properties	One-Year Change in Sold Listings All Properties	One-Year Change in Median Sales Price All Properties
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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.



Key Metrics	Historical Sparkbars	7-2025	7-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
Active Listings		7,677	6,056	- 21.1%	--	--	--
Under Contract		2,005	1,982	- 1.1%	14,714	14,925	+ 1.4%
New Listings		2,807	2,942	+ 4.8%	21,887	21,060	- 3.8%
Sold Listings		2,169	2,158	- 0.5%	13,917	14,066	+ 1.1%
Days on Market		35	34	- 2.9%	39	40	+ 2.6%
Median Sales Price		\$686,500	\$699,000	+ 1.8%	\$693,713	\$690,000	- 0.5%
Avg. Sales Price		\$822,137	\$859,382	+ 4.5%	\$835,287	\$841,686	+ 0.8%
Pct. of List Price Received		98.7%	99.1%	+ 0.4%	99.2%	99.2%	0.0%
Affordability Index		71	70	- 1.4%	70	71	+ 1.4%

Townhouse-Condo Market Overview

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

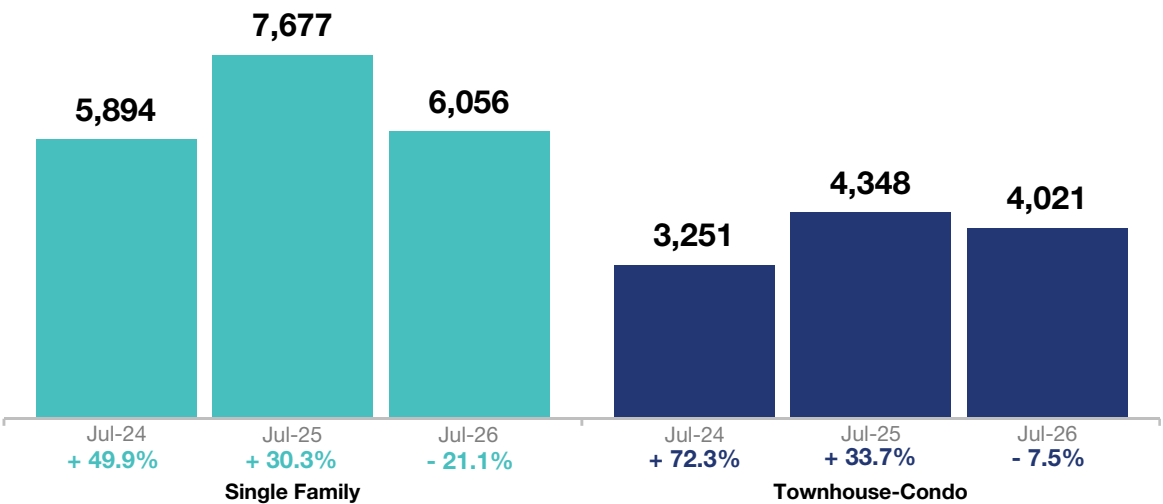


Key Metrics	Historical Sparkbars	7-2025	7-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
Active Listings		4,348	4,021	- 7.5%	--	--	--
Under Contract		706	630	- 10.8%	5,139	4,725	- 8.1%
New Listings		1,243	1,272	+ 2.3%	9,554	9,269	- 3.0%
Sold Listings		763	677	- 11.3%	4,915	4,448	- 9.5%
Days on Market		55	63	+ 14.5%	53	61	+ 15.1%
Median Sales Price		\$385,000	\$380,000	- 1.3%	\$392,000	\$387,010	- 1.3%
Avg. Sales Price		\$424,226	\$441,282	+ 4.0%	\$439,618	\$439,755	+ 0.0%
Pct. of List Price Received		98.2%	98.6%	+ 0.4%	98.6%	98.4%	- 0.2%
Affordability Index		126	129	+ 2.4%	124	126	+ 1.6%

Inventory of Active Listings

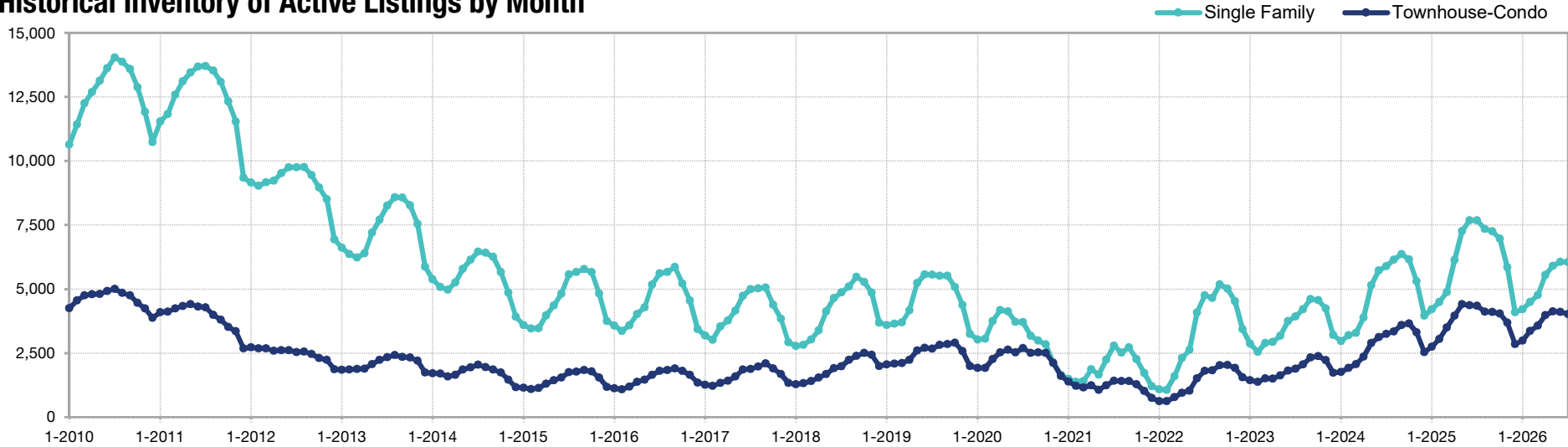


July

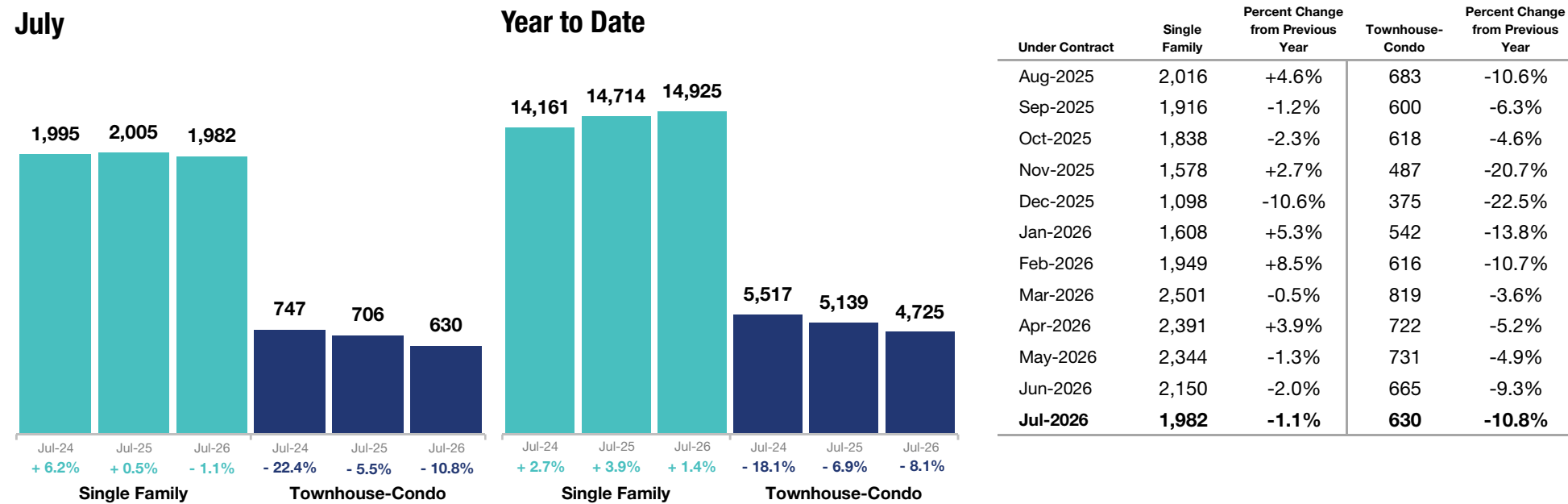


Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Aug-2025	7,345	+19.5%	4,117	+23.3%
Sep-2025	7,256	+14.1%	4,108	+14.1%
Oct-2025	6,973	+13.3%	4,039	+10.5%
Nov-2025	5,851	+10.2%	3,690	+11.5%
Dec-2025	4,095	+3.5%	2,849	+12.4%
Jan-2026	4,215	+0.2%	2,992	+8.8%
Feb-2026	4,493	-0.1%	3,363	+10.2%
Mar-2026	4,769	-2.4%	3,570	+1.9%
Apr-2026	5,549	-9.6%	3,981	+0.5%
May-2026	5,905	-18.7%	4,129	-6.3%
Jun-2026	6,058	-21.2%	4,105	-6.1%
Jul-2026	6,056	-21.1%	4,021	-7.5%

Historical Inventory of Active Listings by Month

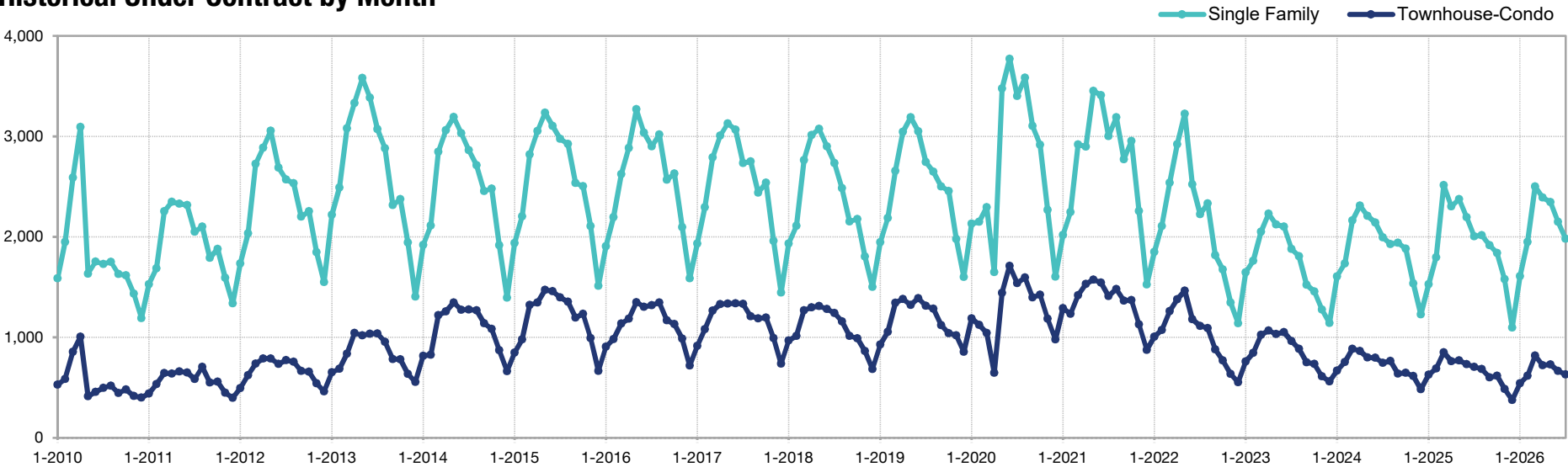


Under Contract



Under Contract	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Aug-2025	2,016	+4.6%	683	-10.6%
Sep-2025	1,916	-1.2%	600	-6.3%
Oct-2025	1,838	-2.3%	618	-4.6%
Nov-2025	1,578	+2.7%	487	-20.7%
Dec-2025	1,098	-10.6%	375	-22.5%
Jan-2026	1,608	+5.3%	542	-13.8%
Feb-2026	1,949	+8.5%	616	-10.7%
Mar-2026	2,501	-0.5%	819	-3.6%
Apr-2026	2,391	+3.9%	722	-5.2%
May-2026	2,344	-1.3%	731	-4.9%
Jun-2026	2,150	-2.0%	665	-9.3%
Jul-2026	1,982	-1.1%	630	-10.8%

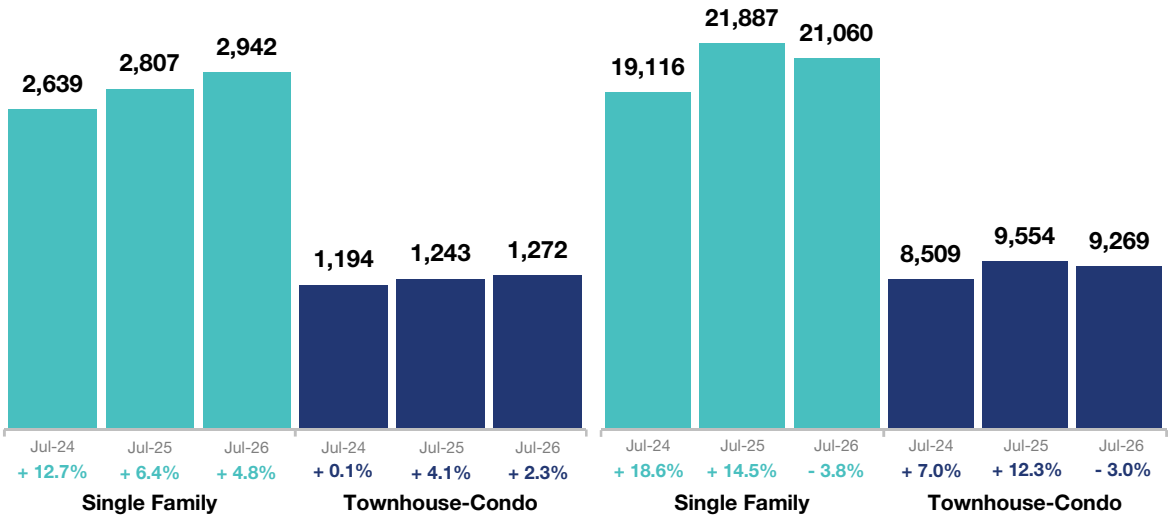
Historical Under Contract by Month



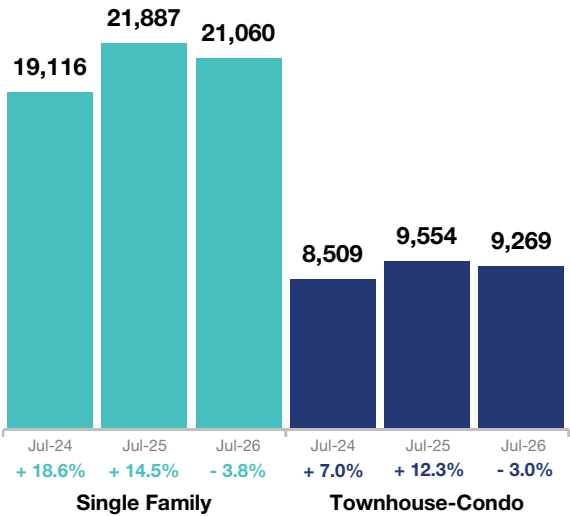
New Listings



July

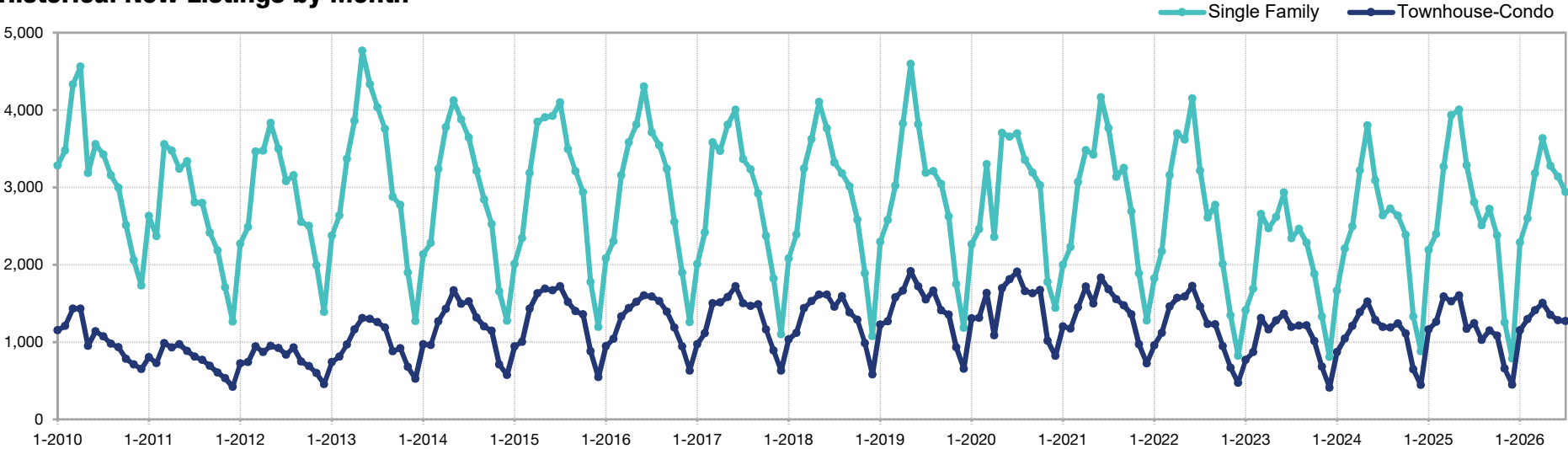


Year to Date



New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Aug-2025	2,509	-7.9%	1,026	-13.6%
Sep-2025	2,720	+3.3%	1,148	-7.5%
Oct-2025	2,378	-0.4%	1,083	-2.6%
Nov-2025	1,253	-5.7%	659	+1.7%
Dec-2025	787	-10.8%	450	+0.7%
Jan-2026	2,288	+4.4%	1,154	-0.9%
Feb-2026	2,598	+8.3%	1,295	+2.6%
Mar-2026	3,182	-2.6%	1,409	-11.2%
Apr-2026	3,634	-7.6%	1,505	-1.4%
May-2026	3,278	-18.1%	1,352	-15.6%
Jun-2026	3,138	-4.5%	1,282	+9.7%
Jul-2026	2,942	+4.8%	1,272	+2.3%

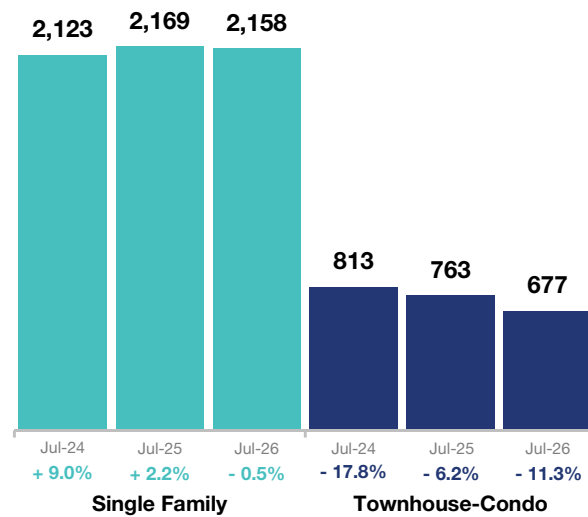
Historical New Listings by Month



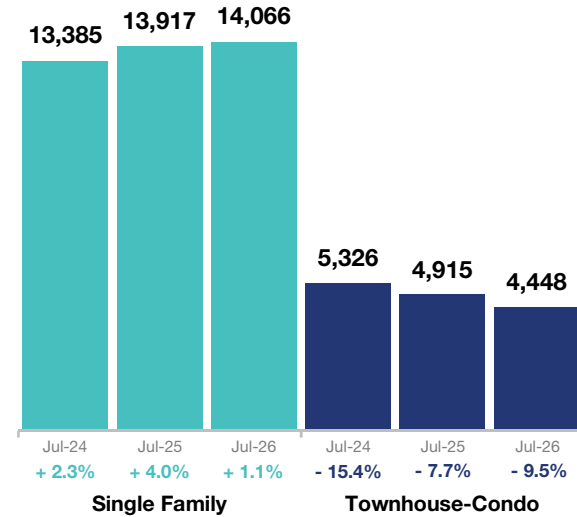
Sold Listings



July

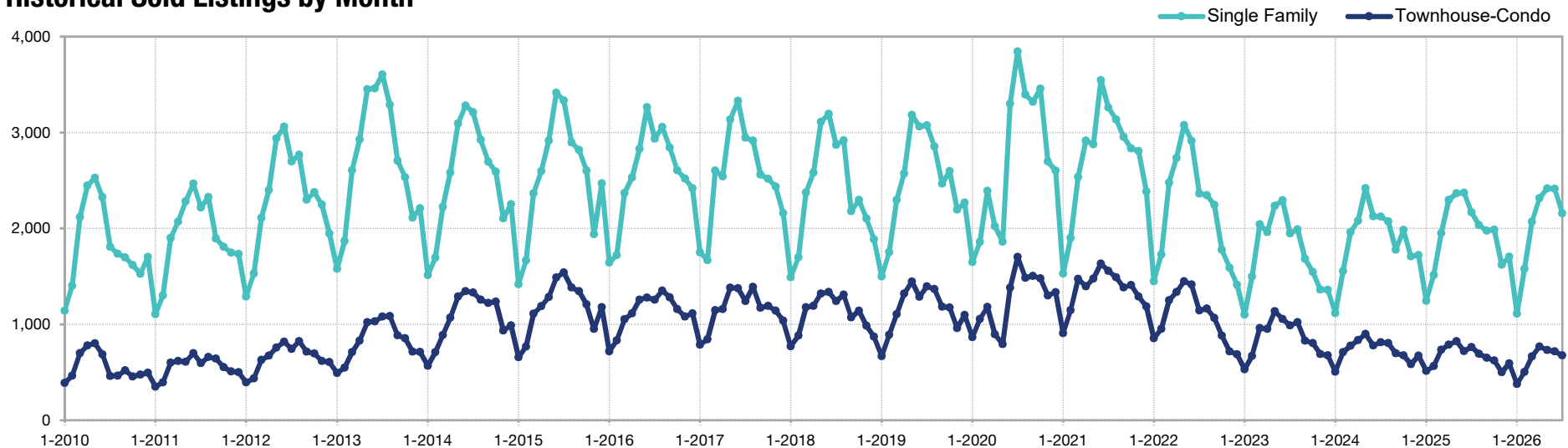


Year to Date



Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Aug-2025	2,035	-1.8%	695	-13.7%
Sep-2025	1,975	+11.1%	652	-6.7%
Oct-2025	1,986	+0.1%	623	-7.8%
Nov-2025	1,622	-5.1%	501	-14.2%
Dec-2025	1,705	-1.0%	594	-12.0%
Jan-2026	1,111	-10.8%	379	-26.3%
Feb-2026	1,580	+4.4%	505	-10.8%
Mar-2026	2,072	+6.1%	667	-9.4%
Apr-2026	2,315	+0.8%	768	-2.7%
May-2026	2,417	+2.1%	734	-11.1%
Jun-2026	2,413	+1.7%	718	-0.4%
Jul-2026	2,158	-0.5%	677	-11.3%

Historical Sold Listings by Month

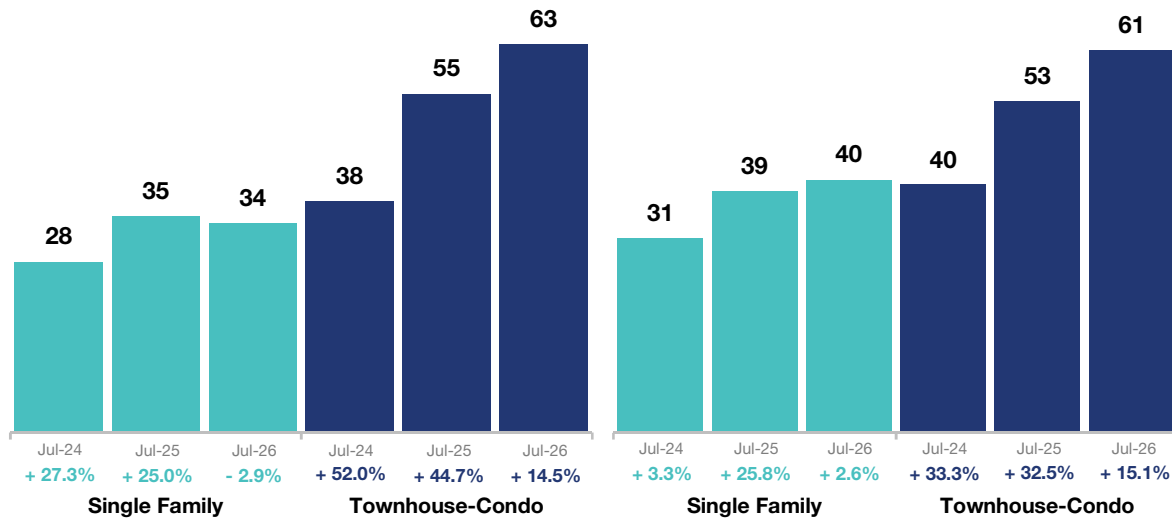


Days on Market Until Sale



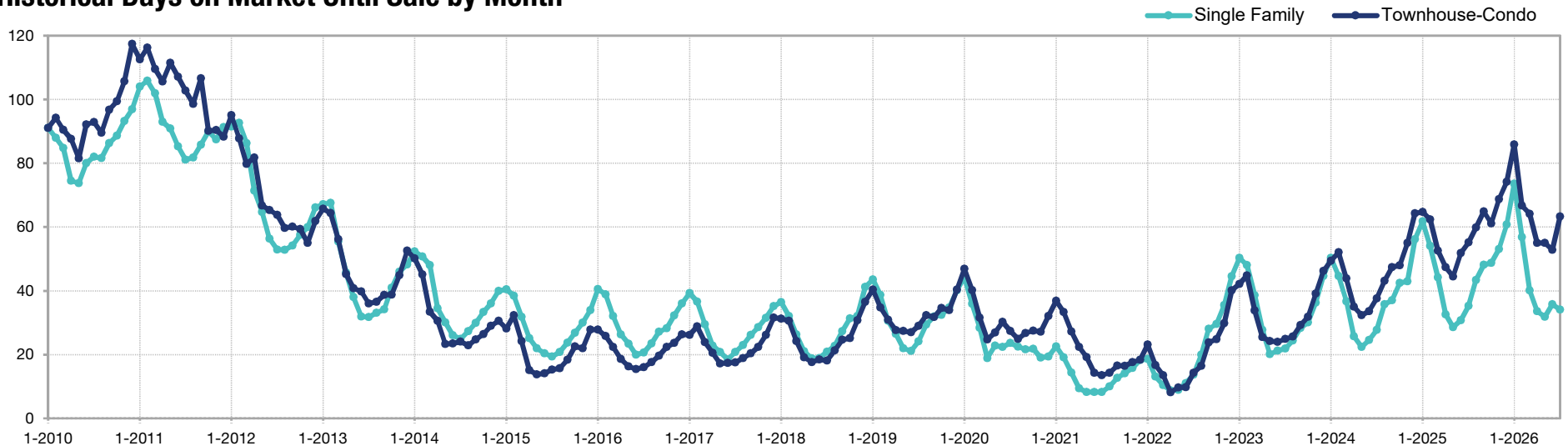
July

Year to Date

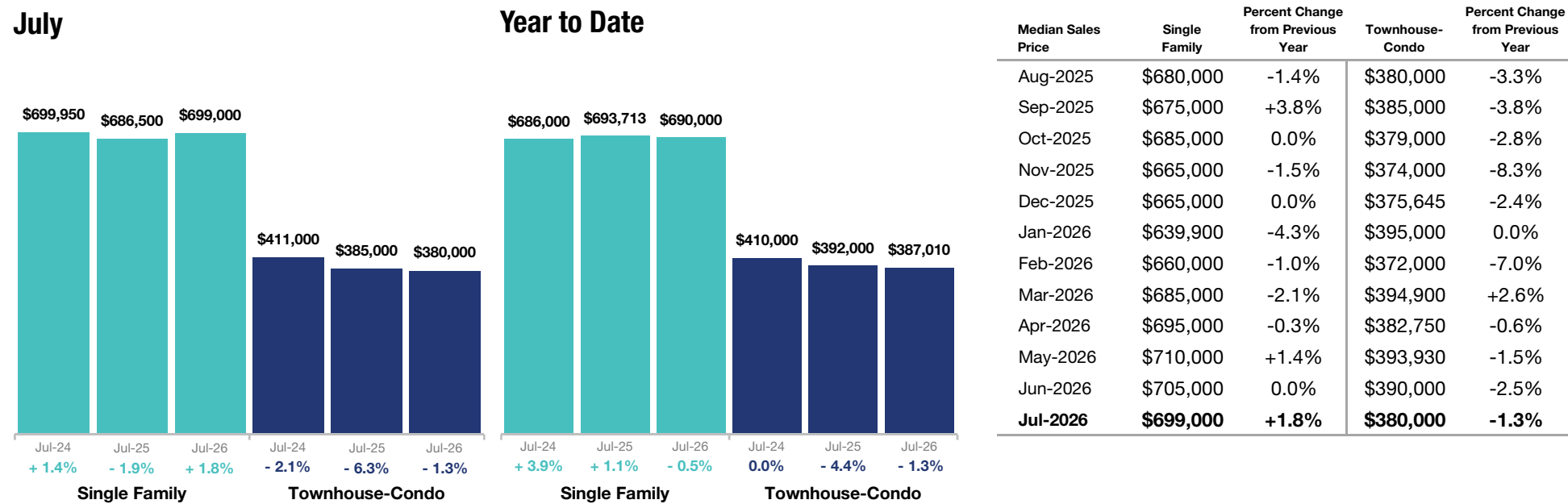


Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Aug-2025	43	+19.4%	60	+39.5%
Sep-2025	48	+29.7%	65	+38.3%
Oct-2025	49	+16.7%	61	+27.1%
Nov-2025	53	+23.3%	69	+25.5%
Dec-2025	61	+8.9%	74	+15.6%
Jan-2026	74	+19.4%	86	+32.3%
Feb-2026	57	+5.6%	67	+8.1%
Mar-2026	40	-9.1%	64	+20.8%
Apr-2026	34	+3.0%	55	+17.0%
May-2026	32	+10.3%	55	+25.0%
Jun-2026	36	+16.1%	53	+1.9%
Jul-2026	34	-2.9%	63	+14.5%

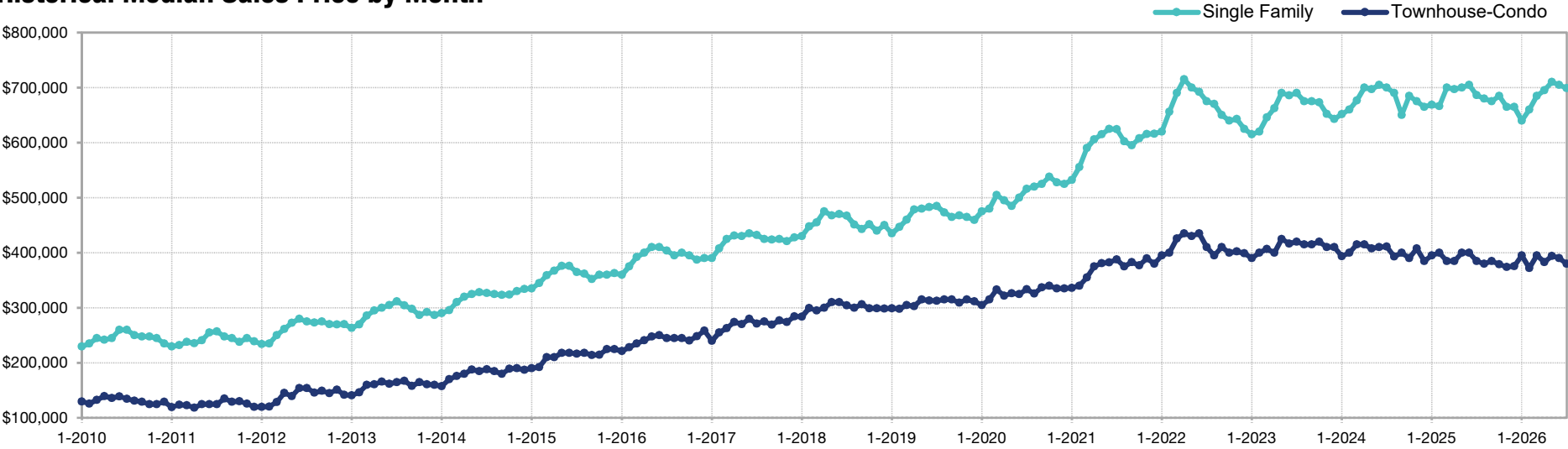
Historical Days on Market Until Sale by Month



Median Sales Price



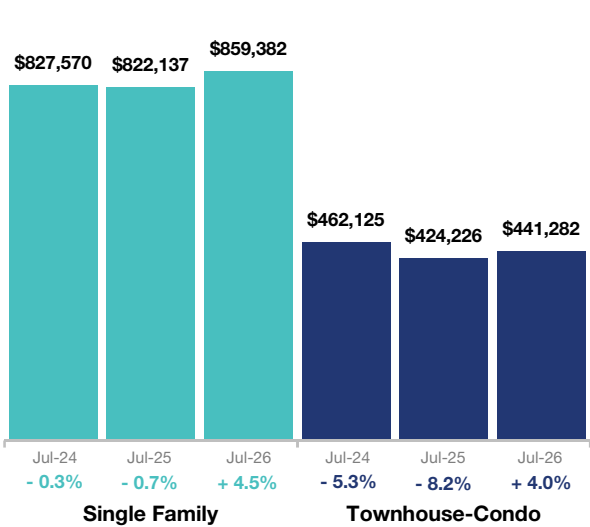
Historical Median Sales Price by Month



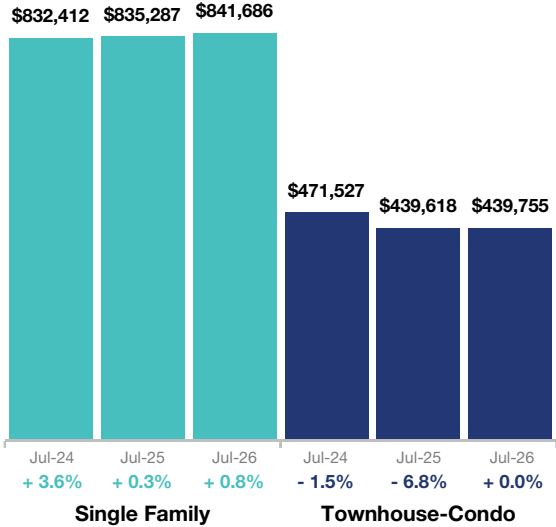
Average Sales Price



July

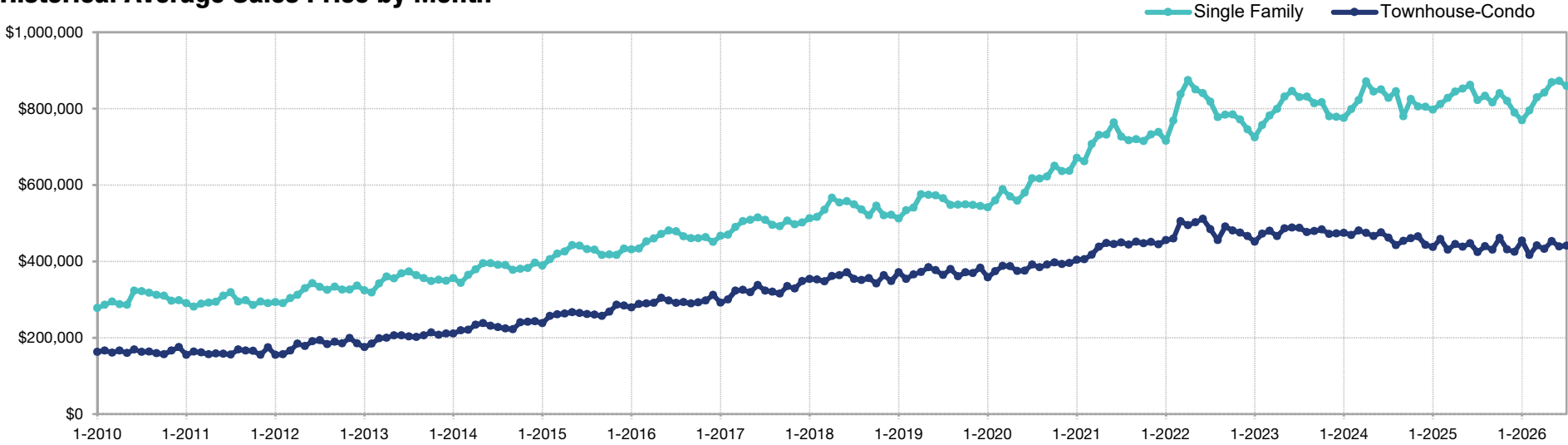


Year to Date

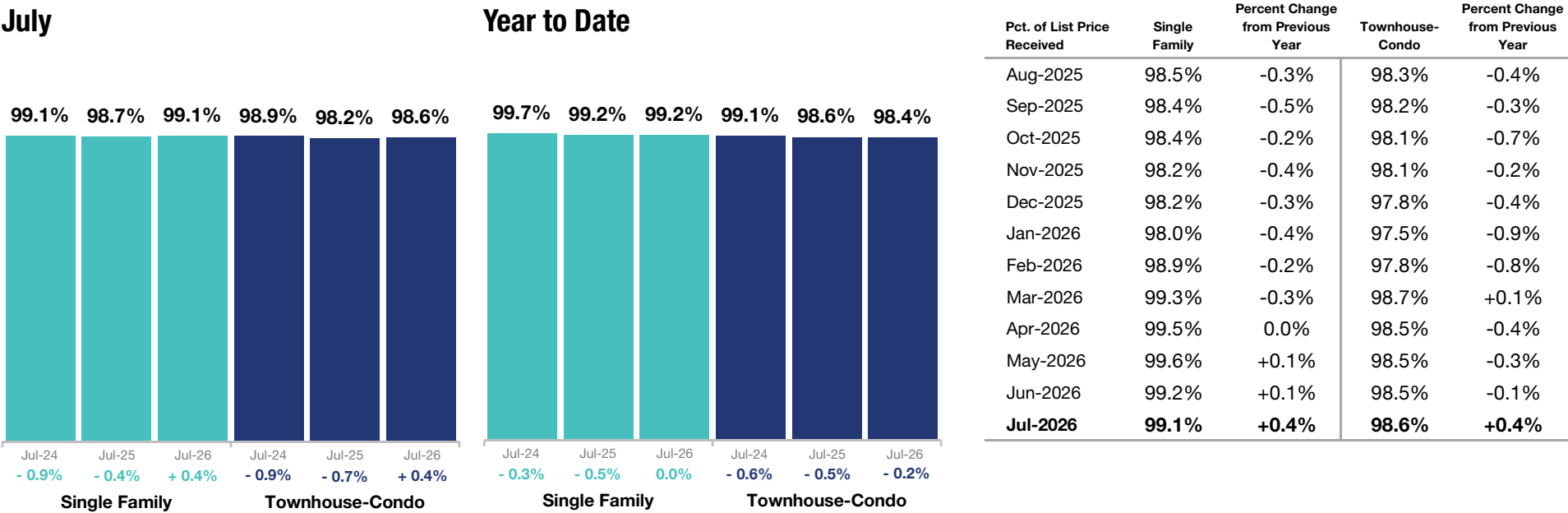


Avg. Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Aug-2025	\$833,768	-1.4%	\$439,365	-0.8%
Sep-2025	\$815,779	+4.6%	\$430,695	-5.1%
Oct-2025	\$840,653	+1.9%	\$461,518	+0.2%
Nov-2025	\$820,314	+1.8%	\$430,997	-7.4%
Dec-2025	\$789,448	-1.9%	\$425,347	-4.1%
Jan-2026	\$769,512	-3.5%	\$454,390	+3.9%
Feb-2026	\$795,303	-2.1%	\$416,978	-9.0%
Mar-2026	\$829,344	+0.2%	\$441,509	+2.5%
Apr-2026	\$841,863	-0.3%	\$432,539	-2.8%
May-2026	\$868,902	+1.9%	\$453,173	+3.4%
Jun-2026	\$872,626	+1.2%	\$438,983	-1.9%
Jul-2026	\$859,382	+4.5%	\$441,282	+4.0%

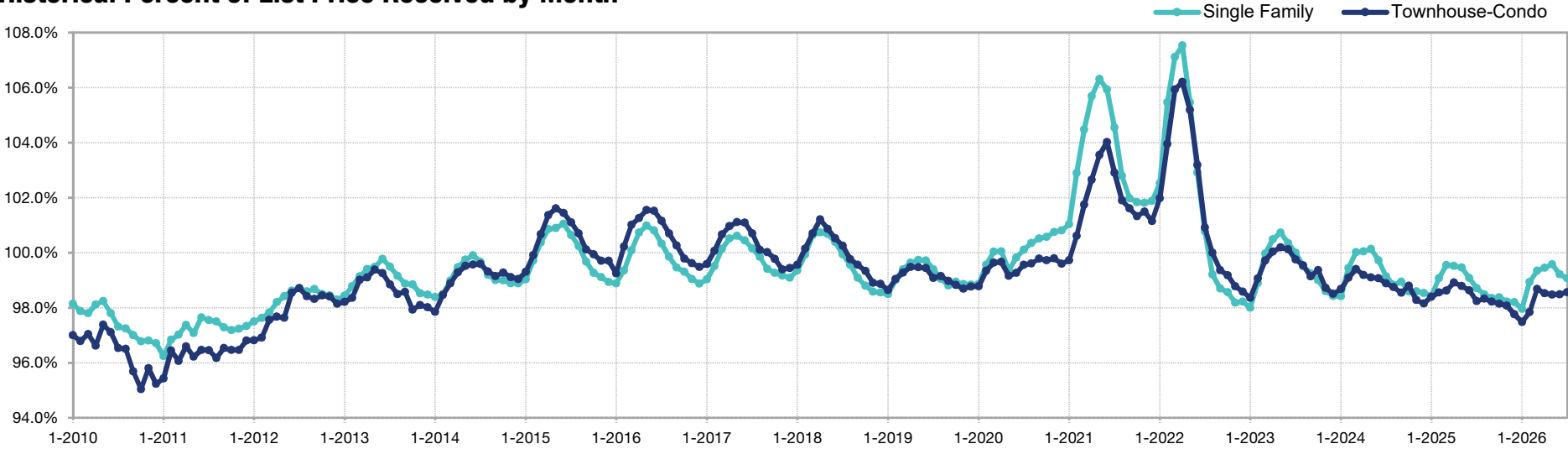
Historical Average Sales Price by Month



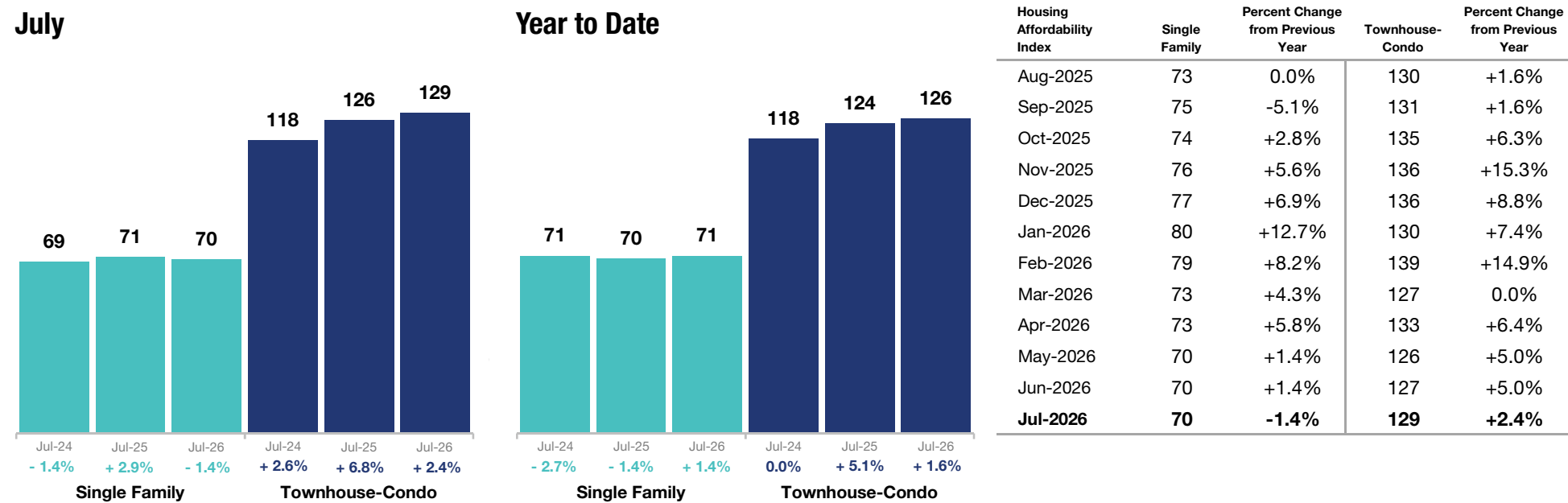
Percent of List Price Received



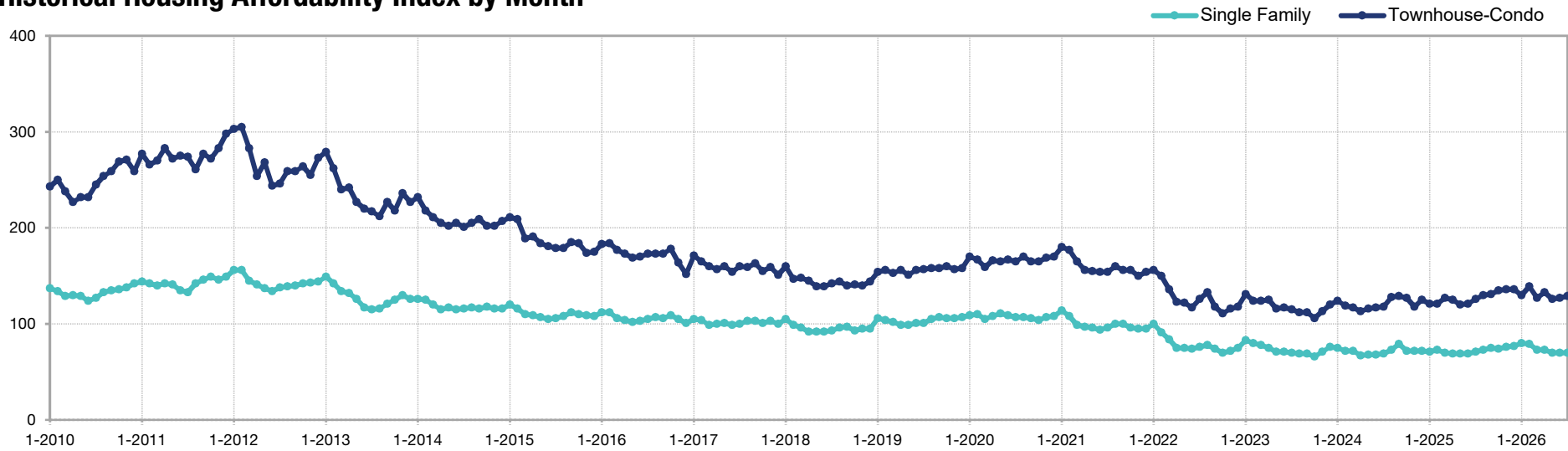
Historical Percent of List Price Received by Month



Housing Affordability Index



Historical Housing Affordability Index by Month



Total Market Overview

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



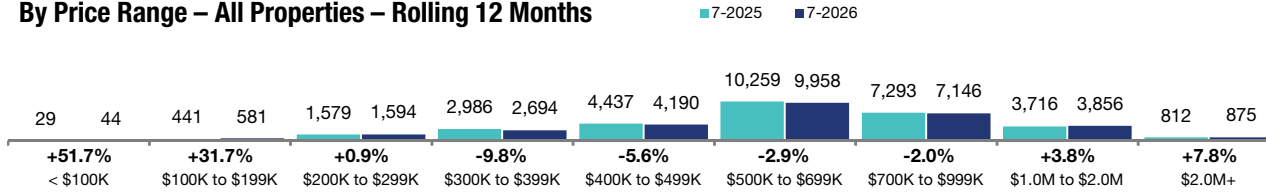
Key Metrics	Historical Sparkbars	7-2025	7-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
Active Listings		12,032	10,122	- 15.9%	--	--	--
Under Contract		2,711	2,615	- 3.5%	19,865	19,686	- 0.9%
New Listings		4,052	4,231	+ 4.4%	31,466	30,441	- 3.3%
Sold Listings		2,932	2,842	- 3.1%	18,844	18,549	- 1.6%
Days on Market		40	41	+ 2.5%	42	46	+ 9.5%
Median Sales Price		\$612,000	\$635,000	+ 3.8%	\$620,000	\$625,000	+ 0.8%
Avg. Sales Price		\$718,552	\$759,309	+ 5.7%	\$732,320	\$744,685	+ 1.7%
Pct. of List Price Received		98.6%	98.9%	+ 0.3%	99.0%	99.0%	0.0%
Affordability Index		79	77	- 2.5%	78	78	0.0%

Sold Listings

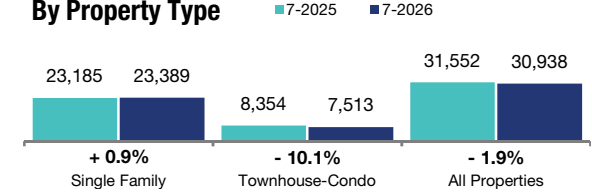
Actual sales that have closed in a given month.



By Price Range – All Properties – Rolling 12 Months



By Property Type



Rolling 12 Months

By Price Range	Single Family			Townhouse-Condo		
	7-2025	7-2026	Change	7-2025	7-2026	Change
\$99,999 and Below	1	0	-100.0%	28	43	+53.6%
\$100,000 to \$199,999	15	15	0.0%	425	564	+32.7%
\$200,000 to \$299,999	76	119	+56.6%	1,502	1,466	-2.4%
\$300,000 to \$399,999	623	713	+14.4%	2,362	1,974	-16.4%
\$400,000 to \$499,999	2,690	2,738	+1.8%	1,743	1,448	-16.9%
\$500,000 to \$699,999	8,683	8,630	-0.6%	1,574	1,325	-15.8%
\$700,000 to \$999,999	6,784	6,684	-1.5%	508	457	-10.0%
\$1,000,000 to \$1,999,999	3,540	3,646	+3.0%	175	205	+17.1%
\$2,000,000 and Above	773	844	+9.2%	37	31	-16.2%
All Price Ranges	23,185	23,389	+0.9%	8,354	7,513	-10.1%

Compared to Prior Month

Single Family			Townhouse-Condo		
6-2026	7-2026	Change	6-2026	7-2026	Change
0	0	--	5	2	-60.0%
0	1	--	40	64	+60.0%
12	12	0.0%	153	145	-5.2%
63	71	+12.7%	179	156	-12.8%
256	216	-15.6%	144	130	-9.7%
847	784	-7.4%	128	109	-14.8%
717	619	-13.7%	50	44	-12.0%
418	360	-13.9%	16	24	+50.0%
100	95	-5.0%	3	3	0.0%
2,413	2,158	-10.6%	718	677	-5.7%

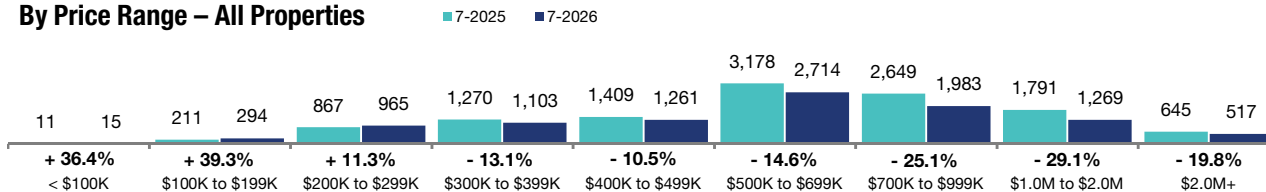
Year to Date

Single Family			Townhouse-Condo		
7-2025	7-2026	Change	7-2025	7-2026	Change
1	0	-100.0%	19	28	+47.4%
7	11	+57.1%	275	332	+20.7%
48	75	+56.3%	873	852	-2.4%
355	413	+16.3%	1,389	1,141	-17.9%
1,602	1,618	+1.0%	1,011	877	-13.3%
5,089	5,102	+0.3%	942	801	-15.0%
4,146	4,059	-2.1%	295	279	-5.4%
2,184	2,257	+3.3%	94	122	+29.8%
485	531	+9.5%	17	16	-5.9%
13,917	14,066	+1.1%	4,915	4,448	-9.5%

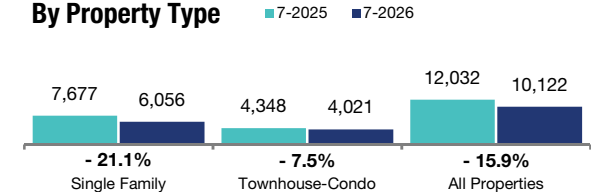
Inventory of Active Listings

A measure of the number of homes available for sale at a given time.

By Price Range – All Properties



By Property Type



Year over Year

By Price Range	Single Family			Townhouse-Condo		
	7-2025	7-2026	Change	7-2025	7-2026	Change
\$99,999 and Below	0	2	--	11	12	+9.1%
\$100,000 to \$199,999	5	2	-60.0%	206	288	+39.8%
\$200,000 to \$299,999	13	21	+61.5%	854	935	+9.5%
\$300,000 to \$399,999	106	103	-2.8%	1,163	991	-14.8%
\$400,000 to \$499,999	613	584	-4.7%	794	669	-15.7%
\$500,000 to \$699,999	2,341	1,993	-14.9%	834	715	-14.3%
\$700,000 to \$999,999	2,339	1,719	-26.5%	309	260	-15.9%
\$1,000,000 to \$1,999,999	1,656	1,144	-30.9%	135	122	-9.6%
\$2,000,000 and Above	603	487	-19.2%	42	29	-31.0%
All Price Ranges	7,677	6,056	-21.1%	4,348	4,021	-7.5%

Compared to Prior Month

Single Family			Townhouse-Condo		
6-2026	7-2026	Change	6-2026	7-2026	Change
2	2	0.0%	8	12	+50.0%
4	2	-50.0%	302	288	-4.6%
18	21	+16.7%	961	935	-2.7%
114	103	-9.6%	1,002	991	-1.1%
559	584	+4.5%	662	669	+1.1%
1,910	1,993	+4.3%	751	715	-4.8%
1,747	1,719	-1.6%	255	260	+2.0%
1,199	1,144	-4.6%	126	122	-3.2%
504	487	-3.4%	38	29	-23.7%
6,058	6,056	-0.0%	4,105	4,021	-2.0%

Year to Date

Single Family	Townhouse-Condo
There are no year-to-date figures for inventory because it is simply a snapshot frozen in time at the end of each month. It does not add up over a period of months.	

Glossary of Terms

A research tool provided by the Colorado Association of REALTORS®



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.
Under Contract	A count of the properties that have offers accepted on them in a given month.
New Listings	A measure of how much new supply is coming onto the market from sellers.
Sold Listings	A measure of home sales that were closed to completion during the report period.
Days on Market Until Sale	A measure of how long it takes homes to sell, on average.
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.
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.

Local Market Update for July 2026

A Research Tool Provided by the Colorado Association of REALTORS®



Arapahoe County

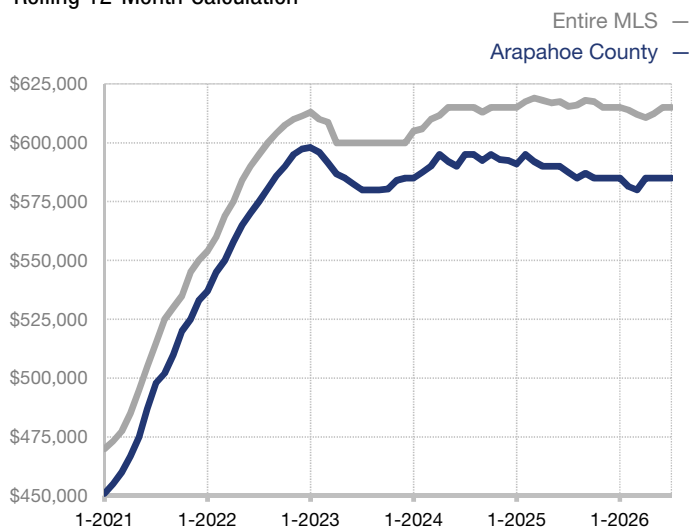
Single Family	July			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 07-2026	Percent Change from Previous Year
Inventory of Active Listings	1,773	1,391	- 21.5%	--	--	--
Under Contract	497	501	+ 0.8%	3,676	3,690	+ 0.4%
New Listings	708	728	+ 2.8%	5,217	4,991	- 4.3%
Sold Listings	564	529	- 6.2%	3,468	3,497	+ 0.8%
Days on Market Until Sale	33	31	- 6.1%	38	38	0.0%
Median Sales Price*	\$591,000	\$605,000	+ 2.4%	\$590,000	\$595,000	+ 0.8%
Average Sales Price*	\$751,991	\$743,183	- 1.2%	\$747,304	\$740,769	- 0.9%
Percent of List Price Received*	98.9%	99.2%	+ 0.3%	99.3%	99.4%	+ 0.1%

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

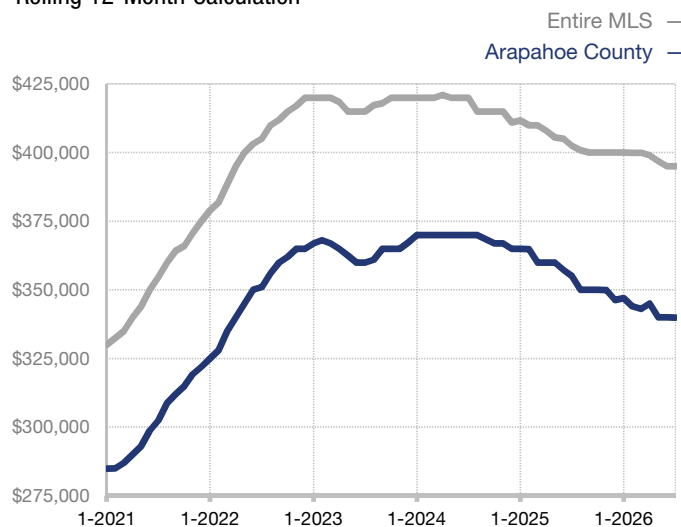
Townhouse/Condo	July			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 07-2026	Percent Change from Previous Year
Inventory of Active Listings	1,257	1,063	- 15.4%	--	--	--
Under Contract	203	202	- 0.5%	1,583	1,411	- 10.9%
New Listings	383	358	- 6.5%	2,765	2,556	- 7.6%
Sold Listings	223	219	- 1.8%	1,518	1,327	- 12.6%
Days on Market Until Sale	52	60	+ 15.4%	52	60	+ 15.4%
Median Sales Price*	\$344,000	\$340,000	- 1.2%	\$350,000	\$342,000	- 2.3%
Average Sales Price*	\$362,521	\$364,661	+ 0.6%	\$368,030	\$365,056	- 0.8%
Percent of List Price Received*	98.1%	98.8%	+ 0.7%	98.6%	98.3%	- 0.3%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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



Local Market Update for July 2026

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Arvada

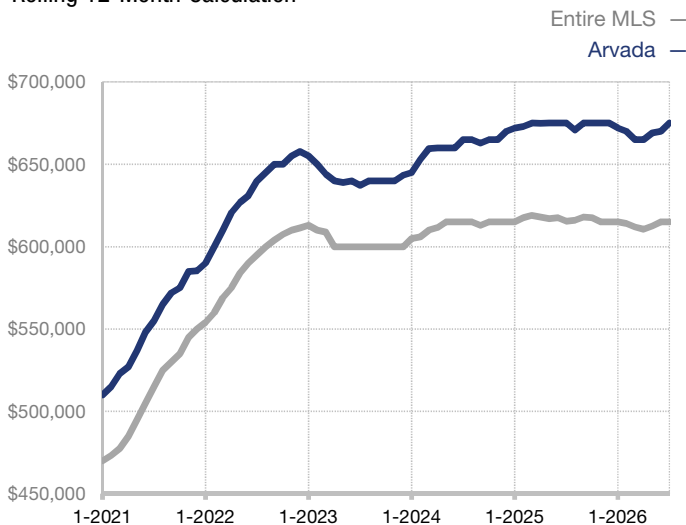
Single Family	July			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 07-2026	Percent Change from Previous Year
Inventory of Active Listings	456	346	- 24.1%	--	--	--
Under Contract	124	139	+ 12.1%	930	1,036	+ 11.4%
New Listings	210	202	- 3.8%	1,382	1,391	+ 0.7%
Sold Listings	122	138	+ 13.1%	889	980	+ 10.2%
Days on Market Until Sale	33	33	0.0%	31	35	+ 12.9%
Median Sales Price*	\$643,500	\$699,445	+ 8.7%	\$689,999	\$681,995	- 1.2%
Average Sales Price*	\$725,488	\$735,152	+ 1.3%	\$740,514	\$732,181	- 1.1%
Percent of List Price Received*	99.2%	99.7%	+ 0.5%	99.9%	99.8%	- 0.1%

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

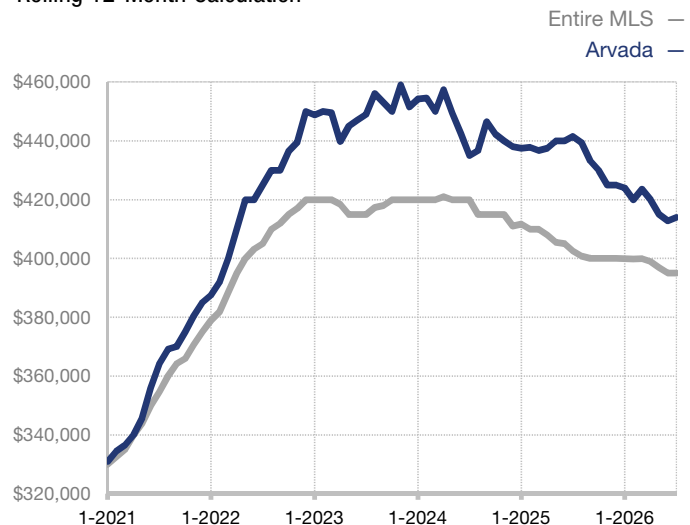
Townhouse/Condo	July			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 07-2026	Percent Change from Previous Year
Inventory of Active Listings	170	162	- 4.7%	--	--	--
Under Contract	38	43	+ 13.2%	271	247	- 8.9%
New Listings	57	60	+ 5.3%	454	411	- 9.5%
Sold Listings	42	28	- 33.3%	251	225	- 10.4%
Days on Market Until Sale	57	59	+ 3.5%	50	66	+ 32.0%
Median Sales Price*	\$412,125	\$422,500	+ 2.5%	\$439,950	\$420,000	- 4.5%
Average Sales Price*	\$417,029	\$424,013	+ 1.7%	\$437,992	\$428,402	- 2.2%
Percent of List Price Received*	98.3%	98.2%	- 0.1%	98.9%	98.9%	0.0%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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



Local Market Update for July 2026

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Aurora

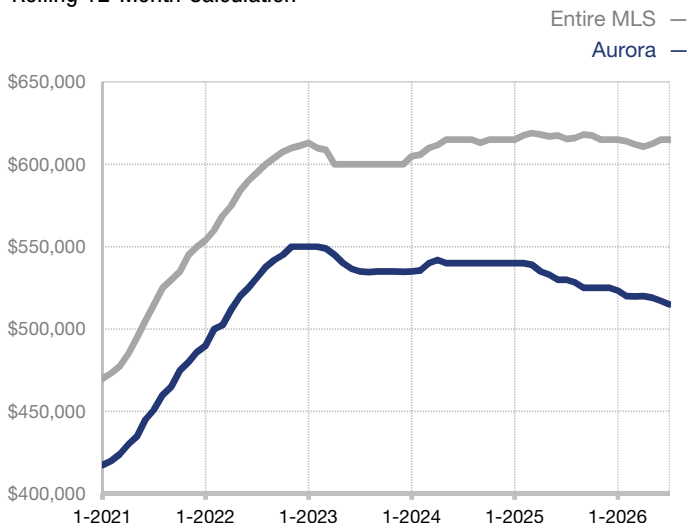
Single Family	July			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 07-2026	Percent Change from Previous Year
Inventory of Active Listings	1,394	1,048	- 24.8%	--	--	--
Under Contract	337	361	+ 7.1%	2,649	2,538	- 4.2%
New Listings	516	535	+ 3.7%	3,669	3,327	- 9.3%
Sold Listings	362	336	- 7.2%	2,516	2,384	- 5.2%
Days on Market Until Sale	41	37	- 9.8%	47	49	+ 4.3%
Median Sales Price*	\$530,000	\$520,000	- 1.9%	\$525,000	\$514,000	- 2.1%
Average Sales Price*	\$566,757	\$554,470	- 2.2%	\$569,453	\$554,803	- 2.6%
Percent of List Price Received*	99.5%	99.6%	+ 0.1%	99.4%	99.5%	+ 0.1%

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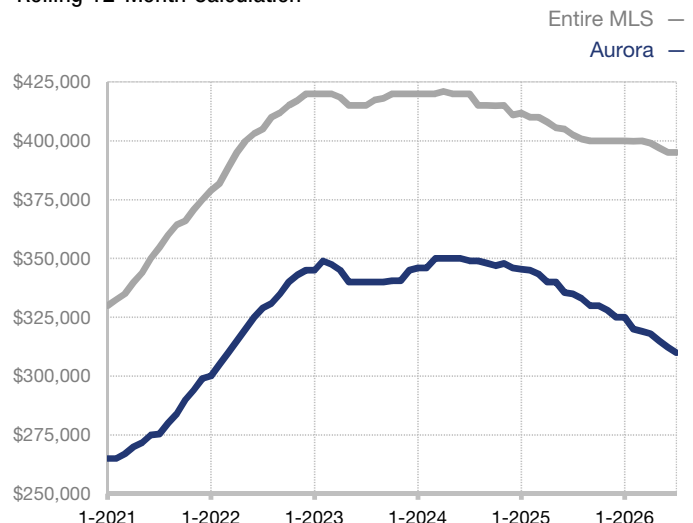
Townhouse/Condo	July			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 07-2026	Percent Change from Previous Year
Inventory of Active Listings	898	732	- 18.5%	--	--	--
Under Contract	149	135	- 9.4%	1,105	923	- 16.5%
New Listings	252	224	- 11.1%	1,946	1,719	- 11.7%
Sold Listings	154	145	- 5.8%	1,053	863	- 18.0%
Days on Market Until Sale	52	62	+ 19.2%	55	64	+ 16.4%
Median Sales Price*	\$332,400	\$308,000	- 7.3%	\$332,000	\$307,500	- 7.4%
Average Sales Price*	\$337,099	\$319,734	- 5.2%	\$337,608	\$315,080	- 6.7%
Percent of List Price Received*	98.5%	98.9%	+ 0.4%	98.8%	98.4%	- 0.4%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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



Local Market Update for July 2026

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Castle Pines

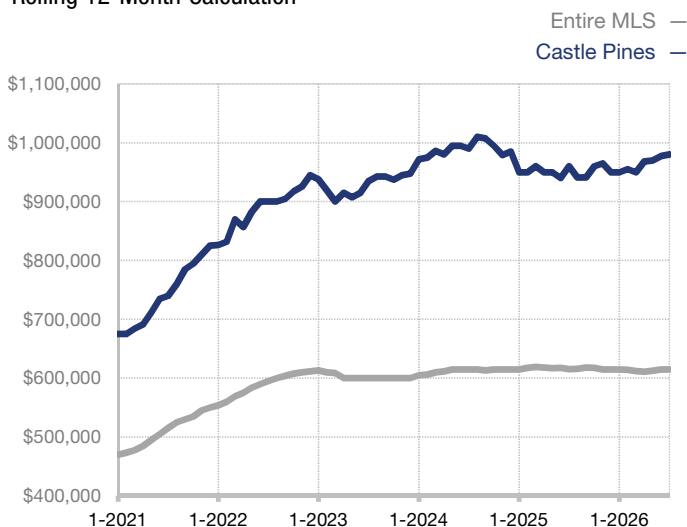
Single Family	July			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 07-2026	Percent Change from Previous Year
Inventory of Active Listings	102	60	- 41.2%	--	--	--
Under Contract	23	20	- 13.0%	161	162	+ 0.6%
New Listings	32	8	- 75.0%	274	210	- 23.4%
Sold Listings	27	23	- 14.8%	155	153	- 1.3%
Days on Market Until Sale	33	63	+ 90.9%	38	51	+ 34.2%
Median Sales Price*	\$1,019,000	\$1,050,000	+ 3.0%	\$975,000	\$1,015,000	+ 4.1%
Average Sales Price*	\$1,092,834	\$1,219,883	+ 11.6%	\$1,095,050	\$1,148,137	+ 4.8%
Percent of List Price Received*	97.5%	98.4%	+ 0.9%	98.4%	98.3%	- 0.1%

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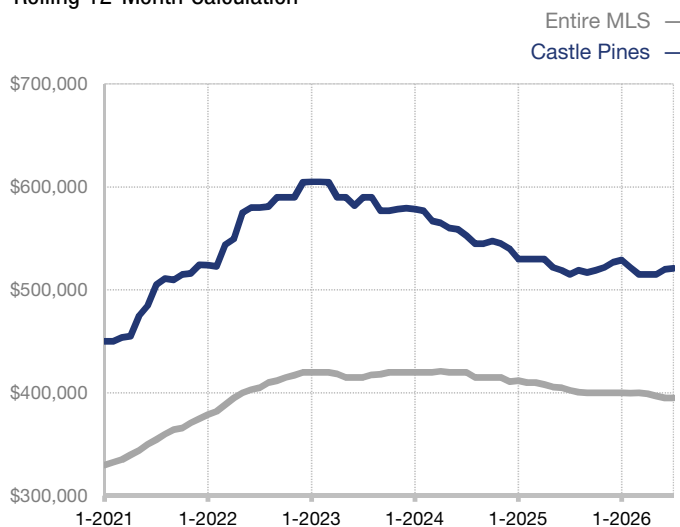
Townhouse/Condo	July			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 07-2026	Percent Change from Previous Year
Inventory of Active Listings	13	18	+ 38.5%	--	--	--
Under Contract	1	2	+ 100.0%	37	13	- 64.9%
New Listings	0	3	--	37	28	- 24.3%
Sold Listings	3	0	- 100.0%	37	11	- 70.3%
Days on Market Until Sale	34	0	- 100.0%	61	100	+ 63.9%
Median Sales Price*	\$515,000	\$0	- 100.0%	\$529,000	\$499,990	- 5.5%
Average Sales Price*	\$521,667	\$0	- 100.0%	\$519,655	\$532,360	+ 2.4%
Percent of List Price Received*	98.1%	0.0%	- 100.0%	95.6%	97.2%	+ 1.7%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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



Local Market Update for July 2026

A Research Tool Provided by the Colorado Association of REALTORS®



Castle Rock

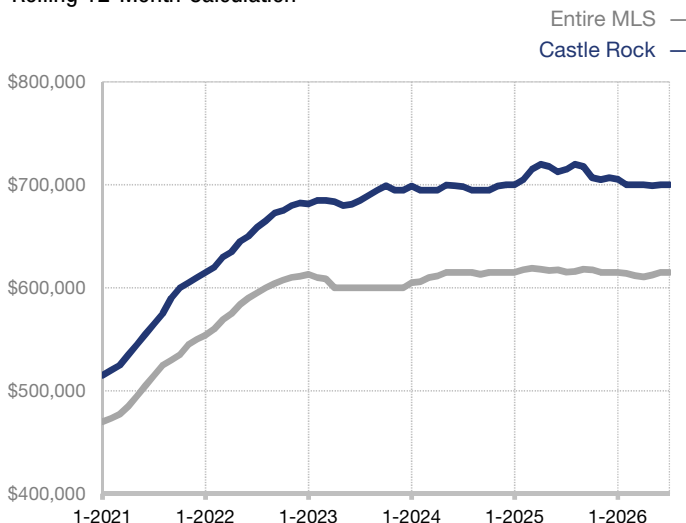
Single Family	July			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 07-2026	Percent Change from Previous Year
Inventory of Active Listings	619	517	- 16.5%	--	--	--
Under Contract	138	160	+ 15.9%	983	1,042	+ 6.0%
New Listings	178	231	+ 29.8%	1,502	1,506	+ 0.3%
Sold Listings	136	140	+ 2.9%	937	967	+ 3.2%
Days on Market Until Sale	50	45	- 10.0%	53	60	+ 13.2%
Median Sales Price*	\$708,750	\$736,000	+ 3.8%	\$719,000	\$705,000	- 1.9%
Average Sales Price*	\$875,742	\$948,045	+ 8.3%	\$876,936	\$879,971	+ 0.3%
Percent of List Price Received*	98.8%	98.4%	- 0.4%	99.0%	98.8%	- 0.2%

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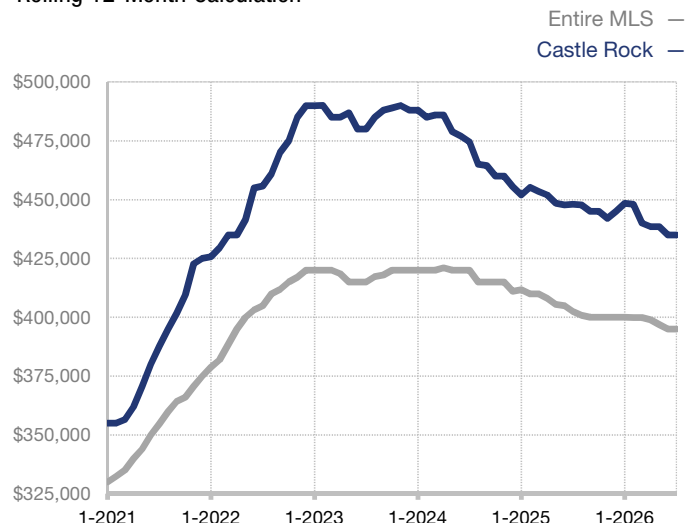
Townhouse/Condo	July			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 07-2026	Percent Change from Previous Year
Inventory of Active Listings	57	80	+ 40.4%	--	--	--
Under Contract	16	14	- 12.5%	98	105	+ 7.1%
New Listings	14	31	+ 121.4%	153	185	+ 20.9%
Sold Listings	11	13	+ 18.2%	93	100	+ 7.5%
Days on Market Until Sale	56	75	+ 33.9%	50	59	+ 18.0%
Median Sales Price*	\$450,000	\$455,000	+ 1.1%	\$449,900	\$434,950	- 3.3%
Average Sales Price*	\$452,318	\$537,454	+ 18.8%	\$468,521	\$463,052	- 1.2%
Percent of List Price Received*	98.7%	99.7%	+ 1.0%	99.0%	98.8%	- 0.2%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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



Local Market Update for July 2026

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Centennial

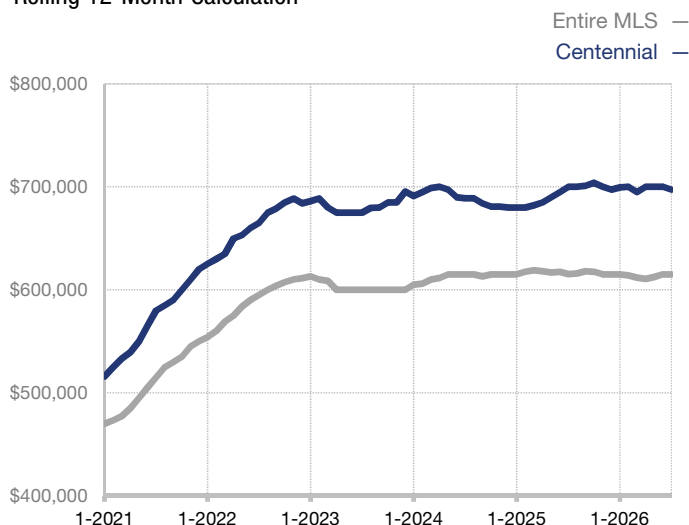
Single Family	July			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 07-2026	Percent Change from Previous Year
Inventory of Active Listings	261	164	- 37.2%	--	--	--
Under Contract	96	73	- 24.0%	717	728	+ 1.5%
New Listings	125	78	- 37.6%	957	879	- 8.2%
Sold Listings	124	100	- 19.4%	683	718	+ 5.1%
Days on Market Until Sale	23	23	0.0%	30	30	0.0%
Median Sales Price*	\$735,950	\$710,000	- 3.5%	\$710,000	\$713,250	+ 0.5%
Average Sales Price*	\$820,167	\$800,522	- 2.4%	\$791,453	\$785,416	- 0.8%
Percent of List Price Received*	99.0%	99.1%	+ 0.1%	99.6%	99.7%	+ 0.1%

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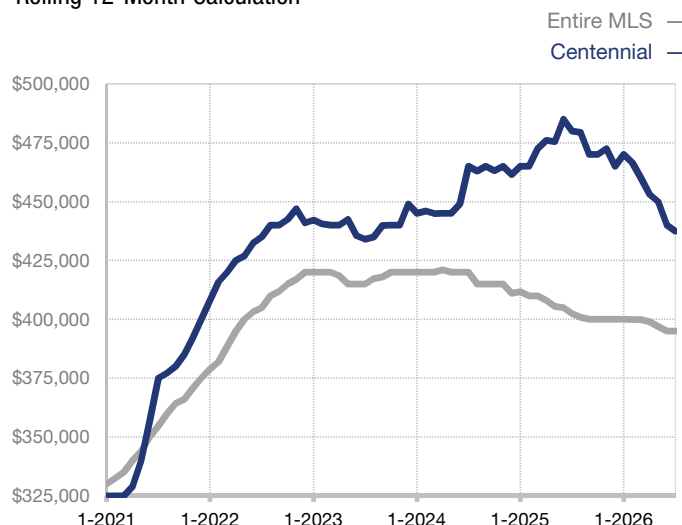
Townhouse/Condo	July			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 07-2026	Percent Change from Previous Year
Inventory of Active Listings	102	74	- 27.5%	--	--	--
Under Contract	14	22	+ 57.1%	163	168	+ 3.1%
New Listings	37	26	- 29.7%	258	251	- 2.7%
Sold Listings	20	23	+ 15.0%	161	162	+ 0.6%
Days on Market Until Sale	40	52	+ 30.0%	39	48	+ 23.1%
Median Sales Price*	\$451,500	\$430,000	- 4.8%	\$485,000	\$439,500	- 9.4%
Average Sales Price*	\$439,025	\$426,348	- 2.9%	\$465,293	\$440,371	- 5.4%
Percent of List Price Received*	97.3%	99.0%	+ 1.7%	99.1%	98.6%	- 0.5%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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



Local Market Update for July 2026

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Denver

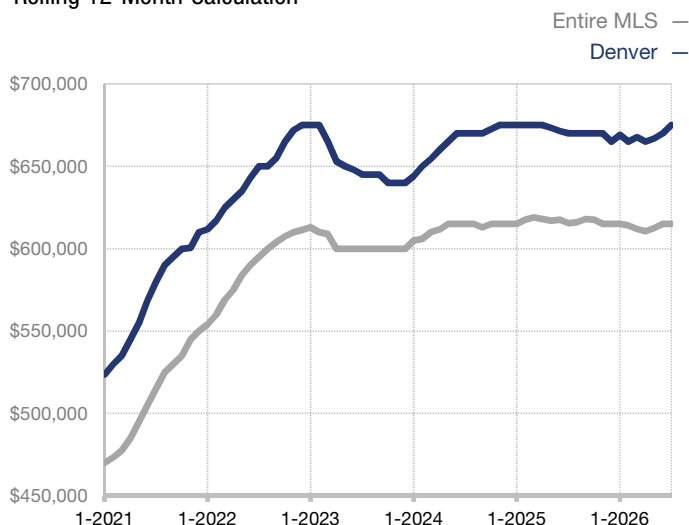
Single Family	July			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 07-2026	Percent Change from Previous Year
Inventory of Active Listings	2,234	1,823	- 18.4%	--	--	--
Under Contract	480	537	+ 11.9%	3,885	4,137	+ 6.5%
New Listings	729	926	+ 27.0%	6,197	6,264	+ 1.1%
Sold Listings	541	581	+ 7.4%	3,744	3,897	+ 4.1%
Days on Market Until Sale	38	35	- 7.9%	38	39	+ 2.6%
Median Sales Price*	\$655,000	\$695,000	+ 6.1%	\$677,000	\$690,000	+ 1.9%
Average Sales Price*	\$834,154	\$892,390	+ 7.0%	\$854,590	\$886,740	+ 3.8%
Percent of List Price Received*	98.2%	98.9%	+ 0.7%	98.9%	99.0%	+ 0.1%

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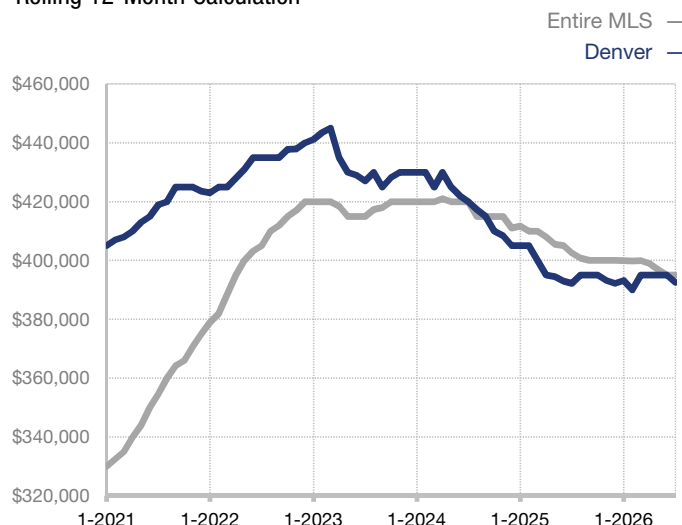
Townhouse/Condo	July			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 07-2026	Percent Change from Previous Year
Inventory of Active Listings	2,193	2,027	- 7.6%	--	--	--
Under Contract	289	238	- 17.6%	2,027	1,907	- 5.9%
New Listings	560	612	+ 9.3%	4,412	4,309	- 2.3%
Sold Listings	320	277	- 13.4%	1,937	1,807	- 6.7%
Days on Market Until Sale	63	71	+ 12.7%	59	65	+ 10.2%
Median Sales Price*	\$395,000	\$380,000	- 3.8%	\$394,500	\$395,000	+ 0.1%
Average Sales Price*	\$452,497	\$490,479	+ 8.4%	\$483,929	\$488,225	+ 0.9%
Percent of List Price Received*	98.2%	98.3%	+ 0.1%	98.3%	98.1%	- 0.2%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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



Local Market Update for July 2026

A Research Tool Provided by the Colorado Association of REALTORS®



Denver County

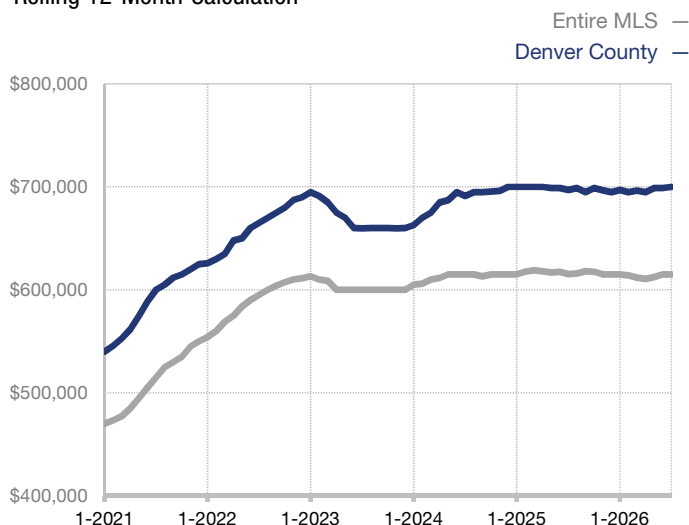
Single Family	July			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 07-2026	Percent Change from Previous Year
Inventory of Active Listings	2,022	1,543	- 23.7%	--	--	--
Under Contract	442	447	+ 1.1%	3,572	3,725	+ 4.3%
New Listings	648	737	+ 13.7%	5,676	5,544	- 2.3%
Sold Listings	510	512	+ 0.4%	3,433	3,536	+ 3.0%
Days on Market Until Sale	38	36	- 5.3%	38	39	+ 2.6%
Median Sales Price*	\$673,000	\$725,000	+ 7.7%	\$700,000	\$715,000	+ 2.1%
Average Sales Price*	\$852,057	\$943,362	+ 10.7%	\$879,563	\$921,154	+ 4.7%
Percent of List Price Received*	98.2%	98.9%	+ 0.7%	98.9%	99.0%	+ 0.1%

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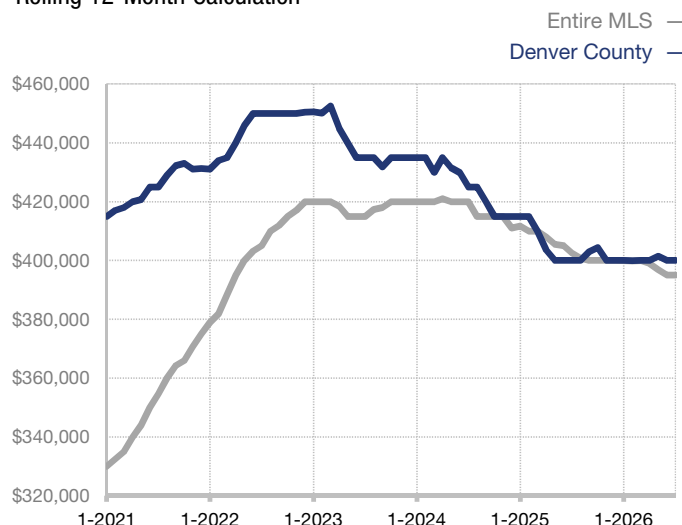
Townhouse/Condo	July			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 07-2026	Percent Change from Previous Year
Inventory of Active Listings	2,027	1,825	- 10.0%	--	--	--
Under Contract	271	213	- 21.4%	1,872	1,739	- 7.1%
New Listings	506	508	+ 0.4%	4,090	3,935	- 3.8%
Sold Listings	299	249	- 16.7%	1,781	1,654	- 7.1%
Days on Market Until Sale	63	70	+ 11.1%	59	66	+ 11.9%
Median Sales Price*	\$395,000	\$389,900	- 1.3%	\$400,000	\$403,500	+ 0.9%
Average Sales Price*	\$458,172	\$504,567	+ 10.1%	\$497,988	\$504,180	+ 1.2%
Percent of List Price Received*	98.1%	98.2%	+ 0.1%	98.3%	98.1%	- 0.2%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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



Local Market Update for July 2026

A Research Tool Provided by the Colorado Association of REALTORS®



Douglas County

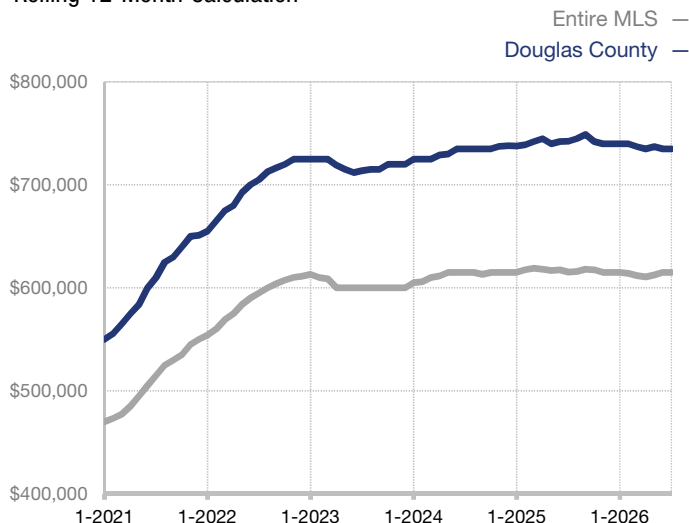
Single Family	July			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 07-2026	Percent Change from Previous Year
Inventory of Active Listings	1,981	1,620	- 18.2%	--	--	--
Under Contract	506	520	+ 2.8%	3,689	3,607	- 2.2%
New Listings	640	712	+ 11.3%	5,397	5,155	- 4.5%
Sold Listings	513	555	+ 8.2%	3,488	3,335	- 4.4%
Days on Market Until Sale	40	39	- 2.5%	47	49	+ 4.3%
Median Sales Price*	\$750,000	\$750,000	0.0%	\$750,000	\$739,000	- 1.5%
Average Sales Price*	\$873,784	\$918,520	+ 5.1%	\$885,147	\$886,241	+ 0.1%
Percent of List Price Received*	98.7%	98.9%	+ 0.2%	98.9%	99.0%	+ 0.1%

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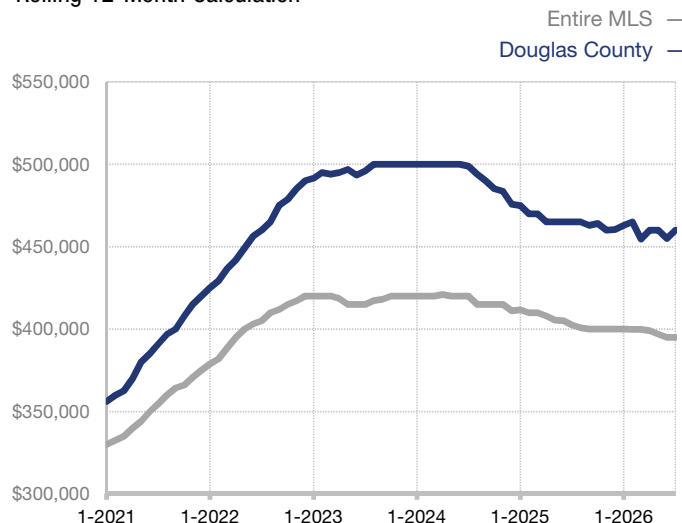
Townhouse/Condo	July			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 07-2026	Percent Change from Previous Year
Inventory of Active Listings	315	366	+ 16.2%	--	--	--
Under Contract	70	66	- 5.7%	502	518	+ 3.2%
New Listings	93	131	+ 40.9%	780	889	+ 14.0%
Sold Listings	68	63	- 7.4%	475	481	+ 1.3%
Days on Market Until Sale	52	58	+ 11.5%	50	54	+ 8.0%
Median Sales Price*	\$430,000	\$475,000	+ 10.5%	\$463,000	\$460,000	- 0.6%
Average Sales Price*	\$461,985	\$503,426	+ 9.0%	\$482,111	\$481,699	- 0.1%
Percent of List Price Received*	98.5%	99.2%	+ 0.7%	98.7%	98.7%	0.0%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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



Local Market Update for July 2026

A Research Tool Provided by the Colorado Association of REALTORS®



Elbert County

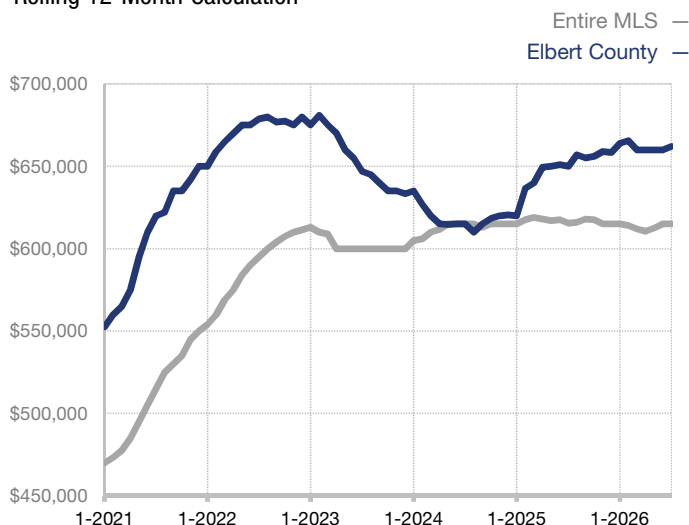
Single Family	July			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 07-2026	Percent Change from Previous Year
Inventory of Active Listings	272	228	- 16.2%	--	--	--
Under Contract	62	62	0.0%	412	358	- 13.1%
New Listings	78	68	- 12.8%	616	545	- 11.5%
Sold Listings	52	42	- 19.2%	389	339	- 12.9%
Days on Market Until Sale	56	48	- 14.3%	57	72	+ 26.3%
Median Sales Price*	\$657,500	\$706,225	+ 7.4%	\$664,200	\$675,000	+ 1.6%
Average Sales Price*	\$685,713	\$876,710	+ 27.9%	\$728,328	\$775,225	+ 6.4%
Percent of List Price Received*	98.9%	99.3%	+ 0.4%	99.0%	98.4%	- 0.6%

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

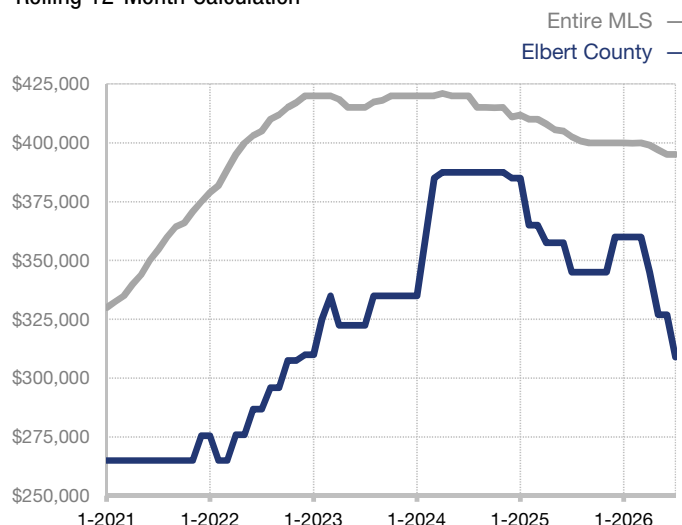
Townhouse/Condo	July			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 07-2026	Percent Change from Previous Year
Inventory of Active Listings	3	2	- 33.3%	--	--	--
Under Contract	0	0	--	2	1	- 50.0%
New Listings	0	0	--	5	5	0.0%
Sold Listings	1	0	- 100.0%	2	1	- 50.0%
Days on Market Until Sale	5	0	- 100.0%	9	27	+ 200.0%
Median Sales Price*	\$345,000	\$0	- 100.0%	\$360,000	\$309,000	- 14.2%
Average Sales Price*	\$345,000	\$0	- 100.0%	\$360,000	\$309,000	- 14.2%
Percent of List Price Received*	100.0%	0.0%	- 100.0%	100.0%	95.4%	- 4.6%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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



Local Market Update for July 2026

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Greenwood Village

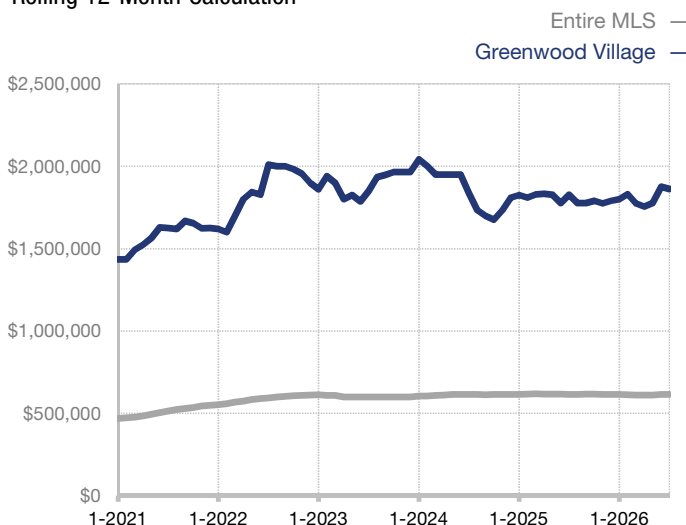
Single Family	July			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 07-2026	Percent Change from Previous Year
Inventory of Active Listings	51	26	- 49.0%	--	--	--
Under Contract	17	6	- 64.7%	91	79	- 13.2%
New Listings	9	11	+ 22.2%	143	118	- 17.5%
Sold Listings	11	12	+ 9.1%	78	78	0.0%
Days on Market Until Sale	24	55	+ 129.2%	40	47	+ 17.5%
Median Sales Price*	\$1,675,000	\$1,572,500	- 6.1%	\$1,777,500	\$1,887,500	+ 6.2%
Average Sales Price*	\$1,980,909	\$2,075,042	+ 4.8%	\$2,172,976	\$2,072,835	- 4.6%
Percent of List Price Received*	96.4%	97.4%	+ 1.0%	97.4%	97.8%	+ 0.4%

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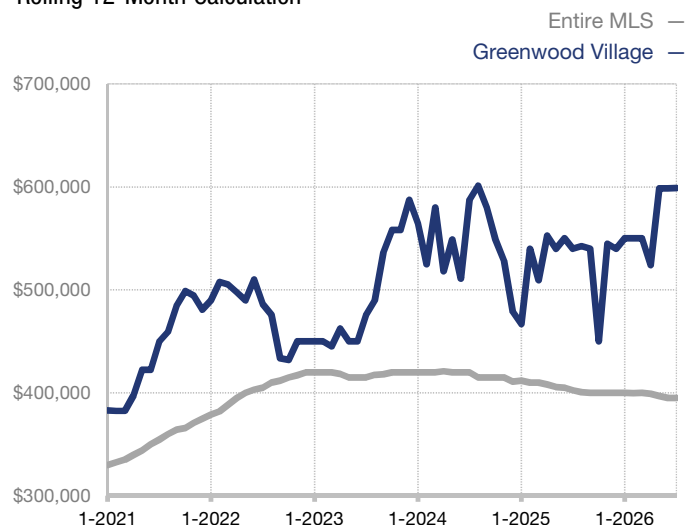
Townhouse/Condo	July			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 07-2026	Percent Change from Previous Year
Inventory of Active Listings	34	26	- 23.5%	--	--	--
Under Contract	2	3	+ 50.0%	23	18	- 21.7%
New Listings	8	10	+ 25.0%	54	53	- 1.9%
Sold Listings	3	4	+ 33.3%	21	19	- 9.5%
Days on Market Until Sale	78	46	- 41.0%	60	65	+ 8.3%
Median Sales Price*	\$370,000	\$802,500	+ 116.9%	\$450,000	\$642,000	+ 42.7%
Average Sales Price*	\$536,667	\$818,750	+ 52.6%	\$654,143	\$728,521	+ 11.4%
Percent of List Price Received*	94.5%	97.6%	+ 3.3%	97.4%	97.3%	- 0.1%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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



Local Market Update for July 2026

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Highlands Ranch

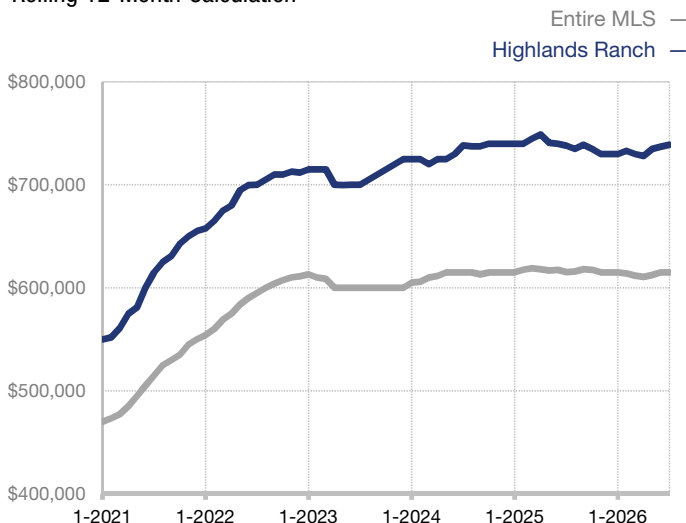
Single Family	July			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 07-2026	Percent Change from Previous Year
Inventory of Active Listings	276	143	- 48.2%	--	--	--
Under Contract	94	68	- 27.7%	731	662	- 9.4%
New Listings	133	67	- 49.6%	986	803	- 18.6%
Sold Listings	109	98	- 10.1%	693	643	- 7.2%
Days on Market Until Sale	24	29	+ 20.8%	30	32	+ 6.7%
Median Sales Price*	\$735,000	\$750,000	+ 2.0%	\$740,000	\$755,000	+ 2.0%
Average Sales Price*	\$820,498	\$799,895	- 2.5%	\$852,214	\$876,729	+ 2.9%
Percent of List Price Received*	99.1%	99.4%	+ 0.3%	99.6%	99.6%	0.0%

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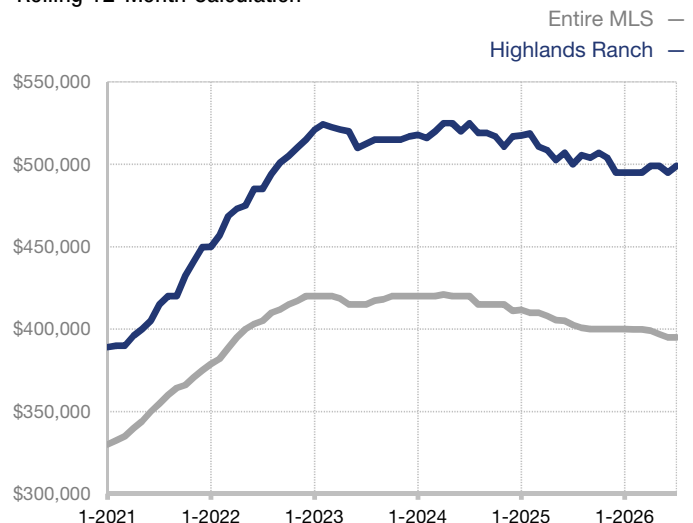
Townhouse/Condo	July			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 07-2026	Percent Change from Previous Year
Inventory of Active Listings	70	66	- 5.7%	--	--	--
Under Contract	17	12	- 29.4%	134	143	+ 6.7%
New Listings	20	18	- 10.0%	201	197	- 2.0%
Sold Listings	19	21	+ 10.5%	126	144	+ 14.3%
Days on Market Until Sale	38	51	+ 34.2%	40	55	+ 37.5%
Median Sales Price*	\$410,000	\$530,000	+ 29.3%	\$485,000	\$496,500	+ 2.4%
Average Sales Price*	\$468,605	\$537,140	+ 14.6%	\$516,388	\$531,228	+ 2.9%
Percent of List Price Received*	99.2%	99.0%	- 0.2%	98.9%	98.6%	- 0.3%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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



Local Market Update for July 2026

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Jefferson County

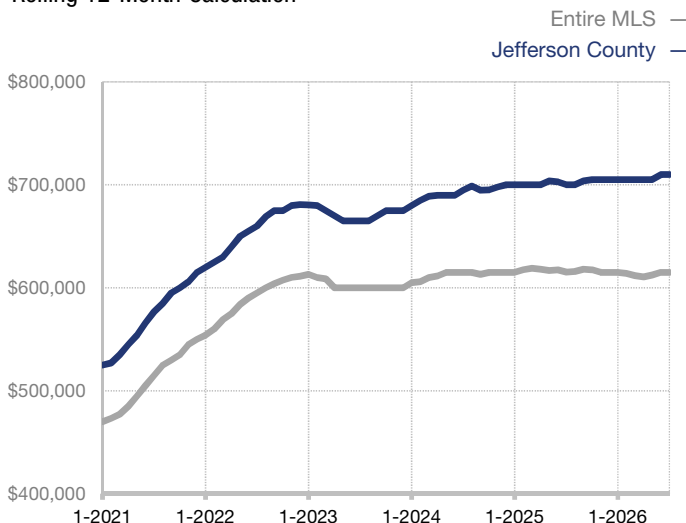
Single Family	July			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 07-2026	Percent Change from Previous Year
Inventory of Active Listings	1,900	1,501	- 21.0%	--	--	--
Under Contract	560	514	- 8.2%	3,777	3,903	+ 3.3%
New Listings	811	765	- 5.7%	5,595	5,368	- 4.1%
Sold Listings	582	562	- 3.4%	3,528	3,698	+ 4.8%
Days on Market Until Sale	31	30	- 3.2%	32	36	+ 12.5%
Median Sales Price*	\$700,000	\$715,000	+ 2.1%	\$707,350	\$715,000	+ 1.1%
Average Sales Price*	\$818,422	\$833,850	+ 1.9%	\$829,404	\$820,987	- 1.0%
Percent of List Price Received*	99.0%	99.3%	+ 0.3%	99.5%	99.4%	- 0.1%

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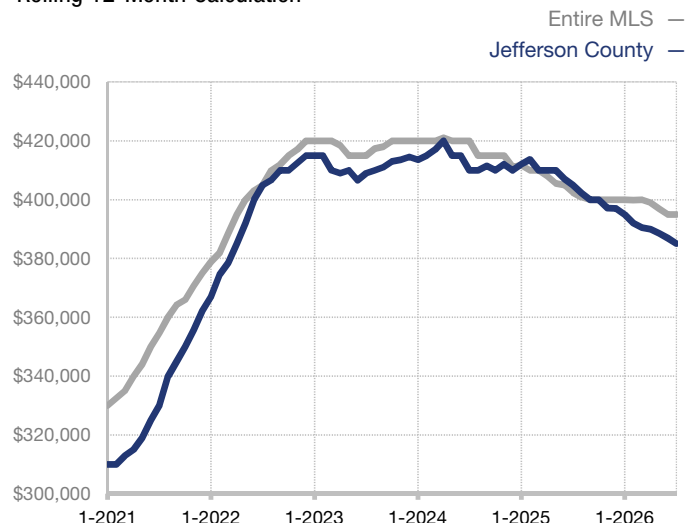
Townhouse/Condo	July			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 07-2026	Percent Change from Previous Year
Inventory of Active Listings	748	767	+ 2.5%	--	--	--
Under Contract	162	149	- 8.0%	1,181	1,057	- 10.5%
New Listings	260	275	+ 5.8%	1,917	1,888	- 1.5%
Sold Listings	173	146	- 15.6%	1,140	986	- 13.5%
Days on Market Until Sale	48	59	+ 22.9%	46	58	+ 26.1%
Median Sales Price*	\$400,100	\$380,750	- 4.8%	\$400,000	\$385,000	- 3.8%
Average Sales Price*	\$430,254	\$421,466	- 2.0%	\$426,044	\$411,680	- 3.4%
Percent of List Price Received*	98.6%	98.5%	- 0.1%	99.0%	98.8%	- 0.2%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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



Local Market Update for July 2026

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Lakewood

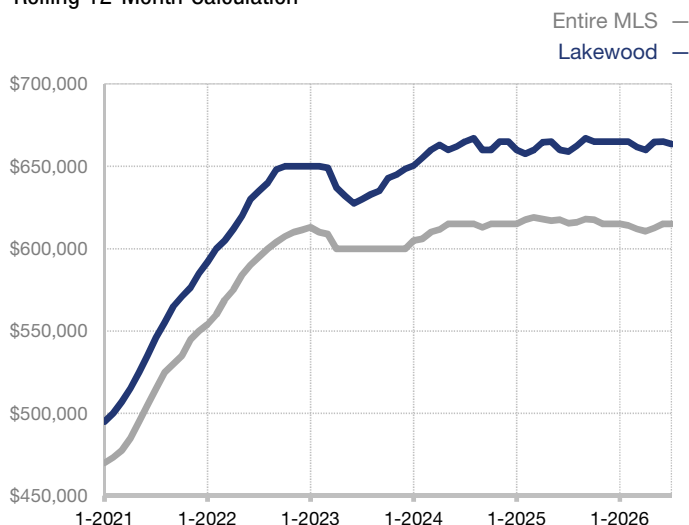
Single Family	July			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 07-2026	Percent Change from Previous Year
Inventory of Active Listings	292	201	- 31.2%	--	--	--
Under Contract	101	74	- 26.7%	728	712	- 2.2%
New Listings	121	74	- 38.8%	1,008	929	- 7.8%
Sold Listings	116	100	- 13.8%	691	699	+ 1.2%
Days on Market Until Sale	26	32	+ 23.1%	28	31	+ 10.7%
Median Sales Price*	\$672,500	\$643,400	- 4.3%	\$665,000	\$660,000	- 0.8%
Average Sales Price*	\$744,593	\$737,613	- 0.9%	\$739,451	\$725,900	- 1.8%
Percent of List Price Received*	99.2%	99.6%	+ 0.4%	99.6%	99.5%	- 0.1%

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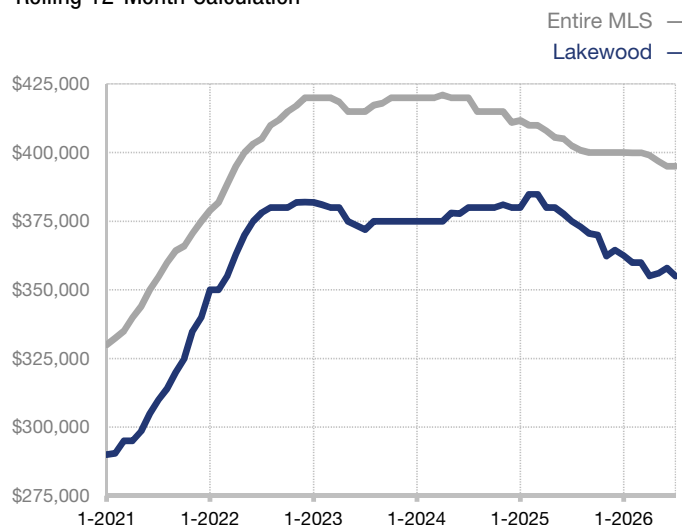
Townhouse/Condo	July			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 07-2026	Percent Change from Previous Year
Inventory of Active Listings	243	212	- 12.8%	--	--	--
Under Contract	62	42	- 32.3%	410	349	- 14.9%
New Listings	91	46	- 49.5%	649	584	- 10.0%
Sold Listings	51	38	- 25.5%	394	332	- 15.7%
Days on Market Until Sale	50	74	+ 48.0%	48	55	+ 14.6%
Median Sales Price*	\$380,000	\$357,450	- 5.9%	\$375,000	\$355,000	- 5.3%
Average Sales Price*	\$378,149	\$363,075	- 4.0%	\$382,550	\$369,850	- 3.3%
Percent of List Price Received*	98.7%	97.9%	- 0.8%	99.1%	98.7%	- 0.4%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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



Local Market Update for July 2026

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Littleton

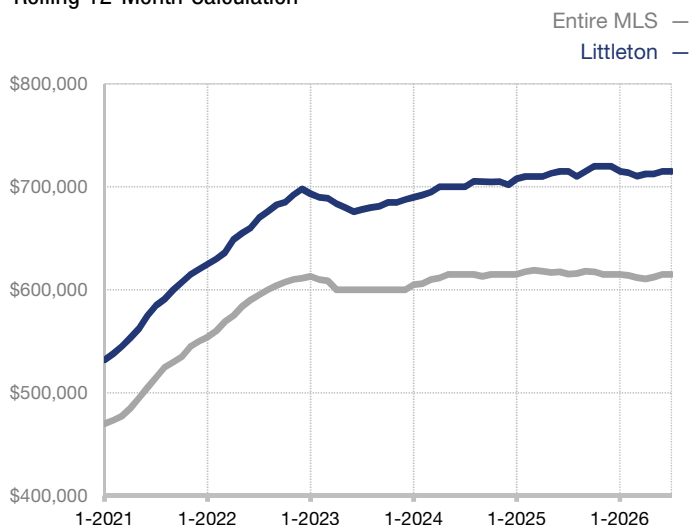
Single Family	July			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 07-2026	Percent Change from Previous Year
Inventory of Active Listings	648	540	- 16.7%	--	--	--
Under Contract	207	236	+ 14.0%	1,413	1,438	+ 1.8%
New Listings	264	328	+ 24.2%	1,961	1,916	- 2.3%
Sold Listings	215	239	+ 11.2%	1,315	1,317	+ 0.2%
Days on Market Until Sale	36	32	- 11.1%	42	40	- 4.8%
Median Sales Price*	\$720,000	\$728,500	+ 1.2%	\$724,950	\$720,000	- 0.7%
Average Sales Price*	\$813,515	\$841,974	+ 3.5%	\$838,401	\$844,876	+ 0.8%
Percent of List Price Received*	98.9%	99.0%	+ 0.1%	99.2%	99.3%	+ 0.1%

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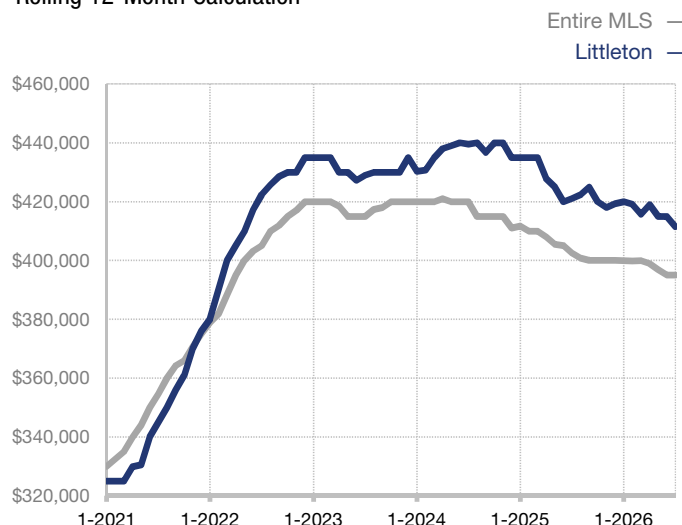
Townhouse/Condo	July			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 07-2026	Percent Change from Previous Year
Inventory of Active Listings	310	326	+ 5.2%	--	--	--
Under Contract	61	75	+ 23.0%	455	469	+ 3.1%
New Listings	101	143	+ 41.6%	719	817	+ 13.6%
Sold Listings	74	61	- 17.6%	437	424	- 3.0%
Days on Market Until Sale	42	44	+ 4.8%	46	50	+ 8.7%
Median Sales Price*	\$427,500	\$410,000	- 4.1%	\$420,000	\$409,000	- 2.6%
Average Sales Price*	\$446,912	\$408,686	- 8.6%	\$440,343	\$428,609	- 2.7%
Percent of List Price Received*	98.7%	98.6%	- 0.1%	99.0%	98.6%	- 0.4%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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



Local Market Update for July 2026

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Lone Tree

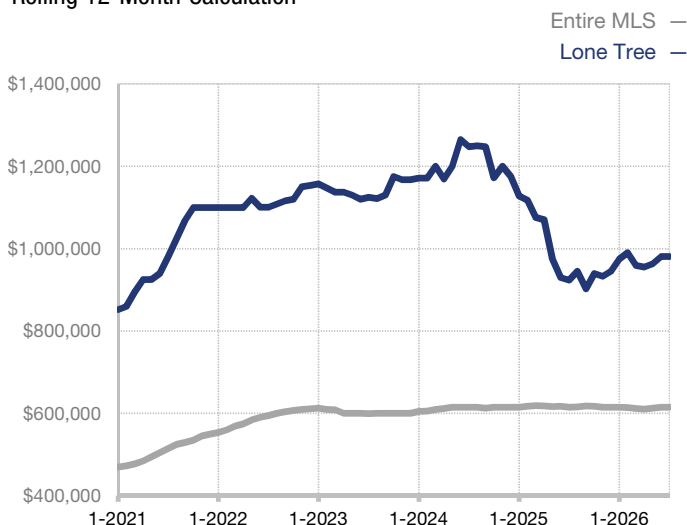
Single Family	July			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 07-2026	Percent Change from Previous Year
Inventory of Active Listings	72	46	- 36.1%	--	--	--
Under Contract	15	25	+ 66.7%	144	129	- 10.4%
New Listings	25	25	0.0%	220	174	- 20.9%
Sold Listings	16	22	+ 37.5%	141	113	- 19.9%
Days on Market Until Sale	37	32	- 13.5%	35	41	+ 17.1%
Median Sales Price*	\$1,072,500	\$1,087,500	+ 1.4%	\$885,000	\$915,000	+ 3.4%
Average Sales Price*	\$1,296,225	\$1,145,149	- 11.7%	\$1,086,360	\$1,063,070	- 2.1%
Percent of List Price Received*	96.9%	98.2%	+ 1.3%	98.3%	98.5%	+ 0.2%

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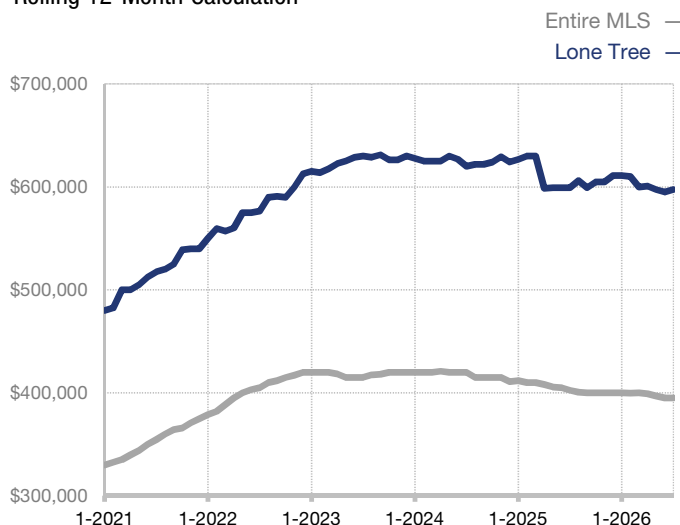
Townhouse/Condo	July			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 07-2026	Percent Change from Previous Year
Inventory of Active Listings	33	26	- 21.2%	--	--	--
Under Contract	5	7	+ 40.0%	33	48	+ 45.5%
New Listings	12	11	- 8.3%	66	82	+ 24.2%
Sold Listings	5	6	+ 20.0%	28	42	+ 50.0%
Days on Market Until Sale	69	60	- 13.0%	61	52	- 14.8%
Median Sales Price*	\$499,990	\$627,495	+ 25.5%	\$606,000	\$567,848	- 6.3%
Average Sales Price*	\$526,896	\$607,480	+ 15.3%	\$597,198	\$597,241	+ 0.0%
Percent of List Price Received*	94.6%	99.3%	+ 5.0%	97.9%	98.4%	+ 0.5%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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



Local Market Update for July 2026

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Morrison

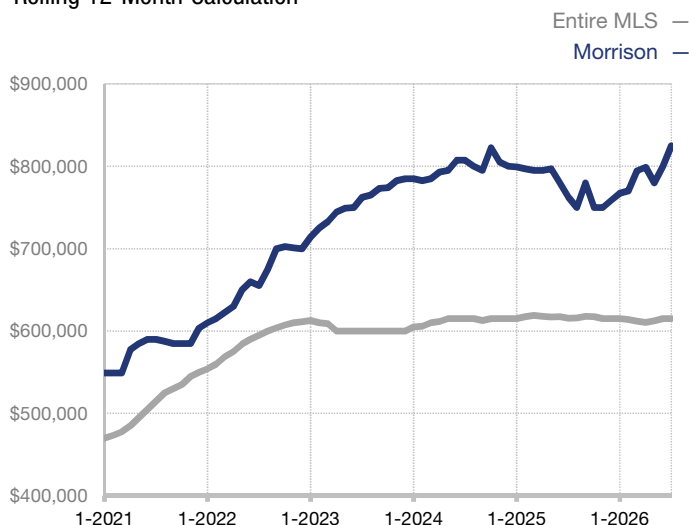
Single Family	July			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 07-2026	Percent Change from Previous Year
Inventory of Active Listings	107	77	- 28.0%	--	--	--
Under Contract	20	27	+ 35.0%	168	174	+ 3.6%
New Listings	35	32	- 8.6%	259	237	- 8.5%
Sold Listings	25	25	0.0%	159	154	- 3.1%
Days on Market Until Sale	34	32	- 5.9%	37	42	+ 13.5%
Median Sales Price*	\$600,000	\$731,000	+ 21.8%	\$750,000	\$850,000	+ 13.3%
Average Sales Price*	\$911,544	\$1,071,837	+ 17.6%	\$975,430	\$973,958	- 0.2%
Percent of List Price Received*	98.5%	99.6%	+ 1.1%	98.7%	98.8%	+ 0.1%

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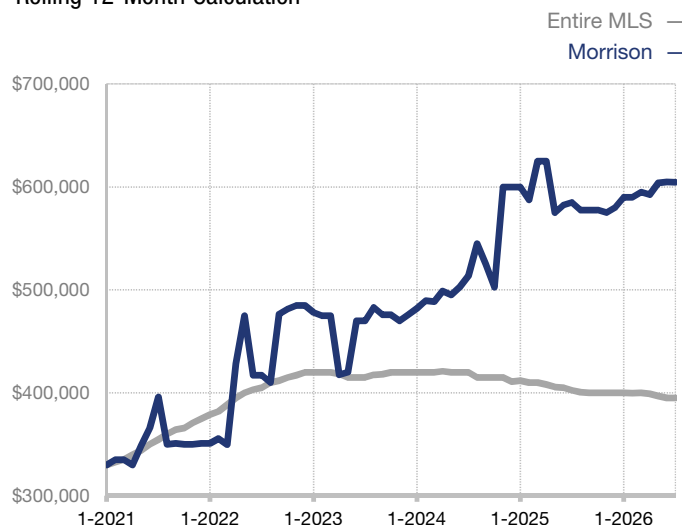
Townhouse/Condo	July			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 07-2026	Percent Change from Previous Year
Inventory of Active Listings	8	17	+ 112.5%	--	--	--
Under Contract	4	4	0.0%	21	15	- 28.6%
New Listings	3	4	+ 33.3%	28	35	+ 25.0%
Sold Listings	5	4	- 20.0%	20	13	- 35.0%
Days on Market Until Sale	61	55	- 9.8%	57	39	- 31.6%
Median Sales Price*	\$660,990	\$586,250	- 11.3%	\$584,995	\$607,500	+ 3.8%
Average Sales Price*	\$707,198	\$623,125	- 11.9%	\$564,286	\$646,824	+ 14.6%
Percent of List Price Received*	98.5%	99.5%	+ 1.0%	98.6%	98.8%	+ 0.2%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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



Local Market Update for July 2026

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Parker

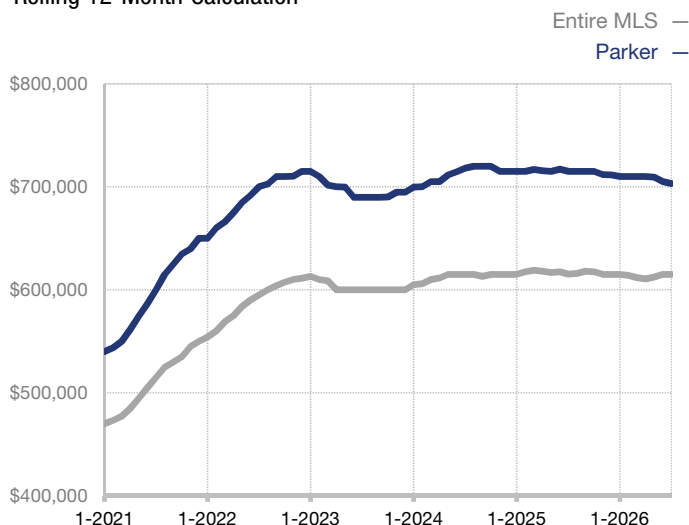
Single Family	July			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 07-2026	Percent Change from Previous Year
Inventory of Active Listings	520	491	- 5.6%	--	--	--
Under Contract	164	136	- 17.1%	1,127	1,043	- 7.5%
New Listings	170	217	+ 27.6%	1,568	1,592	+ 1.5%
Sold Listings	147	170	+ 15.6%	1,041	962	- 7.6%
Days on Market Until Sale	40	32	- 20.0%	43	41	- 4.7%
Median Sales Price*	\$711,200	\$707,866	- 0.5%	\$719,000	\$705,030	- 1.9%
Average Sales Price*	\$802,910	\$845,787	+ 5.3%	\$814,235	\$814,979	+ 0.1%
Percent of List Price Received*	98.9%	99.4%	+ 0.5%	98.9%	99.2%	+ 0.3%

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

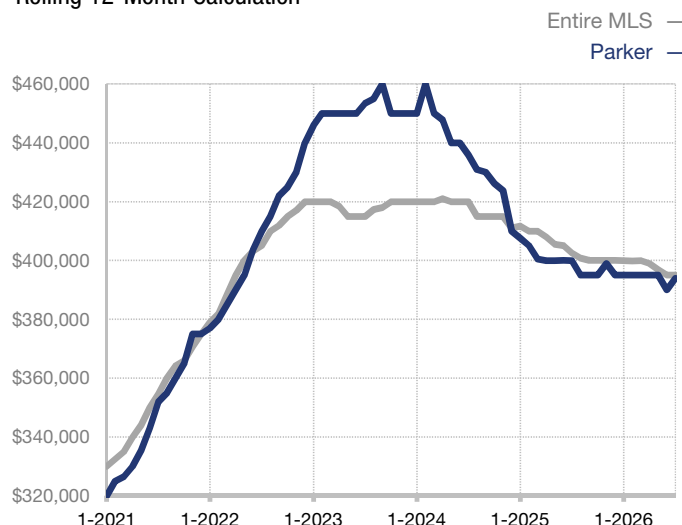
Townhouse/Condo	July			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 07-2026	Percent Change from Previous Year
Inventory of Active Listings	96	117	+ 21.9%	--	--	--
Under Contract	21	18	- 14.3%	139	144	+ 3.6%
New Listings	35	40	+ 14.3%	219	265	+ 21.0%
Sold Listings	19	18	- 5.3%	136	130	- 4.4%
Days on Market Until Sale	60	51	- 15.0%	48	46	- 4.2%
Median Sales Price*	\$390,000	\$398,875	+ 2.3%	\$399,990	\$395,500	- 1.1%
Average Sales Price*	\$384,169	\$411,277	+ 7.1%	\$410,821	\$399,038	- 2.9%
Percent of List Price Received*	98.6%	99.6%	+ 1.0%	98.9%	99.0%	+ 0.1%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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



Local Market Update for July 2026

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Sheridan

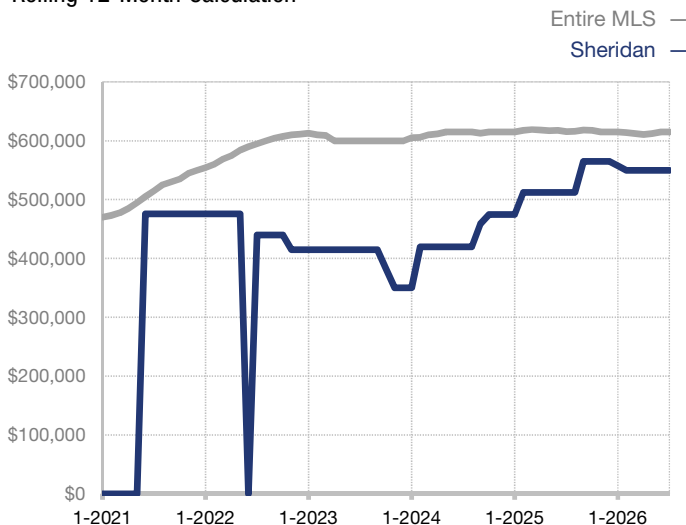
Single Family	July			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 07-2026	Percent Change from Previous Year
Inventory of Active Listings	2	0	- 100.0%	--	--	--
Under Contract	0	0	--	0	0	--
New Listings	0	0	--	2	0	- 100.0%
Sold Listings	0	0	--	1	1	0.0%
Days on Market Until Sale	0	0	--	253	177	- 30.0%
Median Sales Price*	\$0	\$0	--	\$565,000	\$550,000	- 2.7%
Average Sales Price*	\$0	\$0	--	\$565,000	\$550,000	- 2.7%
Percent of List Price Received*	0.0%	0.0%	--	94.3%	95.7%	+ 1.5%

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

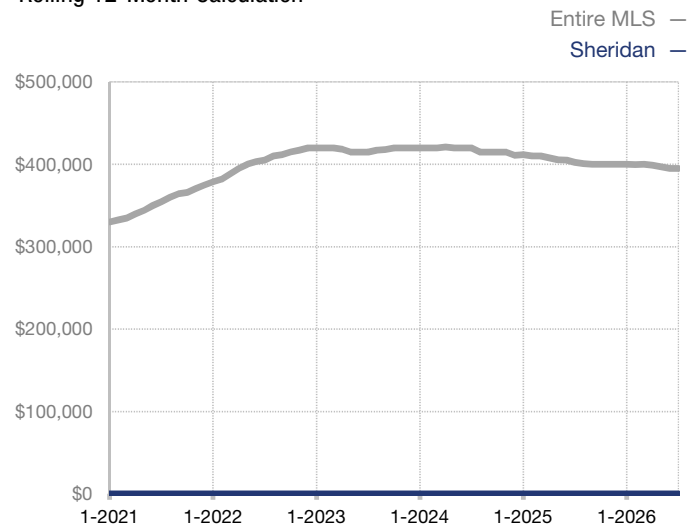
Townhouse/Condo	July			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 07-2026	Percent Change from Previous Year
Inventory of Active Listings	0	0	--	--	--	--
Under Contract	0	0	--	0	0	--
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Days on Market Until Sale	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price Received*	0.0%	0.0%	--	0.0%	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



Local Market Update for July 2026

A Research Tool Provided by the Colorado Association of REALTORS®



Wheat Ridge

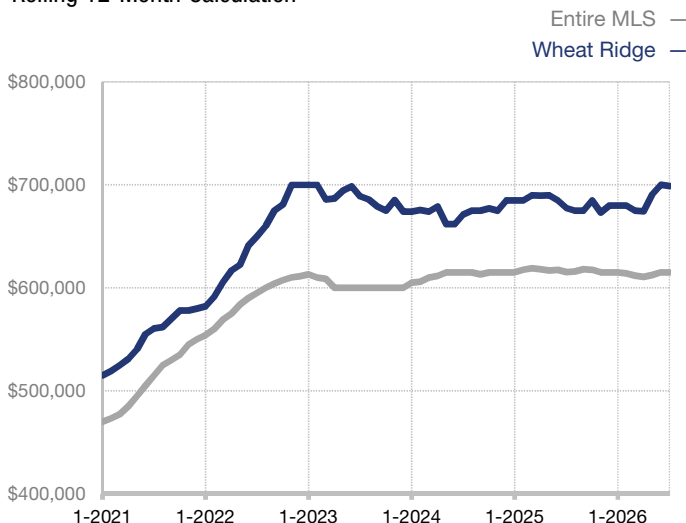
Single Family	July			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 07-2026	Percent Change from Previous Year
Inventory of Active Listings	102	56	- 45.1%	--	--	--
Under Contract	28	20	- 28.6%	203	202	- 0.5%
New Listings	54	19	- 64.8%	324	253	- 21.9%
Sold Listings	34	33	- 2.9%	192	200	+ 4.2%
Days on Market Until Sale	36	31	- 13.9%	31	36	+ 16.1%
Median Sales Price*	\$652,000	\$675,000	+ 3.5%	\$672,000	\$700,000	+ 4.2%
Average Sales Price*	\$735,753	\$799,159	+ 8.6%	\$735,139	\$793,179	+ 7.9%
Percent of List Price Received*	98.6%	99.9%	+ 1.3%	100.2%	99.6%	- 0.6%

* 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	July			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 07-2026	Percent Change from Previous Year
Inventory of Active Listings	39	49	+ 25.6%	--	--	--
Under Contract	5	4	- 20.0%	50	46	- 8.0%
New Listings	9	16	+ 77.8%	92	118	+ 28.3%
Sold Listings	5	5	0.0%	56	46	- 17.9%
Days on Market Until Sale	50	29	- 42.0%	48	61	+ 27.1%
Median Sales Price*	\$256,000	\$389,500	+ 52.1%	\$427,000	\$353,750	- 17.2%
Average Sales Price*	\$241,400	\$387,300	+ 60.4%	\$431,883	\$380,174	- 12.0%
Percent of List Price Received*	98.1%	98.8%	+ 0.7%	98.6%	98.7%	+ 0.1%

* 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

