

Monthly Indicators

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



August 2026

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

New Listings were up 5.3 percent for single family homes and 10.5 percent for townhouse-condo properties. Under Contracts decreased 4.3 percent for single family homes and 9.2 percent for townhouse-condo properties.

The Median Sales Price was up 1.5 percent to \$690,000 for single family homes but decreased 2.4 percent to \$371,000 for townhouse-condo properties. Days on Market decreased 4.7 percent for single family homes but increased 5.0 percent for townhouse-condo properties.

Nationally, the median existing-home sales price climbed to \$431,400, as inventory remained at a 4.6-month supply at the current sales pace, NAR reported. Year-to-date sales are up 2.4%, reflecting stable demand even amid elevated mortgage rates. Homes are sitting on the market longer and fewer buyers are bidding above asking price compared to a year earlier, though local market conditions vary widely.

Activity Snapshot

- 13.4% **- 13.4%** **+ 0.7%**

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	8-2025	8-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
Active Listings		7,349	6,001	- 18.3%	--	--	--
Under Contract		2,017	1,931	- 4.3%	16,731	16,716	- 0.1%
New Listings		2,509	2,642	+ 5.3%	24,396	23,686	- 2.9%
Sold Listings		2,035	1,797	- 11.7%	15,952	15,886	- 0.4%
Days on Market		43	41	- 4.7%	39	41	+ 5.1%
Median Sales Price		\$680,000	\$690,000	+ 1.5%	\$690,800	\$690,000	- 0.1%
Avg. Sales Price		\$833,768	\$863,183	+ 3.5%	\$835,093	\$844,215	+ 1.1%
Pct. of List Price Received		98.5%	98.6%	+ 0.1%	99.1%	99.1%	0.0%
Affordability Index		73	71	- 2.7%	71	71	0.0%

Townhouse-Condo Market Overview

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

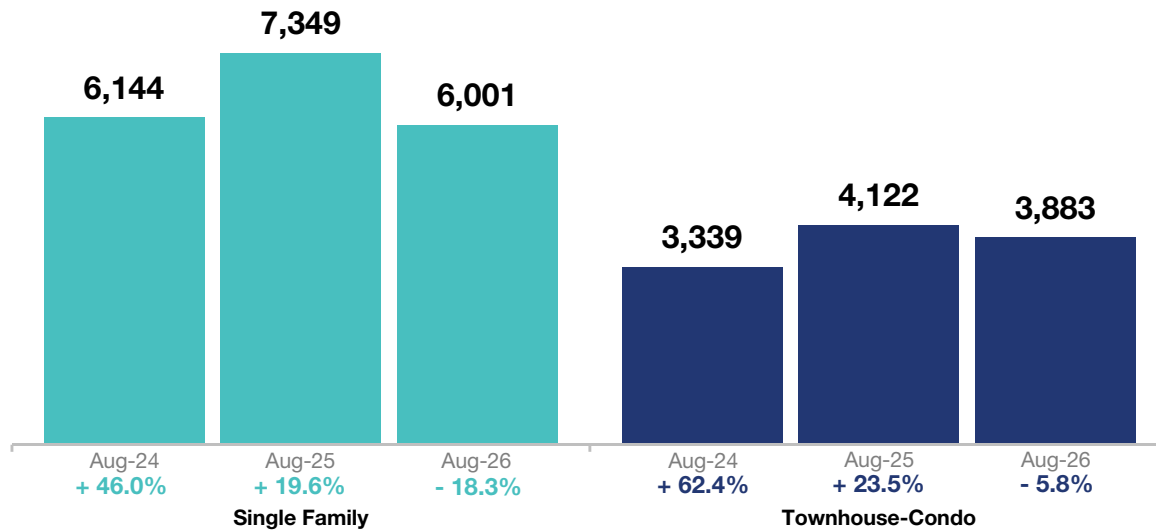


Key Metrics	Historical Sparkbars	8-2025	8-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
Active Listings		4,122	3,883	- 5.8%	--	--	--
Under Contract		683	620	- 9.2%	5,821	5,301	- 8.9%
New Listings		1,027	1,135	+ 10.5%	10,579	10,398	- 1.7%
Sold Listings		695	564	- 18.8%	5,610	5,017	- 10.6%
Days on Market		60	63	+ 5.0%	54	62	+ 14.8%
Median Sales Price		\$380,000	\$371,000	- 2.4%	\$390,000	\$385,000	- 1.3%
Avg. Sales Price		\$439,365	\$431,869	- 1.7%	\$439,587	\$438,707	- 0.2%
Pct. of List Price Received		98.3%	98.0%	- 0.3%	98.6%	98.3%	- 0.3%
Affordability Index		130	132	+ 1.5%	126	127	+ 0.8%

Inventory of Active Listings

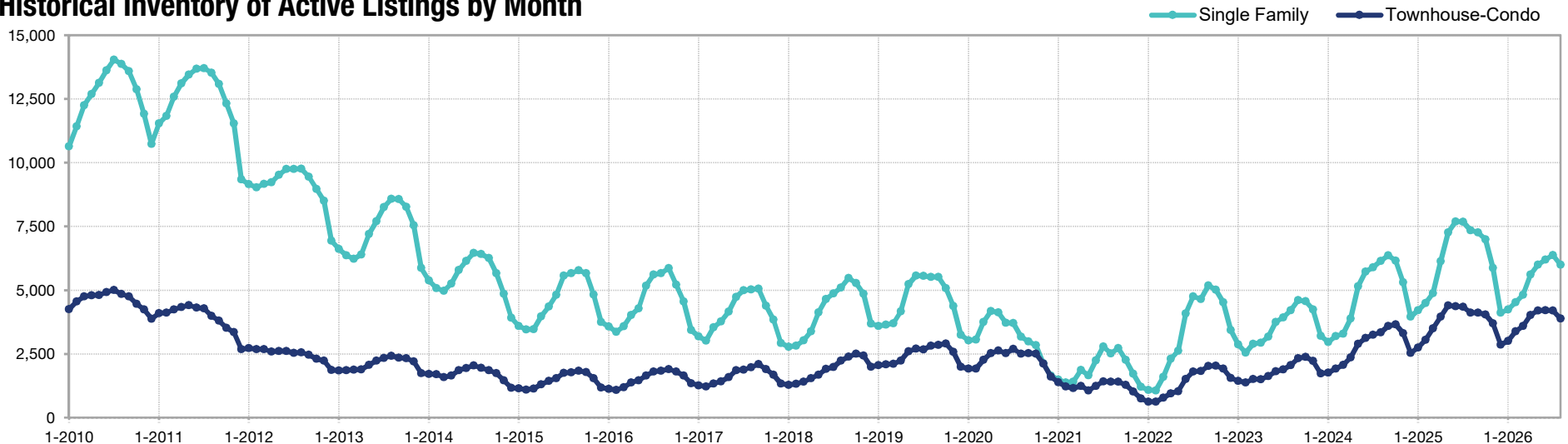


August



Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Sep-2025	7,266	+14.2%	4,113	+14.3%
Oct-2025	6,988	+13.5%	4,046	+10.7%
Nov-2025	5,869	+10.5%	3,700	+11.8%
Dec-2025	4,116	+4.0%	2,865	+13.1%
Jan-2026	4,242	+0.8%	3,011	+9.6%
Feb-2026	4,525	+0.6%	3,385	+11.0%
Mar-2026	4,814	-1.5%	3,599	+2.8%
Apr-2026	5,608	-8.6%	4,022	+1.6%
May-2026	5,997	-17.5%	4,196	-4.7%
Jun-2026	6,201	-19.4%	4,212	-3.6%
Jul-2026	6,380	-16.9%	4,201	-3.4%
Aug-2026	6,001	-18.3%	3,883	-5.8%

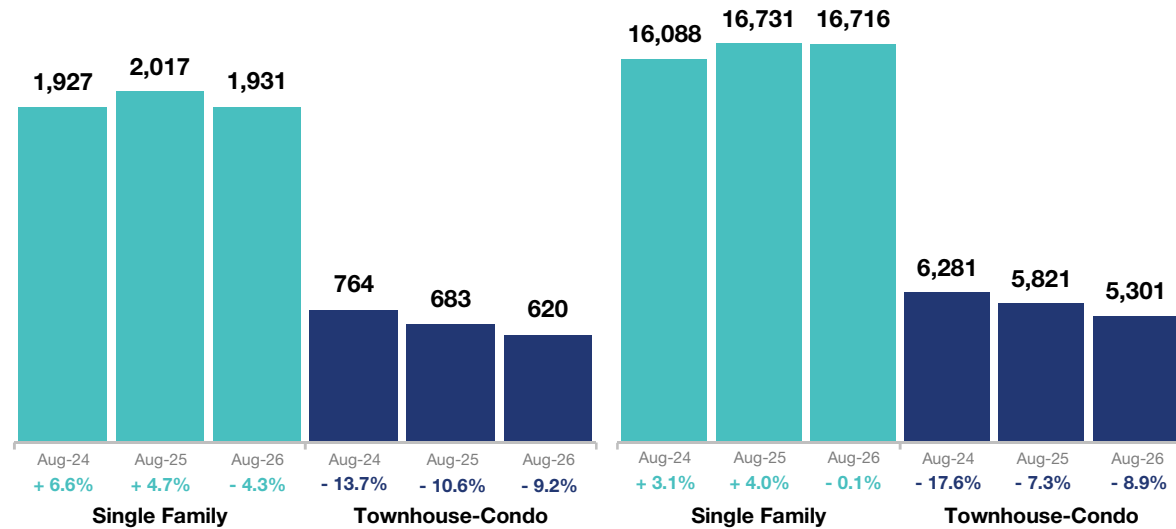
Historical Inventory of Active Listings by Month



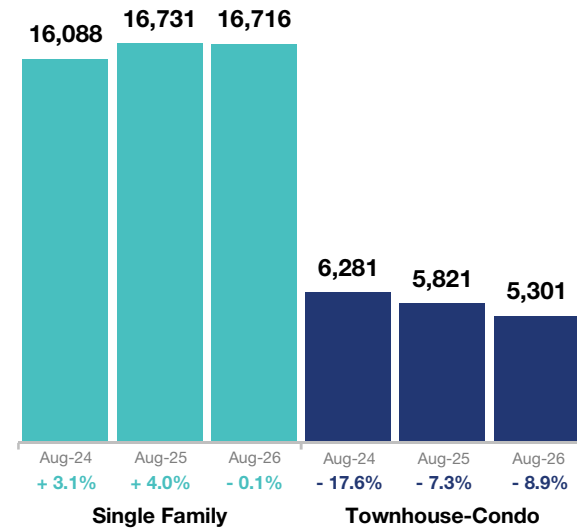
Under Contract



August

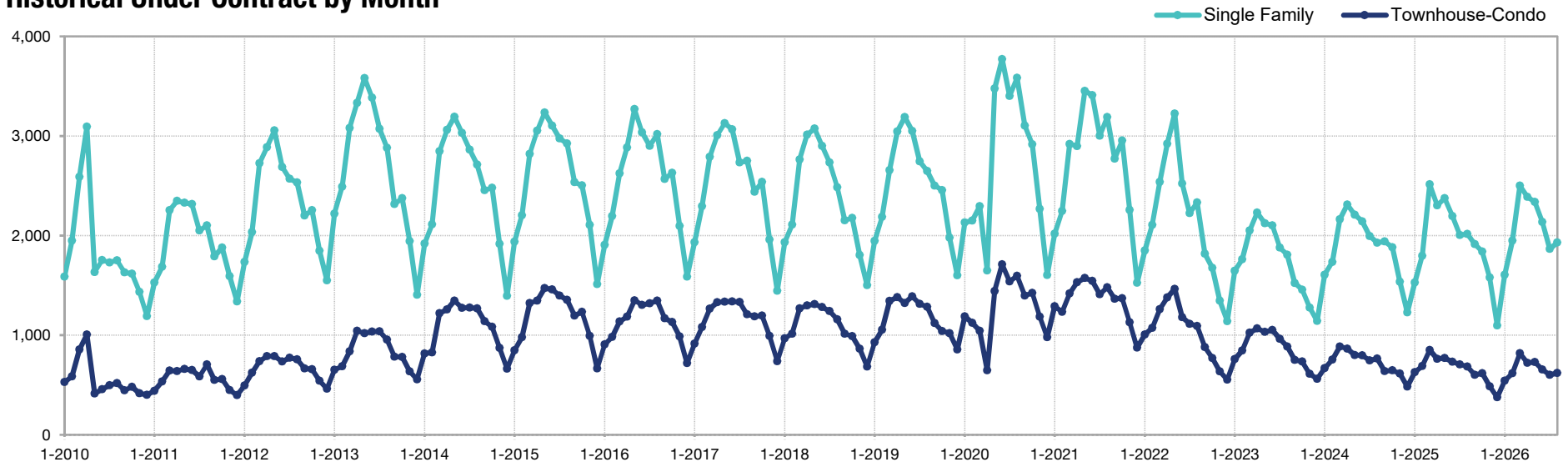


Year to Date



Under Contract	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Sep-2025	1,915	-1.3%	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	1,607	+5.2%	542	-13.8%
Feb-2026	1,949	+8.5%	616	-10.7%
Mar-2026	2,501	-0.5%	818	-3.8%
Apr-2026	2,388	+3.7%	721	-5.4%
May-2026	2,337	-1.6%	730	-5.1%
Jun-2026	2,137	-2.6%	654	-10.8%
Jul-2026	1,866	-6.9%	600	-14.9%
Aug-2026	1,931	-4.3%	620	-9.2%

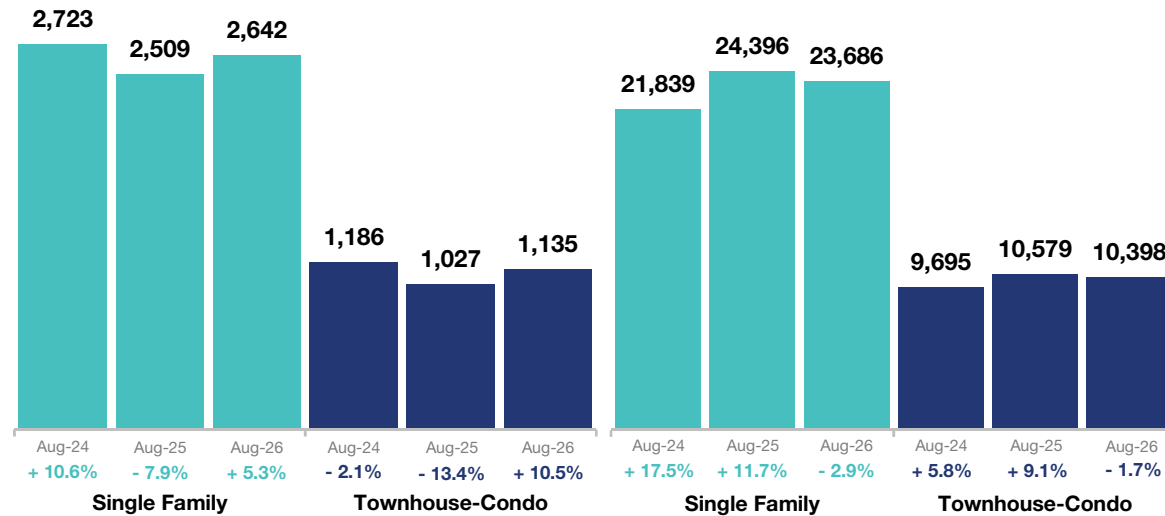
Historical Under Contract by Month



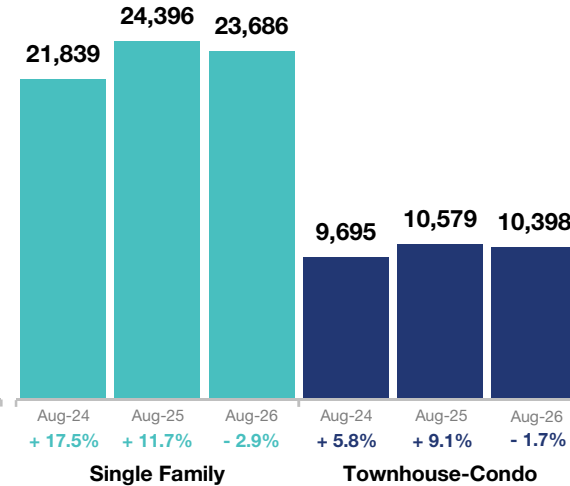
New Listings



August

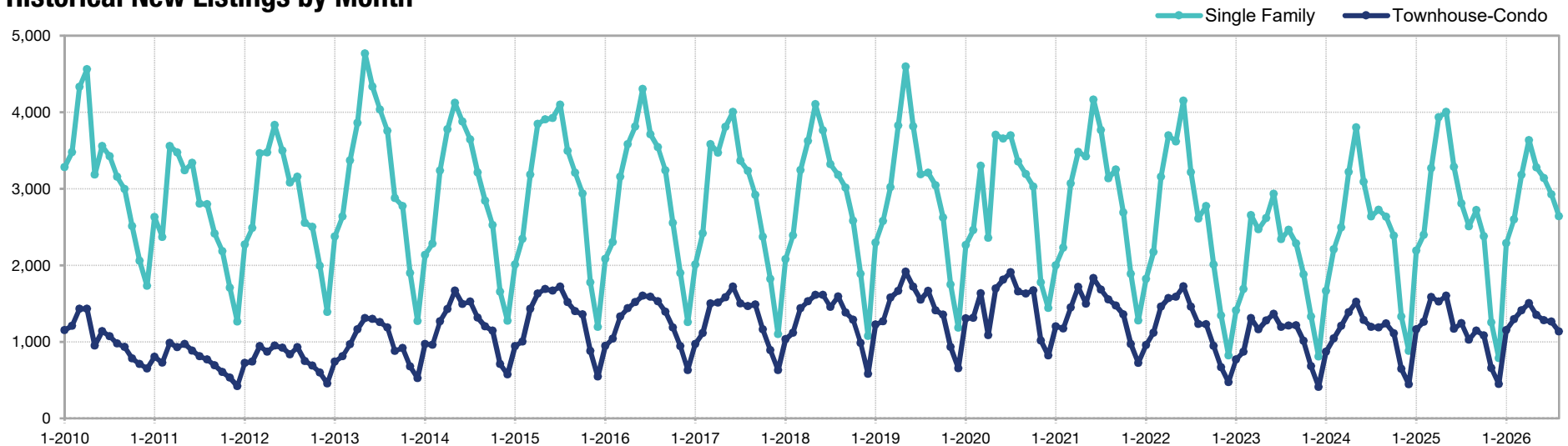


Year to Date



New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Sep-2025	2,720	+3.3%	1,147	-7.6%
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	+2.7%
Mar-2026	3,182	-2.6%	1,409	-11.2%
Apr-2026	3,634	-7.6%	1,505	-1.4%
May-2026	3,277	-18.1%	1,352	-15.6%
Jun-2026	3,138	-4.5%	1,283	+9.8%
Jul-2026	2,927	+4.3%	1,265	+1.8%
Aug-2026	2,642	+5.3%	1,135	+10.5%

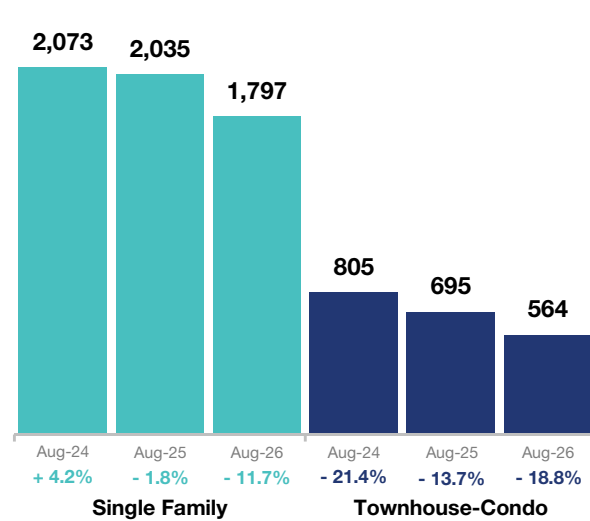
Historical New Listings by Month



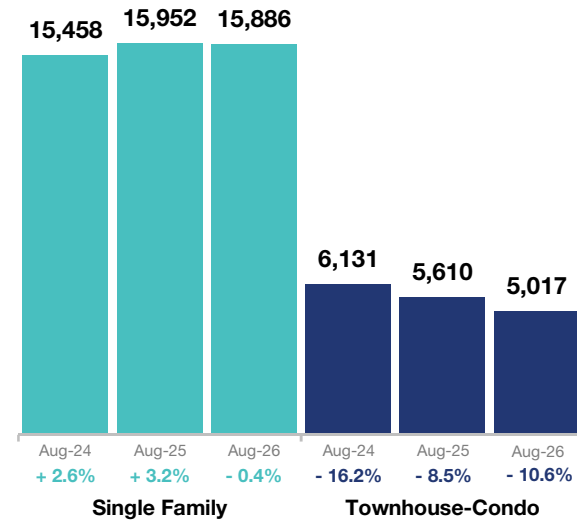
Sold Listings



August

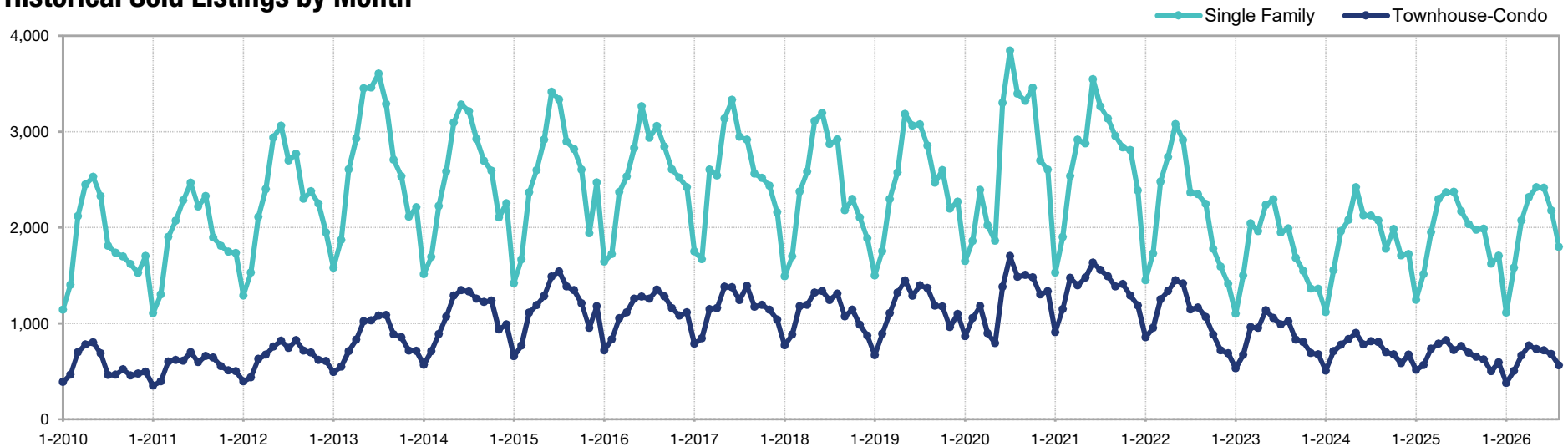


Year to Date



Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	2,073	+6.2%	667	-9.4%
Apr-2026	2,317	+0.9%	768	-2.7%
May-2026	2,418	+2.2%	734	-11.1%
Jun-2026	2,413	+1.7%	720	-0.1%
Jul-2026	2,177	+0.4%	680	-10.9%
Aug-2026	1,797	-11.7%	564	-18.8%

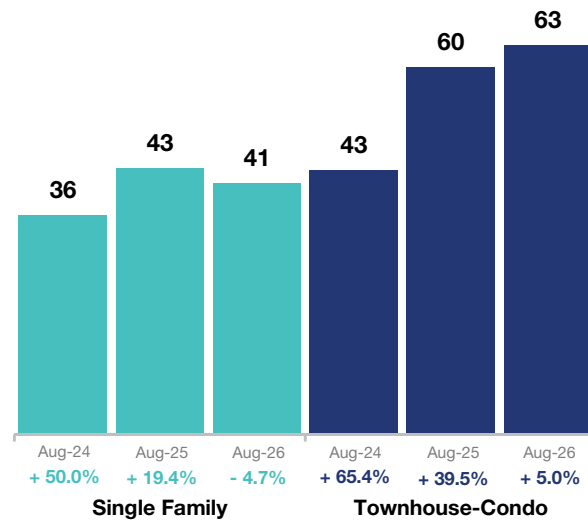
Historical Sold Listings by Month



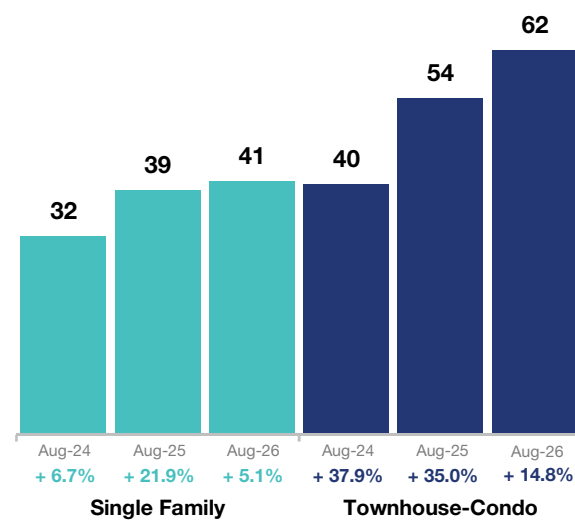
Days on Market Until Sale



August

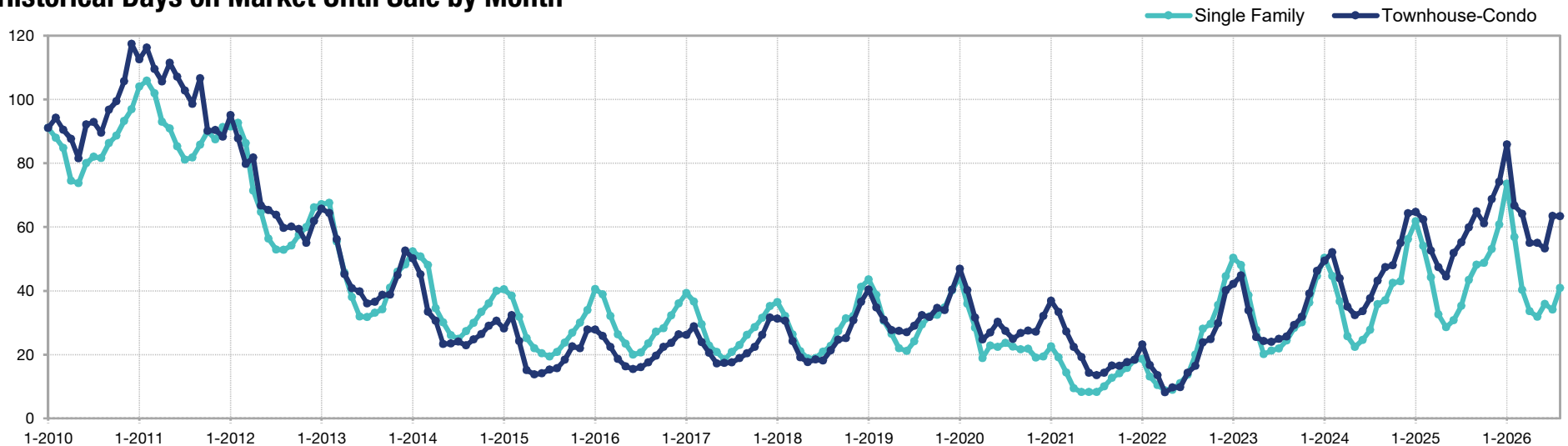


Year to Date



Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%
Aug-2026	41	-4.7%	63	+5.0%

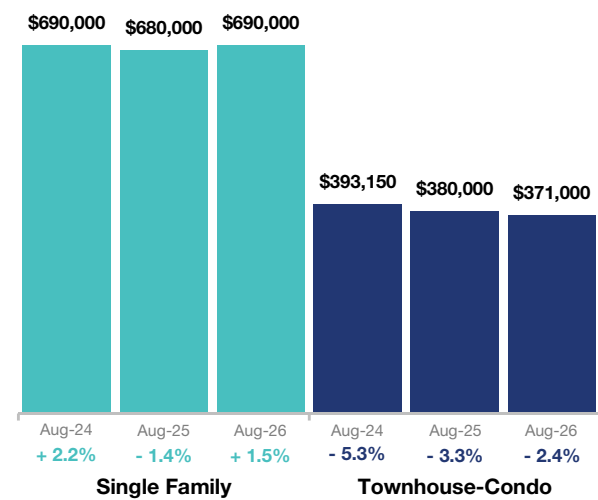
Historical Days on Market Until Sale by Month



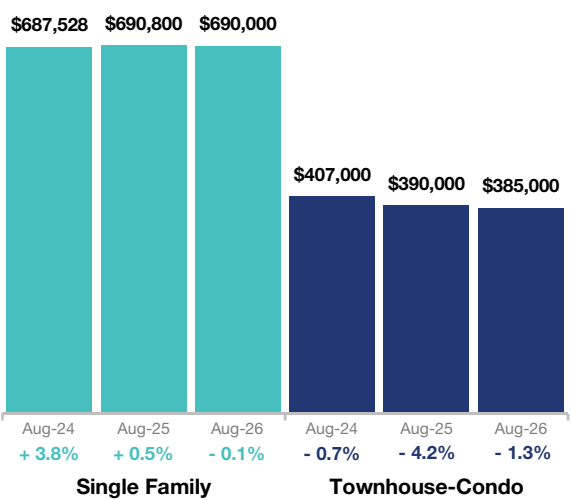
Median Sales Price



August

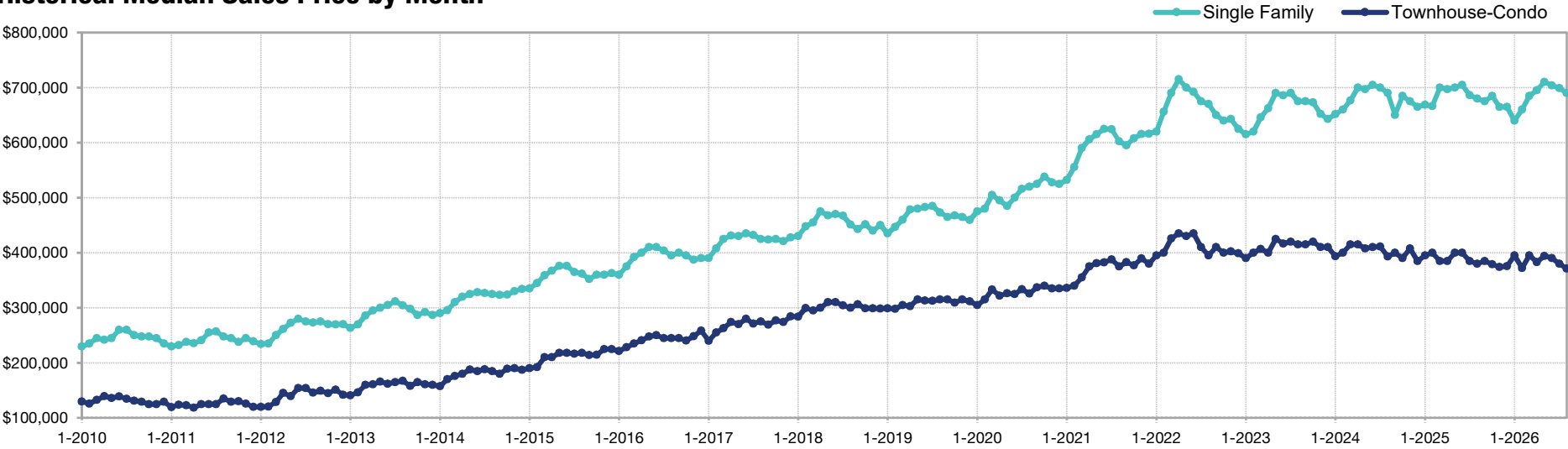


Year to Date



Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Sep-2025	\$675,000	+3.8%	\$385,000	-3.8%
Oct-2025	\$685,000	0.0%	\$379,000	-2.8%
Nov-2025	\$665,000	-1.5%	\$374,000	-8.3%
Dec-2025	\$665,000	0.0%	\$375,645	-2.4%
Jan-2026	\$639,900	-4.3%	\$395,000	0.0%
Feb-2026	\$660,000	-1.0%	\$372,000	-7.0%
Mar-2026	\$685,000	-2.1%	\$394,900	+2.6%
Apr-2026	\$695,000	-0.3%	\$382,750	-0.6%
May-2026	\$710,000	+1.4%	\$393,930	-1.5%
Jun-2026	\$704,000	-0.1%	\$390,000	-2.5%
Jul-2026	\$699,000	+1.8%	\$380,000	-1.3%
Aug-2026	\$690,000	+1.5%	\$371,000	-2.4%

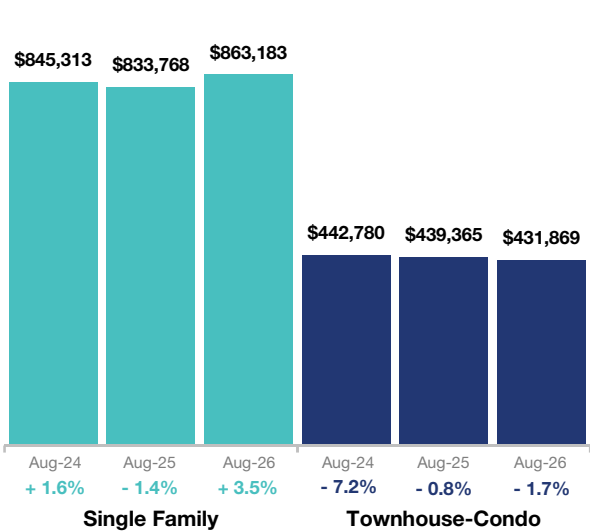
Historical Median Sales Price by Month



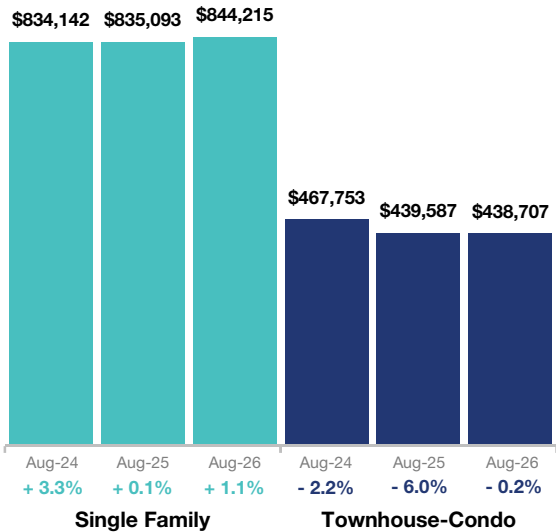
Average Sales Price



August

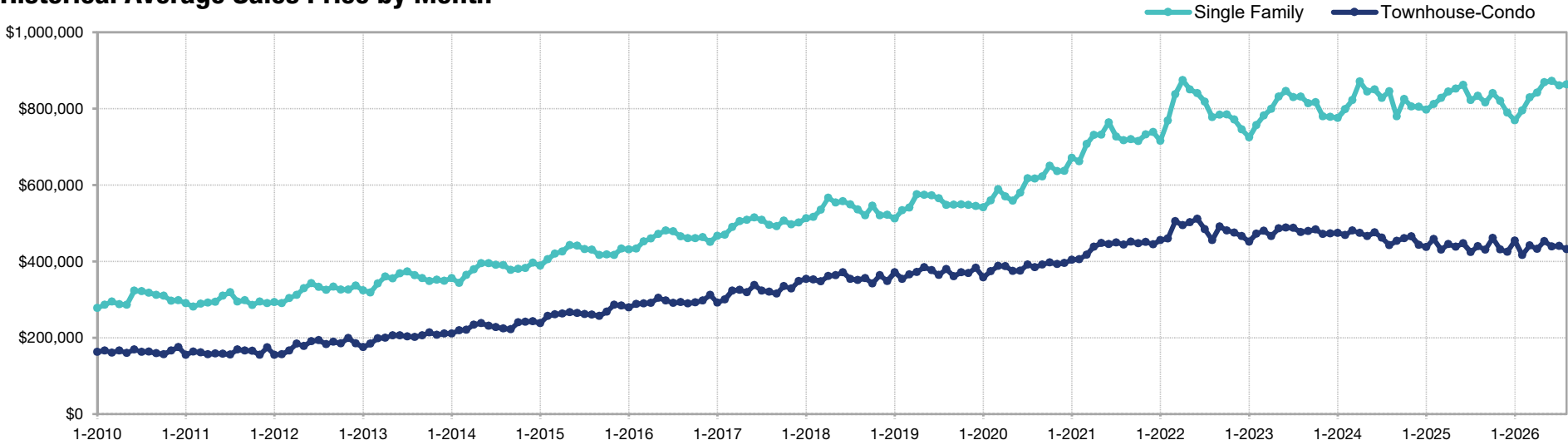


Year to Date



Avg. Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	\$828,993	+0.2%	\$441,509	+2.5%
Apr-2026	\$841,596	-0.4%	\$432,539	-2.8%
May-2026	\$868,836	+1.9%	\$453,173	+3.4%
Jun-2026	\$872,583	+1.2%	\$438,762	-1.9%
Jul-2026	\$860,671	+4.7%	\$440,321	+3.8%
Aug-2026	\$863,183	+3.5%	\$431,869	-1.7%

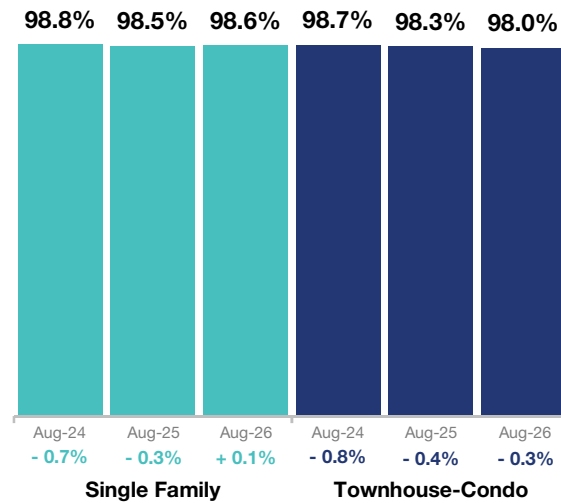
Historical Average Sales Price by Month



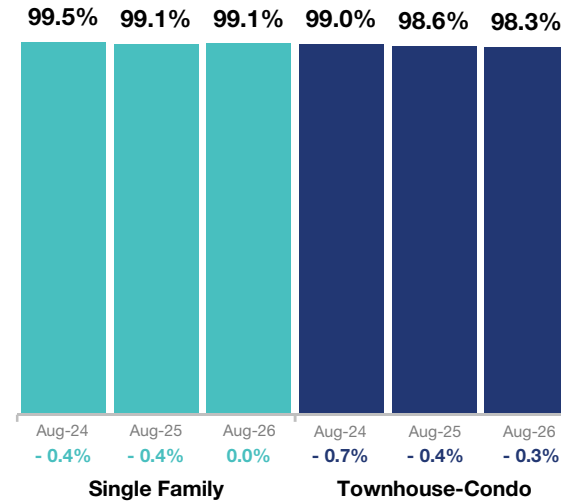
Percent of List Price Received



August

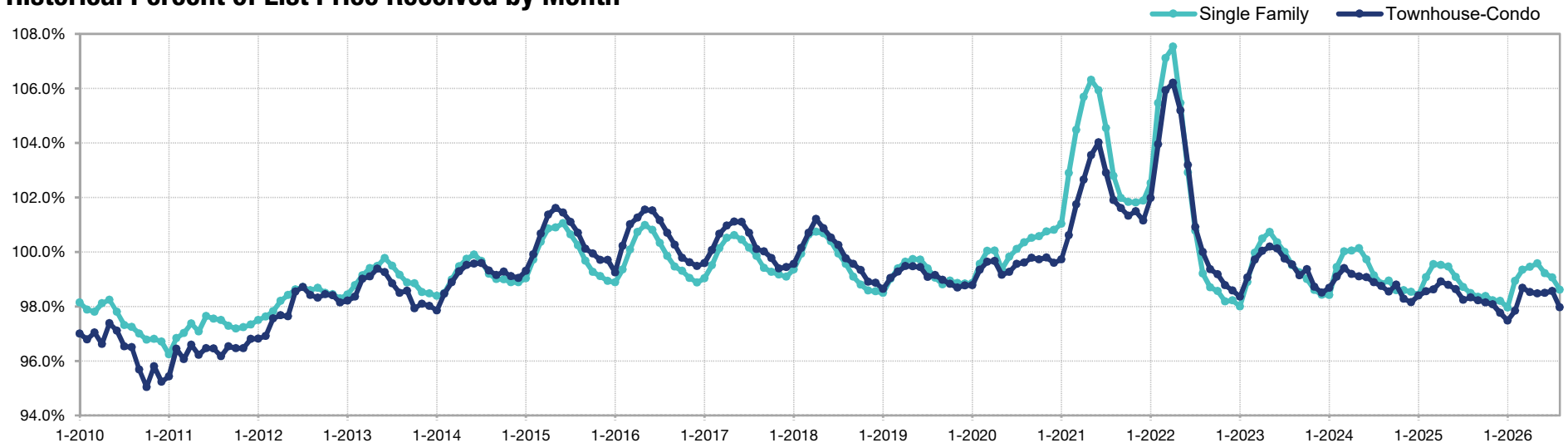


Year to Date



Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Sep-2025	98.4%	-0.5%	98.2%	-0.3%
Oct-2025	98.4%	-0.2%	98.1%	-0.7%
Nov-2025	98.2%	-0.4%	98.1%	-0.2%
Dec-2025	98.2%	-0.3%	97.8%	-0.4%
Jan-2026	98.0%	-0.4%	97.5%	-0.9%
Feb-2026	98.9%	-0.2%	97.8%	-0.8%
Mar-2026	99.3%	-0.3%	98.7%	+0.1%
Apr-2026	99.5%	0.0%	98.5%	-0.4%
May-2026	99.6%	+0.1%	98.5%	-0.3%
Jun-2026	99.2%	+0.1%	98.5%	-0.1%
Jul-2026	99.1%	+0.4%	98.6%	+0.4%
Aug-2026	98.6%	+0.1%	98.0%	-0.3%

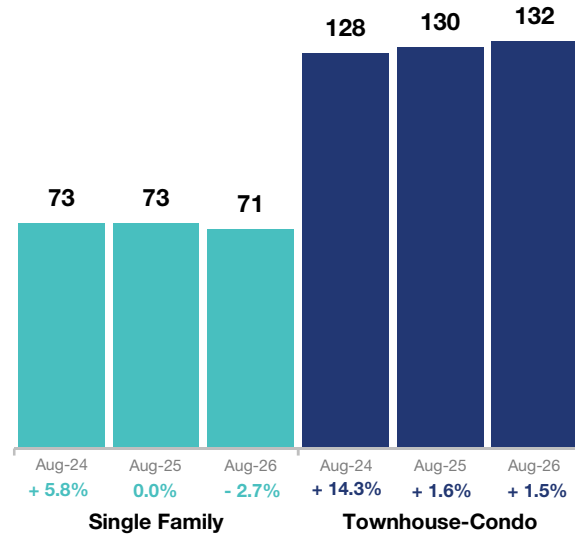
Historical Percent of List Price Received by Month



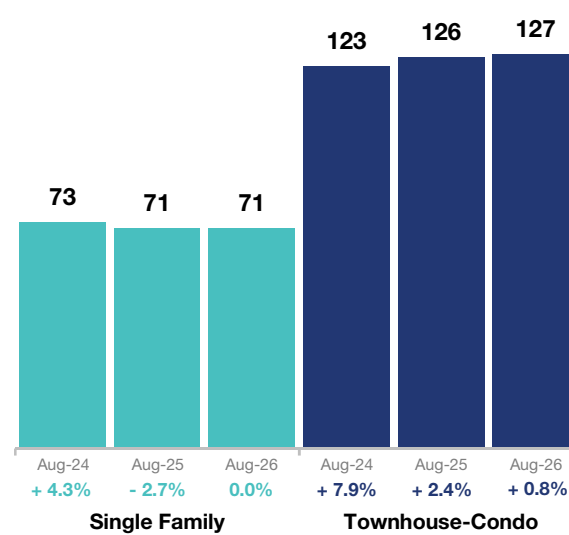
Housing Affordability Index



August

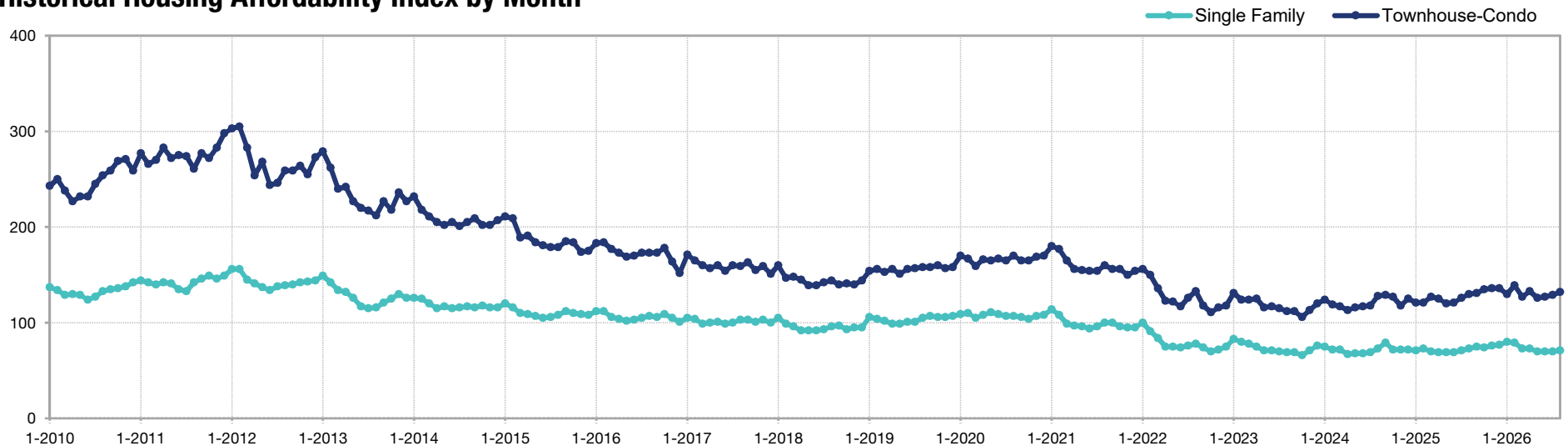


Year to Date



Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Sep-2025	75	-5.1%	131	+1.6%
Oct-2025	74	+2.8%	135	+6.3%
Nov-2025	76	+5.6%	136	+15.3%
Dec-2025	77	+6.9%	136	+8.8%
Jan-2026	80	+12.7%	130	+7.4%
Feb-2026	79	+8.2%	139	+14.9%
Mar-2026	73	+4.3%	127	0.0%
Apr-2026	73	+5.8%	133	+6.4%
May-2026	70	+1.4%	126	+5.0%
Jun-2026	70	+1.4%	127	+5.0%
Jul-2026	70	-1.4%	129	+2.4%
Aug-2026	71	-2.7%	132	+1.5%

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.



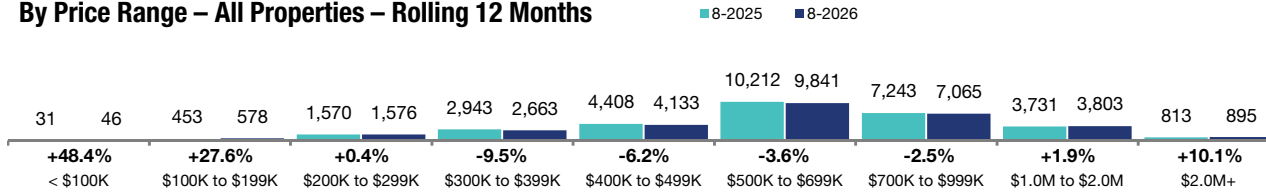
Key Metrics	Historical Sparkbars	8-2025	8-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
Active Listings		11,478	9,936	- 13.4%	--	--	--
Under Contract		2,701	2,555	- 5.4%	22,565	22,057	- 2.3%
New Listings		3,538	3,798	+ 7.3%	35,004	34,217	- 2.2%
Sold Listings		2,730	2,364	- 13.4%	21,574	20,941	- 2.9%
Days on Market		48	46	- 4.2%	43	46	+ 7.0%
Median Sales Price		\$614,570	\$618,775	+ 0.7%	\$620,000	\$625,000	+ 0.8%
Avg. Sales Price		\$733,362	\$759,755	+ 3.6%	\$732,452	\$746,456	+ 1.9%
Pct. of List Price Received		98.4%	98.5%	+ 0.1%	98.9%	98.9%	0.0%
Affordability Index		80	79	- 1.3%	80	78	- 2.5%

Sold Listings

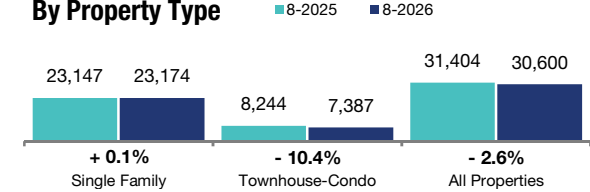
Actual sales that have closed in a given month.



By Price Range – All Properties – Rolling 12 Months



By Property Type



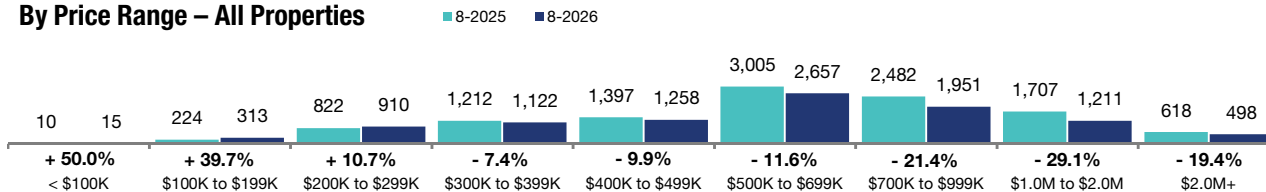
By Price Range	Rolling 12 Months			Compared to Prior Month			Year to Date		
	Single Family			Townhouse-Condo			Single Family		
	8-2025	8-2026	Change	8-2025	8-2026	Change	7-2026	8-2026	Change
\$99,999 and Below	1	2	+ 100.0%	30	43	+ 43.3%	0	2	--
\$100,000 to \$199,999	14	17	+ 21.4%	438	559	+ 27.6%	1	2	+ 100.0%
\$200,000 to \$299,999	77	123	+ 59.7%	1,492	1,443	- 3.3%	12	13	+ 8.3%
\$300,000 to \$399,999	617	718	+ 16.4%	2,325	1,937	- 16.7%	71	62	- 12.7%
\$400,000 to \$499,999	2,714	2,710	- 0.1%	1,690	1,419	- 16.0%	218	210	- 3.7%
\$500,000 to \$699,999	8,657	8,521	- 1.6%	1,553	1,317	- 15.2%	794	628	- 20.9%
\$700,000 to \$999,999	6,742	6,618	- 1.8%	500	441	- 11.8%	622	496	- 20.3%
\$1,000,000 to \$1,999,999	3,553	3,603	+ 1.4%	177	195	+ 10.2%	362	303	- 16.3%
\$2,000,000 and Above	772	862	+ 11.7%	39	33	- 15.4%	97	81	- 16.5%
All Price Ranges	23,147	23,174	+ 0.1%	8,244	7,387	- 10.4%	2,177	1,797	- 17.5%

By Price Range	Single Family			Townhouse-Condo			Single Family		
	8-2025	8-2026	Change	8-2025	8-2026	Change	7-2026	8-2026	Change
	8-2025	8-2026	Change	8-2025	8-2026	Change	7-2026	8-2026	Change
\$99,999 and Below	1	2	+ 100.0%	21	30	+ 42.9%	2	2	0.0%
\$100,000 to \$199,999	8	14	+ 75.0%	324	376	+ 16.0%	64	44	- 31.3%
\$200,000 to \$299,999	57	88	+ 54.4%	1,019	975	- 4.3%	146	121	- 17.1%
\$300,000 to \$399,999	412	475	+ 15.3%	1,579	1,294	- 18.0%	157	152	- 3.2%
\$400,000 to \$499,999	1,842	1,830	- 0.7%	1,138	975	- 14.3%	131	96	- 26.7%
\$500,000 to \$699,999	5,839	5,743	- 1.6%	1,061	912	- 14.0%	110	110	0.0%
\$700,000 to \$999,999	4,711	4,558	- 3.2%	332	300	- 9.6%	43	22	- 48.8%
\$1,000,000 to \$1,999,999	2,532	2,562	+ 1.2%	115	133	+ 15.7%	24	11	- 54.2%
\$2,000,000 and Above	550	614	+ 11.6%	21	22	+ 4.8%	3	6	+ 100.0%
All Price Ranges	15,952	15,886	- 0.4%	5,610	5,017	- 10.6%	680	564	- 17.1%

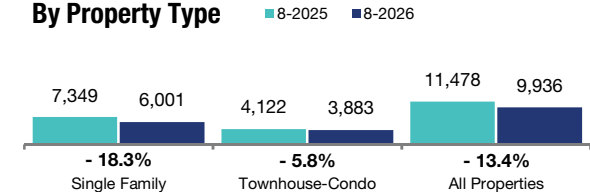
Inventory of Active Listings

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

By Price Range – All Properties



By Property Type



By Price Range	Year over Year			Compared to Prior Month			Year to Date		
	Single Family			Townhouse-Condo			Single Family		
	8-2025	8-2026	Change	8-2025	8-2026	Change	7-2026	8-2026	Change
\$99,999 and Below	0	1	--	10	14	+ 40.0%	2	1	- 50.0%
\$100,000 to \$199,999	5	3	- 40.0%	219	303	+ 38.4%	2	3	+ 50.0%
\$200,000 to \$299,999	14	18	+ 28.6%	808	885	+ 9.5%	22	18	- 18.2%
\$300,000 to \$399,999	100	144	+ 44.0%	1,111	968	- 12.9%	127	144	+ 13.4%
\$400,000 to \$499,999	635	618	- 2.7%	760	631	- 17.0%	619	618	- 0.2%
\$500,000 to \$699,999	2,261	1,958	- 13.4%	742	692	- 6.7%	2,100	1,958	- 6.8%
\$700,000 to \$999,999	2,180	1,696	- 22.2%	301	248	- 17.6%	1,820	1,696	- 6.8%
\$1,000,000 to \$1,999,999	1,573	1,097	- 30.3%	133	110	- 17.3%	1,189	1,097	- 7.7%
\$2,000,000 and Above	580	465	- 19.8%	38	32	- 15.8%	498	465	- 6.6%
All Price Ranges	7,349	6,001	- 18.3%	4,122	3,883	- 5.8%	6,380	6,001	- 5.9%

By Price Range	Single Family			Townhouse-Condo			Single Family		
	8-2025	8-2026	Change	8-2025	8-2026	Change	7-2026	8-2026	Change
	8-2025	8-2026	Change	8-2025	8-2026	Change	7-2026	8-2026	Change
\$99,999 and Below	0	1	--	10	14	+ 40.0%	2	1	- 50.0%
\$100,000 to \$199,999	5	3	- 40.0%	219	303	+ 38.4%	2	3	+ 50.0%
\$200,000 to \$299,999	14	18	+ 28.6%	808	885	+ 9.5%	22	18	- 18.2%
\$300,000 to \$399,999	100	144	+ 44.0%	1,111	968	- 12.9%	127	144	+ 13.4%
\$400,000 to \$499,999	635	618	- 2.7%	760	631	- 17.0%	619	618	- 0.2%
\$500,000 to \$699,999	2,261	1,958	- 13.4%	742	692	- 6.7%	2,100	1,958	- 6.8%
\$700,000 to \$999,999	2,180	1,696	- 22.2%	301	248	- 17.6%	1,820	1,696	- 6.8%
\$1,000,000 to \$1,999,999	1,573	1,097	- 30.3%	133	110	- 17.3%	1,189	1,097	- 7.7%
\$2,000,000 and Above	580	465	- 19.8%	38	32	- 15.8%	498	465	- 6.6%
All Price Ranges	7,349	6,001	- 18.3%	4,122	3,883	- 5.8%	6,380	6,001	- 5.9%

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 August 2026

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Arapahoe County

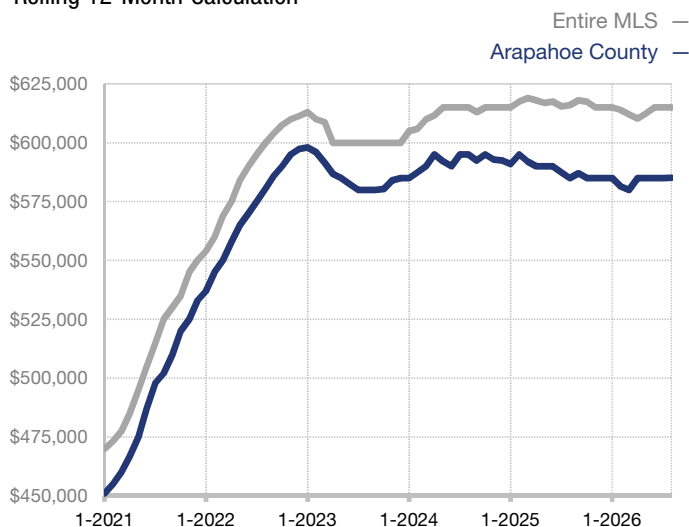
Single Family	August			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 08-2025	Thru 08-2026	Percent Change from Previous Year
Inventory of Active Listings	1,745	1,378	- 21.0%	--	--	--
Under Contract	479	488	+ 1.9%	4,155	4,138	- 0.4%
New Listings	649	645	- 0.6%	5,866	5,631	- 4.0%
Sold Listings	509	433	- 14.9%	3,977	3,937	- 1.0%
Days on Market Until Sale	40	38	- 5.0%	38	38	0.0%
Median Sales Price*	\$579,000	\$600,000	+ 3.6%	\$590,000	\$595,000	+ 0.8%
Average Sales Price*	\$717,998	\$804,082	+ 12.0%	\$743,553	\$747,589	+ 0.5%
Percent of List Price Received*	98.9%	98.9%	0.0%	99.3%	99.3%	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.

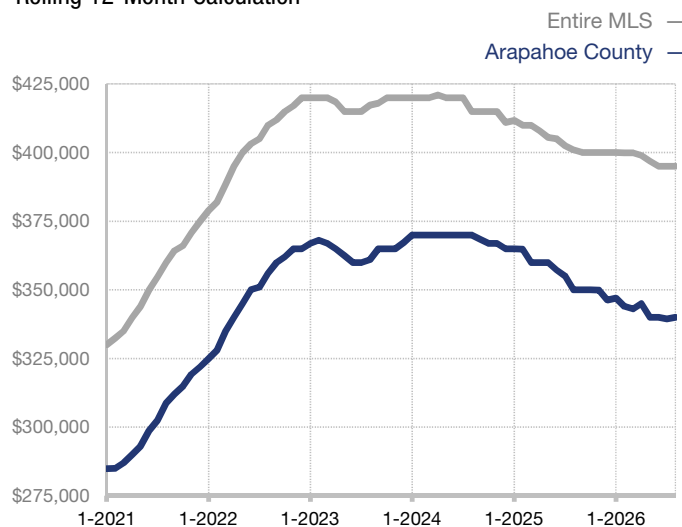
Townhouse/Condo	August			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 08-2025	Thru 08-2026	Percent Change from Previous Year
Inventory of Active Listings	1,189	1,055	- 11.3%	--	--	--
Under Contract	223	202	- 9.4%	1,806	1,595	- 11.7%
New Listings	307	351	+ 14.3%	3,072	2,908	- 5.3%
Sold Listings	210	174	- 17.1%	1,728	1,504	- 13.0%
Days on Market Until Sale	58	64	+ 10.3%	53	61	+ 15.1%
Median Sales Price*	\$330,000	\$346,250	+ 4.9%	\$350,000	\$342,000	- 2.3%
Average Sales Price*	\$351,223	\$358,850	+ 2.2%	\$365,988	\$364,334	- 0.5%
Percent of List Price Received*	98.4%	98.2%	- 0.2%	98.6%	98.3%	- 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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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



Local Market Update for August 2026

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Arvada

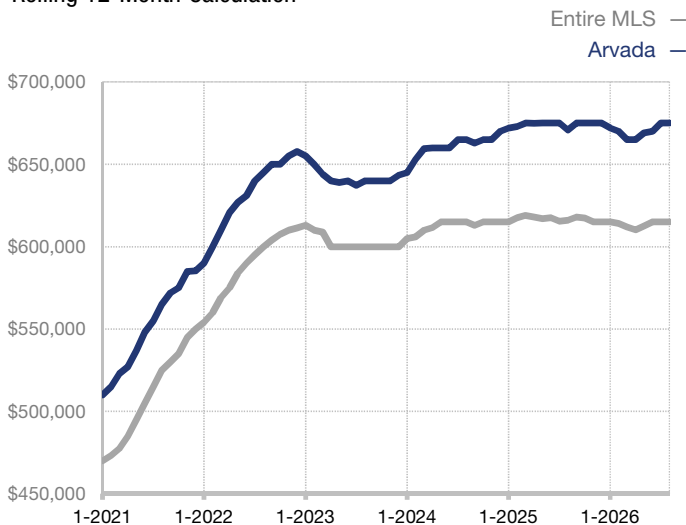
Single Family	August			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 08-2025	Thru 08-2026	Percent Change from Previous Year
Inventory of Active Listings	456	359	- 21.3%	--	--	--
Under Contract	112	137	+ 22.3%	1,042	1,166	+ 11.9%
New Listings	160	192	+ 20.0%	1,542	1,582	+ 2.6%
Sold Listings	130	130	0.0%	1,019	1,110	+ 8.9%
Days on Market Until Sale	40	35	- 12.5%	32	35	+ 9.4%
Median Sales Price*	\$649,950	\$666,000	+ 2.5%	\$685,000	\$679,950	- 0.7%
Average Sales Price*	\$744,796	\$717,173	- 3.7%	\$741,060	\$730,423	- 1.4%
Percent of List Price Received*	98.6%	98.8%	+ 0.2%	99.7%	99.6%	- 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.

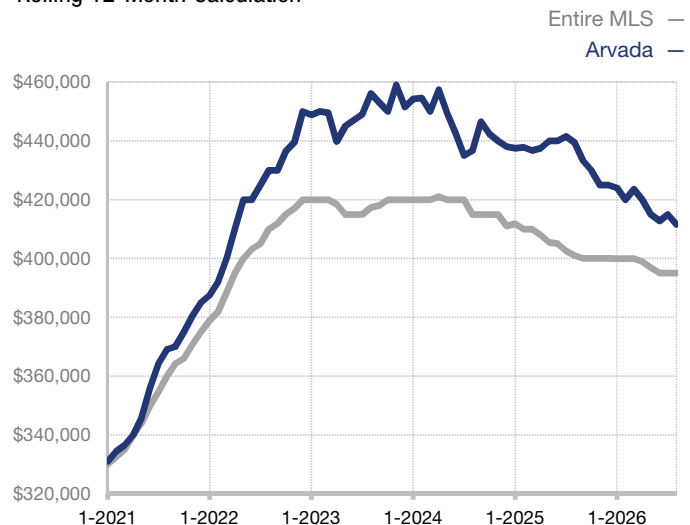
Townhouse/Condo	August			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 08-2025	Thru 08-2026	Percent Change from Previous Year
Inventory of Active Listings	173	150	- 13.3%	--	--	--
Under Contract	34	33	- 2.9%	304	279	- 8.2%
New Listings	57	43	- 24.6%	511	454	- 11.2%
Sold Listings	40	40	0.0%	291	266	- 8.6%
Days on Market Until Sale	56	59	+ 5.4%	51	66	+ 29.4%
Median Sales Price*	\$427,500	\$410,625	- 3.9%	\$438,900	\$420,000	- 4.3%
Average Sales Price*	\$444,932	\$411,798	- 7.4%	\$438,946	\$426,080	- 2.9%
Percent of List Price Received*	98.8%	97.8%	- 1.0%	98.9%	98.7%	- 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 August 2026

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Aurora

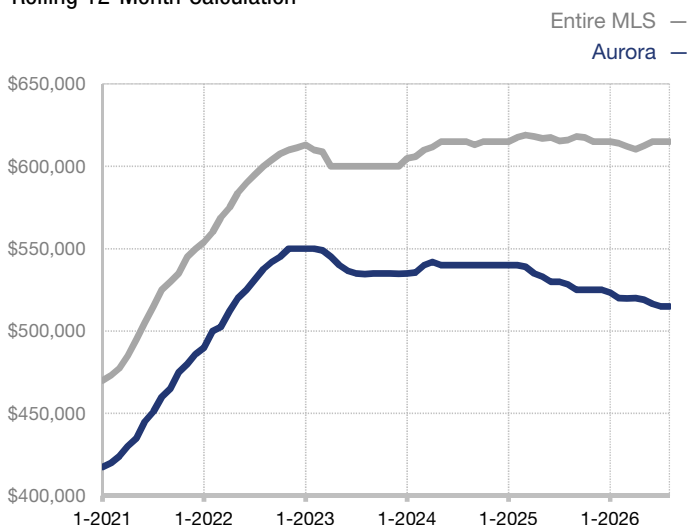
Single Family	August			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 08-2025	Thru 08-2026	Percent Change from Previous Year
Inventory of Active Listings	1,380	1,088	- 21.2%	--	--	--
Under Contract	340	326	- 4.1%	2,989	2,832	- 5.3%
New Listings	466	473	+ 1.5%	4,135	3,796	- 8.2%
Sold Listings	351	317	- 9.7%	2,867	2,707	- 5.6%
Days on Market Until Sale	50	48	- 4.0%	47	49	+ 4.3%
Median Sales Price*	\$528,000	\$525,000	- 0.6%	\$525,000	\$514,950	- 1.9%
Average Sales Price*	\$569,849	\$559,222	- 1.9%	\$569,502	\$555,379	- 2.5%
Percent of List Price Received*	99.3%	99.2%	- 0.1%	99.4%	99.5%	+ 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.

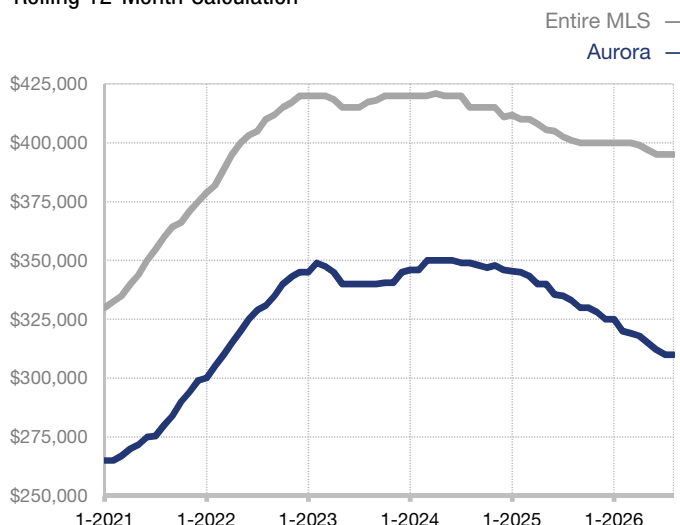
Townhouse/Condo	August			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 08-2025	Thru 08-2026	Percent Change from Previous Year
Inventory of Active Listings	863	709	- 17.8%	--	--	--
Under Contract	139	136	- 2.2%	1,244	1,046	- 15.9%
New Listings	223	223	0.0%	2,169	1,942	- 10.5%
Sold Listings	156	118	- 24.4%	1,209	983	- 18.7%
Days on Market Until Sale	62	70	+ 12.9%	56	65	+ 16.1%
Median Sales Price*	\$312,200	\$307,000	- 1.7%	\$330,000	\$307,000	- 7.0%
Average Sales Price*	\$318,399	\$312,956	- 1.7%	\$335,129	\$314,743	- 6.1%
Percent of List Price Received*	98.4%	98.1%	- 0.3%	98.7%	98.4%	- 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 August 2026

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Castle Pines

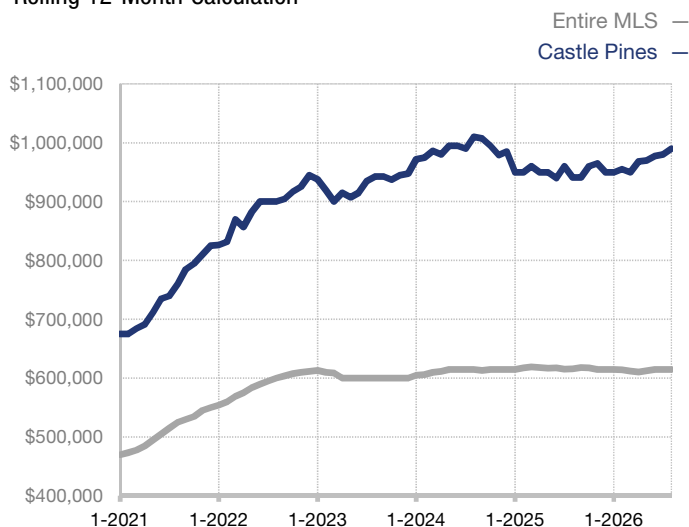
Single Family	August			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 08-2025	Thru 08-2026	Percent Change from Previous Year
Inventory of Active Listings	86	61	- 29.1%	--	--	--
Under Contract	24	13	- 45.8%	185	174	- 5.9%
New Listings	23	23	0.0%	297	234	- 21.2%
Sold Listings	27	21	- 22.2%	182	174	- 4.4%
Days on Market Until Sale	51	58	+ 13.7%	40	52	+ 30.0%
Median Sales Price*	\$870,000	\$999,000	+ 14.8%	\$960,044	\$1,005,000	+ 4.7%
Average Sales Price*	\$988,588	\$1,082,731	+ 9.5%	\$1,079,256	\$1,140,243	+ 5.7%
Percent of List Price Received*	97.8%	97.8%	0.0%	98.3%	98.2%	- 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.

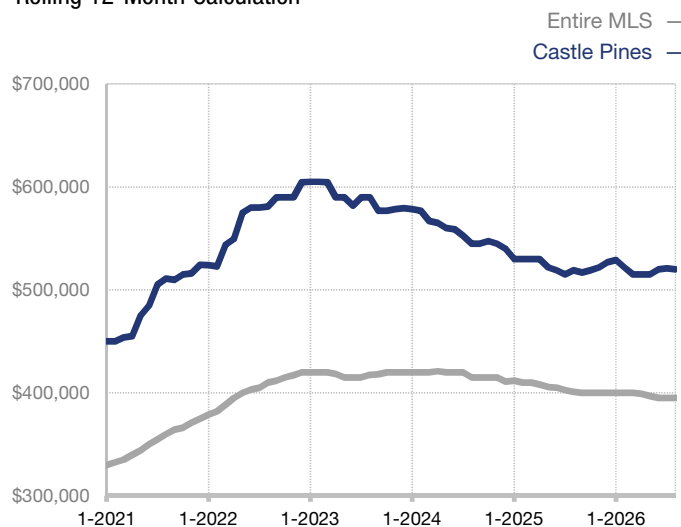
Townhouse/Condo	August			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 08-2025	Thru 08-2026	Percent Change from Previous Year
Inventory of Active Listings	11	13	+ 18.2%	--	--	--
Under Contract	2	4	+ 100.0%	39	17	- 56.4%
New Listings	1	0	- 100.0%	38	29	- 23.7%
Sold Listings	1	2	+ 100.0%	38	13	- 65.8%
Days on Market Until Sale	122	73	- 40.2%	63	96	+ 52.4%
Median Sales Price*	\$574,990	\$519,950	- 9.6%	\$529,495	\$500,000	- 5.6%
Average Sales Price*	\$574,990	\$519,950	- 9.6%	\$521,112	\$530,451	+ 1.8%
Percent of List Price Received*	100.0%	98.1%	- 1.9%	95.7%	97.4%	+ 1.8%

* 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 August 2026

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Castle Rock

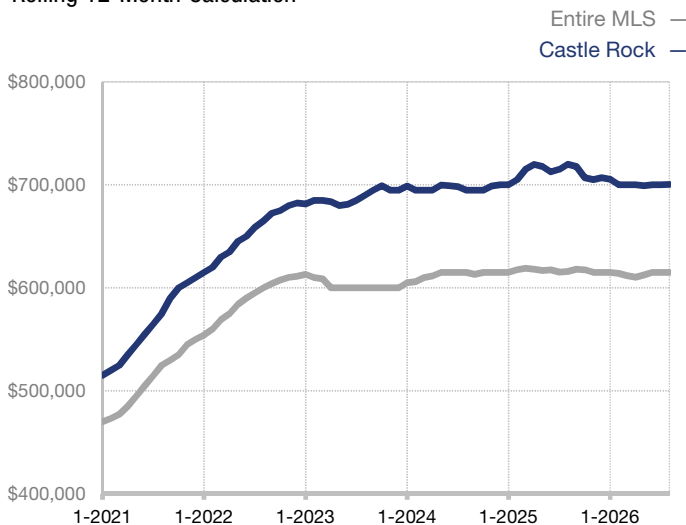
Single Family	August			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 08-2025	Thru 08-2026	Percent Change from Previous Year
Inventory of Active Listings	609	506	- 16.9%	--	--	--
Under Contract	154	128	- 16.9%	1,137	1,166	+ 2.6%
New Listings	198	177	- 10.6%	1,700	1,681	- 1.1%
Sold Listings	149	131	- 12.1%	1,086	1,101	+ 1.4%
Days on Market Until Sale	55	55	0.0%	54	59	+ 9.3%
Median Sales Price*	\$715,000	\$737,000	+ 3.1%	\$718,115	\$710,000	- 1.1%
Average Sales Price*	\$925,513	\$885,150	- 4.4%	\$883,601	\$879,748	- 0.4%
Percent of List Price Received*	98.2%	98.7%	+ 0.5%	98.8%	98.8%	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.

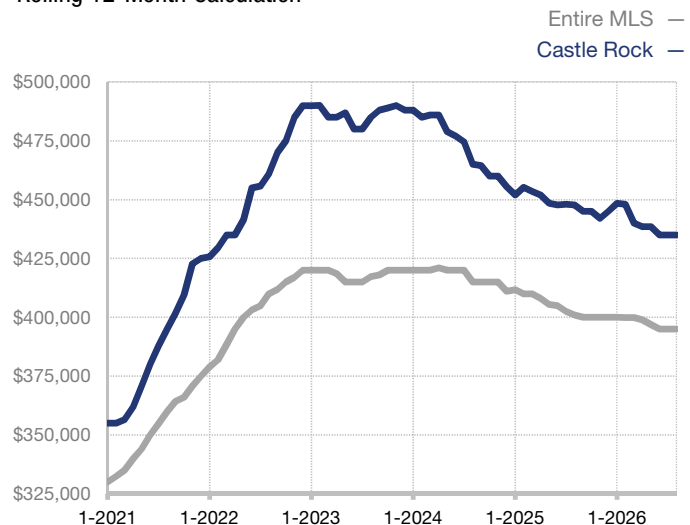
Townhouse/Condo	August			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 08-2025	Thru 08-2026	Percent Change from Previous Year
Inventory of Active Listings	55	74	+ 34.5%	--	--	--
Under Contract	16	16	0.0%	114	120	+ 5.3%
New Listings	22	19	- 13.6%	175	202	+ 15.4%
Sold Listings	16	12	- 25.0%	109	112	+ 2.8%
Days on Market Until Sale	53	49	- 7.5%	51	58	+ 13.7%
Median Sales Price*	\$450,000	\$447,000	- 0.7%	\$449,900	\$435,000	- 3.3%
Average Sales Price*	\$450,250	\$483,833	+ 7.5%	\$465,839	\$465,278	- 0.1%
Percent of List Price Received*	98.7%	98.4%	- 0.3%	99.0%	98.7%	- 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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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



Local Market Update for August 2026

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Centennial

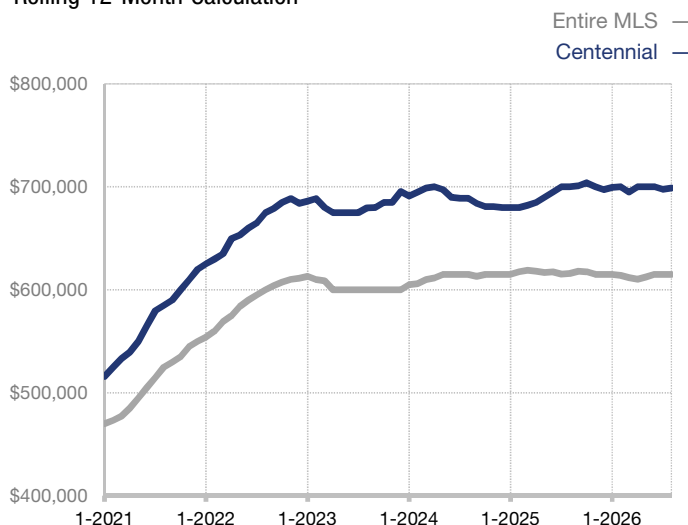
Single Family	August			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 08-2025	Thru 08-2026	Percent Change from Previous Year
Inventory of Active Listings	274	153	- 44.2%	--	--	--
Under Contract	85	65	- 23.5%	802	784	- 2.2%
New Listings	122	63	- 48.4%	1,079	946	- 12.3%
Sold Listings	89	66	- 25.8%	772	785	+ 1.7%
Days on Market Until Sale	30	42	+ 40.0%	30	31	+ 3.3%
Median Sales Price*	\$698,000	\$707,500	+ 1.4%	\$710,000	\$711,500	+ 0.2%
Average Sales Price*	\$779,825	\$805,039	+ 3.2%	\$790,113	\$786,993	- 0.4%
Percent of List Price Received*	99.0%	97.7%	- 1.3%	99.5%	99.5%	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.

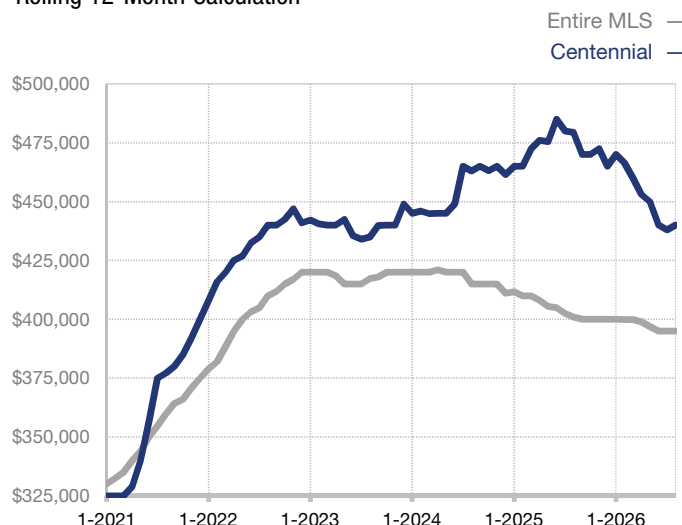
Townhouse/Condo	August			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 08-2025	Thru 08-2026	Percent Change from Previous Year
Inventory of Active Listings	93	78	- 16.1%	--	--	--
Under Contract	23	16	- 30.4%	186	184	- 1.1%
New Listings	23	30	+ 30.4%	281	283	+ 0.7%
Sold Listings	17	15	- 11.8%	178	178	0.0%
Days on Market Until Sale	47	73	+ 55.3%	40	50	+ 25.0%
Median Sales Price*	\$430,000	\$475,000	+ 10.5%	\$480,000	\$442,250	- 7.9%
Average Sales Price*	\$421,465	\$462,396	+ 9.7%	\$461,107	\$442,787	- 4.0%
Percent of List Price Received*	99.5%	98.4%	- 1.1%	99.1%	98.6%	- 0.5%

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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



Local Market Update for August 2026

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Denver

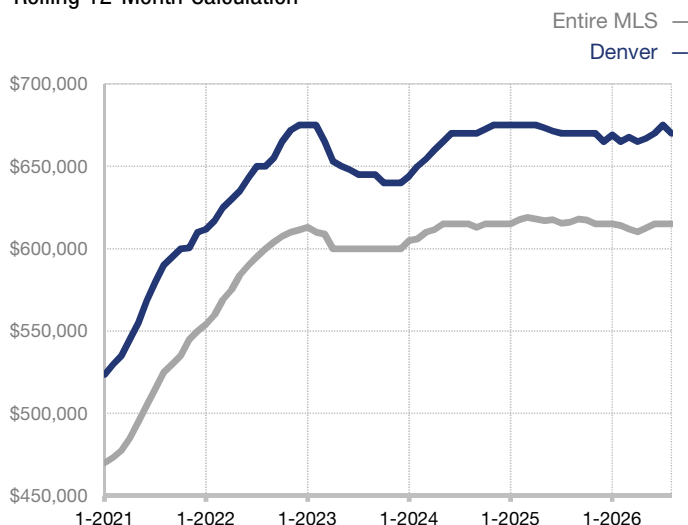
Single Family	August			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 08-2025	Thru 08-2026	Percent Change from Previous Year
Inventory of Active Listings	2,097	1,849	- 11.8%	--	--	--
Under Contract	515	551	+ 7.0%	4,400	4,645	+ 5.6%
New Listings	687	850	+ 23.7%	6,884	7,099	+ 3.1%
Sold Listings	482	479	- 0.6%	4,226	4,384	+ 3.7%
Days on Market Until Sale	43	38	- 11.6%	38	39	+ 2.6%
Median Sales Price*	\$672,500	\$637,500	- 5.2%	\$675,000	\$685,000	+ 1.5%
Average Sales Price*	\$873,630	\$834,654	- 4.5%	\$856,762	\$881,217	+ 2.9%
Percent of List Price Received*	98.0%	98.6%	+ 0.6%	98.8%	98.9%	+ 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.

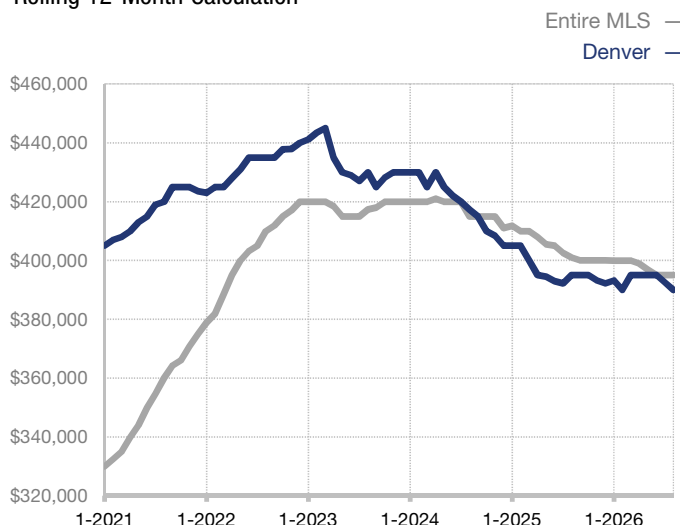
Townhouse/Condo	August			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 08-2025	Thru 08-2026	Percent Change from Previous Year
Inventory of Active Listings	2,100	1,985	- 5.5%	--	--	--
Under Contract	269	249	- 7.4%	2,296	2,135	- 7.0%
New Listings	466	577	+ 23.8%	4,877	4,872	- 0.1%
Sold Listings	271	212	- 21.8%	2,208	2,019	- 8.6%
Days on Market Until Sale	64	65	+ 1.6%	60	65	+ 8.3%
Median Sales Price*	\$400,000	\$360,000	- 10.0%	\$395,000	\$390,000	- 1.3%
Average Sales Price*	\$509,218	\$490,220	- 3.7%	\$487,035	\$488,434	+ 0.3%
Percent of List Price Received*	97.9%	97.7%	- 0.2%	98.3%	98.1%	- 0.2%

* 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 August 2026

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Denver County

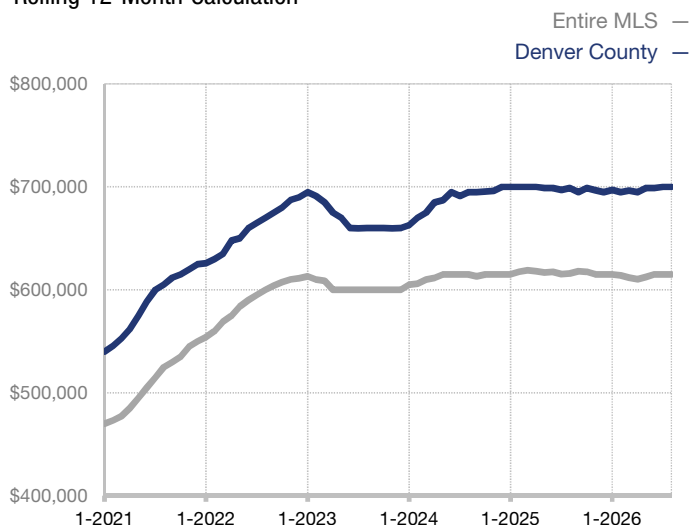
Single Family	August			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 08-2025	Thru 08-2026	Percent Change from Previous Year
Inventory of Active Listings	1,913	1,558	- 18.6%	--	--	--
Under Contract	461	431	- 6.5%	4,033	4,120	+ 2.2%
New Listings	624	680	+ 9.0%	6,300	6,220	- 1.3%
Sold Listings	443	403	- 9.0%	3,876	3,946	+ 1.8%
Days on Market Until Sale	44	41	- 6.8%	38	39	+ 2.6%
Median Sales Price*	\$714,000	\$670,000	- 6.2%	\$700,000	\$710,000	+ 1.4%
Average Sales Price*	\$904,998	\$884,759	- 2.2%	\$882,471	\$917,426	+ 4.0%
Percent of List Price Received*	97.9%	98.5%	+ 0.6%	98.8%	99.0%	+ 0.2%

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

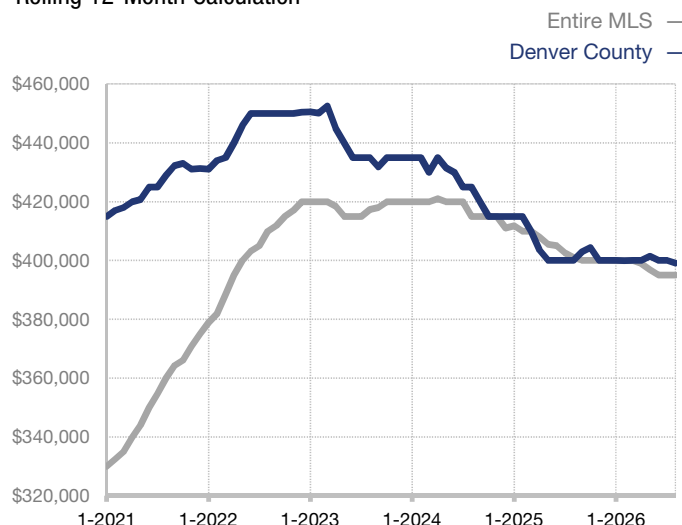
Townhouse/Condo	August			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 08-2025	Thru 08-2026	Percent Change from Previous Year
Inventory of Active Listings	1,933	1,748	- 9.6%	--	--	--
Under Contract	247	210	- 15.0%	2,119	1,934	- 8.7%
New Listings	432	471	+ 9.0%	4,521	4,401	- 2.7%
Sold Listings	253	192	- 24.1%	2,034	1,846	- 9.2%
Days on Market Until Sale	65	69	+ 6.2%	60	66	+ 10.0%
Median Sales Price*	\$404,900	\$370,000	- 8.6%	\$400,000	\$399,570	- 0.1%
Average Sales Price*	\$522,268	\$503,310	- 3.6%	\$501,010	\$504,089	+ 0.6%
Percent of List Price Received*	97.9%	97.4%	- 0.5%	98.3%	98.0%	- 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 August 2026

A Research Tool Provided by the Colorado Association of REALTORS®



Douglas County

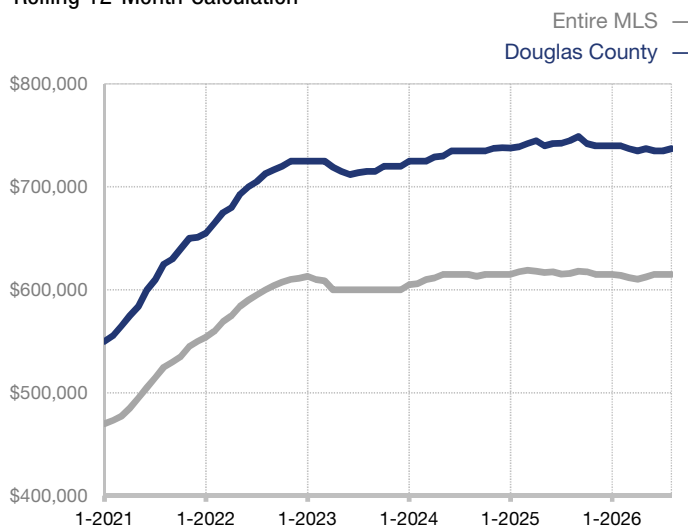
Single Family	August			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 08-2025	Thru 08-2026	Percent Change from Previous Year
Inventory of Active Listings	1,888	1,582	- 16.2%	--	--	--
Under Contract	554	457	- 17.5%	4,243	4,032	- 5.0%
New Listings	640	604	- 5.6%	6,037	5,755	- 4.7%
Sold Listings	536	480	- 10.4%	4,024	3,821	- 5.0%
Days on Market Until Sale	48	49	+ 2.1%	47	49	+ 4.3%
Median Sales Price*	\$738,500	\$750,000	+ 1.6%	\$749,900	\$740,000	- 1.3%
Average Sales Price*	\$875,546	\$884,843	+ 1.1%	\$883,868	\$886,756	+ 0.3%
Percent of List Price Received*	98.5%	98.5%	0.0%	98.9%	98.9%	0.0%

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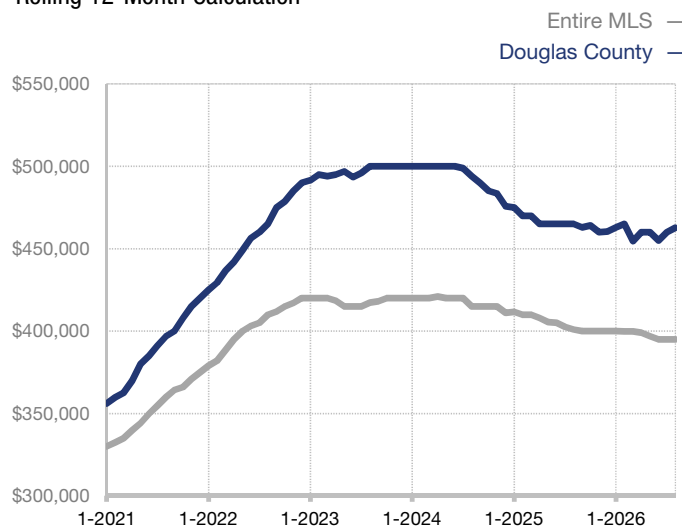
Townhouse/Condo	August			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 08-2025	Thru 08-2026	Percent Change from Previous Year
Inventory of Active Listings	276	343	+ 24.3%	--	--	--
Under Contract	74	73	- 1.4%	576	587	+ 1.9%
New Listings	78	98	+ 25.6%	857	986	+ 15.1%
Sold Listings	76	65	- 14.5%	551	546	- 0.9%
Days on Market Until Sale	69	50	- 27.5%	53	54	+ 1.9%
Median Sales Price*	\$449,950	\$470,000	+ 4.5%	\$460,000	\$461,250	+ 0.3%
Average Sales Price*	\$462,921	\$468,292	+ 1.2%	\$479,464	\$480,103	+ 0.1%
Percent of List Price Received*	98.5%	98.1%	- 0.4%	98.7%	98.6%	- 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 August 2026

A Research Tool Provided by the Colorado Association of REALTORS®



Elbert County

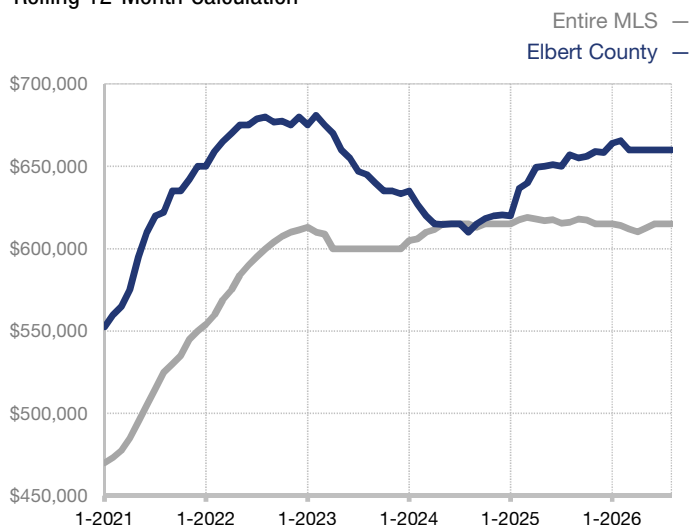
Single Family	August			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 08-2025	Thru 08-2026	Percent Change from Previous Year
Inventory of Active Listings	276	229	- 17.0%	--	--	--
Under Contract	54	41	- 24.1%	466	394	- 15.5%
New Listings	73	57	- 21.9%	689	601	- 12.8%
Sold Listings	70	48	- 31.4%	459	388	- 15.5%
Days on Market Until Sale	66	73	+ 10.6%	58	72	+ 24.1%
Median Sales Price*	\$695,000	\$652,950	- 6.1%	\$664,900	\$673,363	+ 1.3%
Average Sales Price*	\$766,049	\$727,140	- 5.1%	\$734,080	\$768,825	+ 4.7%
Percent of List Price Received*	99.5%	98.2%	- 1.3%	99.1%	98.4%	- 0.7%

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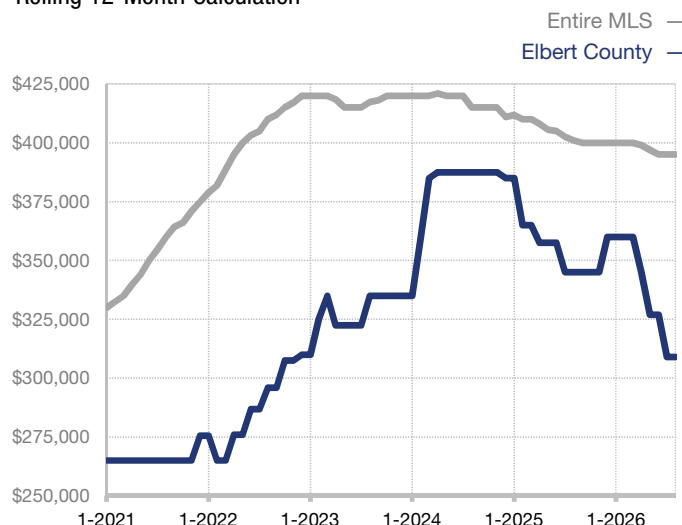
Townhouse/Condo	August			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 08-2025	Thru 08-2026	Percent Change from Previous Year
Inventory of Active Listings	3	2	- 33.3%	--	--	--
Under Contract	0	0	--	2	1	- 50.0%
New Listings	0	0	--	5	5	0.0%
Sold Listings	0	0	--	2	1	- 50.0%
Days on Market Until Sale	0	0	--	9	27	+ 200.0%
Median Sales Price*	\$0	\$0	--	\$360,000	\$309,000	- 14.2%
Average Sales Price*	\$0	\$0	--	\$360,000	\$309,000	- 14.2%
Percent of List Price Received*	0.0%	0.0%	--	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 August 2026

A Research Tool Provided by the Colorado Association of REALTORS®



Greenwood Village

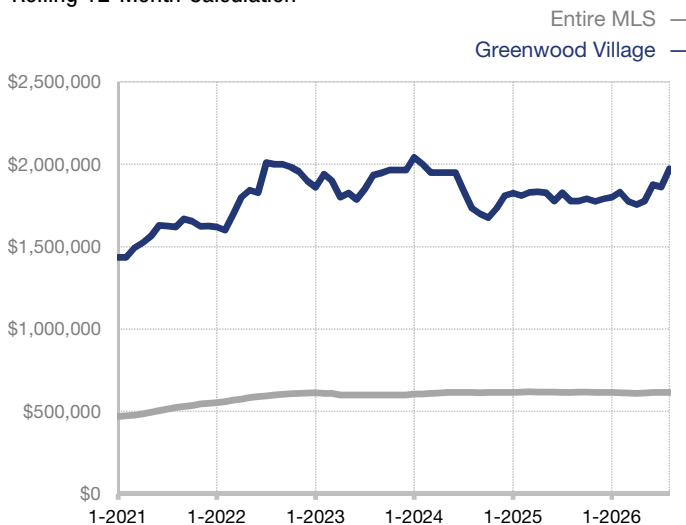
Single Family	August			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 08-2025	Thru 08-2026	Percent Change from Previous Year
Inventory of Active Listings	54	22	- 59.3%	--	--	--
Under Contract	9	9	0.0%	100	87	- 13.0%
New Listings	18	8	- 55.6%	161	126	- 21.7%
Sold Listings	16	8	- 50.0%	94	86	- 8.5%
Days on Market Until Sale	41	24	- 41.5%	40	45	+ 12.5%
Median Sales Price*	\$1,460,000	\$2,310,000	+ 58.2%	\$1,706,500	\$1,947,500	+ 14.1%
Average Sales Price*	\$1,450,846	\$2,539,375	+ 75.0%	\$2,050,060	\$2,116,234	+ 3.2%
Percent of List Price Received*	95.8%	99.5%	+ 3.9%	97.1%	98.0%	+ 0.9%

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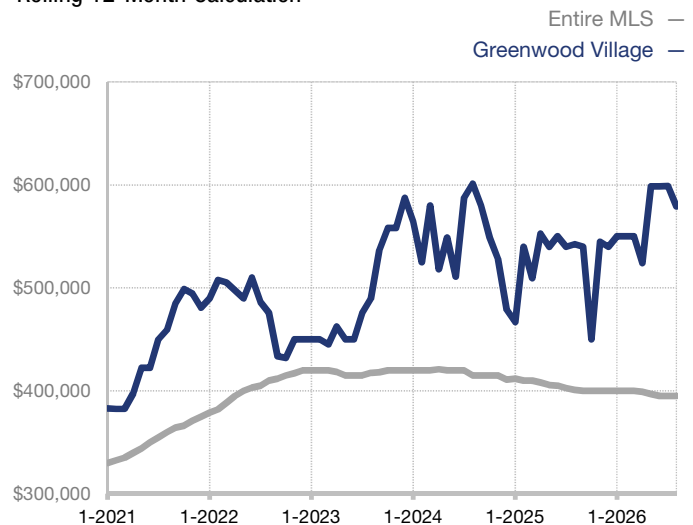
Townhouse/Condo	August			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 08-2025	Thru 08-2026	Percent Change from Previous Year
Inventory of Active Listings	33	25	- 24.2%	--	--	--
Under Contract	3	8	+ 166.7%	26	26	0.0%
New Listings	3	10	+ 233.3%	57	63	+ 10.5%
Sold Listings	5	4	- 20.0%	26	23	- 11.5%
Days on Market Until Sale	31	28	- 9.7%	54	59	+ 9.3%
Median Sales Price*	\$1,025,000	\$630,000	- 38.5%	\$545,000	\$642,000	+ 17.8%
Average Sales Price*	\$1,093,000	\$640,000	- 41.4%	\$738,538	\$713,126	- 3.4%
Percent of List Price Received*	97.6%	97.9%	+ 0.3%	97.5%	97.4%	- 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 August 2026

A Research Tool Provided by the Colorado Association of REALTORS®



Highlands Ranch

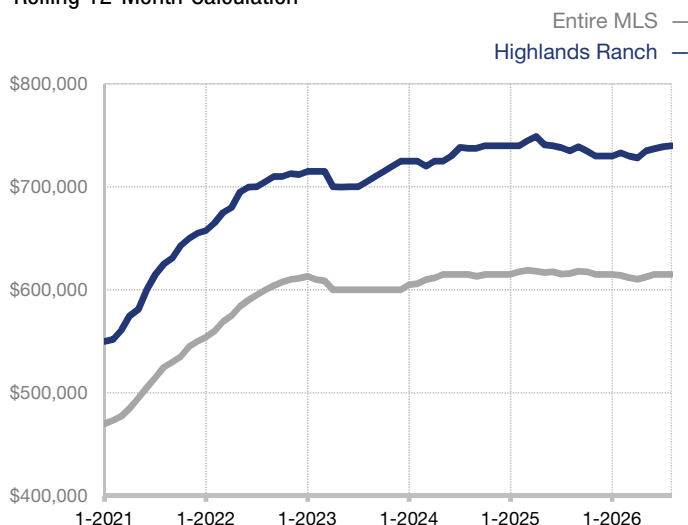
Single Family	August			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 08-2025	Thru 08-2026	Percent Change from Previous Year
Inventory of Active Listings	271	120	- 55.7%	--	--	--
Under Contract	110	61	- 44.5%	841	719	- 14.5%
New Listings	131	52	- 60.3%	1,117	859	- 23.1%
Sold Listings	100	63	- 37.0%	793	706	- 11.0%
Days on Market Until Sale	33	45	+ 36.4%	30	34	+ 13.3%
Median Sales Price*	\$725,000	\$750,000	+ 3.4%	\$735,500	\$755,000	+ 2.7%
Average Sales Price*	\$901,626	\$863,352	- 4.2%	\$858,445	\$875,536	+ 2.0%
Percent of List Price Received*	99.1%	99.3%	+ 0.2%	99.5%	99.6%	+ 0.1%

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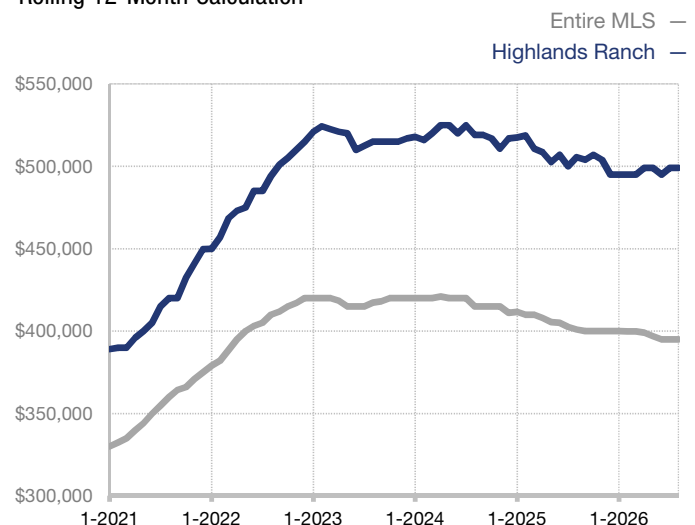
Townhouse/Condo	August			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 08-2025	Thru 08-2026	Percent Change from Previous Year
Inventory of Active Listings	58	57	- 1.7%	--	--	--
Under Contract	13	14	+ 7.7%	147	157	+ 6.8%
New Listings	14	14	0.0%	214	210	- 1.9%
Sold Listings	19	12	- 36.8%	145	156	+ 7.6%
Days on Market Until Sale	84	38	- 54.8%	46	54	+ 17.4%
Median Sales Price*	\$518,000	\$500,000	- 3.5%	\$485,000	\$496,500	+ 2.4%
Average Sales Price*	\$514,000	\$526,250	+ 2.4%	\$516,075	\$530,845	+ 2.9%
Percent of List Price Received*	97.2%	98.6%	+ 1.4%	98.7%	98.6%	- 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 August 2026

A Research Tool Provided by the Colorado Association of REALTORS®



Jefferson County

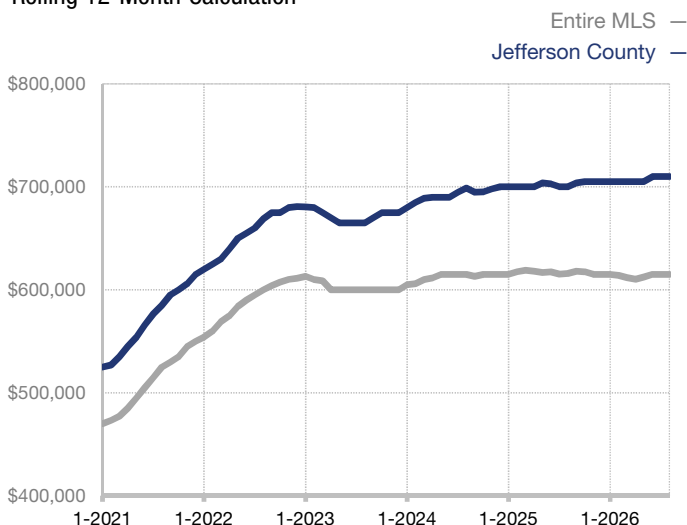
Single Family	August			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 08-2025	Thru 08-2026	Percent Change from Previous Year
Inventory of Active Listings	1,802	1,483	- 17.7%	--	--	--
Under Contract	523	554	+ 5.9%	4,300	4,425	+ 2.9%
New Listings	596	713	+ 19.6%	6,191	6,077	- 1.8%
Sold Listings	547	481	- 12.1%	4,075	4,182	+ 2.6%
Days on Market Until Sale	41	35	- 14.6%	33	36	+ 9.1%
Median Sales Price*	\$721,000	\$709,900	- 1.5%	\$710,000	\$715,000	+ 0.7%
Average Sales Price*	\$842,872	\$876,696	+ 4.0%	\$831,212	\$827,265	- 0.5%
Percent of List Price Received*	98.6%	98.5%	- 0.1%	99.4%	99.3%	- 0.1%

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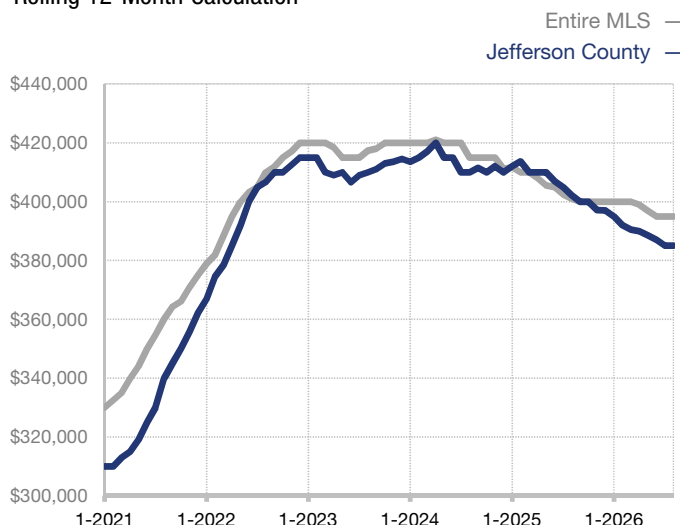
Townhouse/Condo	August			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 08-2025	Thru 08-2026	Percent Change from Previous Year
Inventory of Active Listings	723	737	+ 1.9%	--	--	--
Under Contract	139	135	- 2.9%	1,319	1,184	- 10.2%
New Listings	210	215	+ 2.4%	2,127	2,101	- 1.2%
Sold Listings	156	133	- 14.7%	1,296	1,121	- 13.5%
Days on Market Until Sale	49	60	+ 22.4%	46	59	+ 28.3%
Median Sales Price*	\$385,000	\$385,000	0.0%	\$400,000	\$385,000	- 3.8%
Average Sales Price*	\$412,091	\$406,465	- 1.4%	\$424,365	\$410,594	- 3.2%
Percent of List Price Received*	98.9%	98.4%	- 0.5%	99.0%	98.7%	- 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 August 2026

A Research Tool Provided by the Colorado Association of REALTORS®



Lakewood

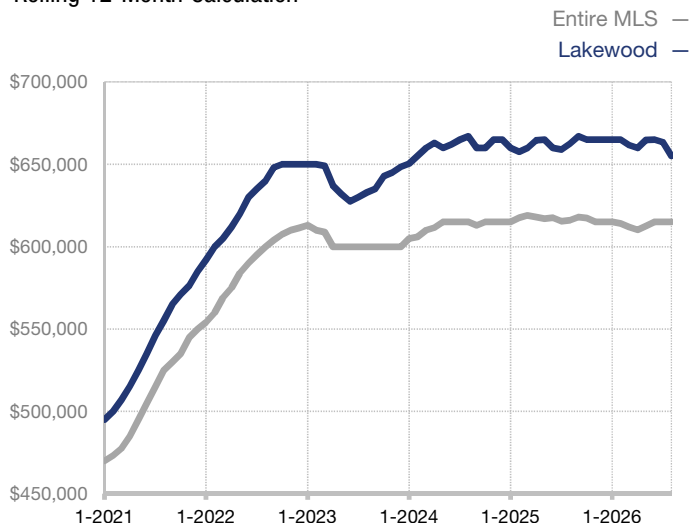
Single Family	August			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 08-2025	Thru 08-2026	Percent Change from Previous Year
Inventory of Active Listings	259	180	- 30.5%	--	--	--
Under Contract	122	77	- 36.9%	850	784	- 7.8%
New Listings	112	76	- 32.1%	1,120	1,011	- 9.7%
Sold Listings	96	80	- 16.7%	787	779	- 1.0%
Days on Market Until Sale	40	38	- 5.0%	29	32	+ 10.3%
Median Sales Price*	\$704,000	\$639,450	- 9.2%	\$670,000	\$657,500	- 1.9%
Average Sales Price*	\$770,619	\$699,124	- 9.3%	\$743,253	\$723,150	- 2.7%
Percent of List Price Received*	98.7%	98.1%	- 0.6%	99.5%	99.3%	- 0.2%

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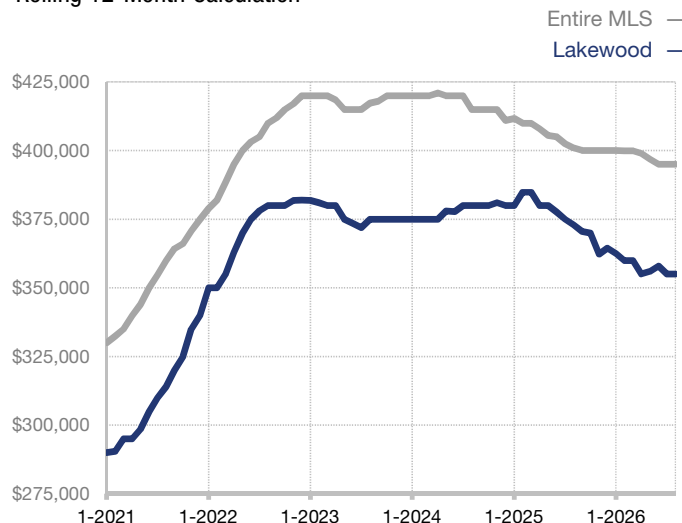
Townhouse/Condo	August			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 08-2025	Thru 08-2026	Percent Change from Previous Year
Inventory of Active Listings	221	187	- 15.4%	--	--	--
Under Contract	52	25	- 51.9%	462	372	- 19.5%
New Listings	70	33	- 52.9%	719	622	- 13.5%
Sold Listings	65	38	- 41.5%	459	371	- 19.2%
Days on Market Until Sale	42	64	+ 52.4%	47	56	+ 19.1%
Median Sales Price*	\$357,000	\$364,000	+ 2.0%	\$370,000	\$355,000	- 4.1%
Average Sales Price*	\$374,761	\$390,637	+ 4.2%	\$381,447	\$371,993	- 2.5%
Percent of List Price Received*	98.5%	98.8%	+ 0.3%	99.0%	98.7%	- 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 August 2026

A Research Tool Provided by the Colorado Association of REALTORS®



Littleton

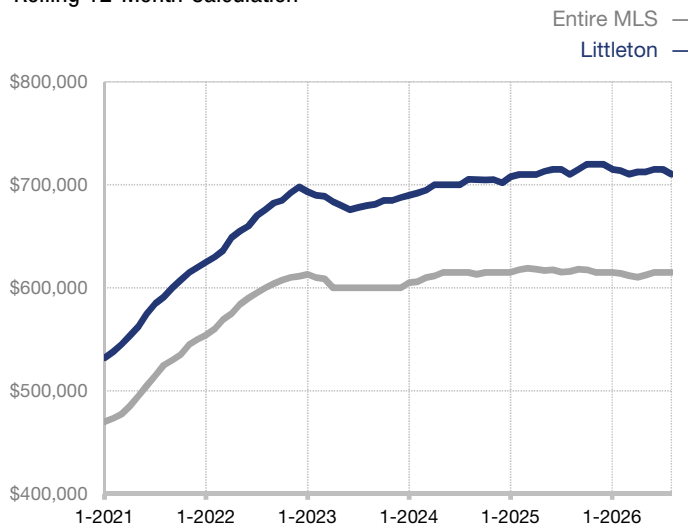
Single Family	August			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 08-2025	Thru 08-2026	Percent Change from Previous Year
Inventory of Active Listings	624	547	- 12.3%	--	--	--
Under Contract	192	229	+ 19.3%	1,605	1,646	+ 2.6%
New Listings	213	287	+ 34.7%	2,174	2,196	+ 1.0%
Sold Listings	202	208	+ 3.0%	1,517	1,527	+ 0.7%
Days on Market Until Sale	48	29	- 39.6%	43	38	- 11.6%
Median Sales Price*	\$706,000	\$690,591	- 2.2%	\$721,780	\$710,000	- 1.6%
Average Sales Price*	\$842,162	\$847,183	+ 0.6%	\$838,902	\$847,762	+ 1.1%
Percent of List Price Received*	98.0%	99.2%	+ 1.2%	99.0%	99.3%	+ 0.3%

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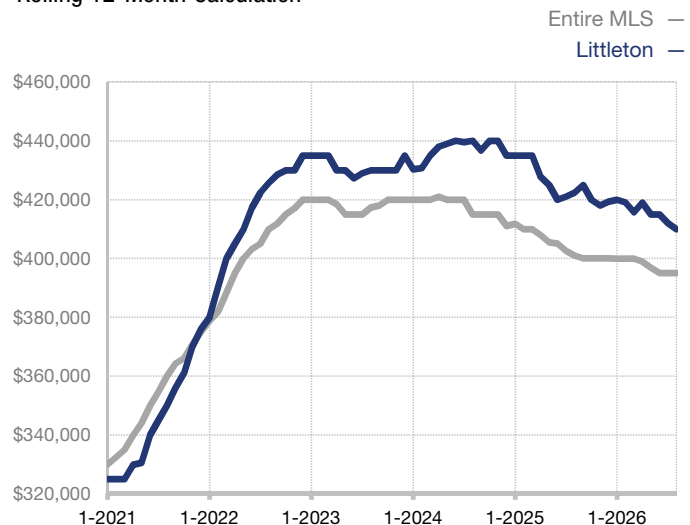
Townhouse/Condo	August			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 08-2025	Thru 08-2026	Percent Change from Previous Year
Inventory of Active Listings	290	324	+ 11.7%	--	--	--
Under Contract	65	64	- 1.5%	520	529	+ 1.7%
New Listings	83	103	+ 24.1%	802	919	+ 14.6%
Sold Listings	48	69	+ 43.8%	485	494	+ 1.9%
Days on Market Until Sale	50	61	+ 22.0%	47	51	+ 8.5%
Median Sales Price*	\$424,225	\$405,000	- 4.5%	\$420,000	\$408,800	- 2.7%
Average Sales Price*	\$420,248	\$425,439	+ 1.2%	\$438,354	\$428,187	- 2.3%
Percent of List Price Received*	98.5%	98.4%	- 0.1%	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 August 2026

A Research Tool Provided by the Colorado Association of REALTORS®



Lone Tree

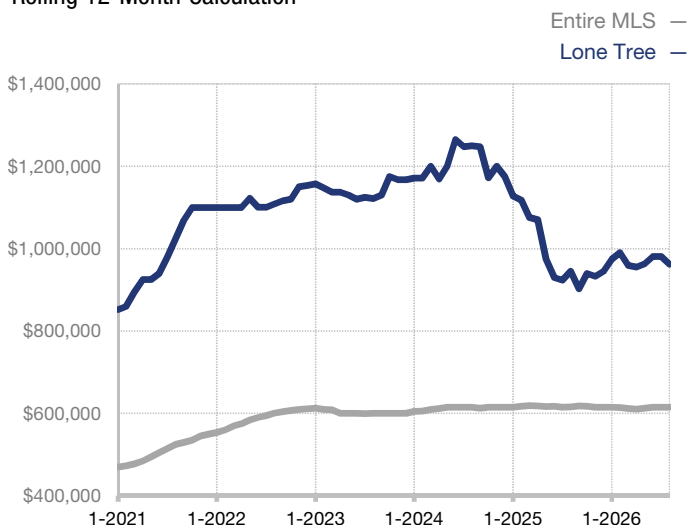
Single Family	August			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 08-2025	Thru 08-2026	Percent Change from Previous Year
Inventory of Active Listings	73	48	- 34.2%	--	--	--
Under Contract	16	22	+ 37.5%	160	150	- 6.3%
New Listings	23	31	+ 34.8%	243	204	- 16.0%
Sold Listings	18	20	+ 11.1%	159	133	- 16.4%
Days on Market Until Sale	46	48	+ 4.3%	37	42	+ 13.5%
Median Sales Price*	\$1,265,000	\$1,072,500	- 15.2%	\$925,000	\$925,000	0.0%
Average Sales Price*	\$1,272,536	\$1,155,076	- 9.2%	\$1,107,436	\$1,076,905	- 2.8%
Percent of List Price Received*	97.6%	97.1%	- 0.5%	98.3%	98.3%	0.0%

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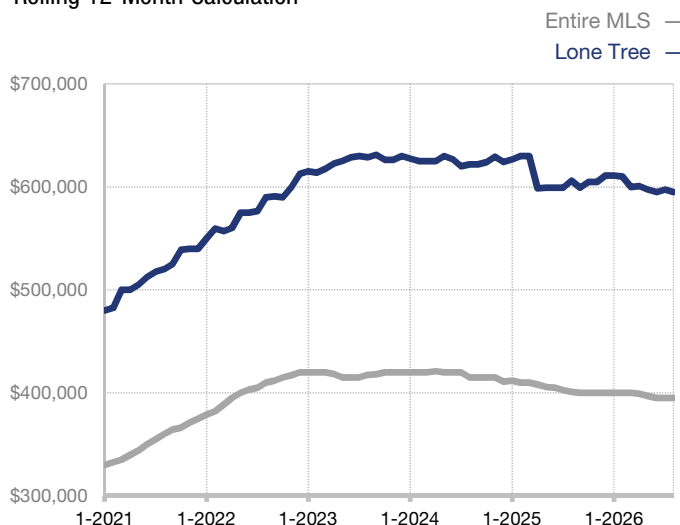
Townhouse/Condo	August			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 08-2025	Thru 08-2026	Percent Change from Previous Year
Inventory of Active Listings	23	27	+ 17.4%	--	--	--
Under Contract	5	2	- 60.0%	38	49	+ 28.9%
New Listings	3	6	+ 100.0%	69	89	+ 29.0%
Sold Listings	5	4	- 20.0%	33	46	+ 39.4%
Days on Market Until Sale	102	80	- 21.6%	68	55	- 19.1%
Median Sales Price*	\$645,860	\$674,950	+ 4.5%	\$615,000	\$582,000	- 5.4%
Average Sales Price*	\$621,170	\$628,700	+ 1.2%	\$600,830	\$599,977	- 0.1%
Percent of List Price Received*	99.0%	99.4%	+ 0.4%	98.1%	98.5%	+ 0.4%

* 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



Local Market Update for August 2026

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Morrison

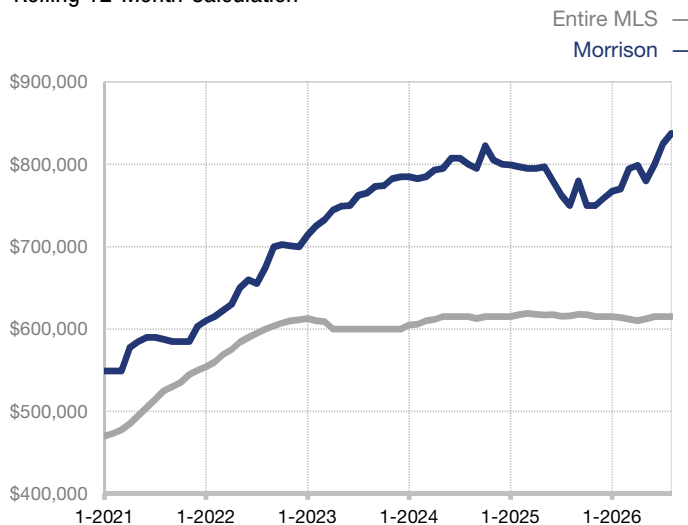
Single Family	August			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 08-2025	Thru 08-2026	Percent Change from Previous Year
Inventory of Active Listings	99	72	- 27.3%	--	--	--
Under Contract	24	27	+ 12.5%	192	199	+ 3.6%
New Listings	21	33	+ 57.1%	280	270	- 3.6%
Sold Listings	24	25	+ 4.2%	183	179	- 2.2%
Days on Market Until Sale	37	47	+ 27.0%	37	43	+ 16.2%
Median Sales Price*	\$814,000	\$990,000	+ 21.6%	\$750,000	\$871,000	+ 16.1%
Average Sales Price*	\$913,148	\$1,101,846	+ 20.7%	\$967,262	\$991,820	+ 2.5%
Percent of List Price Received*	98.4%	99.1%	+ 0.7%	98.6%	98.9%	+ 0.3%

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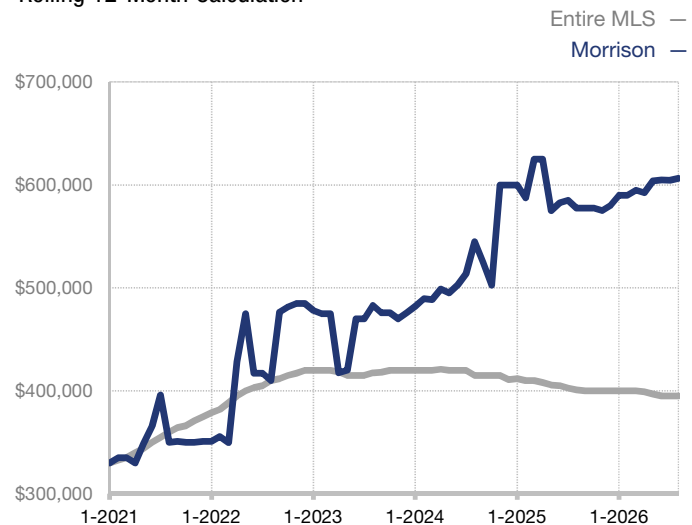
Townhouse/Condo	August			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 08-2025	Thru 08-2026	Percent Change from Previous Year
Inventory of Active Listings	7	22	+ 214.3%	--	--	--
Under Contract	2	5	+ 150.0%	23	19	- 17.4%
New Listings	3	10	+ 233.3%	31	45	+ 45.2%
Sold Listings	2	2	0.0%	22	15	- 31.8%
Days on Market Until Sale	55	53	- 3.6%	57	41	- 28.1%
Median Sales Price*	\$397,500	\$613,750	+ 54.4%	\$577,500	\$607,500	+ 5.2%
Average Sales Price*	\$397,500	\$613,750	+ 54.4%	\$549,124	\$642,414	+ 17.0%
Percent of List Price Received*	99.5%	95.1%	- 4.4%	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 August 2026

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Parker

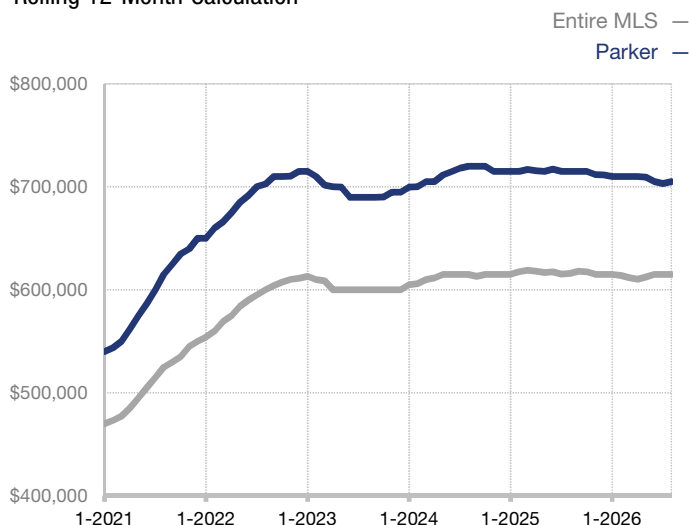
Single Family	August			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 08-2025	Thru 08-2026	Percent Change from Previous Year
Inventory of Active Listings	466	468	+ 0.4%	--	--	--
Under Contract	162	132	- 18.5%	1,289	1,163	- 9.8%
New Listings	160	175	+ 9.4%	1,728	1,766	+ 2.2%
Sold Listings	168	134	- 20.2%	1,209	1,097	- 9.3%
Days on Market Until Sale	44	50	+ 13.6%	43	42	- 2.3%
Median Sales Price*	\$700,500	\$728,000	+ 3.9%	\$719,000	\$710,000	- 1.3%
Average Sales Price*	\$768,241	\$853,077	+ 11.0%	\$807,844	\$819,460	+ 1.4%
Percent of List Price Received*	98.9%	98.3%	- 0.6%	98.9%	99.1%	+ 0.2%

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

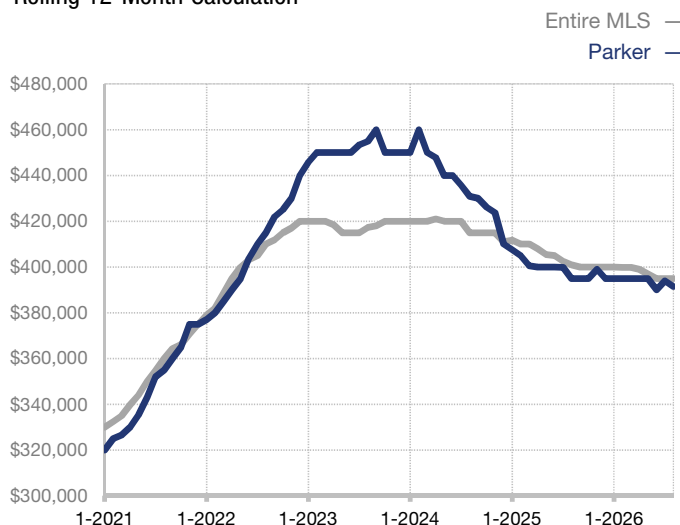
Townhouse/Condo	August			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 08-2025	Thru 08-2026	Percent Change from Previous Year
Inventory of Active Listings	86	106	+ 23.3%	--	--	--
Under Contract	28	23	- 17.9%	167	165	- 1.2%
New Listings	25	30	+ 20.0%	244	294	+ 20.5%
Sold Listings	23	19	- 17.4%	159	149	- 6.3%
Days on Market Until Sale	61	56	- 8.2%	50	47	- 6.0%
Median Sales Price*	\$380,000	\$349,000	- 8.2%	\$399,000	\$390,000	- 2.3%
Average Sales Price*	\$404,796	\$373,255	- 7.8%	\$409,949	\$395,751	- 3.5%
Percent of List Price Received*	100.4%	97.5%	- 2.9%	99.1%	98.8%	- 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 August 2026

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Sheridan

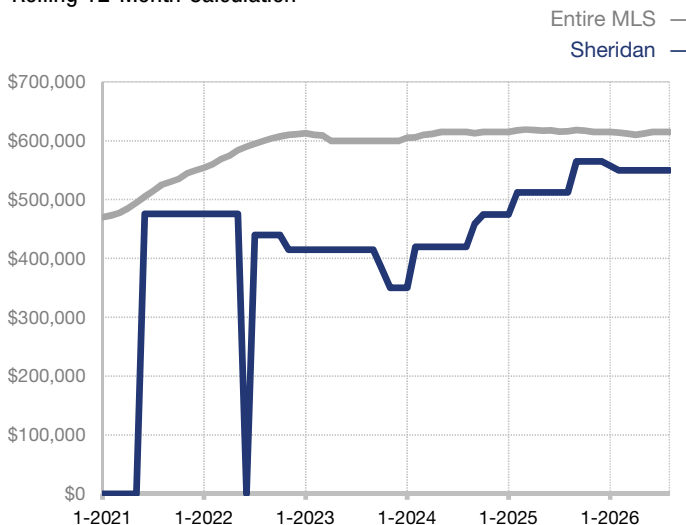
Single Family	August			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 08-2025	Thru 08-2026	Percent Change from Previous Year
Inventory of Active Listings	2	0	- 100.0%	--	--	--
Under Contract	0	0	--	0	0	--
New Listings	0	0	--	2	0	- 100.0%
Sold Listings	0	0	--	1	1	0.0%
Days 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%

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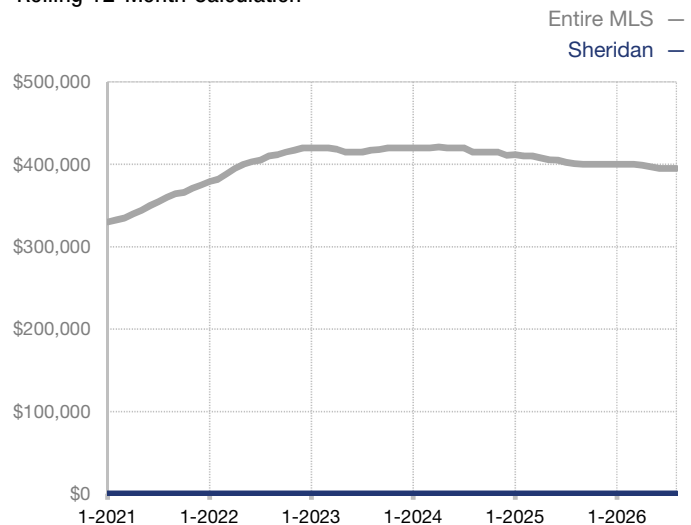
Townhouse/Condo	August			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 08-2025	Thru 08-2026	Percent Change from Previous Year
Inventory of Active Listings	0	0	--	--	--	--
Under Contract	0	0	--	0	0	--
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Days on Market Until 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%	--

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Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
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Local Market Update for August 2026

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Wheat Ridge

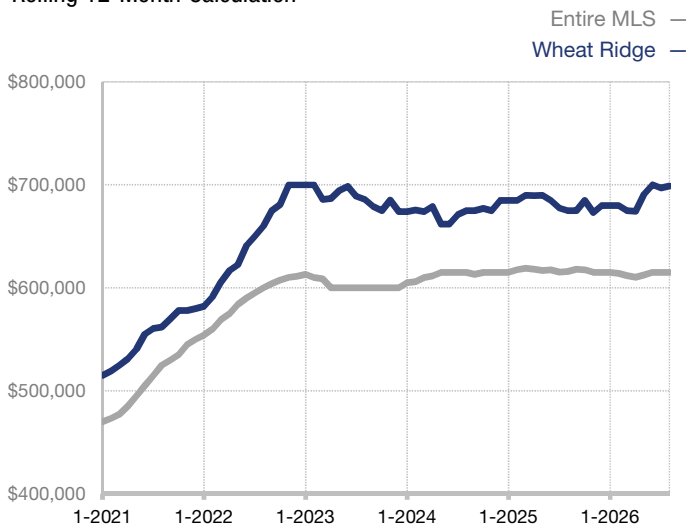
Single Family	August			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 08-2025	Thru 08-2026	Percent Change from Previous Year
Inventory of Active Listings	106	58	- 45.3%	--	--	--
Under Contract	23	15	- 34.8%	226	215	- 4.9%
New Listings	40	28	- 30.0%	364	281	- 22.8%
Sold Listings	27	16	- 40.7%	219	217	- 0.9%
Days on Market Until Sale	28	34	+ 21.4%	31	36	+ 16.1%
Median Sales Price*	\$665,000	\$680,000	+ 2.3%	\$670,000	\$700,000	+ 4.5%
Average Sales Price*	\$791,000	\$750,875	- 5.1%	\$742,026	\$789,469	+ 6.4%
Percent of List Price Received*	98.9%	97.8%	- 1.1%	100.0%	99.5%	- 0.5%

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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
Inventory of Active Listings	32	40	+ 25.0%	--	--	--
Under Contract	7	10	+ 42.9%	57	55	- 3.5%
New Listings	7	12	+ 71.4%	99	130	+ 31.3%
Sold Listings	4	5	+ 25.0%	60	51	- 15.0%
Days on Market Until Sale	58	25	- 56.9%	49	57	+ 16.3%
Median Sales Price*	\$212,500	\$395,000	+ 85.9%	\$393,000	\$375,000	- 4.6%
Average Sales Price*	\$241,250	\$417,980	+ 73.3%	\$419,174	\$383,880	- 8.4%
Percent of List Price Received*	99.1%	99.1%	0.0%	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

