Monthly Indicators

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

SMDRA
SOUTH METRO DENVER REALTOR® ASSOCIATION

October 2026

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

New Listings were down 4.3 percent for single family homes and 20.3 percent for townhouse-condo properties. Under Contracts decreased 18.0 percent for single family homes and 31.3 percent for townhouse-condo properties.

The Median Sales Price was down 0.7 percent to $680,000 for single family homes and 2.4 percent to $370,000 for townhouse-condo properties. Days on Market decreased 10.2 percent for single family homes but increased 8.2 percent for townhouse-condo properties.

Heading into October, 1.60 million homes were listed for sale, up 1.9 percent from the previous month and 4.6 percent from a year earlier, according to NAR. Unsold inventory was a 4.8-month supply, unchanged from August and up from a 4.5-month supply a year earlier. The median existing-home sales price was $417,500, up 1.3 percent from $412,300 a year earlier. That marked the 39th consecutive month of year-over-year price gains.

Activity Snapshot

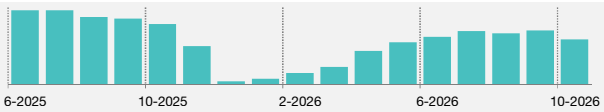
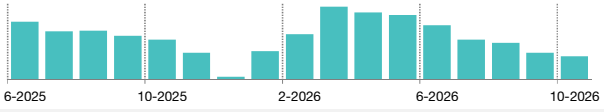
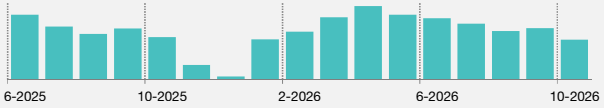
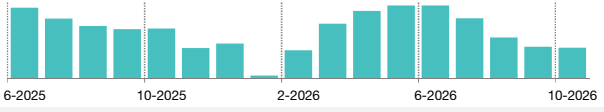
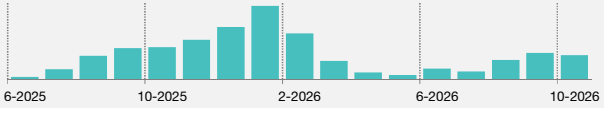
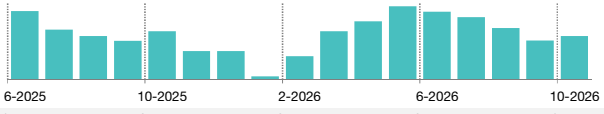
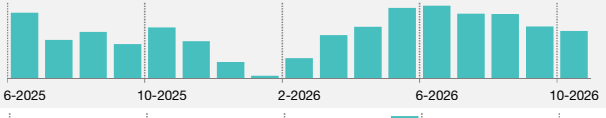
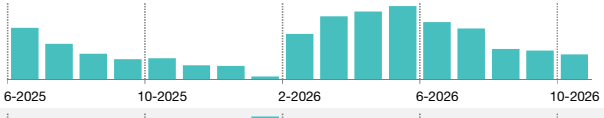
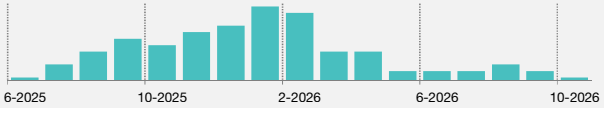
- 9.9%	- 18.6%	0.0%
One-Year Change in **Active Listings All Properties**	One-Year Change in **Sold Listings All Properties**	One-Year Change in **Median Sales Price All Properties**

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Current as of November 4, 2026. All data from REcolorado® and IRES®. Report © 2026 ShowingTime Plus, LLC.

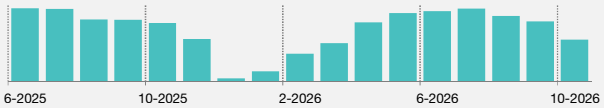
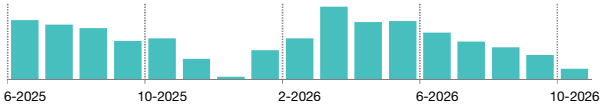
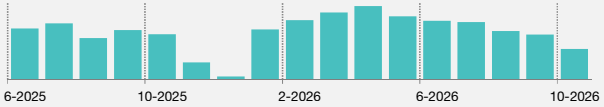
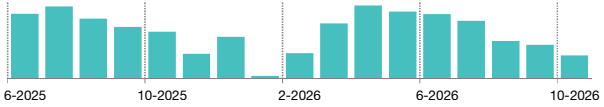
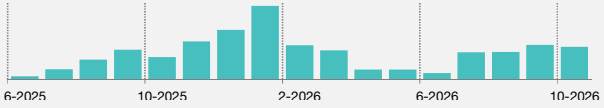
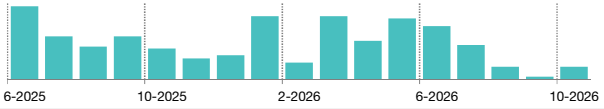
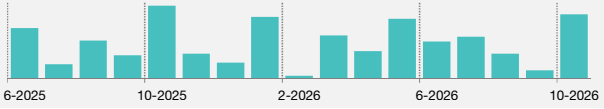
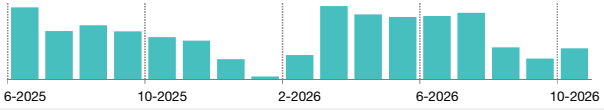
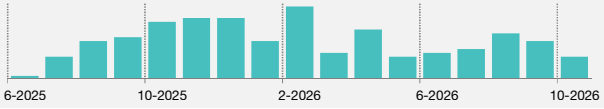
Single Family Market Overview

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

Key Metrics	Historical Sparkbars	10-2025	10-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
Active Listings		7,001	**6,234**	- 11.0%	--	**--**	--
Under Contract		1,838	**1,507**	- 18.0%	20,482	**19,597**	- 4.3%
New Listings		2,378	**2,276**	- 4.3%	29,493	**28,682**	- 2.7%
Sold Listings		1,986	**1,626**	- 18.1%	19,912	**19,179**	- 3.7%
Days on Market		49	**44**	- 10.2%	41	**41**	0.0%
Median Sales Price		$685,000	**$680,000**	- 0.7%	$690,000	**$689,000**	- 0.1%
Avg. Sales Price		$840,653	**$835,154**	- 0.7%	$833,745	**$843,000**	+ 1.1%
Pct. of List Price Received		98.4%	**98.5%**	+ 0.1%	98.9%	**99.0%**	+ 0.1%
Affordability Index		74	**69**	- 6.8%	74	**68**	- 8.1%

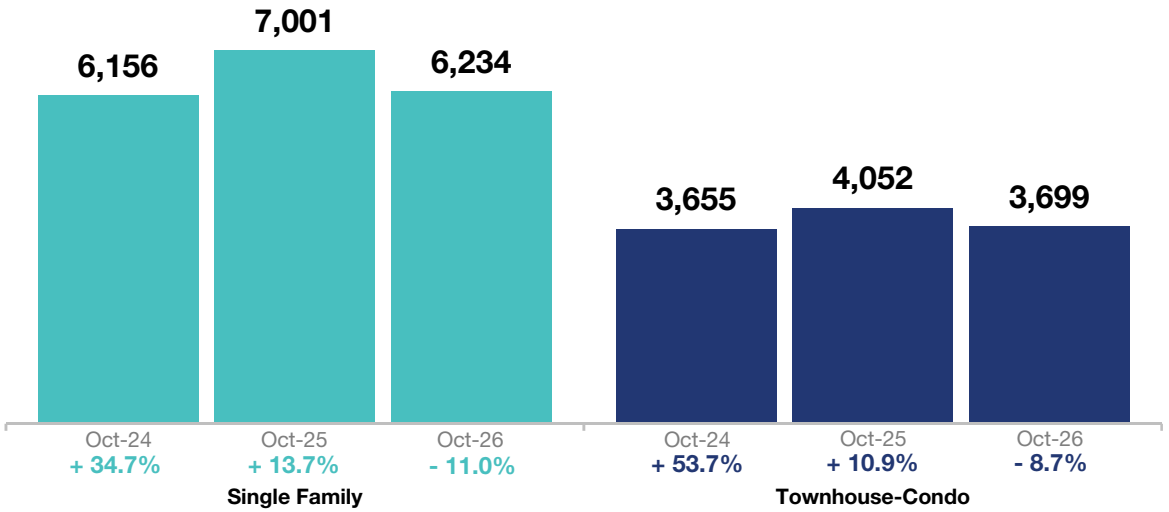
Townhouse-Condo Market Overview

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

Key Metrics	Historical Sparkbars	10-2025	10-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
Active Listings		4,052	**3,699**	- 8.7%	--	**--**	--
Under Contract		617	**424**	- 31.3%	7,035	**6,169**	- 12.3%
New Listings		1,083	**863**	- 20.3%	12,806	**12,336**	- 3.7%
Sold Listings		623	**493**	- 20.9%	6,882	**6,071**	- 11.8%
Days on Market		61	**66**	+ 8.2%	56	**62**	+ 10.7%
Median Sales Price		$379,000	**$370,000**	- 2.4%	$390,000	**$381,500**	- 2.2%
Avg. Sales Price		$461,518	**$455,997**	- 1.2%	$440,632	**$438,625**	- 0.5%
Pct. of List Price Received		98.1%	**98.0%**	- 0.1%	98.5%	**98.2%**	- 0.3%
Affordability Index		135	**126**	- 6.7%	131	**122**	- 6.9%

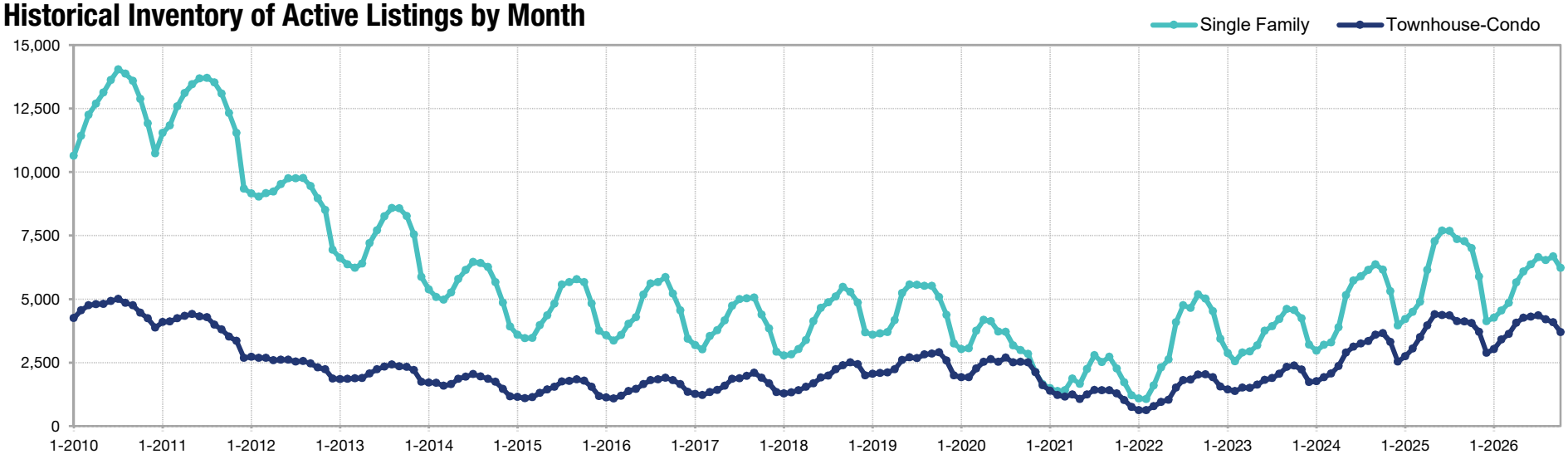
Inventory of Active Listings

October



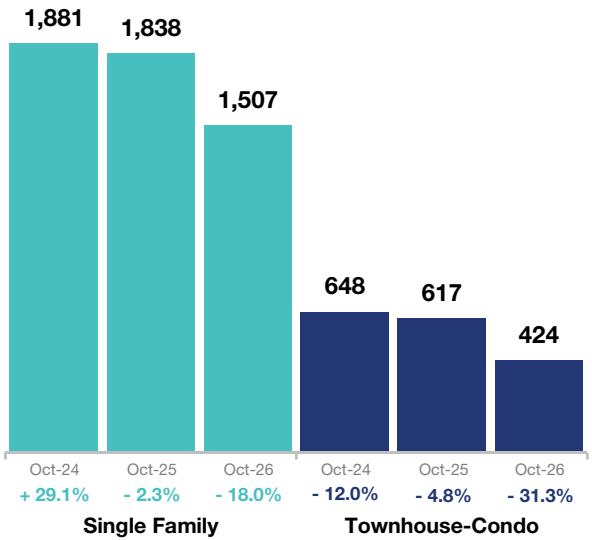
Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Nov-2025	5,885	+10.8%	3,712	+12.1%
Dec-2025	4,132	+4.4%	2,880	+13.6%
Jan-2026	4,264	+1.4%	3,028	+10.1%
Feb-2026	4,549	+1.2%	3,404	+11.6%
Mar-2026	4,844	-0.9%	3,624	+3.5%
Apr-2026	5,658	-7.9%	4,065	+2.7%
May-2026	6,081	-16.4%	4,261	-3.2%
Jun-2026	6,360	-17.3%	4,306	-1.4%
Jul-2026	6,642	-13.6%	4,359	+0.1%
Aug-2026	6,529	-11.3%	4,204	+1.9%
Sep-2026	6,675	-8.3%	4,087	-0.8%
Oct-2026	**6,234**	**-11.0%**	**3,699**	**-8.7%**

Historical Inventory of Active Listings by Month

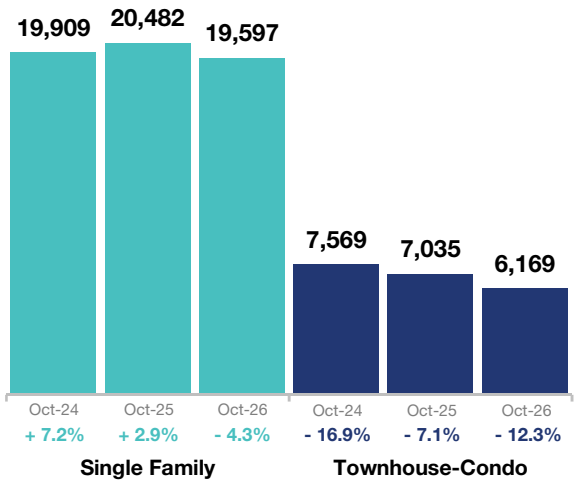


Under Contract

October

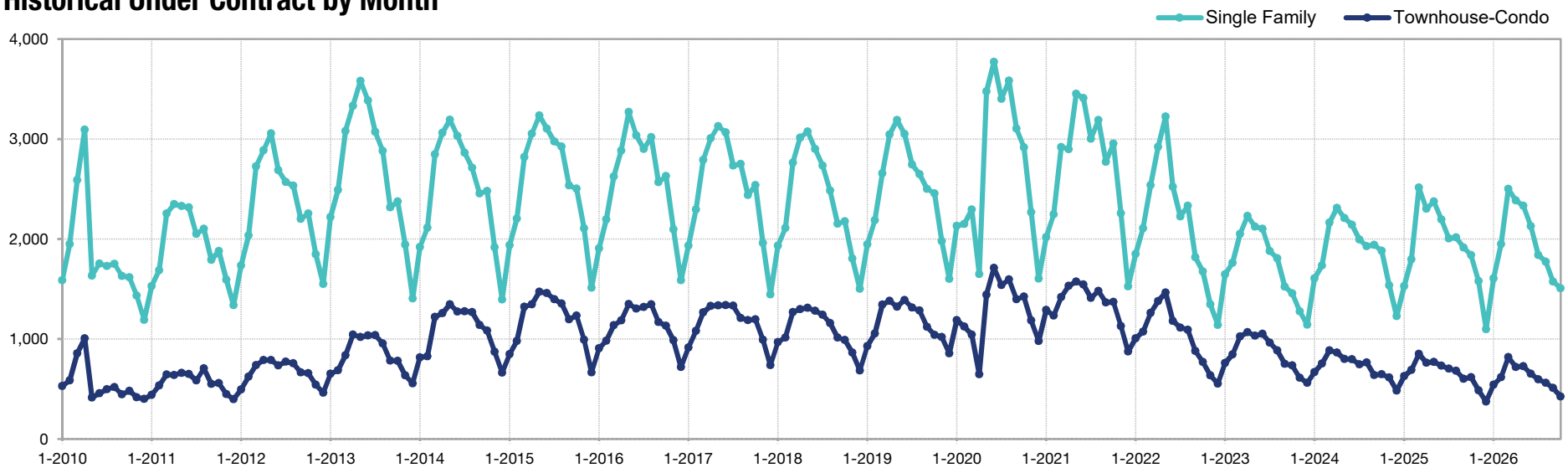


Year to Date



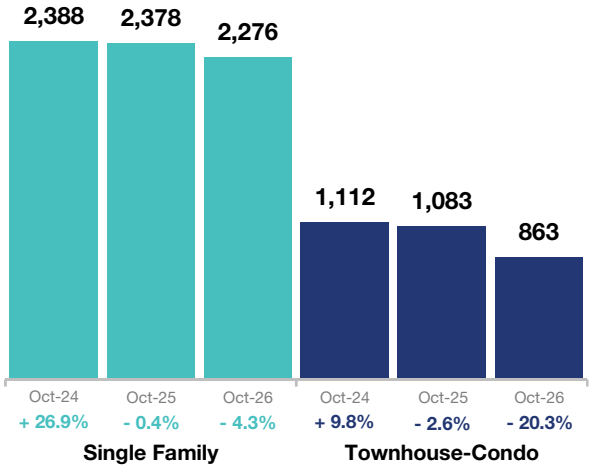
Under Contract	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Nov-2025	1,578	+2.7%	487	-20.7%
Dec-2025	1,098	-10.6%	374	-22.7%
Jan-2026	1,607	+5.2%	542	-13.7%
Feb-2026	1,949	+8.6%	617	-10.6%
Mar-2026	2,500	-0.6%	818	-3.8%
Apr-2026	2,385	+3.6%	720	-5.5%
May-2026	2,332	-1.9%	727	-5.5%
Jun-2026	2,129	-3.0%	653	-10.9%
Jul-2026	1,840	-8.2%	597	-15.2%
Aug-2026	1,773	-12.1%	560	-17.9%
Sep-2026	1,575	-17.8%	511	-14.8%
Oct-2026	**1,507**	**-18.0%**	**424**	**-31.3%**

Historical Under Contract by Month

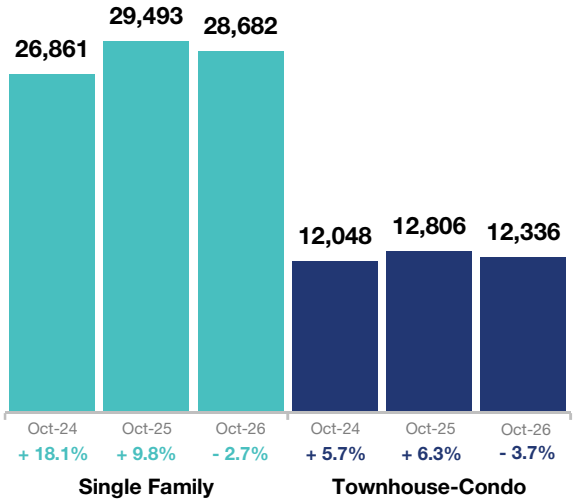


New Listings

October

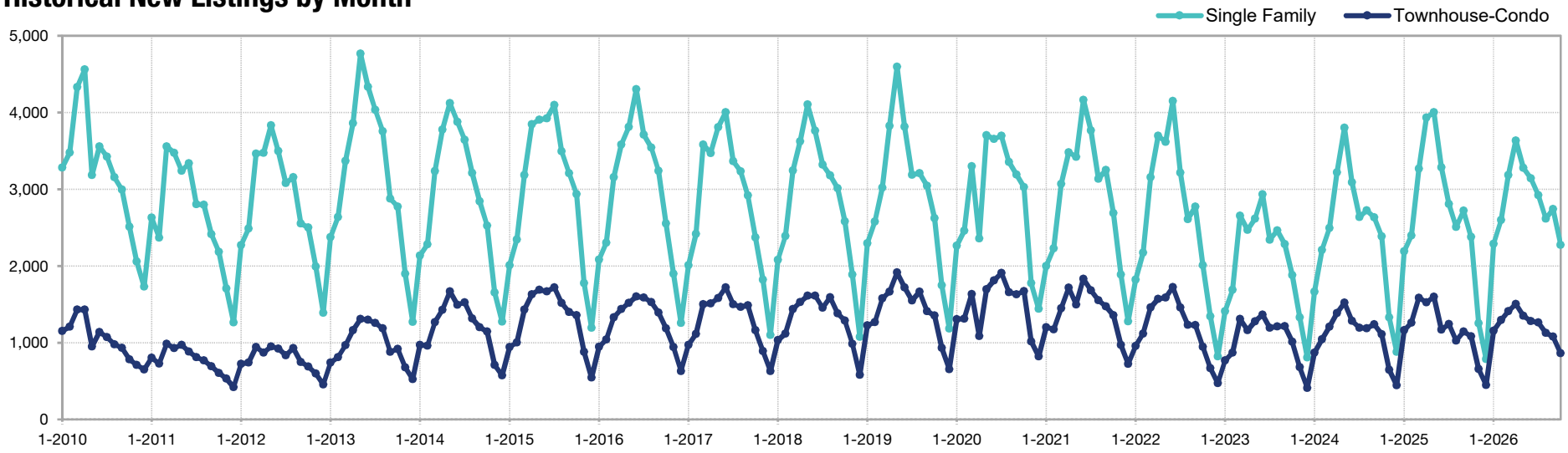


Year to Date



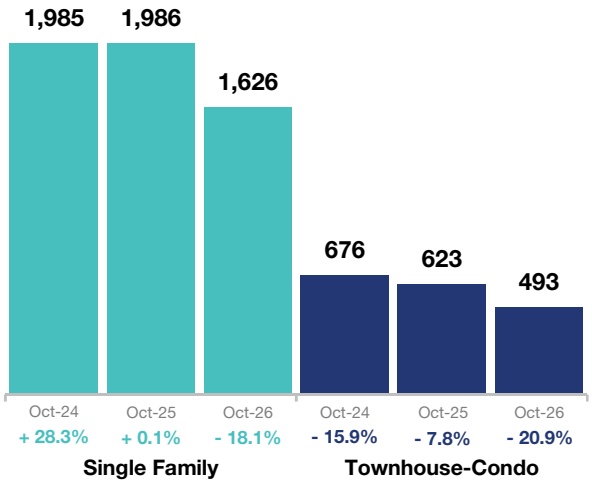
New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Nov-2025	1,253	-5.7%	659	+1.7%
Dec-2025	787	-10.8%	450	+0.7%
Jan-2026	2,288	+4.4%	1,155	-0.9%
Feb-2026	2,598	+8.3%	1,295	+2.7%
Mar-2026	3,183	-2.6%	1,409	-11.2%
Apr-2026	3,634	-7.6%	1,505	-1.4%
May-2026	3,277	-18.1%	1,351	-15.5%
Jun-2026	3,144	-4.3%	1,282	+9.7%
Jul-2026	2,924	+4.2%	1,266	+1.9%
Aug-2026	2,617	+4.3%	1,130	+10.0%
Sep-2026	2,741	+0.8%	1,080	-5.8%
Oct-2026	**2,276**	**-4.3%**	**863**	**-20.3%**

Historical New Listings by Month

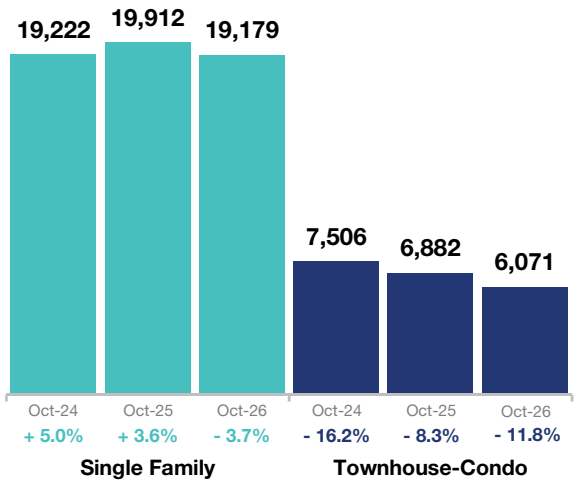


Sold Listings

October

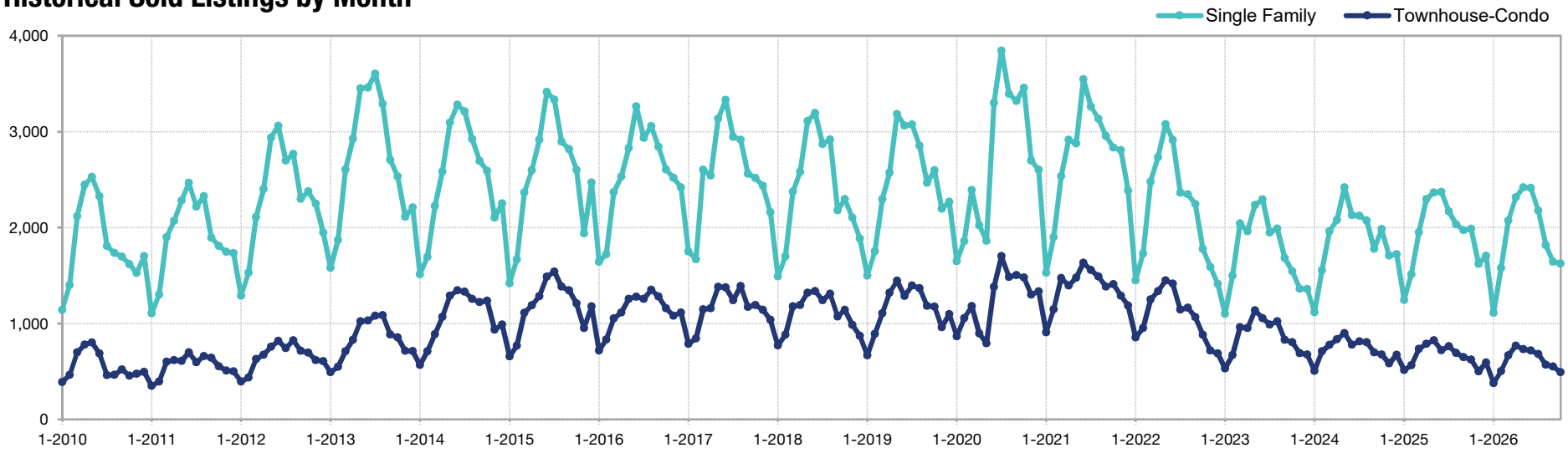


Year to Date



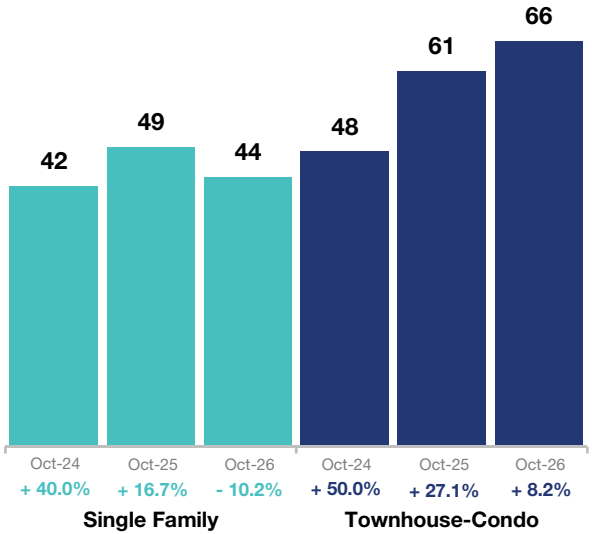
Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Nov-2025	1,622	-5.1%	501	-14.2%
Dec-2025	1,705	-1.0%	594	-12.0%
Jan-2026	1,111	-10.8%	379	-26.3%
Feb-2026	1,580	+4.4%	505	-10.8%
Mar-2026	2,074	+6.3%	668	-9.1%
Apr-2026	2,315	+0.8%	768	-2.7%
May-2026	2,418	+2.2%	734	-11.1%
Jun-2026	2,414	+1.7%	720	-0.1%
Jul-2026	2,178	+0.4%	682	-10.6%
Aug-2026	1,818	-10.7%	571	-17.8%
Sep-2026	1,645	-16.7%	551	-15.2%
Oct-2026	**1,626**	**-18.1%**	**493**	**-20.9%**

Historical Sold Listings by Month

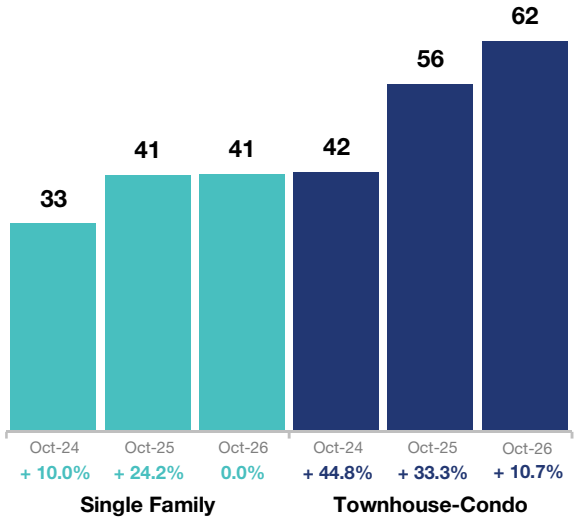


Days on Market Until Sale

October

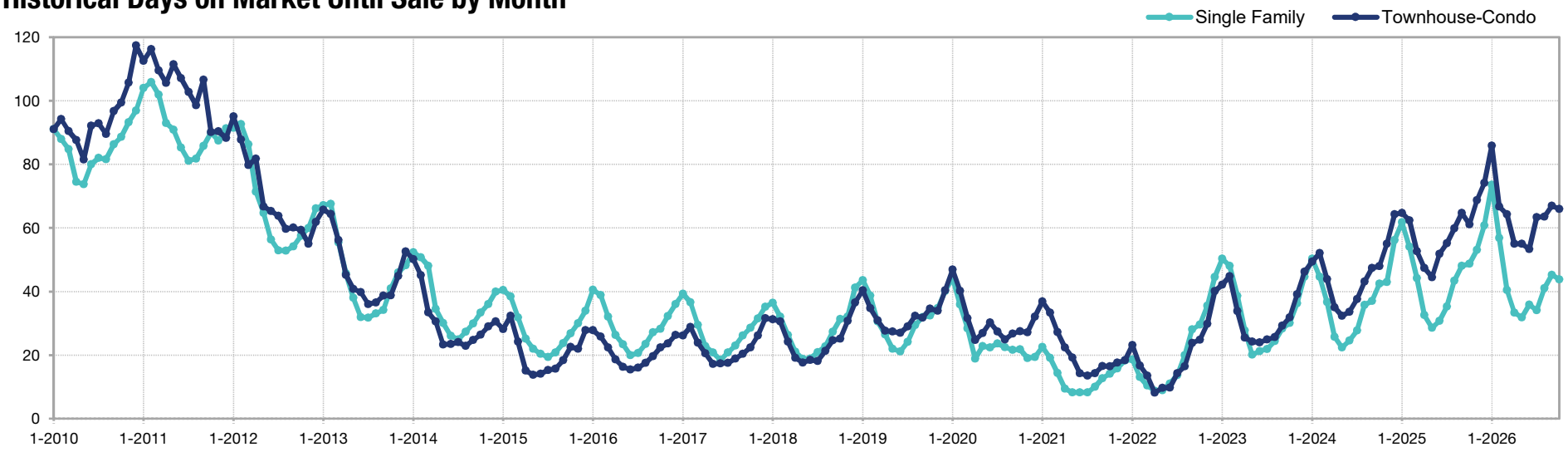


Year to Date



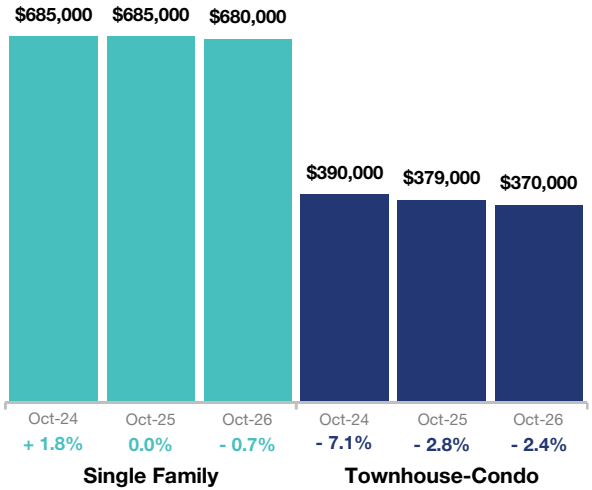
Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Nov-2025	53	+23.3%	69	+25.5%
Dec-2025	61	+8.9%	74	+15.6%
Jan-2026	74	+19.4%	86	+32.3%
Feb-2026	57	+5.6%	67	+8.1%
Mar-2026	40	-9.1%	64	+20.8%
Apr-2026	33	0.0%	55	+17.0%
May-2026	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%	64	+6.7%
Sep-2026	45	-6.3%	67	+3.1%
Oct-2026	**44**	**-10.2%**	**66**	**+8.2%**

Historical Days on Market Until Sale by Month

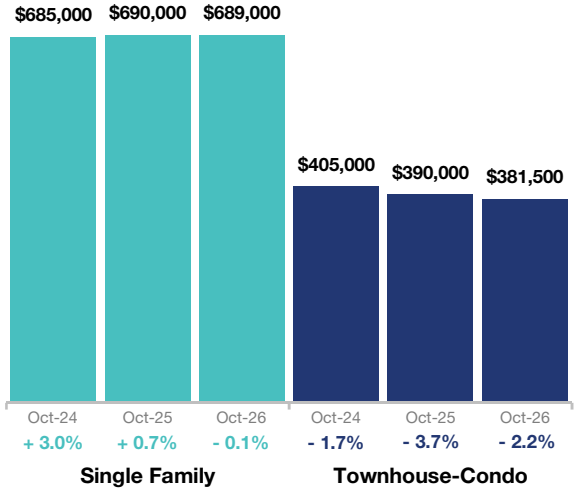


Median Sales Price

October

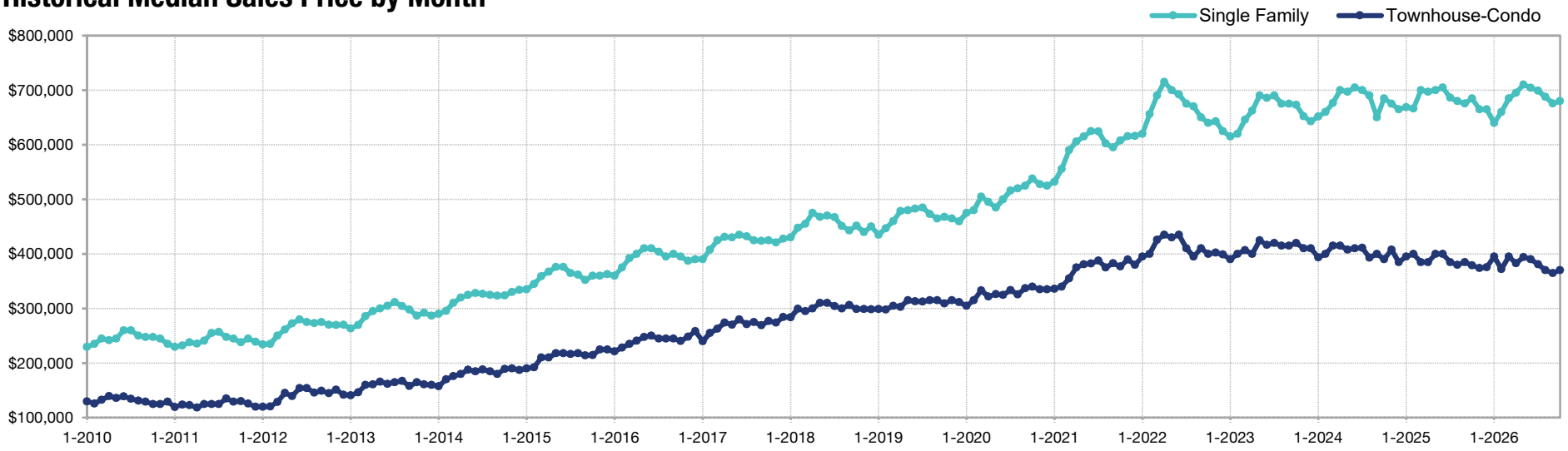


Year to Date



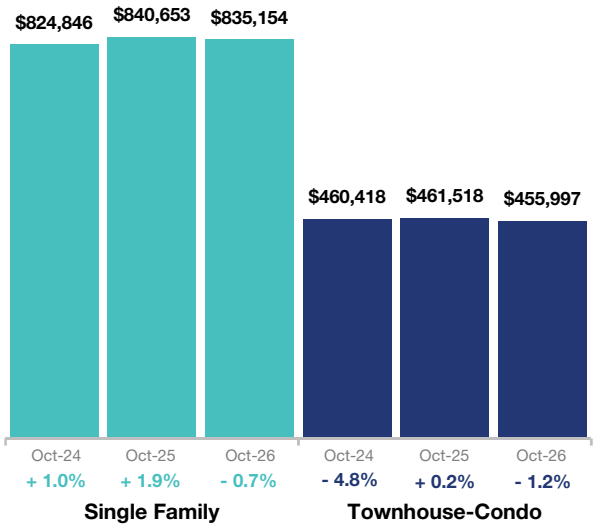
Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Nov-2025	$665,000	-1.5%	$374,000	-8.3%
Dec-2025	$665,000	0.0%	$375,645	-2.4%
Jan-2026	$639,900	-4.3%	$395,000	0.0%
Feb-2026	$660,000	-1.0%	$372,000	-7.0%
Mar-2026	$685,000	-2.1%	$394,950	+2.6%
Apr-2026	$695,000	-0.3%	$382,750	-0.6%
May-2026	$710,000	+1.4%	$393,930	-1.5%
Jun-2026	$704,500	-0.1%	$390,000	-2.5%
Jul-2026	$698,995	+1.8%	$380,750	-1.1%
Aug-2026	$688,000	+1.2%	$370,000	-2.6%
Sep-2026	$675,594	+0.0%	$365,000	-5.2%
Oct-2026	**$680,000**	**-0.7%**	**$370,000**	**-2.4%**

Historical Median Sales Price by Month

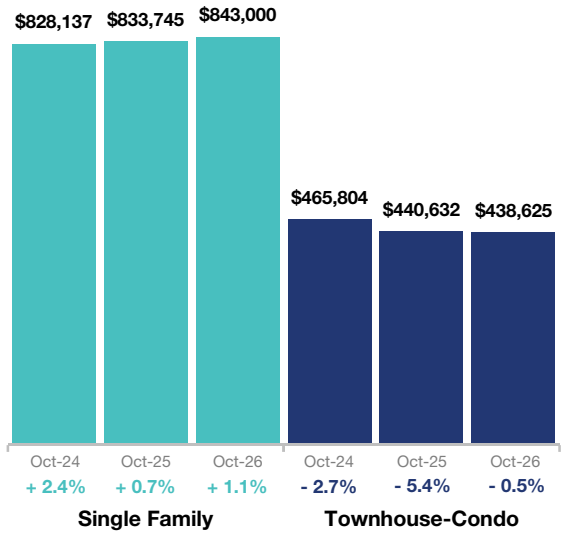


Average Sales Price

October

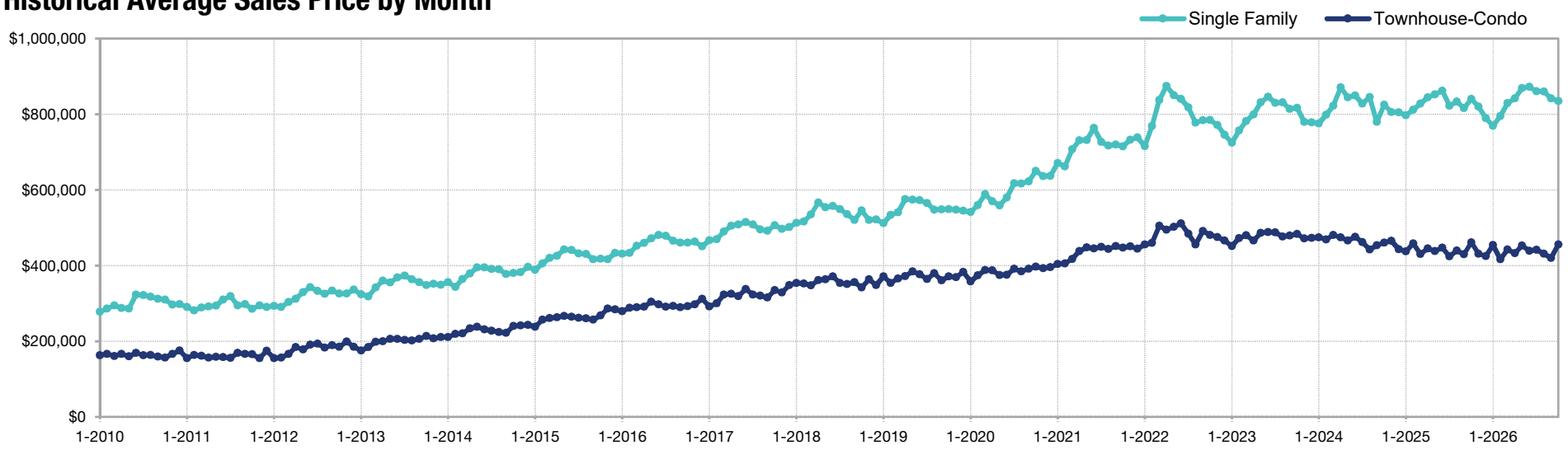


Year to Date



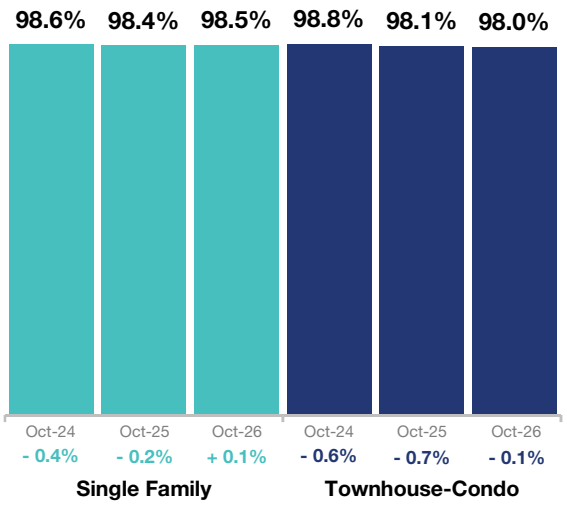
Avg. Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Nov-2025	$820,314	+1.8%	$430,997	-7.4%
Dec-2025	$789,448	-1.9%	$425,347	-4.1%
Jan-2026	$769,512	-3.5%	$454,390	+3.9%
Feb-2026	$795,303	-2.1%	$416,978	-9.0%
Mar-2026	$829,015	+0.2%	$442,480	+2.8%
Apr-2026	$841,615	-0.4%	$432,539	-2.8%
May-2026	$868,985	+2.0%	$453,173	+3.4%
Jun-2026	$872,584	+1.2%	$438,762	-1.9%
Jul-2026	$860,536	+4.7%	$441,784	+4.1%
Aug-2026	$860,254	+3.2%	$430,977	-1.9%
Sep-2026	$841,884	+3.2%	$420,341	-2.2%
Oct-2026	**$835,154**	**-0.7%**	**$455,997**	**-1.2%**

Historical Average Sales Price by Month

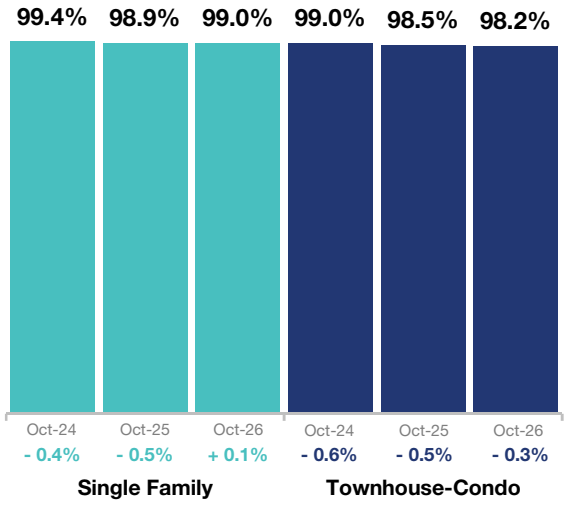


Percent of List Price Received

October

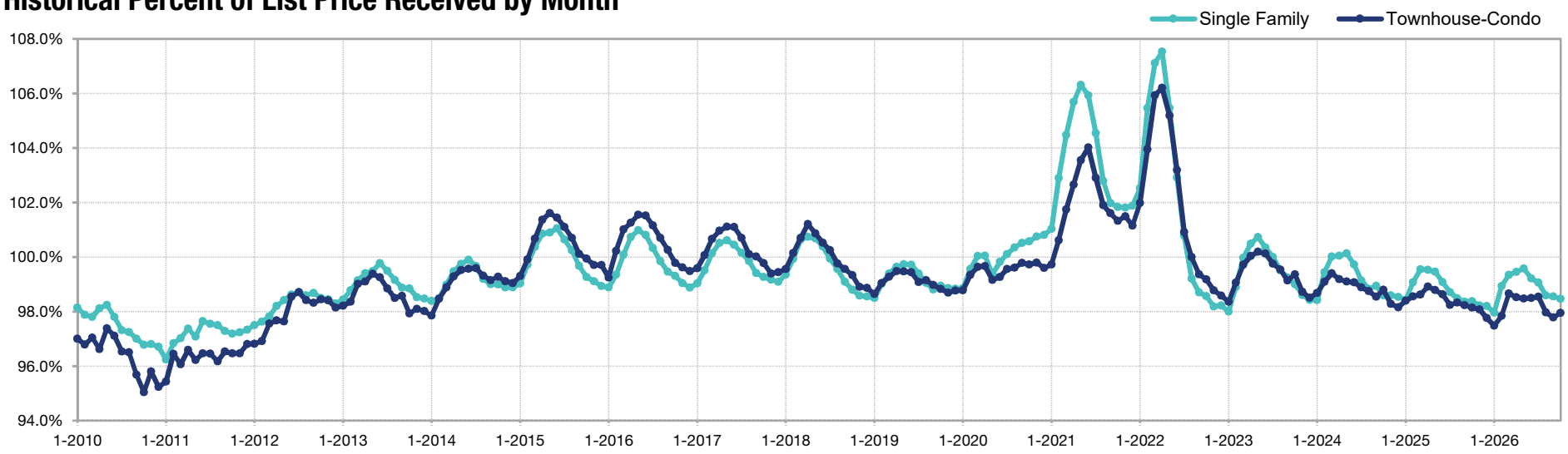


Year to Date



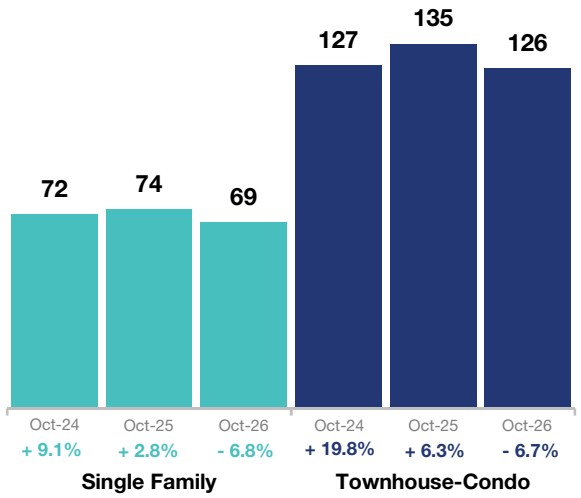
Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Nov-2025	98.2%	-0.4%	98.1%	-0.2%
Dec-2025	98.2%	-0.3%	97.8%	-0.4%
Jan-2026	98.0%	-0.4%	97.5%	-0.9%
Feb-2026	98.9%	-0.2%	97.8%	-0.8%
Mar-2026	99.3%	-0.3%	98.7%	+0.1%
Apr-2026	99.5%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

Historical Percent of List Price Received by Month

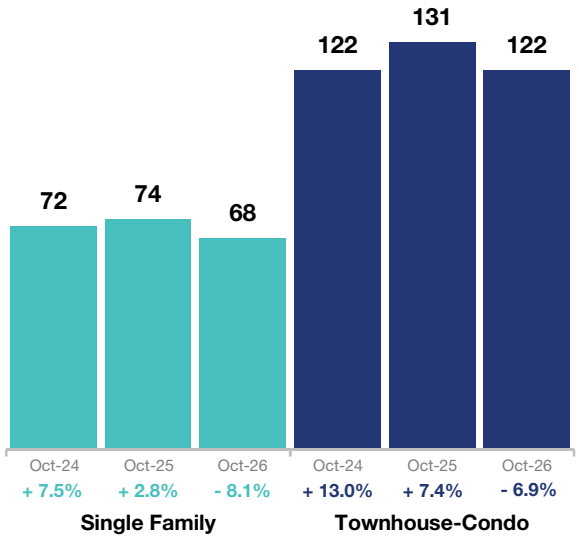


Housing Affordability Index

October

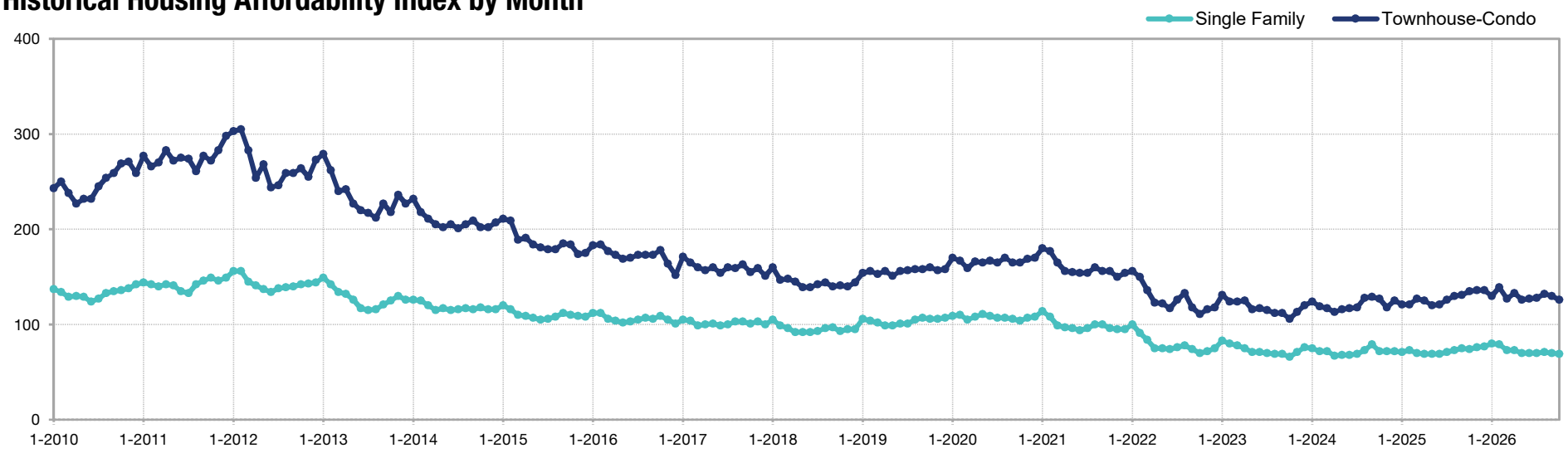


Year to Date



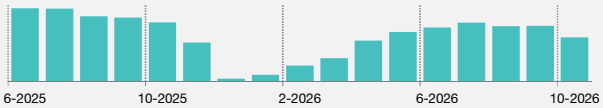
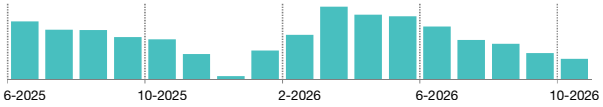
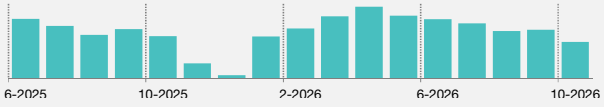
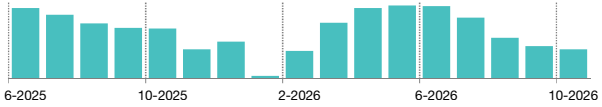
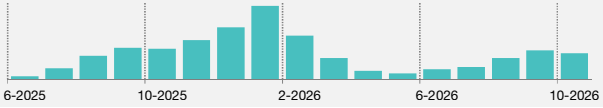
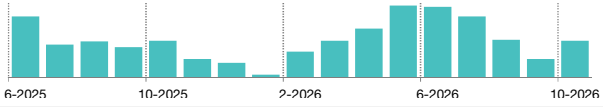
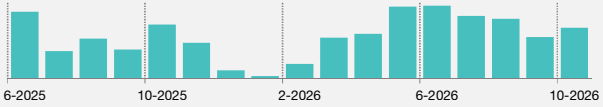
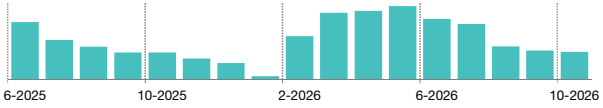
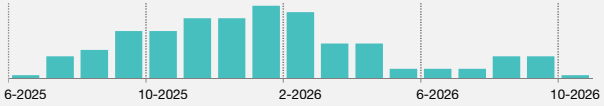
Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Nov-2025	76	+5.6%	136	+15.3%
Dec-2025	77	+6.9%	136	+8.8%
Jan-2026	80	+12.7%	130	+7.4%
Feb-2026	79	+8.2%	139	+14.9%
Mar-2026	73	+4.3%	127	0.0%
Apr-2026	73	+5.8%	133	+6.4%
May-2026	70	+1.4%	126	+5.0%
Jun-2026	70	+1.4%	127	+5.0%
Jul-2026	70	-1.4%	128	+1.6%
Aug-2026	71	-2.7%	132	+1.5%
Sep-2026	70	-6.7%	130	-0.8%
Oct-2026	**69**	**-6.8%**	**126**	**-6.7%**

Historical Housing Affordability Index by Month



Total Market Overview

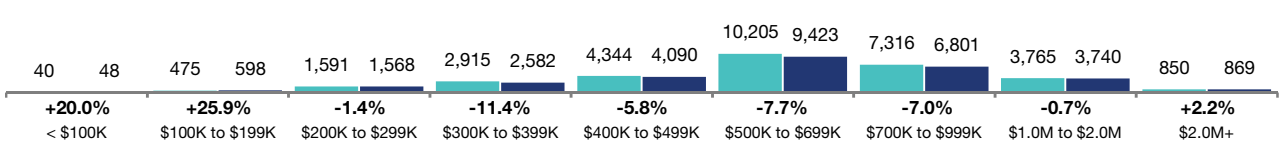
Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	10-2025	10-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
Active Listings		11,071	**9,980**	- 9.9%	--	**--**	--
Under Contract		2,455	**1,933**	- 21.3%	27,533	**25,812**	- 6.3%
New Listings		3,470	**3,151**	- 9.2%	42,347	**41,179**	- 2.8%
Sold Listings		2,610	**2,124**	- 18.6%	26,810	**25,297**	- 5.6%
Days on Market		52	**49**	- 5.8%	45	**46**	+ 2.2%
Median Sales Price		$615,000	**$615,000**	0.0%	$619,500	**$622,300**	+ 0.5%
Avg. Sales Price		$750,104	**$746,548**	- 0.5%	$732,973	**$745,322**	+ 1.7%
Pct. of List Price Received		98.3%	**98.3%**	0.0%	98.8%	**98.8%**	0.0%
Affordability Index		83	**76**	- 8.4%	82	**75**	- 8.5%

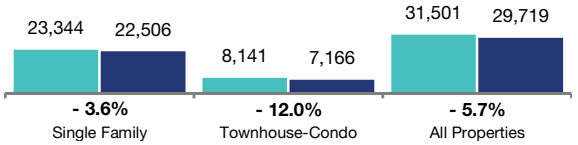
Sold Listings

Actual sales that have closed in a given month.

By Price Range – All Properties – Rolling 12 Months



By Property Type



Rolling 12 Months

	Single Family			Townhouse-Condo		
By Price Range	10-2025	10-2026	Change	10-2025	10-2026	Change
$99,999 and Below	1	3	+ 200.0%	39	44	+ 12.8%
$100,000 to $199,999	11	19	+ 72.7%	463	575	+ 24.2%
$200,000 to $299,999	90	129	+ 43.3%	1,499	1,428	- 4.7%
$300,000 to $399,999	640	721	+ 12.7%	2,274	1,853	- 18.5%
$400,000 to $499,999	2,712	2,715	+ 0.1%	1,629	1,370	- 15.9%
$500,000 to $699,999	8,687	8,164	- 6.0%	1,515	1,253	- 17.3%
$700,000 to $999,999	6,807	6,381	- 6.3%	507	413	- 18.5%
$1,000,000 to $1,999,999	3,583	3,536	- 1.3%	180	199	+ 10.6%
$2,000,000 and Above	813	838	+ 3.1%	35	31	- 11.4%
All Price Ranges	**23,344**	**22,506**	**- 3.6%**	**8,141**	**7,166**	**- 12.0%**

Compared to Prior Month

	Single Family			Townhouse-Condo		
By Price Range	9-2026	10-2026	Change	9-2026	10-2026	Change
$99,999 and Below	1	0	- 100.0%	5	6	+ 20.0%
$100,000 to $199,999	2	2	0.0%	50	48	- 4.0%
$200,000 to $299,999	15	11	- 26.7%	122	103	- 15.6%
$300,000 to $399,999	63	77	+ 22.2%	151	116	- 23.2%
$400,000 to $499,999	227	219	- 3.5%	91	95	+ 4.4%
$500,000 to $699,999	565	561	- 0.7%	91	67	- 26.4%
$700,000 to $999,999	454	433	- 4.6%	24	33	+ 37.5%
$1,000,000 to $1,999,999	246	265	+ 7.7%	15	23	+ 53.3%
$2,000,000 and Above	72	58	- 19.4%	2	2	0.0%
All Price Ranges	**1,645**	**1,626**	**- 1.2%**	**551**	**493**	**- 10.5%**

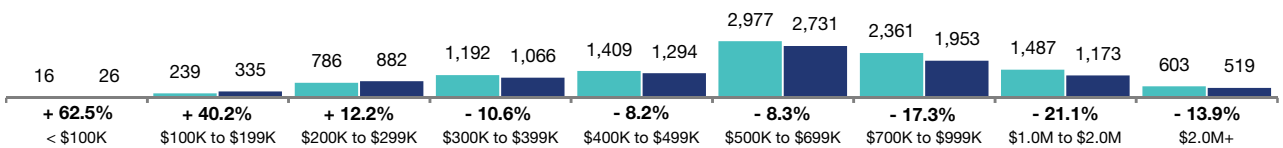
Year to Date

	Single Family			Townhouse-Condo		
By Price Range	10-2025	10-2026	Change	10-2025	10-2026	Change
$99,999 and Below	1	3	+ 200.0%	31	41	+ 32.3%
$100,000 to $199,999	10	18	+ 80.0%	406	474	+ 16.7%
$200,000 to $299,999	77	114	+ 48.1%	1,260	1,202	- 4.6%
$300,000 to $399,999	548	614	+ 12.0%	1,934	1,565	- 19.1%
$400,000 to $499,999	2,285	2,278	- 0.3%	1,374	1,162	- 15.4%
$500,000 to $699,999	7,335	6,883	- 6.2%	1,281	1,069	- 16.5%
$700,000 to $999,999	5,841	5,451	- 6.7%	419	359	- 14.3%
$1,000,000 to $1,999,999	3,112	3,075	- 1.2%	150	173	+ 15.3%
$2,000,000 and Above	703	743	+ 5.7%	27	26	- 3.7%
All Price Ranges	**19,912**	**19,179**	**- 3.7%**	**6,882**	**6,071**	**- 11.8%**

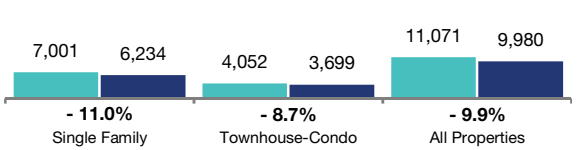
Inventory of Active Listings

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

	Single Family			Townhouse-Condo		
By Price Range	10-2025	10-2026	Change	10-2025	10-2026	Change
$99,999 and Below	0	3	--	15	23	+ 53.3%
$100,000 to $199,999	5	3	- 40.0%	232	327	+ 40.9%
$200,000 to $299,999	17	22	+ 29.4%	765	852	+ 11.4%
$300,000 to $399,999	110	187	+ 70.0%	1,080	872	- 19.3%
$400,000 to $499,999	685	681	- 0.6%	722	607	- 15.9%
$500,000 to $699,999	2,207	2,076	- 5.9%	768	645	- 16.0%
$700,000 to $999,999	2,068	1,707	- 17.5%	292	240	- 17.8%
$1,000,000 to $1,999,999	1,349	1,070	- 20.7%	135	101	- 25.2%
$2,000,000 and Above	559	484	- 13.4%	43	32	- 25.6%
All Price Ranges	**7,001**	**6,234**	**- 11.0%**	**4,052**	**3,699**	**- 8.7%**

Compared to Prior Month

	Single Family			Townhouse-Condo		
By Price Range	9-2026	10-2026	Change	9-2026	10-2026	Change
$99,999 and Below	2	3	+ 50.0%	18	23	+ 27.8%
$100,000 to $199,999	1	3	+ 200.0%	327	327	0.0%
$200,000 to $299,999	17	22	+ 29.4%	938	852	- 9.2%
$300,000 to $399,999	191	187	- 2.1%	1,001	872	- 12.9%
$400,000 to $499,999	733	681	- 7.1%	684	607	- 11.3%
$500,000 to $699,999	2,212	2,076	- 6.1%	725	645	- 11.0%
$700,000 to $999,999	1,836	1,707	- 7.0%	248	240	- 3.2%
$1,000,000 to $1,999,999	1,183	1,070	- 9.6%	108	101	- 6.5%
$2,000,000 and Above	499	484	- 3.0%	38	32	- 15.8%
All Price Ranges	**6,675**	**6,234**	**- 6.6%**	**4,087**	**3,699**	**- 9.5%**

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 October 2026

A Research Tool Provided by the Colorado Association of REALTORS®

Arapahoe County

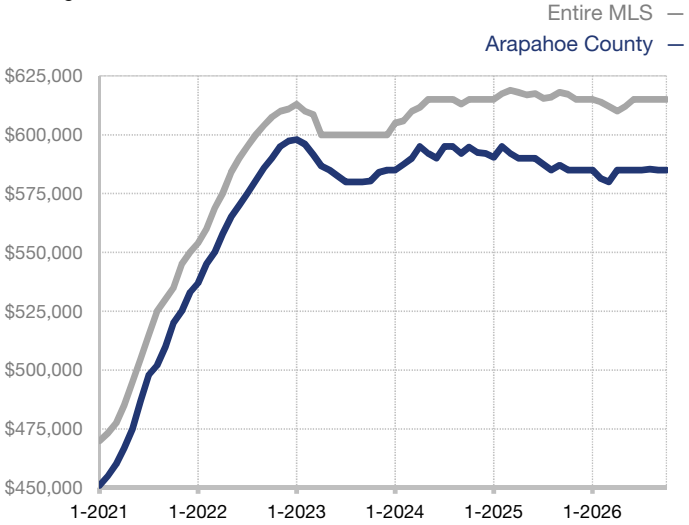
Single Family	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 10-2025**	**Thru 10-2026**	Percent Change from Previous Year
Inventory of Active Listings	1,700	**1,471**	- 13.5%	--	**--**	--
Under Contract	430	**380**	- 11.6%	5,083	**4,815**	- 5.3%
New Listings	589	**561**	- 4.8%	7,110	**6,809**	- 4.2%
Sold Listings	501	**400**	- 20.2%	4,952	**4,766**	- 3.8%
Days on Market Until Sale	43	**40**	- 7.0%	40	**39**	- 2.5%
Median Sales Price*	$575,000	**$559,500**	- 2.7%	$587,000	**$590,000**	+ 0.5%
Average Sales Price*	$743,811	**$745,683**	+ 0.3%	$741,571	**$744,808**	+ 0.4%
Percent of List Price Received*	98.4%	**98.7%**	+ 0.3%	99.1%	**99.2%**	+ 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.

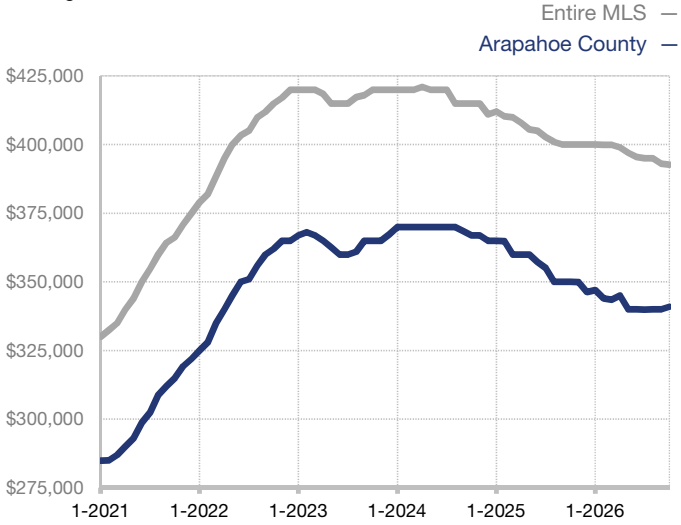
Townhouse/Condo	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 10-2025**	**Thru 10-2026**	Percent Change from Previous Year
Inventory of Active Listings	1,135	**1,028**	- 9.4%	--	**--**	--
Under Contract	204	**121**	- 40.7%	2,202	**1,834**	- 16.7%
New Listings	318	**240**	- 24.5%	3,712	**3,448**	- 7.1%
Sold Listings	209	**139**	- 33.5%	2,148	**1,820**	- 15.3%
Days on Market Until Sale	56	**52**	- 7.1%	55	**60**	+ 9.1%
Median Sales Price*	$337,500	**$360,000**	+ 6.7%	$349,000	**$344,000**	- 1.4%
Average Sales Price*	$369,223	**$391,334**	+ 6.0%	$365,335	**$366,773**	+ 0.4%
Percent of List Price Received*	98.3%	**98.1%**	- 0.2%	98.5%	**98.2%**	- 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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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



Current as of November 4, 2026. All data from REcolorado® and IRES. Report © 2026 ShowingTime Plus, LLC.

Local Market Update for October 2026

A Research Tool Provided by the Colorado Association of REALTORS®

Arvada

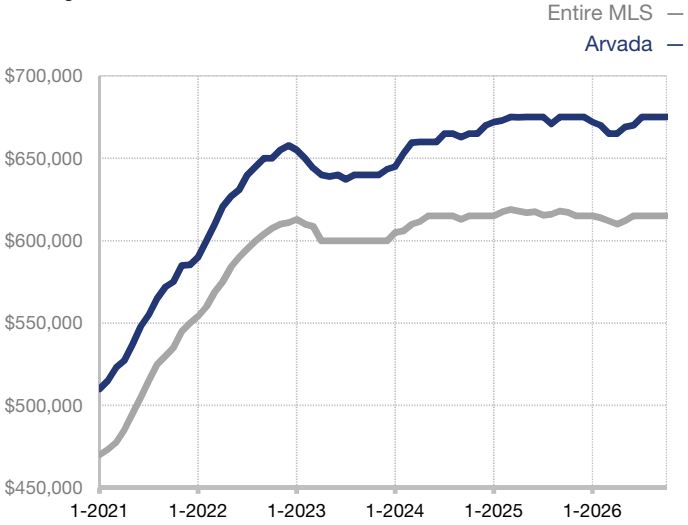
Single Family	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 10-2025**	**Thru 10-2026**	Percent Change from Previous Year
Inventory of Active Listings	415	**380**	- 8.4%	--	**--**	--
Under Contract	131	**112**	- 14.5%	1,310	**1,394**	+ 6.4%
New Listings	153	**171**	+ 11.8%	1,870	**1,946**	+ 4.1%
Sold Listings	152	**121**	- 20.4%	1,276	**1,352**	+ 6.0%
Days on Market Until Sale	37	**45**	+ 21.6%	33	**38**	+ 15.2%
Median Sales Price*	$662,500	**$680,000**	+ 2.6%	$680,000	**$675,000**	- 0.7%
Average Sales Price*	$712,372	**$694,107**	- 2.6%	$734,386	**$725,969**	- 1.1%
Percent of List Price Received*	99.0%	**98.3%**	- 0.7%	99.6%	**99.4%**	- 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.

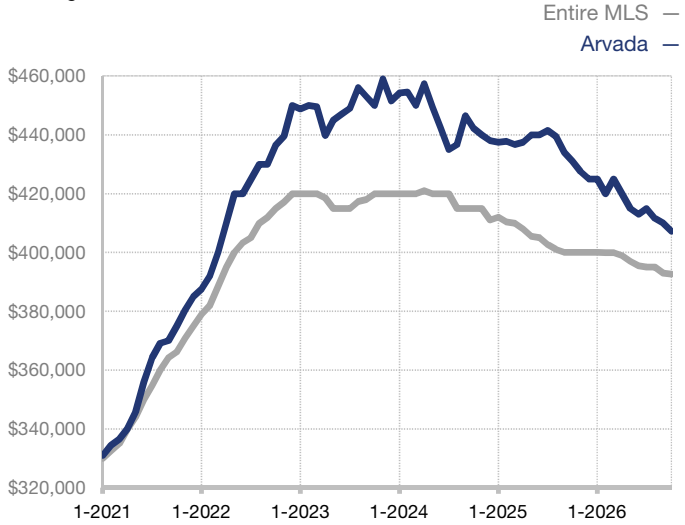
Townhouse/Condo	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 10-2025**	**Thru 10-2026**	Percent Change from Previous Year
Inventory of Active Listings	181	**139**	- 23.2%	--	**--**	--
Under Contract	32	**26**	- 18.8%	373	**340**	- 8.8%
New Listings	66	**34**	- 48.5%	625	**547**	- 12.5%
Sold Listings	37	**32**	- 13.5%	364	**331**	- 9.1%
Days on Market Until Sale	59	**70**	+ 18.6%	53	**69**	+ 30.2%
Median Sales Price*	$389,000	**$365,000**	- 6.2%	$425,000	**$407,000**	- 4.2%
Average Sales Price*	$394,594	**$357,194**	- 9.5%	$431,001	**$413,670**	- 4.0%
Percent of List Price Received*	96.7%	**98.5%**	+ 1.9%	98.6%	**98.7%**	+ 0.1%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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



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Local Market Update for October 2026

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Aurora

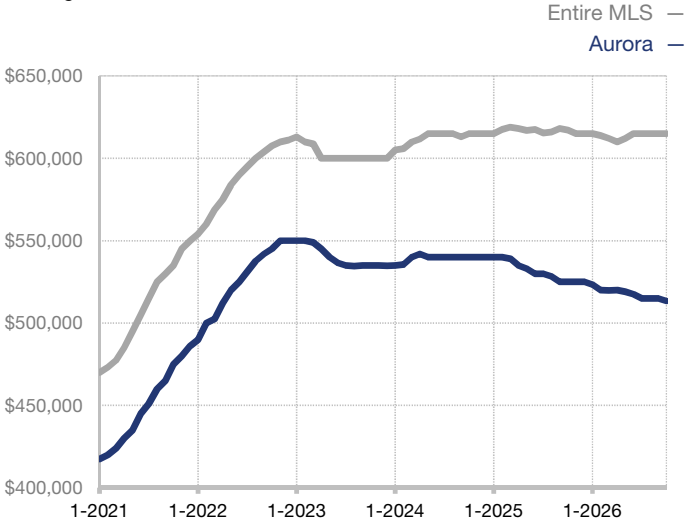
Single Family	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 10-2025**	**Thru 10-2026**	Percent Change from Previous Year
Inventory of Active Listings	1,352	**1,147**	- 15.2%	--	**--**	--
Under Contract	299	**267**	- 10.7%	3,639	**3,324**	- 8.7%
New Listings	424	**393**	- 7.3%	5,004	**4,626**	- 7.6%
Sold Listings	352	**269**	- 23.6%	3,570	**3,282**	- 8.1%
Days on Market Until Sale	49	**48**	- 2.0%	48	**49**	+ 2.1%
Median Sales Price*	$520,000	**$505,000**	- 2.9%	$525,000	**$513,770**	- 2.1%
Average Sales Price*	$561,605	**$558,148**	- 0.6%	$568,551	**$554,622**	- 2.4%
Percent of List Price Received*	99.1%	**99.4%**	+ 0.3%	99.3%	**99.5%**	+ 0.2%

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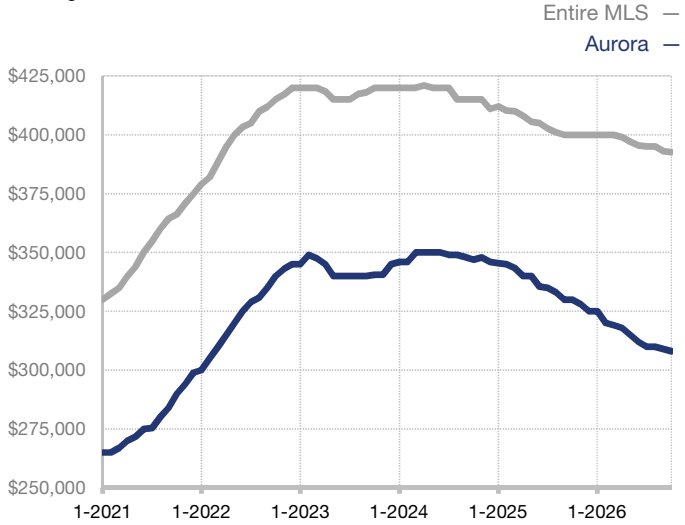
Townhouse/Condo	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 10-2025**	**Thru 10-2026**	Percent Change from Previous Year
Inventory of Active Listings	798	**705**	- 11.7%	--	**--**	--
Under Contract	142	**84**	- 40.8%	1,526	**1,191**	- 22.0%
New Listings	225	**161**	- 28.4%	2,597	**2,300**	- 11.4%
Sold Listings	140	**80**	- 42.9%	1,483	**1,168**	- 21.2%
Days on Market Until Sale	63	**53**	- 15.9%	57	**63**	+ 10.5%
Median Sales Price*	$315,000	**$312,500**	- 0.8%	$328,000	**$307,000**	- 6.4%
Average Sales Price*	$322,716	**$325,358**	+ 0.8%	$332,737	**$313,497**	- 5.8%
Percent of List Price Received*	98.6%	**98.3%**	- 0.3%	98.7%	**98.3%**	- 0.4%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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



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Local Market Update for October 2026

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Castle Pines

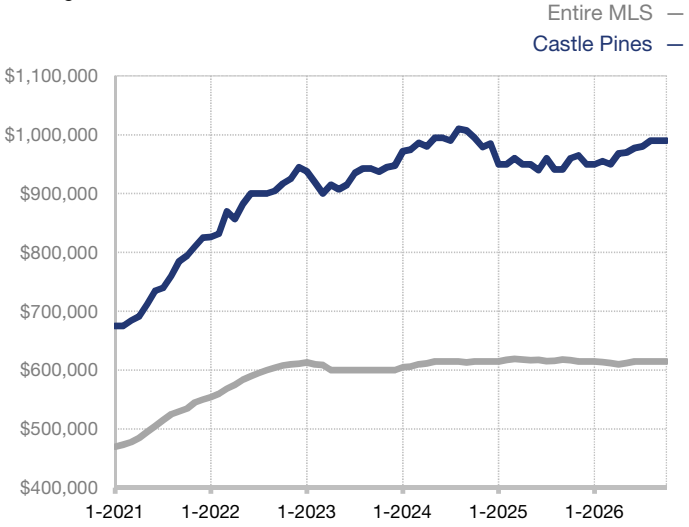
Single Family	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 10-2025**	**Thru 10-2026**	Percent Change from Previous Year
Inventory of Active Listings	90	**66**	- 26.7%	--	**--**	--
Under Contract	16	**15**	- 6.3%	222	**197**	- 11.3%
New Listings	26	**21**	- 19.2%	353	**281**	- 20.4%
Sold Listings	18	**9**	- 50.0%	222	**192**	- 13.5%
Days on Market Until Sale	72	**66**	- 8.3%	46	**54**	+ 17.4%
Median Sales Price*	$967,250	**$960,000**	- 0.7%	$967,500	**$1,000,000**	+ 3.4%
Average Sales Price*	$1,062,538	**$1,121,944**	+ 5.6%	$1,081,243	**$1,138,178**	+ 5.3%
Percent of List Price Received*	97.8%	**98.6%**	+ 0.8%	98.2%	**98.2%**	0.0%

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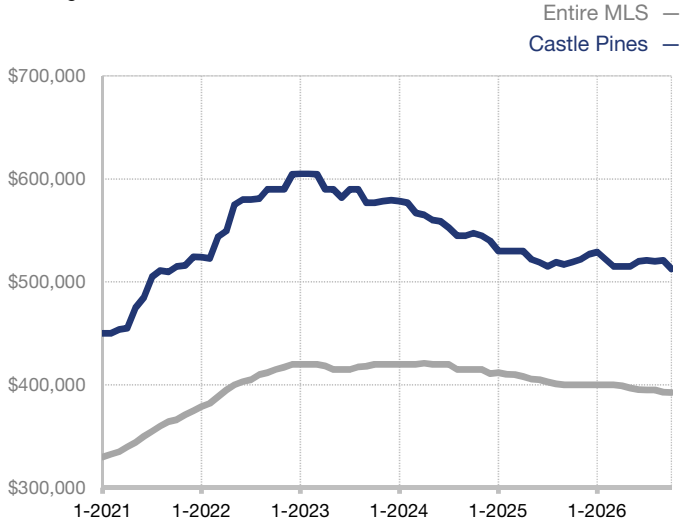
Townhouse/Condo	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 10-2025**	**Thru 10-2026**	Percent Change from Previous Year
Inventory of Active Listings	16	**12**	- 25.0%	--	**--**	--
Under Contract	1	**0**	- 100.0%	45	**18**	- 60.0%
New Listings	11	**3**	- 72.7%	50	**32**	- 36.0%
Sold Listings	3	**1**	- 66.7%	45	**17**	- 62.2%
Days on Market Until Sale	234	**242**	+ 3.4%	81	**102**	+ 25.9%
Median Sales Price*	$522,000	**$449,990**	- 13.8%	$524,990	**$500,000**	- 4.8%
Average Sales Price*	$523,163	**$449,990**	- 14.0%	$521,927	**$526,432**	+ 0.9%
Percent of List Price Received*	97.4%	**96.8%**	- 0.6%	95.9%	**97.5%**	+ 1.7%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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



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Local Market Update for October 2026

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Castle Rock

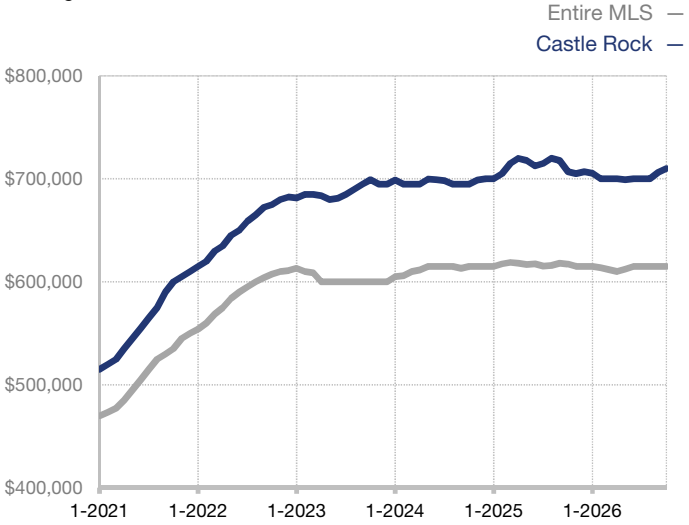
Single Family	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 10-2025**	**Thru 10-2026**	Percent Change from Previous Year
Inventory of Active Listings	566	**460**	- 18.7%	--	**--**	--
Under Contract	131	**94**	- 28.2%	1,386	**1,332**	- 3.9%
New Listings	149	**137**	- 8.1%	2,044	**1,961**	- 4.1%
Sold Listings	136	**109**	- 19.9%	1,354	**1,318**	- 2.7%
Days on Market Until Sale	67	**57**	- 14.9%	56	**59**	+ 5.4%
Median Sales Price*	$669,495	**$705,000**	+ 5.3%	$705,000	**$710,000**	+ 0.7%
Average Sales Price*	$854,856	**$889,073**	+ 4.0%	$892,683	**$882,991**	- 1.1%
Percent of List Price Received*	98.6%	**98.2%**	- 0.4%	98.7%	**98.7%**	0.0%

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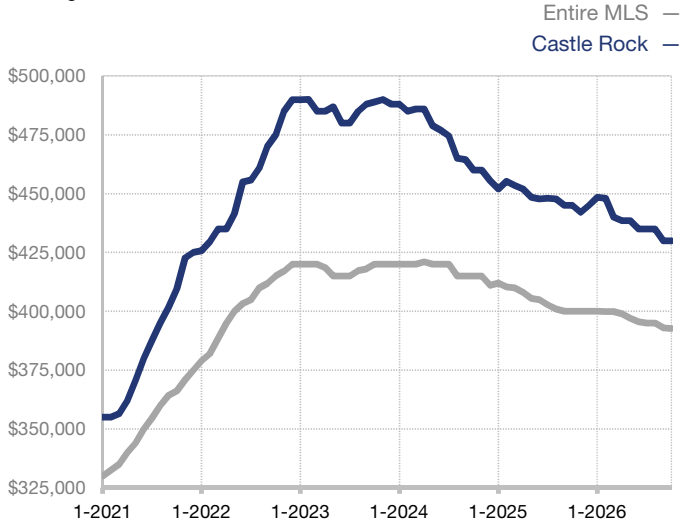
Townhouse/Condo	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 10-2025**	**Thru 10-2026**	Percent Change from Previous Year
Inventory of Active Listings	57	**63**	+ 10.5%	--	**--**	--
Under Contract	9	**8**	- 11.1%	135	**135**	0.0%
New Listings	17	**16**	- 5.9%	214	**232**	+ 8.4%
Sold Listings	8	**6**	- 25.0%	134	**135**	+ 0.7%
Days on Market Until Sale	66	**58**	- 12.1%	50	**60**	+ 20.0%
Median Sales Price*	$378,500	**$416,500**	+ 10.0%	$445,000	**$430,000**	- 3.4%
Average Sales Price*	$361,903	**$500,333**	+ 38.3%	$462,609	**$466,030**	+ 0.7%
Percent of List Price Received*	99.6%	**99.9%**	+ 0.3%	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



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Local Market Update for October 2026

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Centennial

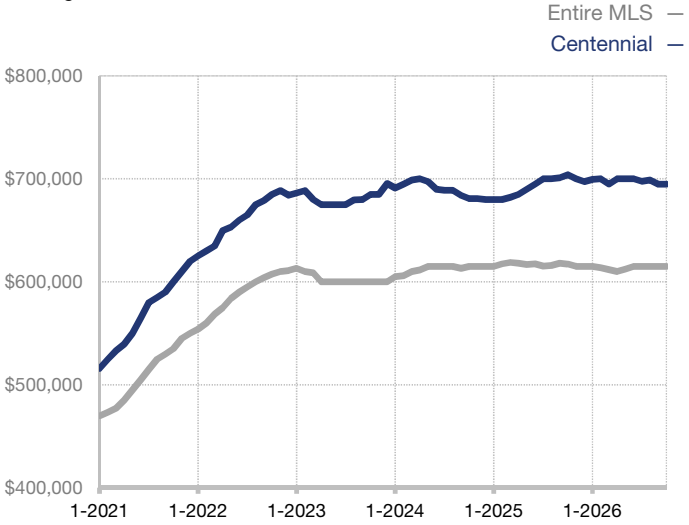
Single Family	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 10-2025**	**Thru 10-2026**	Percent Change from Previous Year
Inventory of Active Listings	275	**200**	- 27.3%	--	**--**	--
Under Contract	75	**66**	- 12.0%	980	**892**	- 9.0%
New Listings	103	**95**	- 7.8%	1,308	**1,142**	- 12.7%
Sold Listings	89	**66**	- 25.8%	946	**899**	- 5.0%
Days on Market Until Sale	33	**34**	+ 3.0%	32	**32**	0.0%
Median Sales Price*	$713,000	**$686,500**	- 3.7%	$708,250	**$710,000**	+ 0.2%
Average Sales Price*	$779,076	**$738,833**	- 5.2%	$784,225	**$780,550**	- 0.5%
Percent of List Price Received*	98.1%	**98.6%**	+ 0.5%	99.3%	**99.3%**	0.0%

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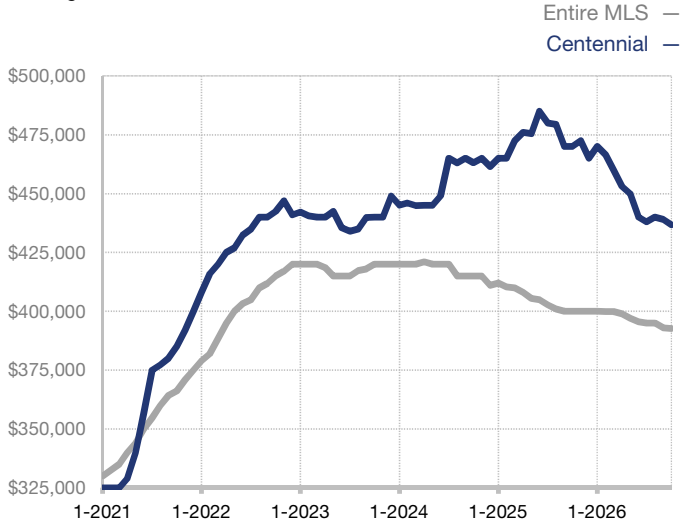
Townhouse/Condo	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 10-2025**	**Thru 10-2026**	Percent Change from Previous Year
Inventory of Active Listings	93	**77**	- 17.2%	--	**--**	--
Under Contract	14	**15**	+ 7.1%	222	**220**	- 0.9%
New Listings	31	**27**	- 12.9%	346	**339**	- 2.0%
Sold Listings	24	**16**	- 33.3%	223	**213**	- 4.5%
Days on Market Until Sale	44	**46**	+ 4.5%	42	**50**	+ 19.0%
Median Sales Price*	$475,000	**$425,000**	- 10.5%	$475,000	**$438,000**	- 7.8%
Average Sales Price*	$430,308	**$423,048**	- 1.7%	$452,847	**$437,420**	- 3.4%
Percent of List Price Received*	98.0%	**97.9%**	- 0.1%	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



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Local Market Update for October 2026

A Research Tool Provided by the Colorado Association of REALTORS®

Denver

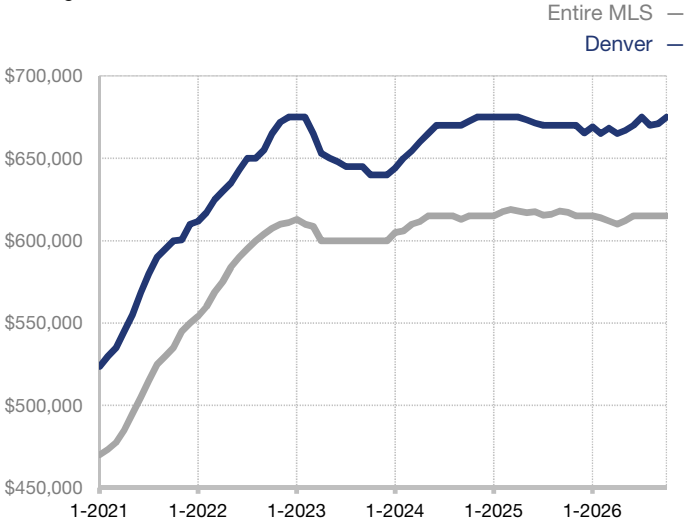
Single Family	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 10-2025**	**Thru 10-2026**	Percent Change from Previous Year
Inventory of Active Listings	2,033	**1,874**	- 7.8%	--	**--**	--
Under Contract	507	**408**	- 19.5%	5,403	**5,474**	+ 1.3%
New Listings	735	**645**	- 12.2%	8,422	**8,634**	+ 2.5%
Sold Listings	528	**460**	- 12.9%	5,283	**5,325**	+ 0.8%
Days on Market Until Sale	45	**39**	- 13.3%	40	**39**	- 2.5%
Median Sales Price*	$671,000	**$682,900**	+ 1.8%	$670,250	**$680,000**	+ 1.5%
Average Sales Price*	$888,686	**$859,062**	- 3.3%	$854,322	**$878,291**	+ 2.8%
Percent of List Price Received*	98.2%	**98.3%**	+ 0.1%	98.7%	**98.8%**	+ 0.1%

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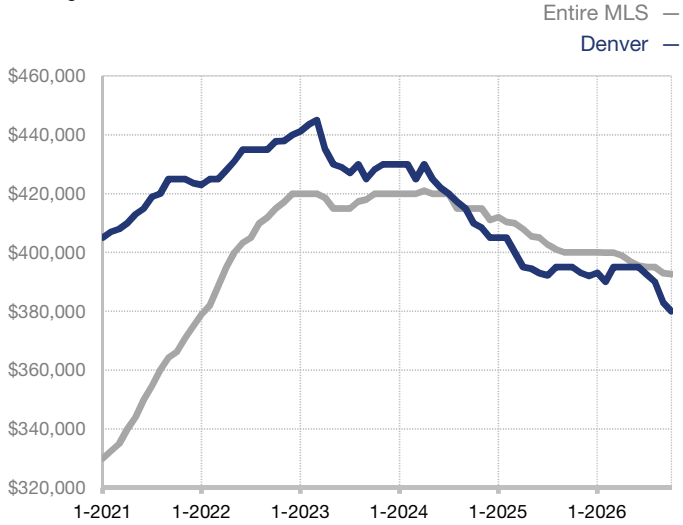
Townhouse/Condo	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 10-2025**	**Thru 10-2026**	Percent Change from Previous Year
Inventory of Active Listings	2,052	**1,838**	- 10.4%	--	**--**	--
Under Contract	245	**198**	- 19.2%	2,783	**2,535**	- 8.9%
New Listings	480	**410**	- 14.6%	5,888	**5,785**	- 1.7%
Sold Listings	260	**229**	- 11.9%	2,726	**2,467**	- 9.5%
Days on Market Until Sale	64	**74**	+ 15.6%	61	**67**	+ 9.8%
Median Sales Price*	$390,000	**$340,000**	- 12.8%	$395,000	**$380,000**	- 3.8%
Average Sales Price*	$540,895	**$511,565**	- 5.4%	$491,111	**$487,517**	- 0.7%
Percent of List Price Received*	97.7%	**97.6%**	- 0.1%	98.2%	**98.0%**	- 0.2%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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



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Local Market Update for October 2026

A Research Tool Provided by the Colorado Association of REALTORS®

Denver County

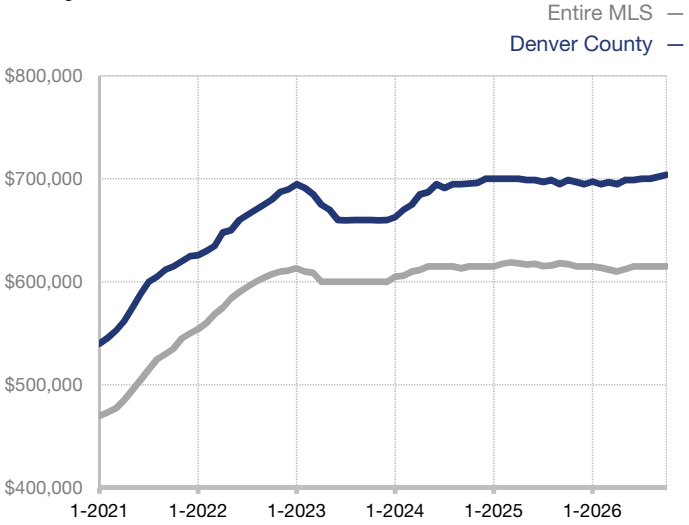
Single Family	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 10-2025**	**Thru 10-2026**	Percent Change from Previous Year
Inventory of Active Listings	1,843	**1,616**	- 12.3%	--	**--**	--
Under Contract	461	**360**	- 21.9%	4,951	**4,841**	- 2.2%
New Listings	661	**598**	- 9.5%	7,694	**7,606**	- 1.1%
Sold Listings	480	**385**	- 19.8%	4,838	**4,716**	- 2.5%
Days on Market Until Sale	45	**40**	- 11.1%	40	**39**	- 2.5%
Median Sales Price*	$699,500	**$704,000**	+ 0.6%	$699,800	**$710,000**	+ 1.5%
Average Sales Price*	$918,342	**$905,276**	- 1.4%	$879,891	**$918,300**	+ 4.4%
Percent of List Price Received*	98.1%	**98.2%**	+ 0.1%	98.6%	**98.8%**	+ 0.2%

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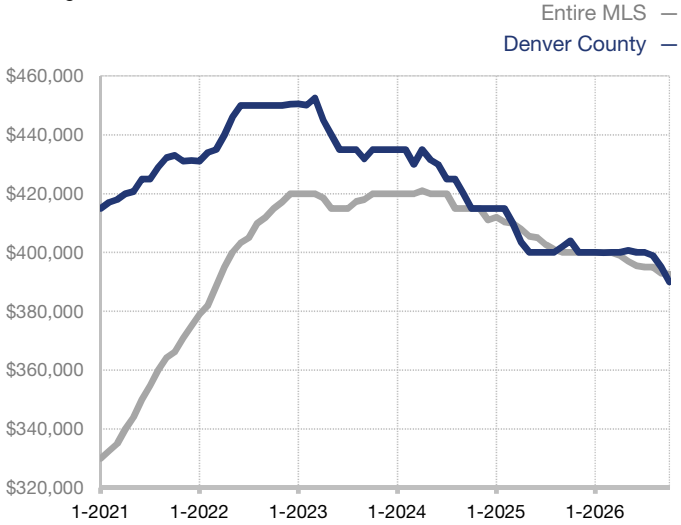
Townhouse/Condo	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 10-2025**	**Thru 10-2026**	Percent Change from Previous Year
Inventory of Active Listings	1,893	**1,658**	- 12.4%	--	**--**	--
Under Contract	226	**164**	- 27.4%	2,564	**2,271**	- 11.4%
New Listings	444	**373**	- 16.0%	5,454	**5,229**	- 4.1%
Sold Listings	229	**196**	- 14.4%	2,499	**2,229**	- 10.8%
Days on Market Until Sale	65	**79**	+ 21.5%	61	**68**	+ 11.5%
Median Sales Price*	$403,000	**$354,500**	- 12.0%	$401,750	**$395,000**	- 1.7%
Average Sales Price*	$569,208	**$544,097**	- 4.4%	$506,324	**$505,087**	- 0.2%
Percent of List Price Received*	97.7%	**97.3%**	- 0.4%	98.2%	**97.9%**	- 0.3%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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



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Local Market Update for October 2026

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Douglas County

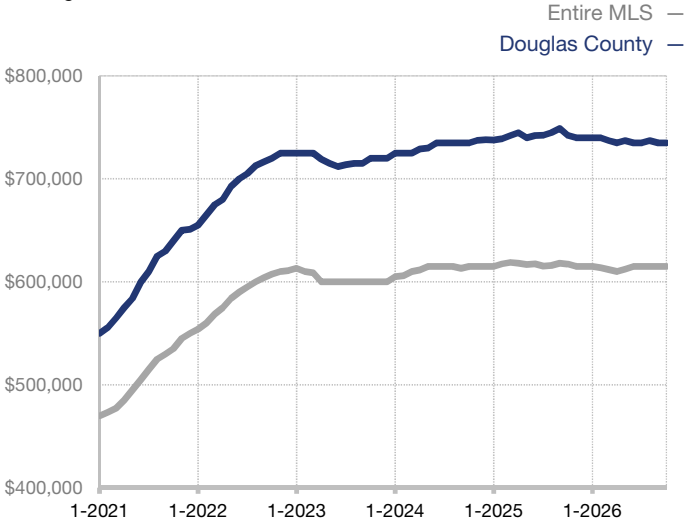
Single Family	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 10-2025**	**Thru 10-2026**	Percent Change from Previous Year
Inventory of Active Listings	1,793	**1,578**	- 12.0%	--	**--**	--
Under Contract	432	**332**	- 23.1%	5,130	**4,679**	- 8.8%
New Listings	527	**492**	- 6.6%	7,220	**6,830**	- 5.4%
Sold Listings	495	**372**	- 24.8%	5,025	**4,578**	- 8.9%
Days on Market Until Sale	59	**54**	- 8.5%	49	**50**	+ 2.0%
Median Sales Price*	$726,995	**$706,500**	- 2.8%	$745,000	**$737,000**	- 1.1%
Average Sales Price*	$876,349	**$850,548**	- 2.9%	$885,845	**$883,596**	- 0.3%
Percent of List Price Received*	98.4%	**98.5%**	+ 0.1%	98.8%	**98.8%**	0.0%

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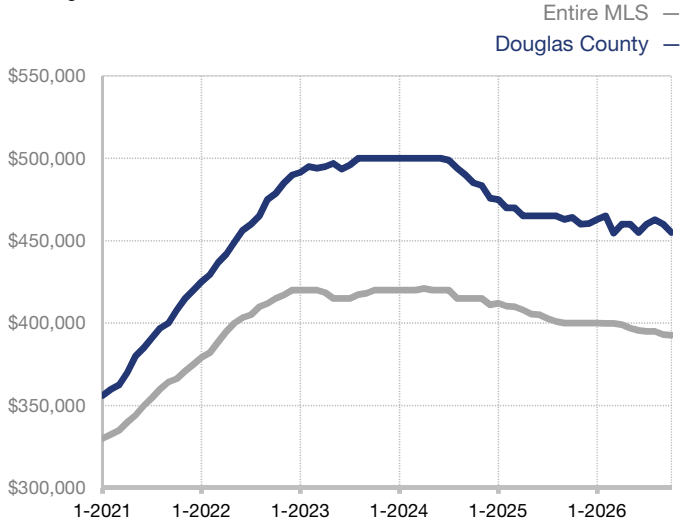
Townhouse/Condo	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 10-2025**	**Thru 10-2026**	Percent Change from Previous Year
Inventory of Active Listings	290	**317**	+ 9.3%	--	**--**	--
Under Contract	44	**38**	- 13.6%	679	**673**	- 0.9%
New Listings	98	**87**	- 11.2%	1,064	**1,153**	+ 8.4%
Sold Listings	57	**43**	- 24.6%	673	**661**	- 1.8%
Days on Market Until Sale	70	**64**	- 8.6%	55	**56**	+ 1.8%
Median Sales Price*	$465,000	**$429,595**	- 7.6%	$460,800	**$455,000**	- 1.3%
Average Sales Price*	$491,360	**$443,774**	- 9.7%	$481,144	**$476,769**	- 0.9%
Percent of List Price Received*	98.3%	**99.0%**	+ 0.7%	98.6%	**98.5%**	- 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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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



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Local Market Update for October 2026

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Elbert County

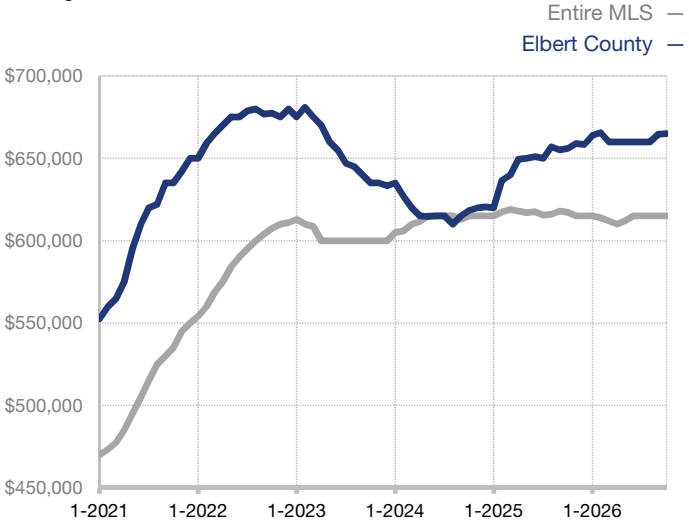
Single Family	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 10-2025**	**Thru 10-2026**	Percent Change from Previous Year
Inventory of Active Listings	257	**244**	- 5.1%	--	**--**	--
Under Contract	52	**38**	- 26.9%	566	**467**	- 17.5%
New Listings	60	**71**	+ 18.3%	820	**735**	- 10.4%
Sold Listings	43	**33**	- 23.3%	559	**467**	- 16.5%
Days on Market Until Sale	73	**87**	+ 19.2%	59	**75**	+ 27.1%
Median Sales Price*	$638,450	**$724,900**	+ 13.5%	$662,400	**$675,000**	+ 1.9%
Average Sales Price*	$743,267	**$738,328**	- 0.7%	$732,299	**$761,194**	+ 3.9%
Percent of List Price Received*	98.8%	**97.4%**	- 1.4%	99.0%	**98.3%**	- 0.7%

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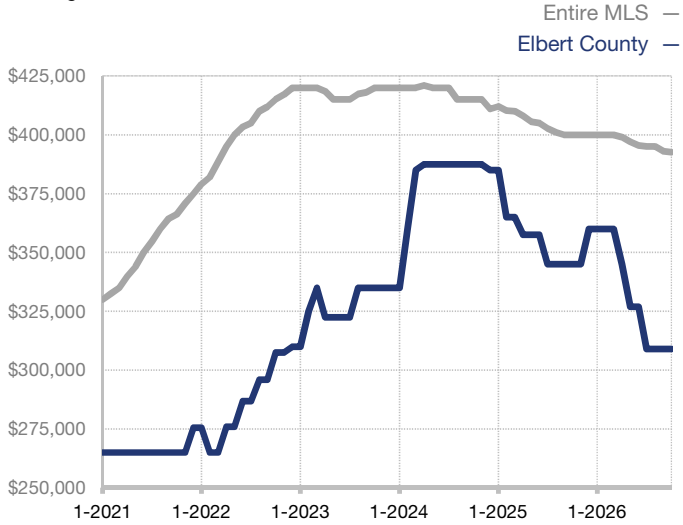
Townhouse/Condo	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 10-2025**	**Thru 10-2026**	Percent Change from Previous Year
Inventory of Active Listings	3	**2**	- 33.3%	--	**--**	--
Under Contract	0	**0**	--	2	**1**	- 50.0%
New Listings	1	**0**	- 100.0%	6	**5**	- 16.7%
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



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Local Market Update for October 2026

A Research Tool Provided by the Colorado Association of REALTORS®

Greenwood Village

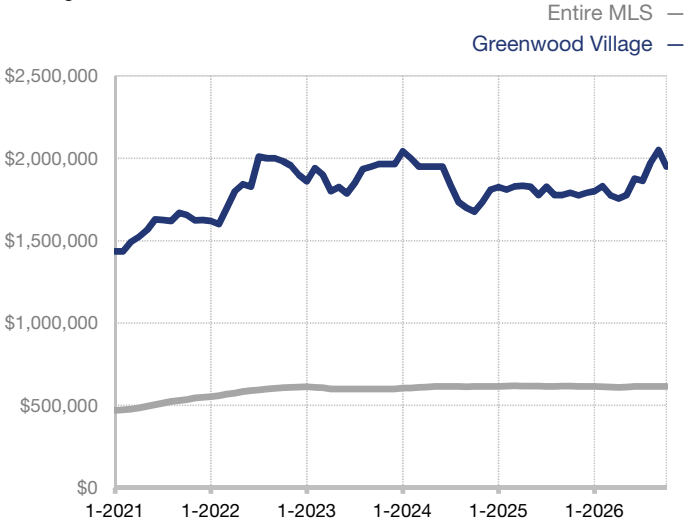
Single Family	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 10-2025**	**Thru 10-2026**	Percent Change from Previous Year
Inventory of Active Listings	45	**29**	- 35.6%	--	**--**	--
Under Contract	16	**9**	- 43.8%	126	**103**	- 18.3%
New Listings	14	**15**	+ 7.1%	189	**161**	- 14.8%
Sold Listings	15	**11**	- 26.7%	116	**103**	- 11.2%
Days on Market Until Sale	64	**16**	- 75.0%	44	**42**	- 4.5%
Median Sales Price*	$1,875,000	**$1,300,000**	- 30.7%	$1,765,000	**$1,900,000**	+ 7.6%
Average Sales Price*	$2,016,893	**$1,712,673**	- 15.1%	$2,084,518	**$2,095,850**	+ 0.5%
Percent of List Price Received*	94.1%	**97.1%**	+ 3.2%	96.7%	**97.7%**	+ 1.0%

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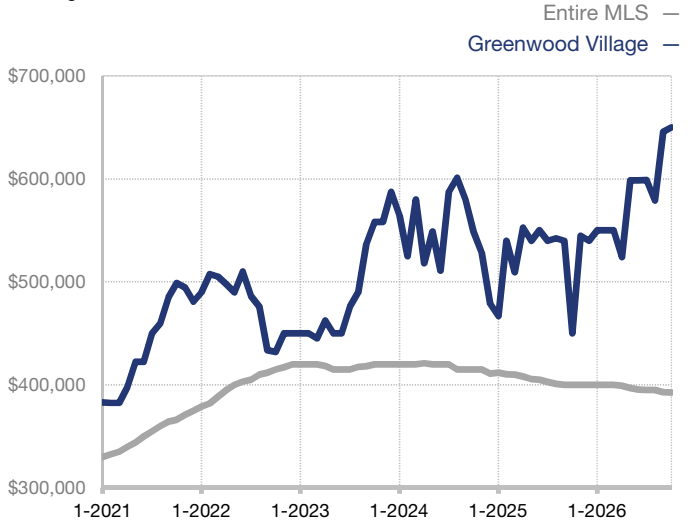
Townhouse/Condo	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 10-2025**	**Thru 10-2026**	Percent Change from Previous Year
Inventory of Active Listings	25	**23**	- 8.0%	--	**--**	--
Under Contract	5	**1**	- 80.0%	37	**27**	- 27.0%
New Listings	5	**2**	- 60.0%	67	**73**	+ 9.0%
Sold Listings	3	**4**	+ 33.3%	33	**31**	- 6.1%
Days on Market Until Sale	30	**51**	+ 70.0%	60	**61**	+ 1.7%
Median Sales Price*	$399,000	**$545,000**	+ 36.6%	$450,000	**$660,000**	+ 46.7%
Average Sales Price*	$773,967	**$738,750**	- 4.6%	$719,588	**$765,223**	+ 6.3%
Percent of List Price Received*	99.4%	**96.9%**	- 2.5%	97.3%	**96.9%**	- 0.4%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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



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Local Market Update for October 2026

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Highlands Ranch

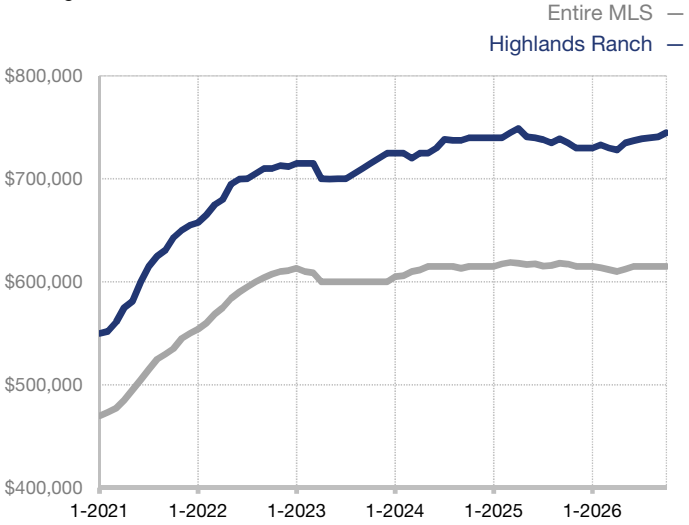
Single Family	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 10-2025**	**Thru 10-2026**	Percent Change from Previous Year
Inventory of Active Listings	251	**165**	- 34.3%	--	**--**	--
Under Contract	82	**68**	- 17.1%	997	**833**	- 16.4%
New Listings	83	**93**	+ 12.0%	1,308	**1,050**	- 19.7%
Sold Listings	84	**67**	- 20.2%	975	**821**	- 15.8%
Days on Market Until Sale	42	**45**	+ 7.1%	32	**36**	+ 12.5%
Median Sales Price*	$698,000	**$700,000**	+ 0.3%	$735,000	**$755,000**	+ 2.7%
Average Sales Price*	$798,635	**$785,418**	- 1.7%	$852,792	**$874,509**	+ 2.5%
Percent of List Price Received*	99.0%	**98.7%**	- 0.3%	99.4%	**99.5%**	+ 0.1%

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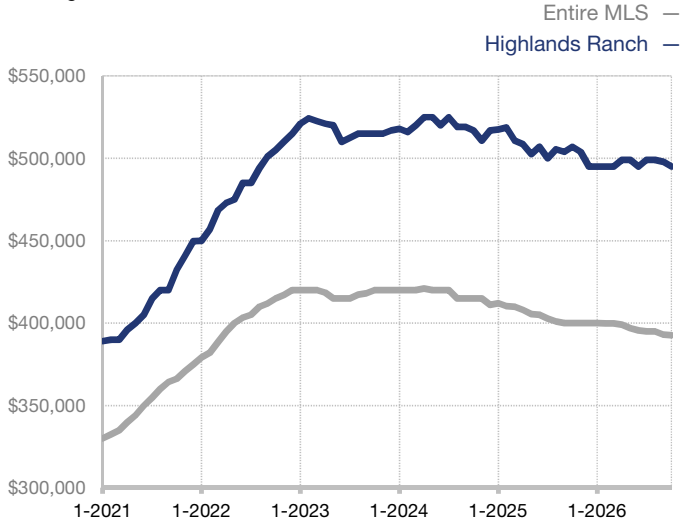
Townhouse/Condo	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 10-2025**	**Thru 10-2026**	Percent Change from Previous Year
Inventory of Active Listings	65	**61**	- 6.2%	--	**--**	--
Under Contract	6	**7**	+ 16.7%	164	**174**	+ 6.1%
New Listings	19	**15**	- 21.1%	256	**249**	- 2.7%
Sold Listings	10	**8**	- 20.0%	165	**179**	+ 8.5%
Days on Market Until Sale	60	**40**	- 33.3%	48	**56**	+ 16.7%
Median Sales Price*	$622,500	**$535,000**	- 14.1%	$498,000	**$498,000**	0.0%
Average Sales Price*	$627,660	**$522,188**	- 16.8%	$526,076	**$532,147**	+ 1.2%
Percent of List Price Received*	98.3%	**98.3%**	0.0%	98.7%	**98.3%**	- 0.4%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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



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Local Market Update for October 2026

A Research Tool Provided by the Colorado Association of REALTORS®

Jefferson County

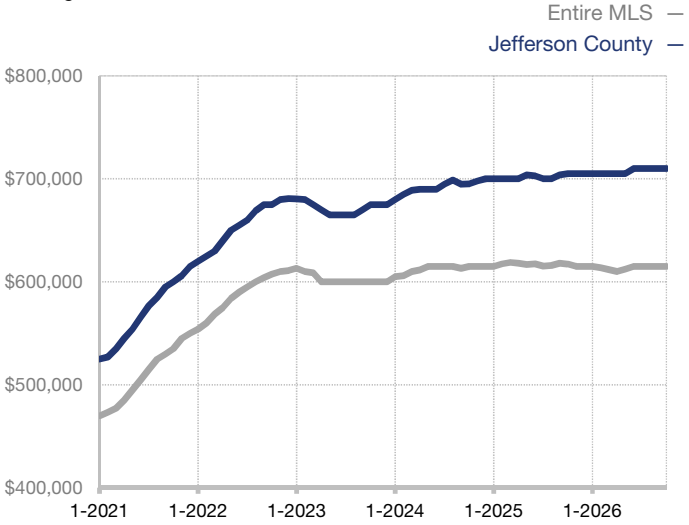
Single Family	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 10-2025**	**Thru 10-2026**	Percent Change from Previous Year
Inventory of Active Listings	1,664	**1,568**	- 5.8%	--	**--**	--
Under Contract	515	**435**	- 15.5%	5,318	**5,262**	- 1.1%
New Listings	600	**625**	+ 4.2%	7,466	**7,435**	- 0.4%
Sold Listings	510	**469**	- 8.0%	5,097	**5,119**	+ 0.4%
Days on Market Until Sale	47	**43**	- 8.5%	36	**37**	+ 2.8%
Median Sales Price*	$710,000	**$705,000**	- 0.7%	$708,250	**$715,000**	+ 1.0%
Average Sales Price*	$828,022	**$841,691**	+ 1.7%	$828,140	**$828,771**	+ 0.1%
Percent of List Price Received*	98.6%	**98.4%**	- 0.2%	99.2%	**99.1%**	- 0.1%

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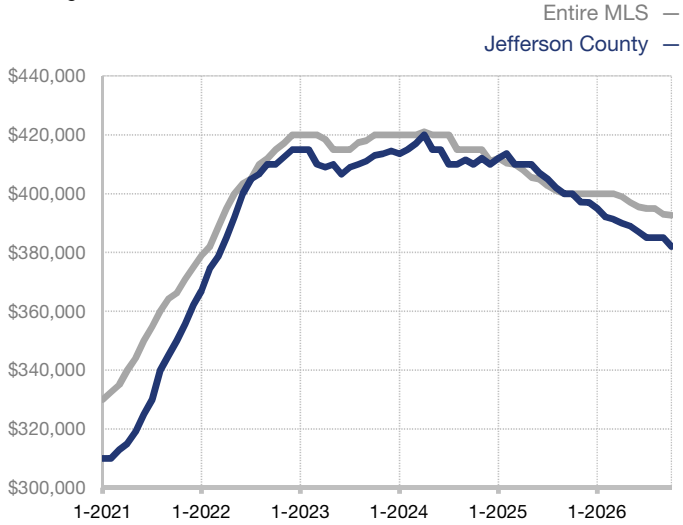
Townhouse/Condo	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 10-2025**	**Thru 10-2026**	Percent Change from Previous Year
Inventory of Active Listings	732	**696**	- 4.9%	--	**--**	--
Under Contract	143	**101**	- 29.4%	1,589	**1,391**	- 12.5%
New Listings	222	**163**	- 26.6%	2,573	**2,505**	- 2.6%
Sold Listings	128	**115**	- 10.2%	1,561	**1,361**	- 12.8%
Days on Market Until Sale	59	**62**	+ 5.1%	48	**60**	+ 25.0%
Median Sales Price*	$389,500	**$365,000**	- 6.3%	$399,000	**$380,000**	- 4.8%
Average Sales Price*	$406,267	**$388,571**	- 4.4%	$421,618	**$407,280**	- 3.4%
Percent of List Price Received*	98.5%	**98.5%**	0.0%	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



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Local Market Update for October 2026

A Research Tool Provided by the Colorado Association of REALTORS®

Lakewood

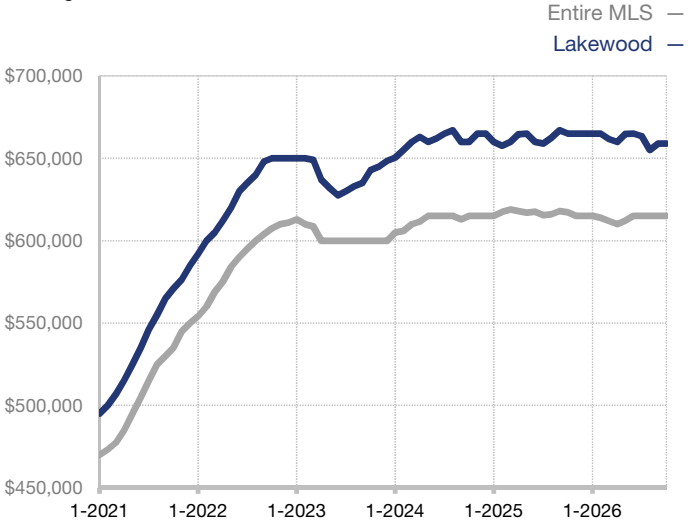
Single Family	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 10-2025**	**Thru 10-2026**	Percent Change from Previous Year
Inventory of Active Listings	270	**235**	- 13.0%	--	**--**	--
Under Contract	106	**75**	- 29.2%	1,027	**889**	- 13.4%
New Listings	126	**118**	- 6.3%	1,373	**1,239**	- 9.8%
Sold Listings	73	**43**	- 41.1%	971	**880**	- 9.4%
Days on Market Until Sale	45	**40**	- 11.1%	32	**34**	+ 6.3%
Median Sales Price*	$639,000	**$640,000**	+ 0.2%	$667,000	**$658,250**	- 1.3%
Average Sales Price*	$718,046	**$687,571**	- 4.2%	$736,129	**$723,291**	- 1.7%
Percent of List Price Received*	98.7%	**97.8%**	- 0.9%	99.3%	**99.2%**	- 0.1%

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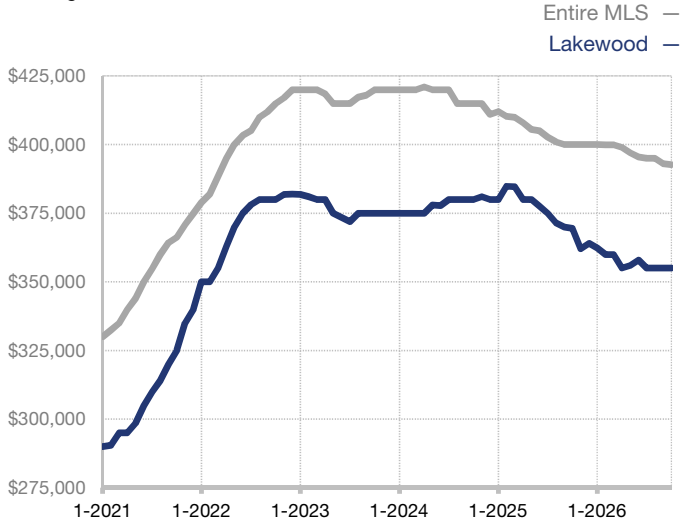
Townhouse/Condo	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 10-2025**	**Thru 10-2026**	Percent Change from Previous Year
Inventory of Active Listings	220	**180**	- 18.2%	--	**--**	--
Under Contract	49	**26**	- 46.9%	549	**417**	- 24.0%
New Listings	62	**59**	- 4.8%	862	**735**	- 14.7%
Sold Listings	43	**25**	- 41.9%	546	**418**	- 23.4%
Days on Market Until Sale	59	**80**	+ 35.6%	49	**60**	+ 22.4%
Median Sales Price*	$348,000	**$344,973**	- 0.9%	$368,750	**$355,000**	- 3.7%
Average Sales Price*	$374,624	**$357,271**	- 4.6%	$380,173	**$372,149**	- 2.1%
Percent of List Price Received*	99.0%	**98.4%**	- 0.6%	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



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Local Market Update for October 2026

A Research Tool Provided by the Colorado Association of REALTORS®

Littleton

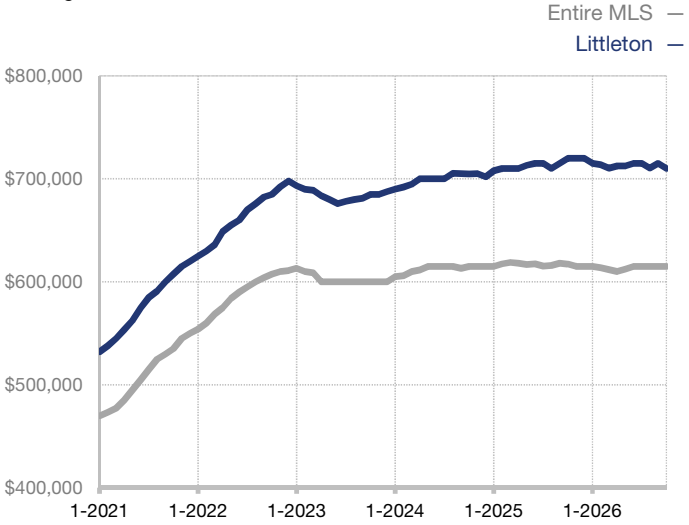
Single Family	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 10-2025**	**Thru 10-2026**	Percent Change from Previous Year
Inventory of Active Listings	555	**520**	- 6.3%	--	**--**	--
Under Contract	159	**158**	- 0.6%	1,960	**1,942**	- 0.9%
New Listings	201	**218**	+ 8.5%	2,569	**2,619**	+ 1.9%
Sold Listings	209	**168**	- 19.6%	1,916	**1,905**	- 0.6%
Days on Market Until Sale	55	**37**	- 32.7%	45	**38**	- 15.6%
Median Sales Price*	$765,000	**$720,175**	- 5.9%	$725,000	**$715,000**	- 1.4%
Average Sales Price*	$872,052	**$869,066**	- 0.3%	$841,241	**$848,181**	+ 0.8%
Percent of List Price Received*	98.3%	**98.6%**	+ 0.3%	98.9%	**99.2%**	+ 0.3%

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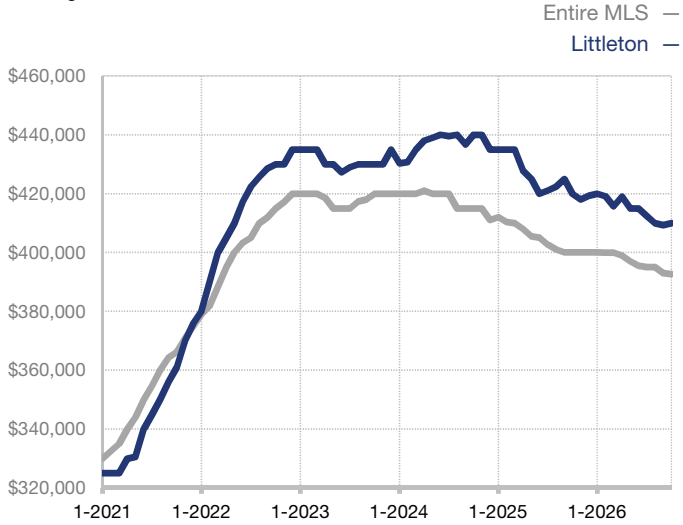
Townhouse/Condo	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 10-2025**	**Thru 10-2026**	Percent Change from Previous Year
Inventory of Active Listings	309	**326**	+ 5.5%	--	**--**	--
Under Contract	61	**32**	- 47.5%	624	**607**	- 2.7%
New Listings	85	**65**	- 23.5%	988	**1,084**	+ 9.7%
Sold Listings	47	**48**	+ 2.1%	596	**611**	+ 2.5%
Days on Market Until Sale	54	**52**	- 3.7%	47	**53**	+ 12.8%
Median Sales Price*	$419,000	**$439,950**	+ 5.0%	$420,000	**$411,000**	- 2.1%
Average Sales Price*	$417,519	**$468,845**	+ 12.3%	$437,667	**$433,129**	- 1.0%
Percent of List Price Received*	98.7%	**97.5%**	- 1.2%	98.9%	**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



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Local Market Update for October 2026

A Research Tool Provided by the Colorado Association of REALTORS®

Lone Tree

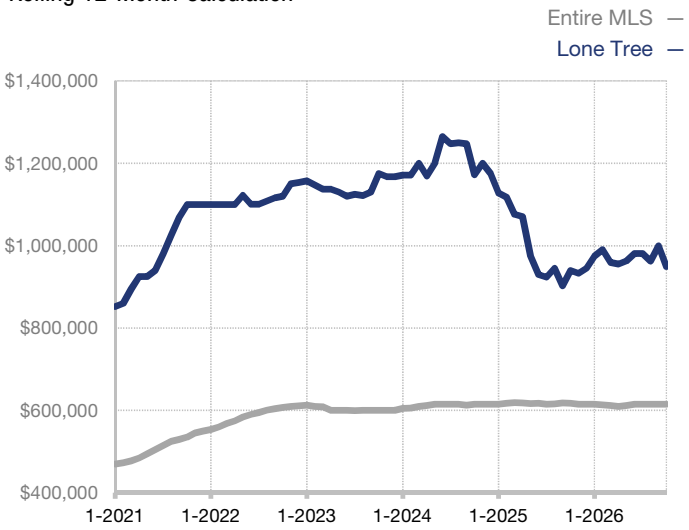
Single Family	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 10-2025**	**Thru 10-2026**	Percent Change from Previous Year
Inventory of Active Listings	68	**47**	- 30.9%	--	**--**	--
Under Contract	14	**17**	+ 21.4%	197	**181**	- 8.1%
New Listings	22	**12**	- 45.5%	292	**250**	- 14.4%
Sold Listings	22	**16**	- 27.3%	195	**168**	- 13.8%
Days on Market Until Sale	51	**47**	- 7.8%	40	**43**	+ 7.5%
Median Sales Price*	$1,230,000	**$1,077,500**	- 12.4%	$940,000	**$949,250**	+ 1.0%
Average Sales Price*	$1,199,439	**$1,141,715**	- 4.8%	$1,101,975	**$1,086,467**	- 1.4%
Percent of List Price Received*	97.2%	**97.0%**	- 0.2%	98.1%	**98.0%**	- 0.1%

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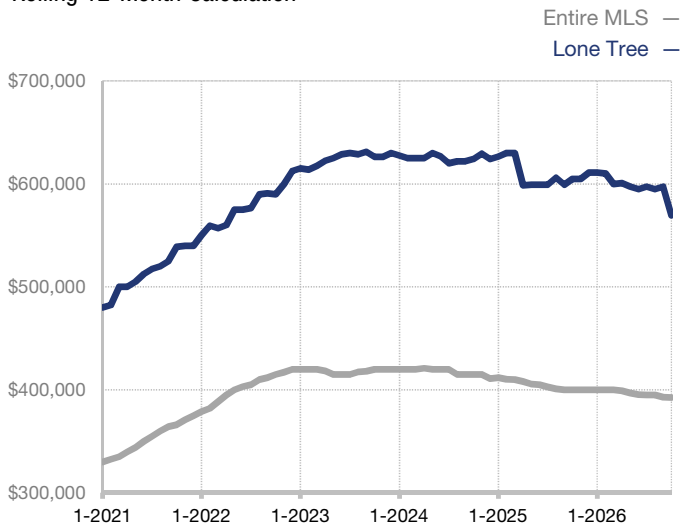
Townhouse/Condo	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 10-2025**	**Thru 10-2026**	Percent Change from Previous Year
Inventory of Active Listings	23	**30**	+ 30.4%	--	**--**	--
Under Contract	8	**5**	- 37.5%	53	**57**	+ 7.5%
New Listings	6	**9**	+ 50.0%	90	**101**	+ 12.2%
Sold Listings	8	**2**	- 75.0%	46	**52**	+ 13.0%
Days on Market Until Sale	76	**105**	+ 38.2%	73	**54**	- 26.0%
Median Sales Price*	$605,000	**$514,995**	- 14.9%	$611,000	**$567,848**	- 7.1%
Average Sales Price*	$630,999	**$514,995**	- 18.4%	$604,723	**$598,921**	- 1.0%
Percent of List Price Received*	98.5%	**98.1%**	- 0.4%	98.4%	**98.6%**	+ 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



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Local Market Update for October 2026

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Morrison

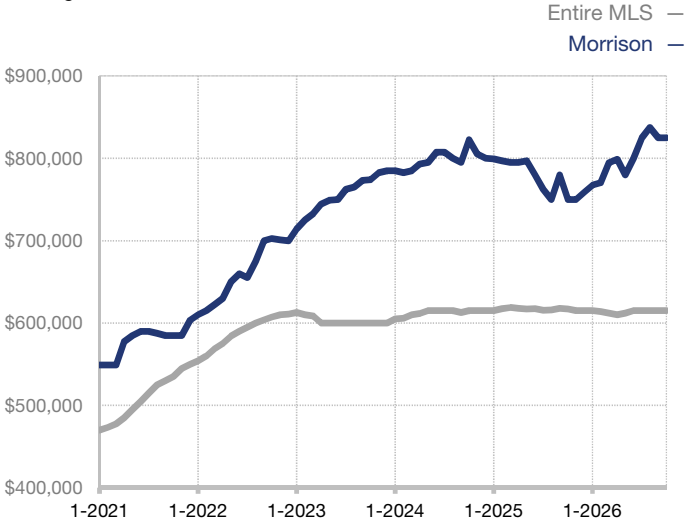
Single Family	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 10-2025**	**Thru 10-2026**	Percent Change from Previous Year
Inventory of Active Listings	93	**78**	- 16.1%	--	**--**	--
Under Contract	20	**19**	- 5.0%	232	**234**	+ 0.9%
New Listings	25	**29**	+ 16.0%	341	**333**	- 2.3%
Sold Listings	18	**19**	+ 5.6%	223	**225**	+ 0.9%
Days on Market Until Sale	58	**73**	+ 25.9%	43	**44**	+ 2.3%
Median Sales Price*	$670,000	**$750,000**	+ 11.9%	$762,500	**$840,000**	+ 10.2%
Average Sales Price*	$850,598	**$865,702**	+ 1.8%	$953,988	**$955,498**	+ 0.2%
Percent of List Price Received*	97.5%	**98.2%**	+ 0.7%	98.5%	**99.0%**	+ 0.5%

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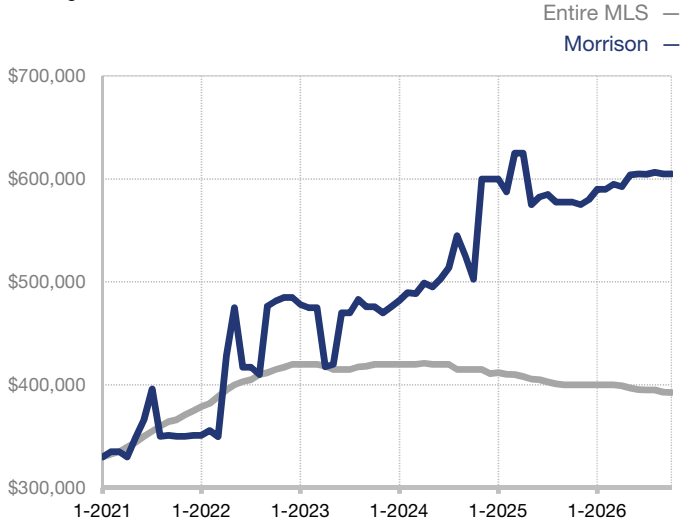
Townhouse/Condo	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 10-2025**	**Thru 10-2026**	Percent Change from Previous Year
Inventory of Active Listings	9	**19**	+ 111.1%	--	**--**	--
Under Contract	1	**1**	0.0%	26	**24**	- 7.7%
New Listings	1	**2**	+ 100.0%	38	**49**	+ 28.9%
Sold Listings	2	**2**	0.0%	25	**21**	- 16.0%
Days on Market Until Sale	7	**147**	+ 2000.0%	52	**63**	+ 21.2%
Median Sales Price*	$589,885	**$762,500**	+ 29.3%	$575,000	**$605,000**	+ 5.2%
Average Sales Price*	$589,885	**$762,500**	+ 29.3%	$551,220	**$631,499**	+ 14.6%
Percent of List Price Received*	100.6%	**101.8%**	+ 1.2%	98.8%	**98.7%**	- 0.1%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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



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Local Market Update for October 2026

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Parker

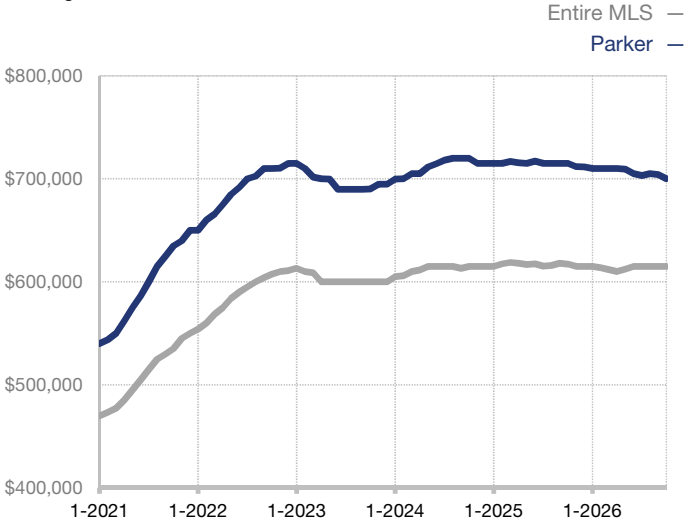
Single Family	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 10-2025**	**Thru 10-2026**	Percent Change from Previous Year
Inventory of Active Listings	463	**492**	+ 6.3%	--	**--**	--
Under Contract	127	**81**	- 36.2%	1,551	**1,347**	- 13.2%
New Listings	158	**135**	- 14.6%	2,091	**2,087**	- 0.2%
Sold Listings	143	**106**	- 25.9%	1,504	**1,319**	- 12.3%
Days on Market Until Sale	55	**54**	- 1.8%	45	**44**	- 2.2%
Median Sales Price*	$700,000	**$677,000**	- 3.3%	$715,000	**$702,000**	- 1.8%
Average Sales Price*	$773,716	**$758,460**	- 2.0%	$805,161	**$810,564**	+ 0.7%
Percent of List Price Received*	98.7%	**98.8%**	+ 0.1%	98.8%	**99.0%**	+ 0.2%

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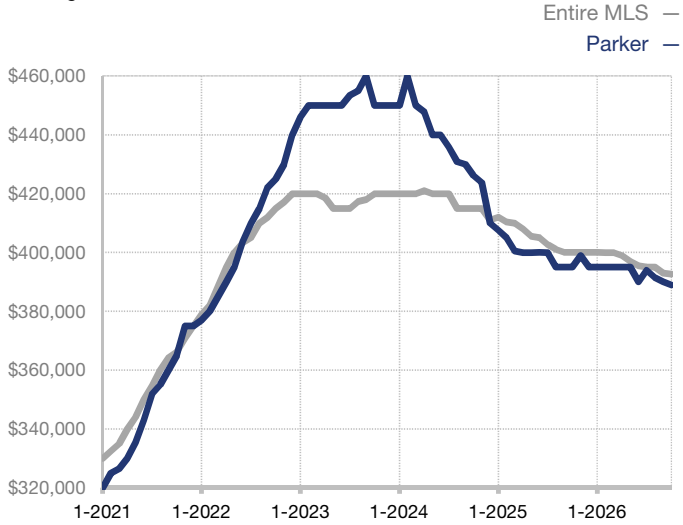
Townhouse/Condo	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 10-2025**	**Thru 10-2026**	Percent Change from Previous Year
Inventory of Active Listings	81	**98**	+ 21.0%	--	**--**	--
Under Contract	11	**14**	+ 27.3%	191	**199**	+ 4.2%
New Listings	23	**32**	+ 39.1%	293	**355**	+ 21.2%
Sold Listings	16	**18**	+ 12.5%	196	**191**	- 2.6%
Days on Market Until Sale	64	**71**	+ 10.9%	52	**50**	- 3.8%
Median Sales Price*	$402,500	**$372,375**	- 7.5%	$399,000	**$389,000**	- 2.5%
Average Sales Price*	$426,119	**$368,397**	- 13.5%	$411,698	**$393,026**	- 4.5%
Percent of List Price Received*	98.3%	**99.6%**	+ 1.3%	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



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Local Market Update for October 2026

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Sheridan

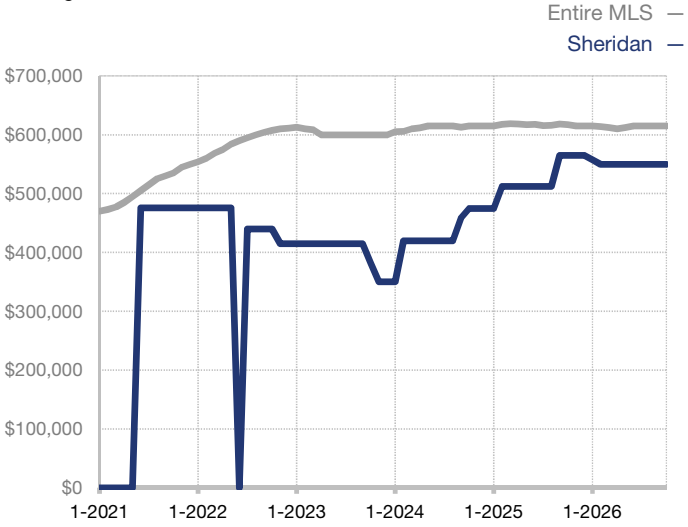
Single Family	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 10-2025**	**Thru 10-2026**	Percent Change from Previous Year
Inventory of Active Listings	2	**1**	- 50.0%	--	**--**	--
Under Contract	0	**0**	--	0	**0**	--
New Listings	0	**1**	--	2	**1**	- 50.0%
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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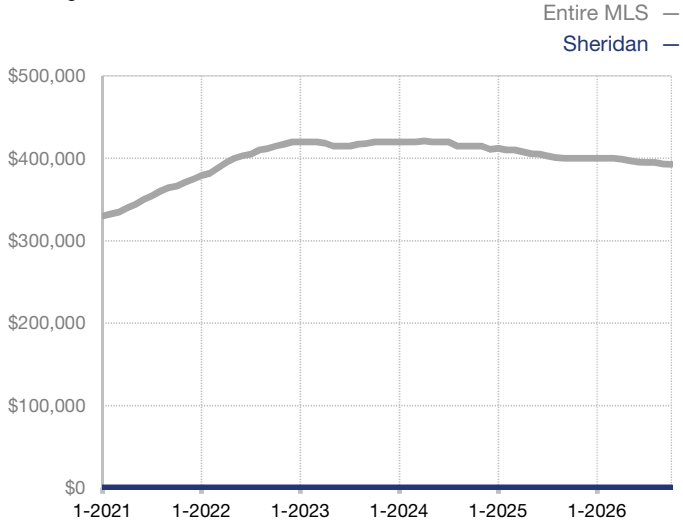
Townhouse/Condo	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 10-2025**	**Thru 10-2026**	Percent Change from Previous Year
Inventory of Active Listings	0	**0**	--	--	**--**	--
Under Contract	0	**0**	--	0	**0**	--
New Listings	0	**0**	--	0	**0**	--
Sold 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
Rolling 12-Month Calculation



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Local Market Update for October 2026

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Wheat Ridge

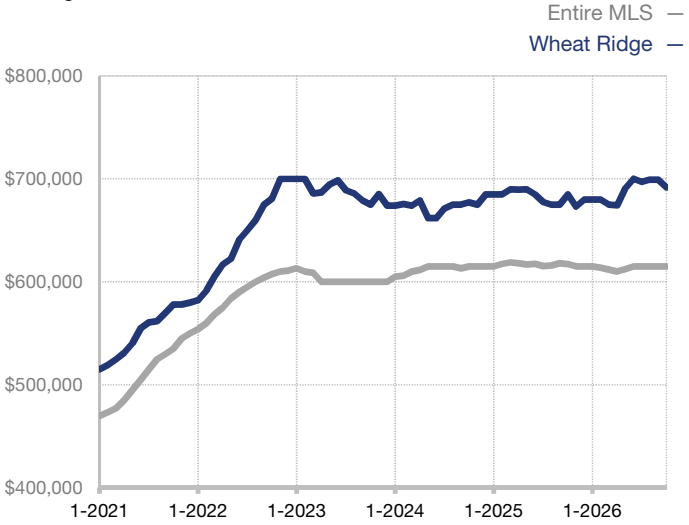
Single Family	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 10-2025**	**Thru 10-2026**	Percent Change from Previous Year
Inventory of Active Listings	106	**61**	- 42.5%	--	**--**	--
Under Contract	25	**31**	+ 24.0%	284	**268**	- 5.6%
New Listings	46	**29**	- 37.0%	451	**355**	- 21.3%
Sold Listings	31	**26**	- 16.1%	278	**256**	- 7.9%
Days on Market Until Sale	24	**28**	+ 16.7%	30	**36**	+ 20.0%
Median Sales Price*	$712,000	**$685,000**	- 3.8%	$682,500	**$700,000**	+ 2.6%
Average Sales Price*	$741,577	**$750,331**	+ 1.2%	$738,002	**$784,458**	+ 6.3%
Percent of List Price Received*	99.1%	**98.9%**	- 0.2%	99.7%	**99.3%**	- 0.4%

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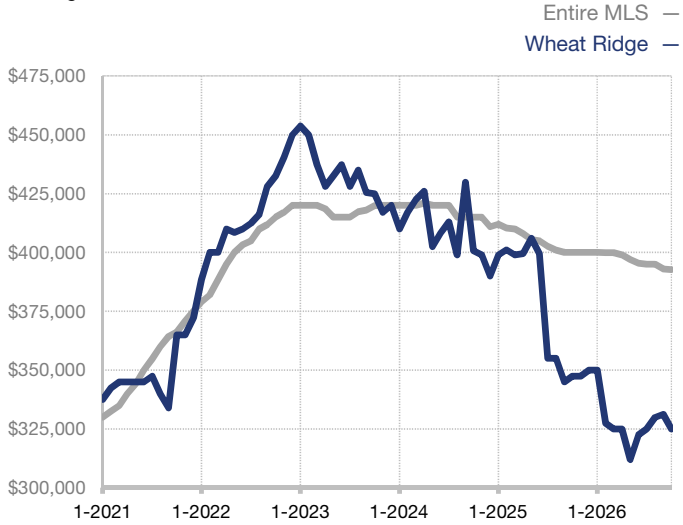
Townhouse/Condo	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 10-2025**	**Thru 10-2026**	Percent Change from Previous Year
Inventory of Active Listings	41	**30**	- 26.8%	--	**--**	--
Under Contract	3	**8**	+ 166.7%	63	**70**	+ 11.1%
New Listings	6	**10**	+ 66.7%	118	**153**	+ 29.7%
Sold Listings	2	**9**	+ 350.0%	69	**69**	0.0%
Days on Market Until Sale	8	**63**	+ 687.5%	48	**56**	+ 16.7%
Median Sales Price*	$307,500	**$207,000**	- 32.7%	$358,000	**$322,500**	- 9.9%
Average Sales Price*	$307,500	**$219,222**	- 28.7%	$413,448	**$374,097**	- 9.5%
Percent of List Price Received*	100.0%	**97.9%**	- 2.1%	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



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