

FIRST TO KNOW

County: Greater Metro Denver

October 2026

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SINGLE FAMILY CLOSED PRICE

County: Greater Metro Denver

Average Closed Price

$781,907

Most Recent Month

$778,711	$794,625
+0.4%	-1.6%
Last Month	Last Year

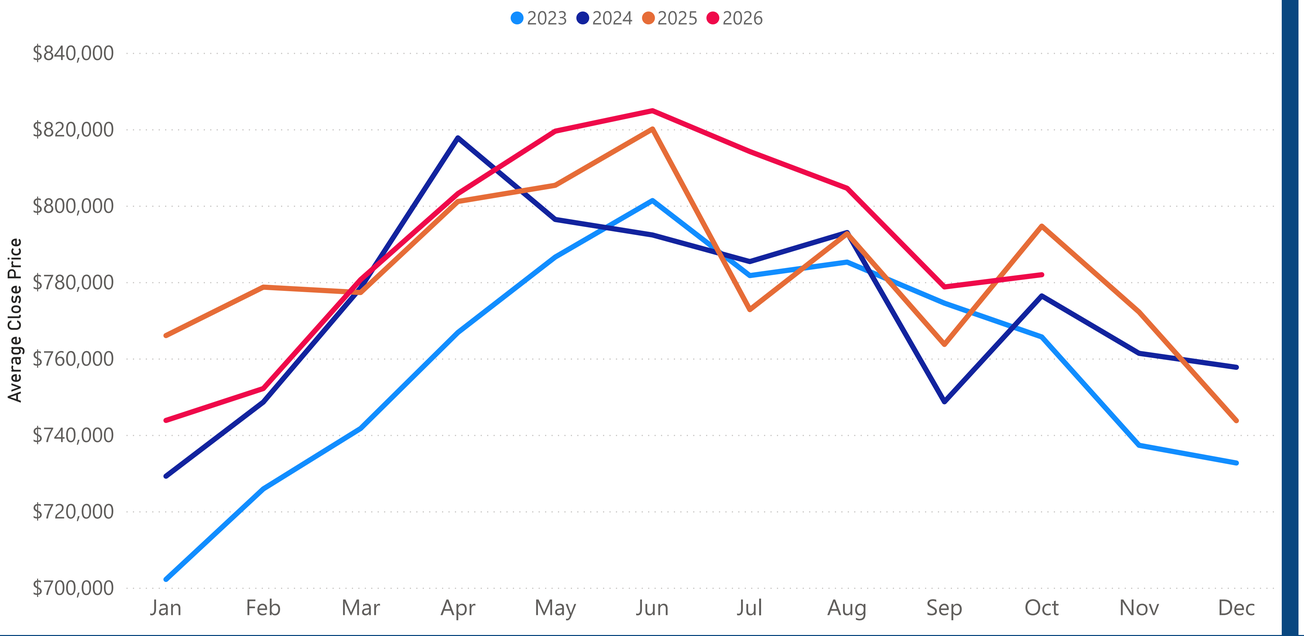
Median Closed Price

$640,000

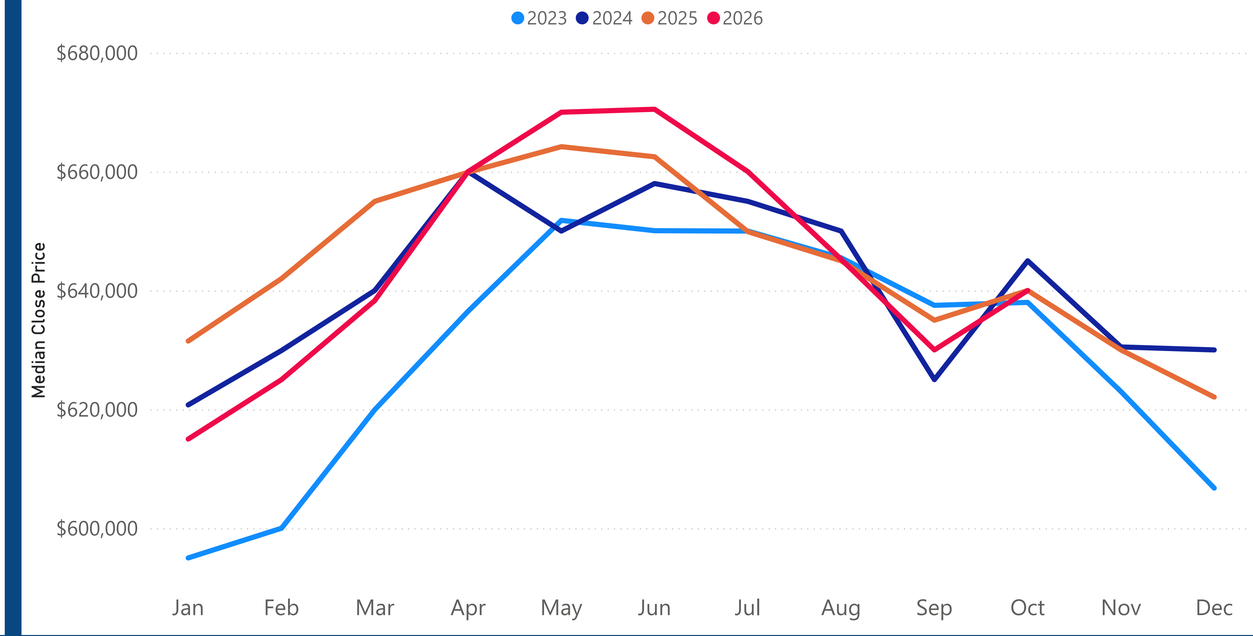
Most Recent Month

$630,000	$640,000
+1.6%	0.0%
Last Month	Last Year

Average Closed Price | Single Family



Median Closed Price | Single Family



October 2026

CONDO CLOSED PRICE

County: Greater Metro Denver

Average Closed Price

$445,853

Most Recent Month

$420,837	$457,338
+5.9%	-2.5%
Last Month	Last Year

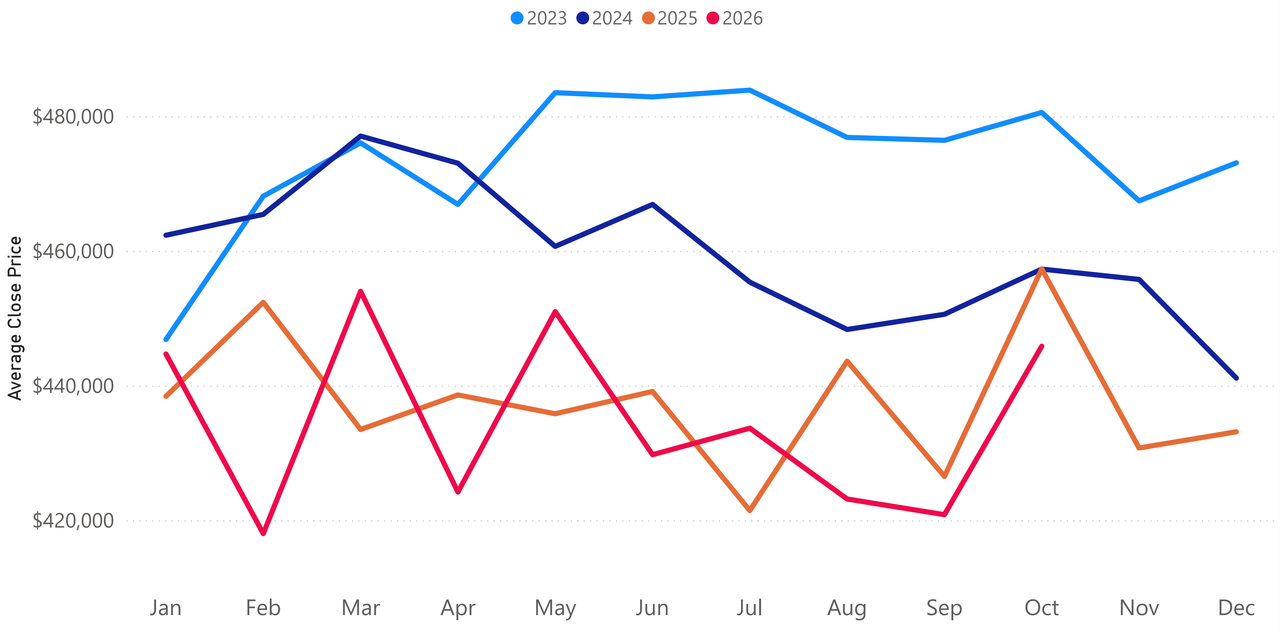
Median Closed Price

$370,500

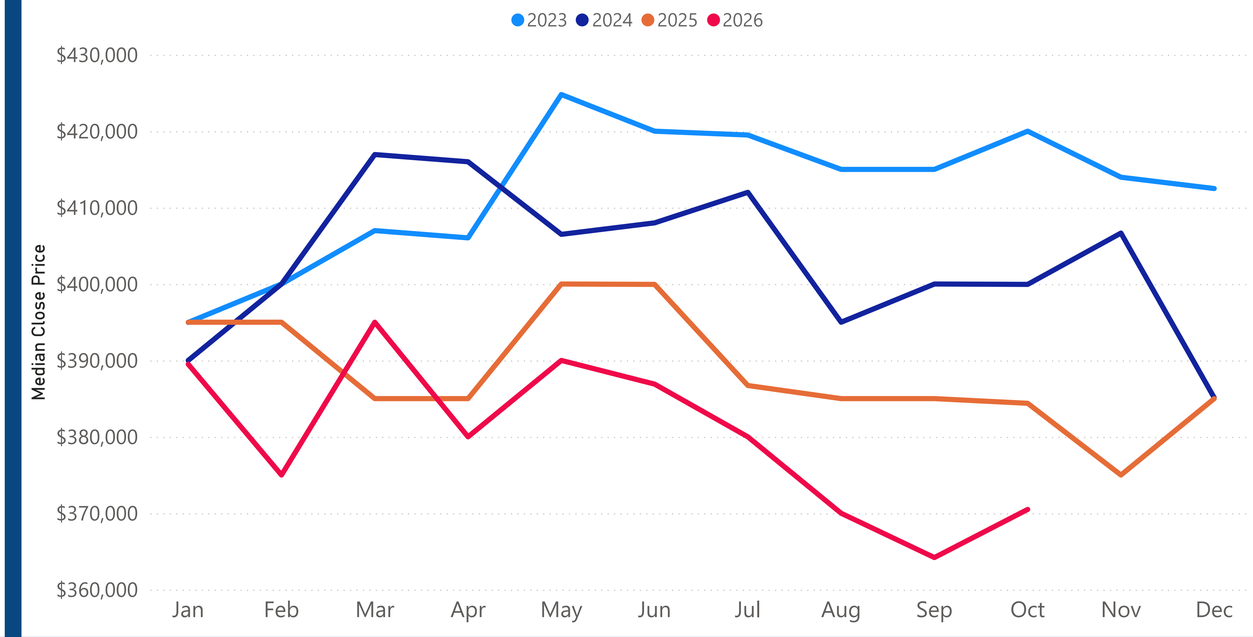
Most Recent Month

$364,200	$384,389
+1.7%	-3.6%
Last Month	Last Year

Average Closed Price | Condo/Townhouse



Median Closed Price | Condo/Townhouse



October 2026

AVERAGE PRICE PER SQFT

County: Greater Metro Denver

Single Family Average Price Per Sq Ft

$283

Most Recent Month

$281	$281
+0.9%	+1.0%
Last Month	Last Year

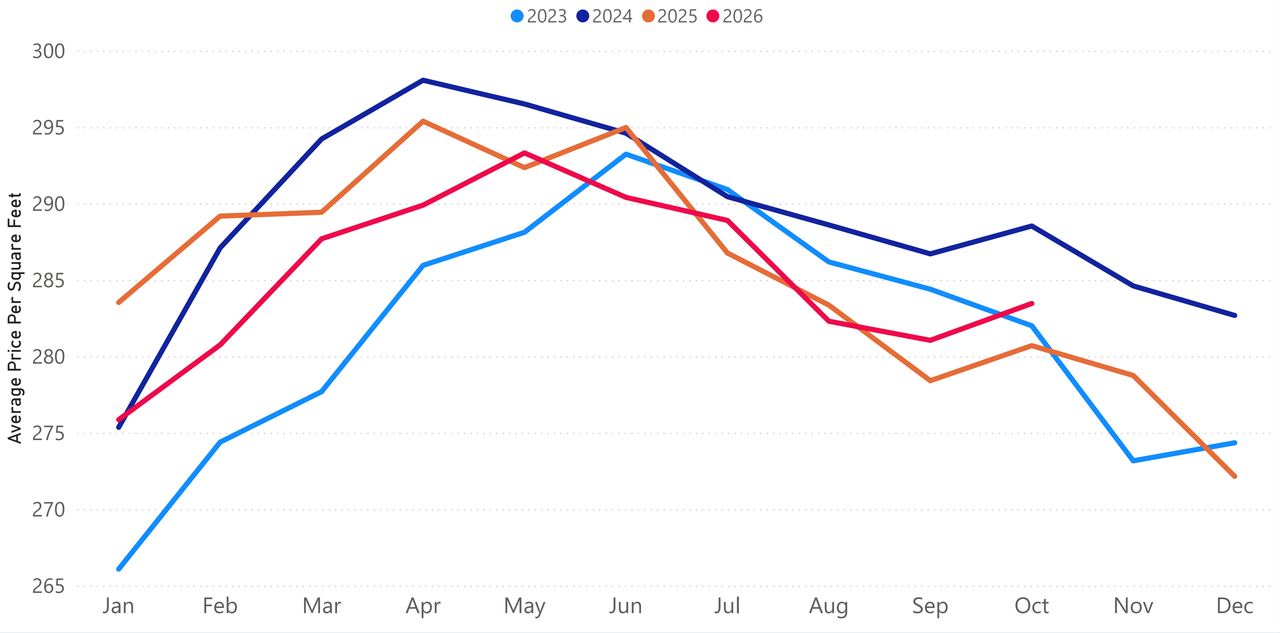
Condo Average Price Per Sq Ft

$283

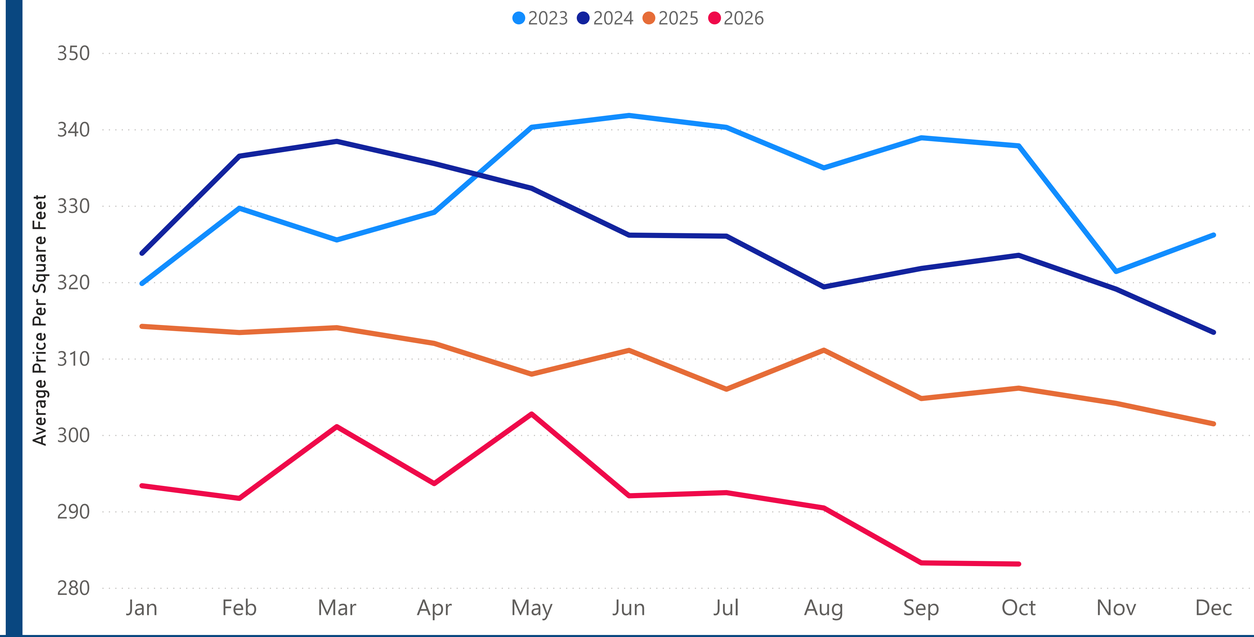
Most Recent Month

$283	$306
-0.1%	-7.5%
Last Month	Last Year

Average Price Per Sq Ft | Single Family



Average Price Per Sq Ft | Condo/Townhome



October 2026

SUPPLY

County: Greater Metro Denver

Active Listings

12,113

Most Recent Month

12,732	11,975
-4.9%	+1.2%
Last Month	Last Year

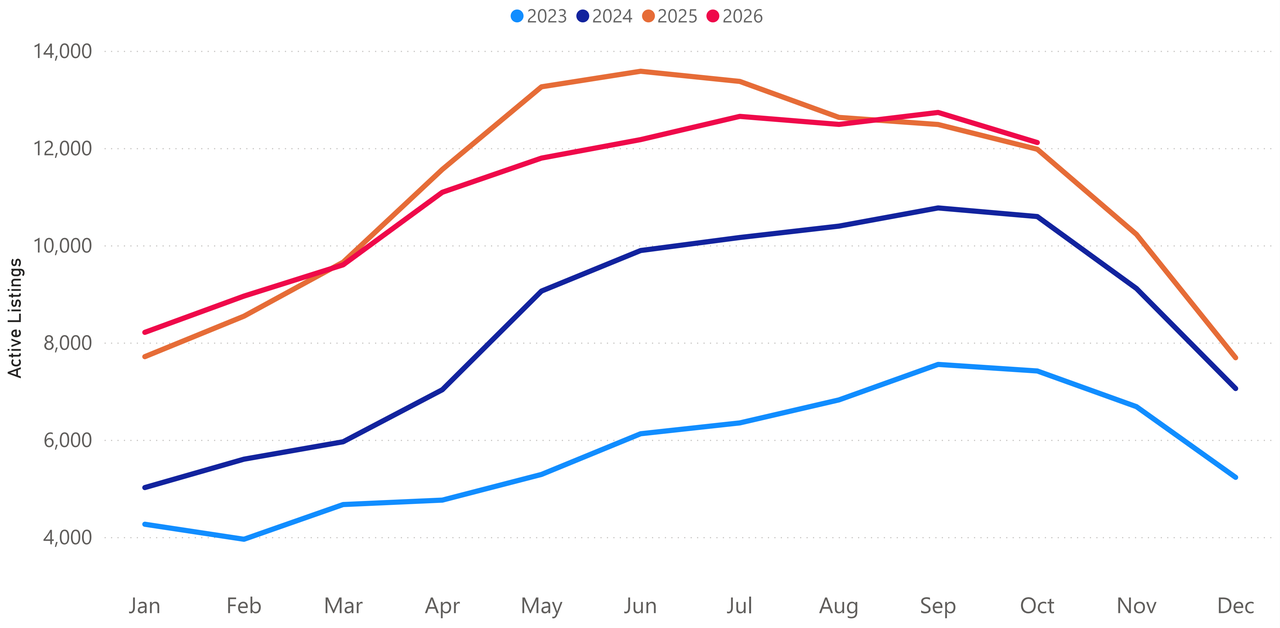
New Listings

3,835

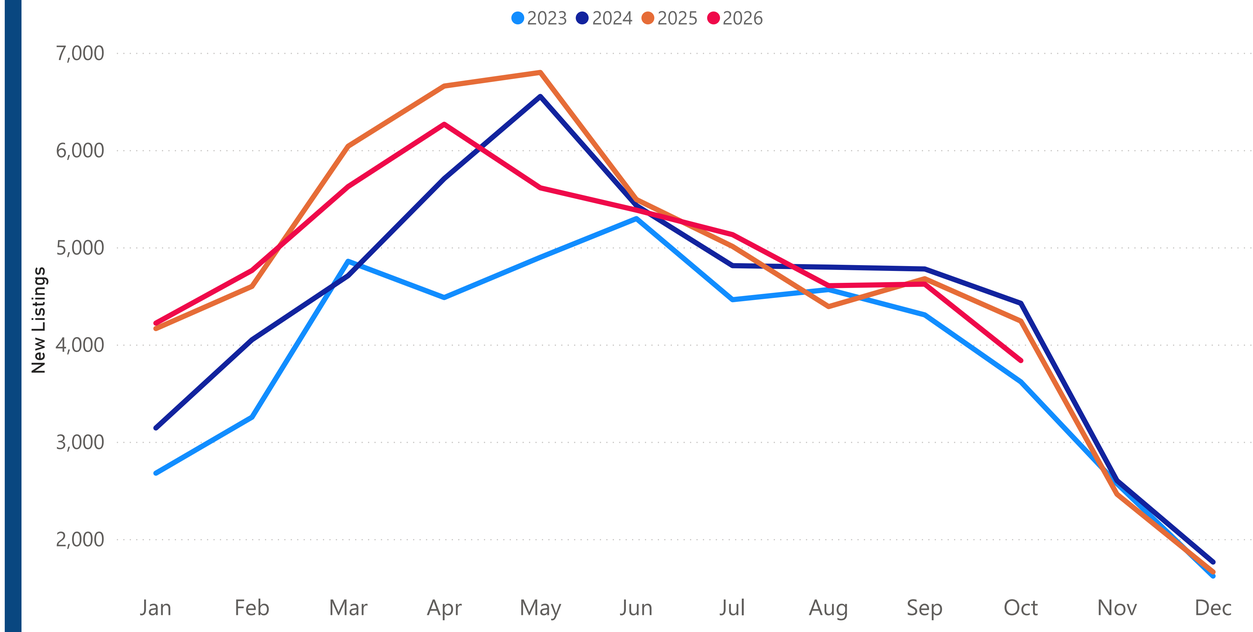
Most Recent Month

4,621	4,241
-17.0%	-9.6%
Last Month	Last Year

Active Listings



New Listings



October 2026

DEMAND

County: Greater Metro Denver

New Pending Sales

2,409

Most Recent Month

2,583	3,024
-6.7%	-20.3%
Last Month	Last Year

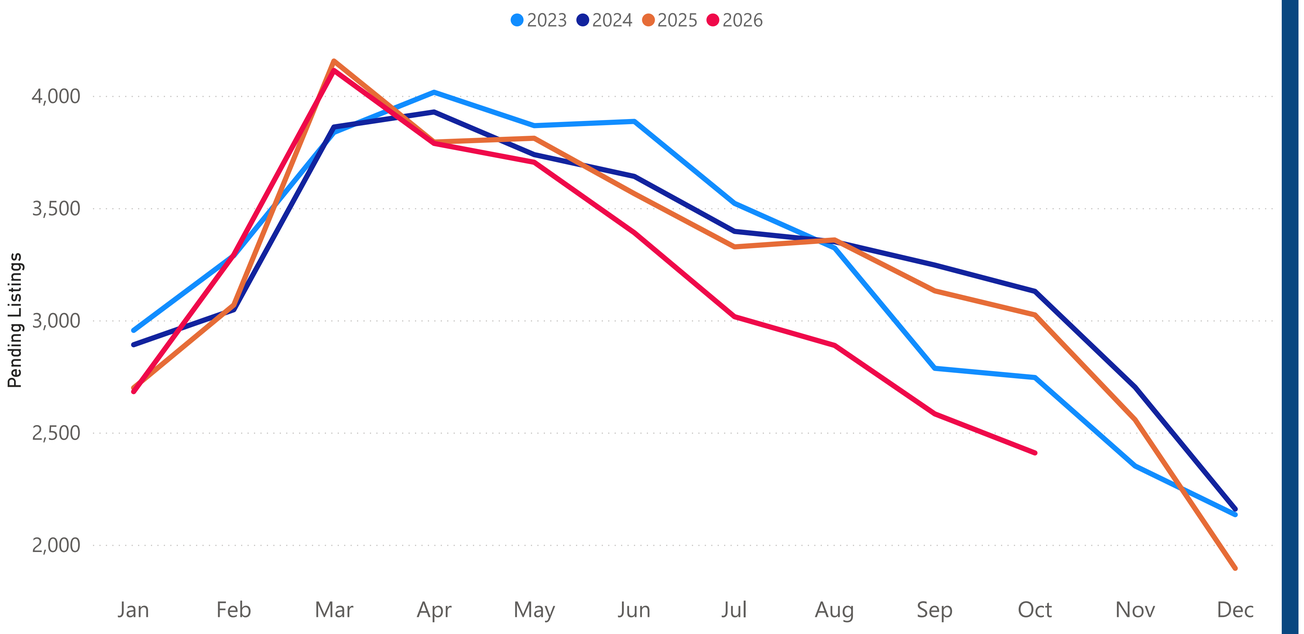
Months Supply of Listings

3.76

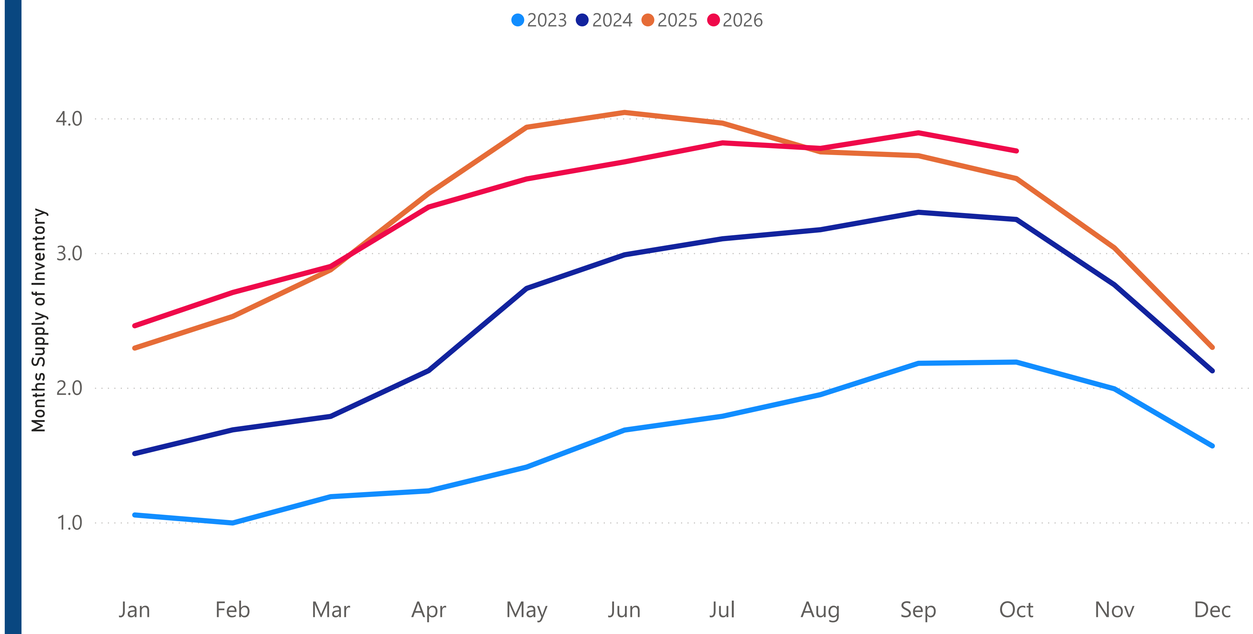
Most Recent Month

3.89	3.55
-3.5%	+5.8%
Last Month	Last Year

New Pending Sales



Months Supply of Listings



October 2026

MARKET ACTIVITY

County: Greater Metro Denver

Average Days in MLS

48.79

Most Recent Month

50.76	50.88
-3.9%	-4.1%
Last Month	Last Year

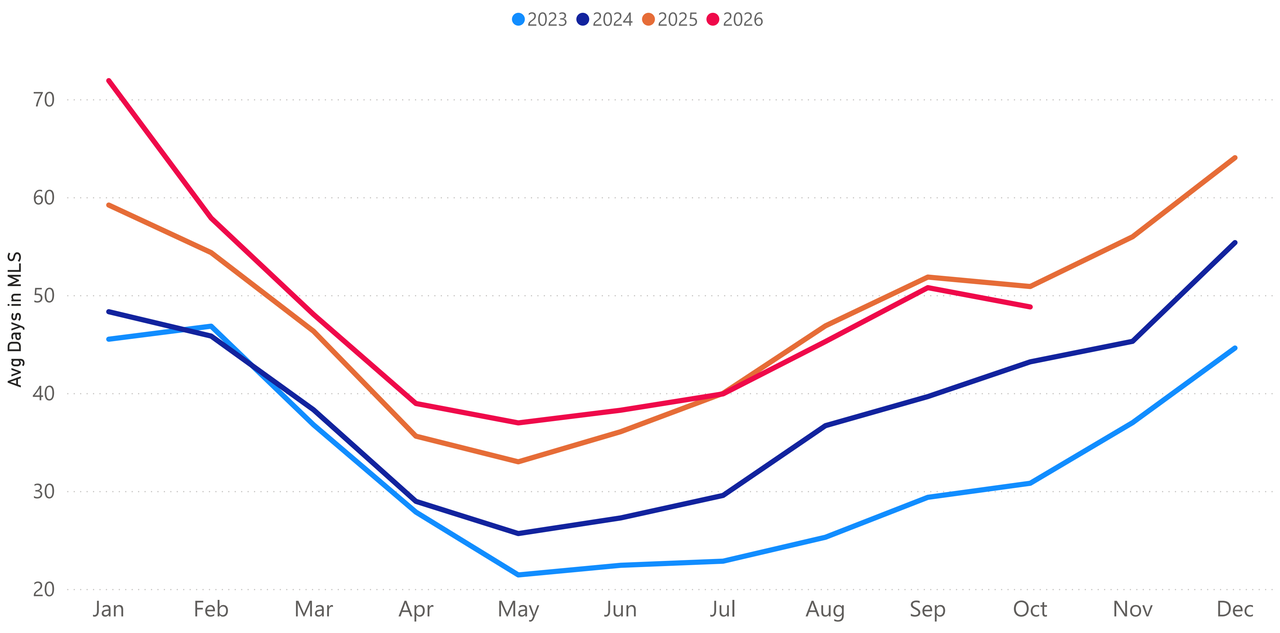
% Closed Price to Original List Price

94.9 %

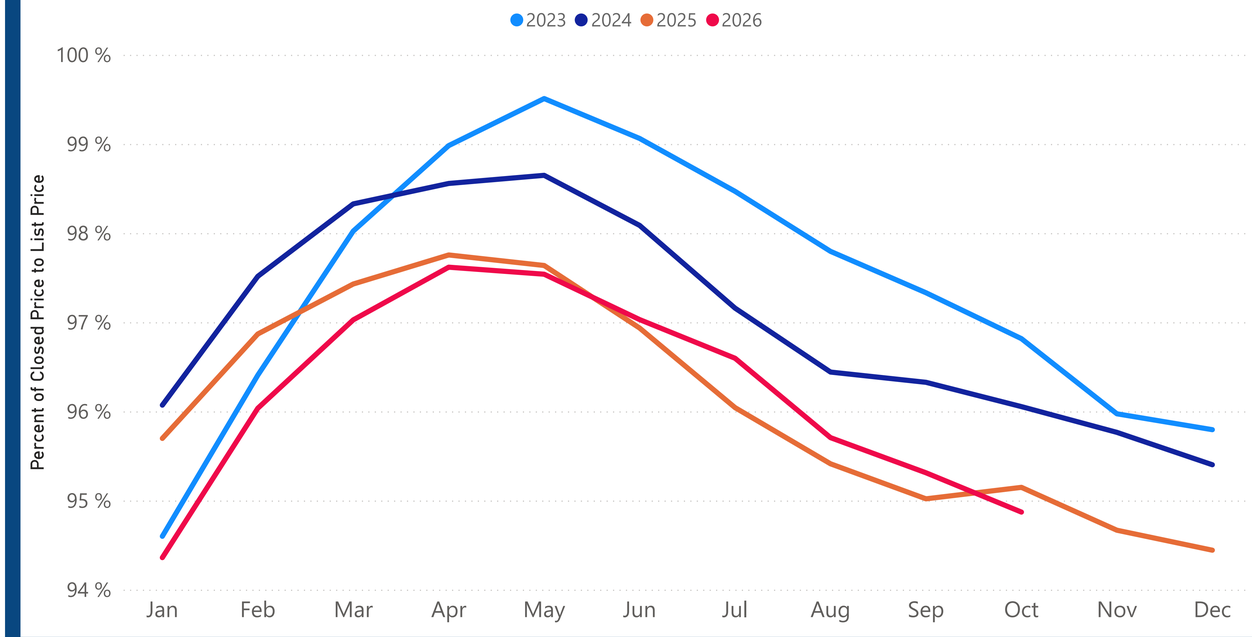
Most Recent Month

95.3 %	95.1 %
-0.5%	-0.3%
Last Month	Last Year

Average Days in MLS



Percent of Closed Price to Original List Price



October 2026

CLOSED LISTINGS

County: Greater Metro Denver

Closed Residential Listings

2,569

Most Recent Month

2,831	3,343
-9.3%	-23.2%
Last Month	Last Year

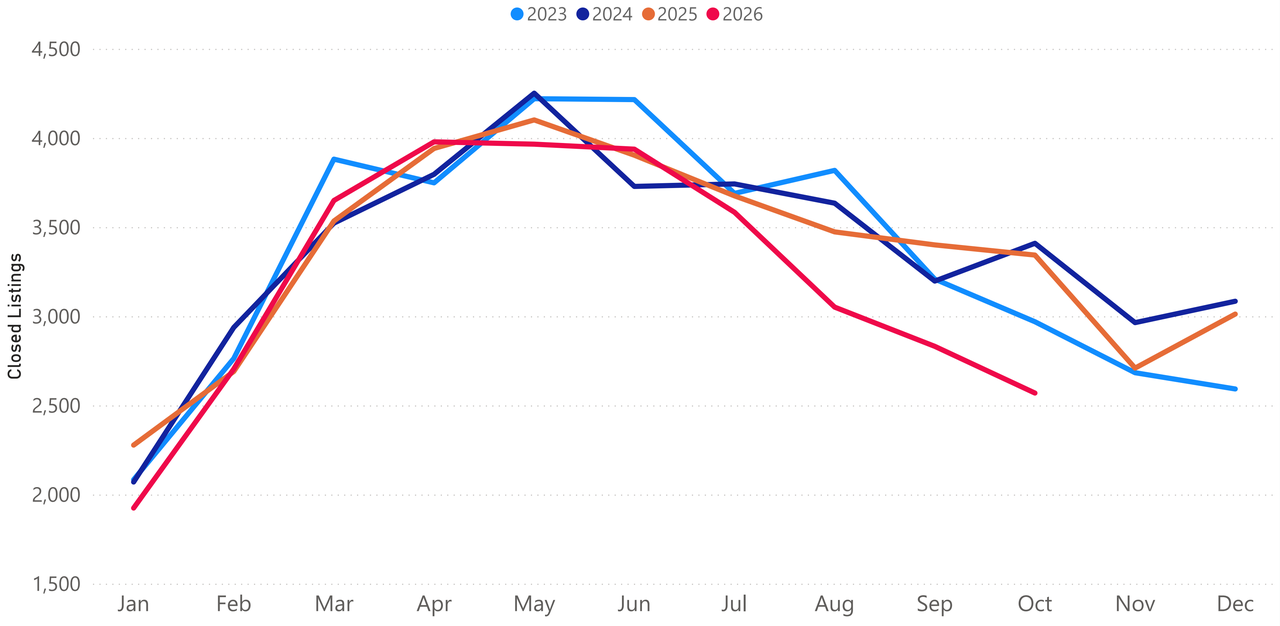
Closed Townhouse/Condo Listings

547

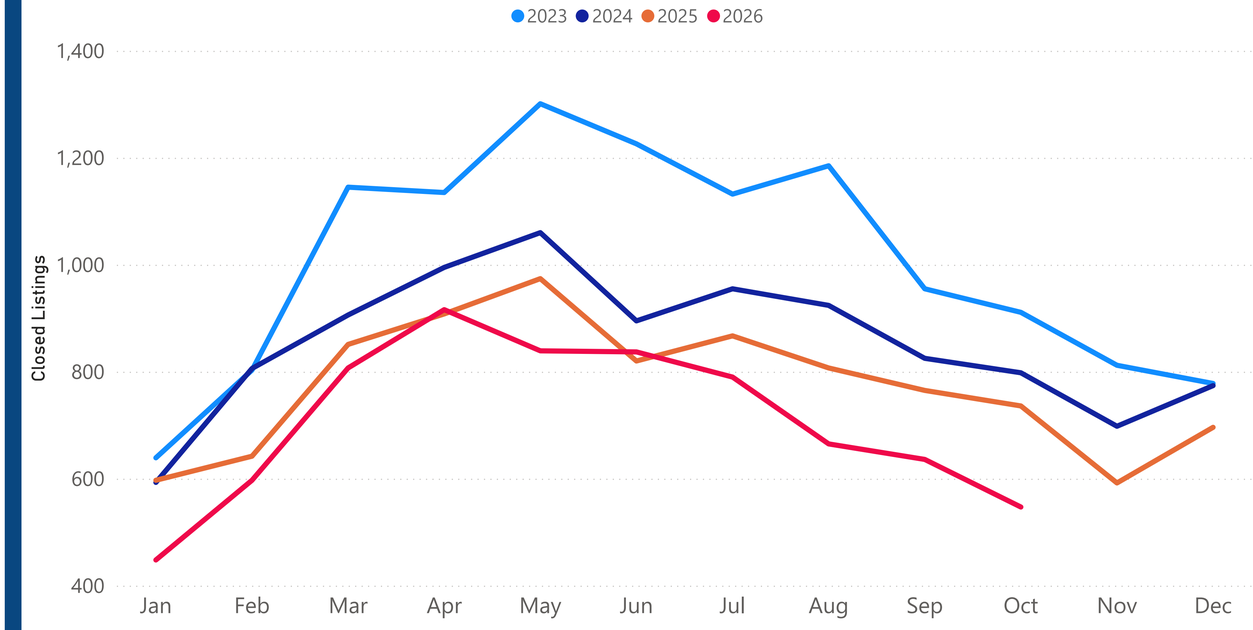
Most Recent Month

636	736
-14.0%	-25.7%
Last Month	Last Year

Closed Residential Listings



Closed Townhouse/Condo Listings



Glossary

DEFINITIONS:

Closed Price
Calculations are based on-sale date. Prices do not account for seller concessions.
Median Price
This represents the point at which half of the homes that sold in a given month were priced higher and half were priced lower.
Average Price
The mean sales price for all closed sales in a given month.
New Listings
A count of the properties that have come onto the MLS in a given month.
Active Listings*
A snapshot of properties available for sale in as “active” status. Also known as supply or inventory.
New Pending Listings*
A snapshot of the properties on which contracts have been accepted and listing status has been changed to “pending” in the given month. Also known as demand.
Closed Listings
A count of the properties that have closed in a given month.
Days in MLS
The average number of days between when a property is listed (active) and when an offer is accepted (pending).
Months Supply
The inventory of homes for sale at the end of a given month, divided by the average monthly closed properties from the last 12 months. This - in theory - tells us how long it would have taken to absorb the current active inventory based on past sales rates.
Pct of Closed $ to Original List $
The percentage a home sold for compared to what it was originally listed for. Calculated by dividing a listing's sales price by its list price, then taking the average or median for all closed listings in a given month, not accounting for seller concessions.
Price Per Sq Ft
The sale price of a home divided by its finished square footage. Median or average sales price can be used to find this calculation are based on sold data. Prices do not account for seller concessions.

*This is a status-driven stat that will vary based on the exact time and date the information is pulled by the data provider.

DISCLAIMER:
Greater Metro Denver Area includes the following counties: Adams, Arapahoe, Broomfield, Denver, Douglas, Elbert, and Jefferson

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