

Monthly Indicators

July 2026

Percent changes calculated using year-over-year comparisons.

New Listings were down 0.8 percent for single family homes but increased 19.4 percent for townhouse-condo properties. Pending Sales landed at 145 for single family homes and 19 for townhouse-condo properties.

The Median Sales Price was down 5.3 percent to \$549,000 for single family homes and 8.5 percent to \$388,840 for townhouse-condo properties. Days on Market increased 7.1 percent for single family homes and 2.0 percent for townhouse-condo properties.

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

Activity Snapshot

+ 26.5%	- 2.8%	0.0%
One-Year Change in Sold Listings All Properties	One-Year Change in Median Sales Price All Properties	One-Year Change in Days on Market All Properties

Residential real estate activity in Area 8 composed of single-family properties, townhomes and condominiums. Percent changes are calculated using rounded figures.

Single Family Market Overview	2
Townhouse-Condo Market Overview	3
Townhouse-Condo	4
Pending / Under Contract	5
Sold Listings	6
Median Sales Price	7
Average Sales Price	8
Percent of List Price Received	9
Days on Market Until Sale	10
Housing Affordability Index	11
Inventory of Active Listings	12
Months Supply of Inventory	13
Total Market Overview	14
Sold Listings and Inventory by Price Range	15
Glossary of Terms	16

Single Family Market Overview

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



Key Metrics	Historical Sparkbars	7-2025	7-2026	Percent Change	YTD-2025	YTD-2026	Percent Change
New Listings		240	238	- 0.8%	1,548	1,653	+ 6.8%
Pending / Under Contract		133	145	+ 9.0%	943	1,089	+ 15.5%
Sold Listings		135	173	+ 28.1%	888	1,016	+ 14.4%
Median Sales Price		\$580,000	\$549,000	- 5.3%	\$560,000	\$538,285	- 3.9%
Average Sales Price		\$676,742	\$651,390	- 3.7%	\$691,040	\$643,492	- 6.9%
Pct. of List Price Received		99.1%	98.9%	- 0.2%	99.2%	99.1%	- 0.1%
Days on Market		70	75	+ 7.1%	81	81	0.0%
Affordability Index		73	81	+ 11.0%	75	83	+ 10.7%
Active Listings		515	461	- 10.5%	--	--	--
Months Supply		4.2	3.3	- 21.4%	--	--	--

Townhouse-Condo Market Overview

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

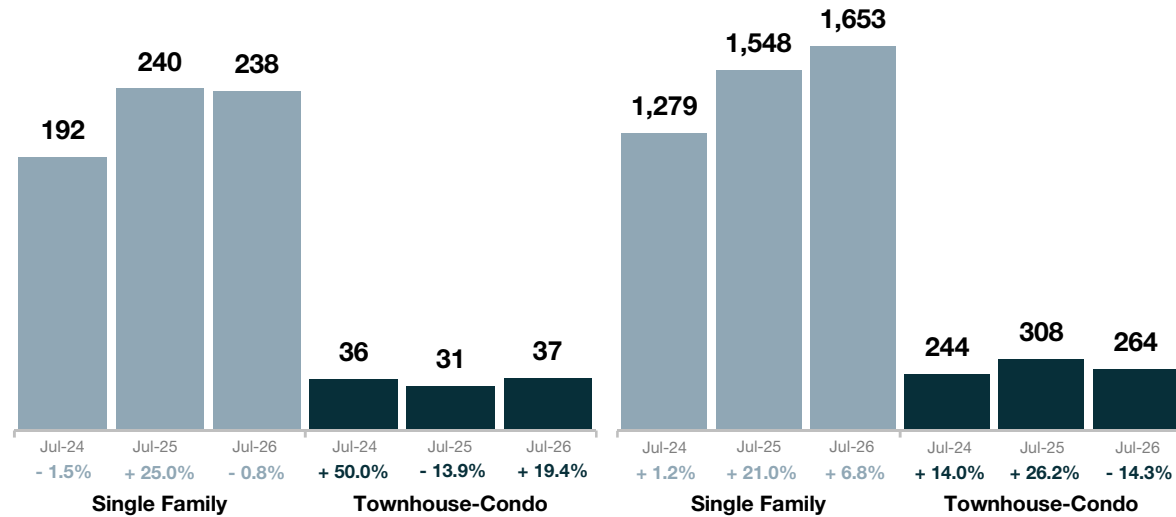


Key Metrics	Historical Sparkbars	7-2025	7-2026	Percent Change	YTD-2025	YTD-2026	Percent Change
New Listings		31	37	+ 19.4%	308	264	- 14.3%
Pending / Under Contract		26	19	- 26.9%	178	172	- 3.4%
Sold Listings		21	28	+ 33.3%	160	168	+ 5.0%
Median Sales Price		\$425,000	\$388,840	- 8.5%	\$436,000	\$399,450	- 8.4%
Average Sales Price		\$436,287	\$409,975	- 6.0%	\$461,626	\$433,038	- 6.2%
Pct. of List Price Received		99.3%	97.9%	- 1.4%	99.3%	98.9%	- 0.4%
Days on Market		101	103	+ 2.0%	97	108	+ 11.3%
Affordability Index		104	114	+ 9.6%	101	111	+ 9.9%
Active Listings		119	97	- 18.5%	--	--	--
Months Supply		5.1	4.1	- 19.6%	--	--	--

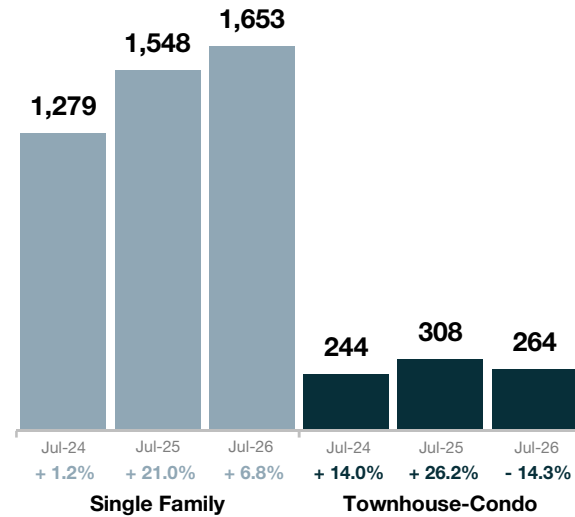
New Listings



July

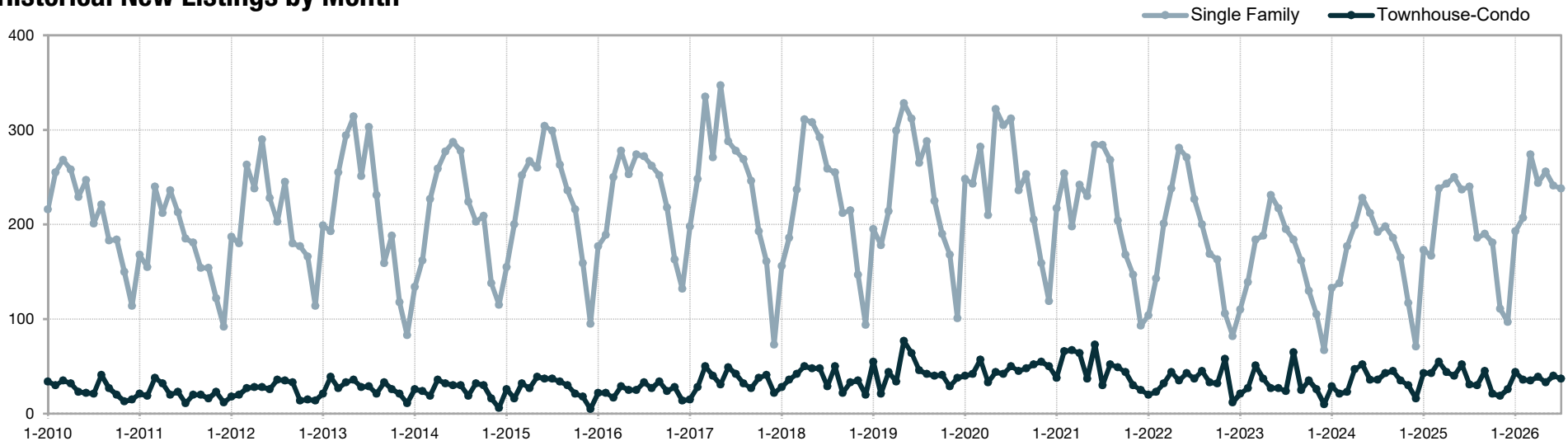


Year to Date



New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Aug-2025	186	-6.1%	30	-30.2%
Sep-2025	190	+2.2%	45	0.0%
Oct-2025	181	+9.7%	21	-40.0%
Nov-2025	111	-5.1%	19	-36.7%
Dec-2025	97	+36.6%	26	+62.5%
Jan-2026	193	+11.6%	44	+2.3%
Feb-2026	207	+24.0%	36	-16.3%
Mar-2026	274	+15.1%	35	-36.4%
Apr-2026	244	+0.4%	39	-11.4%
May-2026	256	+2.4%	33	-17.5%
Jun-2026	241	+1.7%	40	-23.1%
Jul-2026	238	-0.8%	37	+19.4%

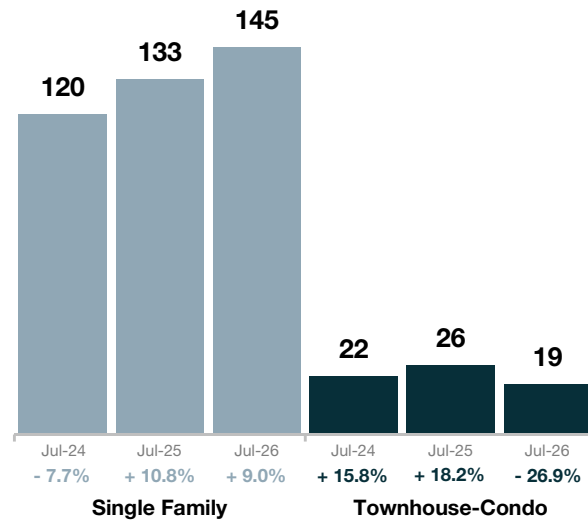
Historical New Listings by Month



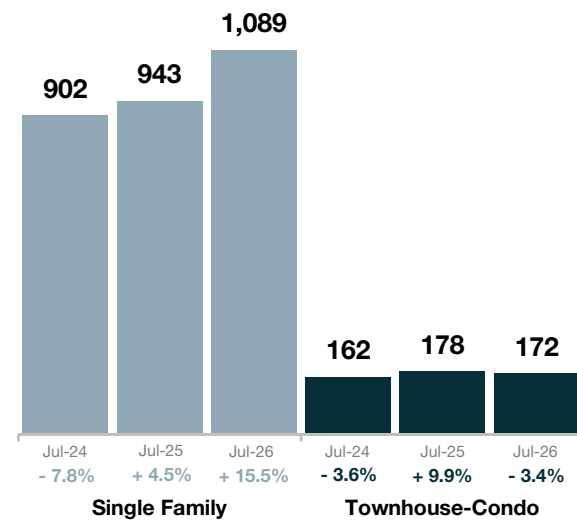
Pending / Under Contract



July

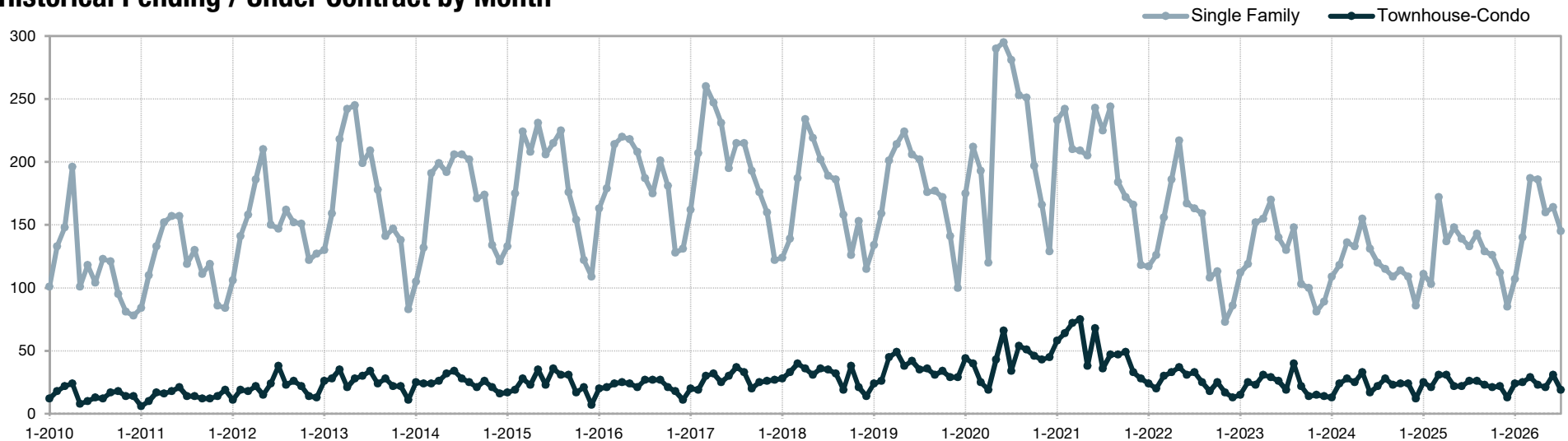


Year to Date



Pending / Under Contract	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Aug-2025	143	+24.3%	26	-7.1%
Sep-2025	129	+18.3%	23	0.0%
Oct-2025	126	+10.5%	21	-12.5%
Nov-2025	112	+2.8%	22	-8.3%
Dec-2025	85	-1.2%	13	+8.3%
Jan-2026	107	-3.6%	24	-4.0%
Feb-2026	140	+35.9%	25	+19.0%
Mar-2026	187	+8.7%	29	-6.5%
Apr-2026	186	+35.8%	23	-25.8%
May-2026	160	+8.1%	21	-4.5%
Jun-2026	164	+18.0%	31	+40.9%
Jul-2026	145	+9.0%	19	-26.9%

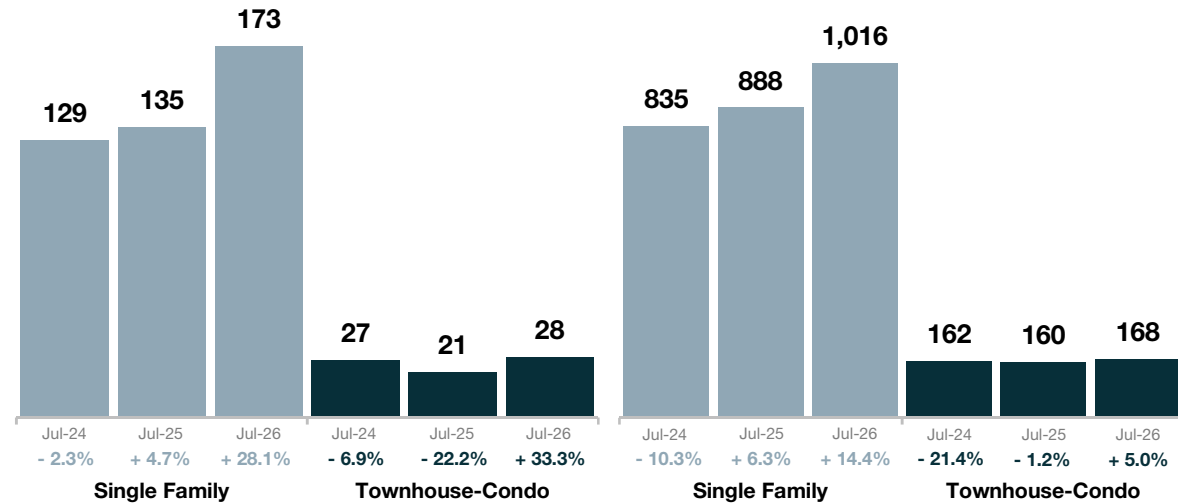
Historical Pending / Under Contract by Month



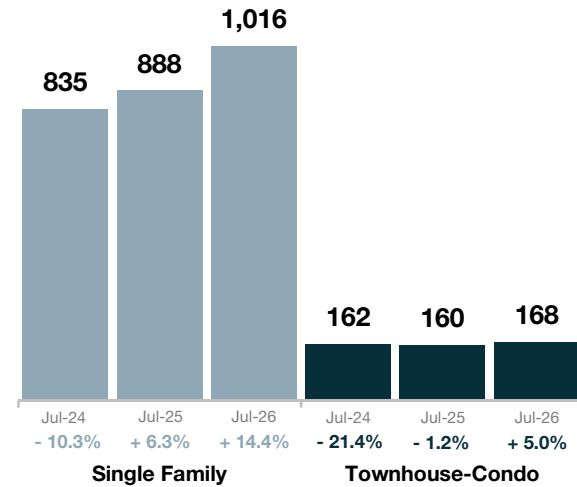
Sold Listings



July

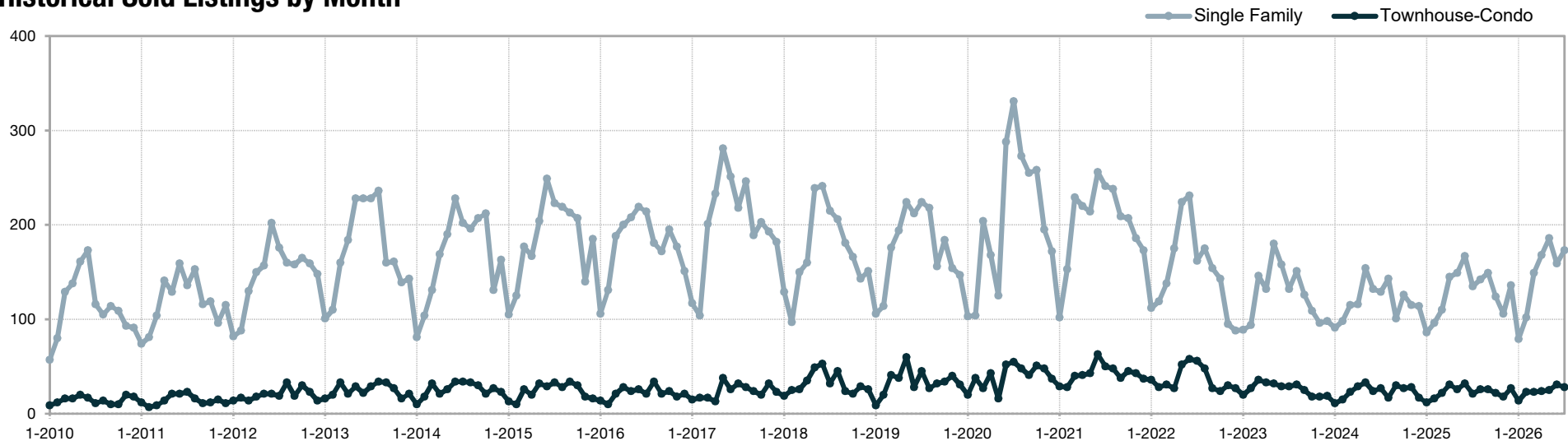


Year to Date

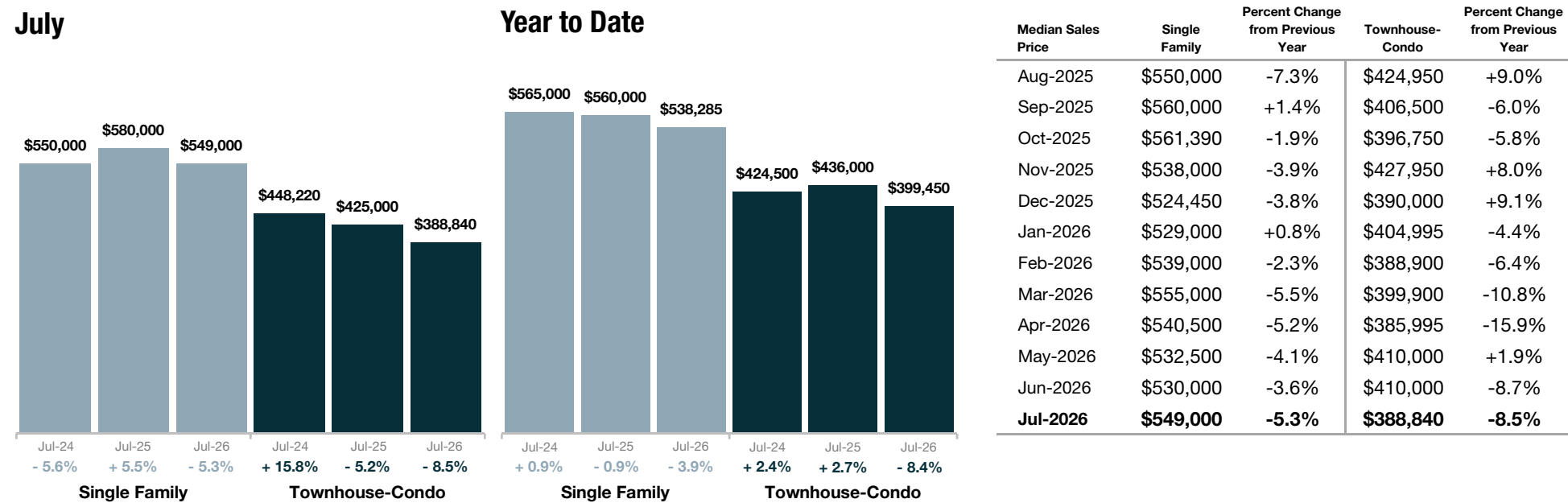


Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Aug-2025	142	-0.7%	26	+52.9%
Sep-2025	149	+47.5%	26	-13.3%
Oct-2025	124	-1.6%	22	-18.5%
Nov-2025	106	-7.8%	18	-35.7%
Dec-2025	136	+19.3%	27	+58.8%
Jan-2026	79	-8.1%	14	+16.7%
Feb-2026	102	+6.3%	23	+43.8%
Mar-2026	149	+35.5%	23	+4.5%
Apr-2026	168	+15.9%	24	-22.6%
May-2026	186	+24.8%	25	-3.8%
Jun-2026	159	-4.8%	31	-3.1%
Jul-2026	173	+28.1%	28	+33.3%

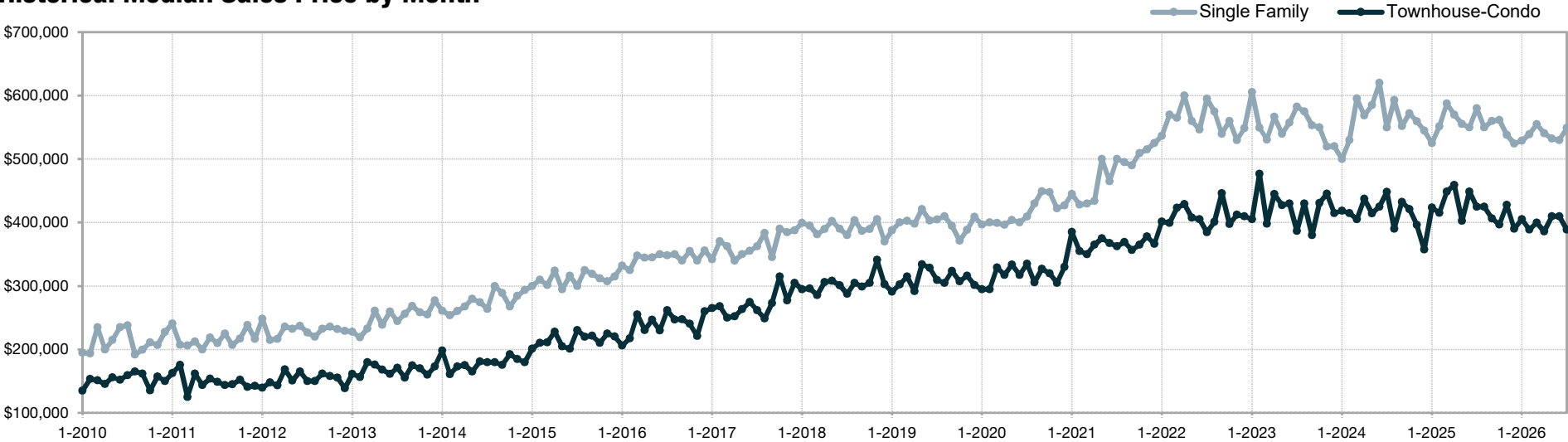
Historical Sold Listings by Month



Median Sales Price



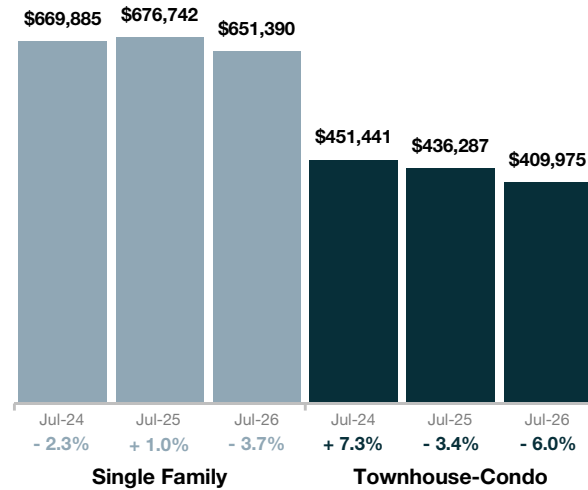
Historical Median Sales Price by Month



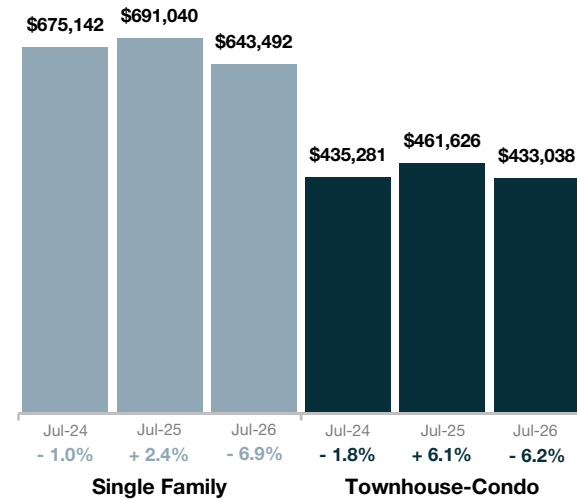
Average Sales Price



July

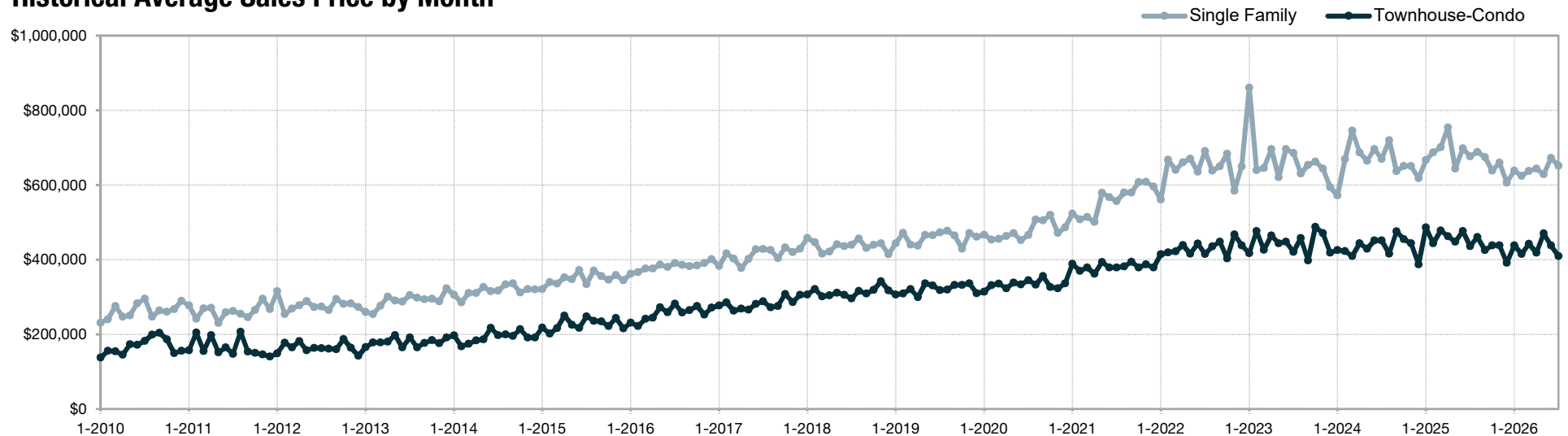


Year to Date

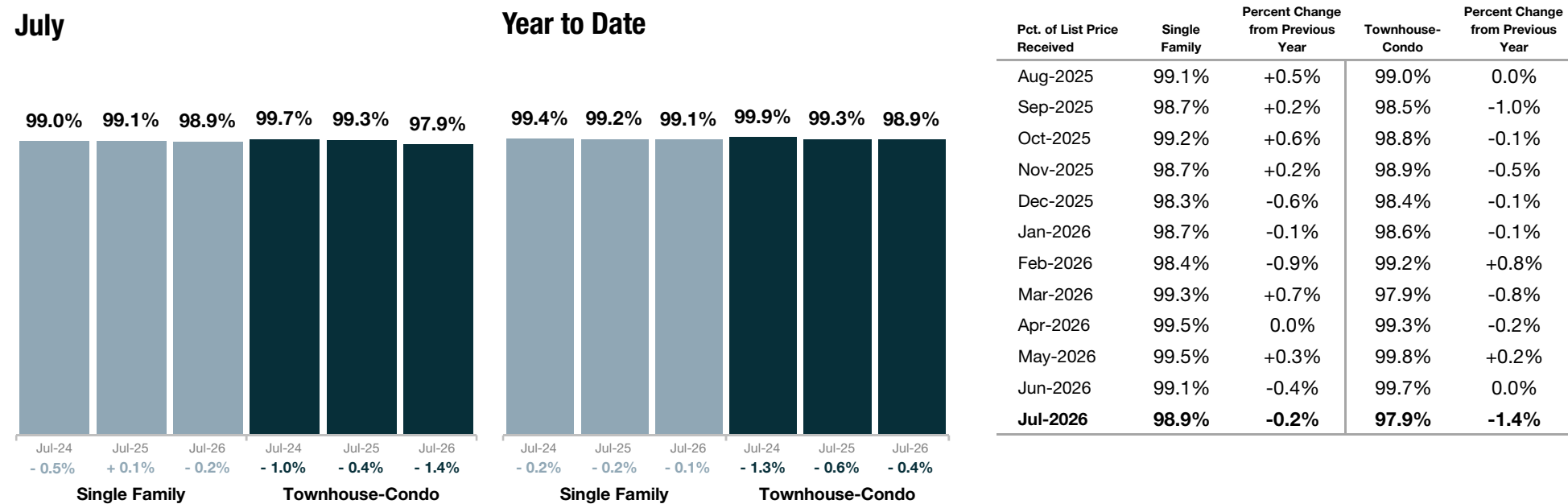


Average Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Aug-2025	\$688,287	-4.4%	\$460,798	+10.7%
Sep-2025	\$674,707	+5.9%	\$425,400	-10.6%
Oct-2025	\$638,082	-1.9%	\$438,259	-3.6%
Nov-2025	\$659,991	+1.4%	\$438,285	-1.2%
Dec-2025	\$606,161	-1.9%	\$391,769	+1.2%
Jan-2026	\$638,447	-4.2%	\$438,435	-9.8%
Feb-2026	\$624,145	-9.1%	\$415,290	-6.5%
Mar-2026	\$637,754	-9.1%	\$442,410	-7.4%
Apr-2026	\$643,815	-14.6%	\$418,911	-9.4%
May-2026	\$628,527	-2.3%	\$470,257	+4.9%
Jun-2026	\$672,358	-3.7%	\$438,567	-8.0%
Jul-2026	\$651,390	-3.7%	\$409,975	-6.0%

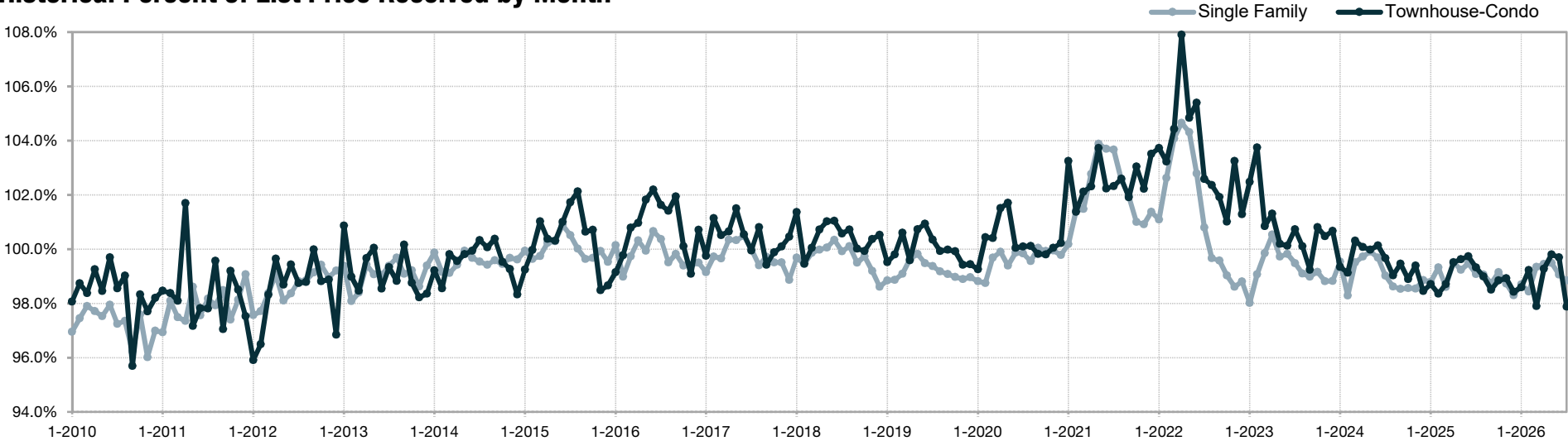
Historical Average Sales Price by Month



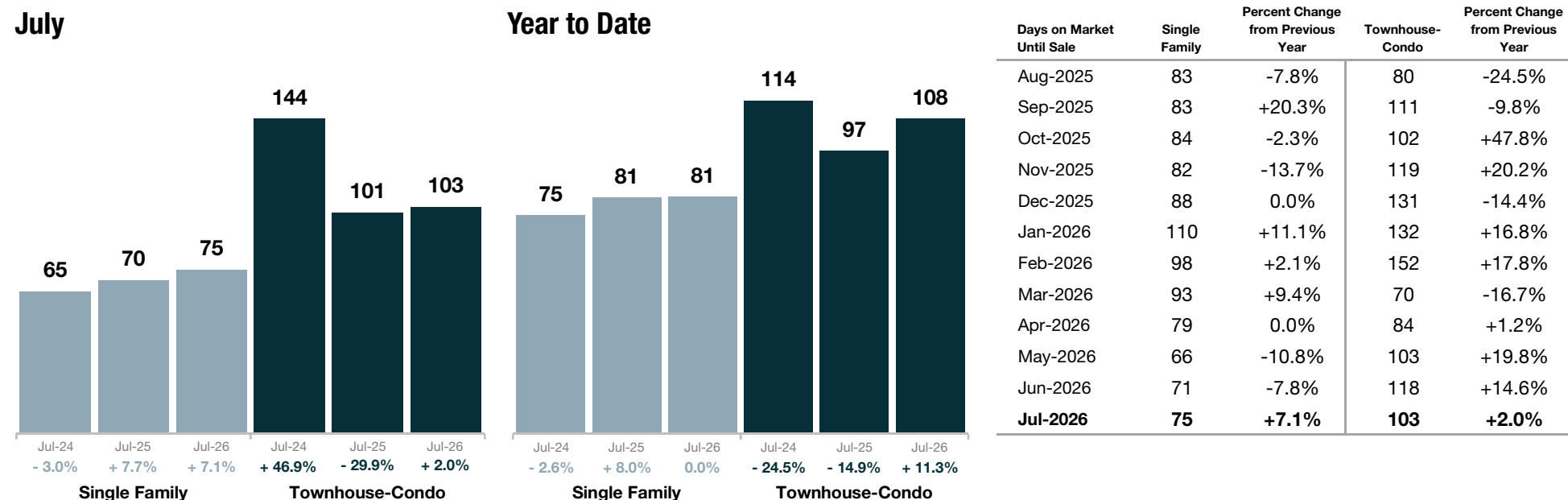
Percent of List Price Received



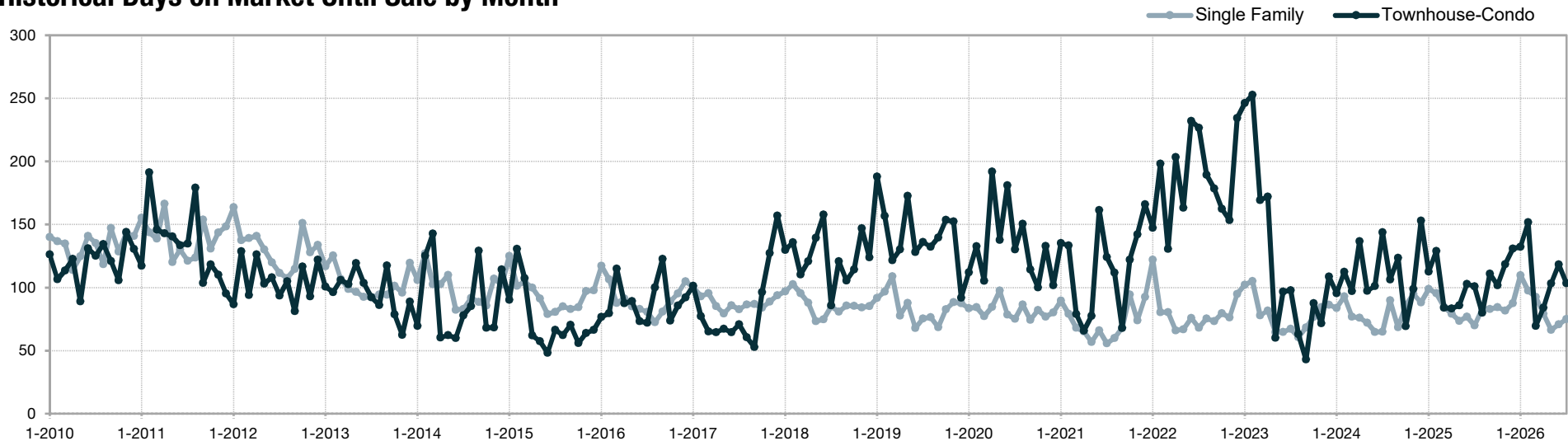
Historical Percent of List Price Received by Month



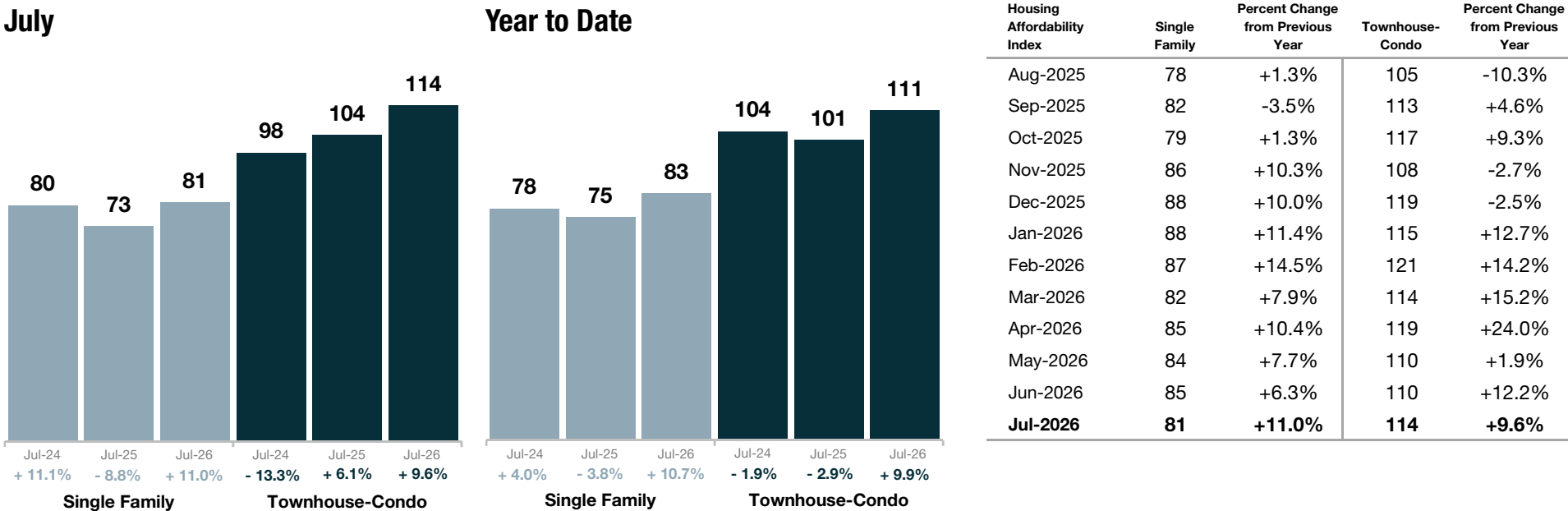
Days on Market Until Sale



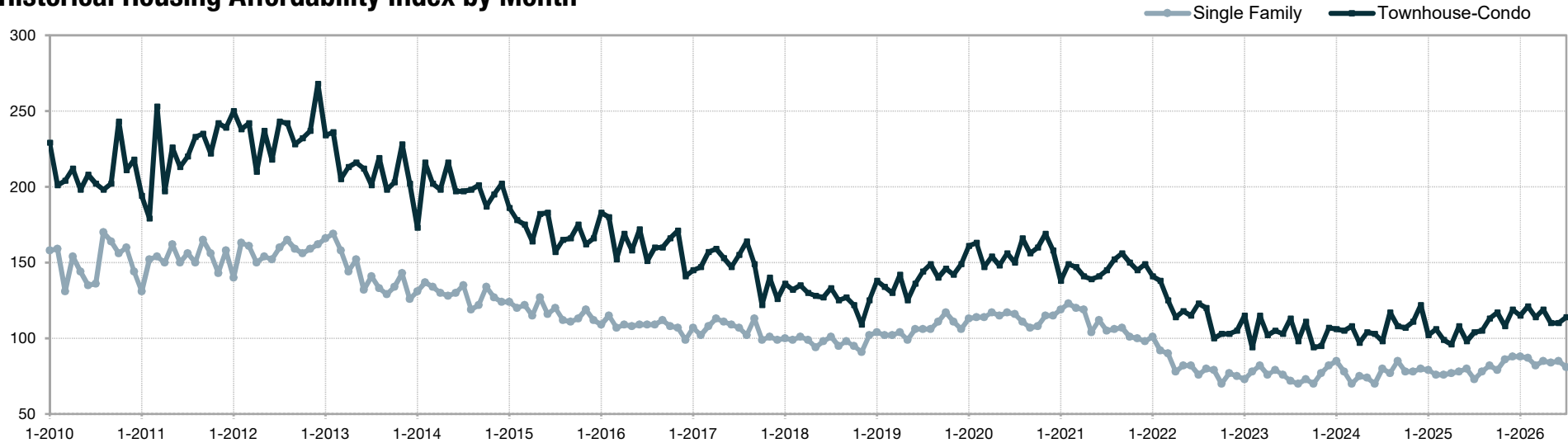
Historical Days on Market Until Sale by Month



Housing Affordability Index



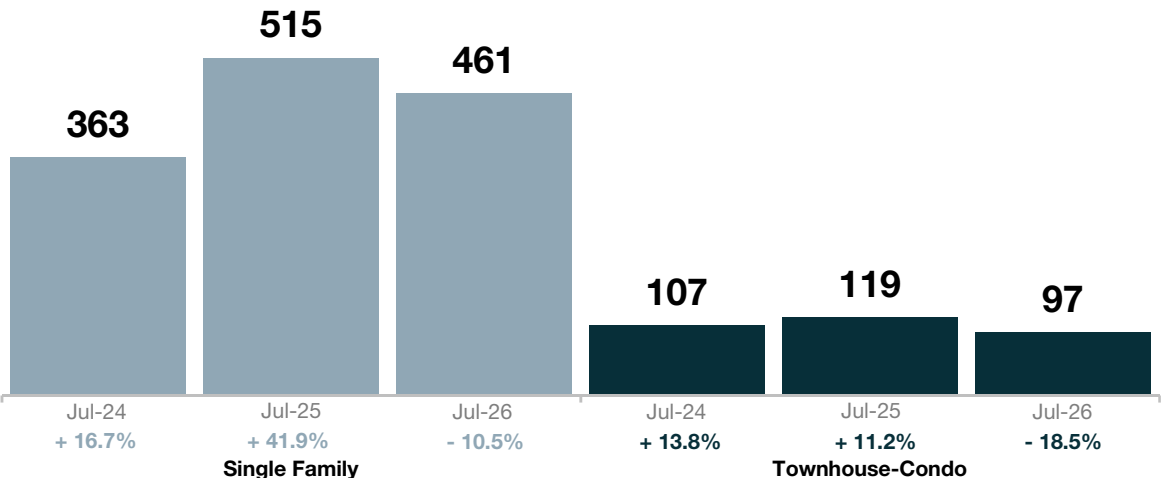
Historical Housing Affordability Index by Month



Inventory of Active Listings

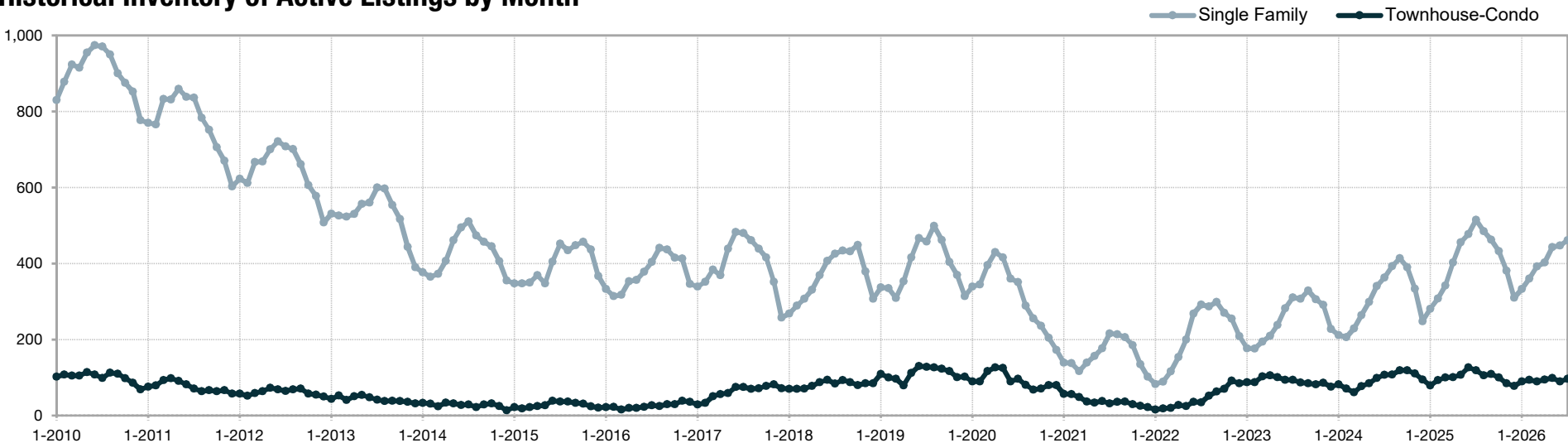


July



Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Aug-2025	485	+23.4%	106	-1.9%
Sep-2025	463	+11.8%	109	-8.4%
Oct-2025	433	+11.0%	100	-16.0%
Nov-2025	381	+14.1%	85	-23.4%
Dec-2025	310	+25.0%	78	-17.9%
Jan-2026	333	+18.5%	90	+13.9%
Feb-2026	360	+16.9%	94	+1.1%
Mar-2026	392	+14.6%	90	-10.0%
Apr-2026	403	0.0%	95	-5.9%
May-2026	443	-2.9%	99	-7.5%
Jun-2026	447	-6.3%	90	-29.1%
Jul-2026	461	-10.5%	97	-18.5%

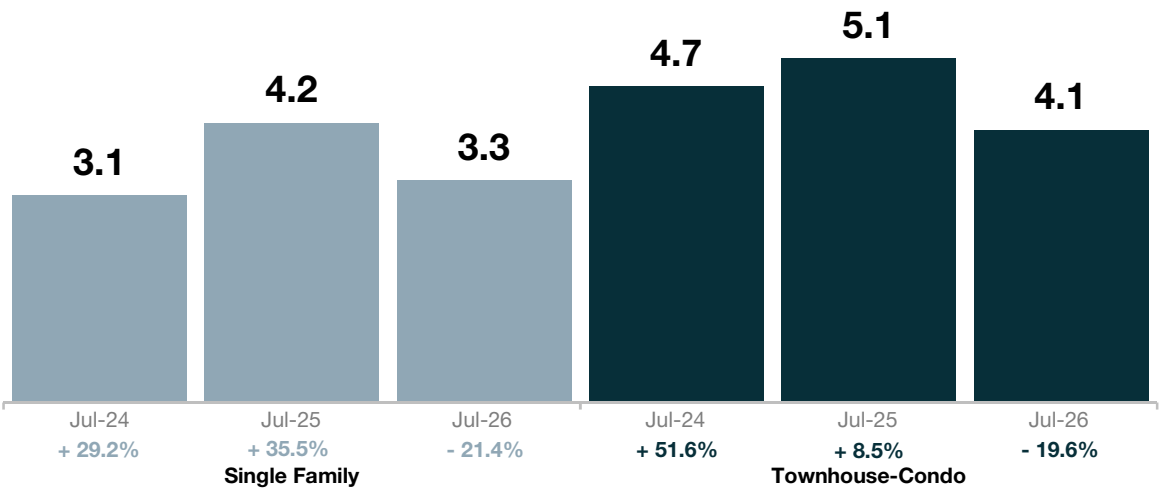
Historical Inventory of Active Listings by Month



Months Supply of Inventory

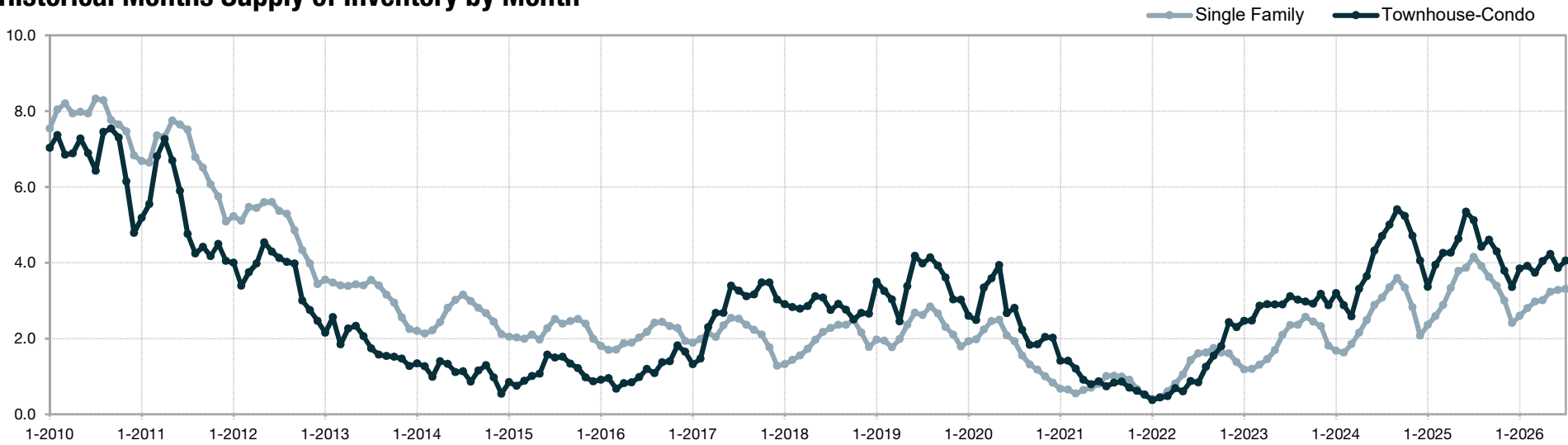


July



Months Supply	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Aug-2025	3.9	+14.7%	4.4	-12.0%
Sep-2025	3.6	0.0%	4.6	-14.8%
Oct-2025	3.4	+3.0%	4.3	-17.3%
Nov-2025	3.0	+7.1%	3.8	-19.1%
Dec-2025	2.4	+14.3%	3.4	-17.1%
Jan-2026	2.6	+8.3%	3.8	+11.8%
Feb-2026	2.8	+7.7%	3.9	0.0%
Mar-2026	3.0	+3.4%	3.7	-14.0%
Apr-2026	3.0	-9.1%	4.0	-7.0%
May-2026	3.2	-15.8%	4.2	-8.7%
Jun-2026	3.3	-15.4%	3.9	-26.4%
Jul-2026	3.3	-21.4%	4.1	-19.6%

Historical Months Supply of Inventory by Month



Total Market Overview

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



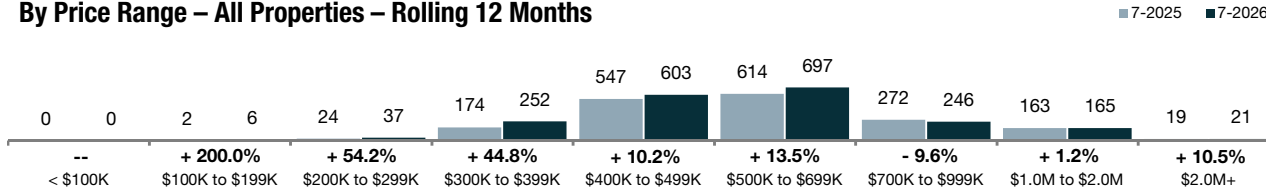
Key Metrics	Historical Sparkbars	7-2025	7-2026	Percent Change	YTD-2025	YTD-2026	Percent Change
New Listings		278	290	+ 4.3%	1,920	2,057	+ 7.1%
Pending / Under Contract		163	176	+ 8.0%	1,162	1,330	+ 14.5%
Sold Listings		166	210	+ 26.5%	1,094	1,243	+ 13.6%
Median Sales Price		\$543,500	\$528,250	- 2.8%	\$535,000	\$525,000	- 1.9%
Average Sales Price		\$655,878	\$629,105	- 4.1%	\$654,165	\$619,649	- 5.3%
Pct. of List Price Received		99.0%	98.8%	- 0.2%	99.2%	99.1%	- 0.1%
Days on Market		78	78	0.0%	88	87	- 1.1%
Affordability Index		77	84	+ 9.1%	79	85	+ 7.6%
Active Listings		669	624	- 6.7%	--	--	--
Months Supply		4.4	3.7	- 15.9%	--	--	--

Sold Listings

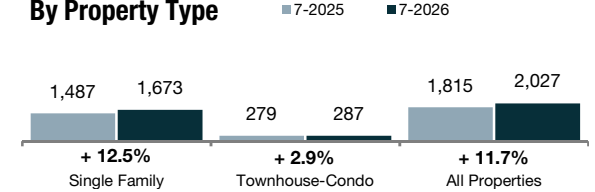
Actual sales that have closed in a given month.



By Price Range – All Properties – Rolling 12 Months



By Property Type



Rolling 12 Months

By Price Range	Single Family			Townhouse-Condo		
	7-2025	7-2026	Change	7-2025	7-2026	Change
\$99,999 and Below	0	0	--	0	0	--
\$100,000 to \$199,999	0	4	--	0	0	--
\$200,000 to \$299,999	11	17	+54.5%	9	13	+44.4%
\$300,000 to \$399,999	69	102	+47.8%	89	137	+53.9%
\$400,000 to \$499,999	414	519	+25.4%	119	77	-35.3%
\$500,000 to \$699,999	562	638	+13.5%	51	50	-2.0%
\$700,000 to \$999,999	260	222	-14.6%	8	9	+12.5%
\$1,000,000 to \$1,999,999	153	150	-2.0%	3	1	-66.7%
\$2,000,000 and Above	18	21	+16.7%	0	0	--
All Price Ranges	1,487	1,673	+12.5%	279	287	+2.9%

Compared to Prior Quarter

	Single Family			Townhouse-Condo		
	6-2026	7-2026	Change	6-2026	7-2026	Change
\$99,999 and Below	0	0	--	0	0	--
\$100,000 to \$199,999	1	1	0.0%	0	0	--
\$200,000 to \$299,999	1	3	+200.0%	0	1	--
\$300,000 to \$399,999	13	11	-15.4%	14	17	+21.4%
\$400,000 to \$499,999	49	44	-10.2%	9	4	-55.6%
\$500,000 to \$699,999	53	72	+35.8%	7	6	-14.3%
\$700,000 to \$999,999	24	19	-20.8%	1	0	-100.0%
\$1,000,000 to \$1,999,999	14	22	+57.1%	0	0	--
\$2,000,000 and Above	4	1	-75.0%	0	0	--
All Price Ranges	159	173	+8.8%	31	28	-9.7%

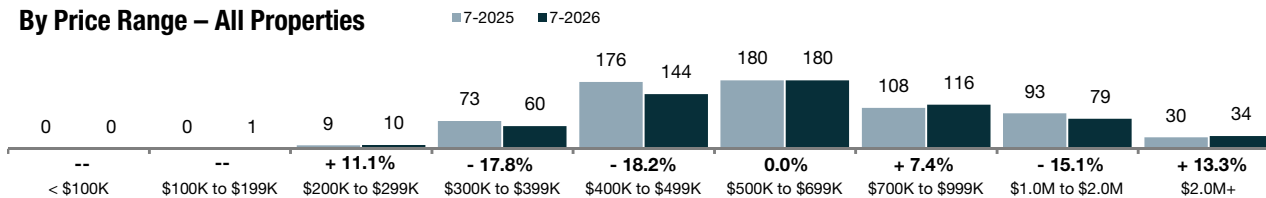
Year to Date

	Single Family			Townhouse-Condo		
	7-2025	7-2026	Change	7-2025	7-2026	Change
\$99,999 and Below	0	0	--	0	0	--
\$100,000 to \$199,999	0	4	--	0	0	--
\$200,000 to \$299,999	4	11	+175.0%	4	4	0.0%
\$300,000 to \$399,999	43	58	+34.9%	40	87	+117.5%
\$400,000 to \$499,999	240	311	+29.6%	80	38	-52.5%
\$500,000 to \$699,999	336	393	+17.0%	30	34	+13.3%
\$700,000 to \$999,999	154	133	-13.6%	4	5	+25.0%
\$1,000,000 to \$1,999,999	98	96	-2.0%	2	0	-100.0%
\$2,000,000 and Above	13	10	-23.1%	0	0	--
All Price Ranges	888	1,016	+14.4%	160	168	+5.0%

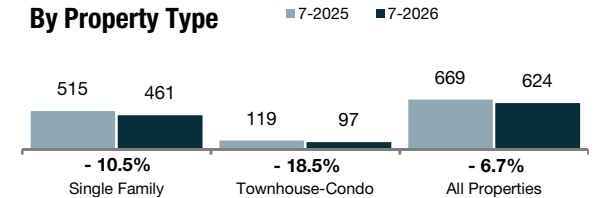
Inventory of Active Listings

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

By Price Range – All Properties



By Property Type



Year over Year

By Price Range	Single Family			Townhouse-Condo		
	7-2025	7-2026	Change	7-2025	7-2026	Change
\$99,999 and Below	0	0	--	0	0	--
\$100,000 to \$199,999	0	0	--	0	1	--
\$200,000 to \$299,999	2	0	-100.0%	5	4	-20.0%
\$300,000 to \$399,999	15	16	+6.7%	50	33	-34.0%
\$400,000 to \$499,999	131	106	-19.1%	43	30	-30.2%
\$500,000 to \$699,999	156	148	-5.1%	18	23	+27.8%
\$700,000 to \$999,999	99	95	-4.0%	3	5	+66.7%
\$1,000,000 to \$1,999,999	83	66	-20.5%	0	1	--
\$2,000,000 and Above	29	30	+3.4%	0	0	--
All Price Ranges	515	461	-10.5%	119	97	-18.5%

Compared to Prior Month

	Single Family			Townhouse-Condo		
	6-2026	7-2026	Change	6-2026	7-2026	Change
\$99,999 and Below	0	0	--	0	0	--
\$100,000 to \$199,999	0	0	--	1	1	0.0%
\$200,000 to \$299,999	0	0	--	2	4	+100.0%
\$300,000 to \$399,999	16	16	0.0%	31	33	+6.5%
\$400,000 to \$499,999	102	106	+3.9%	35	30	-14.3%
\$500,000 to \$699,999	157	148	-5.7%	16	23	+43.8%
\$700,000 to \$999,999	79	95	+20.3%	4	5	+25.0%
\$1,000,000 to \$1,999,999	66	66	0.0%	1	1	0.0%
\$2,000,000 and Above	27	30	+11.1%	0	0	--
All Price Ranges	447	461	+3.1%	90	97	+7.8%

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®



New Listings	A measure of how much new supply is coming onto the market from sellers.
Pending / Under Contract	A count of all listings that went into Pending status during the reported period. Pending listings are counted at the end of the reported period only once. So if a listing goes into, out of and back into Pending status during the reporting period, it is counted just one time. This is the most real-time measure possible for home buyer activity, as it measures signed contracts on sales rather than the actual closed sale. As such, it is called a leading indicator of buyer demand. The Pending/Under Contract metric includes Pending, Active/Backup and Active/First Right.
Sold Listings	A measure of home sales that were closed to completion during the report period.
Median Sales Price	A measure of home values in a market area where 50% of activity was higher and 50% was lower than this price point.
Average Sales Price	A sum of all home sales prices divided by total number of sales.
Percent of List Price Received	A mathematical calculation of the percent difference from last list price and sold price for those listings sold in the reported period.
Days on Market Until Sale	A measure of how long it takes homes to sell, on average.
Housing Affordability Index	A measure of how affordable a region's housing is to its consumers. A higher number means greater affordability. The index is based on interest rates, median sales price and median income by county.
Active Listings	A measure of the number of homes available for sale at a given time. The availability of homes for sale has a big effect on supply-demand dynamics and home prices.
Months Supply of Inventory	A measure of how balanced the market is between buyers and sellers. It is expressed as the number of months it would hypothetically take to sell through all the available homes for sale, given current levels of home sales. A balanced market ranges from 4 to 7 months of supply. A buyer's market has a higher number, reflecting fewer buyers relative to homes for sale. A seller's market has a lower number, reflecting more buyers relative to homes for sale.