THE BROAD PICTURE

Fewer closings. A similar median price.

The latest complete month shows mixed conditions across the official 11-county Denver Metro report population.

$595,000
MEDIAN CLOSED PRICE
$592,000 last August

3,118
CLOSED LISTINGS
-13.4% year over year

13,211
AVAILABLE AT MONTH END
-1.8% year over year

More new listings; fewer accepted contracts

Separate monthly event cohorts. The gap is not a conversion rate or the change in inventory.

Interpretation Fewer completed sales can coexist with a similar regional median. The homes that sold are not identical from one period to the next.

THE NEXT USEFUL QUESTION

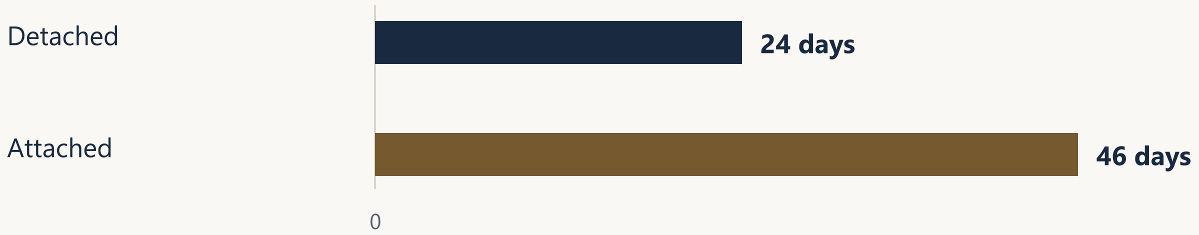
Which alternatives actually fit your budget, location and property needs?

Source: REcolorado Market Watch, August 2026, PDF pp. 2, 3, 5, 6, 8. Retrieved September 11, 2026. Prices rounded to $1,000 in source. Inventory is a month-end snapshot. Data courtesy of REcolorado. Full evidence and geography: local research package.

MEANINGFUL DIFFERENCES

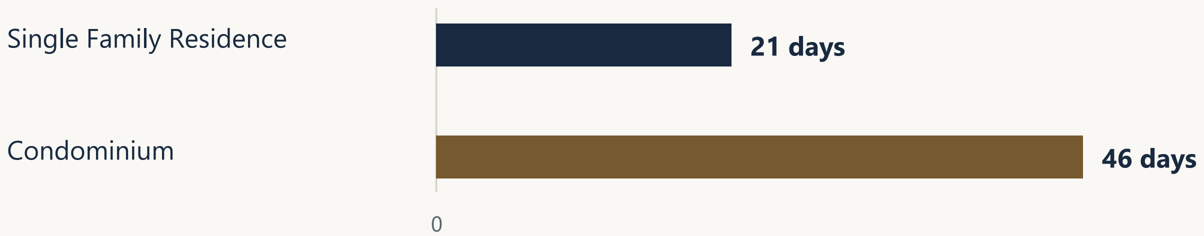
One region. Different timelines.

Official Metro report property groups



Context: 2,356 detached and 762 attached closings. These counts are not proven exact eligible denominators for the days statistic.

A local example: Denver CITY



InfoSparks native subtypes: 509 and 134 closings, respectively. All price, bed, bath, size and year selections unrestricted.

Interpretation

Property type changes the measured pace. Neither the Metro groupings nor the local subtypes establish how long a particular home will take to sell.

FOR YOUR MOVE

Which comparable homes reached agreement, and what was different about their price, condition and terms?

Sources: REcolorado Market Watch, August 2026, pp. 2, 4; InfoSparks Denver CITY native monthly exports. Retrieved September 11, 2026. Report Attached/Detached and InfoSparks subtypes are separate classifications. CITY boundaries and exact days eligibility remain unresolved.