

JULY 2026

LOCAL MARKET UPDATE

SILT



COLDWELL BANKER
MASON MORSE

A Research Tool Provided by the Colorado Association of REALTORS®

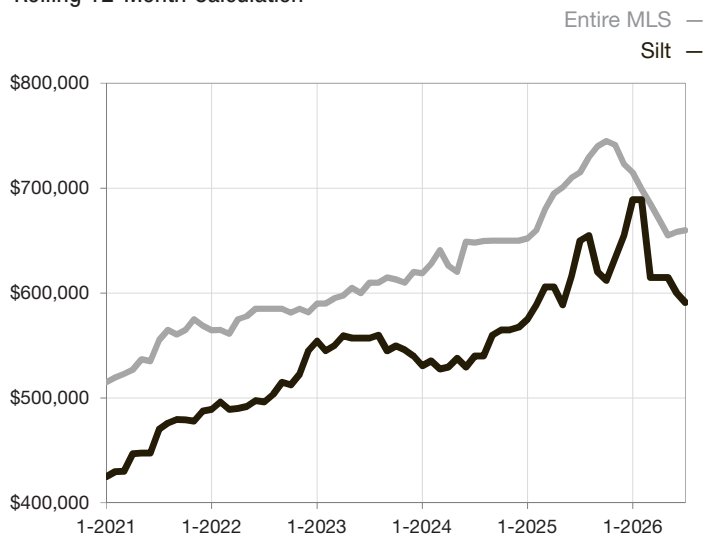
Single Family	July			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 7-2026	Percent Change from Previous Year
New Listings	10	6	- 40.0%	59	56	- 5.1%
Sold Listings	8	3	- 62.5%	39	30	- 23.1%
Median Sales Price*	\$747,000	\$750,000	+ 0.4%	\$680,000	\$622,000	- 8.5%
Average Sales Price*	\$762,875	\$727,333	- 4.7%	\$691,963	\$634,322	- 8.3%
Percent of List Price Received*	98.9%	99.6%	+ 0.7%	98.0%	98.1%	+ 0.1%
Days on Market Until Sale	71	72	+ 1.4%	79	101	+ 27.8%
Inventory of Homes for Sale	22	30	+ 36.4%	--	--	--
Months Supply of Inventory	3.8	6.9	+ 81.6%	--	--	--

* 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	July			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 7-2026	Percent Change from Previous Year
New Listings	3	0	- 100.0%	11	9	- 18.2%
Sold Listings	0	0	--	3	4	+ 33.3%
Median Sales Price*	\$0	\$0	--	\$425,000	\$482,500	+ 13.5%
Average Sales Price*	\$0	\$0	--	\$450,500	\$434,750	- 3.5%
Percent of List Price Received*	0.0%	0.0%	--	96.5%	97.6%	+ 1.1%
Days on Market Until Sale	0	0	--	51	82	+ 60.8%
Inventory of Homes for Sale	1	3	+ 200.0%	--	--	--
Months Supply of Inventory	0.8	1.4	+ 75.0%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

