

2026-10-2
Cum RE
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September 2026 Market Stats

Buyer demand across the Greater Metro Denver market experienced a notable pullback in September 2026, seeing a significant 13% year-over-year drop in pending listings. Foot traffic and buyer engagement have chilled alongside contract activity, with showings per listing sliding to 3.9 - a 9.3% decline compared to the same time last year. The showing-to-pending conversion rate fell 18% year-over-year, indicating that purchasers are not only scheduling fewer home tours, but are also seemingly far more hesitant to move from an initial viewing to a binding contract.

Looking at broader sales and pricing performance, year-to-date closed listings stand at 30,503, down 4.5% compared to 2025. Price dynamics showed a distinct divergence between property types: while single-family median closed prices held relatively steady with a minor 0.8% year-over-year dip to \$630,000, condo and townhome median closed prices experienced a much sharper decrease, falling 5.2% year-over-year to \$365,000. This contrast highlights that affordability pressures and inventory shifts are currently impacting attached residences more than single-family homes.

Thank you and please reach out with any questions.

Single Family Average

\$778,625



Up 1.9% YoY

Single Family Median

\$630,000



Down 0.8% YoY

Condo/Townhome Average

\$422,263



Condo/Townhome Median

\$365,000



Down 1.0% YoY

Down 5.2% YoY

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