

Local Market Update for August 2026

A Research Tool Provided by the Colorado Association of REALTORS®



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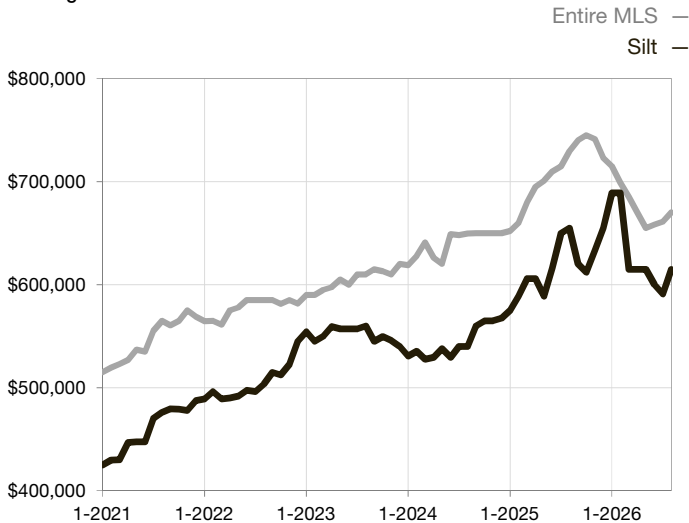
Single Family	August			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 08-2025	Thru 8-2026	Percent Change from Previous Year
New Listings	7	10	+ 42.9%	66	66	0.0%
Sold Listings	3	6	+ 100.0%	42	36	- 14.3%
Median Sales Price*	\$850,000	\$657,500	- 22.6%	\$685,000	\$635,574	- 7.2%
Average Sales Price*	\$851,667	\$666,500	- 21.7%	\$703,370	\$639,685	- 9.1%
Percent of List Price Received*	97.8%	96.1%	- 1.7%	98.0%	97.8%	- 0.2%
Days on Market Until Sale	99	119	+ 20.2%	81	104	+ 28.4%
Inventory of Homes for Sale	18	33	+ 83.3%	--	--	--
Months Supply of Inventory	3.4	7.2	+ 111.8%	--	--	--

* 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	August			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 08-2025	Thru 8-2026	Percent Change from Previous Year
New Listings	3	3	0.0%	14	13	- 7.1%
Sold Listings	6	0	- 100.0%	9	4	- 55.6%
Median Sales Price*	\$407,500	\$0	- 100.0%	\$425,000	\$482,500	+ 13.5%
Average Sales Price*	\$379,667	\$0	- 100.0%	\$403,278	\$434,750	+ 7.8%
Percent of List Price Received*	99.0%	0.0%	- 100.0%	98.2%	97.6%	- 0.6%
Days on Market Until Sale	81	0	- 100.0%	71	82	+ 15.5%
Inventory of Homes for Sale	3	4	+ 33.3%	--	--	--
Months Supply of Inventory	1.4	2.7	+ 92.9%	--	--	--

* 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

