

## DECEMBER 2025

The following statistics  
are for residential  
(detached and  
attached) properties.



Median Close Price  
**\$575,000**  
↓ 0.86%



Closed Homes  
**3,101 SALES**  
↑ 9.23%



Sales Volume  
**\$2.10 BILLION**  
↑ 5.35%



Months of Inventory  
**2.45 MONTHS**  
↓ 36.20%



Median Days in MLS  
**45 DAYS**  
↑ 25.00%



# Market Overview

	Dec. 2025	Nov. 2025	Dec. 2024	Month-Over-Month	Year-Over-Year
<b>Residential (Detached + Attached)</b>					
Active Listings at Month's End	7,607	10,506	6,888	-27.59%	10.44%
New Listings	1,775	2,607	1,847	-31.91%	-3.90%
Pending	2,226	2,780	2,281	-19.93%	-2.41%
Closed	3,101	2,839	3,260	9.23%	-4.88%
Close Price - Average	\$ 678,718	\$ 703,707	\$ 683,227	-3.55%	-0.66%
Close Price - Median	\$ 575,000	\$ 580,000	\$ 577,950	-0.86%	-0.51%
Sales Volume	\$ 2,104,705,872	\$ 1,997,824,061	\$ 2,227,321,472	5.35%	-5.51%
Days in MLS - Average	67	58	56	15.52%	19.64%
Days in MLS - Median	45	36	39	25.00%	15.38%
Close-Price-to-List-Price Ratio	98.25%	98.23%	98.46%	0.02%	-0.21%
<b>Detached</b>					
Active Listings at Month's End	4,910	6,957	4,636	-29.42%	5.91%
New Listings	1,203	1,840	1,322	-34.62%	-9.00%
Pending	1,724	2,193	1,715	-21.39%	0.52%
Closed	2,408	2,245	2,458	7.26%	-2.03%
Close Price - Average	\$ 748,898	\$ 774,619	\$ 762,146	-3.32%	-1.74%
Close Price - Median	\$ 625,000	\$ 635,000	\$ 635,000	-1.57%	-1.57%
Sales Volume	\$ 1,803,345,707	\$ 1,739,019,643	\$ 1,873,354,336	3.70%	-3.74%
Days in MLS - Average	65	55	55	18.18%	18.18%
Days in MLS - Median	44	34	38	29.41%	15.79%
Close-Price-to-List-Price Ratio	98.34%	98.27%	98.54%	0.07%	-0.20%
<b>Attached</b>					
Active Listings at Month's End	2,697	3,549	2,252	-24.01%	19.76%
New Listings	572	767	525	-25.42%	8.95%
Pending	502	587	566	-14.48%	-11.31%
Closed	693	594	802	16.67%	-13.59%
Close Price - Average	\$ 434,863	\$ 435,698	\$ 441,356	-0.19%	-1.47%
Close Price - Median	\$ 385,000	\$ 379,250	\$ 390,000	1.52%	-1.28%
Sales Volume	\$ 301,360,165	\$ 258,804,418	\$ 353,967,136	16.44%	-14.86%
Days in MLS - Average	74	66	60	12.12%	23.33%
Days in MLS - Median	49	42	43	16.67%	13.95%
Close-Price-to-List-Price Ratio	97.97%	98.04%	98.22%	-0.07%	-0.25%

# Market Highlights

## Realtor® Insights:

- Many first-time buyers are taking a long-term approach, starting to plan now with the intention of purchasing in mid-2026. It's a strong reminder that it is never too early to begin preparing.
- Buyers are enthusiastically touring homes and are eager to purchase the right one. However, the abundance of available inventory is significantly prolonging their decision-making process.
- Over the past year, the number of agents skipping showing feedback has skyrocketed, despite the fact that timely feedback is essential for every listing. After a cooperating broker has been granted access to tour a home, the minimum professional courtesy is to inform the listing agent whether their client has interest.
- Due to the shift in inventory and the increased length of time homes were taking to sell in 2025, many homeowners "took a break" from selling, removing their homes from the market with plans to return in early 2026. Combined with the traditional increase in inventory at the end of the first quarter each year, this could result in a buyers' market and a slight cool down in home prices.

## Local News:

- Denver is one of the test cities Google is targeting to introduce its MLS-powered home listings directly into search results, creating new competition for Zillow and other real estate portals.
- Denver's minimum wage rises to \$19.29 starting in January 2026, making it one of the highest minimum wages in the country.
- Economists project Colorado job growth of approximately 0.6 percent in 2026, with modest GDP gains. While this outlook keeps the state out of recession, it limits overall momentum. For housing, this suggests steady buyer demand rather than a surge, supporting market stability and calmer price appreciation.
- Colorado homeowners' insurance premiums have climbed roughly 137 percent over the past decade due to heightened hail and wildfire risk, driving up monthly ownership costs. Higher insurance expenses strain affordability, reducing buyer purchasing power and potentially shifting demand toward lower-cost homes or locations.
- The Alder, a newly constructed 300-unit multifamily community in the Denver area, has been acquired by global asset management firm Legal & General for \$97.2 million from Century Living. The acquisition marks Legal & General's fourth multifamily purchase in the past 12 months.
- Denver City Council unanimously approved Regis University's plan to rezone a 24-acre parcel adjacent to its North Denver campus, clearing the way for a mixed-use development with buildings up to 95 feet tall. The proposed project includes multifamily housing, office space and retail uses.
- While Denver is home to several artist residency programs, none have traditionally included on-site housing, until now. RiNo's FLORA apartment building

is launching a new residency that grants one artist a furnished luxury penthouse overlooking the Platte River, along with dedicated project space, a stipend and built-in collaboration opportunities with Denver creatives. Applications are now open, with the selected artist to be announced in early 2026.

## National News:

- For its 2026 Color of the Year, Pantone chose *Cloud Dancer*, describing it as "billowy, balanced and ethereal." The internet, however, collectively scratched its head and responded, "But it's just white."
- The vast majority of homeowners are still well ahead financially. According to Zillow, only about four percent of homes are worth less than their original purchase price, meaning 96 percent of homeowners are still in a positive equity position. Nationally, home prices are up nearly 49 percent over the past five years, with double-digit appreciation across almost every market.
- Multigenerational homes continue to attract buyers. According to the National Association of Realtors® (NAR) November *Profile of Home Buyers and Sellers*, 14 percent of buyers purchased a multigenerational home in 2024. The primary reasons cited were caring for aging parents and adult children moving back into their parents' homes.
- House-flipping activity nationwide continues to decline, with 297,885 flips in 2024, down 7.7 percent from 2023 and 32.4 percent from 2022.
- NAR's *Housing Hot Spots* report analyzed 10 key factors nationwide and identified the following metro areas as offering meaningful opportunities for homebuyers and agents heading into 2026: Charleston, South Carolina; Charlotte, North Carolina–South Carolina; Columbus, Ohio; Indianapolis, Indiana; Jacksonville, Florida; Minneapolis–St. Paul, Minnesota–Wisconsin; Raleigh, North Carolina; Richmond, Virginia; Salt Lake City, Utah and Spokane, Washington.
- According to Lennar's CEO, the company cut prices over 10 percent last quarter to address affordability challenges, relying on buyer incentives while accepting lower profit margins.

## Quick Stats:

- Average active listings for December are 11,839 (1985–2024).
- The record-high December was 2007 with 24,603 listings, while the record-low was set in 2021 with just 1,477 listings.
- Historically, active listings decline an average of 18.44 percent from November to December. This year's decrease of 27.59 percent is steeper than the long-term seasonal norm but is consistent with the 10-year average decline of 26.04 percent.

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# Expert Opinion on the Denver Metro Residential Real Estate Market


**Amanda Snitker**

Chair of the DMAR Market Trends Committee and Denver Realtor®

The Denver Metro real estate market in 2025 continued the stabilization pattern we've observed since 2023. Affordability, ownership costs and mortgage rates dominated buyers' decision making. Sellers navigated a thoughtful adjustment of expectations. They made price adjustments, experienced longer time on the market and accommodated buyer needs through concessions and rate buy-downs. 2025 reflected an industry adapting to a more balanced environment where both buyers and sellers had to adjust their footing.

In many ways, real estate became collateral damage from wider economic forces beyond the industry's control. The Federal Reserve rate cuts, influenced by persistent inflation concerns and tariff uncertainties, kept mortgage rates anchored in the six to seven percent range. Bond market volatility increased borrowing costs, and consumer confidence declined amid rising economic uncertainty. Labor market dynamics and immigration policy added construction cost pressures. These economic variables shaped housing market psychology more than traditional supply-and-demand fundamentals, leaving both buyers and sellers navigating conditions largely determined by forces outside the real estate sector.

As a result, the market remained fairly flat year-over-year. The median sale price in the Denver Metro area increased by just 0.39 percent for detached homes, while attached homes decreased by 2.85 percent. The combined median sale price of attached and detached homes in 2025 was just 0.85 percent higher than in 2022. This stability in median home values reflects a combination of the economic impacts outlined above and the rebalance following the rapid 38.5 percent increase in home values from March 2020 to April 2022.

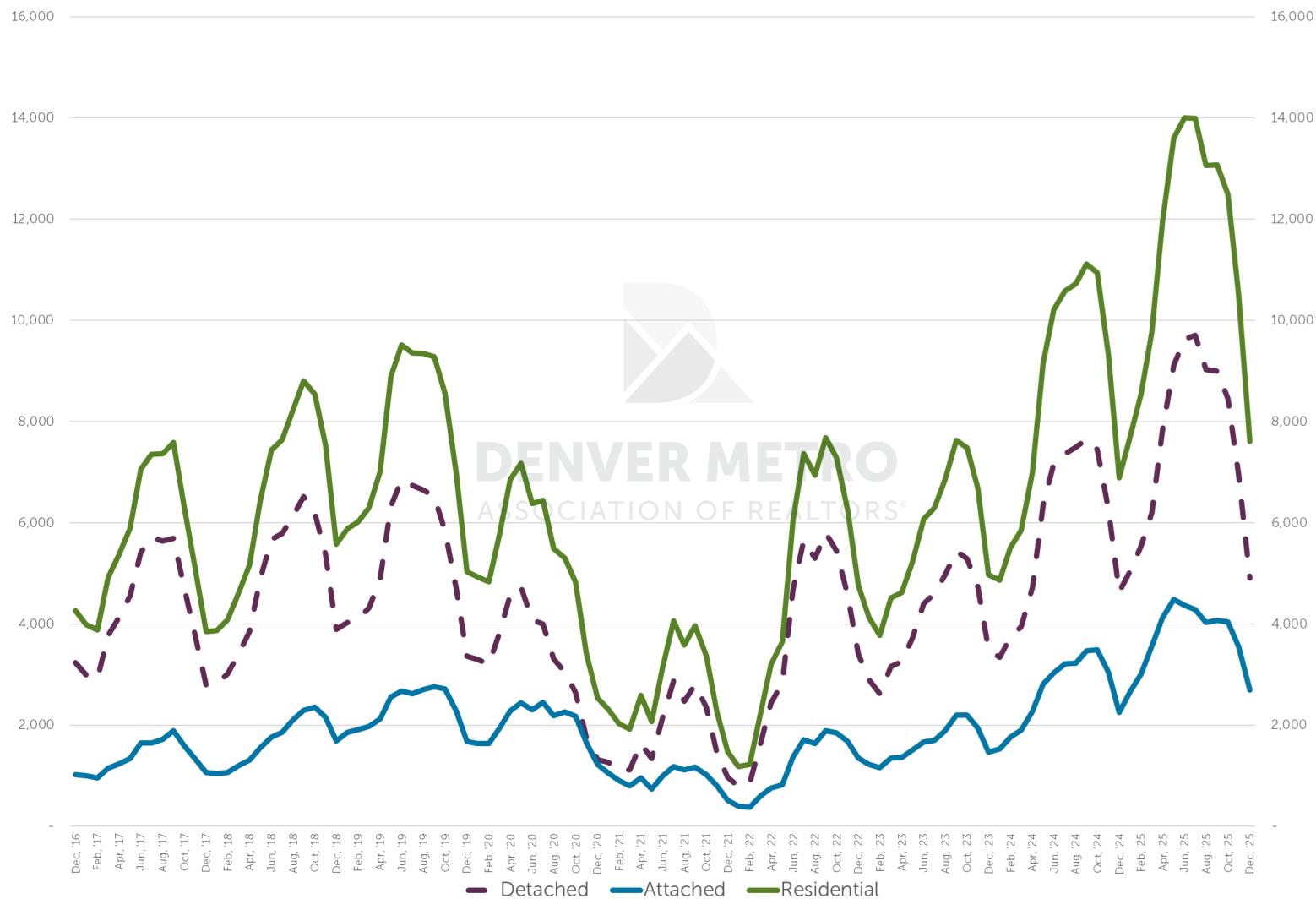
New inventory in the market in 2025 increased from 2024 and 2023, and buyers appreciated the increase in options. The total number of sales has remained flat for the past three years, fluctuating by less than one percent year-over-year, as has the sales volume. The combination of increased inventory and steady sales has shifted conditions in the buyer's favor. The number of active listings at month's end in December decreased by 27.59 percent month-over-month, due mostly to many sellers removing their homes from the market over the holidays. It is expected that most of these listings will re-enter the market in the first quarter of 2026.

As we look ahead to 2026, the fundamental market conditions that defined the past three years—modest price appreciation, steady transaction volumes and mortgage rates in the six to seven percent range—show little indication of dramatic change. In this environment of sustained stability, success will depend less on market timing and more on strategic execution and flexibility.

Buyers will need to focus on creative financing solutions. They should explore rate buydown options, consider a wider range of neighborhoods and property types and work with lenders who can structure loans that maximize purchasing power. Sellers, meanwhile, must focus on competitive pricing from day one. Investing in presentation and pre-listing preparations is essential. Sellers must also remain open to negotiating terms that address affordability concerns.

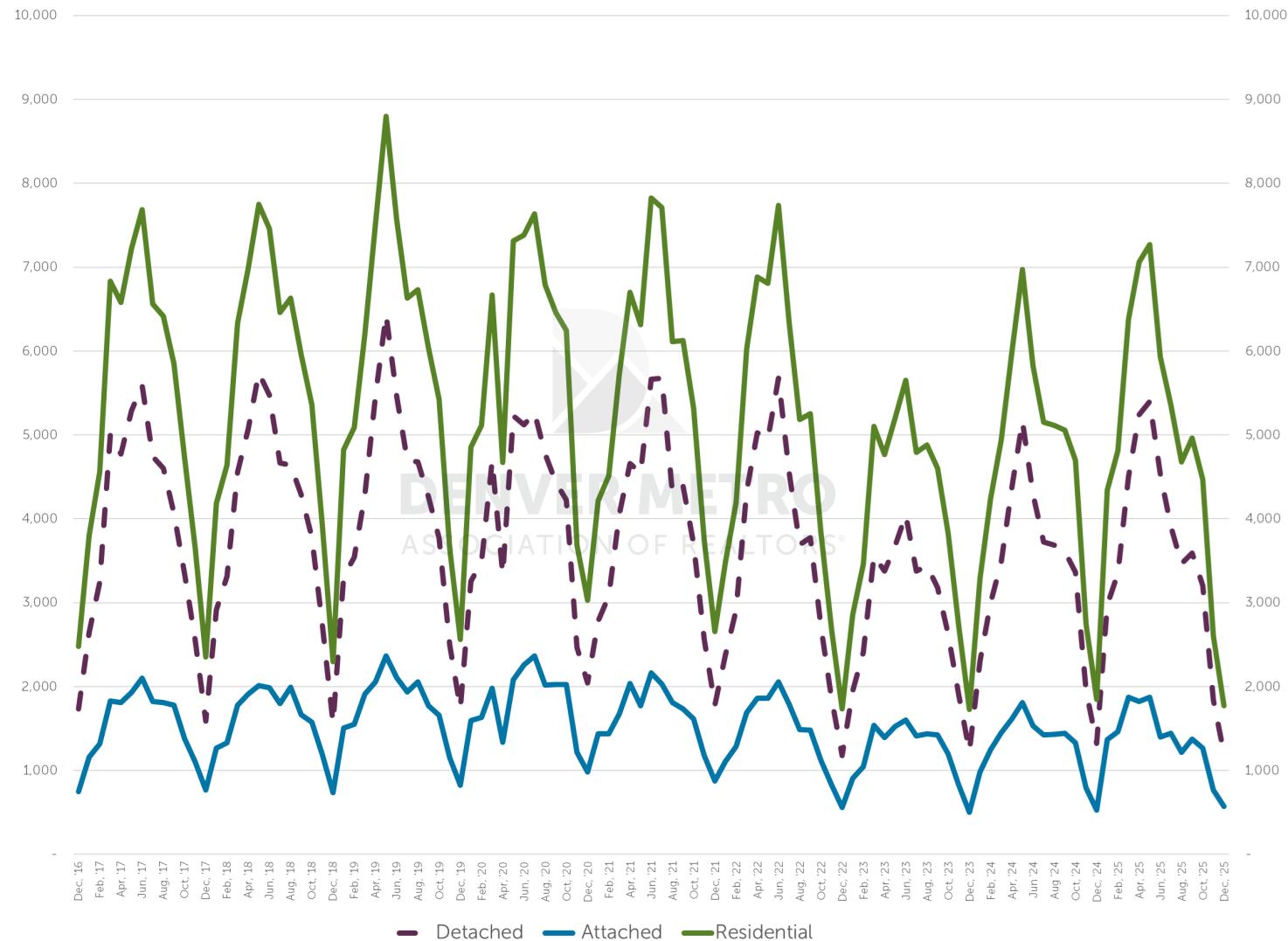
The opportunities in 2026 won't come from dramatic market swings. Instead, they will come from thoughtful, well-informed strategies designed for today's realities. Those who approach their transactions with professional guidance, realistic expectations and a willingness to collaborate will find that the Denver Metro market continues to reward preparation over waiting.

# Active Listings at Month's End

 DMAR Market Trends | December 2025  
 Denver Metro Association of Realtors®  
Source of MLS Data: REcolorado.com


## New Listings

DMAR Market Trends | December 2025  
 Denver Metro Association of Realtors®  
Source of MLS Data: REColorado.com

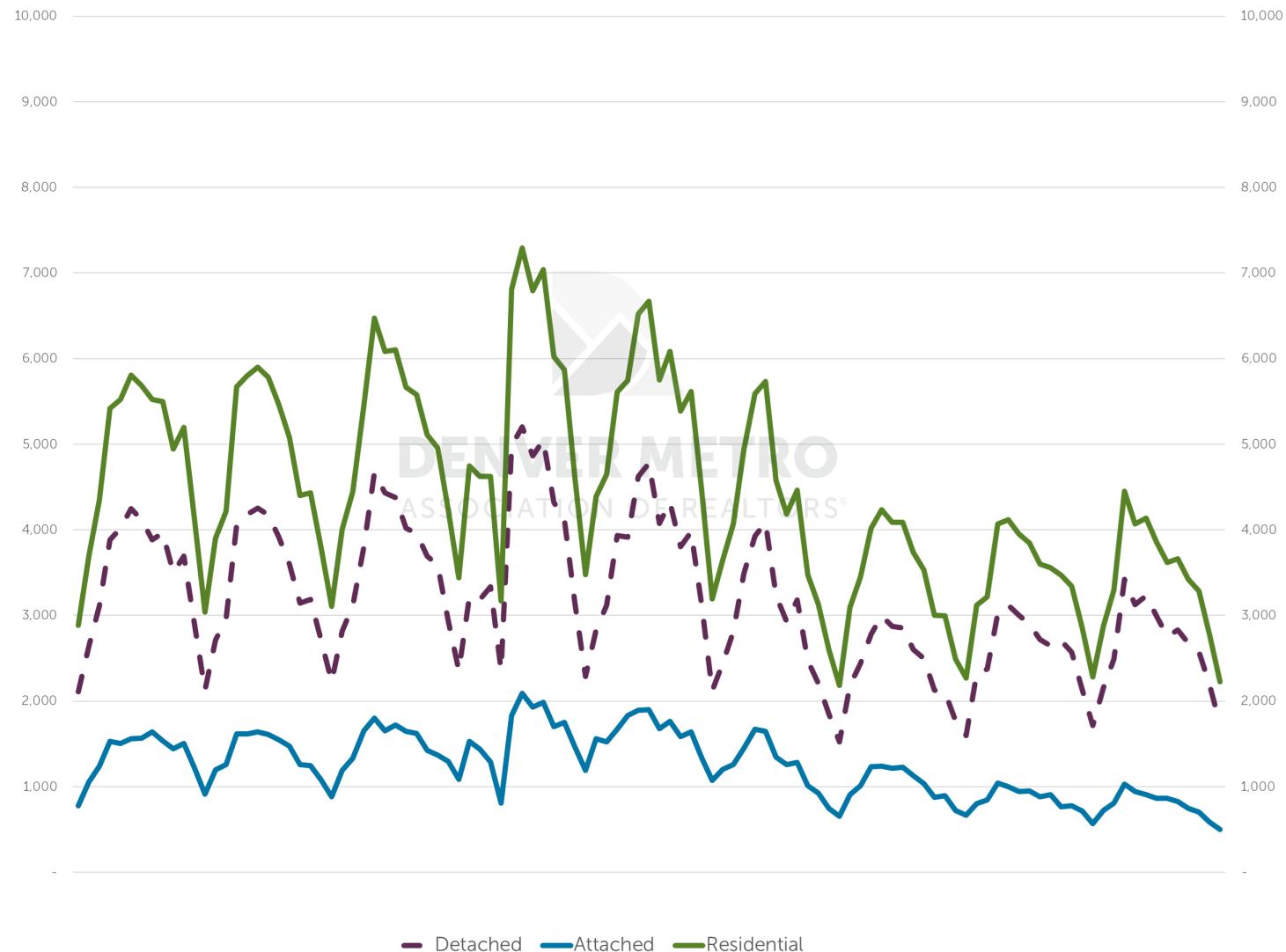


## Pending Sales

DMAR Market Trends | December 2025

Denver Metro Association of Realtors®

Source of MLS Data: REColorado.com



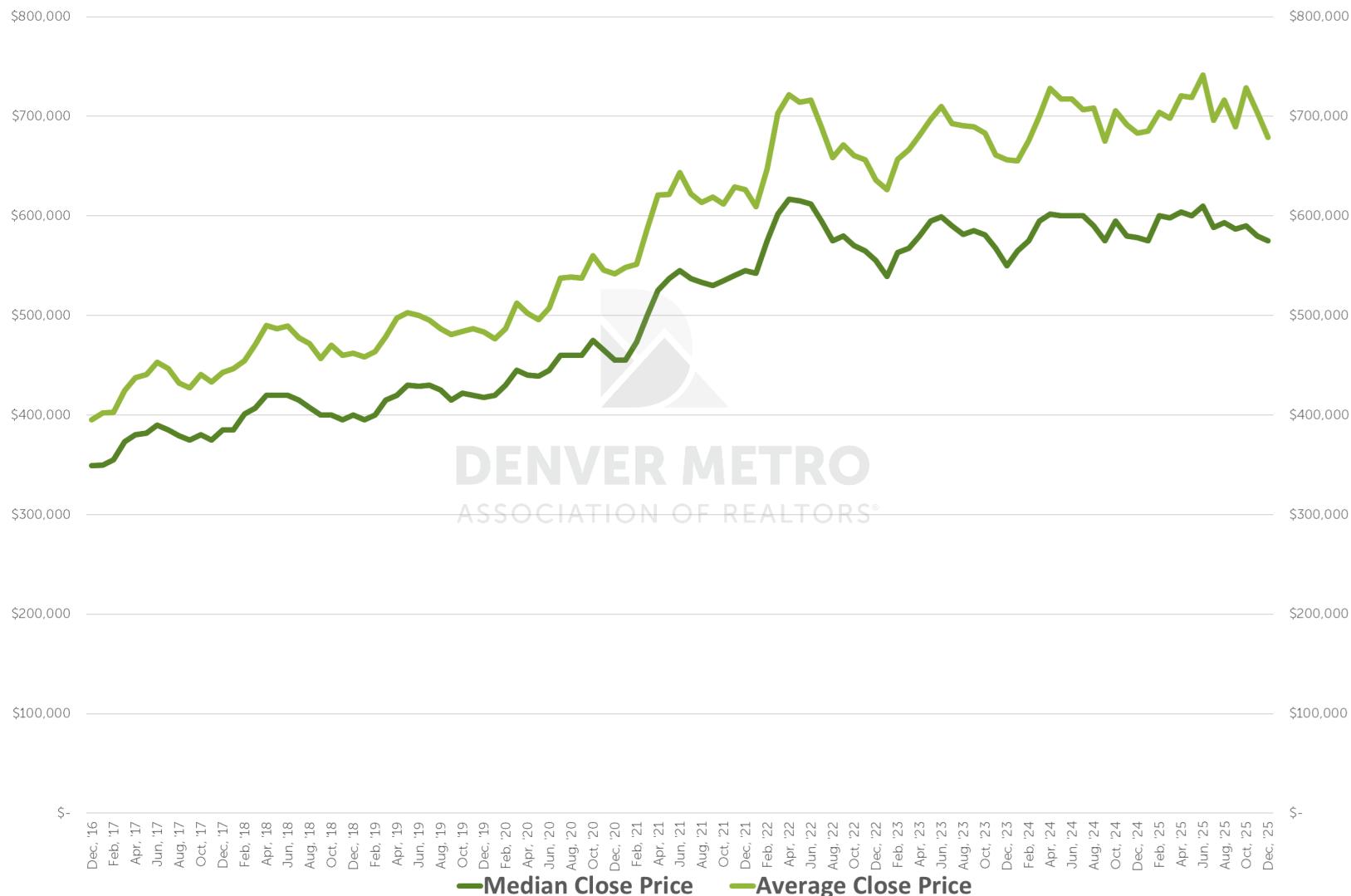
# Residential Median + Average Close Price

10-year view

DMAR Market Trends | December 2025

Denver Metro Association of Realtors®

Source of MLS Data: REcolorado.com



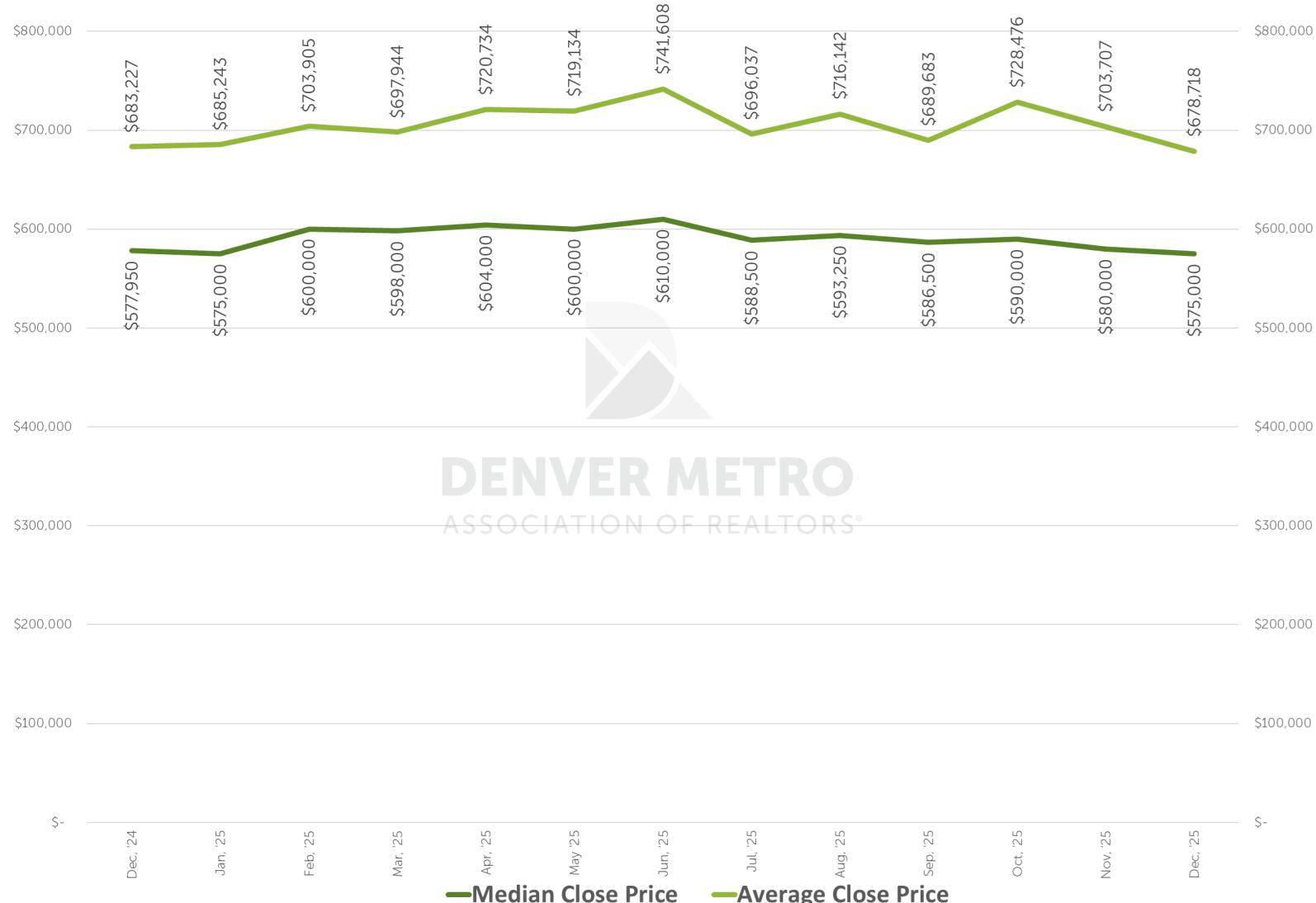
# Residential Median + Average Close Price

1-year snapshot

DMAR Market Trends | December 2025

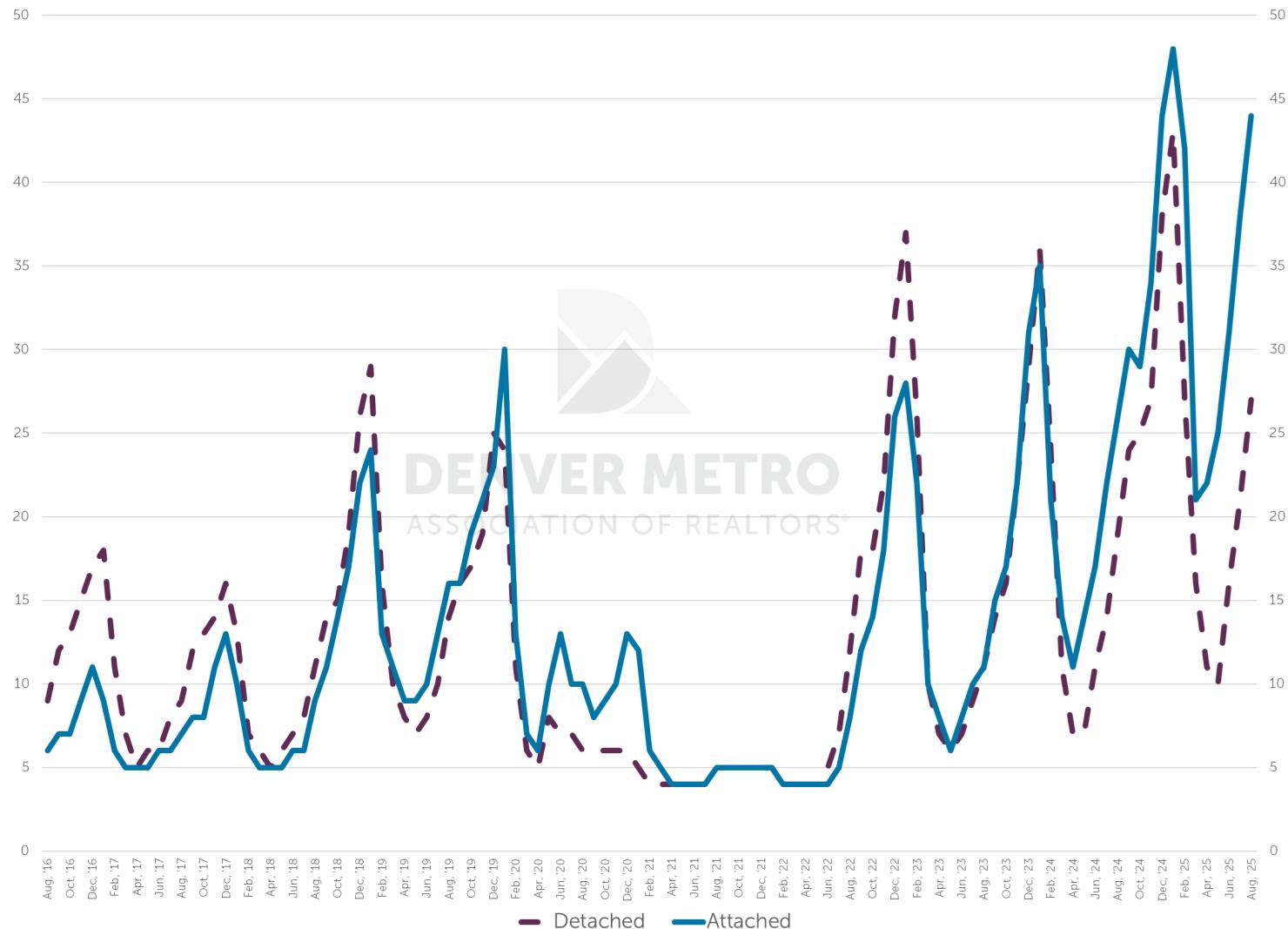
Denver Metro Association of Realtors®

Source of MLS Data: REColorado.com



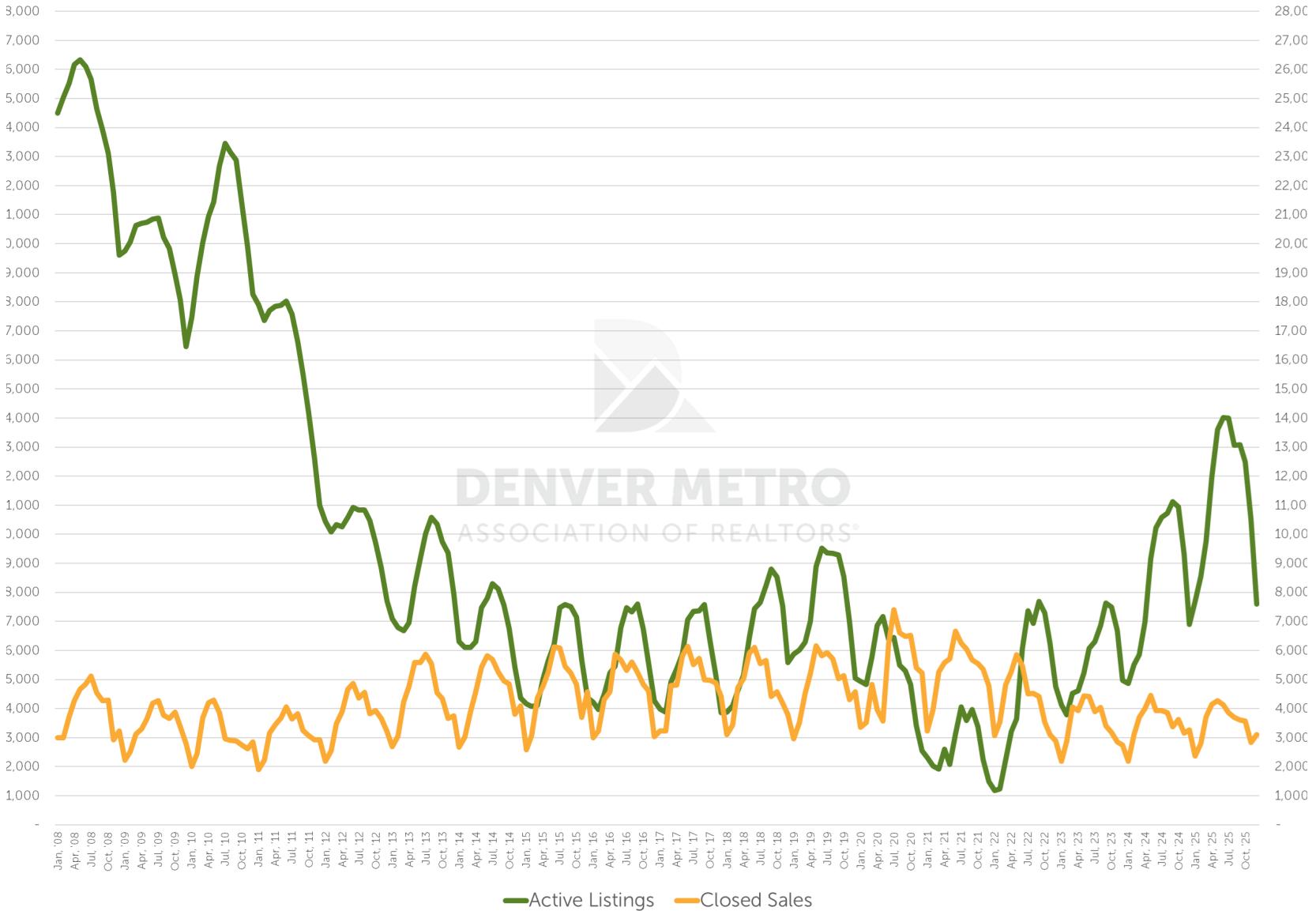
# Median Days in MLS

DMAR Market Trends | December 2025  
Denver Metro Association of Realtors®  
Source of MLS Data: REColorado.com



## Residential Active Listings + Closed Sales at Month's End

DMAR Market Trends | December 2025  
Denver Metro Association of Realtors®  
Source of MLS Data: REColorado.com



## December Data Year-to-Date | 2025 to 2021

	YTD 2025	YTD 2024	YTD 2023	YTD 2022	YTD 2021	'25 vs '24	'25 vs '23	'25 vs '22	'25 vs '21
<b>Residential (Detached + Attached)</b>									
Active Listings at Month's End	7,607	6,888	4,971	4,757	1,477	10.44%	53.03%	59.91%	415.03%
New Listings	59,671	55,866	49,587	60,189	66,333	6.81%	20.34%	-0.86%	-10.04%
Closed	42,268	42,617	42,033	51,031	64,119	-0.82%	0.56%	-17.17%	-34.08%
Close Price - Average	\$ 708,725	\$ 699,867	\$ 679,652	\$ 680,742	\$ 612,430	1.27%	4.28%	4.11%	15.72%
Close Price - Median	\$ 593,000	\$ 590,000	\$ 577,950	\$ 588,000	\$ 525,000	0.51%	2.60%	0.85%	12.95%
Sales Volume	\$ 29,956,373,434	\$ 29,826,233,299	\$ 30,077,664,426	\$ 34,738,948,674	\$ 39,268,421,349	0.44%	-0.40%	-13.77%	-23.71%
Days in MLS - Average	47	38	32	18	14	23.68%	46.88%	161.11%	235.71%
Days in MLS - Median	25	18	12	5	4	38.89%	108.33%	400.00%	525.00%
Close-Price-to-List-Price Ratio	98.77%	99.13%	99.54%	102.32%	103.03%	-0.36%	-0.77%	-3.47%	-4.13%
<b>Detached</b>									
Active Listings at Month's End	4,910	4,636	3,505	3,407	968	5.91%	40.09%	44.12%	407.23%
New Listings	43,206	40,280	36,405	44,738	48,356	7.26%	18.68%	-3.42%	-10.65%
Closed	32,659	32,197	30,961	36,958	46,367	1.43%	5.48%	-11.63%	-29.56%
Close Price - Average	\$ 787,452	\$ 778,520	\$ 760,833	\$ 767,056	\$ 688,407	1.15%	3.50%	2.66%	14.39%
Close Price - Median	\$ 650,000	\$ 647,500	\$ 633,000	\$ 647,500	\$ 580,000	0.39%	2.69%	0.39%	12.07%
Sales Volume	\$ 25,717,409,049	\$ 25,066,007,852	\$ 25,066,007,852	\$ 28,348,851,246	\$ 31,919,350,168	2.60%	2.60%	-9.28%	-19.43%
Days in MLS - Average	45	37	32	18	13	21.62%	40.63%	150.00%	246.15%
Days in MLS - Median	23	17	12	6	4	35.29%	91.67%	283.33%	475.00%
Close-Price-to-List-Price Ratio	98.86%	99.20%	99.54%	102.30%	103.39%	-0.34%	-0.68%	-3.36%	-4.38%
<b>Attached</b>									
Active Listings at Month's End	2,697	2,252	1,466	1,350	509	19.76%	83.97%	99.78%	429.86%
New Listings	16,465	15,586	13,182	15,451	17,977	5.64%	24.91%	6.56%	-8.41%
Closed	9,609	10,420	11,072	14,073	17,752	-7.78%	-13.21%	-31.72%	-45.87%
Close Price - Average	\$ 441,145	\$ 456,835	\$ 452,642	\$ 454,068	\$ 413,986	-3.43%	-2.54%	-2.85%	6.56%
Close Price - Median	\$ 391,990	\$ 403,500	\$ 400,000	\$ 402,000	\$ 360,000	-2.85%	-2.00%	-2.49%	8.89%
Sales Volume	\$ 4,238,964,385	\$ 4,760,225,447	\$ 5,011,656,574	\$ 6,390,097,428	\$ 7,349,071,181	-10.95%	-15.42%	-33.66%	-42.32%
Days in MLS - Average	56	41	29	16	19	36.59%	93.10%	250.00%	194.74%
Days in MLS - Median	35	22	12	5	5	59.09%	191.67%	600.00%	600.00%
Close-Price-to-List-Price Ratio	98.48%	98.92%	99.55%	102.37%	102.07%	-0.44%	-1.07%	-3.80%	-3.52%

# Market Trends

Price Range		Detached			Attached		
		Closed	Active	MOI	Closed	Active	MOI
Months of Inventory	\$0 to \$299,999	31	53	1.71	182	862	4.74
	\$300,000 to \$499,999	529	1,001	1.89	338	1,148	3.40
	\$500,000 to \$749,999	1,085	1,929	1.78	136	481	3.54
	\$750,000 to \$999,999	446	904	2.03	25	111	4.44
	\$1,000,000 to \$1,499,999	176	498	2.83	7	48	6.86
	\$1,500,000 to \$1,999,999	79	217	2.75	-	28	
	\$2,000,000 and over	62	308	4.97	5	19	3.80
TOTALS		2,408	4,910	2.04	693	2,697	3.89
Price Range		Detached		% change	Attached		% change
		Closed Dec. 2025	Closed Nov. 2025		Closed Dec. 2025	Closed Nov. 2025	
Month-Over-Month	\$0 to \$299,999	31	18	72.22%	182	180	1.11%
	\$300,000 to \$499,999	529	480	10.21%	338	275	22.91%
	\$500,000 to \$749,999	1,085	1,000	8.50%	136	99	37.37%
	\$750,000 to \$999,999	446	401	11.22%	25	20	25.00%
	\$1,000,000 to \$1,499,999	176	221	-20.36%	7	12	-41.67%
	\$1,500,000 to \$1,999,999	79	69	14.49%	-	5	-100.00%
	\$2,000,000 and over	62	56	10.71%	5	3	66.67%
TOTALS		2,408	2,245	7.26%	693	594	16.67%
Price Range		Detached		% change	Attached		% change
		YTD Dec. 2025	YTD Dec. 2024		YTD Dec. 2025	YTD Dec. 2024	
Year-Over-Year	\$0 to \$299,999	291	249	16.87%	2,270	2,097	8.25%
	\$300,000 to \$499,999	6,121	5,645	8.43%	4,780	5,341	-10.50%
	\$500,000 to \$749,999	14,645	15,068	-2.81%	1,938	2,248	-13.79%
	\$750,000 to \$999,999	6,280	6,241	0.62%	376	431	-12.76%
	\$1,000,000 to \$1,499,999	3,272	3,114	5.07%	156	190	-17.89%
	\$1,500,000 to \$1,999,999	1,069	1,002	6.69%	48	68	-29.41%
	\$2,000,000 and over	981	878	11.73%	41	45	-8.89%
TOTALS		32,659	32,197	1.43%	9,609	10,420	-7.78%

# Breakdown by Price Range


**Andrew Abrams**

 Member of the DMAR  
 Market Trends Committee  
 and Denver Realtor®

## Properties sold for \$1 million or more

Five years ago, COVID shook the real estate market, and the impact of that uncertainty was difficult to forecast. The period from 2020 through 2022 brought historically low inventory, record-low interest rates and unprecedented levels of cash flowing into our economy. In hindsight, market conditions during those years were clear outliers. By 2023, the market began adjusting back toward normalcy, and 2025 proved that predictability had largely returned. Trends are now more consistent, with changes occurring incrementally. While those patterns are evident across the broader market, the \$1 million+ segment has continued to strengthen in both buyer demand and average price point.

The year ended on a strong note. In 2025, the highest single-family property sold in late November for \$17 million and the highest attached property sold for \$10.13 million in October.\* The average price for homes selling above \$1 million reached \$1.64 million, the highest average recorded in at least the past five years. Rising prices were not the only notable trend in 2025. The time it took to sell these properties also increased. Buyers are taking their time, while sellers are often required to be patient and price lower than their expectations. While selling a home is deeply personal and often emotional, it can also feel similar to changing jobs. You've given your notice, but you are already mentally preparing for what comes next. With year-over-year days in the MLS increasing 8.89 percent, many sellers had to hold their listings longer in 2025, sometimes carrying multiple mortgages in the process. This dynamic can create heightened tension for both sellers and Realtors®. Preparation and realistic expectations are more important than ever. Unless your property is fully renovated or uniquely positioned, pricing toward the lower end of the expected range tends to generate stronger results.

The gap between buyer demand for detached and attached properties continued to widen. Out of the 5,567 properties that sold for over \$1 million in 2025, only 245 were attached homes, just 4.4 percent of the market. One lasting impact of the pandemic has been a renewed demand for space. Buyers who can afford a property above \$1 million, are increasingly prioritizing single-family detached properties. Properties priced between \$1 and \$2 million currently have less than three months of inventory, signaling a strong market. In contrast, properties over \$2 million show 4.97 months of inventory, indicating slower buyer demand relative to available listings. The highest sales of the year occurred toward the end of 2025. Whether this signals momentum heading into 2026 remains to be seen. Overall, 2025 was defined by cautious buyers, patient sellers and a continued preference for detached properties. Prices continued to rise despite increased days in the MLS and lower close-price-to-list-price ratios. As we move into 2026, greater consistency in market trends is expected. While that consistency may sound boring, a paced market—where buyers and sellers can depend on consistency and seasonality—offers much-needed peace of mind in an already stressful process.

\*Highest recorded sales in the MLS.


**Heather O'Leary**

 Member of the DMAR  
 Market Trends Committee  
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## Properties sold between \$750,000 and \$999,999

For the \$750,000 to \$999,999 price segment, overall conditions point to normalization rather than acceleration or decline. Viewing 2024-2025 as the new market baseline, values have stabilized, demand is holding steady and changes in supply are having the greatest influence on market behavior. Demand has been stable year-over-year. In 2025, 6,656 homes sold compared to 6,672 in 2024 and 6,064 in 2023. Pending and closed sales are nearly flat compared to 2024, reinforcing the theme of consistent demand. Value, measured by price-per-square-foot, peaked in 2022. Over the past several years, price-per-square-foot has shown a slight decline but has remained mostly flat, indicating slower appreciation. Supply was the defining factor in 2025, as pent-up inventory entered the market. New listings reached a 10-year high at 9,330, up 4.90 percent from 2024, 21.48 percent from 2023, 2.67 percent from 2022 and 27.90 percent from 2021.

Looking ahead to 2026, early signs point to improved balance. In December 2025, 11.88 percent more homes were sold compared to November, while new listings declined by 33.23 percent month-over-month. The ratio of new listings to pending sales has normalized, with 221 new listings and 306 pendings, closely aligning with December 2024 levels. Detached homes, which represent 94 percent of this segment, show no appreciation in price-per-square-foot, flat compared to the past two years. Attached homes—particularly at the higher end—have seen a notable pullback, with price-per-square-foot down 4.30 percent year-over-year.

As the spring market approaches, new listing activity will be a key indicator of pricing direction and competition. Expect extended selling periods to continue, with the current median days in MLS at 48 and average days in MLS at 69. However, the year-to-date median days in MLS for 2025 was 22, reflecting a faster pace during peak selling season. Spring 2025 comparables will provide more relevant pricing guidance than traditional 180-day comps, as seasonal price pullbacks in 2025 were more pronounced than in typical years.

## Breakdown by Price Range



### Properties sold between \$500,000 and \$749,999

Despite hopes for greater economic clarity in 2025, the year closed on solid footing, with steady performance in the \$500,000 to \$749,999 housing segment. Activity was largely driven by life-event-based moves that gradually loosened the interest-rate “lock-in” effect. By year-end, resilient sellers and committed buyers brought a total of 16,583 transactions to the closing table, reinforcing the segment’s underlying stability.

The most significant shift—mirroring broader market trends—was an increase in new listings, resulting in a buildup of inventory. Increased supply extended time on market and applied modest downward pressure on prices. Market pace, however, varied by product type: attached homes spent a median of 32 days on the MLS in 2025, while detached homes sold roughly one-third faster, with a median of just 24 days.

**Michelle Schwinghammer**

Member of the DMAR  
Market Trends Committee  
and Denver Realtor®

Price-per-square-foot in this segment ended at \$274, representing a modest 1.79 percent year-over-year decrease. Even so, values remain approximately five percent above 2021 levels. Attached and detached homes experienced similar softening, indicating that despite longer selling timelines for attached units, their market value continues to track closely with detached homes in this price range. Sustained elevated inventory, however, could begin to test that balance.

Entering the new year, buyers have 1.78 months of inventory of detached homes and 3.54 months of attached homes to shop. While higher than recent norms, these levels still reflect a fundamentally healthy market. Inventory is expected to rise further in the near term as sellers who paused promotion over the holidays return to the market later this month.

All sellers should plan for sufficient time to find their buyer in 2026 and budget accordingly for potential delays and carrying costs. Sellers of attached homes, in particular, will benefit from proactive strategies to stand out from competing listings. These may include competitively realistic pricing, offering to cover association-related closing costs and thoughtfully marketing amenities to help overcome buyer resistance to HOA fees. Clearly conveying value—through effective marketing materials, thorough due diligence documentation and well-executed showings—will be essential to moving attached homes this year.

For buyers willing to act now, current conditions present a meaningful opportunity. With more homes on the market and longer days on the MLS, buyers may be able to negotiate significant seller concessions—potentially reducing their effective interest rate to levels that rival, or even outperform, what future rate cuts are expected to deliver later in 2026.

## Properties Sold for \$1 Million or More

	Dec. 2025	Nov. 2025	Dec. 2024	Month-Over-Month	Year-Over-Year
<b>Residential (Detached + Attached)</b>					
New Listings	186	280	175	-33.57%	6.29%
Pending	230	322	246	-28.57%	-6.50%
Closed	329	366	377	-10.11%	-12.73%
Sales Volume	\$ 554,966,881	\$ 615,589,742	\$ 612,378,855	-9.85%	-9.38%
Days in MLS - Average	69	61	66	13.11%	4.55%
Days in MLS - Median	48	31	44	54.84%	9.09%
Close-Price-to-List-Price Ratio	97.39%	97.19%	97.31%	0.21%	0.08%
PSF Total	\$ 386	\$ 386	\$ 379	0.00%	1.85%
<b>Detached</b>					
New Listings	172	260	162	-33.85%	6.17%
Pending	212	311	236	-31.83%	-10.17%
Closed	317	346	356	-8.38%	-10.96%
Sales Volume	\$ 527,206,882	\$ 580,250,742	\$ 576,953,055	-9.14%	-8.62%
Days in MLS - Average	70	61	65	14.75%	7.69%
Days in MLS - Median	48	34	45	41.18%	6.67%
Close-Price-to-List-Price Ratio	97.46%	97.25%	97.39%	0.22%	0.07%
PSF Total	\$ 370	\$ 377	\$ 369	-1.86%	0.27%
<b>Attached</b>					
New Listings	14	20	13	-30.00%	7.69%
Pending	18	11	10	63.64%	80.00%
Closed	12	20	21	-40.00%	-42.86%
Sales Volume	\$ 27,759,999	\$ 35,339,000	\$ 35,425,800	-21.45%	-21.64%
Days in MLS - Average	60	49	85	22.45%	-29.41%
Days in MLS - Median	35	19	30	84.21%	16.67%
Close-Price-to-List-Price Ratio	95.63%	95.90%	95.90%	-0.28%	-0.28%
PSF Total	\$ 831	\$ 554	\$ 554	50.00%	50.00%

# Properties Sold for \$1 Million or More

	YTD 2025	YTD 2024	YTD 2023	YTD 2022	YTD 2021	'25 vs '24	'25 vs '23	'25 vs '22	'25 vs '21
<b>Residential (Detached + Attached)</b>									
New Listings	8,375	7,440	6,368	6,703	5,250	12.57%	31.52%	24.94%	59.52%
Pending	5,348	5,073	4,396	4,878	4,677	5.42%	21.66%	9.64%	14.35%
Closed	5,567	5,297	4,627	5,695	5,340	5.10%	20.32%	-2.25%	4.25%
Sales Volume	\$ 9,106,151,536	\$ 8,540,793,476	\$ 7,588,108,295	\$ 9,038,393,583	\$ 8,542,444,671	6.62%	20.01%	0.75%	6.60%
Days in MLS - Average	49	45	36	22	30	8.89%	36.11%	122.73%	63.33%
Days in MLS - Median	21	18	12	5	5	16.67%	75.00%	320.00%	320.00%
Close-Price-to-List-Price Ratio	97.91%	98.16%	98.72%	103.04%	101.87%	-0.25%	-0.82%	-4.98%	-3.89%
PSF Total	\$ 380	\$ 379	\$ 385	\$ 390	\$ 368	0.26%	-1.30%	-2.56%	3.26%
<b>Detached</b>									
New Listings	7,876	6,938	5,887	6,201	4,765	13.52%	33.79%	27.01%	65.29%
Pending	5,106	4,788	4,101	4,534	4,283	6.64%	24.51%	12.62%	19.22%
Closed	5,322	4,994	4,320	5,320	4,886	6.57%	23.19%	0.04%	8.92%
Sales Volume	\$ 8,703,483,882	\$ 8,050,690,299	\$ 7,107,629,830	\$ 8,474,400,262	\$ 7,855,095,521	8.11%	22.45%	2.70%	10.80%
Days in MLS - Average	48	44	35	20	28	9.09%	37.14%	140.00%	71.43%
Days in MLS - Median	21	18	11	5	5	16.67%	90.91%	320.00%	320.00%
Close-Price-to-List-Price Ratio	97.95%	98.20%	98.82%	103.22%	102.12%	-0.25%	-0.88%	-5.11%	-4.08%
PSF Total	\$ 369	\$ 368	\$ 370	\$ 375	\$ 345	0.27%	-0.27%	-1.60%	6.96%
<b>Attached</b>									
New Listings	499	502	481	502	485	-0.60%	3.74%	-0.60%	2.89%
Pending	242	285	295	344	394	-15.09%	-17.97%	-29.65%	-38.58%
Closed	245	303	307	375	454	-19.14%	-20.20%	-34.67%	-46.04%
Sales Volume	\$ 402,667,654	\$ 490,103,177	\$ 480,478,465	\$ 563,993,321	\$ 687,349,150	-17.84%	-16.19%	-28.60%	-41.42%
Days in MLS - Average	53	59	47	38	59	-10.17%	12.77%	39.47%	-10.17%
Days in MLS - Median	20	22	17	7	15	-9.09%	17.65%	185.71%	33.33%
Close-Price-to-List-Price Ratio	97.10%	97.56%	97.34%	100.40%	99.24%	-0.47%	-0.25%	-3.29%	-2.16%
PSF Total	\$ 612	\$ 571	\$ 585	\$ 604	\$ 611	7.18%	4.62%	1.32%	0.16%

## Properties Sold Between \$750,000 and \$999,999

	Dec. 2025	Nov. 2025	Dec. 2024	Month-Over-Month	Year-Over-Year
<b>Residential (Detached + Attached)</b>					
New Listings	221	331	236	-33.23%	-6.36%
Pending	306	429	318	-28.67%	-3.77%
Closed	471	421	482	11.88%	-2.28%
Sales Volume	\$ 399,735,005	\$ 355,773,340	\$ 407,045,232	12.36%	-1.80%
Days in MLS - Average	69	58	57	18.97%	21.05%
Days in MLS - Median	48	34	41	41.18%	17.07%
Close-Price-to-List-Price Ratio	98.19%	98.23%	98.58%	-0.04%	-0.40%
PSF Total	\$ 277	\$ 273	\$ 280	1.47%	-1.07%
<b>Detached</b>					
New Listings	203	293	218	-30.72%	-6.88%
Pending	285	408	294	-30.15%	-3.06%
Closed	446	401	454	11.22%	-1.76%
Sales Volume	\$ 378,624,974	\$ 338,698,795	\$ 383,163,607	11.79%	-1.18%
Days in MLS - Average	70	57	57	22.81%	22.81%
Days in MLS - Median	50	33	42	51.52%	19.05%
Close-Price-to-List-Price Ratio	98.20%	98.29%	98.63%	-0.09%	-0.44%
PSF Total	\$ 268	\$ 266	\$ 271	0.75%	-1.11%
<b>Attached</b>					
New Listings	18	38	18	-52.63%	0.00%
Pending	21	21	24	0.00%	-12.50%
Closed	25	20	28	25.00%	-10.71%
Sales Volume	\$ 21,110,031	\$ 17,074,545	\$ 23,881,625	23.63%	-11.61%
Days in MLS - Average	66	82	52	-19.51%	26.92%
Days in MLS - Median	29	49	31	-40.82%	-6.45%
Close-Price-to-List-Price Ratio	97.95%	96.95%	97.74%	1.03%	0.21%
PSF Total	\$ 435	\$ 402	\$ 438	8.21%	-0.68%

# Properties Sold Between \$750,000 and \$999,999

	YTD 2025	YTD 2024	YTD 2023	YTD 2022	YTD 2021	'25 vs '24	'25 vs '23	'25 vs '22	'25 vs '21
<b>Residential (Detached + Attached)</b>									
New Listings	9,330	8,894	7,680	9,087	7,295	4.90%	21.48%	2.67%	27.90%
Pending	6,627	6,673	6,101	7,077	6,717	-0.69%	8.62%	-6.36%	-1.34%
Closed	6,656	6,672	6,064	7,673	7,048	-0.24%	9.76%	-13.25%	-5.56%
Sales Volume	\$ 5,659,638,275	\$ 5,657,192,038	\$ 5,132,500,485	\$ 6,496,621,079	\$ 5,975,262,824	0.04%	10.27%	-12.88%	-5.28%
Days in MLS - Average	45	38	33	19	17	18.42%	36.36%	136.84%	164.71%
Days in MLS - Median	22	17	13	5	5	29.41%	69.23%	340.00%	340.00%
Close-Price-to-List-Price Ratio	98.92%	99.33%	99.48%	102.66%	102.98%	-0.41%	-0.56%	-3.64%	-3.94%
PSF Total	\$ 282	\$ 286	\$ 285	\$ 296	\$ 278	-1.40%	-1.05%	-4.73%	1.44%
<b>Detached</b>									
New Listings	8,609	8,142	7,076	8,418	6,606	5.74%	21.66%	2.27%	30.32%
Pending	6,252	6,232	5,670	6,577	6,104	0.32%	10.26%	-4.94%	2.42%
Closed	6,280	6,241	5,602	7,052	6,457	0.62%	12.10%	-10.95%	-2.74%
Sales Volume	\$ 5,341,544,749	\$ 5,293,502,821	\$ 4,743,022,711	\$ 5,973,185,495	\$ 5,474,908,879	0.91%	12.62%	-10.57%	-2.44%
Days in MLS - Average	45	38	33	18	15	18.42%	36.36%	150.00%	200.00%
Days in MLS - Median	22	17	13	5	5	29.41%	69.23%	340.00%	340.00%
Close-Price-to-List-Price Ratio	98.95%	99.34%	99.50%	102.72%	103.18%	-0.39%	-0.55%	-3.67%	-4.10%
PSF Total	\$ 273	\$ 275	\$ 273	\$ 282	\$ 264	-0.73%	0.00%	-3.19%	3.41%
<b>Attached</b>									
New Listings	721	752	604	669	689	-4.12%	19.37%	7.77%	4.64%
Pending	375	441	431	500	613	-14.97%	-12.99%	-25.00%	-38.83%
Closed	376	431	462	621	591	-12.76%	-18.61%	-39.45%	-36.38%
Sales Volume	\$ 318,093,526	\$ 363,689,217	\$ 389,477,774	\$ 523,435,584	\$ 500,353,945	-12.54%	-18.33%	-39.23%	-36.43%
Days in MLS - Average	58	45	35	25	41	28.89%	65.71%	132.00%	41.46%
Days in MLS - Median	31	16	12	6	8	93.75%	158.33%	416.67%	287.50%
Close-Price-to-List-Price Ratio	98.40%	99.22%	99.21%	102.08%	100.80%	-0.83%	-0.82%	-3.61%	-2.38%
PSF Total	\$ 423	\$ 442	\$ 439	\$ 458	\$ 425	-4.30%	-3.64%	-7.64%	-0.47%

## Properties Sold Between \$500,000 and \$749,999

	Dec. 2025	Nov. 2025	Dec. 2024	Month-Over-Month	Year-Over-Year
<b>Residential (Detached + Attached)</b>					
New Listings	612	958	726	-36.12%	-15.70%
Pending	854	1,078	972	-20.78%	-12.14%
Closed	1,221	1,099	1,335	11.10%	-8.54%
Sales Volume	\$ 740,848,673	\$ 667,735,411	\$ 806,387,840	10.95%	-8.13%
Days in MLS - Average	64	56	54	14.29%	18.52%
Days in MLS - Median	43	37	38	16.22%	13.16%
Close-Price-to-List-Price Ratio	98.61%	98.58%	98.96%	0.03%	-0.35%
PSF Total	\$ 262	\$ 269	\$ 277	-2.60%	-5.42%
<b>Detached</b>					
New Listings	495	819	618	-39.56%	-19.90%
Pending	754	967	845	-22.03%	-10.77%
Closed	1,085	1,000	1,167	8.50%	-7.03%
Sales Volume	\$ 661,810,383	\$ 609,618,440	\$ 707,471,121	8.56%	-6.45%
Days in MLS - Average	62	55	53	12.73%	16.98%
Days in MLS - Median	43	36	38	19.44%	13.16%
Close-Price-to-List-Price Ratio	98.68%	98.65%	99.00%	0.03%	-0.32%
PSF Total	\$ 253	\$ 261	\$ 266	-3.07%	-4.89%
<b>Attached</b>					
New Listings	117	139	108	-15.83%	8.33%
Pending	100	111	127	-9.91%	-21.26%
Closed	136	99	168	37.37%	-19.05%
Sales Volume	\$ 79,038,290	\$ 58,116,971	\$ 98,916,719	36.00%	-20.10%
Days in MLS - Average	76	74	58	2.70%	31.03%
Days in MLS - Median	43	50	43	-14.00%	0.00%
Close-Price-to-List-Price Ratio	98.08%	97.81%	98.67%	0.28%	-0.60%
PSF Total	\$ 333	\$ 351	\$ 347	-5.13%	-4.03%

# Properties Sold Between \$500,000 and \$749,999

	YTD 2025	YTD 2024	YTD 2023	YTD 2022	YTD 2021	'25 vs '24	'25 vs '23	'25 vs '22	'25 vs '21
<b>Residential (Detached + Attached)</b>									
New Listings	21,946	21,450	19,263	24,488	22,884	2.31%	13.93%	-10.38%	-4.10%
Pending	16,011	16,676	16,453	19,531	21,468	-3.99%	-2.69%	-18.02%	-25.42%
Closed	16,583	17,316	17,113	21,246	23,704	-4.23%	-3.10%	-21.95%	-30.04%
Sales Volume	\$10,087,903,543	\$10,504,660,418	\$10,388,084,458	\$12,942,367,660	\$14,242,487,982	-3.97%	-2.89%	-22.06%	-29.17%
Days in MLS - Average	45	37	34	18	12	21.62%	32.35%	150.00%	275.00%
Days in MLS - Median	25	18	14	6	4	38.89%	78.57%	316.67%	525.00%
Close-Price-to-List-Price Ratio	99.22%	99.54%	99.85%	102.42%	103.59%	-0.32%	-0.63%	-3.12%	-4.22%
PSF Total	\$ 274	\$ 279	\$ 276	\$ 289	\$ 261	-1.79%	-0.72%	-5.19%	4.98%
<b>Detached</b>									
New Listings	18,581	18,043	16,468	21,371	20,234	2.98%	12.83%	-13.06%	-8.17%
Pending	14,125	14,469	14,301	16,989	18,956	-2.38%	-1.23%	-16.86%	-25.49%
Closed	14,645	15,068	14,868	18,256	21,001	-2.81%	-1.50%	-19.78%	-30.27%
Sales Volume	8,949,384,869	9,188,709,102	9,066,337,820	11,178,513,037	12,644,860,465	-2.60%	-1.29%	-19.94%	-29.23%
Days in MLS - Average	44	36	33	18	11	22.22%	33.33%	144.44%	300.00%
Days in MLS - Median	24	17	13	6	4	41.18%	84.62%	300.00%	500.00%
Close-Price-to-List-Price Ratio	99.28%	99.60%	99.90%	102.42%	103.83%	-0.32%	-0.62%	-3.07%	-4.38%
PSF Total	\$ 266	\$ 270	\$ 265	\$ 276	\$ 246	-1.48%	0.38%	-3.62%	8.13%
<b>Attached</b>									
New Listings	3,365	3,407	2,795	3,117	2,650	-1.23%	20.39%	7.96%	26.98%
Pending	1,886	2,207	2,152	2,542	2,512	-14.54%	-12.36%	-25.81%	-24.92%
Closed	1,938	2,248	2,245	2,990	2,703	-13.79%	-13.67%	-35.18%	-28.30%
Sales Volume	\$ 1,138,518,674	\$ 1,315,951,316	\$ 1,321,746,638	\$ 1,763,854,623	\$ 1,597,627,517	-13.48%	-13.86%	-35.45%	-28.74%
Days in MLS - Average	52	44	38	18	24	18.18%	36.84%	188.89%	116.67%
Days in MLS - Median	32	23	16	5	5	39.13%	100.00%	540.00%	540.00%
Close-Price-to-List-Price Ratio	98.71%	99.17%	99.56%	102.41%	101.68%	-0.46%	-0.85%	-3.61%	-2.92%
PSF Total	\$ 337	\$ 343	\$ 352	\$ 362	\$ 375	-1.75%	-4.26%	-6.91%	-10.13%

# Spotlight on Mortgages



**Chris Flanders**

Member of the DMAR Market Trends Committee and Senior Mortgage Banker with Commerce Bank

## 2026 OUTLOOK: BALANCING GROWTH, INFLATION AND FED POLICY

As we turn to 2026, we expect the lingering effects of trade tensions, ongoing federal budget battles and the recalibration of monetary policy to continue to ripple through fixed income markets. Actions of lawmakers and policymakers notwithstanding, the U.S. economy continues to move forward impressively. Businesses and consumers appear to be navigating the tariff storm reasonably well, supported by growth in AI-related industries and the wealth effect from record-high equity markets. CPI inflation, while down considerably from its June 2022 peak of 9.1 percent, remains stubbornly above the Fed's two percent target at three percent as of the last available reading from September 2025.

On its face, such an economic environment would not typically coincide with a Fed that is easing monetary policy. But beneath the surface of a booming stock market and healthy economic growth is a labor market that is decelerating, if not stalling, with average monthly job growth of around 62,000 for the three-month period ending September 30, 2025.

While the Fed remains cognizant of the risks of a resurgence in inflation, especially as the impacts of tariffs have yet to fully filter through the economy, the fragile labor market has the Fed reembarking on the path toward monetary easing. After delivering a one percent cut to its Fed funds rate in late 2024, the Fed stood pat as 2025's tariff storm unfolded but resumed cutting rates with 25 basis points (bps) cuts in both September and October, followed by another 25 bps rate cut in December. Treasury bond investors have largely followed the Fed's lead, pushing rates lower across all maturities of the yield curve, but with much of this year's decline centered in the two-to-five-year range. In fact, the two-year Treasury note yield of 3.49 percent as of November 30, 2025 is almost 50 bps below the Fed funds rate, an inversion that suggests the bond market believes the Fed has more to go before it is finished with its easing campaign. Meanwhile, the longer end of the curve remains focused on inflation expectations and the federal government's worrisome fiscal condition, with the 30-year bond's 4.66 percent yield hovering very close to where it began in 2025.

## FED PERSPECTIVE INFLUENCED BY WEAKENING JOBS

While inflation remains close to three percent, somewhat due to the one-time tariff impacts, the dramatic slowdown in job growth over the third quarter highlights the downside risks to our economy and the need for the Fed to pivot. We expect inflation to rise gradually over the next several months before assuming a gradual fall in 2026, as the tariff impact will likely be modest. So far, the magnitude of tariffs' inflationary increase has largely been offset by a cooling economy and a slowdown in the rise of housing costs.

## SLOWER GROWTH, NO RECESSION

Ultimately, economic activity hinges on sustained employment growth. Employment appears strong enough to keep the U.S. out of recession. Real economic growth was likely around 1.5 to two percent this past year. We expect similar economic momentum as we enter 2026 if the Fed continues to pivot toward lower rates, households remain nearly fully employed and confident enough to continue to spend, and a less regulated business community shows resilience in the face of uncertainty.

## Spotlight on the Denver Metro Rental Market

- The year ended with multifamily rents declining both month-over-month and year-over-year in December. Single-family rents moved in the opposite direction, posting modest increases on both a month-over-month and year-over-year basis.
- Single-family median rent was \$2,735 in December, up from \$2,700 in November and three percent higher than the same period last year. Median days on market increased to 28 days, up from 26 days in November and three days (12 percent) higher than December 2024. Available single-family rental listings were down for the fifth consecutive month.
- Multifamily median rent in December was \$1,450, down slightly from \$1,465 in November and five percent lower than December 2024. Median days on market increased to 35 days, up from 32 days in November and two days (six percent) higher year-over-year. Available multifamily rental listings declined again on a month-over-month basis.

	Dec. 2025	Nov. 2025	Dec. 2024	Month-Over-Month	Year-Over-Year
<b>Single-family</b>					
Active Listings	620	710	928	<span style="color: red;">-12.68%</span>	<span style="color: red;">-33.19%</span>
Days on Market - Average	33	31	31	<span style="color: green;">6.45%</span>	<span style="color: green;">6.45%</span>
Rent - Median, 1 Bedroom	1,475	1,373	1,508	<span style="color: green;">7.43%</span>	<span style="color: red;">-2.19%</span>
Rent - Median, 2 Bedroom	2,200	2,295	2,150	<span style="color: red;">-4.14%</span>	<span style="color: green;">2.33%</span>
Rent - Median, 3 Bedroom	2,750	2,760	2,750	<span style="color: red;">-0.36%</span>	<span style="color: green;">0.00%</span>
<b>Multi-family</b>					
Active Listings	1,254	1,403	1,678	<span style="color: red;">-10.62%</span>	<span style="color: red;">-25.27%</span>
Days on Market - Average	38	35	35	<span style="color: green;">8.57%</span>	<span style="color: green;">8.57%</span>
Rent - Median, 1 Bedroom	1,250	1,285	1,390	<span style="color: red;">-2.72%</span>	<span style="color: red;">-10.07%</span>
Rent - Median, 2 Bedroom	1,695	1,745	1,745	<span style="color: red;">-2.87%</span>	<span style="color: red;">-2.87%</span>
Rent - Median, 3 Bedroom	2,250	2,250	2,423	<span style="color: green;">0.00%</span>	<span style="color: red;">-7.14%</span>

Data and Insights Provided by:  **Rental Beast**

# Denver Housing Outlook 2026: More Momentum or More of the Same?


**Steve Danyliw**

Past Chair of the DMAR Market Trends Committee and Denver Realtor®

Was 2025 a turning point, or simply a long stretch of grinding through familiar challenges? The market often felt like a car stuck in low gear, inching forward then slipping back again. The natural question is whether 2026 finally gives us the horsepower we have been waiting for, or whether conditions will remain largely unchanged. To answer that question, we need to look closely at the forces shaping both supply and demand.

On the supply side, homeowners feeling the strain of rising living costs may decide that 2026 is the year to sell and reduce their debt load. On the demand side, buyers will base their decisions on how confident they feel about their own financial situations. When confidence weakens, buyers pause. When it improves, they move. Looking ahead, the key is paying attention to the economic signals that directly influence housing.

Nationally, the economy is heading into another year of slower growth. The University of Colorado Leeds School of Business projects real GDP growth increasing from an estimated 1.9 percent in 2025 to 2.1 percent in 2026. Locally, the outlook is slightly brighter. Colorado's GDP is estimated at 2.1 percent for 2025 and forecasted to rise to 2.9 percent in 2026. That is encouraging news for both buyers and sellers, as stable economic growth supports job security, household planning and long-term confidence.

Population growth continues to play a major role. The University of Colorado forecasts a gain of 35,100 residents in 2026, pushing the state past the six million mark. With most millennials now in their 30s, many are squarely in their first-time buyer years. The question is not whether they want to buy, it's whether they can overcome today's affordability challenges.

Mortgage rates remain a critical factor. While lenders price their own products, they closely track movements in the 10-year Treasury yield and the performance of mortgage-backed securities. Most housing economists expect rates to remain above six percent throughout 2026. Based on my own research, I anticipate modest fluctuations, with year-end rates landing between 6.13 and 6.25 percent.

Closed transaction trends become clearer when separating detached and attached segments. For detached single-family homes, I forecast a modest rise of 1.5 to three percent compared to 2025. The attached segment will likely move in the opposite direction with a meaningful drop of five to nine percent. Just as we saw in 2025, higher HOA fees will continue to challenge affordability and push more buyers away from condos and townhomes.

National forecasts vary widely. The National Association of Realtors® projects a 14 percent increase in closed transactions, while Zillow expects 4.3 percent, Redfin anticipates three percent and Realtor.com®'s chief economist forecasts just 1.7 percent. These projections are interesting, but they reflect national trends, our local market often behaves differently.

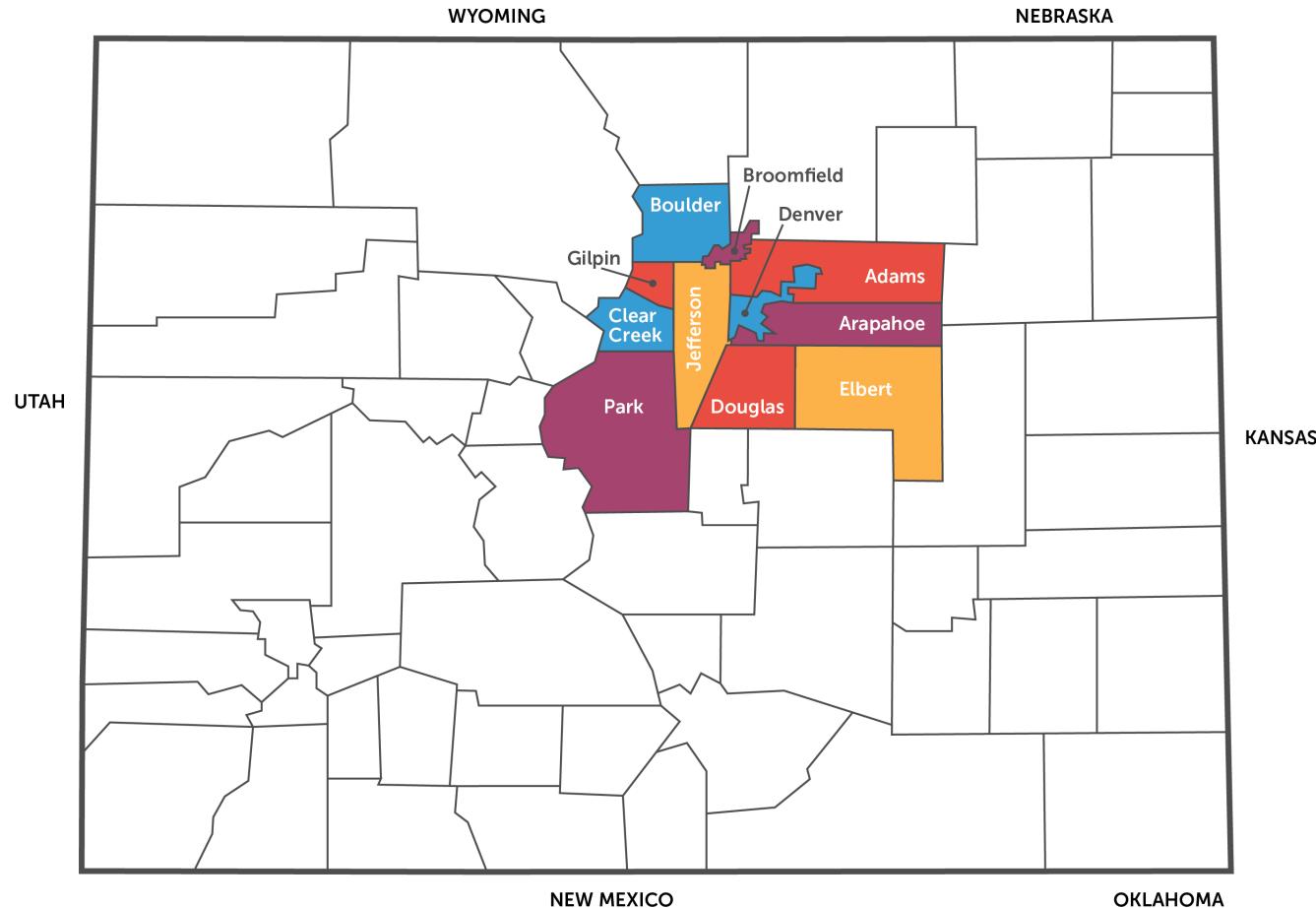
Home prices depend on borrowing costs, jobs and the balance between supply and demand. Rates will remain elevated and the job market will grow slowly. That emphasizes supply and demand. Demand will be limited by continued economic uncertainty. As a result, I forecast the median price of detached single-family homes to rise between 0.5 and two percent in 2026. The attached segment is expected to move in the opposite direction, with prices declining between 2.5 and 3.5 percent.

Inventory remains one of the most difficult metrics to predict. In 2025, inventory climbed by double digits as new listings rose sharply while closed transactions remained flat. For 2026, I expect inventory to edge down slightly, by approximately one to three percent.

In short, the slower pace that defined 2025 is not going anywhere. Buyers will continue to hold the leverage, helping them negotiate, but not solving the broader affordability problem. Meaningful relief in rates appears unlikely. Sellers are feeling the grind of longer days on market, more concessions and more frequent price reductions. It is a sharp contrast from 2021 and 2022, and many sellers are feeling fatigued. As noted last year, competition will continue to suppress price growth. Sellers who want results will need strategic marketing and strong positioning. All signs point to 2026 looking more like a continuation of 2025 rather than a shift into high gear.

# 11-COUNTY MAP

This report, according to recent data provided by the Denver Metro Association of Realtors® Market Trends Committee, showcases the market transactions encompassing the 11 counties of the Denver Metro Area (Adams, Arapahoe, Boulder, Broomfield, Clear Creek, Denver, Douglas, Elbert, Gilpin, Jefferson and Park).



## Glossary

**Active Listings:** The number of properties available for sale at the end of a reported period. The availability of homes for sale has a big impact on supply and demand dynamics and home prices.

**Attached Home:** A structure that shares a common wall or walls with another unit. Examples include townhomes, condominiums, row houses, apartment buildings and high-rise residential towers.

**Average Close Price:** A sum of all home sales prices divided by the total number of sales. Not considered the most accurate gauge since data from the high-end can easily skew the results.

**Closed Listings:** A measure of home sales that sold and closed during the reported period.

**Detached Home (also called a single-family home):** A single-family home that sits on its own lot and does not share any walls with another home or building. Basically, this is another term for your traditional stand-alone house or single-family home.

**Median Close Price:** A measure of home values in a market area where 50 percent of activity was higher and 50 percent was lower than this price point. This method is preferred because it's more insulated from outlying activity occurring at either tail end of the market.

**Months of Inventory (MOI):** 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 currently, given current levels of home sales. A balanced market ranges from four to six months of supply. A buyer's market has a higher number and a seller's market has a lower number.

**New Listings:** The number of properties which became available

during the reported period.

**Pending:** The number of listings that were changed status from "active" to "pending" at the end of the reported period. Pending listings are counted at the end of the reported period. Each listing can only be counted one time. If a listing goes to pending, out of pending, then back to pending all in one reported period, the listing would only be counted once. This is the most real-time measure possible for homebuyer 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.

**REcolorado:** Colorado's largest Multiple Listing Service (MLS) and the source data for the DMAR Market Trends Report.

**RentalBeast:** Rental Beast is the National Association of Realtors® exclusive recommended software provider in the rental space. With a cutting-edge platform designed to empower real estate professionals, and the nation's most comprehensive database of more than 10 million rental properties, Rental Beast provides Realtors® with rental-centric tools simplifying every aspect of the rental process and is the source of rental data for the DMAR Market Trends Report.

**Residential:** Represents the overall housing market, which includes activity of detached single-family homes as well as attached homes.

*The **A** to **Z** of Real Estate*

[\*\*Click Here for Full Glossary >>\*\*](#)

# About

## MARKET TRENDS COMMITTEE

The DMAR Market Trends Committee, part of the Denver Metro Association of Realtors®, The Voice of Real Estate® in the Denver Metro Area, provides timely, consistent and relevant monthly summaries of valuable local real estate market statistical data for both its members and the general public. Statistics from the "Denver Metro Real Estate Market Trends Report" provide data for the following counties: Adams, Arapahoe, Boulder, Broomfield, Clear Creek, Denver, Douglas, Elbert, Gilpin, Jefferson and Park.

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To stay up to date with relevant real estate news and statistics, please visit [dmarealtors.com](http://dmarealtors.com), and join the conversation using the **#DMARstats** on social media.

**Data Source:** REcolorado, the state's largest network of real estate professionals, serves as the primary source of MLS data for the Market Trends Committee. REcolorado.com provides the most accurate and up-to-date property information for Realtors®, real estate professionals and consumers. Rental data is provided by RentalBeast, the nation's most comprehensive database of more than 10 million rental properties.

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The Denver Metro Association of Realtors®, The Voice of Real Estate® in the Denver Metro Area, is a membership-based organization comprised of over 6,000 real estate professionals in the Denver Metropolitan area. The Association offers continuing education, advocacy for the real estate community and is a resource for industry news and market statistics. For more information, visit [dmarealtors.com](http://dmarealtors.com) or call 303-756-0553.