

Monthly Indicators



January 2026

Percent changes calculated using year-over-year comparisons.

New Listings were up 2.4 percent for single family homes and 0.9 percent for townhouse-condo properties. Under Contracts increased 11.5 percent for single family homes but decreased 3.9 percent for townhouse-condo properties.

The Median Sales Price remained flat for townhouse-condo homes at \$399,995 and 3.3 percent to \$589,000 for single family properties. Days on Market increased 18.5 percent for single family homes and 32.8 percent for townhouse-condo properties.

Nationally, there were 1.18 million homes for sale heading into January, an 18.1% decline from the previous month but 3.5% higher compared to the same period last year, representing a 3.3-month supply at the current sales pace, according to NAR. Meanwhile, the median existing-home price rose 0.4% from a year ago to \$405,400, reflecting a continued moderation in national price growth.

Activity Snapshot

- 9.8% **- 14.6%** **- 2.7%**

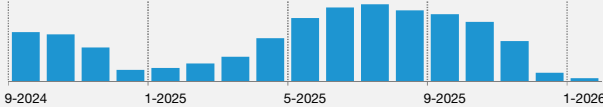
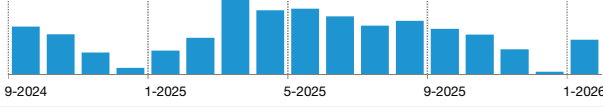
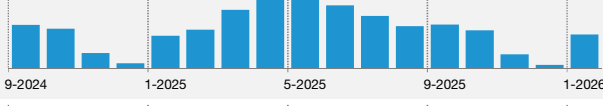
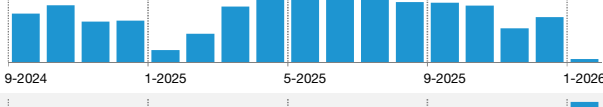
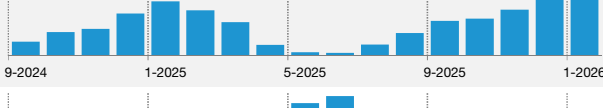
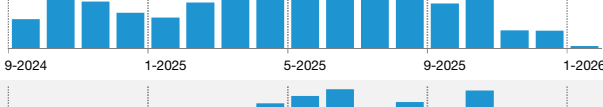
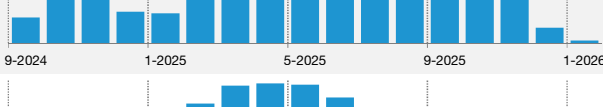

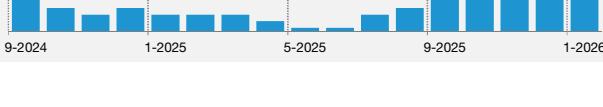
One-Year Change in Active Listings All Properties	One-Year Change in Sold Listings All Properties	One-Year Change in Median Sales Price All Properties
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All residential real estate activity in the MLS of REcolorado® composed of single-family properties, townhomes and condominiums. Percent changes are calculated using rounded figures.

Single Family Market Overview	2
Townhouse-Condo Market Overview	3
Inventory of Active Listings	4
Under Contract	5
New Listings	6
Sold Listings	7
Days on Market Until Sale	8
Median Sales Price	9
Average Sales Price	10
Percent of List Price Received	11
Housing Affordability Index	12
Total Market Overview	13
Sold Listings and Inventory by Price Range	14
Glossary of Terms	15

Single Family Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	1-2025	1-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
Active Listings		9,069	7,995	- 11.8%	--	--	--
Under Contract		2,766	3,084	+ 11.5%	2,766	3,084	+ 11.5%
New Listings		3,848	3,940	+ 2.4%	3,848	3,940	+ 2.4%
Sold Listings		2,216	1,956	- 11.7%	2,216	1,956	- 11.7%
Days on Market		65	77	+ 18.5%	65	77	+ 18.5%
Median Sales Price		\$608,825	\$589,000	- 3.3%	\$608,825	\$589,000	- 3.3%
Average Sales Price		\$724,120	\$695,103	- 4.0%	\$724,120	\$695,103	- 4.0%
Pct. of List Price Received		98.4%	98.0%	- 0.4%	98.4%	98.0%	- 0.4%
Affordability Index		70	79	+ 12.9%	70	79	+ 12.9%

Townhouse-Condo Market Overview



Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	1-2025	1-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
Active Listings		3,807	3,617	- 5.0%	--	--	--
Under Contract		816	784	- 3.9%	816	784	- 3.9%
New Listings		1,508	1,522	+ 0.9%	1,508	1,522	+ 0.9%
Sold Listings		675	514	- 23.9%	675	514	- 23.9%
Days on Market		67	89	+ 32.8%	67	89	+ 32.8%
Median Sales Price		\$400,000	\$399,995	- 0.0%	\$400,000	\$399,995	- 0.0%
Average Sales Price		\$461,605	\$468,037	+ 1.4%	\$461,605	\$468,037	+ 1.4%
Pct. of List Price Received		98.3%	97.6%	- 0.7%	98.3%	97.6%	- 0.7%
Affordability Index		110	120	+ 9.1%	110	120	+ 9.1%

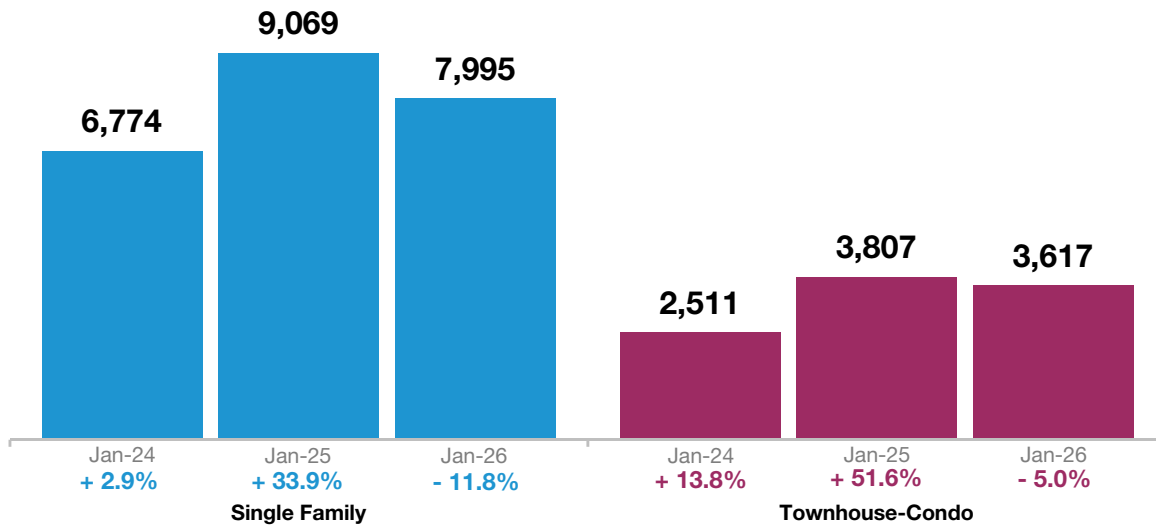
Inventory of Active Listings

The number of properties available for sale in active status at the end of a given month.



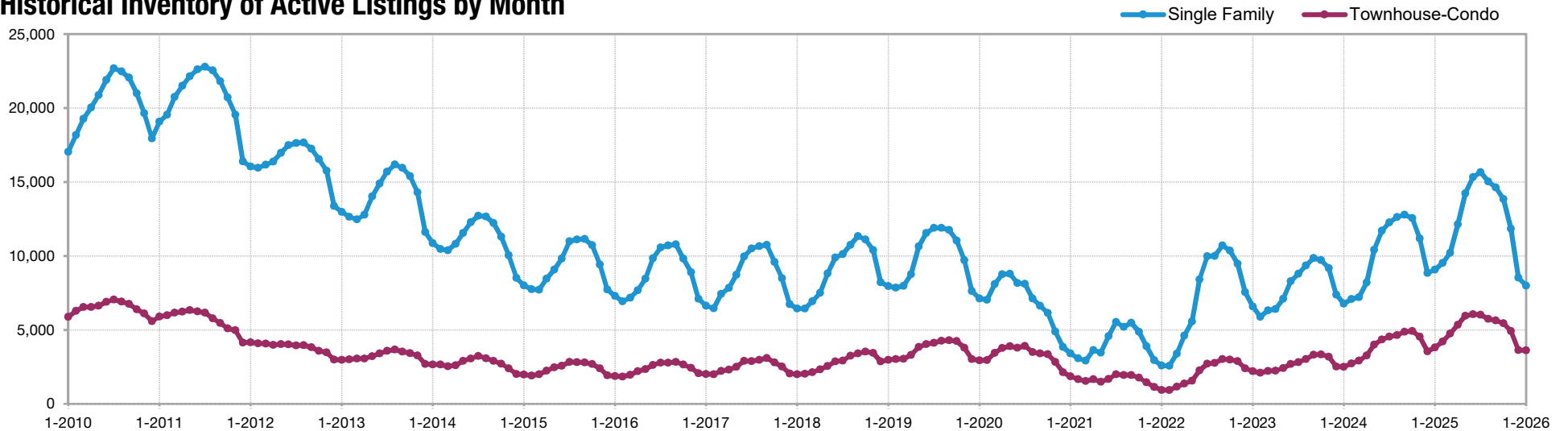
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January



Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Feb-2025	9,532	+34.3%	4,212	+53.9%
Mar-2025	10,210	+41.5%	4,752	+62.4%
Apr-2025	12,142	+48.0%	5,351	+63.7%
May-2025	14,225	+36.6%	5,955	+48.8%
Jun-2025	15,325	+30.9%	6,057	+39.1%
Jul-2025	15,664	+27.7%	6,021	+32.6%
Aug-2025	15,041	+19.1%	5,753	+23.6%
Sep-2025	14,625	+14.4%	5,644	+15.7%
Oct-2025	13,854	+10.4%	5,448	+10.7%
Nov-2025	11,838	+5.8%	4,923	+8.2%
Dec-2025	8,540	-3.6%	3,635	+2.6%
Jan-2026	7,995	-11.8%	3,617	-5.0%

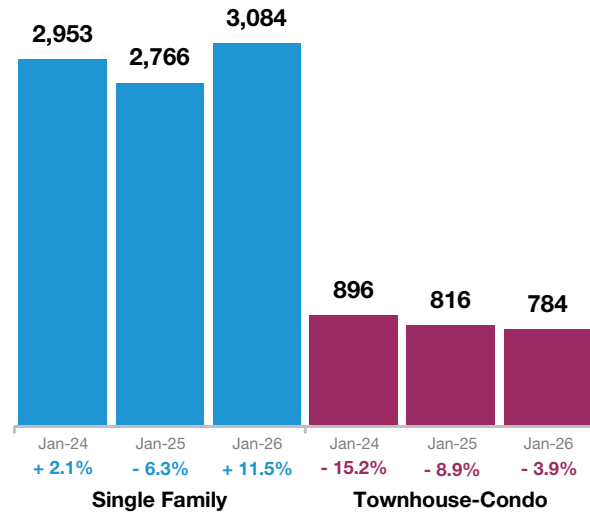
Historical Inventory of Active Listings by Month



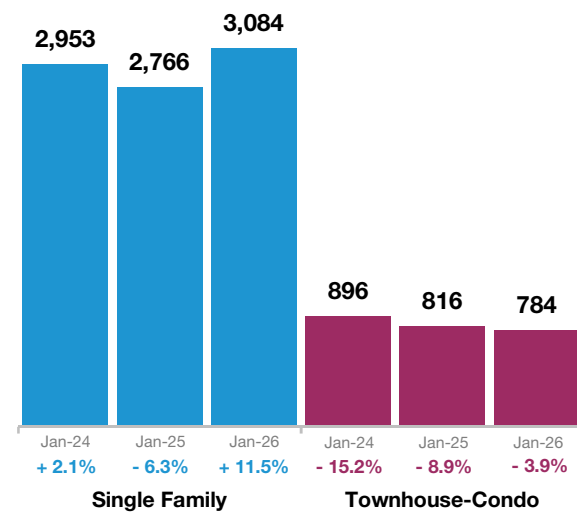
Under Contract

A count of the properties that have offers accepted on them in a given month.

January

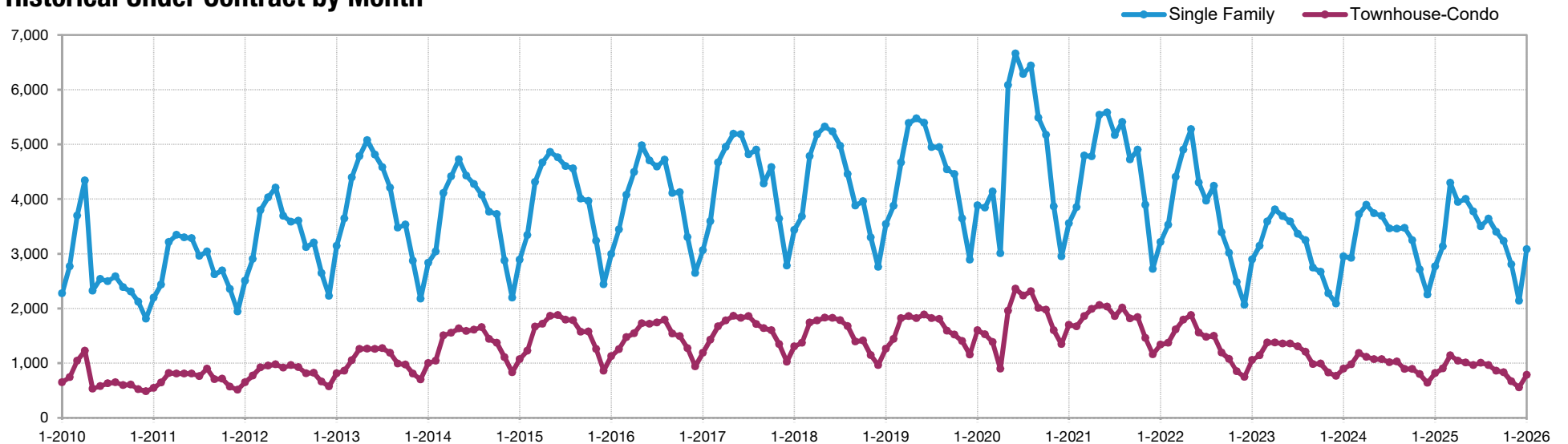


Year to Date



Under Contract	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Feb-2025	3,136	+7.3%	901	-7.9%
Mar-2025	4,298	+15.6%	1,143	-3.3%
Apr-2025	3,947	+1.4%	1,045	-5.9%
May-2025	4,001	+7.1%	1,008	-6.0%
Jun-2025	3,770	+2.2%	962	-10.3%
Jul-2025	3,500	+1.0%	1,005	-1.0%
Aug-2025	3,642	+5.4%	962	-6.6%
Sep-2025	3,403	-1.9%	858	-3.7%
Oct-2025	3,234	-0.4%	832	-6.7%
Nov-2025	2,804	+3.4%	670	-15.9%
Dec-2025	2,139	-5.1%	555	-13.4%
Jan-2026	3,084	+11.5%	784	-3.9%

Historical Under Contract by Month



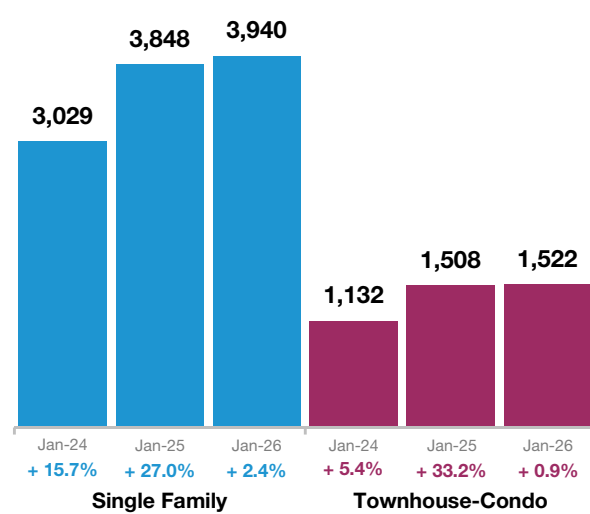
New Listings

A count of the properties that have been newly listed on the market in a given month.

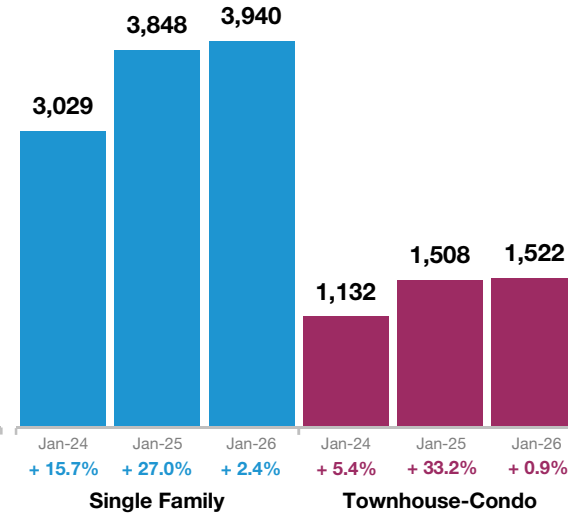


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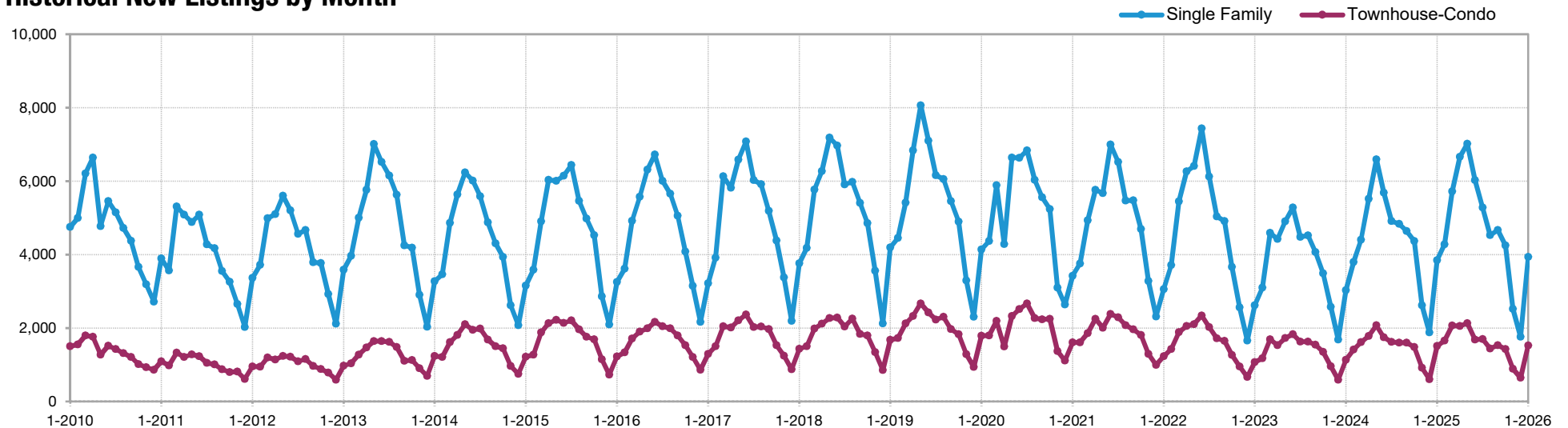


Year to Date



New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Feb-2025	4,279	+12.7%	1,658	+17.3%
Mar-2025	5,723	+29.9%	2,066	+27.6%
Apr-2025	6,665	+20.8%	2,052	+14.9%
May-2025	7,018	+6.5%	2,129	+2.6%
Jun-2025	6,024	+5.9%	1,682	-3.7%
Jul-2025	5,280	+7.5%	1,697	+4.5%
Aug-2025	4,532	-6.2%	1,440	-10.3%
Sep-2025	4,665	+0.5%	1,534	-4.3%
Oct-2025	4,251	-2.7%	1,425	-3.8%
Nov-2025	2,519	-3.8%	892	-3.0%
Dec-2025	1,761	-6.4%	647	+6.6%
Jan-2026	3,940	+2.4%	1,522	+0.9%

Historical New Listings by Month



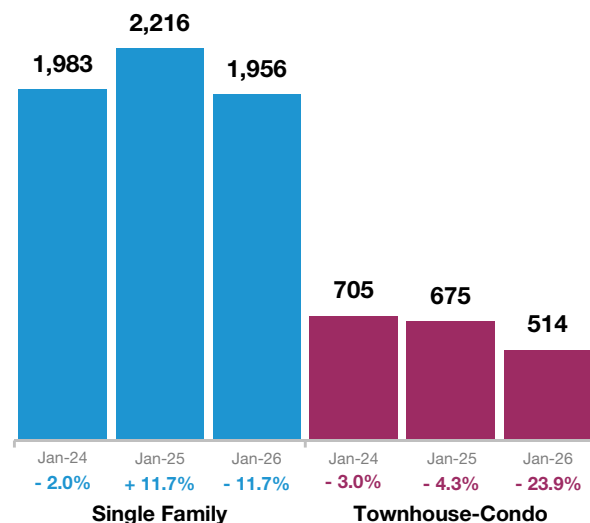
Sold Listings

A count of the actual sales that closed in a given month.

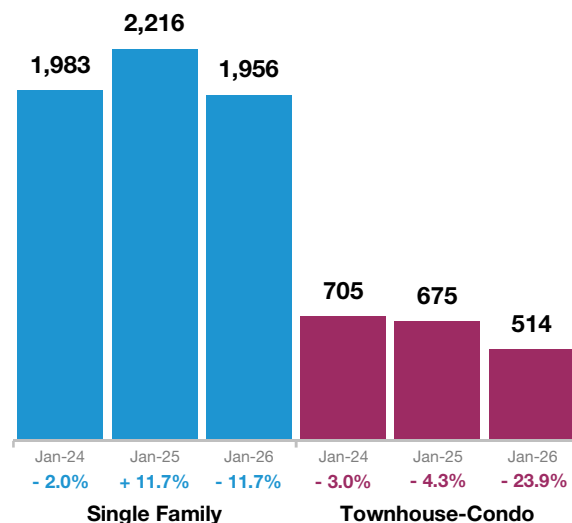


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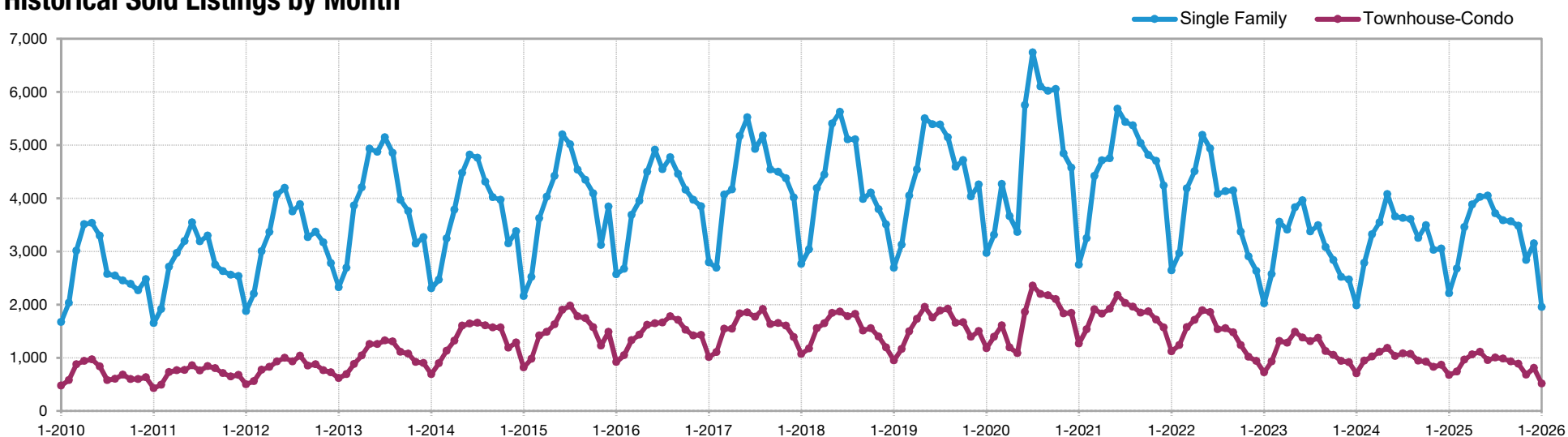


Year to Date



Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Feb-2025	2,677	-3.9%	740	-21.7%
Mar-2025	3,457	+4.1%	964	-6.0%
Apr-2025	3,885	+9.6%	1,063	-4.2%
May-2025	4,022	-1.4%	1,111	-6.4%
Jun-2025	4,050	+10.7%	957	-7.4%
Jul-2025	3,719	+2.5%	1,004	-7.1%
Aug-2025	3,585	-0.6%	984	-8.3%
Sep-2025	3,567	+9.7%	932	-1.3%
Oct-2025	3,482	-0.3%	889	-4.2%
Nov-2025	2,839	-6.3%	681	-18.0%
Dec-2025	3,152	+3.2%	811	-6.7%
Jan-2026	1,956	-11.7%	514	-23.9%

Historical Sold Listings by Month



Days on Market Until Sale

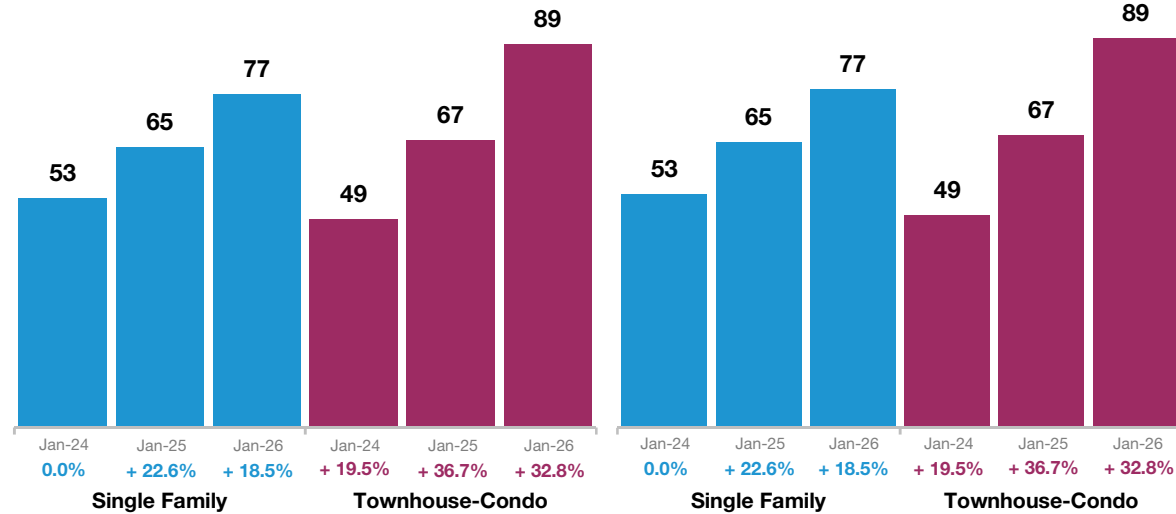
Average number of days between when a property is listed and when an offer is accepted in a given month.



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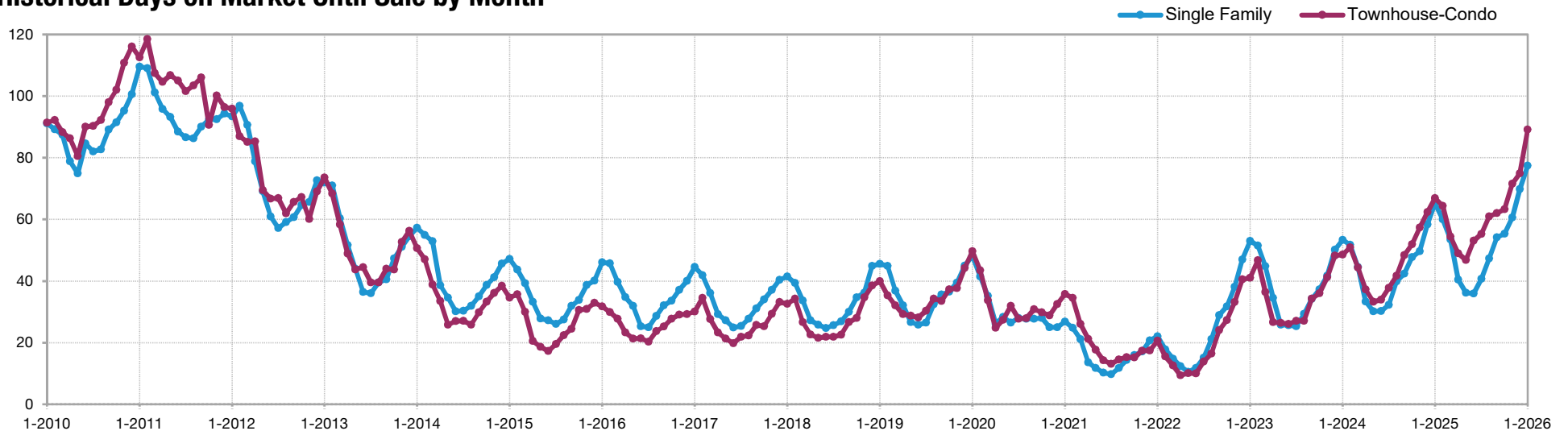
January

Year to Date



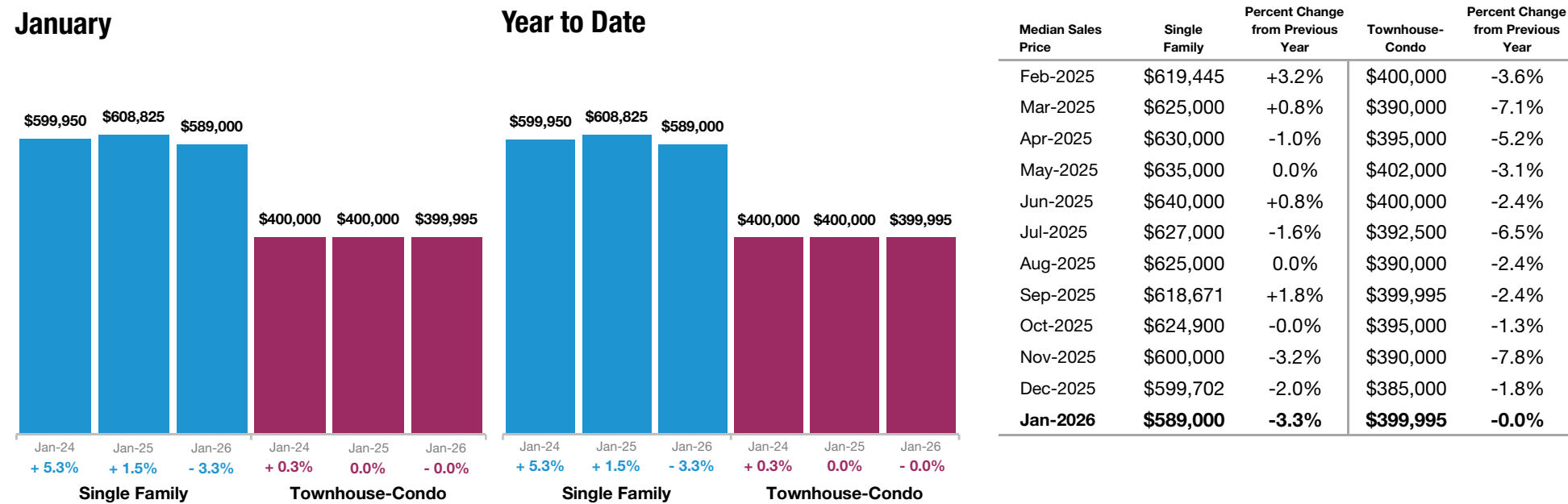
Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Feb-2025	60	+15.4%	64	+25.5%
Mar-2025	53	+17.8%	54	+22.7%
Apr-2025	40	+21.2%	49	+32.4%
May-2025	36	+20.0%	47	+42.4%
Jun-2025	36	+20.0%	53	+55.9%
Jul-2025	41	+28.1%	55	+44.7%
Aug-2025	47	+17.5%	61	+45.2%
Sep-2025	54	+28.6%	62	+29.2%
Oct-2025	55	+14.6%	63	+21.2%
Nov-2025	61	+22.0%	72	+26.3%
Dec-2025	70	+20.7%	75	+21.0%
Jan-2026	77	+18.5%	89	+32.8%

Historical Days on Market Until Sale by Month

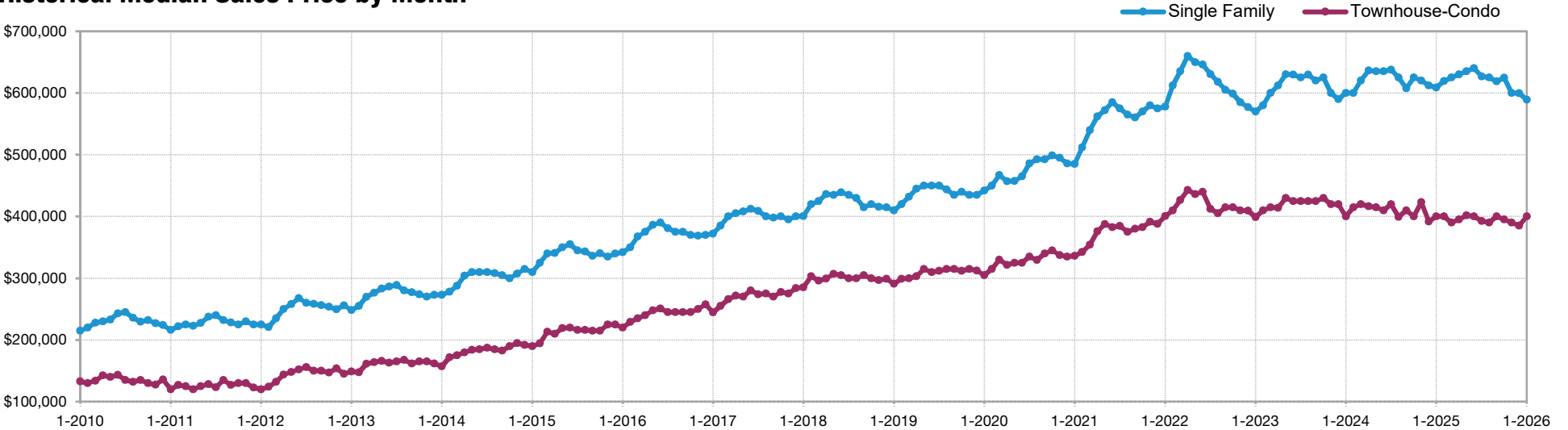


Median Sales Price

Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



Historical Median Sales Price by Month



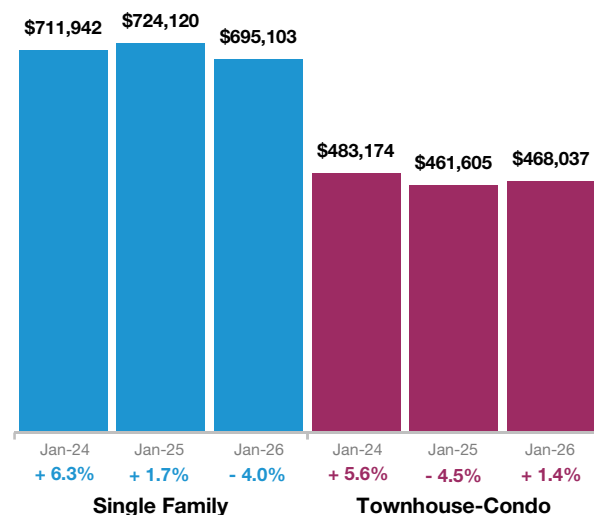
Average Sales Price

Average sales price for all closed sales, not accounting for seller concessions, in a given month.

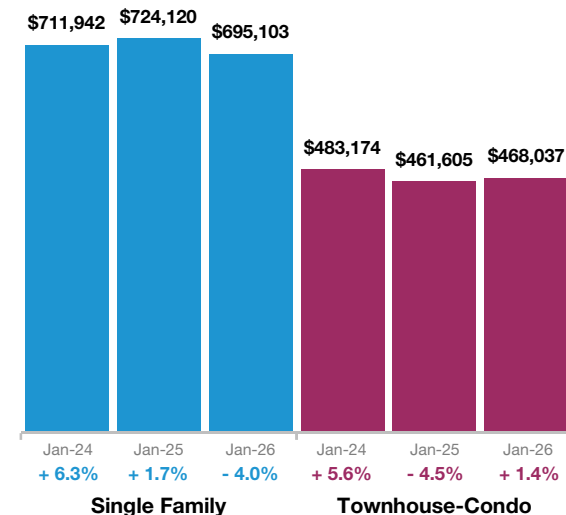


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January

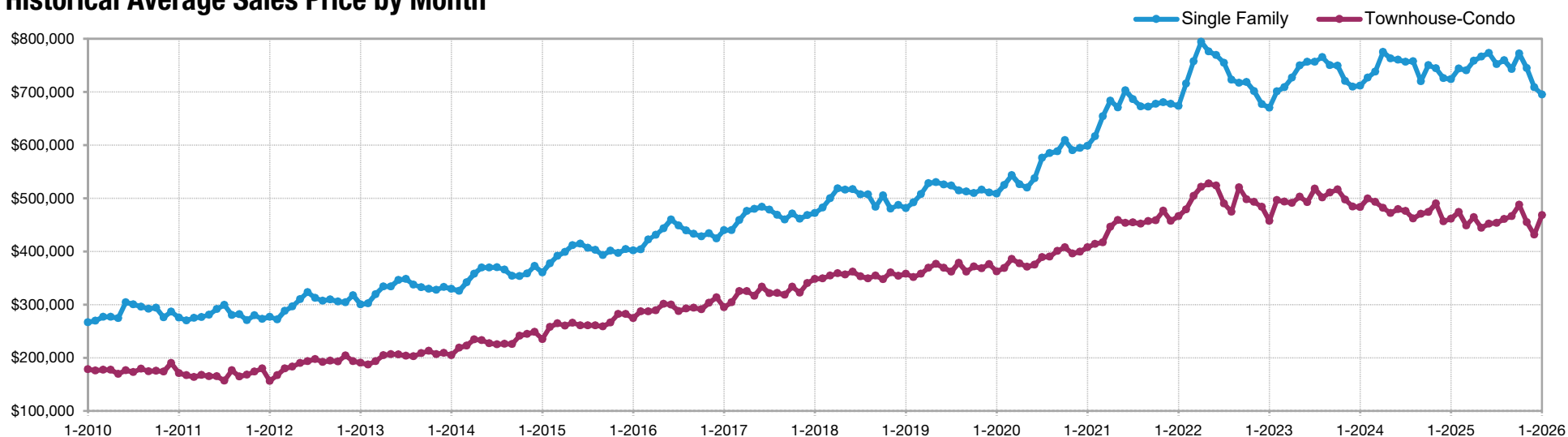


Year to Date



Avg. Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Feb-2025	\$743,739	+2.3%	\$474,245	-5.0%
Mar-2025	\$740,293	+0.3%	\$448,781	-9.0%
Apr-2025	\$758,314	-2.2%	\$464,253	-3.6%
May-2025	\$766,145	+0.4%	\$444,227	-5.9%
Jun-2025	\$773,233	+1.7%	\$452,372	-5.6%
Jul-2025	\$752,165	-0.6%	\$453,413	-4.8%
Aug-2025	\$759,713	+0.3%	\$461,149	-0.2%
Sep-2025	\$742,847	+3.2%	\$466,140	-0.9%
Oct-2025	\$771,957	+2.9%	\$487,970	+2.9%
Nov-2025	\$744,719	+0.0%	\$454,930	-7.2%
Dec-2025	\$708,804	-2.3%	\$431,595	-5.5%
Jan-2026	\$695,103	-4.0%	\$468,037	+1.4%

Historical Average Sales Price by Month

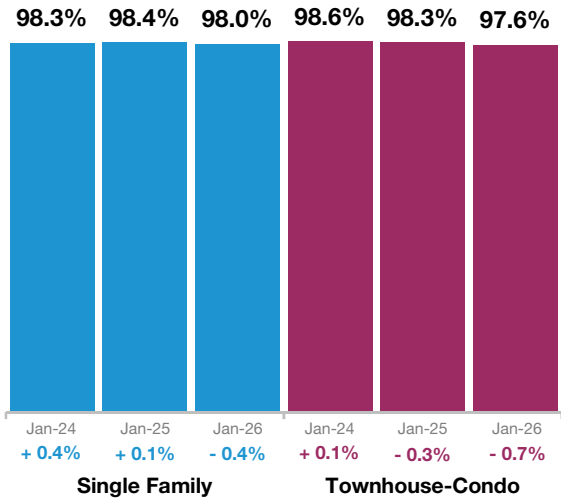


Percent of List Price Received

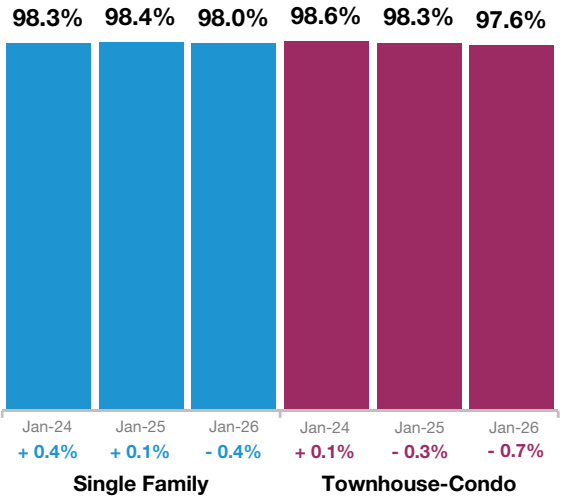
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



January

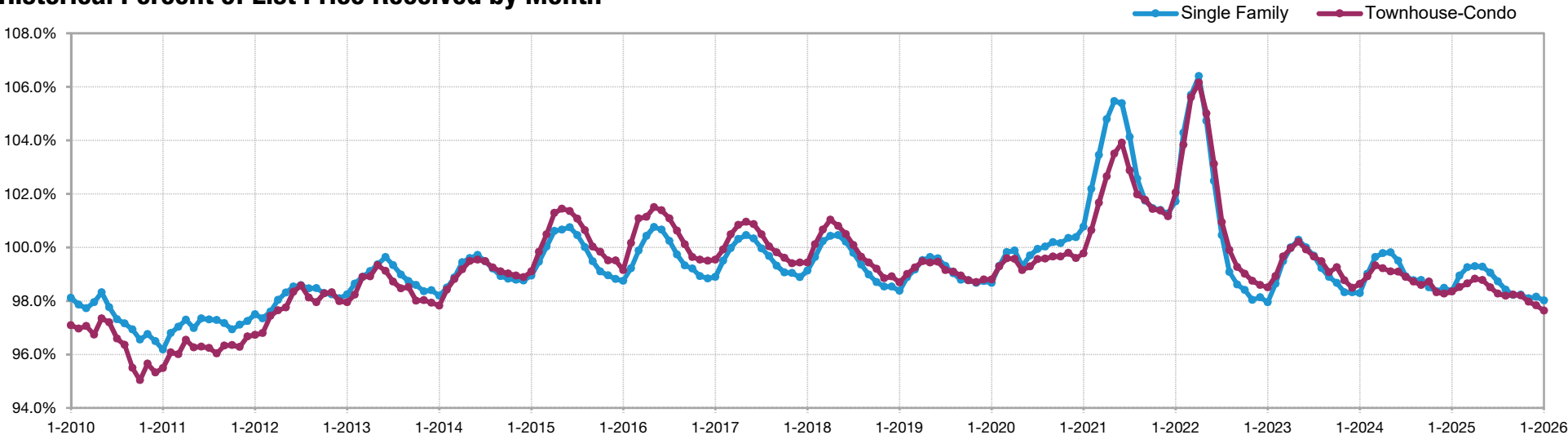


Year to Date



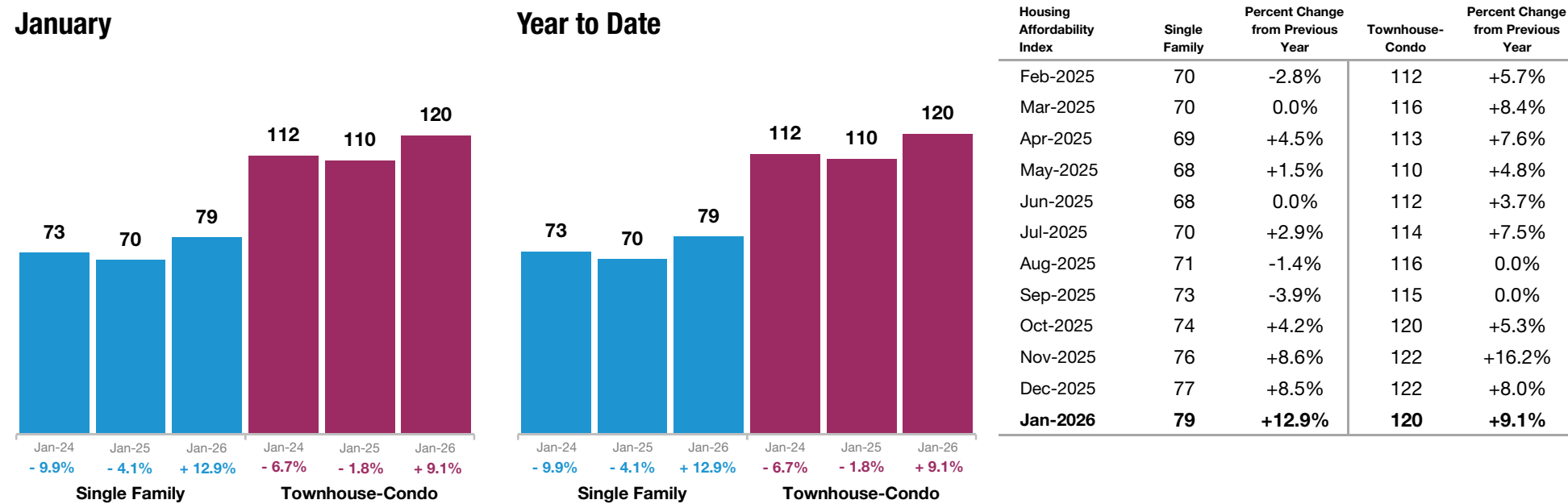
Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Feb-2025	98.9%	-0.1%	98.5%	-0.4%
Mar-2025	99.3%	-0.3%	98.7%	-0.6%
Apr-2025	99.3%	-0.5%	98.8%	-0.4%
May-2025	99.3%	-0.5%	98.8%	-0.3%
Jun-2025	99.1%	-0.4%	98.5%	-0.6%
Jul-2025	98.7%	-0.2%	98.3%	-0.6%
Aug-2025	98.4%	-0.4%	98.2%	-0.5%
Sep-2025	98.2%	-0.6%	98.2%	-0.4%
Oct-2025	98.2%	-0.3%	98.2%	-0.5%
Nov-2025	98.1%	-0.3%	98.0%	-0.3%
Dec-2025	98.2%	-0.3%	97.8%	-0.5%
Jan-2026	98.0%	-0.4%	97.6%	-0.7%

Historical Percent of List Price Received by Month

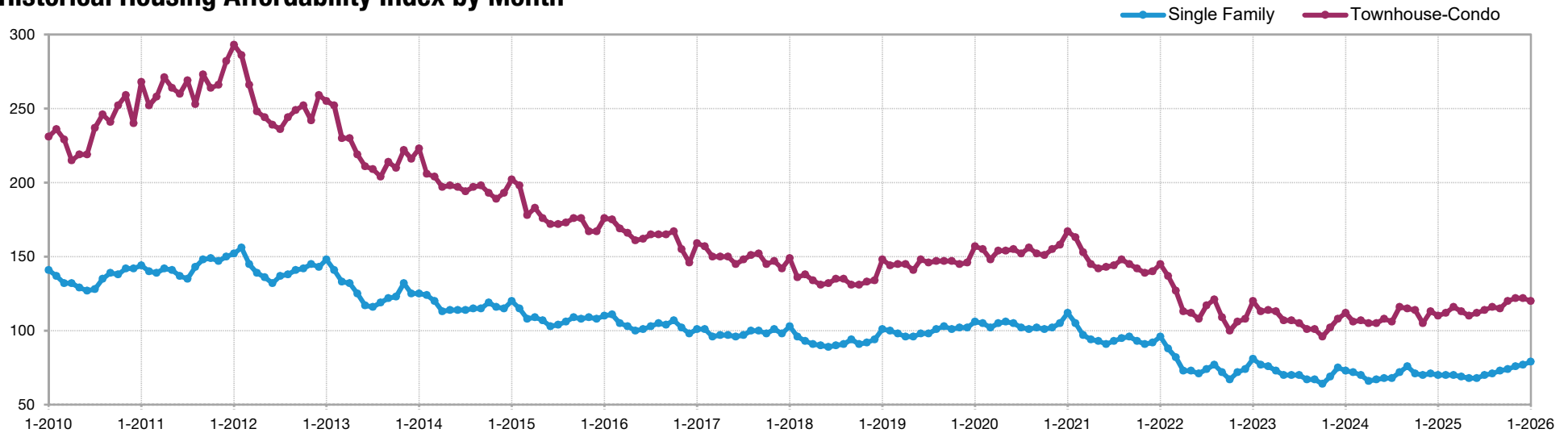


Housing Affordability Index

This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



Historical Housing Affordability Index by Month



Total Market Overview



Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	1-2025	1-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
Active Listings		12,886	11,624	- 9.8%	--	--	--
Under Contract		3,584	3,868	+ 7.9%	3,584	3,868	+ 7.9%
New Listings		5,357	5,463	+ 2.0%	5,357	5,463	+ 2.0%
Sold Listings		2,892	2,470	- 14.6%	2,892	2,470	- 14.6%
Days on Market		66	80	+ 21.2%	66	80	+ 21.2%
Median Sales Price		\$565,000	\$550,000	- 2.7%	\$565,000	\$550,000	- 2.7%
Average Sales Price		\$662,613	\$647,832	- 2.2%	\$662,613	\$647,832	- 2.2%
Pct. of List Price Received		98.4%	97.9%	- 0.5%	98.4%	97.9%	- 0.5%
Affordability Index		70	79	+ 12.9%	70	79	+ 12.9%

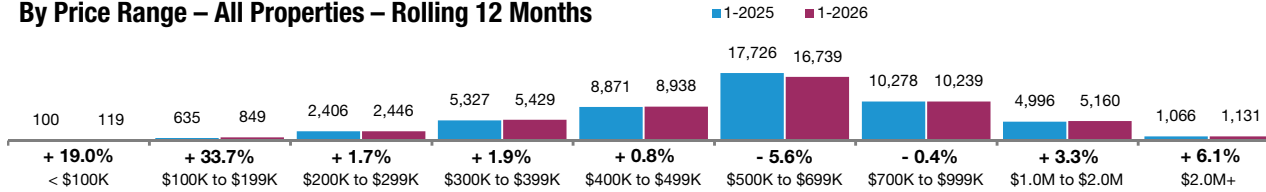
Sold Listings

Actual sales that have closed in a given month.

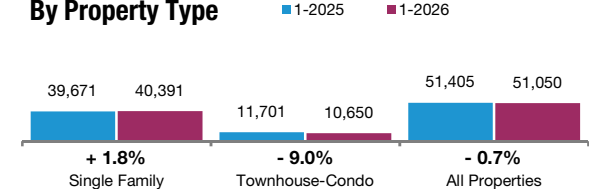


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By Price Range – All Properties – Rolling 12 Months



By Property Type



Rolling 12 Months

By Price Range	Single Family			Townhouse-Condo		
	1-2025	1-2026	Change	1-2025	1-2026	Change
\$99,999 and Below	69	81	+17.4%	24	33	+37.5%
\$100,000 to \$199,999	257	255	-0.8%	372	592	+59.1%
\$200,000 to \$299,999	561	677	+20.7%	1,837	1,769	-3.7%
\$300,000 to \$399,999	2,063	2,371	+14.9%	3,261	3,057	-6.3%
\$400,000 to \$499,999	6,282	6,753	+7.5%	2,580	2,185	-15.3%
\$500,000 to \$699,999	15,381	14,793	-3.8%	2,345	1,945	-17.1%
\$700,000 to \$999,999	9,494	9,543	+0.5%	784	696	-11.2%
\$1,000,000 to \$1,999,999	4,564	4,842	+6.1%	432	318	-26.4%
\$2,000,000 and Above	1,000	1,076	+7.6%	66	55	-16.7%
All Price Ranges	39,671	40,391	+1.8%	11,701	10,650	-9.0%

Compared to Prior Month

	Single Family			Townhouse-Condo		
	12-2025	1-2026	Change	12-2025	1-2026	Change
Single Family	12	4	-66.7%	2	4	+100.0%
Townhouse-Condo	29	20	-31.0%	66	39	-40.9%
Single Family	64	53	-17.2%	140	90	-35.7%
Townhouse-Condo	219	144	-34.2%	235	124	-47.2%
Single Family	578	405	-29.9%	162	101	-37.7%
Townhouse-Condo	1,162	696	-40.1%	143	96	-32.9%
Single Family	716	380	-46.9%	45	39	-13.3%
Townhouse-Condo	306	206	-32.7%	15	18	+20.0%
Single Family	66	48	-27.3%	3	3	0.0%
Townhouse-Condo	811	514	-36.6%			

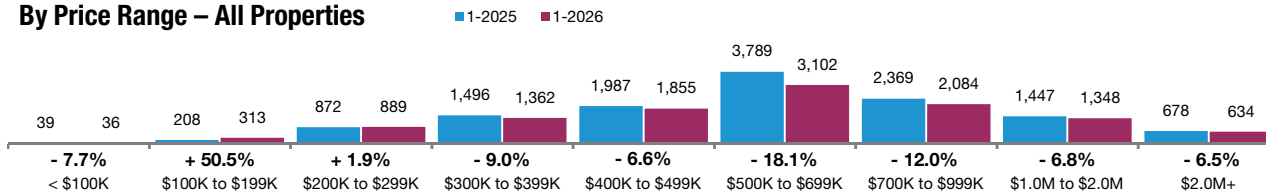
Year to Date

	Single Family			Townhouse-Condo		
	1-2025	1-2026	Change	1-2025	1-2026	Change
Single Family	3	4	+33.3%	6	4	-33.3%
Townhouse-Condo	10	20	+100.0%	23	39	+69.6%
Single Family	34	53	+55.9%	128	90	-29.7%
Townhouse-Condo	151	144	-4.6%	177	124	-29.9%
Single Family	376	405	+7.7%	133	101	-24.1%
Townhouse-Condo	859	696	-19.0%	134	96	-28.4%
Single Family	503	380	-24.5%	51	39	-23.5%
Townhouse-Condo	232	206	-11.2%	19	18	-5.3%
Single Family	48	48	0.0%	4	3	-25.0%
Townhouse-Condo	2,216	1,956	-11.7%	675	514	-23.9%

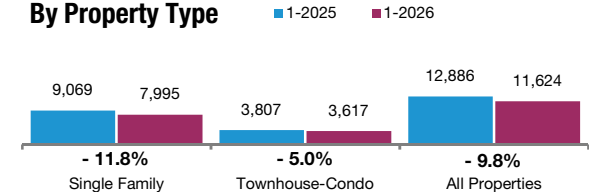
Inventory of Active Listings

A measure of the number of homes available for sale at a given time.

By Price Range – All Properties



By Property Type



Year over Year

By Price Range	Single Family			Townhouse-Condo		
	1-2025	1-2026	Change	1-2025	1-2026	Change
\$99,999 and Below	35	22	-37.1%	2	10	+400.0%
\$100,000 to \$199,999	79	96	+21.5%	126	216	+71.4%
\$200,000 to \$299,999	202	187	-7.4%	670	702	+4.8%
\$300,000 to \$399,999	472	443	-6.1%	1,024	917	-10.4%
\$400,000 to \$499,999	1,269	1,214	-4.3%	716	640	-10.6%
\$500,000 to \$699,999	3,061	2,443	-20.2%	727	658	-9.5%
\$700,000 to \$999,999	2,067	1,822	-11.9%	302	261	-13.6%
\$1,000,000 to \$1,999,999	1,257	1,189	-5.4%	190	158	-16.8%
\$2,000,000 and Above	626	578	-7.7%	50	55	+10.0%
All Price Ranges	9,069	7,995	-11.8%	3,807	3,617	-5.0%

Compared to Prior Month

	Single Family			Townhouse-Condo		
	12-2025	1-2026	Change	12-2025	1-2026	Change
Single Family	30	22	-26.7%	11	10	-9.1%
Townhouse-Condo	98	96	-2.0%	211	216	+2.4%
Single Family	196	187	-4.6%	697	702	+0.7%
Townhouse-Condo	488	443	-9.2%	909	917	+0.9%
Single Family	1,285	1,214	-5.5%	663	640	-3.5%
Townhouse-Condo	2,676	2,443	-8.7%	670	658	-1.8%
Single Family	1,953	1,822	-6.7%	263	261	-0.8%
Townhouse-Condo	1,220	1,189	-2.5%	167	158	-5.4%
Single Family	593	578	-2.5%	44	55	+25.0%
Townhouse-Condo	8,540	7,995	-6.4%	3,635	3,617	-0.5%

Year to Date

Single Family	Townhouse-Condo
There are no year-to-date figures for inventory because it is simply a snapshot frozen in time at the end of each month. It does not add up over a period of months.	

Glossary of Terms

A research tool provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Inventory of Active Listings	A measure of the number of homes available for sale at a given time. The availability of homes for sale has a big effect on supply-demand dynamics and home prices.
Under Contract	A count of the properties that have offers accepted on them in a given month.
New Listings	A measure of how much new supply is coming onto the market from sellers.
Sold Listings	A measure of home sales that were closed to completion during the report period.
Days on Market Until Sale	A measure of how long it takes homes to sell, on average.
Median Sales Price	A measure of home values in a market area where 50% of activity was higher and 50% was lower than this price point.
Average Sales Price	A sum of all home sales prices divided by total number of sales.
Percent of List Price Received	A mathematical calculation of the percent difference from last list price and sold price for those listings sold in the reported period.
Housing Affordability Index	A measure of how affordable a region's housing is to its consumers. A higher number means greater affordability. The index is based on interest rates, median sales price and median income by county.