DENVER METRO ASSOCIATION OF REALTORS®

MARKET TRENDS REPORT

JANUARY 2026

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

Median Close Price

$569,500

↓ 0.96%

Closed Homes

1,919 SALES

↓ 40.55%

Sales Volume

$1.30 BILLION

↓ 40.56%

Months of Inventory

4.29 MONTHS

↑ 75.10%

Median Days in MLS

53 DAYS

↑ 17.78%

Active Listings

8,228 ↑ 8.16%

New Listings

4,455 ↑ 152.55%

Pending Sales

3,060 ↑ 47.19%

Data Source: REcolorado
January 2026 Data | Month-Over-Month

Exclusive MTR Partner
Commerce Bank® Member FDIC

Market Overview

	Jan. 2026	Dec. 2025	Jan. 2025	Month-Over-Month	Year-Over-Year
Residential (Detached + Attached)					
Active Listings at Month's End	8,228	7,607	7,688	8.16%	7.02%
New Listings	4,455	1,764	4,350	152.55%	2.41%
Pending	3,060	2,079	2,821	47.19%	8.47%
Closed	1,919	3,228	2,391	-40.55%	-19.74%
Close Price - Average	$ 676,548	$ 676,659	$ 686,055	-0.02%	-1.39%
Close Price - Median	$ 569,500	$ 575,000	$ 575,000	-0.96%	-0.96%
Sales Volume	$ 1,298,295,157	$ 2,184,256,000	$ 1,640,357,197	-40.56%	-20.85%
Days in MLS - Average	74	66	60	12.12%	23.33%
Days in MLS - Median	53	45	45	17.78%	17.78%
Close-Price-to-List-Price Ratio	97.94%	98.23%	98.50%	-0.30%	-0.57%
Detached					
Active Listings at Month's End	5,201	4,910	5,036	5.93%	3.28%
New Listings	3,095	1,194	2,979	159.21%	3.89%
Pending	2,377	1,604	2,106	48.19%	12.87%
Closed	1,486	2,508	1,771	-40.75%	-16.09%
Close Price - Average	$ 744,236	$ 747,064	$ 772,012	-0.38%	-3.60%
Close Price - Median	$ 615,000	$ 625,000	$ 638,000	-1.60%	-3.61%
Sales Volume	$ 1,105,935,132	$ 1,873,636,516	$ 1,367,233,840	-40.97%	-19.11%
Days in MLS - Average	71	64	60	10.94%	18.33%
Days in MLS - Median	50	44	43	13.64%	16.28%
Close-Price-to-List-Price Ratio	98.04%	98.32%	98.53%	-0.28%	-0.50%
Attached					
Active Listings at Month's End	3,027	2,697	2,652	12.24%	14.14%
New Listings	1,360	570	1,371	138.60%	-0.80%
Pending	683	475	715	43.79%	-4.48%
Closed	433	720	620	-39.86%	-30.16%
Close Price - Average	$ 444,249	$ 431,416	$ 440,522	2.97%	0.85%
Close Price - Median	$ 390,000	$ 384,995	$ 398,000	1.30%	-2.01%
Sales Volume	$ 192,360,025	$ 310,619,484	$ 273,123,357	-38.07%	-29.57%
Days in MLS - Average	85	73	62	16.44%	37.10%
Days in MLS - Median	63	49	48	28.57%	31.25%
Close-Price-to-List-Price Ratio	97.57%	97.93%	98.41%	-0.37%	-0.85%

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Market Highlights

Realtor® Insights:

- Denver remains an expensive place to live, and buying a home continues to be challenging. Amid ongoing affordability pressures, sellers looking to capitalize on equity gains need to price their homes realistically, using both statistical and qualitative data to support their pricing.
- Sellers are adjusting to longer days on market without panic, recognizing that homes simply take more time to sell in today's environment. Many are also leaning more heavily on their agents' guidance to properly prepare their homes for the market. First impressions matter more than ever, and cell phone photos and cluttered spaces no longer cut it.
- Today's buyers are prioritizing affordability and practicality. Sellers are best served by preparing their homes thoughtfully, budgeting for inspection-related repairs or improvements and avoiding speculative upgrades unless those investments are truly cost-effective.
- This spring, expect bidding wars on well-priced, well-prepared and well-maintained homes in strong locations. While inventory has increased, there remains a shortage of highly desirable homes, those that are reasonably priced, mostly updated and in top-tier neighborhoods.

Local News:

- With nearly $200 million in federal grant funding, the Denver Regional Council of Governments is partnering with the state, businesses, utilities and community groups to cut carbon emissions and update residential heating and cooling home systems with heat pumps.
- Redfin anticipates gradual relief for buyers as income growth begins to outpace home price gains nationally. In Denver's high-cost market, rising local incomes could create pockets of improved affordability.
- Denver is no longer mailing property tax bills to all homeowners, shifting statements to online instead. Residents recently received postcards directing them to check their tax statements at Denvergov.org/property. The transition, which began last year, will save the city about $100,000 annually in mailing costs and eliminate the use of nearly 500,000 pieces of paper.
- Colorado now ranks fifth nationally for outbound moves, with 55 percent of moves leaving the state compared to 45 percent moving in—the highest outbound share since 1990.
- To improve air quality and reduce utility costs, Colorado law now requires gas furnaces and water heaters manufactured after January 1, 2026, to meet Ultra Low NOx or ENERGY STAR® standards. Existing systems are unaffected, but future replacements must comply and are expected to cost 40 to 200 percent more.
- According to an analysis by Cinch Home Services, Colorado residential land averaged $942,200 per acre in 2022, up from $343,800 in 2012. This 174 percent increase over a decade ranks among the fastest gains in the nation.

National News:.

- President Trump has proposed banning large institutional investors from purchasing single-family homes in an effort to improve housing affordability by reducing competition with individual buyers. However, industry experts note that such a ban targets a relatively small share of the market and is unlikely to materially ease prices or expand supply without broader supply-side solutions, making its real-world impact modest at best.
- Looking ahead to 2026, buyers may see a rare window of opportunity as new-home prices have converged with, or in some cases fallen below, existing-home prices. Builder price cuts, elevated incentives, modest construction growth and the potential for interest rate easing could improve affordability for newly built homes after several challenging years.
- JPMorgan forecasts that nominal home prices may flatten in 2026, while sales activity gradually improves as demand responds to stabilizing interest rates. Slower price growth could help reset seller expectations and boost buyer confidence where affordability improves.
- The latest design trend is the addition of dedicated "analog" rooms, which are screen-free spaces designed for board games, music, reading and creative activities.

Mortgage News:

- Last Friday, President Trump effectively nominated Kevin Warsh as the next Federal Reserve chair. Warsh, a former Federal Reserve governor, has previously expressed concerns about Fed policy and has indicated support for lower interest rates. As the nomination process moves forward, he will need to work with a divided Federal Reserve as policymakers continue to assess the appropriate path for rates.
- Late-stage mortgage delinquencies reached a three-year high in December 2025, according to data from ICE Mortgage Technology.

Rental News:

- Metro Denver's apartment market has shifted firmly into renter-friendly territory, with vacancy rates climbing to roughly 7.6 percent at the end of 2025 (the highest in 16 years). A decade-long supply surge has outpaced demand, driving average rents lower and increasing concessions.
- Looking ahead, Denver's apartment construction pipeline is expected to slow sharply in 2025. Mayor Mike Johnston has identified this slowdown as a major concern, as developers face financing challenges and permitting delays, even as recent supply growth has helped ease rental costs.

Quick Stats:

- The average number of active listings for January (1985-2025) is 11,926.
- The record-high January occurred in 2008 with 24,550 listings, while the record-low was set in 2022 with just 1,184 listings.
- Historically, active listings decline an average of 3.28 percent from December to January. This January's 8.16 percent increase reflects a strong influx of new listings.

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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 area's real estate market enters 2026 carrying the weight of three years of frustratingly flat performance, leaving both buyers and sellers in sustained uncertainty. After the pandemic-era frenzy gave way to stagnation in 2023, the market has remained stubbornly sideways, creating fatigue on both sides of transactions. This extended period of stasis has fundamentally shifted expectations. As 2026 unfolds, buyers and sellers are desperate for signals of directional movement, whether upward momentum that rewards homeowners or downward pressure that creates genuine buying opportunities, making this year potentially pivotal for breaking the market's three-year holding pattern.

December 2025 was a month when many took time to reset. Sellers withdrew listings from the market and buyers reevaluated their plans and expectations. Only 1,919 homes sold in January, reflecting the diminished activity in December. Looking at historical data back to January 2008, there have only been two other months with fewer than 2,000 homes sold: January 2010 and January 2011, both post-financial crisis years.

While December was a time to recalibrate, both buyers and sellers were eager to start in 2026, with showing requests and new inventory entering the market early. January saw a 152.55 percent increase in new listings month-over-month. Many of these were listings withdrawn from the market in November and December, with plans to relist after the first of the year. Pending sales for detached homes were up 48.19 percent from December, while attached homes saw a much-welcomed increase of 43.79 percent month-over-month, a positive sign of increased buyer activity.

The median sale price for detached homes decreased 1.60 percent month-over-month and 3.61 percent year-over-year. Attached homes saw a slight increase of 1.30 percent month-over-month and a decrease of 2.01 percent year-over-year. December and January are typically the low points in the year for home sale prices. The average close-price-to-list-price ratio was 97.94 percent, down slightly from 98.23 percent in December and 98.50 percent in January 2025. Sellers who had been on the market longer than they were comfortable with were more willing to negotiate on price than in recent years.

Active inventory continues to give buyers options. At the end of January, 8,228 active listings were on the market, up 8.16 percent from the end of December and up 7.02 percent from January 2025. The market historically experiences an average decrease of 3.28 percent in active listings from December to January. An increase of 8.16 percent represents increased seller activity.

The Denver Metro area typically has very predictable seasonality. Even though the last three years have been essentially flat in both home sales and the median sale price, seasonality is still apparent. This year's unseasonably warm winter may accelerate the traditional spring market, creating an earlier window of peak buyer activity that sellers should consider when timing their listings. Buyers have more options than in recent years, but continue to navigate affordability challenges with elevated interest rates and home prices.

Major changes in market conditions are not expected in the near future, so rather than waiting for dramatic market shifts, both buyers and sellers in 2026 may find the greatest advantage comes from acting decisively when personal timing and financial readiness align.

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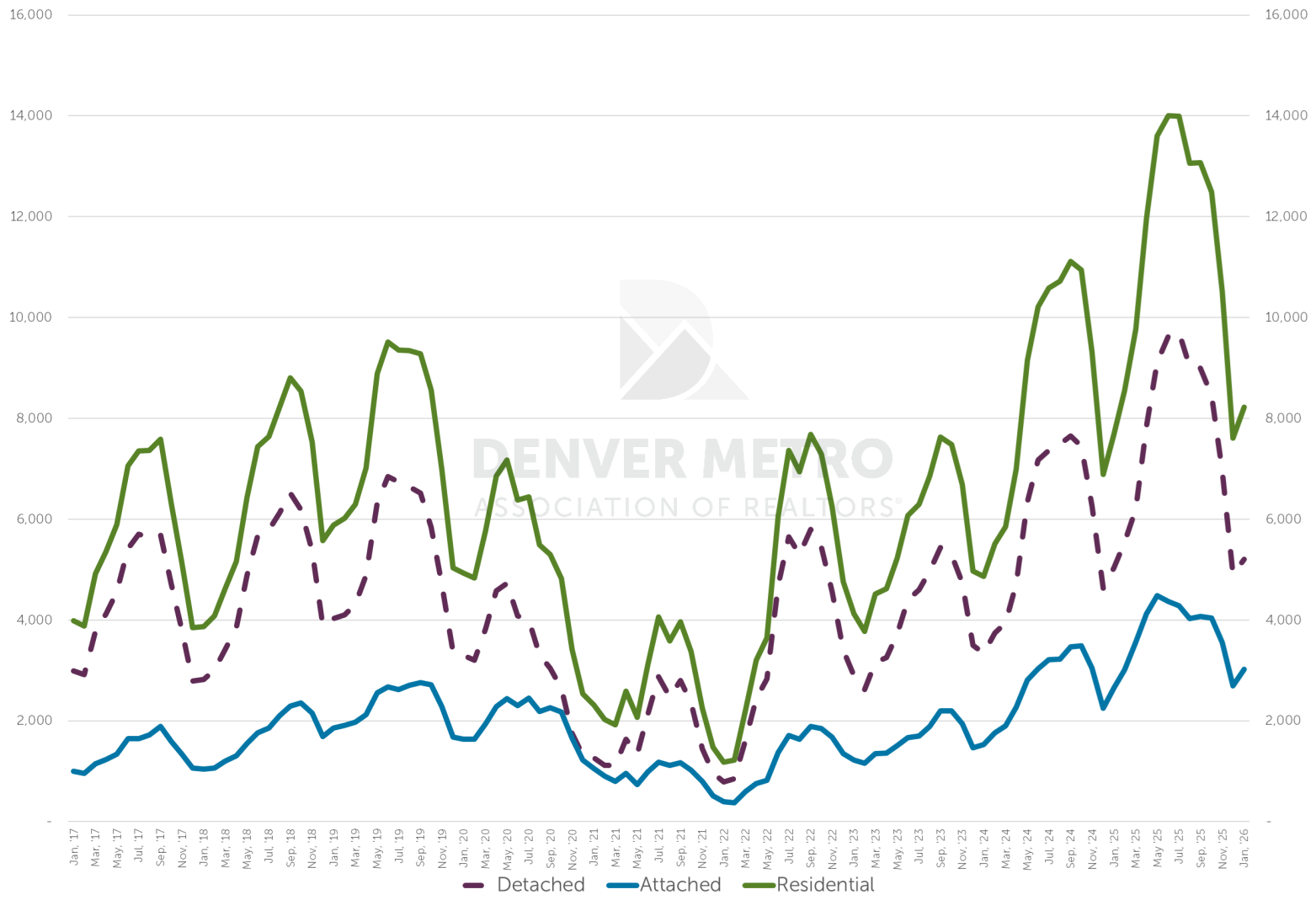
Active Listings at Month's End

DMAR Market Trends | January 2026
Denver Metro Association of Realtors®
Source of MLS Data: REcolorado.com



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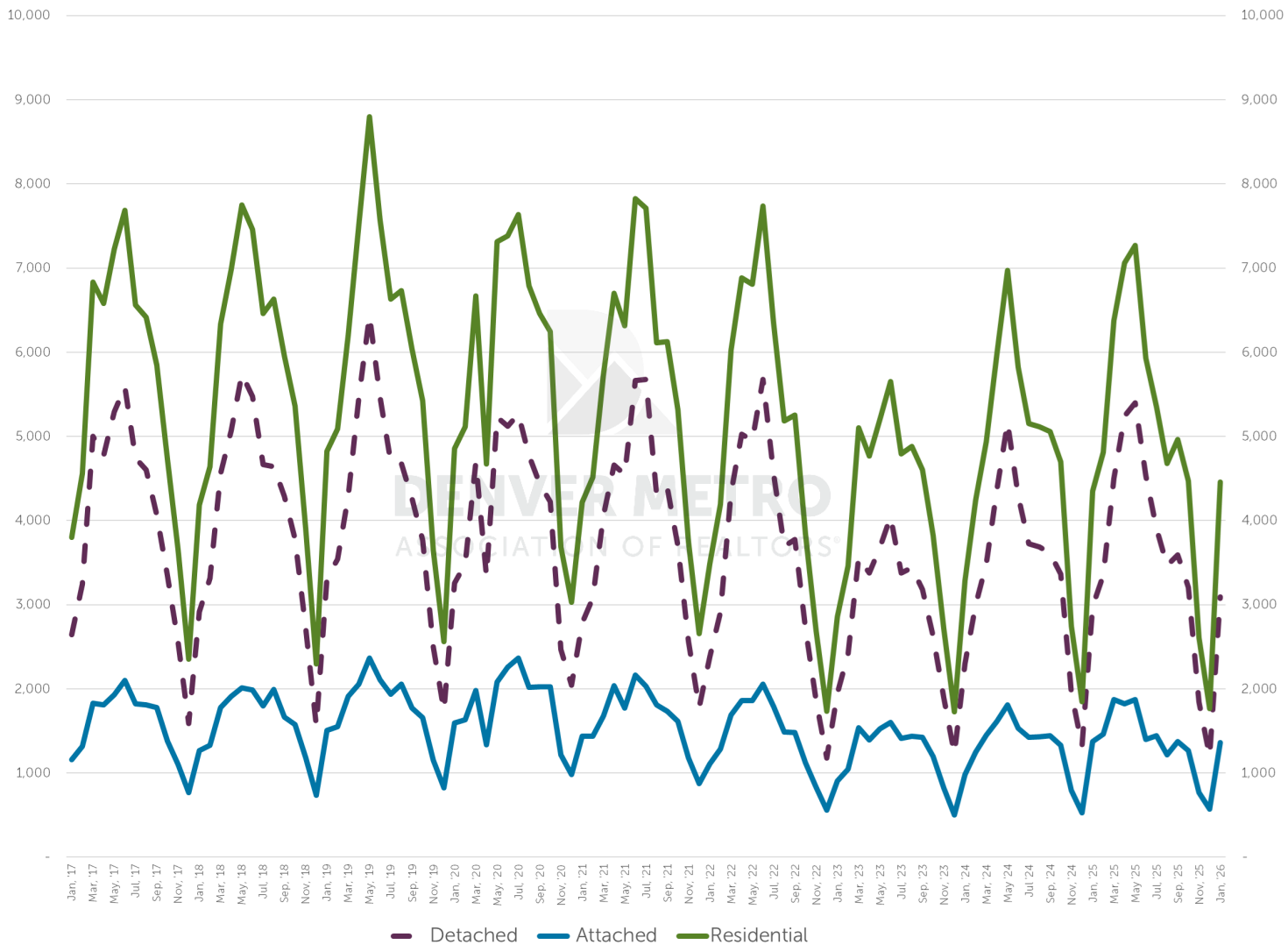
New Listings

DMAR Market Trends | January 2026
Denver Metro Association of Realtors®
Source of MLS Data: REcolorado.com



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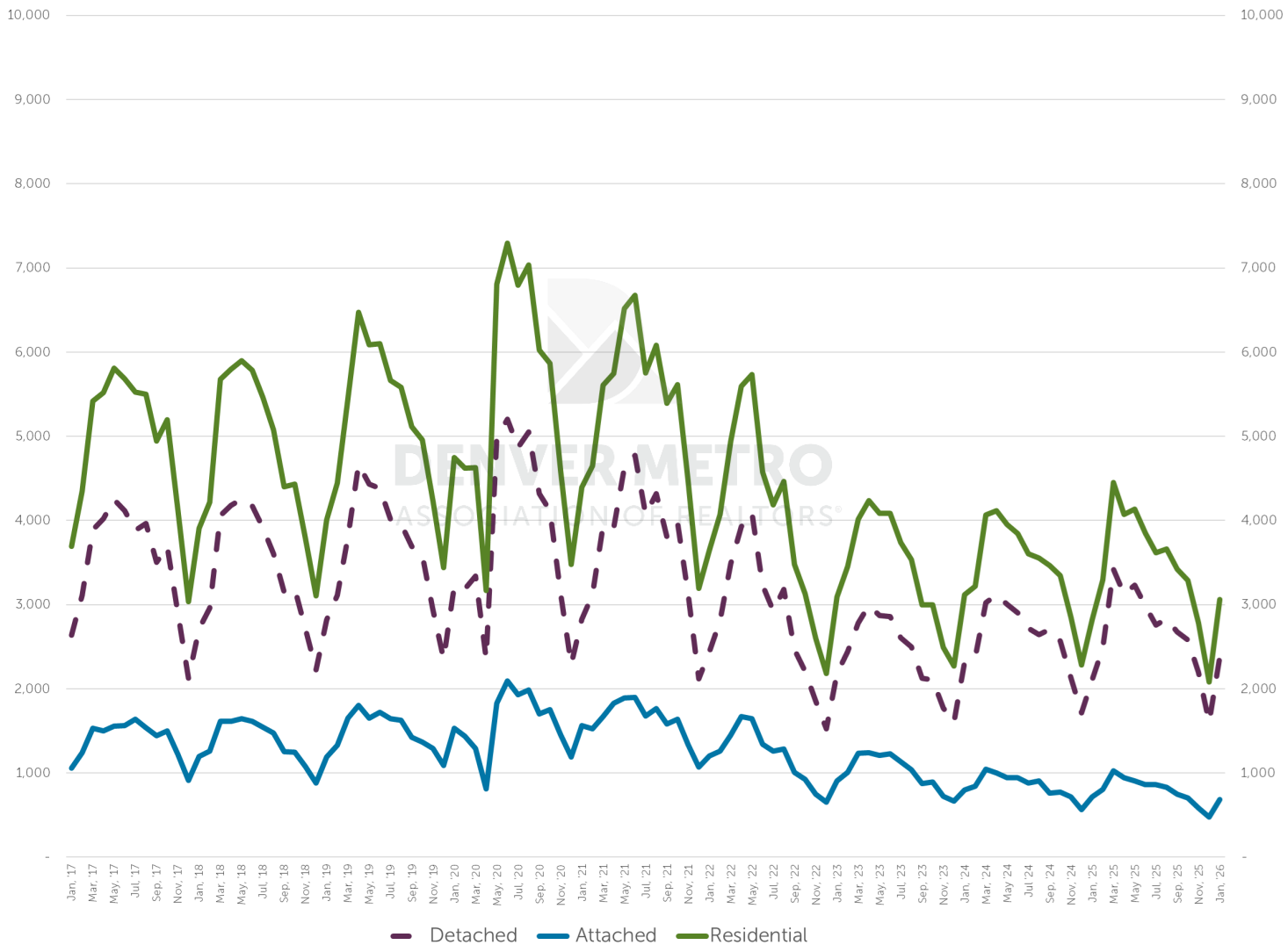
Pending Sales

DMAR Market Trends | January 2026
Denver Metro Association of Realtors®
Source of MLS Data: REcolorado.com



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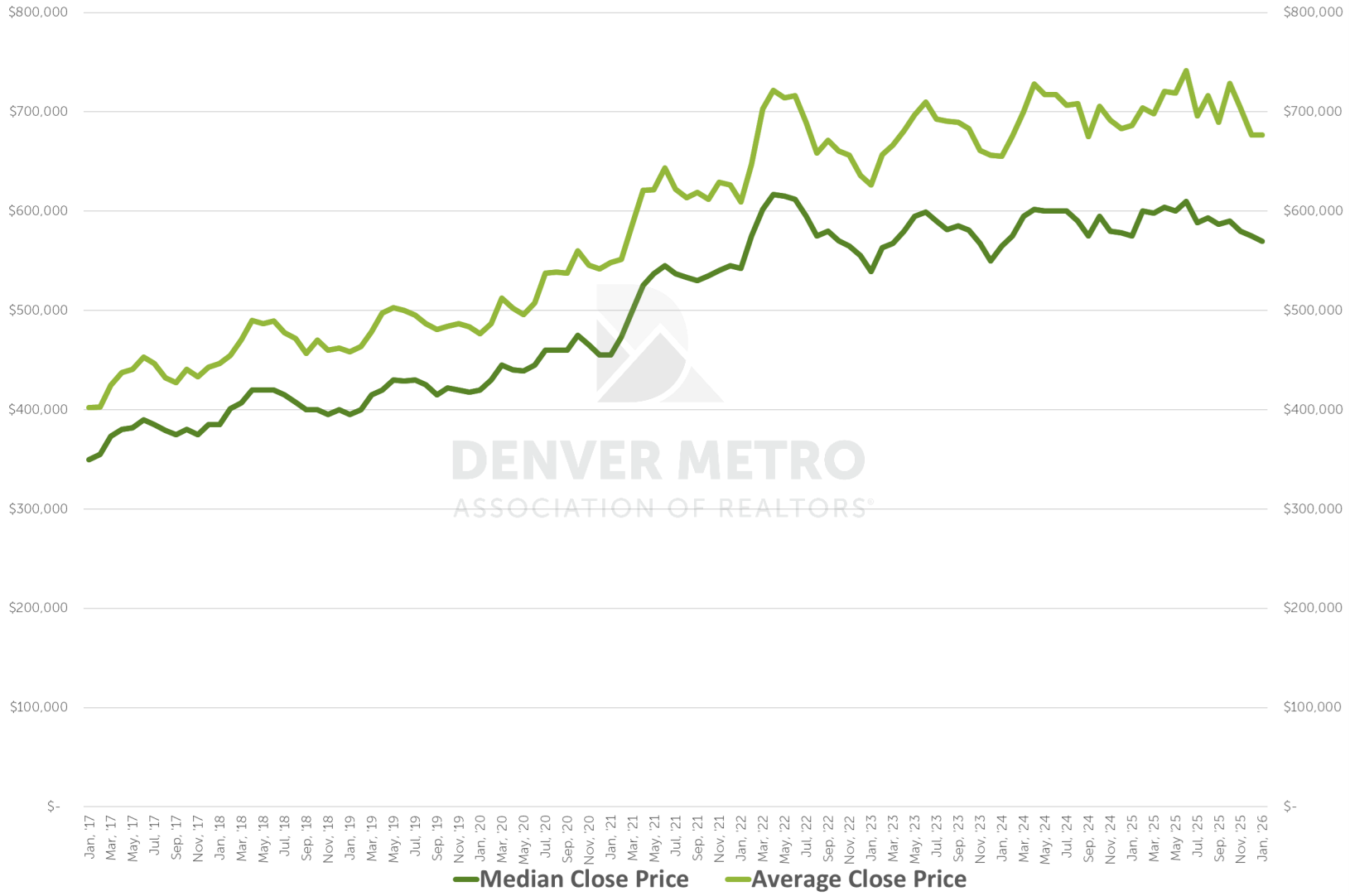
Residential Median + Average Close Price

10-year view

DMAR Market Trends | January 2026
Denver Metro Association of Realtors®
Source of MLS Data: REcolorado.com



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Residential Median + Average Close Price

1-year snapshot

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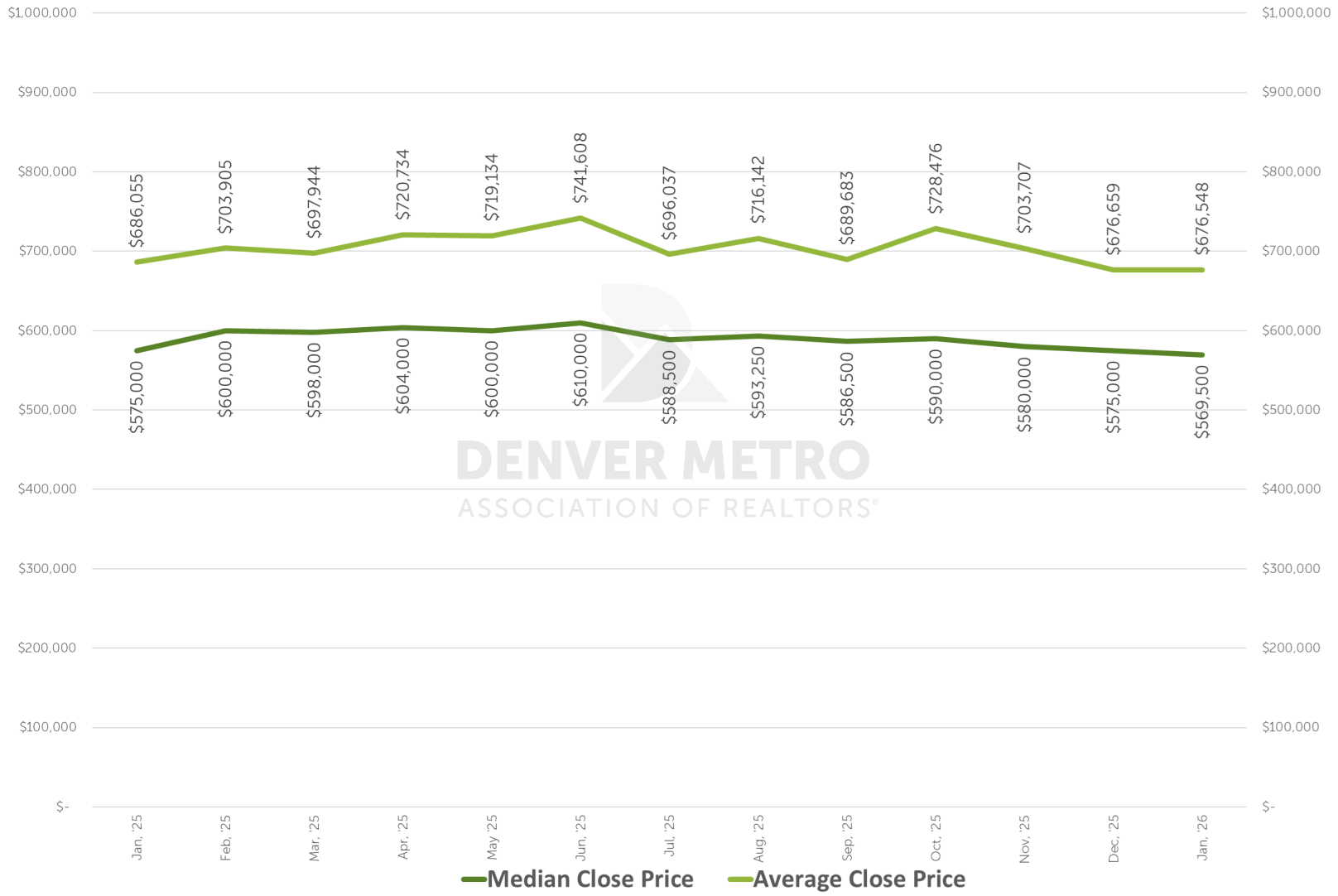
Source of MLS Data: REcolorado.com



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Median Days in MLS

DMAR Market Trends | January 2026
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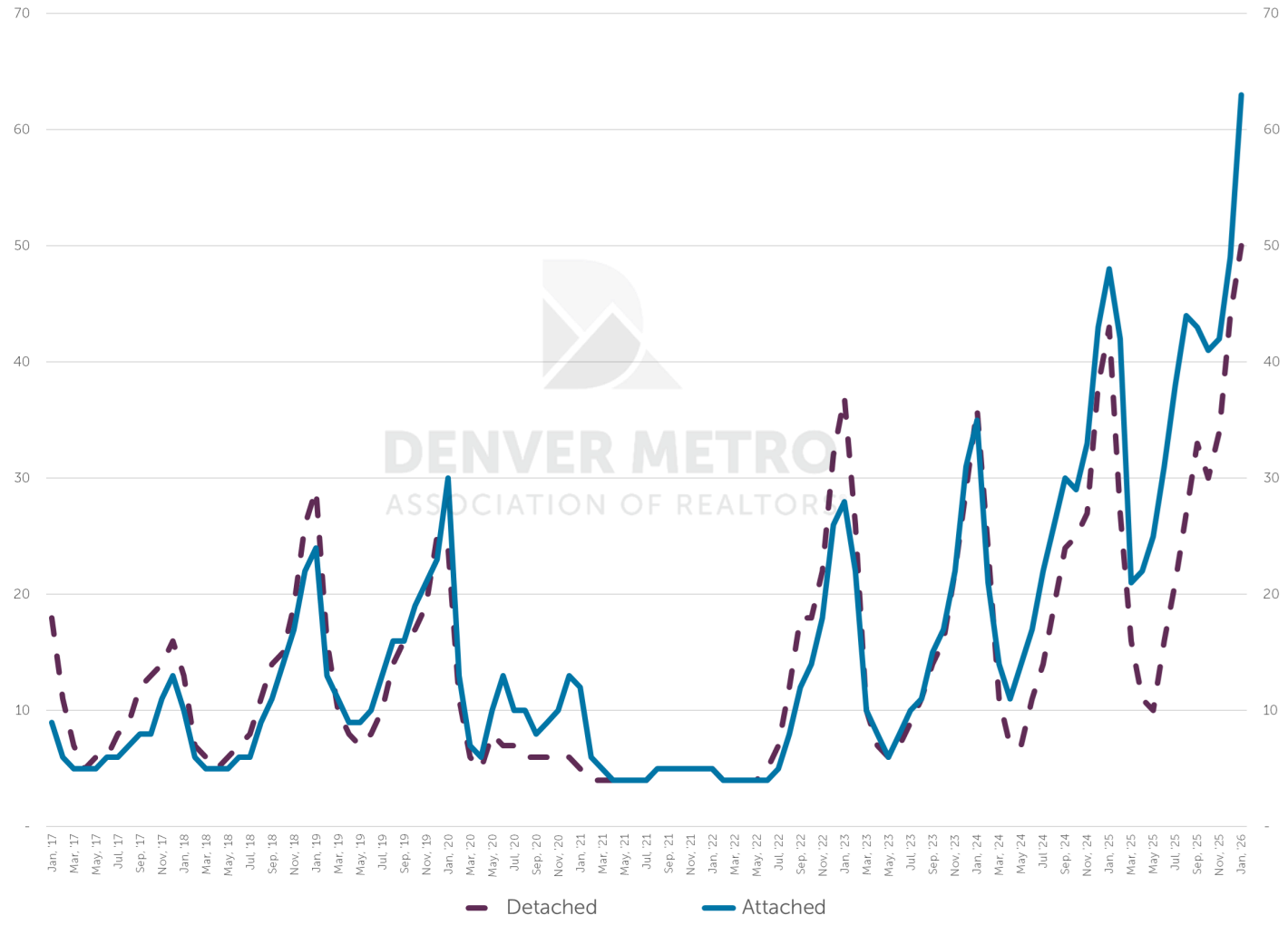
Source of MLS Data: REcolorado.com



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Residential Active Listings + Closed Sales at Month's End

DMAR Market Trends | January 2026
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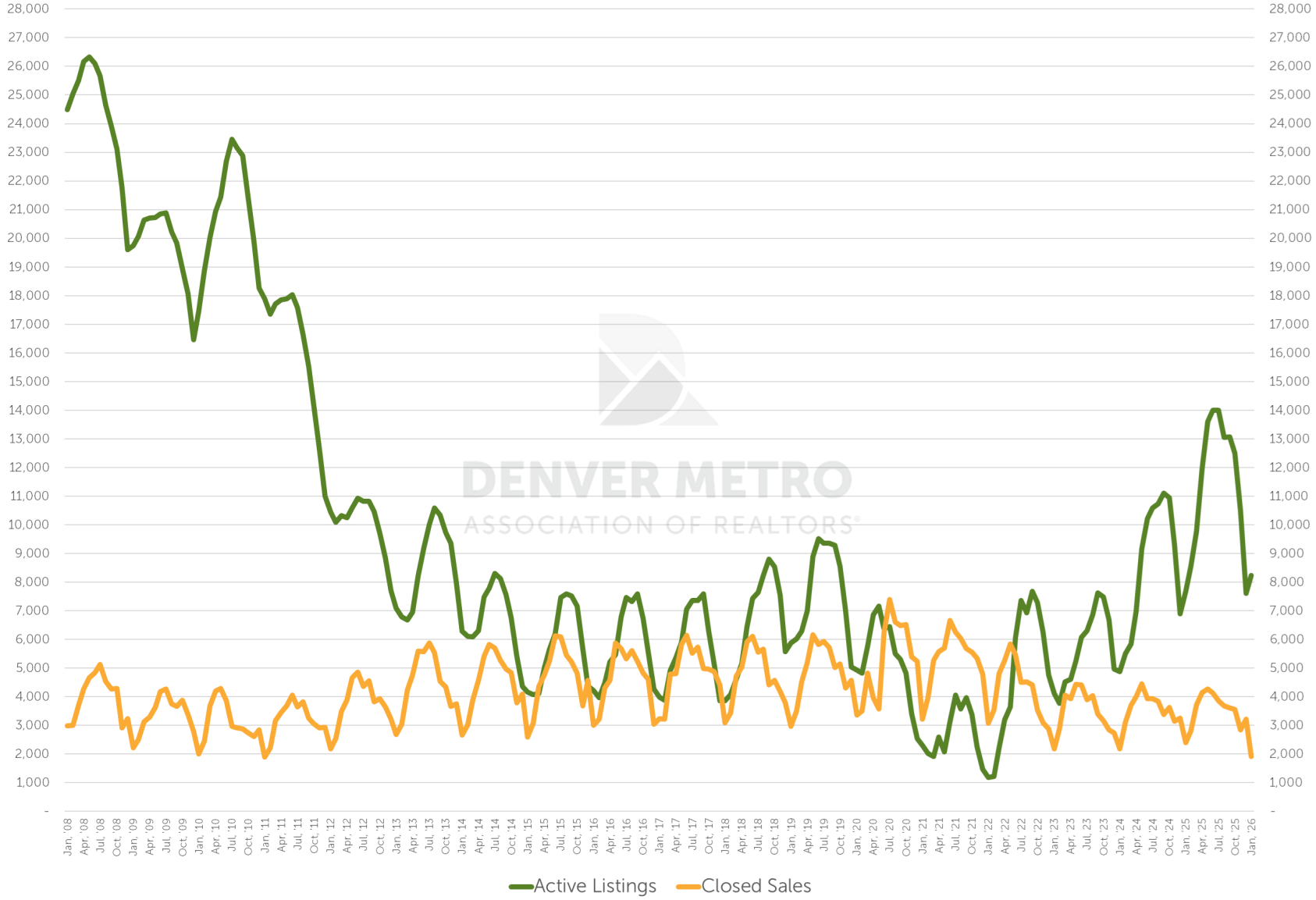
Source of MLS Data: REcolorado.com



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January Data Year-to-Date | 2026 to 2022

	YTD 2026	YTD 2025	YTD 2024	YTD 2023	YTD 2022	'26 vs '25	'26 vs '24	'26 vs '23	'26 vs '22
Residential (Detached + Attached)									
Active Listings at Month's End	8,228	7,688	4,871	4,120	1,184	7.02%	68.92%	99.71%	594.93%
New Listings	4,455	4,350	3,290	2,860	3,485	2.41%	35.41%	55.77%	27.83%
Closed	1,919	2,391	2,208	2,187	3,072	-19.74%	-13.09%	-12.25%	-37.53%
Close Price - Average	$ 676,548	$ 686,055	$ 654,774	$ 626,212	$ 609,056	-1.39%	3.33%	8.04%	11.08%
Close Price - Median	$ 569,500	$ 575,000	$ 565,000	$ 539,500	$ 542,500	-0.96%	0.80%	5.56%	4.98%
Sales Volume	$ 1,298,295,157	$ 1,640,357,197	$ 1,445,740,011	$ 1,369,525,748	$ 1,871,019,414	-20.85%	-10.20%	-5.20%	-30.61%
Days in MLS - Average	74	60	49	46	20	23.33%	51.02%	60.87%	270.00%
Days in MLS - Median	53	45	35	34	5	17.78%	51.43%	55.88%	960.00%
Close-Price-to-List-Price Ratio	97.94%	98.50%	98.46%	98.16%	102.13%	-0.57%	-0.53%	-0.22%	-4.10%
Detached									
Active Listings at Month's End	5,201	5,036	3,336	2,893	788	3.28%	55.91%	79.78%	560.03%
New Listings	3,095	2,979	2,303	2,068	2,458	3.89%	34.39%	49.66%	25.92%
Closed	1,486	1,771	1,649	1,586	2,117	-16.09%	-9.88%	-6.31%	-29.81%
Close Price - Average	$ 744,236	$ 772,012	$ 729,439	$ 699,587	$ 686,720	-3.60%	2.03%	6.38%	8.38%
Close Price - Median	$ 615,000	$ 638,000	$ 620,000	$ 595,000	$ 596,500	-3.61%	-0.81%	3.36%	3.10%
Sales Volume	$ 1,105,935,132	$ 1,367,233,840	$ 1,202,845,350	$ 1,109,545,460	$ 1,453,785,366	-19.11%	-8.06%	-0.33%	-23.93%
Days in MLS - Average	71	60	50	49	19	18.33%	42.00%	44.90%	273.68%
Days in MLS - Median	50	43	37	37	5	16.28%	35.14%	35.14%	900.00%
Close-Price-to-List-Price Ratio	98.04%	98.53%	98.39%	98.01%	102.30%	-0.50%	-0.36%	0.03%	-4.16%
Attached									
Active Listings at Month's End	3,027	2,652	1,535	1,227	396	14.14%	97.20%	146.70%	664.39%
New Listings	1,360	1,371	987	792	1,027	-0.80%	37.79%	71.72%	32.42%
Closed	433	620	559	601	955	-30.16%	-22.54%	-27.95%	-54.66%
Close Price - Average	$ 444,249	$ 440,522	$ 434,516	$ 432,580	$ 436,894	0.85%	2.24%	2.70%	1.68%
Close Price - Median	$ 390,000	$ 398,000	$ 380,000	$ 385,000	$ 392,000	-2.01%	2.63%	1.30%	-0.51%
Sales Volume	$ 192,360,025	$ 273,123,357	$ 242,894,661	$ 259,980,288	$ 417,234,048	-29.57%	-20.81%	-26.01%	-53.90%
Days in MLS - Average	85	62	44	38	21	37.10%	93.18%	123.68%	304.76%
Days in MLS - Median	63	48	30	27	5	31.25%	110.00%	133.33%	1160.00%
Close-Price-to-List-Price Ratio	97.57%	98.41%	98.67%	98.57%	101.73%	-0.85%	-1.11%	-1.01%	-4.09%

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Market Trends

Months of Inventory	Price Range	Detached			Attached		
		Closed	Active	MOI	Closed	Active	MOI
	$0 to $299,999	25	50	2.00	120	940	7.83
	$300,000 to $499,999	361	1,043	2.89	194	1,306	6.73
	$500,000 to $749,999	646	1,938	3.00	88	535	6.08
	$750,000 to $999,999	228	985	4.32	19	131	6.89
	$1,000,000 to $1,499,999	141	563	3.99	7	64	9.14
	$1,500,000 to $1,999,999	39	263	6.74	4	25	6.25
	$2,000,000 and over	46	359	7.80	1	26	26.00
	TOTALS	1,486	5,201	3.50	433	3,027	6.99

Month-Over-Month	Price Range	Detached		% change	Attached		% change
		Closed Jan. 2026	Closed Dec. 2025		Closed Jan. 2026	Closed Dec. 2025	
	$0 to $299,999	25	32	-21.88%	120	197	-39.09%
	$300,000 to $499,999	361	553	-34.72%	194	346	-43.93%
	$500,000 to $749,999	646	1,136	-43.13%	88	139	-36.69%
	$750,000 to $999,999	228	456	-50.00%	19	25	-24.00%
	$1,000,000 to $1,499,999	141	184	-23.37%	7	8	-12.50%
	$1,500,000 to $1,999,999	39	84	-53.57%	4	-	
	$2,000,000 and over	46	63	-26.98%	1	5	-80.00%
	TOTALS	1,486	2,508	-40.75%	433	720	-39.86%

Year-Over-Year	Price Range	Detached		% change	Attached		% change
		YTD Jan. 2026	YTD Jan. 2025		YTD Jan. 2026	YTD Jan. 2025	
	$0 to $299,999	25	16	56.25%	120	157	-23.57%
	$300,000 to $499,999	361	352	2.56%	194	284	-31.69%
	$500,000 to $749,999	646	820	-21.22%	88	136	-35.29%
	$750,000 to $999,999	228	327	-30.28%	19	30	-36.67%
	$1,000,000 to $1,499,999	141	158	-10.76%	7	9	-22.22%
	$1,500,000 to $1,999,999	39	47	-17.02%	4	1	300.00%
	$2,000,000 and over	46	51	-9.80%	1	3	-66.67%
	TOTALS	1,486	1,771	-16.09%	433	620	-30.16%

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Breakdown by Price Range

Colleen Covell

Member of the DMAR Market Trends Committee and Denver Realtor®

Properties sold for $1 million or more

We used to say that Denver's real estate market did not kick into high gear until after the Superbowl in February. Buyers and sellers were more likely to spend their January days swooshing down the slopes than trudging through the snow to showings. But not this year! Maybe it was the lack of snow, the unseasonably warm days or the heartbreak of Bo Nix's injury, but the entire market leapt into action early this year and the $1 million+ segment was no exception. Sellers opened up their doors in January and new listings in the $1 million+ market surged, almost tripling the number of homes that listed in December. The majority of those new listings (594) were detached homes, a 256 percent month-over-month increase and a 13 percent increase from this time last year. Forty-one attached homes came to market, also a dramatic (215 percent) increase from the previous month.

Buyers jumped into the market early too, but only for detached homes. Pending sales of homes priced over $1 million increased 57.77 percent from December, totaling 325 going under contract. But buyers in the attached market stayed on the sidelines, putting only 12 homes under contract in January, a 25 percent drop from December and a nearly 30 percent drop from this time last year. This segment saw another big drop in price, as reflected by an average $561 price-per-square-foot in January, which was 32.8 percent lower than the average price in December. Compared to the frenzied market of 2022, attached home prices in this segment were down 18.58 percent. Compared to January 2025, the median days on market for attached homes increased by an eye-popping 3,233.33 percent year-over-year, reaching 100 days in January 2026.

With few attached homes going under contract in January, months of inventory remained high. Attached homes priced between $1 million and $1.99 million had an average of 7.695 months of inventory. The $2 million+ attached segment realized a whopping 26 months of inventory in January, a daunting statistic for sellers of condominiums and townhomes. Detached homes priced between $1 million and $1.49 million had a balanced market of 3.99 months of inventory in January. The higher end of this segment saw 7.8 months of inventory for detached homes, a slight improvement from last year, but still firmly a buyer's market.

The highest-priced detached home sale was an off-MLS, all-cash transaction for $9.3 million at 20 Viking Drive, Englewood, CO 80113. The highest-priced attached home sale was a condo at 1500 Wynkoop St., Unit PH-1, Denver, which closed for $8.25 million in cash after 106 days on the MLS.

The warm, dry days and the active early real estate market may have felt unusual for our January—are they both becoming the norm?

Heather O'Leary

Member of the DMAR Market Trends Committee and Denver Realtor®

Properties sold between $750,000 and $999,999

January marked a clear reset following the holidays in the $750,000 to $999,999 price segment. Both sellers and buyers will love the predictability emerging in this 2026 market. New listings tripled month-over-month, with 662 properties hitting the market. While this may seem dramatic, it's similar to the 620 new listings in January 2025. This may signal an early spring selling season again this year, as both the weather and the market are not following typical trends. Buyer activity also increased with 424 properties going under contract, a 46.21 percent rise from December, though still 2.53 percent below January 2025 levels. Buyers are engaged, but more selective. That caution shows up even more strongly in closings: closed sales fell 30.81 percent year-over-year, reflecting a slower holiday season and a more deliberate pace to decision-making.

Market tempo continued to slow. Median days on market climbed to 58, up from 49 in December and 51 one year ago. Homes are taking longer to sell, with the average reaching 78 days, up 18.18 percent year-over-year. Pricing has largely leveled out over the past three years. While price-per-square-foot was down 5.4 percent from the 2022 peak, values have remained relatively flat, signaling a market that has corrected and found balance rather than continuing to decline. The close-to-list-price ratio was down to 98 percent of the current list price, but this data does not reflect price reductions from the original list price or seller concessions, meaning the true discount in this market is greater.

Sellers will love the consistency—Realtors® can advise their clients to expect longer days on market, use comps from the past year and predict the price more accurately. This stability comes as a relief to buyers as well, as rates and prices stay level, allowing them to plan and be less reactive to the market. For sellers, consistency is good news. With longer days on market now normalized, pricing can be guided by recent comps rather than guesswork. For buyers, steady prices and stable rates reduce urgency and allow for more thoughtful, strategic planning.

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Breakdown by Price Range

Susan Thayer

Member of the DMAR
Market Trends Committee
and Denver Realtor®

Properties sold between $500,000 and $749,999
It's been two full years since the median sales price fell below $570,000 in this report. In January of 2024, the median sales price was $565,000, with an average sales price of $655,179. This year, the median sits at $569,500 and the average at $676,548, widening the gap between median and average prices. The largest share of sales (38.25 percent) occurred in the $500,000 to $749,999 price range, while 36.4 percent of sales were below $500,000. Together, nearly 75 percent of all closed sales in January occurred below $750,000.

For those of us in the field, it's no surprise that closings were down 42.43 percent from December. With typical transactions taking 30 to 45 days to close, December's low pending sales naturally translated into fewer January closings. One of the constants in real estate is the predictability of the new year, and in 2026, buyers appear to be entering the market slightly earlier than usual. We are already seeing a familiar early-year uptick in activity from both buyers and sellers. Pending sales in January were up more than 54 percent compared to December, setting the stage for stronger closing activity in February. Inventory also increased, with new listings up 165.15 percent from December. This surge was partly driven by seller fatigue at the end of 2025, as homeowners relisted unsold properties right after the new year for a fresh start.

January's buyers, however, were in no rush to commit. Both median and average days in the MLS continue to rise, with properties taking an average of 70 days, and a median of 56 days, to move into pending status. Attached homes required even more patience, averaging 85 days in the MLS. Sellers in this segment should plan accordingly and be prepared for longer listing periods.

With love in the air this February, I hope that both buyers and sellers will find their perfect matches. Inventory has improved, interest rates remain slightly lower than they were in February of 2025 and the median home price is declining slightly. Could this set the stage for a strong spring market? All signs point to yes.

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Properties Sold for $1 Million or More

	Jan. 2026	Dec. 2025	Jan. 2025	Month-Over-Month	Year-Over-Year
Residential (Detached + Attached)					
New Listings	635	180	567	252.78%	11.99%
Pending	337	222	310	51.80%	8.71%
Closed	238	344	269	-30.81%	-11.52%
Sales Volume	$ 381,036,344	$ 576,774,908	$ 454,232,626	-33.94%	-16.11%
Days in MLS - Average	96	68	74	41.18%	29.73%
Days in MLS - Median	71	48	53	47.92%	33.96%
Close-Price-to-List-Price Ratio	96.21%	97.32%	96.92%	-1.14%	-0.73%
PSF Total	$ 372	$ 386	$ 380	-3.63%	-2.11%
Detached					
New Listings	594	167	527	255.69%	12.71%
Pending	325	206	293	57.77%	10.92%
Closed	226	331	256	-31.72%	-11.72%
Sales Volume	358,477,344	$ 547,579,909	$ 432,170,626	-34.53%	-17.05%
Days in MLS - Average	93	69	77	34.78%	20.78%
Days in MLS - Median	70	48	55	45.83%	27.27%
Close-Price-to-List-Price Ratio	96.22%	97.38%	96.89%	-1.19%	-0.69%
PSF Total	$ 362	$ 369	$ 365	-1.90%	-0.82%
Attached					
New Listings	41	13	40	215.38%	2.50%
Pending	12	16	17	-25.00%	-29.41%
Closed	12	13	13	-7.69%	-7.69%
Sales Volume	$ 22,559,000	$ 29,194,999	$ 22,062,000	-22.73%	2.25%
Days in MLS - Average	154	56	25	175.00%	516.00%
Days in MLS - Median	100	20	3	400.00%	3233.33%
Close-Price-to-List-Price Ratio	95.95%	95.63%	97.50%	0.33%	-1.59%
PSF Total	$ 561	$ 835	$ 668	-32.81%	-16.02%

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Properties Sold for $1 Million or More

	YTD 2026	YTD 2025	YTD 2024	YTD 2023	YTD 2022	'26 vs '25	'26 vs '24	'26 vs '23	'26 vs '22
Residential (Detached + Attached)									
New Listings	635	567	414	306	329	11.99%	53.38%	107.52%	93.01%
Pending	337	310	305	270	287	8.71%	10.49%	24.81%	17.42%
Closed	238	269	218	195	223	-11.52%	9.17%	22.05%	6.73%
Sales Volume	$ 381,036,344	$ 454,232,626	$ 346,064,957	$ 306,336,451	$ 344,909,121	-16.11%	10.11%	24.38%	10.47%
Days in MLS - Average	96	74	68	56	38	29.73%	41.18%	71.43%	152.63%
Days in MLS - Median	71	53	52	46	7	33.96%	36.54%	54.35%	914.29%
Close-Price-to-List-Price Ratio	96.21%	96.92%	96.82%	96.45%	101.81%	-0.73%	-0.63%	-0.25%	-5.50%
PSF Total	$ 372	$ 380	$ 361	$ 355	$ 380	-2.11%	3.05%	4.79%	-2.11%
Detached									
New Listings	594	527	383	279	298	12.71%	55.09%	112.90%	99.33%
Pending	325	293	286	251	260	10.92%	13.64%	29.48%	25.00%
Closed	226	256	207	182	202	-11.72%	9.18%	24.18%	11.88%
Sales Volume	$ 358,477,344	$ 432,170,626	$ 322,335,678	$ 288,821,848	$ 311,085,782	-17.05%	11.21%	24.12%	15.23%
Days in MLS - Average	93	77	69	54	31	20.78%	34.78%	72.22%	200.00%
Days in MLS - Median	70	55	53	42	8	27.27%	32.08%	66.67%	775.00%
Close-Price-to-List-Price Ratio	96.22%	96.89%	96.85%	96.71%	101.79%	-0.69%	-0.65%	-0.51%	-5.47%
PSF Total	$ 362	$ 365	$ 344	$ 346	$ 348	-0.82%	5.23%	4.62%	4.02%
Attached									
New Listings	41	40	31	27	31	2.50%	32.26%	51.85%	32.26%
Pending	12	17	19	19	27	-29.41%	-36.84%	-36.84%	-55.56%
Closed	12	13	11	13	21	-7.69%	9.09%	-7.69%	-42.86%
Sales Volume	$ 22,559,000	$ 22,062,000	$ 23,729,279	$ 17,514,603	$ 33,823,339	2.25%	-4.93%	28.80%	-33.30%
Days in MLS - Average	154	25	43	76	111	516.00%	258.14%	102.63%	38.74%
Days in MLS - Median	100	3	10	74	5	3233.33%	900.00%	35.14%	1900.00%
Close-Price-to-List-Price Ratio	95.95%	97.50%	96.28%	92.90%	102.06%	-1.59%	-0.34%	3.28%	-5.99%
PSF Total	$ 561	$ 668	$ 682	$ 479	$ 689	-16.02%	-17.74%	17.12%	-18.58%

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

	Jan. 2026	Dec. 2025	Jan. 2025	Month-Over-Month	Year-Over-Year
Residential (Detached + Attached)					
New Listings	662	218	620	203.67%	6.77%
Pending	424	290	435	46.21%	-2.53%
Closed	247	481	357	-48.65%	-30.81%
Sales Volume	$ 207,728,358	$ 408,582,705	$ 303,285,148	-49.16%	-31.51%
Days in MLS - Average	78	69	66	13.04%	18.18%
Days in MLS - Median	58	49	51	18.37%	13.73%
Close-Price-to-List-Price Ratio	98.00%	98.18%	98.79%	-0.18%	-0.80%
PSF Total	$ 280	$ 278	$ 283	0.72%	-1.06%
Detached					
New Listings	594	200	556	197.00%	6.83%
Pending	394	271	409	45.39%	-3.67%
Closed	228	456	327	-50.00%	-30.28%
Sales Volume	$ 192,223,358	$ 387,472,674	$ 278,328,463	-50.39%	-30.94%
Days in MLS - Average	78	69	65	13.04%	20.00%
Days in MLS - Median	59	50	49	18.00%	20.41%
Close-Price-to-List-Price Ratio	98.10%	98.20%	98.84%	-0.10%	-0.75%
PSF Total	$ 274	$ 269	$ 271	1.86%	1.11%
Attached					
New Listings	68	18	64	277.78%	6.25%
Pending	30	19	26	57.89%	15.38%
Closed	19	25	30	-24.00%	-36.67%
Sales Volume	$ 15,505,000	$ 21,110,031	$ 24,956,685	-26.55%	-37.87%
Days in MLS - Average	70	66	71	6.06%	-1.41%
Days in MLS - Median	50	29	75	72.41%	-33.33%
Close-Price-to-List-Price Ratio	96.83%	97.95%	98.26%	-1.14%	-1.46%
PSF Total	$ 356	$ 435	$ 415	-18.16%	-14.22%

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

	YTD 2026	YTD 2025	YTD 2024	YTD 2023	YTD 2022	'26 vs '25	'26 vs '24	'26 vs '23	'26 vs '22
Residential (Detached + Attached)									
New Listings	662	620	445	421	466	6.77%	48.76%	57.24%	42.06%
Pending	424	435	477	432	453	-2.53%	-11.11%	-1.85%	-6.40%
Closed	247	357	306	257	369	-30.81%	-19.28%	-3.89%	-33.06%
Sales Volume	$ 207,728,358	$ 303,285,148	$ 259,380,077	$ 215,965,879	$ 311,286,821	-31.51%	-19.91%	-3.81%	-33.27%
Days in MLS - Average	78	66	52	49	22	18.18%	50.00%	59.18%	254.55%
Days in MLS - Median	58	51	36	41	5	13.73%	61.11%	41.46%	1060.00%
Close-Price-to-List-Price Ratio	98.00%	98.79%	98.67%	97.95%	102.06%	-0.80%	-0.68%	0.05%	-3.98%
PSF Total	$ 280	$ 283	$ 278	$ 282	$ 296	-1.06%	0.72%	-0.71%	-5.41%
Detached									
New Listings	594	556	403	379	414	6.83%	47.39%	56.73%	43.48%
Pending	394	409	448	397	406	-3.67%	-12.05%	-0.76%	-2.96%
Closed	228	327	289	229	319	-30.28%	-21.11%	-0.44%	-28.53%
Sales Volume	$ 192,223,358	$ 278,328,463	$ 244,472,218	$ 191,949,717	$ 269,605,330	-30.94%	-21.37%	0.14%	-28.70%
Days in MLS - Average	78	65	51	51	19	20.00%	52.94%	52.94%	310.53%
Days in MLS - Median	59	49	35	43	5	20.41%	68.57%	37.21%	1080.00%
Close-Price-to-List-Price Ratio	98.10%	98.84%	98.68%	97.84%	102.42%	-0.75%	-0.59%	0.27%	-4.22%
PSF Total	$ 274	$ 271	$ 269	$ 261	$ 270	1.11%	1.86%	4.98%	1.48%
Attached									
New Listings	68	64	42	42	52	6.25%	61.90%	61.90%	30.77%
Pending	30	26	29	35	47	15.38%	3.45%	-14.29%	-36.17%
Closed	19	30	17	28	50	-36.67%	11.76%	-32.14%	-62.00%
Sales Volume	$ 15,505,000	$ 24,956,685	$ 14,907,859	$ 24,016,162	$ 41,681,491	-37.87%	4.01%	-35.44%	-62.80%
Days in MLS - Average	70	71	67	33	41	-1.41%	4.48%	112.12%	70.73%
Days in MLS - Median	50	75	43	9	10	-33.33%	16.28%	455.56%	400.00%
Close-Price-to-List-Price Ratio	96.83%	98.26%	98.59%	98.84%	99.72%	-1.46%	-1.79%	-2.03%	-2.90%
PSF Total	$ 356	$ 415	$ 424	$ 458	$ 460	-14.22%	-16.04%	-22.27%	-22.61%

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

	Jan. 2026	Dec. 2025	Jan. 2025	Month-Over-Month	Year-Over-Year
Residential (Detached + Attached)					
New Listings	1,575	594	1,651	165.15%	-4.60%
Pending	1,239	800	1,142	54.88%	8.49%
Closed	734	1,275	956	-42.43%	-23.22%
Sales Volume	$ 444,334,149	$ 773,391,803	$ 579,304,721	-42.55%	-23.30%
Days in MLS - Average	70	63	60	11.11%	16.67%
Days in MLS - Median	56	42	45	33.33%	24.44%
Close-Price-to-List-Price Ratio	98.76%	98.59%	99.09%	0.17%	-0.33%
PSF Total	$ 261	$ 261	$ 276	0.00%	-5.43%
Detached					
New Listings	1,300	484	1,342	168.60%	-3.13%
Pending	1,094	704	982	55.40%	11.41%
Closed	646	1,136	820	-43.13%	-21.22%
Sales Volume	$ 393,212,652	$ 692,533,523	$ 500,679,997	-43.22%	-21.46%
Days in MLS - Average	68	62	59	9.68%	15.25%
Days in MLS - Median	54	42	45	28.57%	20.00%
Close-Price-to-List-Price Ratio	98.87%	98.66%	99.17%	0.21%	-0.30%
PSF Total	$ 252	$ 252	$ 265	0.00%	-4.91%
Attached					
New Listings	275	110	309	150.00%	-11.00%
Pending	145	96	160	51.04%	-9.38%
Closed	88	139	136	-36.69%	-35.29%
Sales Volume	$ 51,121,497	$ 80,858,280	$ 78,624,724	-36.78%	-34.98%
Days in MLS - Average	85	76	61	11.84%	39.34%
Days in MLS - Median	72	44	48	63.64%	50.00%
Close-Price-to-List-Price Ratio	98.00%	98.01%	98.62%	-0.01%	-0.63%
PSF Total	$ 334	$ 332	$ 342	0.60%	-2.34%

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

	YTD 2026	YTD 2025	YTD 2024	YTD 2023	YTD 2022	'26 vs '25	'26 vs '24	'26 vs '23	'26 vs '22
Residential (Detached + Attached)									
New Listings	1,575	1,651	1,303	1,126	1,374	-4.60%	20.87%	39.88%	14.63%
Pending	1,239	1,142	1,270	1,267	1,492	8.49%	-2.44%	-2.21%	-16.96%
Closed	734	956	892	841	1,249	-23.22%	-17.71%	-12.72%	-41.23%
Sales Volume	$ 444,334,149	$ 579,304,721	$ 538,851,066	$ 506,480,902	$ 752,096,084	-23.30%	-17.54%	-12.27%	-40.92%
Days in MLS - Average	70	60	51	50	21	16.67%	37.25%	40.00%	233.33%
Days in MLS - Median	56	45	39	38	5	24.44%	43.59%	47.37%	1020.00%
Close-Price-to-List-Price Ratio	98.76%	99.09%	98.70%	98.50%	102.17%	-0.33%	0.06%	0.26%	-3.34%
PSF Total	$ 261	$ 276	$ 266	$ 261	$ 271	-5.43%	-1.88%	0.00%	-3.69%
Detached									
New Listings	1,300	1,342	1,082	941	1,184	-3.13%	20.15%	38.15%	9.80%
Pending	1,094	982	1,113	1,133	1,270	11.41%	-1.71%	-3.44%	-13.86%
Closed	646	820	803	728	1,079	-21.22%	-19.55%	-11.26%	-40.13%
Sales Volume	393,212,652	500,679,997	487,534,741	439,521,960	653,539,536	-21.46%	-19.35%	-10.54%	-39.83%
Days in MLS - Average	68	59	50	51	19	15.25%	36.00%	33.33%	257.89%
Days in MLS - Median	54	45	39	39	5	20.00%	38.46%	38.46%	980.00%
Close-Price-to-List-Price Ratio	98.87%	99.17%	98.74%	98.46%	102.33%	-0.30%	0.13%	0.42%	-3.38%
PSF Total	$ 252	$ 265	$ 258	$ 246	$ 256	-4.91%	-2.33%	2.44%	-1.56%
Attached									
New Listings	275	309	221	185	190	-11.00%	24.43%	48.65%	44.74%
Pending	145	160	157	134	222	-9.38%	-7.64%	8.21%	-34.68%
Closed	88	136	89	113	170	-35.29%	-1.12%	-22.12%	-48.24%
Sales Volume	$ 51,121,497	$ 78,624,724	$ 51,316,325	$ 66,958,942	$ 98,556,548	-34.98%	-0.38%	-23.65%	-48.13%
Days in MLS - Average	85	61	64	46	29	39.34%	32.81%	84.78%	193.10%
Days in MLS - Median	72	48	40	29	7	50.00%	80.00%	148.28%	928.57%
Close-Price-to-List-Price Ratio	98.00%	98.62%	98.34%	98.70%	101.17%	-0.63%	-0.35%	-0.71%	-3.13%
PSF Total	$ 334	$ 342	$ 332	$ 355	$ 362	-2.34%	0.60%	-5.92%	-7.73%

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Spotlight on Mortgages

Chris Flanders

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

A Quick Guide to Lender Credits, Permanent Buy-Down Points and Seller Concessions
As homebuying season ramps up, it's an ideal time to refresh your understanding of the financing solutions that help homebuyers meet their financial goals when buying a home. This includes lender credits, buy-down points and seller concessions. Keep reading to learn more about each one.

Lender Credits
Lender credits are funds provided by a mortgage lender to help cover a borrower's closing costs. In exchange for this financial assistance, the borrower accepts a higher interest rate on their mortgage. Lender credits are designed to either partially or fully offset closing costs. Buyers who want to preserve savings for moving expenses, furnishings or emergency reserves may find lender credits especially useful. To determine eligibility, lenders evaluate key factors including credit score, debt-to-income ratio, loan type and down payment amount. Not all lenders offer lender credits, and the amount available varies depending on market conditions and lender policy.

Permanent Point Buy-Down
Some lenders allow borrowers to pay upfront fees to lower their mortgage interest rate for the life of the loan, which is a permanent points buy-down. Typically, lenders allow a borrower to permanently buy down the rate up to one point (one percent of the loan amount). This money-saving strategy is a good option for borrowers who plan to keep their home for many years.

Seller Concessions
For the aggressive seller, offering seller concessions is a good strategy to help accelerate the selling process. A seller concession is when the seller offers to cover closing costs or other fees for the buyer. Buyers are attracted to this option because it reduces their upfront costs to buy the home. According to internal Commerce Bank data, more than half of the mortgage transactions that closed in Denver in 2025 included seller concessions.

One important factor to consider is that seller concessions are subject to loan program limits and cannot be used toward a buyer's down payment. Maximum allowable concessions vary by loan type (such as FHA, VA and conventional loans).

What advice should you give clients?
Encourage clients to speak with their lenders to compare scenarios, evaluate a break-even analysis and review how each option impacts their long-term financial goals. If you have questions about any of the options above, please contact Chris Flanders at chris.flanders@commercebank.com or 303-214-5423.

Sources:
Lender Credits: What Are They And How Do They Work? | Bankrate
https://financeband.com
What Are Seller Concessions?

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Spotlight on the Denver Metro Rental Market

- January closed with slight month-over-month declines in both rents and days on market across multi-family and single-family rentals. Single-family rents and days on market also decreased compared to December.
- The median single-family rent in January was $2,720, down from $2,735 in December and two percent lower than the same period last year. Median days on market declined to 25 days, down from 28 in December, though days on market. was up two days year-over-year. Available single-family rental listings fell for the sixth consecutive month.
- Multi-family median rent in January was $1,445, down slightly from $1,450 in December and three percent lower than January 2025. Median days on market fell to 29 days, down six days from December, but remained seven higher than a year ago. Available multi-family listings increased month-over-month.

	Jan. 2026	Dec. 2025	Jan. 2025	Month-Over-Month	Year-Over-Year
Single-family					
Active Listings	586	620	1,005	-5.48%	-41.69%
Days on Market - Average	30	33	26	-9.09%	15.38%
Rent - Median, 1 Bedroom	1,398	1,475	1,638	-5.22%	-14.65%
Rent - Median, 2 Bedroom	2,200	2,200	2,200	0.00%	0.00%
Rent - Median, 3 Bedroom	2,750	2,750	2,750	0.00%	0.00%
Multi-family					
Active Listings	1,473	1,254	2,235	17.46%	-34.09%
Days on Market - Average	33	38	26	-13.16%	26.92%
Rent - Median, 1 Bedroom	1,369	1,327	1,394	3.17%	-1.79%
Rent - Median, 2 Bedroom	1,838	1,797	1,815	2.28%	1.27%
Rent - Median, 3 Bedroom	2,588	2,307	2,555	12.18%	1.29%

Data and Insights Provided by: Rental Beast

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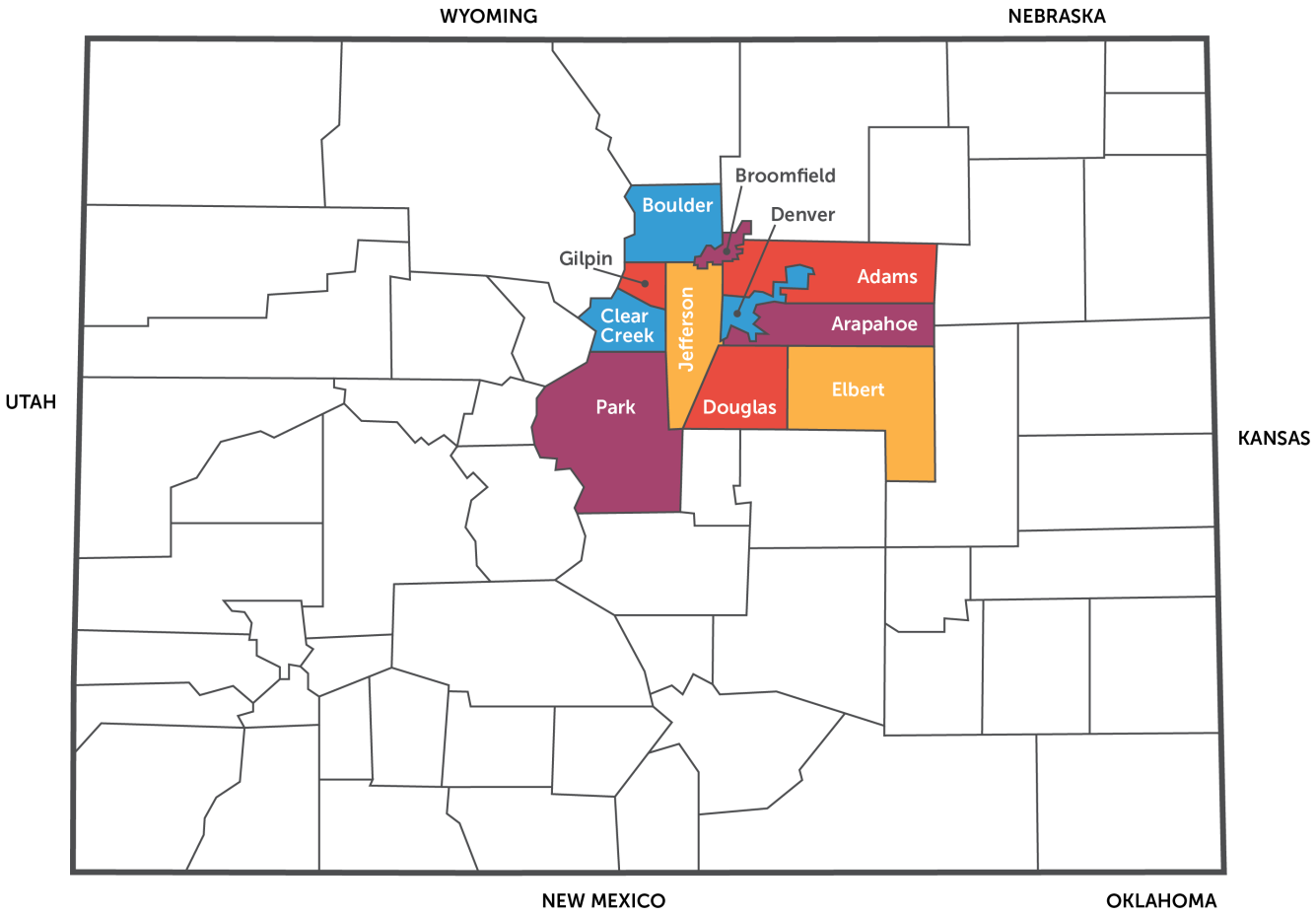
11-COUNTY MAP

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).



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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 >>

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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, 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.

DISCLAIMER

All data presented in this report was provided by REcolorado. The data was pulled at 8:00 AM (mountain time) on the first business day of the month for the preceding month(s).

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DENVER METRO ASSOCATION OF REALTORS®

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