DENVER METRO ASSOCIATION OF REALTORS® | MARKET TRENDS REPORT

FEBRUARY 2026

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

Median Close Price
$580,000
↑ 1.98%

Closed Homes
2,629 SALES
↑ 29.89%

Sales Volume
$1.79 BILLION
↑ 31.62%

Months of Inventory
3.42 MONTHS
↓ 20.28%

Median Days in MLS
33 DAYS
↓ 37.74%

Active Listings
8,988
↑ 9.24%

New Listings
4,995
↑ 12.15%

Pending Sales
3,737
↑ 29.26%

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

Market Overview

	Feb. 2026	Jan. 2026	Feb. 2025	Month-Over-Month	Year-Over-Year
Residential (Detached + Attached)					
Active Listings at Month's End	8,988	8,228	8,554	9.24%	5.07%
New Listings	4,995	4,454	4,822	12.15%	3.59%
Pending	3,737	2,891	3,242	29.26%	15.27%
Closed	2,629	2,024	2,821	29.89%	-6.81%
Close Price - Average	$ 682,215	$ 673,234	$ 706,169	1.33%	-3.39%
Close Price - Median	$ 580,000	$ 568,750	$ 600,000	1.98%	-3.33%
Sales Volume	$ 1,793,542,217	$ 1,362,625,963	$ 1,992,103,430	31.62%	-9.97%
Days in MLS - Average	59	73	55	-19.18%	7.27%
Days in MLS - Median	33	53	29	-37.74%	13.79%
Close-Price-to-List-Price Ratio	98.70%	97.96%	99.03%	0.76%	-0.33%
Detached					
Active Listings at Month's End	5,578	5,201	5,541	7.25%	0.67%
New Listings	3,490	3,095	3,353	12.76%	4.09%
Pending	2,896	2,244	2,449	29.06%	18.25%
Closed	2,060	1,560	2,152	32.05%	-4.28%
Close Price - Average	$ 753,921	$ 741,211	$ 783,631	1.71%	-3.79%
Close Price - Median	$ 630,000	$ 615,000	$ 644,500	2.44%	-2.25%
Sales Volume	$ 1,553,077,075	$ 1,156,289,717	$ 1,686,373,542	34.32%	-7.90%
Days in MLS - Average	58	70	54	-17.14%	7.41%
Days in MLS - Median	30	50	27	-40.00%	11.11%
Close-Price-to-List-Price Ratio	98.89%	98.06%	99.17%	0.85%	-0.28%
Attached					
Active Listings at Month's End	3,410	3,027	3,013	12.65%	13.18%
New Listings	1,505	1,359	1,469	10.74%	2.45%
Pending	841	647	793	29.98%	6.05%
Closed	569	464	669	22.63%	-14.95%
Close Price - Average	$ 422,610	$ 444,690	$ 456,995	-4.97%	-7.52%
Close Price - Median	$ 379,000	$ 390,000	$ 399,990	-2.82%	-5.25%
Sales Volume	$ 240,465,142	$ 206,336,246	$ 305,729,888	16.54%	-21.35%
Days in MLS - Average	64	84	60	-23.81%	6.67%
Days in MLS - Median	44	63	42	-30.16%	4.76%
Close-Price-to-List-Price Ratio	98.00%	97.63%	98.57%	0.38%	-0.58%

Market Highlights

Realtor® Insights:

- The market is seeing multiple offers on homes that are truly dialed in—well-staged, clean, in great condition, located in strong areas with desirable views and priced appropriately. It's not the frenzy of the COVID years, but the best listings are receiving two to three offers and typically selling at asking price or $10,000 to $15,000 over.
- A newer trend has emerged in the Denver market over the past few years, with more homes hitting the market on Wednesday or Thursday instead of Thursday or Friday ahead of the weekend. Especially during ski season—yes, even this year—buyers are leaning toward showings later in the week to preserve their weekends.

Local News:

- The City of Denver is a finalist to host the 2028 Democratic National Convention, which would mark its first time hosting the event since 2008.
- The Colorado Department of Local Affairs awarded more than $13 million to upgrade infrastructure in four Front Range communities.
- Denver launched a public process on Feb. 26 to update its energy code for new and renovated small buildings, including single-family homes and duplexes. The proposed updates would extend efficiency and electrification-readiness standards that began in 2023 with energy compliance goals for large commercial and multi-family buildings.
- Newly released plans offer a clearer look at an ambitious $300 million proposal to transform a full block of downtown Denver office space into a vibrant "vertical village," featuring apartments, restaurants and an art-activated public plaza.
- Colorado real estate agents are being warned about a new scam where criminals pose as potential buyers to steal personal information during fake Zoom meetings. In this scheme, "buyers" request a Zoom meeting to begin their home search. When an agent clicks the meeting link, malware is installed on their computer, potentially accessing files, passwords, data and, most concerning, sensitive client information.
- Colorado lawmakers blocked a bill that would have allowed local communities to impose taxes on long-vacant homes to help fund affordable housing. Opponents argued it would unfairly burden property owners and be difficult to implement.
- Colorado homeowners' insurance premiums are rising steeply due to costly severe storms. In many areas, hail, not wildfire, is the leading driver of rate increases.
- Denver's Skyline Park is undergoing a $30 million overhaul, its second major redesign since opening in 1973, with completion expected in 2027. The project will remove barriers and add flexible green space to better activate the downtown gathering spot.
- Denver City Council approved a $12.7 million pedestrian bridge to connect the National Western Center with nearby transit, improving access across rail lines ahead of the campus's next major development phase.

National News:.

- Two Democrats joined Republicans on a legislative panel to reject a proposal that would have made several changes to eviction filings and proceedings, including requiring judges to suppress certain court records.
- Older homeowners, particularly those 70 and older, tend to see lower returns when selling their homes compared to younger sellers. Their properties often reflect deferred maintenance and are more likely to be sold privately or to investors, limiting competition and potentially lowering sale prices.
- Homeowners are increasingly replacing traditional grass lawns with more sustainable, low-maintenance alternatives such as native plants, stone and groundcovers. These options help conserve water, reduce upkeep and support biodiversity.
- Single women now make up a significantly larger share of U.S. homebuyers than single men, continuing to outpace them in homeownership. This trend highlights both the ambition and financial commitment of single women, as well as potential opportunities to expand homeownership among single men.
- Lithium batteries are becoming one of the fastest-growing home fire risks, according to Kord Fire Protection in Los Angeles.

Mortgage News:

- Mortgage rates have dipped below six percent for the first time since 2022, with the 30-year fixed averaging approximately 5.98 percent. The move offers meaningful psychological and affordability relief, has already boosted refinancing activity, and could gradually encourage more buyers to re-enter the market if sustained.
- Lower mortgage rates are a positive sign heading into the critical spring market, giving today's buyers more purchasing power than they had a year ago. For example, a buyer putting 20 percent down on a $400,000 median-priced home would pay approximately $1,916 per month in principal and interest, compared to $2,105 last year, a savings of about $189 per month.

Quick Stats:

- The historical average number of active listings in February (1985–2025) is 12,396.
- The record-high February occurred in 2006, with 25,484 listings, while the record-low was set in 2022 with just 1,226 listings.
- Historically, active listings increase an average of 0.45 percent from January to February. This February's 9.24 percent increase represents the fourth-largest percentage gain on record, behind 2001's 23.0 percent increase.

Expert Opinion on the Denver Metro Residential Real Estate Market

Amanda Snitker

Chair of the DMAR Market Trends Committee and Denver Realtor®

As the calendar moved through February, the Denver Metro real estate market found itself at a familiar crossroads: the quiet of winter beginning to give way to the energy of the spring buying season. Each year, this transition marks one of the most telling moments in the market, as buyers who have been waiting on the sidelines start to re-engage, sellers begin preparing their homes for listing and the pace of activity slowly builds momentum. This year, that seasonal shift is unfolding against a backdrop of meaningful change. Inventory levels, pricing dynamics and buyer behavior have all evolved.

Buyers who entered the market early this year have benefited from softer pricing and lower mortgage rates. Inventory on the market that carried over from 2025 largely represented motivated sellers, negotiating on price and concessions. Mortgage interest rates saw a steady decline in February and ended the last week of the month below six percent, giving buyers a nudge and homeowners waiting to refinance a little relief. The median sale price for attached homes was down 5.25 percent from a year ago, and down 2.25 percent for detached homes. This combination, along with unseasonably warm weather, led to increased buyer activity in February, reflected in pending properties, which were up 29.26 percent month-over-month and 15.27 percent year-over-year.

New listings increased 12.15 percent in February, providing eager buyers with a fresh batch to choose from. Many properties that were competitively priced, in prime locations and condition, received multiple offers. Buyers are selective in this market, but they're prepared to move quickly when the right opportunity comes along. On the flip side, homes that were overpriced and needed updating spent much longer on the market, attracting the bargain hunters. Both types of buyers were active in February, as reflected in the days in the MLS, which decreased month-over-month for both attached and detached properties, down 30.16 percent and 40.00 percent, respectively. Additionally, the number of closed properties increased by 29.89 percent. The close-price-to-list-price ratio increased to 98.70 percent month-over-month, reflecting healthy buyer activity relative to new listings entering the market.

Year-to-date, 2026 is lagging 2025, with sales volume down 13.17 percent and median price down 2.21 percent. The recalibration of inventory and buyer demand experienced over the past three years continues to adjust the Denver market. However, February's activity shows strong momentum into the warmer spring months. Buyers continue to have choices, and sellers are seeing fewer days in the MLS. This balances supply and demand for a healthy market.

Mortgage rate fluctuations will continue to be a start-and-stall pressure point for buyers. Exploring rate buydowns and alternative loan terms, such as ARMs, can help reduce the whiplash buyers feel, allowing them to focus on finding the right property rather than on fluctuating rates.

As spring approaches, the Denver Metro market appears well-positioned for an active season. The fundamentals are encouraging, including motivated buyers, improving inventory and pricing that reflects today's realities rather than yesterday's expectations. Sellers who enter the market prepared and priced correctly will find a receptive audience. Buyers who stay focused on their long-term goals rather than short-term rate movements will find real opportunity.

DENVER METRO
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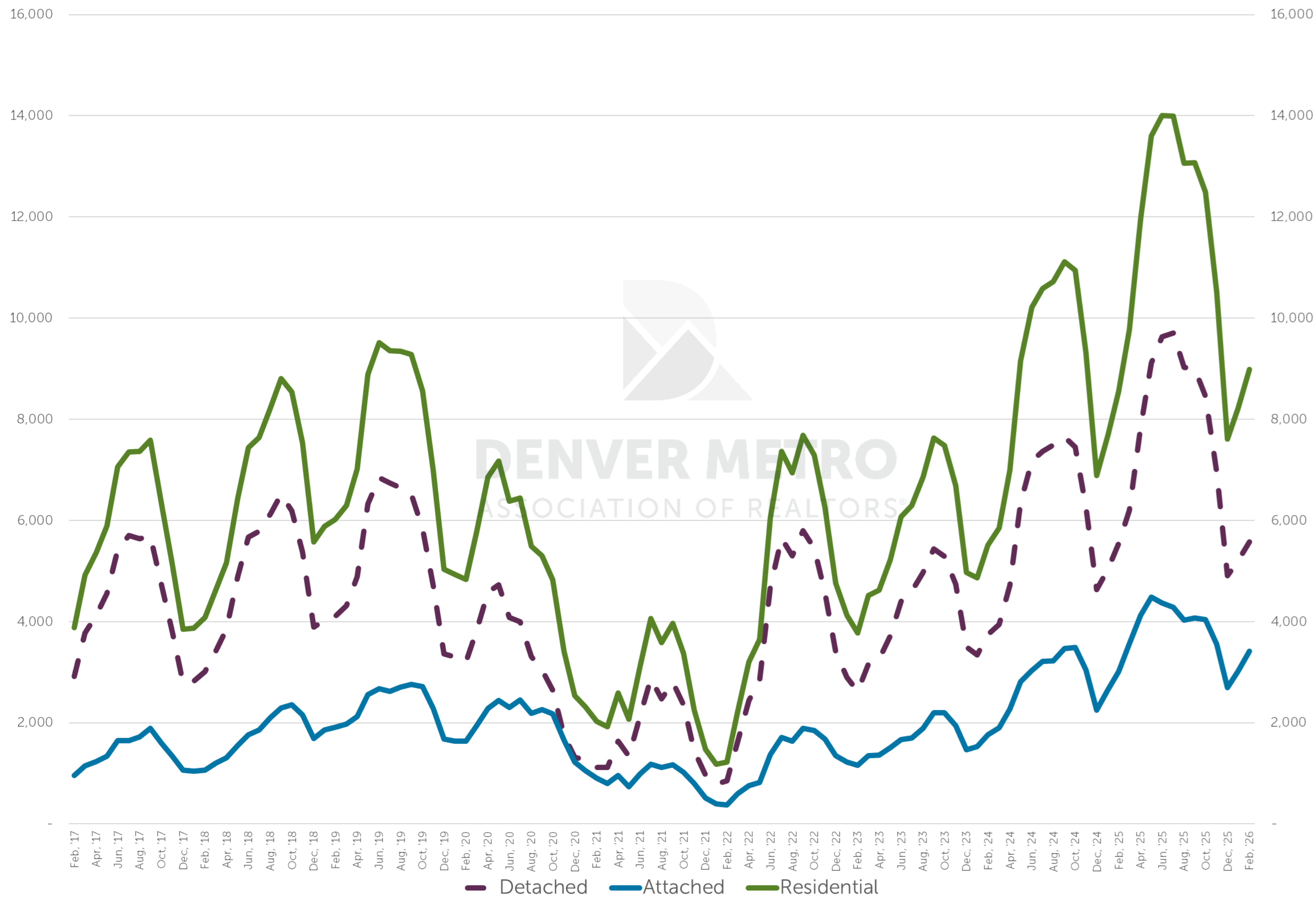
#DMARstats

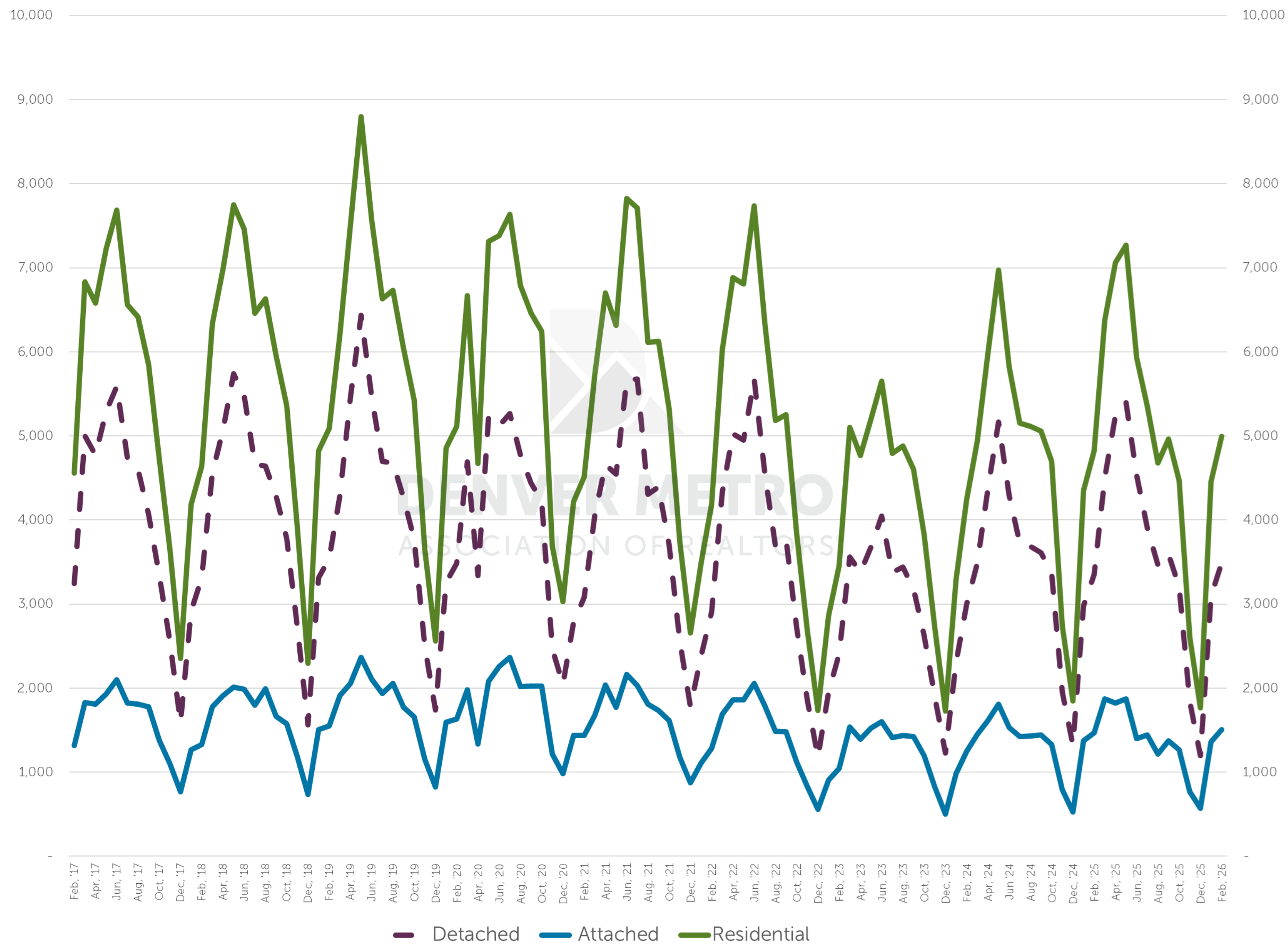
Active Listings at Month's End

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



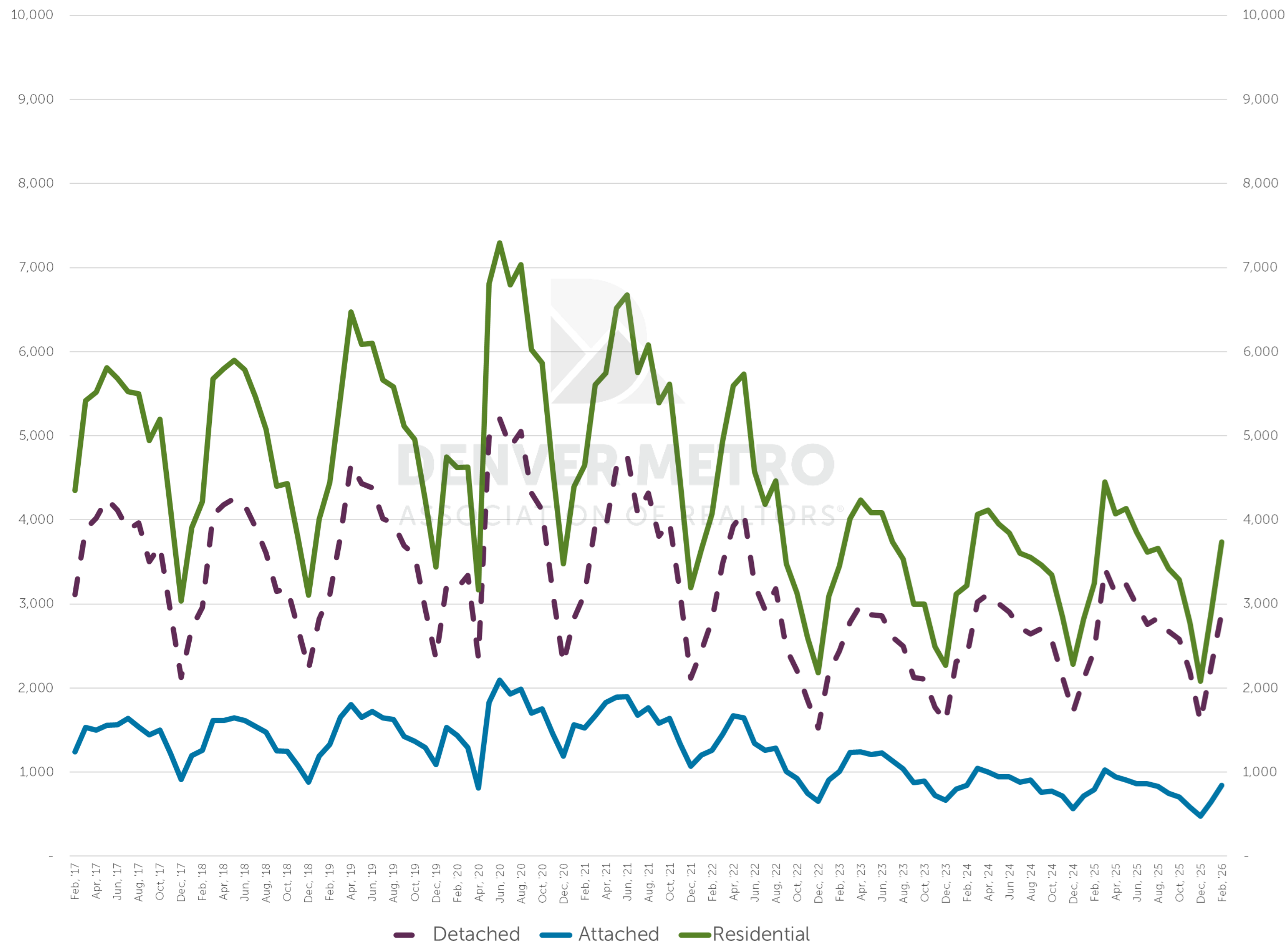
New Listings

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



Pending Sales

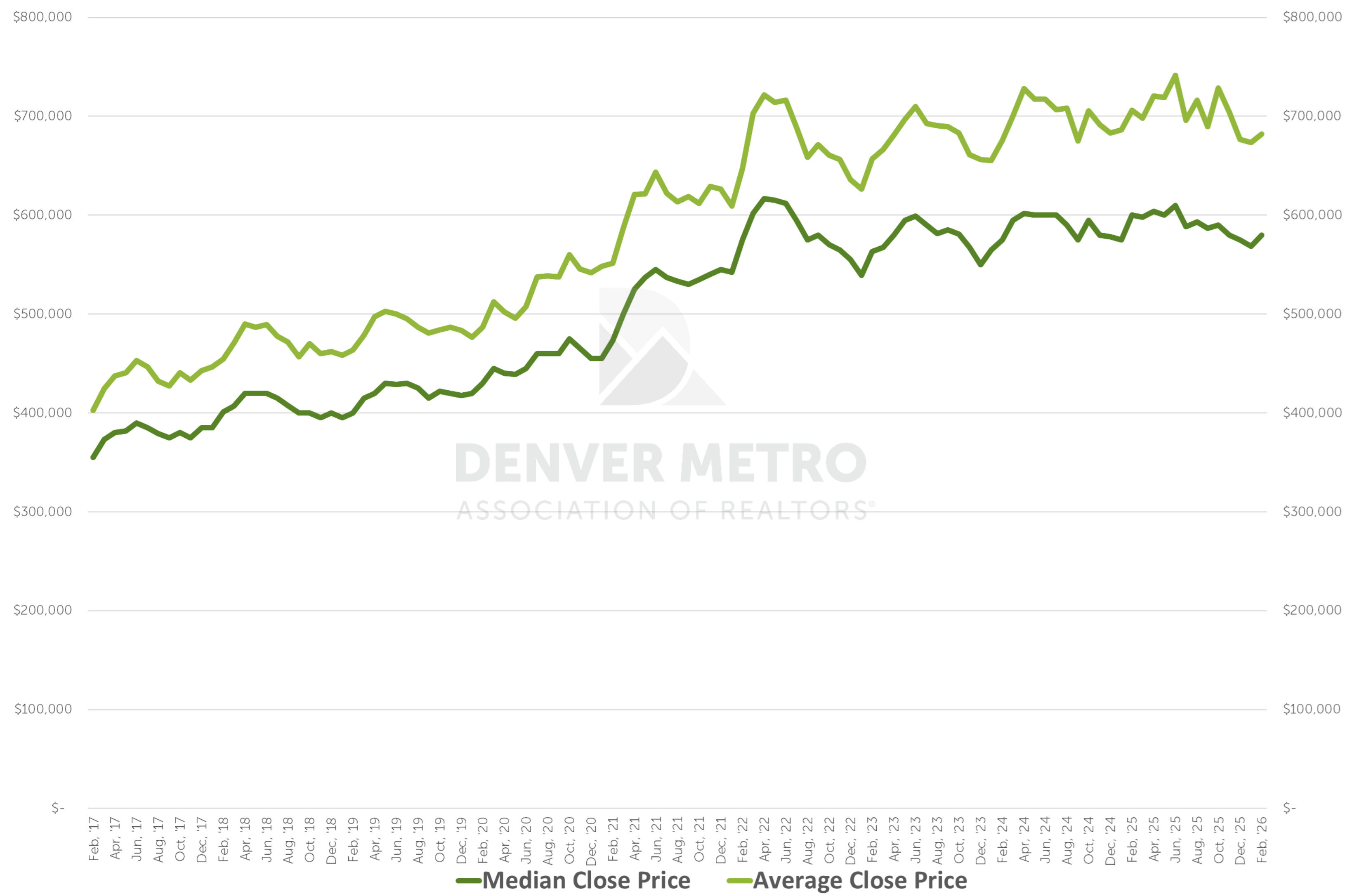
DMAR Market Trends | February 2026
Denver Metro Association of Realtors®
Source of MLS Data: REcolorado.com



Residential Median + Average Close Price

10-year view

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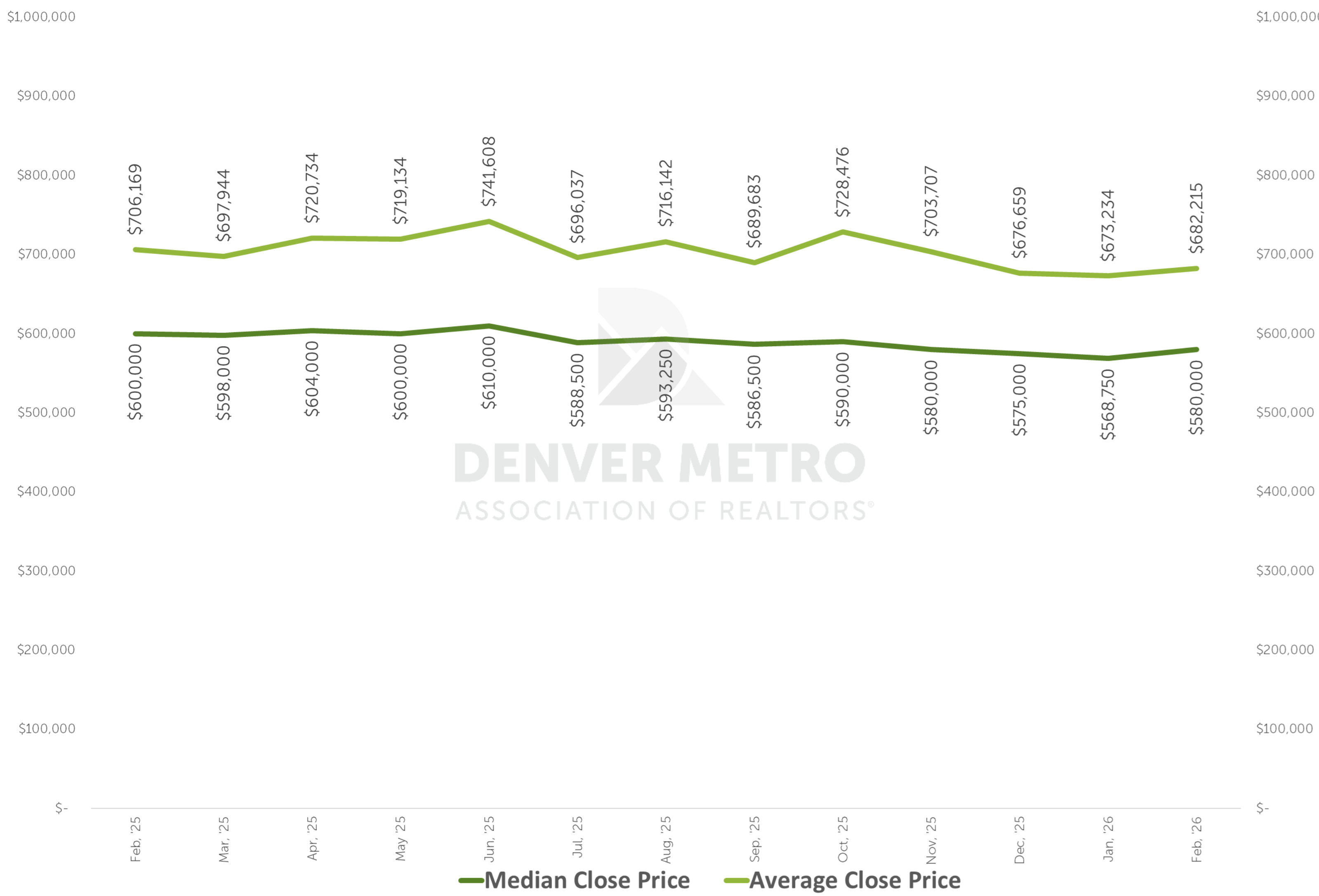
Denver Metro Association of Realtors®
Source of MLS Data: REcolorado.com



Median Days in MLS

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

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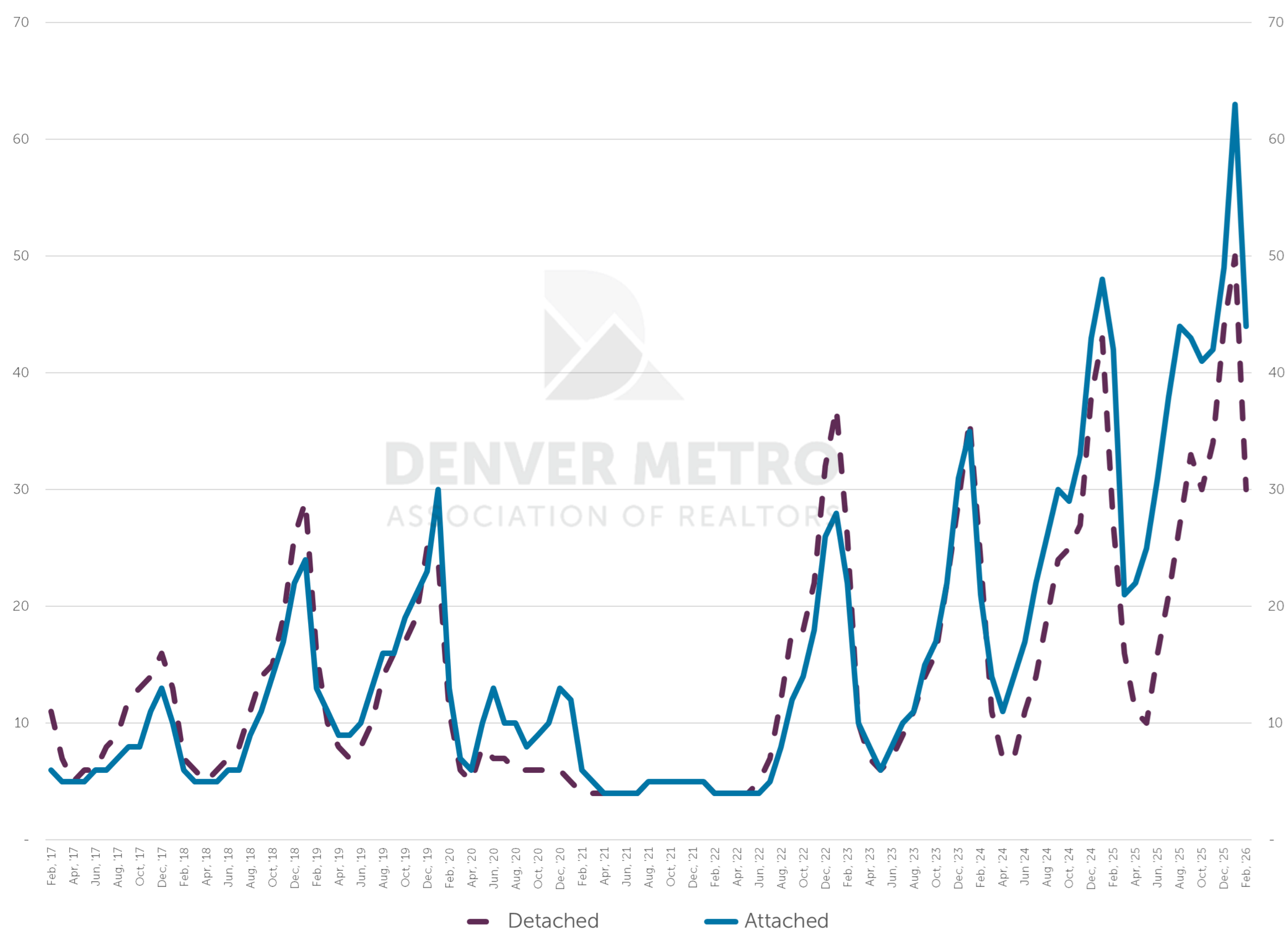
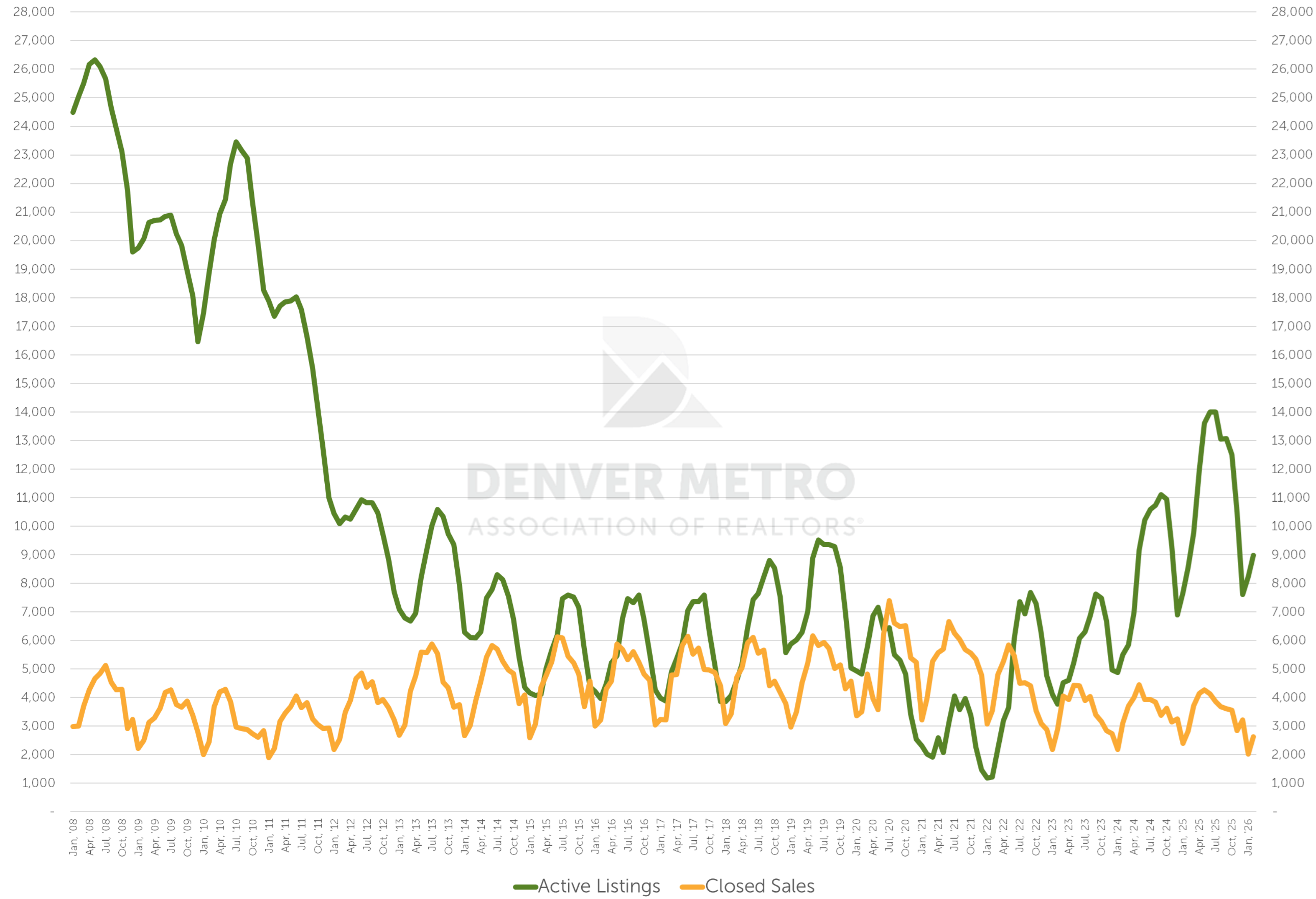


Residential Active Listings + Closed Sales at Month's End

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



February 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	8,988	8,554	5,511	3,778	1,226	5.07%	63.09%	137.90%	633.12%
New Listings	9,449	9,172	7,532	6,321	7,680	3.02%	25.45%	49.49%	23.03%
Closed	4,653	5,213	5,320	5,067	6,615	-10.74%	-12.54%	-8.17%	-29.66%
Close Price - Average	$ 678,308	$ 697,268	$ 666,805	$ 643,417	$ 630,715	-2.72%	1.73%	5.42%	7.55%
Close Price - Median	$ 575,000	$ 588,000	$ 570,000	$ 550,500	$ 560,000	-2.21%	0.88%	4.45%	2.68%
Sales Volume	$ 3,156,168,180	$ 3,634,855,627	$ 3,547,404,119	$ 3,260,193,556	$ 4,172,176,806	-13.17%	-11.03%	-3.19%	-24.35%
Days in MLS - Average	66	58	47	47	17	13.79%	40.43%	40.43%	288.24%
Days in MLS - Median	45	38	29	30	4	18.42%	55.17%	50.00%	1025.00%
Close-Price-to-List-Price Ratio	98.38%	98.79%	98.91%	98.58%	103.51%	-0.42%	-0.54%	-0.20%	-4.96%
Detached									
Active Listings at Month's End	5,578	5,541	3,748	2,618	853	0.67%	48.83%	113.06%	553.93%
New Listings	6,585	6,332	5,298	4,593	5,471	4.00%	24.29%	43.37%	20.36%
Closed	3,620	3,924	3,964	3,739	4,580	-7.75%	-8.68%	-3.18%	-20.96%
Close Price - Average	$ 748,444	$ 778,798	$ 743,100	$ 714,966	$ 716,155	-3.90%	0.72%	4.68%	4.51%
Close Price - Median	$ 625,000	$ 640,000	$ 625,500	$ 600,000	$ 617,750	-2.34%	-0.08%	4.17%	1.17%
Sales Volume	$ 2,709,366,792	$ 3,056,002,382	$ 2,945,648,968	$ 2,673,257,580	$ 3,279,991,294	-11.34%	-8.02%	1.35%	-17.40%
Days in MLS - Average	63	57	48	49	16	10.53%	31.25%	28.57%	293.75%
Days in MLS - Median	41	36	31	33	4	13.89%	32.26%	24.24%	925.00%
Close-Price-to-List-Price Ratio	98.53%	98.88%	98.91%	98.47%	103.77%	-0.35%	-0.38%	0.06%	-5.05%
Attached									
Active Listings at Month's End	3,410	3,013	1,763	1,160	373	13.18%	93.42%	193.97%	814.21%
New Listings	2,864	2,840	2,234	1,728	2,209	0.85%	28.20%	65.74%	29.65%
Closed	1,033	1,289	1,356	1,328	2,035	-19.86%	-23.82%	-22.21%	-49.24%
Close Price - Average	$ 432,528	$ 449,072	$ 443,772	$ 441,970	$ 438,420	-3.68%	-2.53%	-2.14%	-1.34%
Close Price - Median	$ 385,000	$ 399,900	$ 390,000	$ 387,500	$ 390,000	-3.73%	-1.28%	-0.65%	-1.28%
Sales Volume	$ 446,801,388	$ 578,853,245	$ 601,755,151	$ 586,935,976	$ 892,185,512	-22.81%	-25.75%	-23.88%	-49.92%
Days in MLS - Average	73	61	45	40	18	19.67%	62.22%	82.50%	305.56%
Days in MLS - Median	54	45	24	24	4	20.00%	125.00%	125.00%	1250.00%
Close-Price-to-List-Price Ratio	97.83%	98.49%	98.93%	98.89%	102.93%	-0.67%	-1.11%	-1.07%	-4.95%

Market Trends

Price Range	Detached			Attached		
	Closed	Active	MOI	Closed	Active	MOI
Months of Inventory						
$0 to $299,999	20	57	2.85	167	1,034	6.19
$300,000 to $499,999	445	960	2.16	251	1,471	5.86
$500,000 to $749,999	936	2,114	2.26	115	631	5.49
$750,000 to $999,999	346	1,062	3.07	19	145	7.63
$1,000,000 to $1,499,999	199	662	3.33	15	73	4.87
$1,500,000 to $1,999,999	68	302	4.44	2	26	13.00
$2,000,000 and over	46	421	9.15	-	30	
TOTALS	2,060	5,578	2.71	569	3,410	5.99

Price Range	Detached		% change	Attached		% change
	Closed Feb. 2026	Closed Jan. 2026		Closed Feb. 2026	Closed Jan. 2026	
Month-Over-Month						
$0 to $299,999	20	28	-28.57%	167	126	32.54%
$300,000 to $499,999	445	378	17.72%	251	210	19.52%
$500,000 to $749,999	936	679	37.85%	115	93	23.66%
$750,000 to $999,999	346	240	44.17%	19	23	-17.39%
$1,000,000 to $1,499,999	199	147	35.37%	15	7	114.29%
$1,500,000 to $1,999,999	68	41	65.85%	2	4	-50.00%
$2,000,000 and over	46	47	-2.13%	-	1	-100.00%
TOTALS	2,060	1,560	32.05%	569	464	22.63%

Price Range	Detached		% change	Attached		% change
	YTD Feb. 2026	YTD Feb. 2025		YTD Feb. 2026	YTD Feb. 2025	
Year-Over-Year						
$0 to $299,999	48	30	60.00%	293	297	-1.35%
$300,000 to $499,999	823	744	10.62%	461	629	-26.71%
$500,000 to $749,999	1,615	1,846	-12.51%	208	271	-23.25%
$750,000 to $999,999	586	711	-17.58%	42	57	-26.32%
$1,000,000 to $1,499,999	346	368	-5.98%	22	22	0.00%
$1,500,000 to $1,999,999	109	102	6.86%	6	7	-14.29%
$2,000,000 and over	93	123	-24.39%	1	6	-83.33%
TOTALS	3,620	3,924	-7.75%	1,033	1,289	-19.86%

Breakdown by Price Range

Michelle Schwinghammer

Member of the DMAR Market Trends Committee and Denver Realtor®

Properties sold for $1 million or more

Spring appears to be budding early for homes above $1 million in the Denver Metro area. Month-over-month, closings for detached homes between $1 million and $1.49 million climbed 35.37 percent, while homes between $1.5 million and $1.9 million surged 65.85 percent. A slight 2.13 percent dip in the $2 million+ tier did little to slow overall momentum, as strength in core brackets pushed weighted closing activity up an impressive 36.48 percent. Despite this momentum, homes above $1 million are taking longer to sell. Median days in MLS hit 26 in February, up 73.33 percent year-over-year. Additionally, year-to-date sales volume in this segment was down 13.82 percent from 2025.

Price-per-square-foot landed at $370 last month, below each of the past four years and roughly six percent under 2025 levels. Given the broad price spectrum within this segment, along with a mix of attached and detached homes, this metric likely reflects a combination of softer pricing power and shifts in sales composition rather than a uniform drop in value.

Outside the spreadsheets, however, the pre-spring market for this price band appears to be in full swing. Showings increased dramatically. Multiple offers on turnkey homes in desirable locations with hard-to-find features are absolutely (and somewhat unexpectedly) back. Precision pricing and thoughtful presentation continue to determine outcomes for sellers. When those elements align, homes are snapped up. When they don't, days in MLS quickly become a liability that's difficult to overcome.

It's early in what has already been a discombobulated new year, and Denver residents are refreshing their forecast apps, waiting for winter storms that have yet to materialize. Similarly, in this market segment, data suggest we are navigating a normalization phase, with buyers exercising greater selectivity, patience and leverage than in prior years. That's not a setback, it's a recalibration.

February's highest detached sale in this segment was a six-bedroom, nine-bath, three-car estate at 181 Race Street in Denver Country Club. The property was scooped up by a cash buyer in just nine days, closing at $8,595,000. The highest attached sale was located at 411 Madison Street. This four-bed, five-bath duplex in Cherry Creek also sold to a cash buyer for $2,925,000.

Andrew Abrams

Member of the DMAR Market Trends Committee and Denver Realtor®

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

The New Year's real estate hangover typically subsides a few weeks into January. By February, New Year's resolutions of "I'm going to buy a house this year" start to take shape. For those shopping in the $750,000-$999,999 price range, the focus is predominantly on single-family detached homes. While more buyers have entered the market, price, condition and property type still matter. With 2025 in the rearview mirror, we are fully underway in the 2026 buying season.

There are dramatic differences within this price point between single-family detached and attached properties. Of the 365 sold properties, 346 were detached properties. In other words, if you were a buyer in this price range, you had a 94.7 percent likelihood of purchasing a detached property. The average days in the MLS for detached homes was 56, compared to 68 for attached properties. It is not a surprise that the days in the MLS is higher for attached properties, as that is an indicator of lower demand.

Months of inventory (MOI) further illustrates the divide. Detached properties currently sit at 3.07 months of inventory. Buyers looking for a detached property, which is the vast majority, may still face competition for well-priced, turnkey homes. Properties priced correctly and in good condition are moving quickly, while homes needing updates or priced unrealistically are lingering. Attached properties, by contrast, have 7.63 months of inventory. Out of the 145 listings, only 19 closed. Sellers in this segment who want to compete may need to consider meaningful price adjustments.

I recently had a listing that closed in February that I was initially concerned about. Had it been listed in the fourth quarter of 2025, I'm not sure it would have sold. The home sits on a slightly busier street with highway visibility. However, with increased buyer activity at the start of the year, it sold in just two days. While it's impossible to know whether it would have sold last year, one thing is clear: buyers are ready to make moves in 2026. It is still difficult to predict what summer activity will bring. For sellers debating whether to list now or wait, taking advantage of the early-year buyer activity may be in their best interest.

Breakdown by Price Range

Heather O'Leary

Member of the DMAR Market Trends Committee and Denver Realtor®

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

For the $500,000 to $749,999 price segment, the spring market is ramping up, albeit slower than last year. This is evidenced in several metrics. Compared to last year, new listings were up 5.46 percent and pendings up 6.12 percent. However, closed homes were down 9.47 percent, showing that January was slower than this same time last year. Still, 36.14 percent more properties went under contract in February than in January. Buyers are out shopping, cautiously looking for the best properties.

This slower acceleration is also reflected in total sales volume, which was down 9.98 percent year-over-year. However, month-over-month volume was up 3.83 percent. The market is picking up speed, with median days in the MLS down 41.07 percent to 33 days, though that remains slower than last year's 28 days on market at this time.

While attached homes represented only 18 percent of the market, buyers in this segment carefully evaluated the value of HOA communities, with total pendings down 7.79 percent compared to 2025. Detached homes were up 6.97 percent year-to-date, suggesting stronger demand for non-HOA properties. Sellers who clearly demonstrate the benefits of HOA living and thoughtfully stage and prepare their properties are more likely to see quick offers, while those requiring work may linger on the market.

Properties Sold for $1 Million or More

	Feb. 2026	Jan. 2026	Feb. 2025	Month-Over-Month	Year-Over-Year
Residential (Detached + Attached)					
New Listings	829	620	699	33.71%	18.60%
Pending	504	329	418	53.19%	20.57%
Closed	330	247	358	33.60%	-7.82%
Sales Volume	$ 509,029,846	$ 393,376,994	$ 590,492,359	29.40%	-13.80%
Days in MLS - Average	67	96	55	-30.21%	21.82%
Days in MLS - Median	26	70	15	-62.86%	73.33%
Close-Price-to-List-Price Ratio	97.65%	96.14%	98.78%	1.57%	-1.14%
PSF Total	$ 366	$ 374	$ 402	-2.14%	-8.96%
Detached					
New Listings	779	580	656	34.31%	18.75%
Pending	483	317	396	52.37%	21.97%
Closed	313	235	336	33.19%	-6.85%
Sales Volume	$ 487,198,346	$ 370,817,994	$ 554,033,359	31.38%	-12.06%
Days in MLS - Average	69	93	56	-25.81%	23.21%
Days in MLS - Median	27	70	16	-61.43%	68.75%
Close-Price-to-List-Price Ratio	97.67%	96.15%	98.80%	1.58%	-1.14%
PSF Total	$ 362	$ 365	$ 383	-0.82%	-5.48%
Attached					
New Listings	50	40	43	25.00%	16.28%
Pending	21	12	22	75.00%	-4.55%
Closed	17	12	22	41.67%	-22.73%
Sales Volume	$ 21,831,500	$ 22,559,000	$ 36,459,000	-3.22%	-40.12%
Days in MLS - Average	44	154	40	-71.43%	10.00%
Days in MLS - Median	9	100	9	-91.00%	0.00%
Close-Price-to-List-Price Ratio	97.25%	95.95%	98.51%	1.35%	-1.28%
PSF Total	$ 437	$ 561	$ 694	-22.10%	-37.03%

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	1,449	1,266	1,075	777	754	14.45%	34.79%	86.49%	92.18%
Pending	833	728	723	591	697	14.42%	15.21%	40.95%	19.51%
Closed	577	628	530	452	571	-8.12%	8.87%	27.65%	1.05%
Sales Volume	$ 902,406,840	$ 1,047,119,985	$ 863,839,712	$ 754,567,313	$ 879,445,927	-13.82%	4.46%	19.59%	2.61%
Days in MLS - Average	80	63	59	56	29	26.98%	35.59%	42.86%	175.86%
Days in MLS - Median	50	35	37	32	5	42.86%	35.14%	56.25%	900.00%
Close-Price-to-List-Price Ratio	97.00%	97.98%	97.58%	97.58%	104.09%	-1.00%	-0.59%	-0.59%	-6.81%
PSF Total	$ 370	$ 393	$ 383	$ 389	$ 382	-5.85%	-3.39%	-4.88%	-3.14%
Detached									
New Listings	1,359	1,183	987	714	687	14.88%	37.69%	90.34%	97.82%
Pending	800	689	677	552	641	16.11%	18.17%	44.93%	24.80%
Closed	548	593	497	417	523	-7.59%	10.26%	31.41%	4.78%
Sales Volume	$ 858,016,340	$ 988,598,985	$ 808,640,256	$ 701,935,613	$ 804,986,631	-13.21%	6.11%	22.24%	6.59%
Days in MLS - Average	79	65	60	56	24	21.54%	31.67%	41.07%	229.17%
Days in MLS - Median	50	36	39	30	5	38.89%	28.21%	66.67%	900.00%
Close-Price-to-List-Price Ratio	97.02%	97.97%	97.60%	97.68%	104.27%	-0.97%	-0.59%	-0.68%	-6.95%
PSF Total	$ 363	$ 376	$ 370	$ 370	$ 359	-3.46%	-1.89%	-1.89%	1.11%
Attached									
New Listings	90	83	88	63	67	8.43%	2.27%	42.86%	34.33%
Pending	33	39	46	39	56	-15.38%	-28.26%	-15.38%	-41.07%
Closed	29	35	33	35	48	-17.14%	-12.12%	-17.14%	-39.58%
Sales Volume	$ 44,390,500	$ 58,521,000	$ 55,199,456	$ 52,631,700	$ 74,459,296	-24.15%	-19.58%	-15.66%	-40.38%
Days in MLS - Average	90	34	49	55	87	164.71%	83.67%	63.64%	3.45%
Days in MLS - Median	25	8	24	43	4	212.50%	4.17%	-41.86%	525.00%
Close-Price-to-List-Price Ratio	96.65%	98.14%	97.26%	96.34%	102.13%	-1.52%	-0.63%	0.32%	-5.37%
PSF Total	$ 489	$ 684	$ 577	$ 619	$ 634	-28.51%	-15.25%	-21.00%	-22.87%

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

	Feb. 2026	Jan. 2026	Feb. 2025	Month-Over-Month	Year-Over-Year
Residential (Detached + Attached)					
New Listings	754	659	751	14.42%	0.40%
Pending	616	401	537	53.62%	14.71%
Closed	365	263	411	38.78%	-11.19%
Sales Volume	$ 313,529,196	$ 221,818,963	$ 351,281,059	41.34%	-10.75%
Days in MLS - Average	57	76	54	-25.00%	5.56%
Days in MLS - Median	23	54	26	-57.41%	-11.54%
Close-Price-to-List-Price Ratio	99.20%	98.01%	99.26%	1.21%	-0.06%
PSF Total	$ 282	$ 283	$ 279	-0.35%	1.08%
Detached					
New Listings	693	592	682	17.06%	1.61%
Pending	579	374	507	54.81%	14.20%
Closed	346	240	384	44.17%	-9.90%
Sales Volume	$ 297,551,429	$ 202,818,963	$ 328,290,459	46.71%	-9.36%
Days in MLS - Average	56	77	54	-27.27%	3.70%
Days in MLS - Median	24	54	27	-55.56%	-11.11%
Close-Price-to-List-Price Ratio	99.21%	98.12%	99.31%	1.11%	-0.10%
PSF Total	$ 274	$ 274	$ 270	0.00%	1.48%
Attached					
New Listings	61	67	69	-8.96%	-11.59%
Pending	37	27	30	37.04%	23.33%
Closed	19	23	27	-17.39%	-29.63%
Sales Volume	$ 15,977,767	$ 19,000,000	$ 22,990,600	-15.91%	-30.50%
Days in MLS - Average	68	72	56	-5.56%	21.43%
Days in MLS - Median	7	50	24	-86.00%	-70.83%
Close-Price-to-List-Price Ratio	99.04%	96.95%	98.51%	2.16%	0.54%
PSF Total	$ 420	$ 380	$ 402	10.53%	4.48%

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	1,413	1,371	1,114	912	1,048	3.06%	26.84%	54.93%	34.83%
Pending	1,017	972	962	875	1,016	4.63%	5.72%	16.23%	0.10%
Closed	628	768	792	612	853	-18.23%	-20.71%	2.61%	-26.38%
Sales Volume	$ 535,348,159	$ 654,566,207	$ 671,187,550	$ 515,910,411	$ 719,241,928	-18.21%	-20.24%	3.77%	-25.57%
Days in MLS - Average	65	60	54	47	19	8.33%	20.37%	38.30%	242.11%
Days in MLS - Median	40	42	34	34	4	-4.76%	17.65%	17.65%	900.00%
Close-Price-to-List-Price Ratio	98.71%	99.04%	99.10%	98.55%	104.19%	-0.33%	-0.39%	0.16%	-5.26%
PSF Total	$ 282	$ 281	$ 279	$ 283	$ 301	0.36%	1.08%	-0.35%	-6.31%
Detached									
New Listings	1,285	1,238	994	825	942	3.80%	29.28%	55.76%	36.41%
Pending	953	916	881	799	916	4.04%	8.17%	19.27%	4.04%
Closed	586	711	735	556	757	-17.58%	-20.27%	5.40%	-22.59%
Sales Volume	$ 500,370,392	$ 606,618,922	$ 622,557,038	$ 468,405,959	$ 638,760,579	-17.51%	-19.63%	6.82%	-21.67%
Days in MLS - Average	65	59	54	49	17	10.17%	20.37%	32.65%	282.35%
Days in MLS - Median	40	42	35	35	4	-4.76%	14.29%	14.29%	900.00%
Close-Price-to-List-Price Ratio	98.77%	99.10%	99.10%	98.50%	104.53%	-0.33%	-0.33%	0.27%	-5.51%
PSF Total	$ 274	$ 271	$ 267	$ 265	$ 280	1.11%	2.62%	3.40%	-2.14%
Attached									
New Listings	128	133	120	87	106	-3.76%	6.67%	47.13%	20.75%
Pending	64	56	81	76	100	14.29%	-20.99%	-15.79%	-36.00%
Closed	42	57	57	56	96	-26.32%	-26.32%	-25.00%	-56.25%
Sales Volume	$ 34,977,767	$ 47,947,285	$ 48,630,512	$ 47,504,452	$ 80,481,349	-27.05%	-28.07%	-26.37%	-56.54%
Days in MLS - Average	70	64	57	33	39	9.38%	22.81%	112.12%	79.49%
Days in MLS - Median	43	61	19	9	9	-29.51%	126.32%	377.78%	377.78%
Close-Price-to-List-Price Ratio	97.86%	98.38%	99.06%	99.08%	101.48%	-0.53%	-1.21%	-1.23%	-3.57%
PSF Total	$ 398	$ 409	$ 436	$ 459	$ 462	-2.69%	-8.72%	-13.29%	-13.85%

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

	Feb. 2026	Jan. 2026	Feb. 2025	Month-Over-Month	Year-Over-Year
Residential (Detached + Attached)					
New Listings	1,777	1,562	1,685	13.76%	5.46%
Pending	1,335	1,185	1,258	12.66%	6.12%
Closed	1,051	772	1,161	36.14%	-9.47%
Sales Volume	$ 638,644,747	$ 466,923,129	$ 709,436,941	36.78%	-9.98%
Days in MLS - Average	60	70	53	-14.29%	13.21%
Days in MLS - Median	33	56	28	-41.07%	17.86%
Close-Price-to-List-Price Ratio	99.37%	98.77%	99.41%	0.61%	-0.04%
PSF Total	$ 271	$ 261	$ 275	3.83%	-1.45%
Detached					
New Listings	1,458	1,297	1,384	12.41%	5.35%
Pending	1,182	1,042	1,097	13.44%	7.75%
Closed	936	679	1,026	37.85%	-8.77%
Sales Volume	$ 570,624,301	$ 412,748,132	$ 629,605,955	38.25%	-9.37%
Days in MLS - Average	59	68	54	-13.24%	9.26%
Days in MLS - Median	33	54	28	-38.89%	17.86%
Close-Price-to-List-Price Ratio	99.45%	98.88%	99.44%	0.58%	0.01%
PSF Total	$ 263	$ 251	$ 267	4.78%	-1.50%
Attached					
New Listings	319	265	301	20.38%	5.98%
Pending	153	143	161	6.99%	-4.97%
Closed	115	93	135	23.66%	-14.81%
Sales Volume	$ 68,020,446	$ 54,174,997	$ 79,830,986	25.56%	-14.79%
Days in MLS - Average	63	85	44	-25.88%	43.18%
Days in MLS - Median	34	70	22	-51.43%	54.55%
Close-Price-to-List-Price Ratio	98.77%	97.99%	99.22%	0.80%	-0.45%
PSF Total	$ 339	$ 332	$ 336	2.11%	0.89%

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	3,339	3,336	2,911	2,424	3,100	0.09%	14.70%	37.75%	7.71%
Pending	2,520	2,400	2,578	2,696	3,103	5.00%	-2.25%	-6.53%	-18.79%
Closed	1,823	2,117	2,188	2,062	2,727	-13.89%	-16.68%	-11.59%	-33.15%
Sales Volume	$ 1,105,567,876	$ 1,288,741,662	$ 1,320,937,977	$ 1,247,011,749	$ 1,650,684,782	-14.21%	-16.30%	-11.34%	-33.02%
Days in MLS - Average	64	56	48	51	17	14.29%	33.33%	25.49%	276.47%
Days in MLS - Median	46	38	31	35	4	21.05%	48.39%	31.43%	1050.00%
Close-Price-to-List-Price Ratio	99.12%	99.27%	99.23%	98.92%	103.56%	-0.15%	-0.11%	0.20%	-4.29%
PSF Total	$ 267	$ 275	$ 275	$ 265	$ 283	-2.91%	-2.91%	0.75%	-5.65%
Detached									
New Listings	2,755	2,726	2,407	2,061	2,675	1.06%	14.46%	33.67%	2.99%
Pending	2,224	2,079	2,232	2,384	2,655	6.97%	-0.36%	-6.71%	-16.23%
Closed	1,615	1,846	1,925	1,819	2,353	-12.51%	-16.10%	-11.21%	-31.36%
Sales Volume	983,372,433	1,130,285,952	1,168,121,126	1,100,854,988	1,431,112,420	-13.00%	-15.82%	-10.67%	-31.29%
Days in MLS - Average	63	57	47	52	15	10.53%	34.04%	21.15%	320.00%
Days in MLS - Median	45	38	32	36	4	18.42%	40.63%	25.00%	1025.00%
Close-Price-to-List-Price Ratio	99.21%	99.32%	99.26%	98.90%	103.74%	-0.11%	-0.05%	0.31%	-4.37%
PSF Total	$ 258	$ 266	$ 265	$ 252	$ 269	-3.01%	-2.64%	2.38%	-4.09%
Attached									
New Listings	584	610	504	363	425	-4.26%	15.87%	60.88%	37.41%
Pending	296	321	346	312	448	-7.79%	-14.45%	-5.13%	-33.93%
Closed	208	271	263	243	374	-23.25%	-20.91%	-14.40%	-44.39%
Sales Volume	$ 122,195,443	$ 158,455,710	$ 152,816,851	$ 146,156,761	$ 219,572,362	-22.88%	-20.04%	-16.39%	-44.35%
Days in MLS - Average	73	53	59	47	24	37.74%	23.73%	55.32%	204.17%
Days in MLS - Median	59	39	28	28	5	51.28%	110.71%	110.71%	1080.00%
Close-Price-to-List-Price Ratio	98.42%	98.92%	99.05%	99.06%	102.46%	-0.51%	-0.64%	-0.65%	-3.94%
PSF Total	$ 336	$ 339	$ 346	$ 364	$ 370	-0.88%	-2.89%	-7.69%	-9.19%

Spotlight on Mortgages

Chris Flanders

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

Four Strategies for Funding a Child's Home Purchase

A recent survey indicates that 37 percent of respondents in the U.S. purchased their home with financial support from parents or grandparents.[1] With high home prices and average 30-year fixed mortgage rates above six percent since the third quarter of 2022[2], more families are choosing to celebrate significant milestones, such as graduations or weddings, by assisting their children with financial support for a home purchase. If you have clients who are in this situation, here are four strategies to consider.

1. Giving cash to help with a home purchase

Funding a down payment could reduce the child's monthly mortgage expenses by reducing the home loan amount or eliminating the need for private mortgage insurance (PMI). Gifting cash to help with a down payment or making a cash offer is straightforward, but potential federal gift and estate tax consequences should be considered. Encourage your clients to consult with a tax accountant to understand their unique situation.

2. Assisting with a child's mortgage

When your client is helping with a child's down payment, your client may need to have certain documents ready in advance of the mortgage application. First, they'll need to prepare a gift letter in advance that clearly states the amount of the gift. Finally, lenders typically must verify the availability of funds and may ask for proof that the transfer has been made.[3]

3. Purchasing a home in trust for the benefit of a child

Establishing a trust for the purpose of acquiring and holding property for the benefit of a child and their family allows your client to provide direction over the use of the property and when ownership may eventually be transferred through the terms of the trust.

If the home is purchased using a mortgage rather than outright with cash, additional considerations may apply. Many lenders require an individual to personally guarantee the loan, meaning the trustee or another party must agree to be personally responsible for repaying the loan.

This strategy also involves unique administrative complexities for the trustee. Using a professional corporate trustee or co-trustee can help ensure the trust is administered in compliance with applicable laws and fiduciary standards. It is also important for your client to consult with an estate planning attorney in conjunction with a private wealth management team to ensure the trust document is properly drafted to maintain the ownership and long-term management of the property.

4. Co-owning the home with your child

Co-owning a home, where both the parent and child are listed on the title, is another way to assist with a home purchase that allows parents to retain partial ownership over the property if they desire. This approach can offer a degree of control over how the property is managed, but it also introduces its own set of complexities to consider.

When considering co-ownership, one of the key decisions to be made is how to structure ownership. Two common forms of legal ownership are joint tenancy and tenancy in common, and each brings implications if either the parent or child co-owner passes away.

Joint tenancy includes the right of survivorship, meaning that if one co-owner passes away, their share automatically transfers to the surviving co-owner. By contrast, tenancy in common allows the deceased parent or child's ownership interest to pass to beneficiaries as outlined in each person's respective estate plan, which may result in the ownership interest being transferred to someone other than a surviving co-owner.

To summarize, there are several ways parents can help a child buy a home. In all situations, it's important to carefully evaluate all options and understand the complexities of each situation.

1 https://www.comparethemarket.com.au/home-loans/features/intergenerational-wealth-help/
2 https://fred.stlouisfed.org/series/MORTGAGE30US
3 https://selling-guide.fanniemae.com/sel/b3-4.3-04/personal-gifts
*Commerce Bank does not provide tax advice to customers unless engaged to do so.

Spotlight on the Denver Metro Rental Market

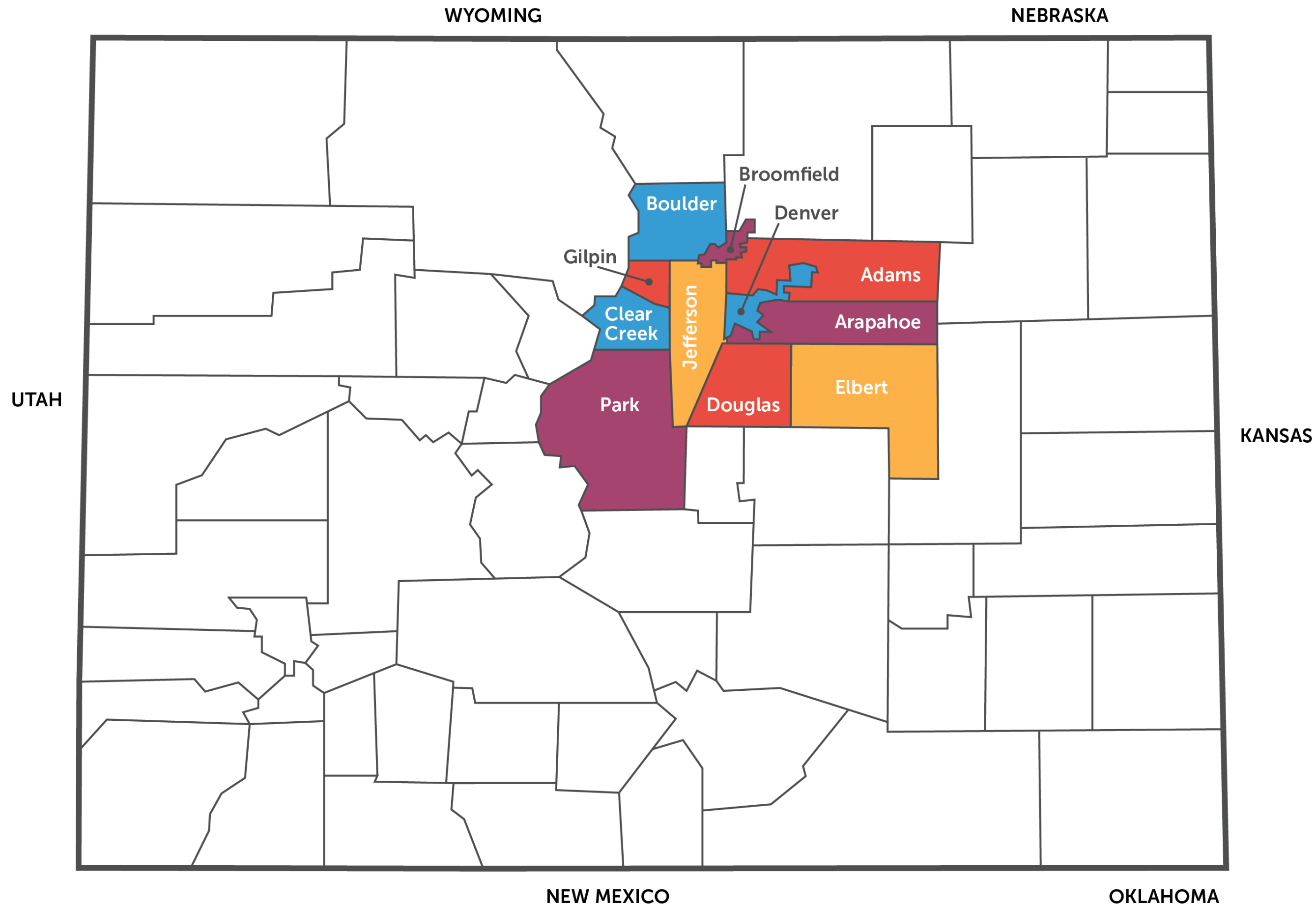
- Both single-family and multi-family rentals saw median rents increase and median days on market decrease in February.
- The median rental for single-family rentals was $2,750 in February, up from $2,720 in January and flat compared to the same period last year. Median days on market declined slightly to 24, down from 25 days in January but up one day year-over-year. Available single-family rental listings have now declined for the seventh consecutive month.
- Multi-family median rent rose to $1,543 in February, up from $1,445 in January and five percent higher than February 2025. Median days on market for multi-family rentals dropped to 23 days, down from 29 days the prior month and three days lower than a year ago. Available multi-family listings increased month over month.

	Feb. 2026	Jan. 2026	Feb. 2025	Month-Over-Month	Year-Over-Year
Single-family					
Active Listings	522	586	988	-10.92%	-47.17%
Days on Market - Average	29	30	26	-3.33%	11.54%
Rent - Median, 1 Bedroom	1,400	1,398	1,673	0.14%	-16.32%
Rent - Median, 2 Bedroom	2,325	2,300	2,245	1.09%	3.56%
Rent - Median, 3 Bedroom	2,799	2,750	2,795	1.78%	0.14%
Multi-family					
Active Listings	1,711	1,473	2,439	16.16%	-29.85%
Days on Market - Average	28	33	28	-15.15%	0.00%
Rent - Median, 1 Bedroom	1,313	1,285	1,345	2.18%	-2.38%
Rent - Median, 2 Bedroom	1,850	1,700	1,695	8.82%	9.14%
Rent - Median, 3 Bedroom	2,599	2,588	2,564	0.43%	1.37%

Data and Insights Provided by: Rental Beast

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, 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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