

Monthly Indicators



June 2026

Percent changes calculated using year-over-year comparisons.

New Listings were down 4.3 percent for single family homes but increased 2.1 percent for townhouse-condo properties. Under Contracts increased 5.7 percent for single family homes and 3.6 percent for townhouse-condo properties.

The Median Sales Price was up 1.6 percent to \$650,000 for single family homes but decreased 1.3 percent to \$395,000 for townhouse-condo properties. Days on Market increased 8.3 percent for single family homes and 3.8 percent for townhouse-condo properties.

Nationally, there were 1.55 million homes available for sale heading into June, a 3.3% increase from the previous month and 0.6% higher than one year earlier, representing a 4.5-month supply at the current sales pace, according to NAR. Home prices also rose, with the median existing-home price climbing to \$429,300 nationwide, an all-time high for the month and 1.3% higher than a year earlier.

Activity Snapshot

- 18.9% **- 0.9%** **+ 0.8%**

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
	0 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	6-2025	6-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
Active Listings		15,422	12,120	- 21.4%	--	--	--
Under Contract		3,765	3,980	+ 5.7%	21,910	22,539	+ 2.9%
New Listings		6,024	5,766	- 4.3%	33,556	31,934	- 4.8%
Sold Listings		4,051	3,991	- 1.5%	20,310	20,341	+ 0.2%
Days on Market		36	39	+ 8.3%	46	49	+ 6.5%
Median Sales Price		\$640,000	\$650,000	+ 1.6%	\$629,925	\$625,000	- 0.8%
Average Sales Price		\$773,185	\$792,284	+ 2.5%	\$754,082	\$754,980	+ 0.1%
Pct. of List Price Received		99.1%	99.1%	0.0%	99.1%	99.0%	- 0.1%
Affordability Index		68	69	+ 1.5%	69	72	+ 4.3%

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	6-2025	6-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
Active Listings		6,106	5,335	- 12.6%	--	--	--
Under Contract		962	997	+ 3.6%	5,873	5,648	- 3.8%
New Listings		1,682	1,717	+ 2.1%	11,098	10,641	- 4.1%
Sold Listings		957	970	+ 1.4%	5,511	5,090	- 7.6%
Days on Market		53	55	+ 3.8%	54	63	+ 16.7%
Median Sales Price		\$400,000	\$395,000	- 1.3%	\$399,900	\$395,000	- 1.2%
Average Sales Price		\$452,372	\$449,438	- 0.6%	\$456,440	\$453,763	- 0.6%
Pct. of List Price Received		98.5%	98.5%	0.0%	98.6%	98.3%	- 0.3%
Affordability Index		112	116	+ 3.6%	112	116	+ 3.6%

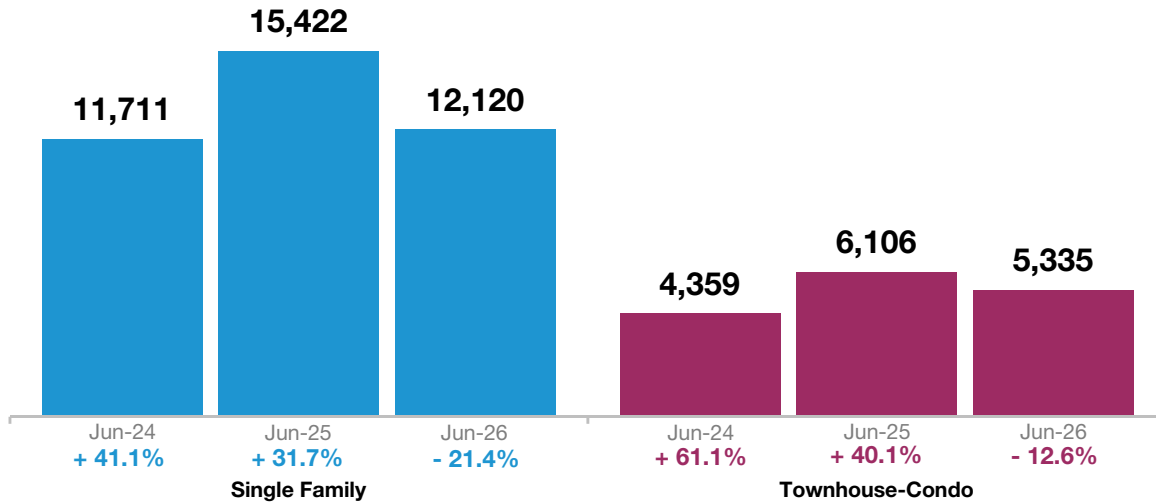
Inventory of Active Listings

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



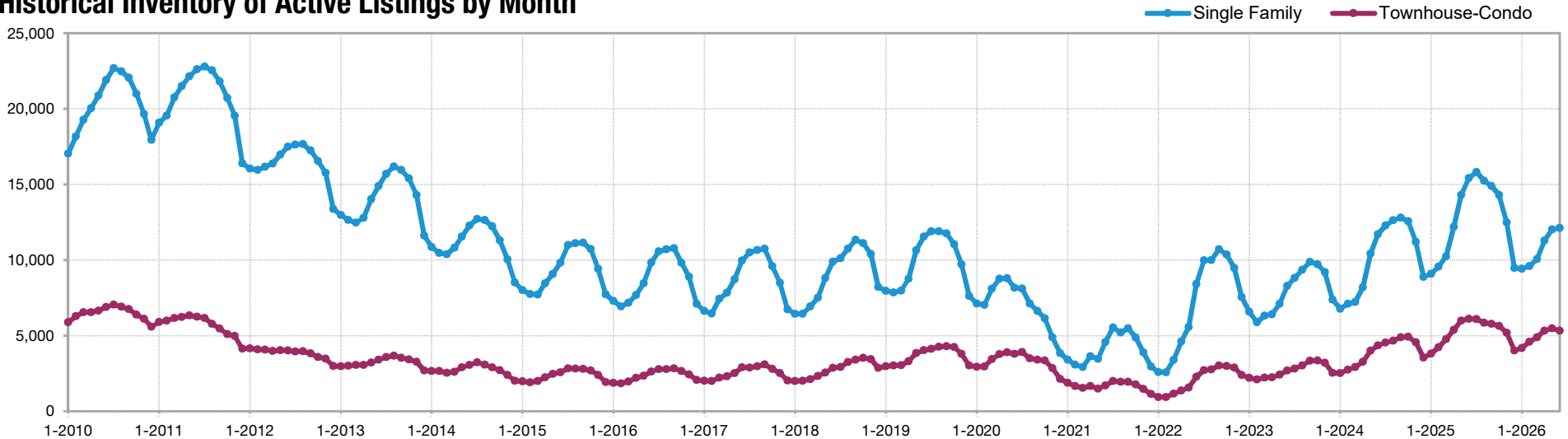
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June



Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2025	15,810	+28.8%	6,091	+33.9%
Aug-2025	15,244	+20.6%	5,848	+25.4%
Sep-2025	14,897	+16.4%	5,779	+18.2%
Oct-2025	14,299	+13.8%	5,636	+14.3%
Nov-2025	12,493	+11.5%	5,182	+13.7%
Dec-2025	9,469	+6.7%	4,016	+13.0%
Jan-2026	9,419	+3.6%	4,186	+9.6%
Feb-2026	9,603	+0.5%	4,598	+8.8%
Mar-2026	10,062	-1.8%	4,885	+2.5%
Apr-2026	11,296	-7.3%	5,325	-0.9%
May-2026	12,024	-15.9%	5,480	-8.5%
Jun-2026	12,120	-21.4%	5,335	-12.6%

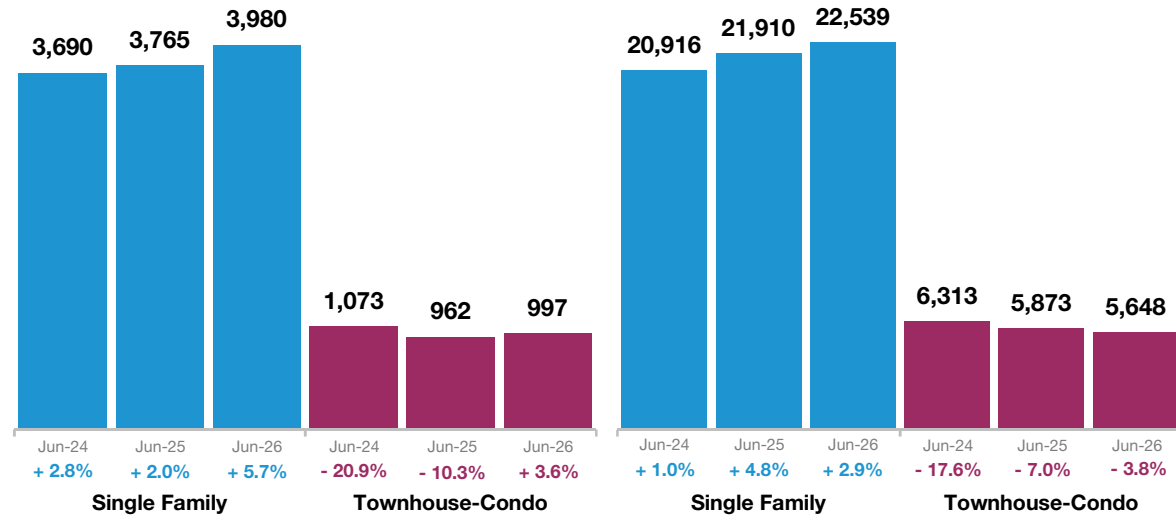
Historical Inventory of Active Listings by Month



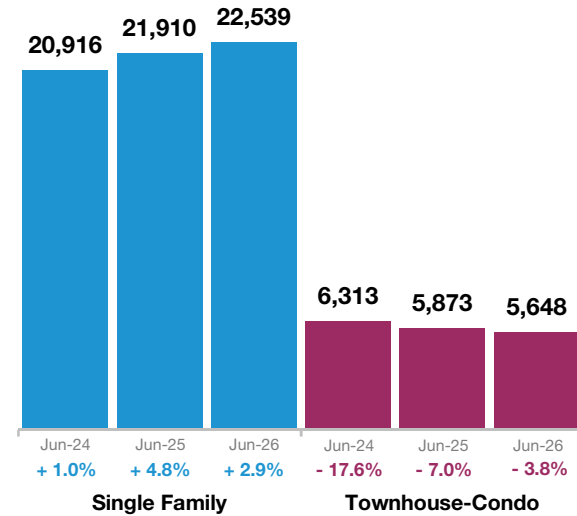
Under Contract

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

June

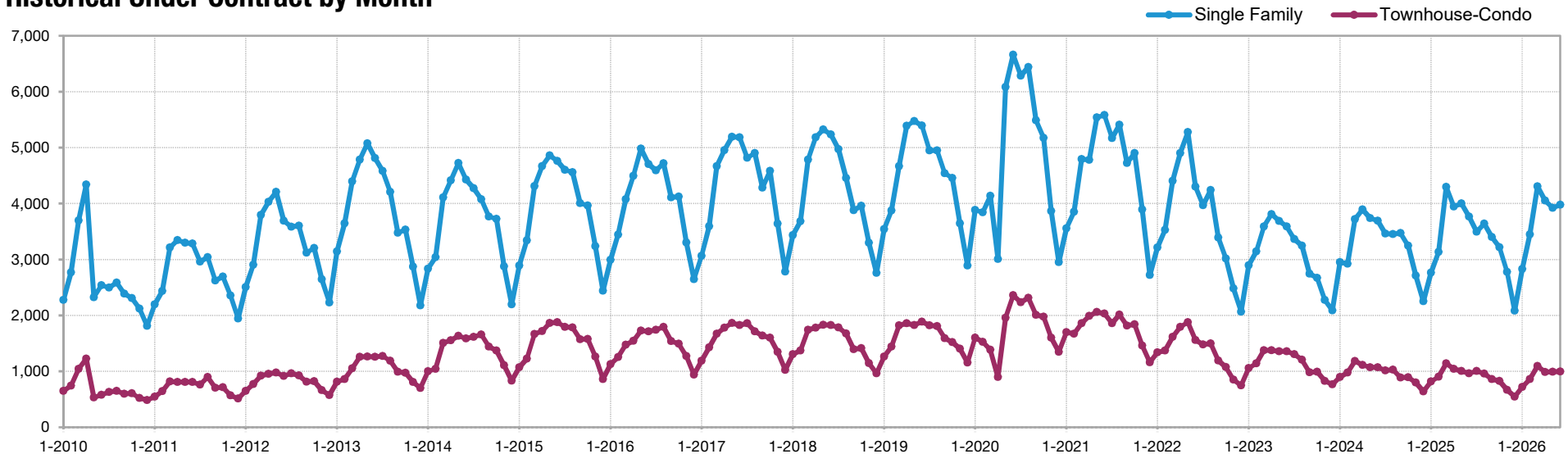


Year to Date



Under Contract	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2025	3,497	+1.0%	1,003	-1.1%
Aug-2025	3,638	+5.3%	960	-6.8%
Sep-2025	3,399	-2.0%	858	-3.5%
Oct-2025	3,217	-1.0%	829	-7.1%
Nov-2025	2,777	+2.4%	668	-16.2%
Dec-2025	2,084	-7.5%	544	-15.1%
Jan-2026	2,831	+2.4%	719	-11.9%
Feb-2026	3,450	+10.0%	861	-4.4%
Mar-2026	4,305	+0.2%	1,093	-4.4%
Apr-2026	4,051	+2.6%	987	-5.6%
May-2026	3,922	-2.0%	991	-1.5%
Jun-2026	3,980	+5.7%	997	+3.6%

Historical Under Contract by Month



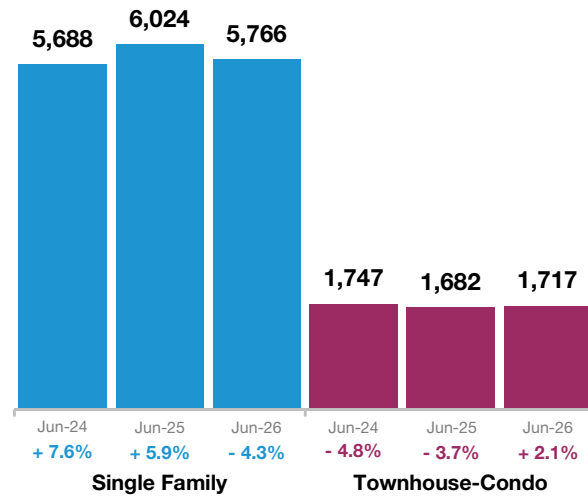
New Listings

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

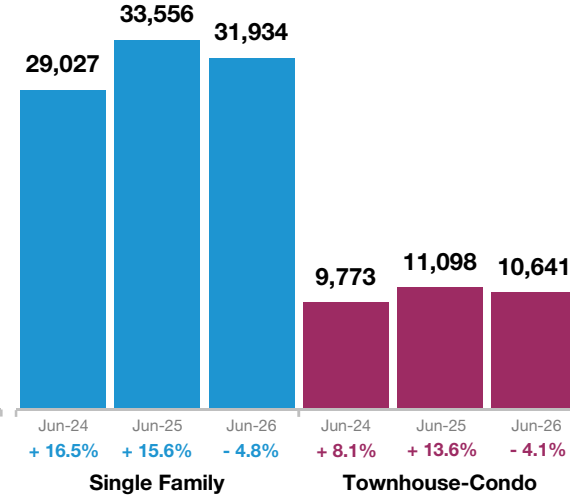


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June

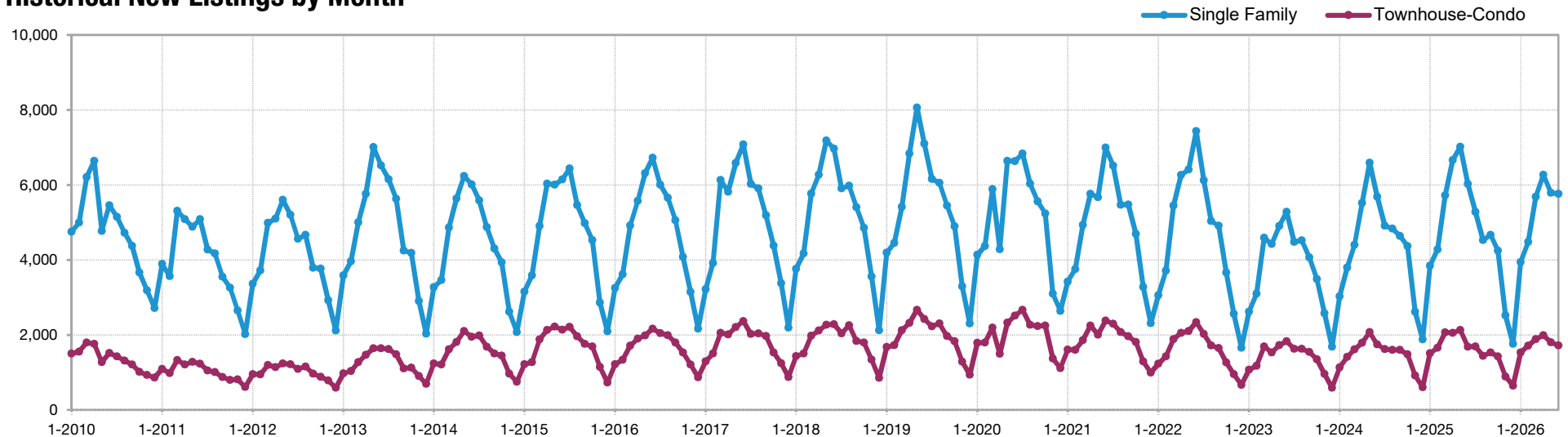


Year to Date



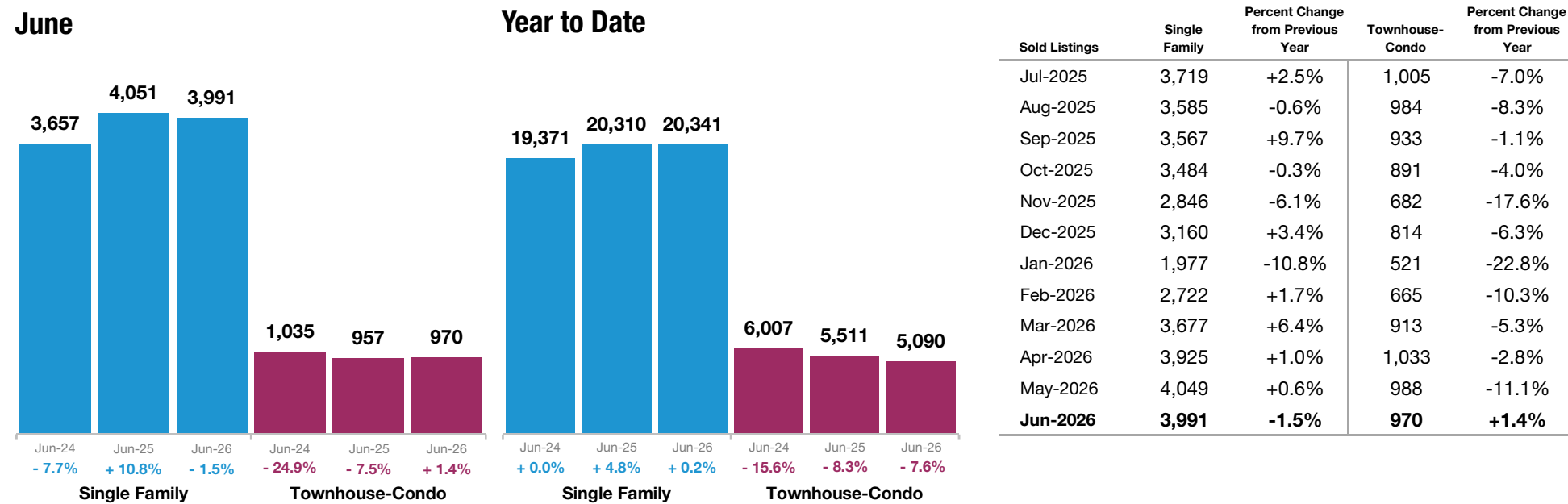
New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2025	5,280	+7.5%	1,695	+4.4%
Aug-2025	4,531	-6.3%	1,441	-10.0%
Sep-2025	4,665	+0.5%	1,534	-4.3%
Oct-2025	4,250	-2.7%	1,427	-3.6%
Nov-2025	2,520	-3.8%	894	-2.8%
Dec-2025	1,760	-6.4%	646	+6.4%
Jan-2026	3,943	+2.5%	1,530	+1.5%
Feb-2026	4,478	+4.7%	1,713	+3.3%
Mar-2026	5,684	-0.7%	1,887	-8.7%
Apr-2026	6,271	-5.9%	1,991	-3.1%
May-2026	5,792	-17.5%	1,803	-15.4%
Jun-2026	5,766	-4.3%	1,717	+2.1%

Historical New Listings by Month

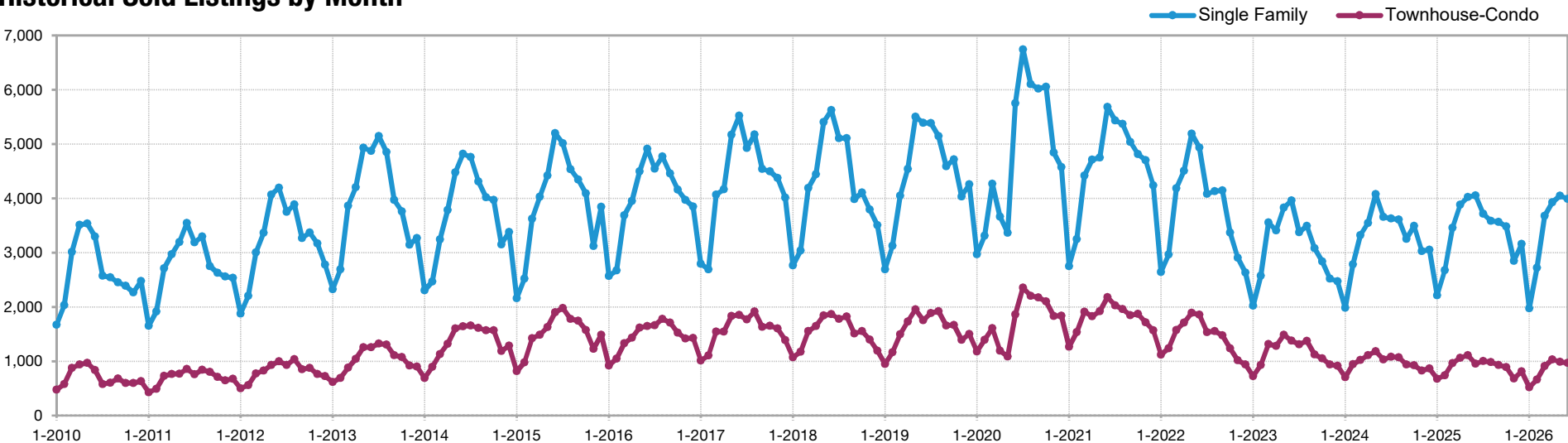


Sold Listings

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



Historical Sold Listings by Month



Days on Market Until Sale

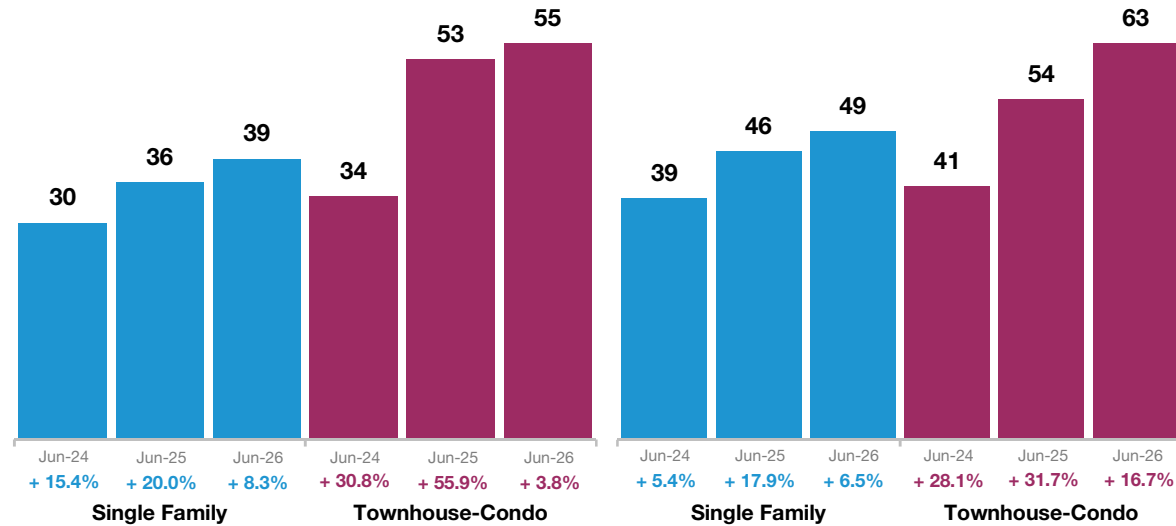
Average number of days between when a property is listed and when an offer is accepted in a given month.



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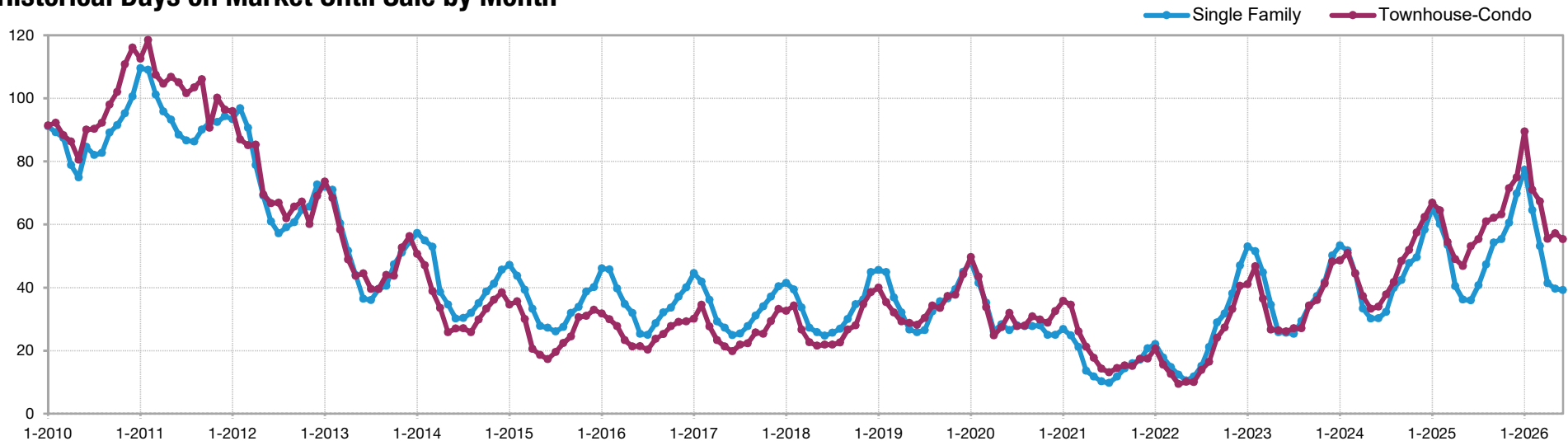
June

Year to Date



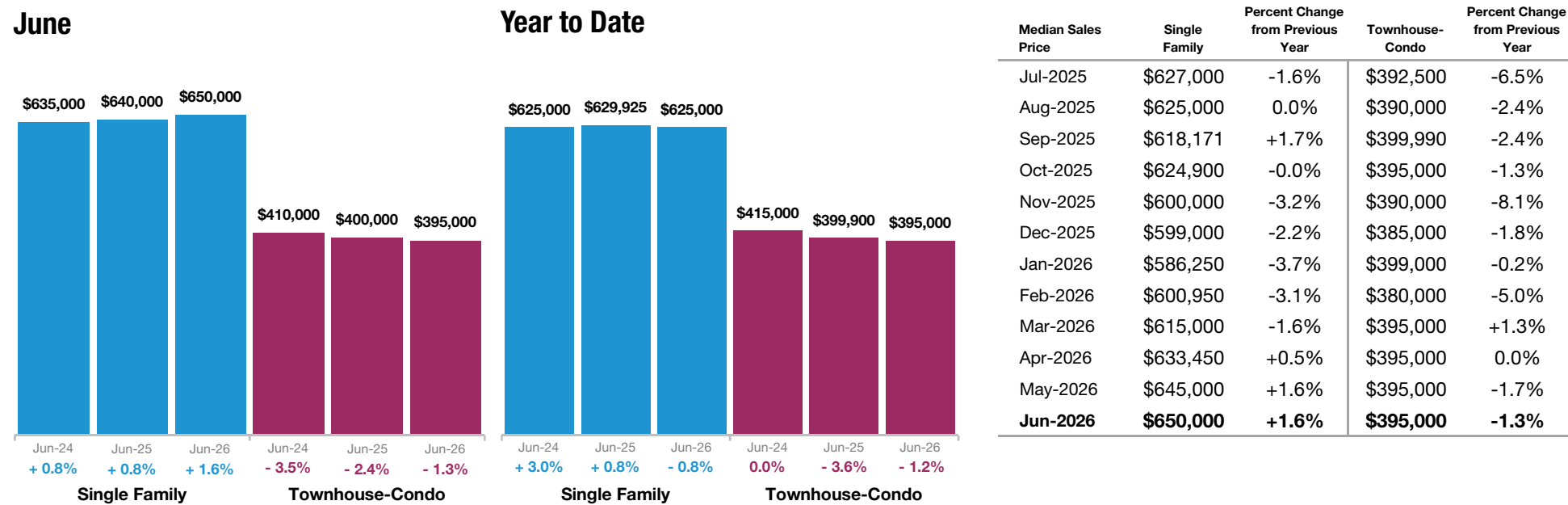
Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2025	41	+28.1%	55	+44.7%
Aug-2025	47	+17.5%	61	+45.2%
Sep-2025	54	+28.6%	62	+29.2%
Oct-2025	55	+14.6%	63	+21.2%
Nov-2025	61	+22.0%	72	+26.3%
Dec-2025	70	+20.7%	75	+21.0%
Jan-2026	77	+18.5%	89	+32.8%
Feb-2026	65	+8.3%	71	+10.9%
Mar-2026	53	0.0%	67	+24.1%
Apr-2026	41	+2.5%	55	+12.2%
May-2026	40	+11.1%	57	+21.3%
Jun-2026	39	+8.3%	55	+3.8%

Historical Days on Market Until Sale by Month

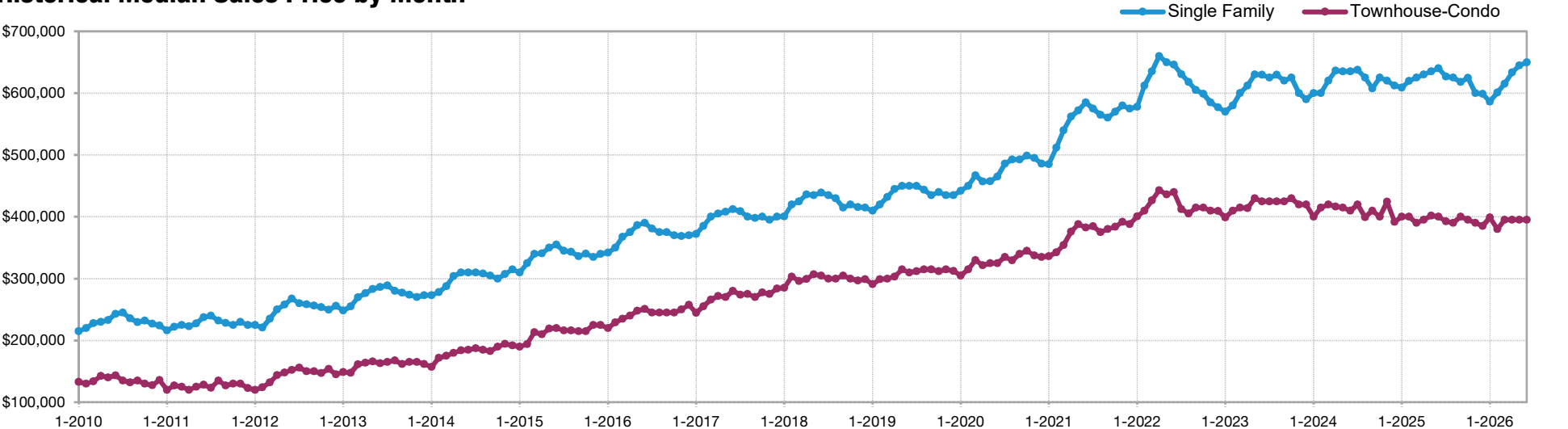


Median Sales Price

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

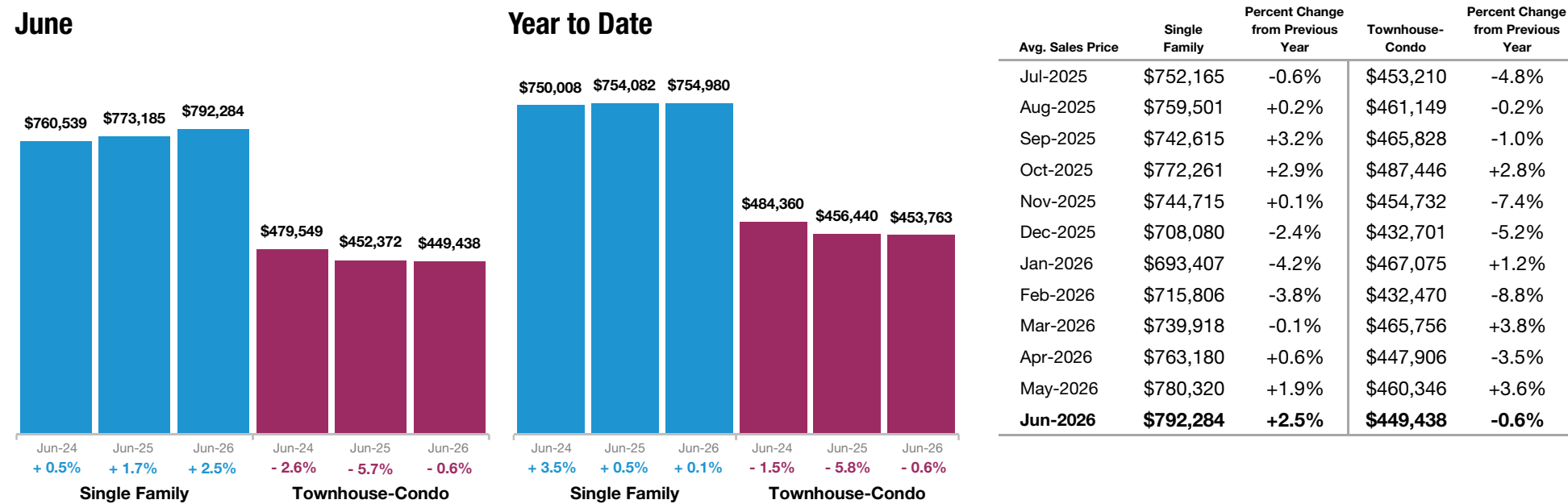


Historical Median Sales Price by Month

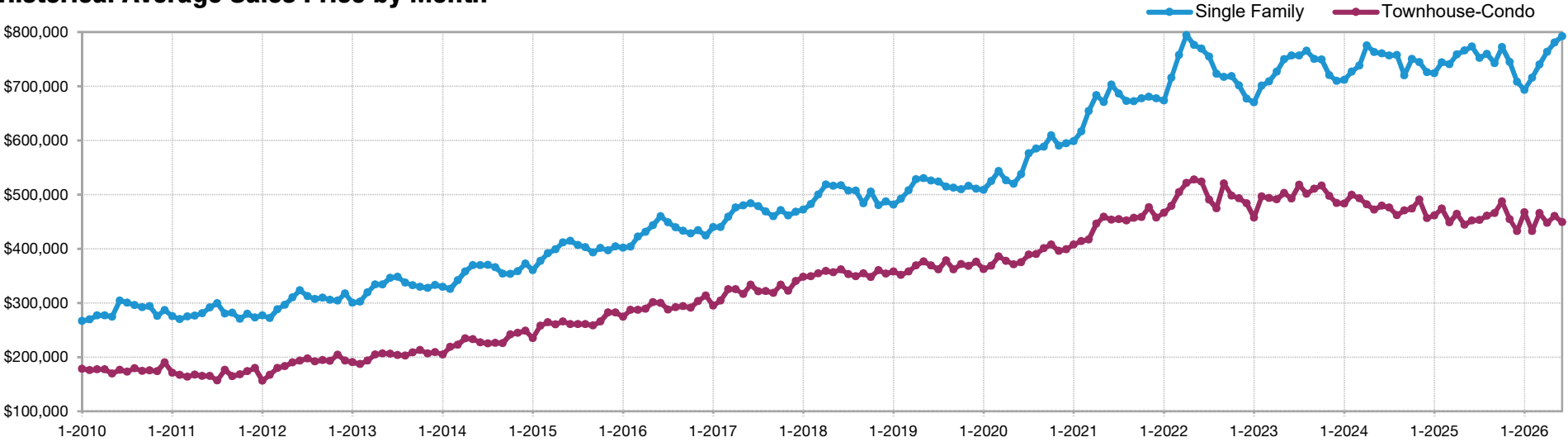


Average Sales Price

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



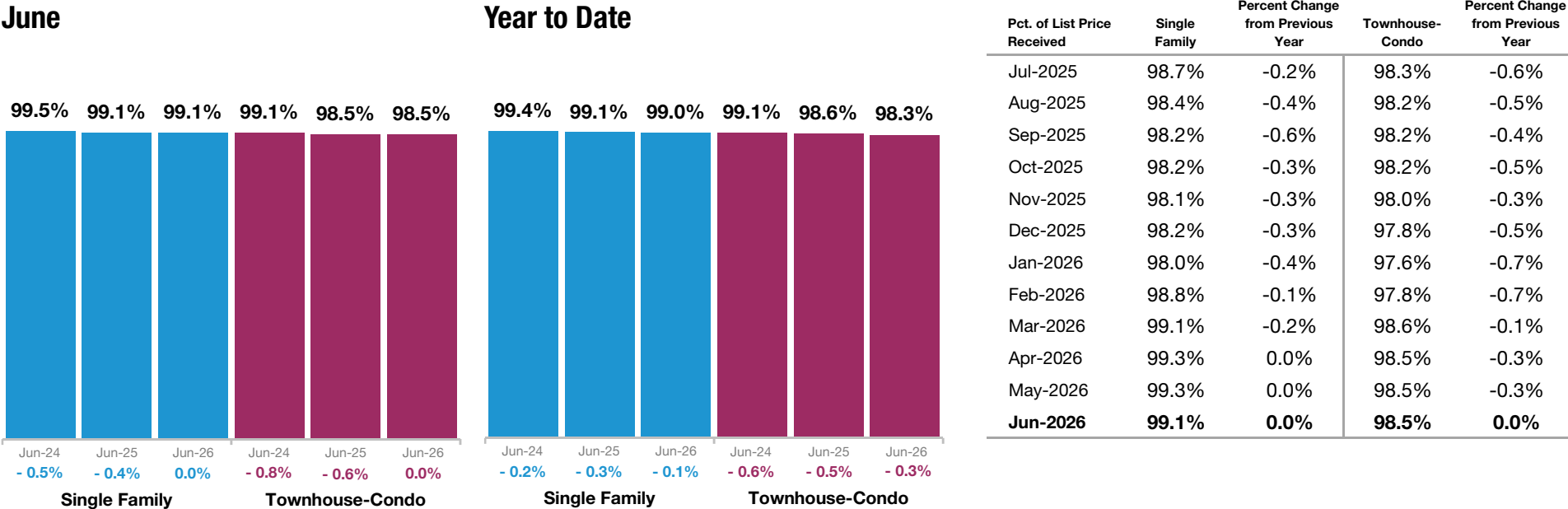
Historical Average Sales Price by Month



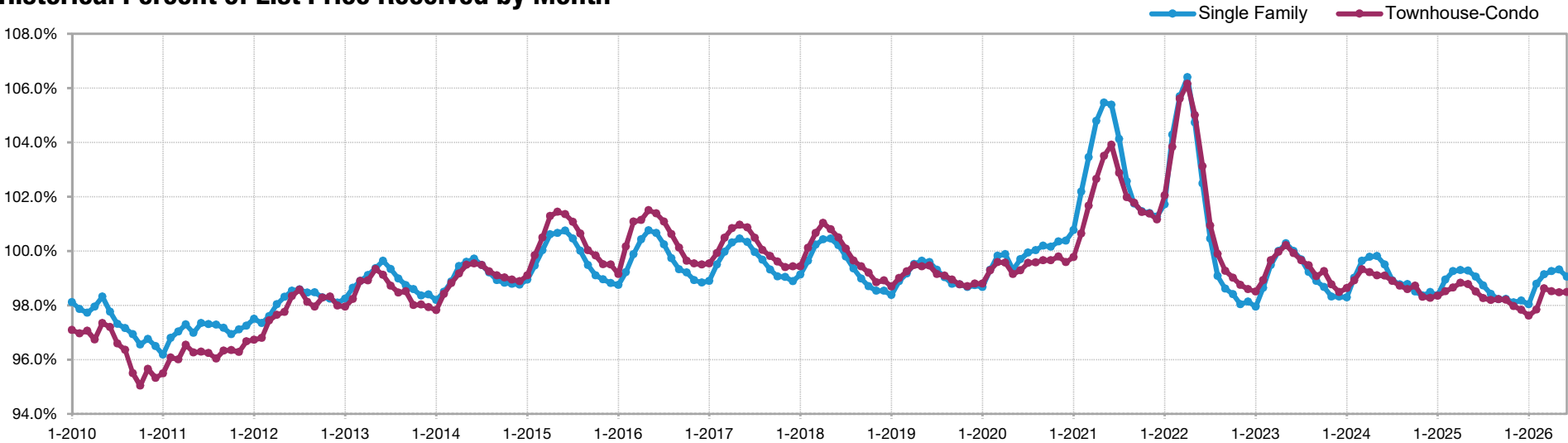
Percent of List Price Received



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.

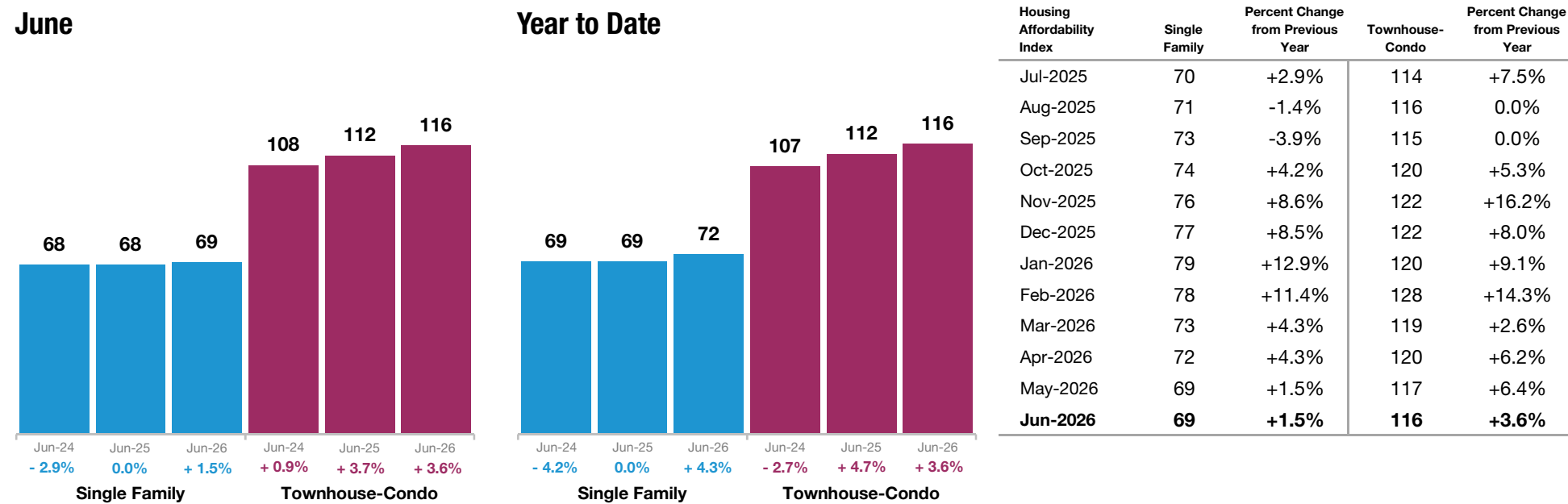


Historical Percent of List Price Received by Month

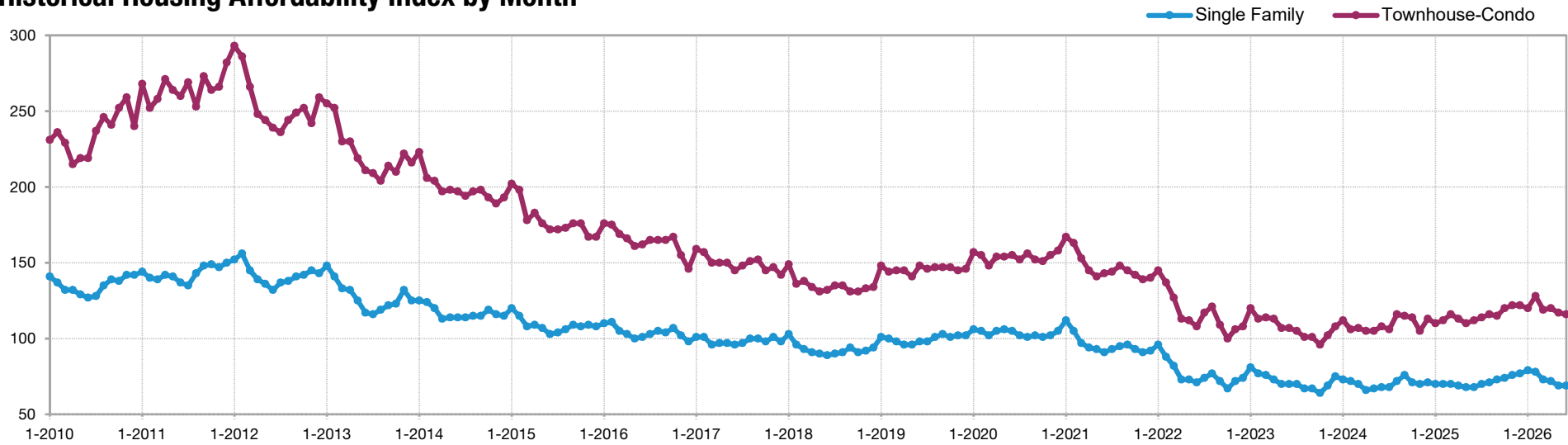


Housing Affordability Index

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.

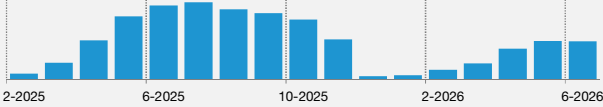
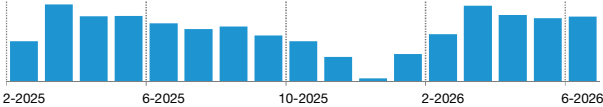
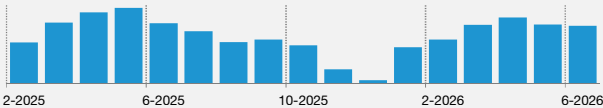
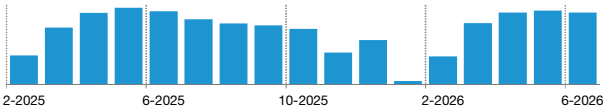
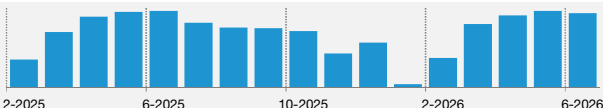
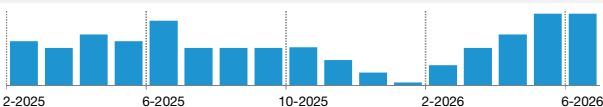
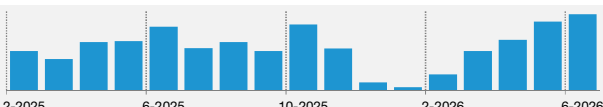


Historical Housing Affordability Index by Month



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	6-2025	6-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
Active Listings		21,539	17,467	- 18.9%	--	--	--
Under Contract		4,728	4,977	+ 5.3%	27,788	28,191	+ 1.5%
New Listings		7,707	7,483	- 2.9%	44,663	42,584	- 4.7%
Sold Listings		5,008	4,961	- 0.9%	25,825	25,435	- 1.5%
Days on Market		39	42	+ 7.7%	48	52	+ 8.3%
Median Sales Price		\$595,000	\$600,000	+ 0.8%	\$580,000	\$580,000	0.0%
Average Sales Price		\$711,919	\$725,305	+ 1.9%	\$690,483	\$694,699	+ 0.6%
Pct. of List Price Received		98.9%	98.9%	0.0%	99.0%	98.9%	- 0.1%
Affordability Index		68	69	+ 1.5%	69	72	+ 4.3%

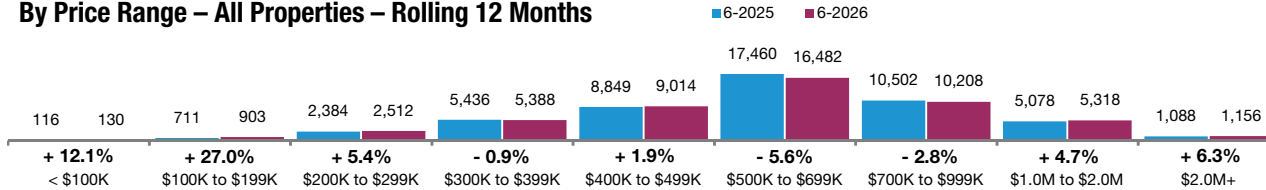
Sold Listings

Actual sales that have closed in a given month.

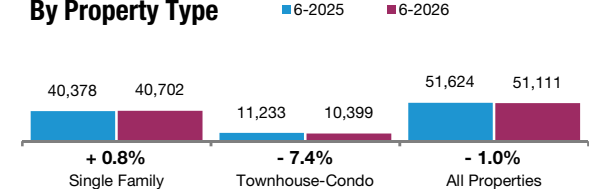


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By Price Range – All Properties – Rolling 12 Months



By Property Type



Rolling 12 Months

By Price Range	Single Family			Townhouse-Condo		
	6-2025	6-2026	Change	6-2025	6-2026	Change
\$99,999 and Below	79	84	+ 6.3%	30	41	+ 36.7%
\$100,000 to \$199,999	251	264	+ 5.2%	459	637	+ 38.8%
\$200,000 to \$299,999	595	669	+ 12.4%	1,789	1,842	+ 3.0%
\$300,000 to \$399,999	2,199	2,515	+ 14.4%	3,235	2,873	- 11.2%
\$400,000 to \$499,999	6,409	6,933	+ 8.2%	2,438	2,081	- 14.6%
\$500,000 to \$699,999	15,313	14,624	- 4.5%	2,146	1,858	- 13.4%
\$700,000 to \$999,999	9,766	9,533	- 2.4%	736	674	- 8.4%
\$1,000,000 to \$1,999,999	4,737	4,978	+ 5.1%	341	339	- 0.6%
\$2,000,000 and Above	1,029	1,102	+ 7.1%	59	54	- 8.5%
All Price Ranges	40,378	40,702	+ 0.8%	11,233	10,399	- 7.4%

Compared to Prior Month

	Single Family			Townhouse-Condo		
	5-2026	6-2026	Change	5-2026	6-2026	Change
Single Family	3	6	+ 100.0%	3	5	+ 66.7%
Townhouse-Condo	30	16	- 46.7%	57	46	- 19.3%
Single Family	53	48	- 9.4%	180	189	+ 5.0%
Townhouse-Condo	211	222	+ 5.2%	265	264	- 0.4%
Single Family	621	633	+ 1.9%	187	197	+ 5.3%
Townhouse-Condo	1,436	1,368	- 4.7%	191	172	- 9.9%
Single Family	1,038	1,008	- 2.9%	63	66	+ 4.8%
Townhouse-Condo	528	561	+ 6.3%	34	27	- 20.6%
Single Family	129	129	0.0%	8	4	- 50.0%
All Price Ranges	4,049	3,991	- 1.4%	988	970	- 1.8%

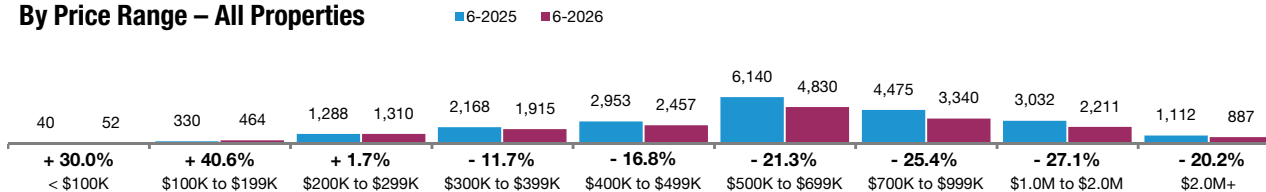
Year to Date

	Single Family			Townhouse-Condo		
	6-2025	6-2026	Change	6-2025	6-2026	Change
Single Family	30	34	+ 13.3%	20	26	+ 30.0%
Townhouse-Condo	102	122	+ 19.6%	249	309	+ 24.1%
Single Family	295	304	+ 3.1%	869	901	+ 3.7%
Townhouse-Condo	1,077	1,212	+ 12.5%	1,628	1,389	- 14.7%
Single Family	3,280	3,482	+ 6.2%	1,171	1,034	- 11.7%
Townhouse-Condo	7,583	7,244	- 4.5%	1,043	918	- 12.0%
Single Family	4,988	4,853	- 2.7%	363	327	- 9.9%
Townhouse-Condo	2,420	2,529	+ 4.5%	140	160	+ 14.3%
Single Family	535	561	+ 4.9%	28	26	- 7.1%
All Price Ranges	20,310	20,341	+ 0.2%	5,511	5,090	- 7.6%

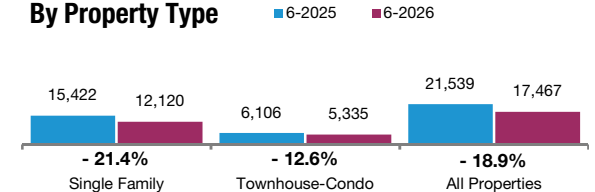
Inventory of Active Listings

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		
	6-2025	6-2026	Change	6-2025	6-2026	Change
\$99,999 and Below	27	41	+ 51.9%	10	8	- 20.0%
\$100,000 to \$199,999	111	130	+ 17.1%	218	332	+ 52.3%
\$200,000 to \$299,999	257	221	- 14.0%	1,031	1,086	+ 5.3%
\$300,000 to \$399,999	613	600	- 2.1%	1,553	1,315	- 15.3%
\$400,000 to \$499,999	1,750	1,546	- 11.7%	1,202	910	- 24.3%
\$500,000 to \$699,999	4,951	3,832	- 22.6%	1,189	998	- 16.1%
\$700,000 to \$999,999	3,952	2,953	- 25.3%	522	385	- 26.2%
\$1,000,000 to \$1,999,999	2,726	1,974	- 27.6%	306	237	- 22.5%
\$2,000,000 and Above	1,034	822	- 20.5%	75	64	- 14.7%
All Price Ranges	15,422	12,120	- 21.4%	6,106	5,335	- 12.6%

Compared to Prior Month

	Single Family			Townhouse-Condo		
	5-2026	6-2026	Change	5-2026	6-2026	Change
Single Family	39	41	+ 5.1%	5	8	+ 60.0%
Townhouse-Condo	130	130	0.0%	349	332	- 4.9%
Single Family	239	221	- 7.5%	1,089	1,086	- 0.3%
Townhouse-Condo	611	600	- 1.8%	1,362	1,315	- 3.5%
Single Family	1,524	1,546	+ 1.4%	963	910	- 5.5%
Townhouse-Condo	3,721	3,832	+ 3.0%	1,003	998	- 0.5%
Single Family	2,924	2,953	+ 1.0%	402	385	- 4.2%
Townhouse-Condo	2,003	1,974	- 1.4%	236	237	+ 0.4%
Single Family	832	822	- 1.2%	71	64	- 9.9%
All Price Ranges	12,024	12,120	+ 0.8%	5,480	5,335	- 2.6%

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®



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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.