



DENVER METRO
ASSOCIATION OF REALTORS®

MARKET TRENDS REPORT

JUNE 2026

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



Median Close Price

\$616,000

↑ 0.16%



Closed Homes
3,924 SALES
↓ 6.62%



Sales Volume
\$2.93 BILLION
↓ 5.79%



Months of Inventory
3.25 MONTHS
↑ 6.21%



Median Days in MLS
18 DAYS
↑ 28.57%

Active Listings

12,744 ↑ 3.96%

New Listings

5,759 ↓ 4.00%

Pending Sales

3,867 ↓ 2.79%

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



Exclusive MTR Partner

Commerce Bank
Member FDIC

Market Overview

	Jun. 2026	May. 2026	Jun. 2025	Month-Over-Month	Year-Over-Year
Residential (Detached + Attached)					
Active Listings at Month's End	12,744	12,259	14,007	3.96%	-9.02%
New Listings	5,759	5,999	5,939	-4.00%	-3.03%
Pending	3,867	3,978	3,791	-2.79%	2.00%
Closed	3,924	4,202	4,155	-6.62%	-5.56%
Close Price - Average	\$ 747,657	\$ 741,109	\$ 741,727	0.88%	0.80%
Close Price - Median	\$ 616,000	\$ 615,000	\$ 610,000	0.16%	0.98%
Sales Volume	\$ 2,933,805,137	\$ 3,114,139,274	\$ 3,081,875,682	-5.79%	-4.80%
Days in MLS - Average	39	38	37	2.63%	5.41%
Days in MLS - Median	18	14	18	28.57%	0.00%
Close-Price-to-List-Price Ratio	99.05%	99.30%	99.04%	-0.25%	0.01%
Detached					
Active Listings at Month's End	8,269	7,829	9,634	5.62%	-14.17%
New Listings	4,292	4,421	4,533	-2.92%	-5.32%
Pending	3,019	3,097	2,940	-2.52%	2.69%
Closed	3,094	3,323	3,289	-6.89%	-5.93%
Close Price - Average	\$ 830,764	\$ 817,641	\$ 820,381	1.60%	1.27%
Close Price - Median	\$ 675,000	\$ 672,000	\$ 665,000	0.45%	1.50%
Sales Volume	\$ 2,570,382,611	\$ 2,717,020,480	\$ 2,698,232,422	-5.40%	-4.74%
Days in MLS - Average	36	34	33	5.88%	9.09%
Days in MLS - Median	14	11	16	27.27%	-12.50%
Close-Price-to-List-Price Ratio	99.20%	99.49%	99.11%	-0.29%	0.09%
Attached					
Active Listings at Month's End	4,475	4,430	4,373	1.02%	2.33%
New Listings	1,467	1,578	1,406	-7.03%	4.34%
Pending	848	881	851	-3.75%	-0.35%
Closed	830	879	866	-5.57%	-4.16%
Close Price - Average	\$ 437,858	\$ 451,785	\$ 443,006	-3.08%	-1.16%
Close Price - Median	\$ 391,750	\$ 392,500	\$ 400,000	-0.19%	-2.06%
Sales Volume	\$ 363,422,526	\$ 397,118,794	\$ 383,643,260	-8.49%	-5.27%
Days in MLS - Average	53	53	55	0.00%	-3.64%
Days in MLS - Median	34	29	30	17.24%	13.33%
Close-Price-to-List-Price Ratio	98.48%	98.58%	98.76%	-0.10%	-0.28%

Market Highlights

Realtor® Insights:

- Buyer activity slowed somewhat compared to earlier this spring. Showings are taking longer to generate, and agents are following up more frequently to obtain feedback after appointments. Sellers currently on the market should have realistic expectations heading into the July 4 holiday weekend, which historically brings a temporary dip in buyer traffic as families travel and focus on summer plans. Activity is expected to pick back up in July as back-to-school buyers re-engage, particularly those hoping to secure a home and get settled before the school year begins in mid-August.
- Sellers need to be prepared for reduced showing traffic in today's market. According to InfoSparks, Denver Metro listings averaged 14.2 showings per month in May 2021. By May 2026, that number had dropped to just 4.7, with activity declining by nearly two-thirds in just five years. Realtors® should set seller expectations accordingly.
- The first 14 days a new listing is on the market continue to be the most important. If pricing and presentation don't hit the mark, a home is more likely to sit on the market longer, which can ultimately result in a lower net sales price for the seller.

Local News:

- According to a Zillow analysis, Colorado now has three municipalities where the typical starter home costs more than \$1 million: Cherry Hills Village (\$2.2 million), Bow Mar (\$1.64 million) and Columbine Valley (\$1.2 million). Across Denver Metro, the average starter home costs about \$405,573. Nationwide, the number of cities with million-dollar starter homes has surged from 80 before the pandemic to 242 today, reflecting the dramatic rise in home prices over the past several years.
- Colorado climbed nine spots to No. 18 in Realtor.com's 2026 Housing Report Card, driven by strong homebuilding activity. However, affordability remains a challenge, with a typical home requiring 41.4 percent of household income.
- Denver ranked No. 2 on Zillow's list of the best markets for recent college graduates in 2026, combining strong entry-level incomes with the nation's highest share of rental concessions. This gives new graduates more negotiating power and affordability than many competing job markets.
- Denver is investing \$930,000 in grants of up to \$2,500 per person to train heat pump, solar, EV and other climate-focused technicians needed to meet the city's clean energy, emissions reduction, and climate resilience goals.
- The University of Colorado is betting on downtown Denver's revival, agreeing to purchase a full-block office tower on the newly renovated 16th Street corridor for \$30 million and convert it into a centralized hub for university operations.
- The former Edge at Lowry apartment complex in Aurora, which gained national attention before being shut down in 2025, has been sold. Five of the property's six buildings, totaling 60 units, were purchased by the East Colfax Community Collective's mixed-income neighborhood trust for \$4.5 million. The nonprofit, which focuses on preventing displacement in the East Colfax area of Denver

and Aurora, has been acquiring apartment properties since 2024. The seller, an affiliate of CBZ Management, originally purchased the buildings for \$6.9 million in 2019.

National News:

- The 21st Century ROAD to Housing Act, a landmark bipartisan housing package backed by the National Association of Realtors®, passed Congress with overwhelming bipartisan support. While President Trump has delayed signing the legislation, the bill could still become law if no action is taken within the constitutional deadline.
- In June, Harvard University's Joint Center for Housing Studies concluded that the United States faces an "interlocking housing crisis" driven by a decline in affordable housing, slowing demand as immigration declines and a mismatch between weak demand and constrained supply.
- Bank of America's *Homebuying Insights Report* found that 53 percent of respondents believe it is better to own a home right now than to rent or move in with family or friends. However, that sentiment has not yet translated into increased home sales.
- A recent survey found that outdoor living spaces, such as patios, porches and balconies, are among the most requested features by today's buyers, with 71 percent saying exterior spaces that extend living areas are among the features most likely to make them fall in love with a home.
- A fresh coat of paint can add real value, but Zillow's latest research found that warm, nature-inspired colors like chocolate brown and sage green attract higher offers, while trendy ochre yellow can reduce a home's value by as much as \$18,000.
- The LGBTQ+ Alliance Report, released in June, found that fewer than one in five LGBTQ+ respondents said they "definitely" believe homeownership will remain part of the "American Dream" for LGBTQ+ individuals. The report suggests that a lack of family support may be one of the leading factors contributing to this sentiment.

Mortgage News:

- Industry forecasts continue to call for mortgage rates to remain in the mid-six percent range through the rest of 2026. While economists expect some gradual improvement if inflation continues to cool, most do not anticipate a return to the historically low rates seen during the pandemic.

Quick Stats:

- The average number of active listings in June is 15,098, based on historical data from 1985 to 2025.
- The record-high number of active listings for June was 31,900 in 2006, while the record-low was 3,122 in 2021.
- The historical average increase in active listings from May to June is 12.27 percent. This June, the increase was smaller at 3.96 percent, primarily due to fewer new listings entering the market.

Expert Opinion on the Denver Metro Residential Real Estate Market



Amanda Snitker

Chair of the DMAR Market
Trends Committee and
Denver Realtor®

Denver Metro's housing market entered June in a state of equilibrium: active inventory near decade highs, price appreciation flat and buyers holding real negotiating power. But beneath that calm sits a sharper story. A widening gap has opened between truly move-in-ready properties and those carrying deferred maintenance. Walk into any showing and you'll notice something the listing photos don't capture: buyers running their fingers along windowsills, checking the age of the water heater, asking pointed questions about the roof before even looking at the kitchen. Condition has quietly become the currency that matters most. This "turnkey premium" is reshaping how both buyers and sellers think about value.

May and June activity can sometimes fall within the spring market and sometimes in the summer market. This year, both proved to be the summer market. New inventory and pending sales peaked in April, followed by month-over-month declines in May and June. Year-to-date new listings entering the market are down 5.55 percent. Sellers are unsure if listing their homes means the homes will sell, or if it is worth the effort to make a move. Buyers are increasingly picky, and given the choice, they will opt for homes that need less work.

The median days in the MLS for detached homes increased 27.27 percent to 14 days from May to June, and increased 17.24 percent to 34 days for attached homes. Yet close-price-to-list-price ratios held steady near 99 percent across nearly every segment. Homes are taking longer to sell, but sellers who price and present well aren't giving up ground once a buyer is at the table. Buyers appear willing to wait for the right home rather than settle and negotiate later.

Detached and attached markets continue to tell different stories. Detached homes closed at a median of \$675,000, up 1.50 percent year-over-year across 3,094 sales. Attached homes closed at a median of \$391,750, down 2.06 percent year-over-year on just 830 sales—a segment increasingly weighed down by deferred maintenance and rising HOA-related costs. Detached properties priced between \$300,000 and \$999,999, where well-maintained homes are in highest demand, are moving with less than three months of inventory. Compare that to the \$2 million+ segment, where inventory stretches to 4.63 months, or the entry-level tier under \$300,000 at 4.44 months, both places where distinctive or dated properties are waiting longer for the right buyer.

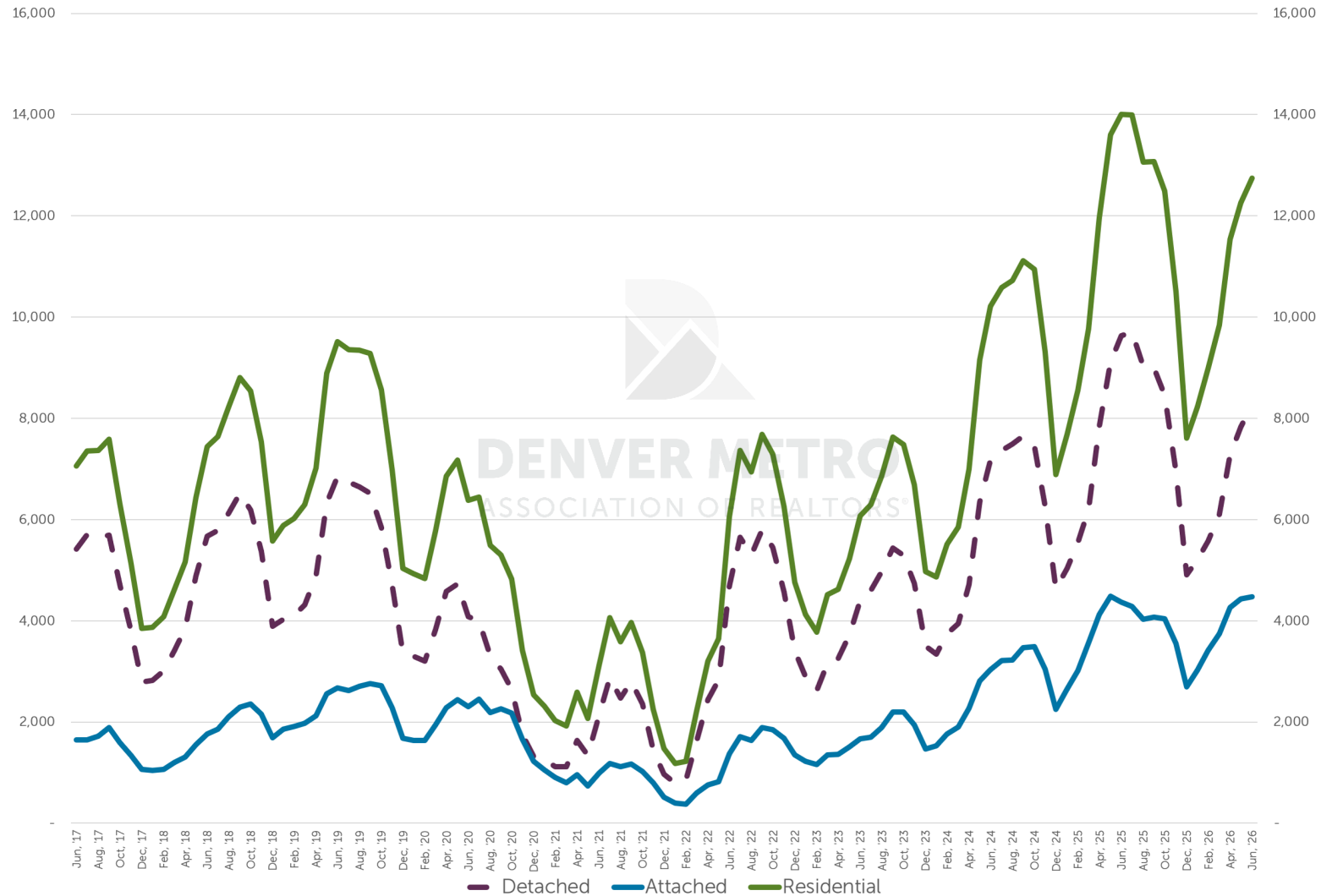
For buyers, this means genuinely turnkey homes are getting absorbed quickly and priced accordingly, while everything else sits long enough to shift negotiating leverage toward buyers. Buyers willing to take on repairs or updates are finding sellers more open to price concessions and inspection credits.

For sellers, the takeaway is straightforward. Well-kept homes are still trading briskly and maintaining their price integrity. Homes that haven't sold are sitting on the market longer, giving buyers the chance to do their homework. Buyers aren't just pricing today's repair list. They're factoring in the cumulative cost of ownership over five to ten years and building it into their offers.

We're in a market where appreciation alone is no longer doing the heavy lifting for sellers. Condition has become the clearest lever left on the table, and it rewards those who've treated their homes as assets worth maintaining rather than projects to defer.

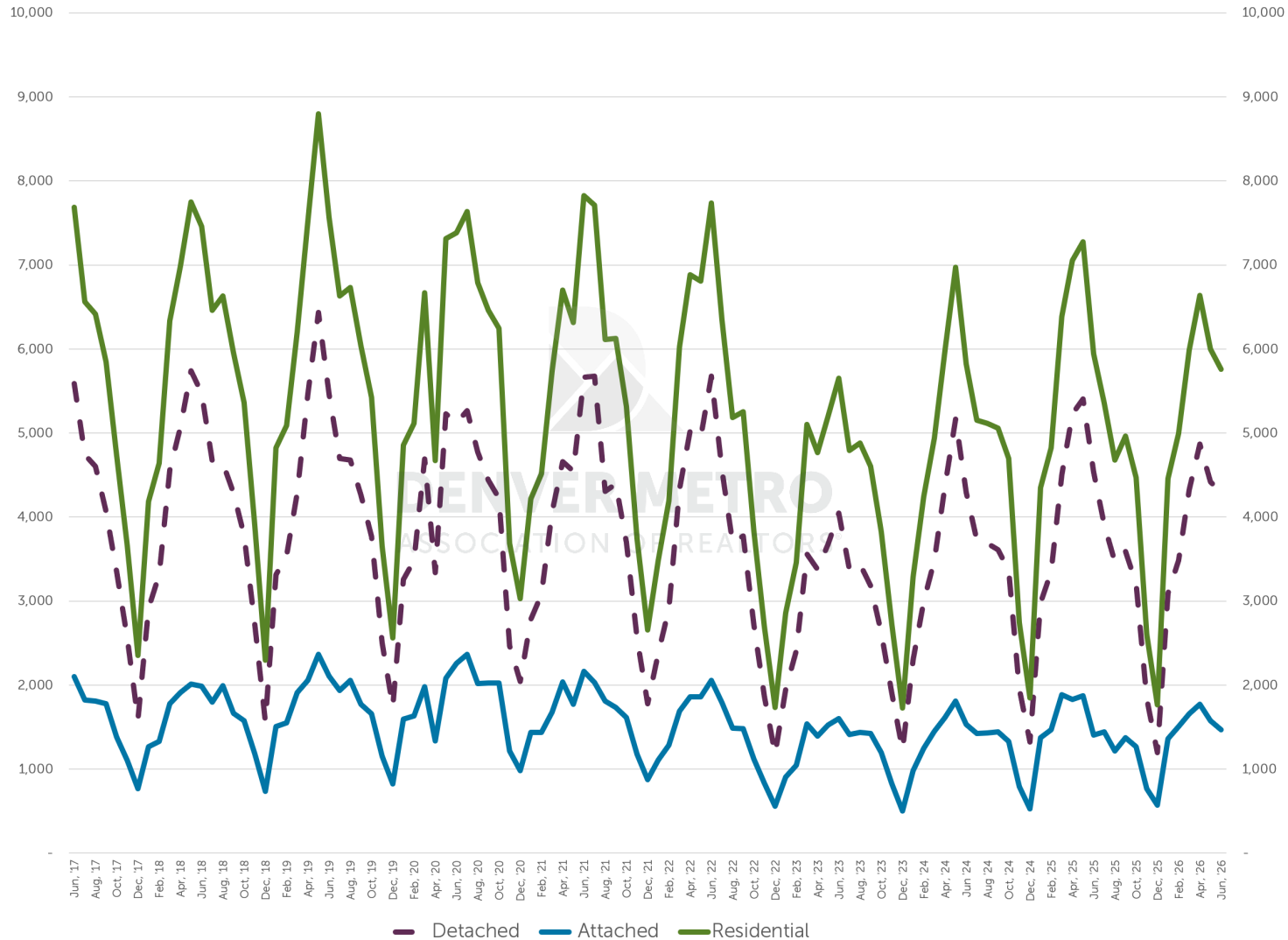
Active Listings at Month's End

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



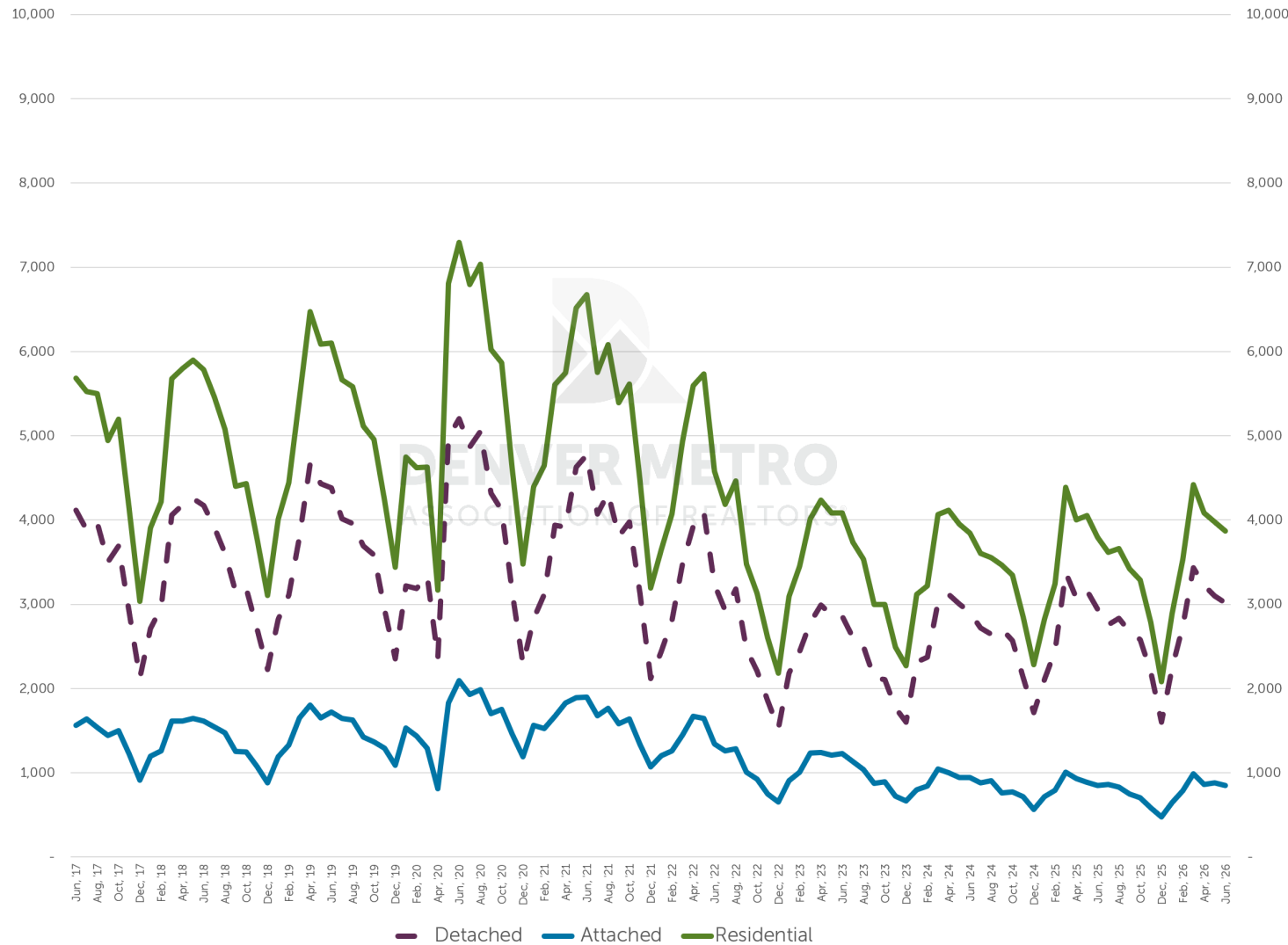
New Listings

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 Denver Metro Association of Realtors®
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Pending Sales

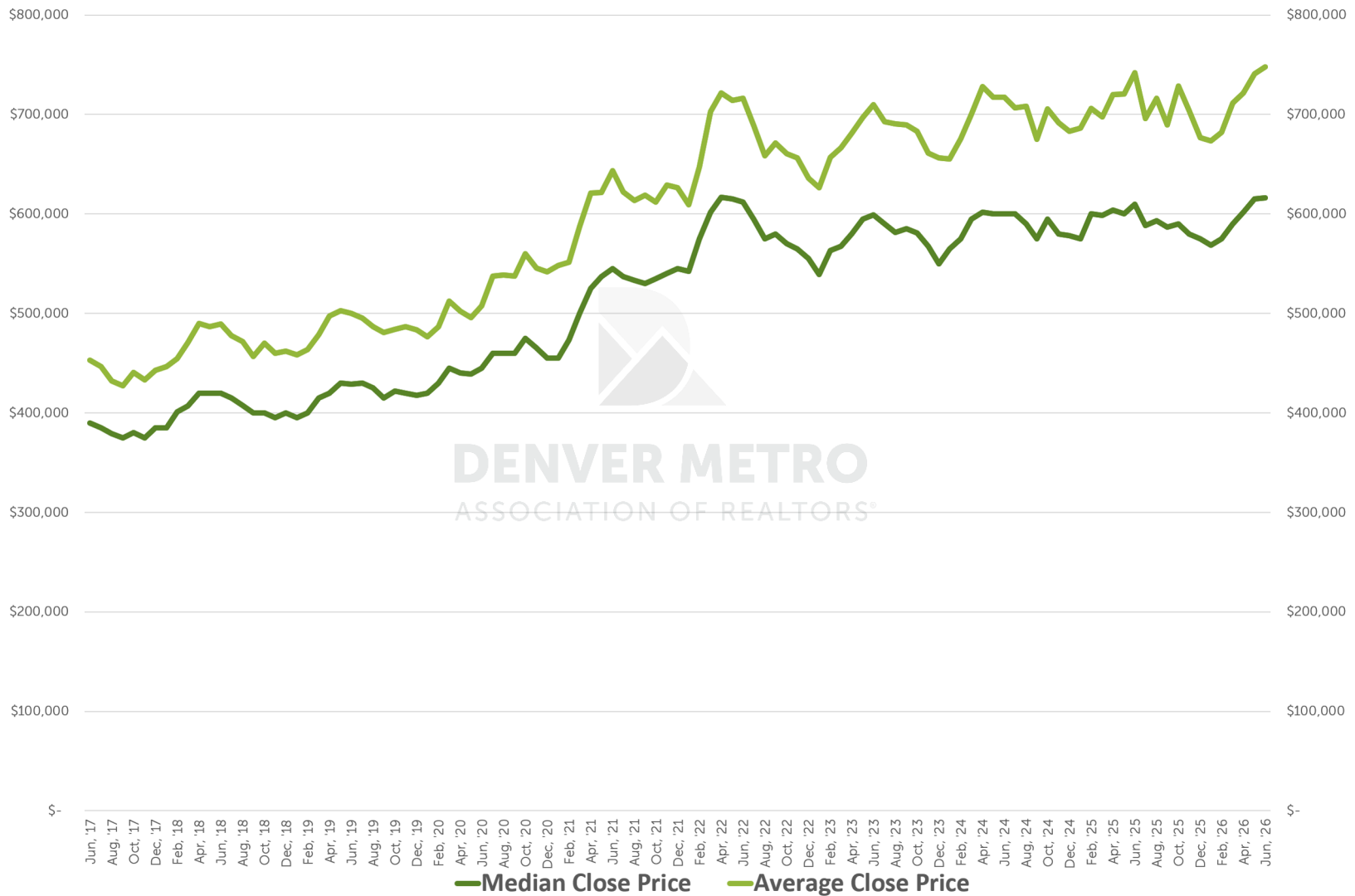
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Residential Median + Average Close Price

10-year view

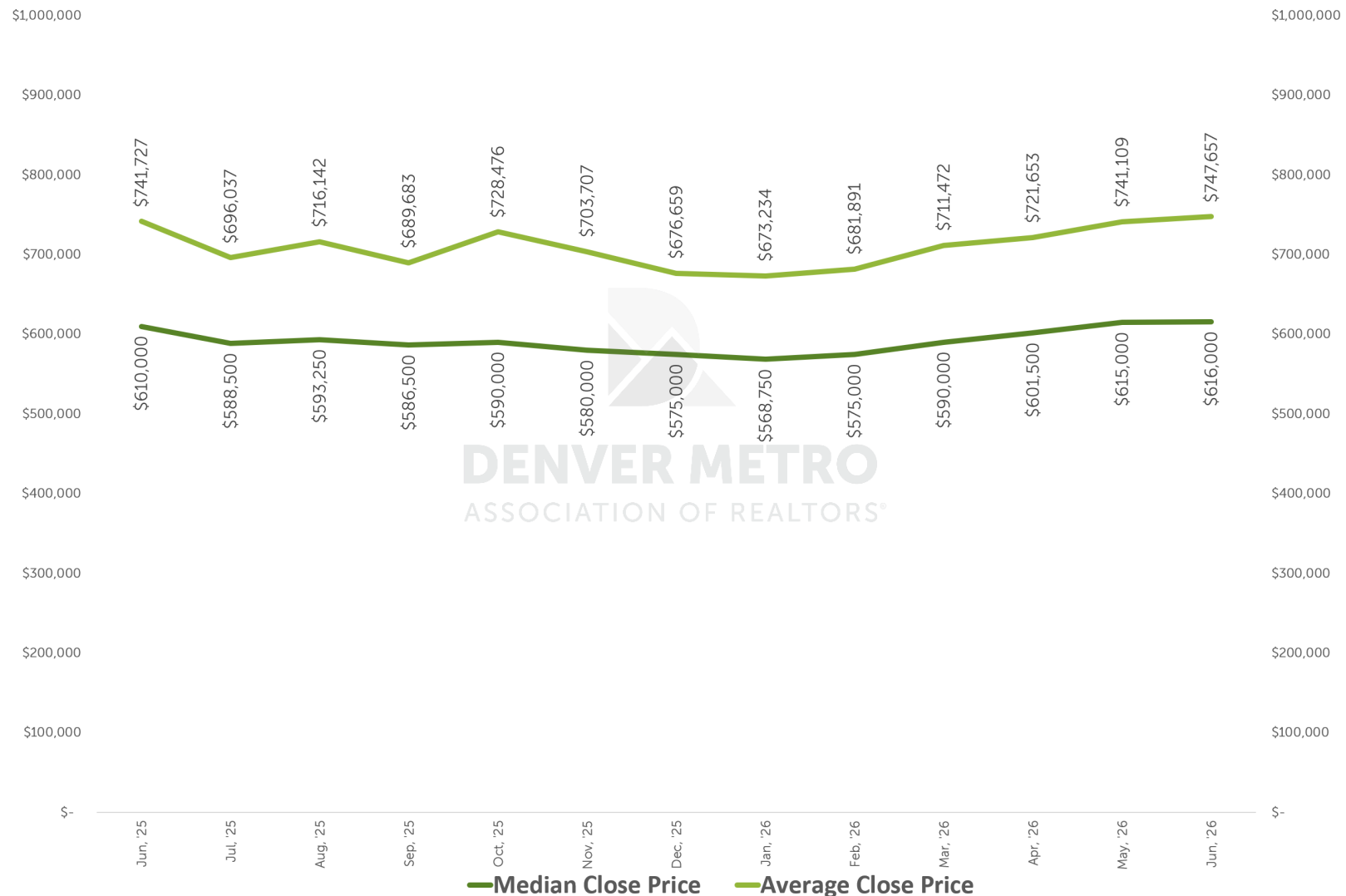
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Residential Median + Average Close Price

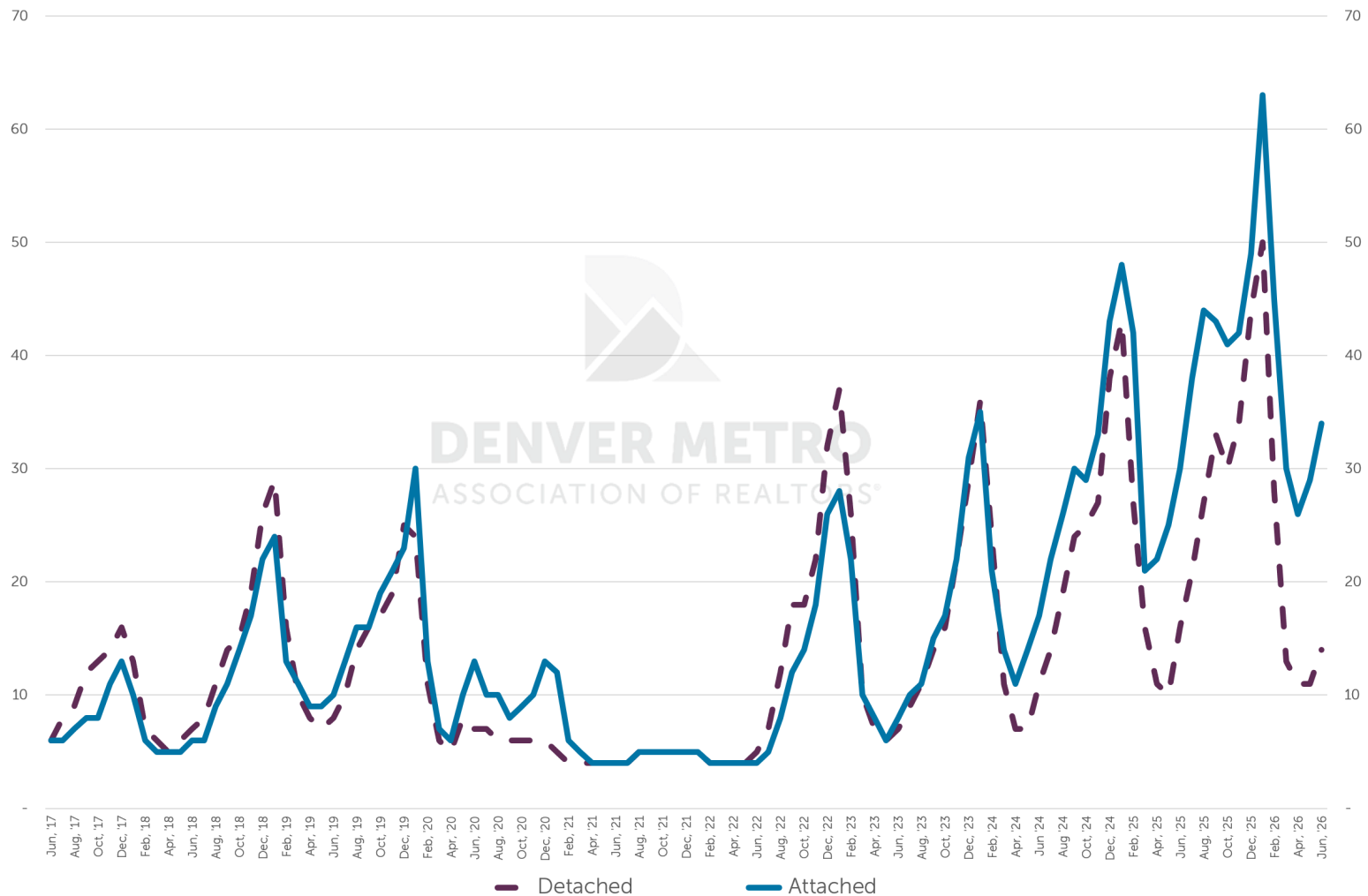
1-year snapshot

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 Source of MLS Data: REcolorado.com



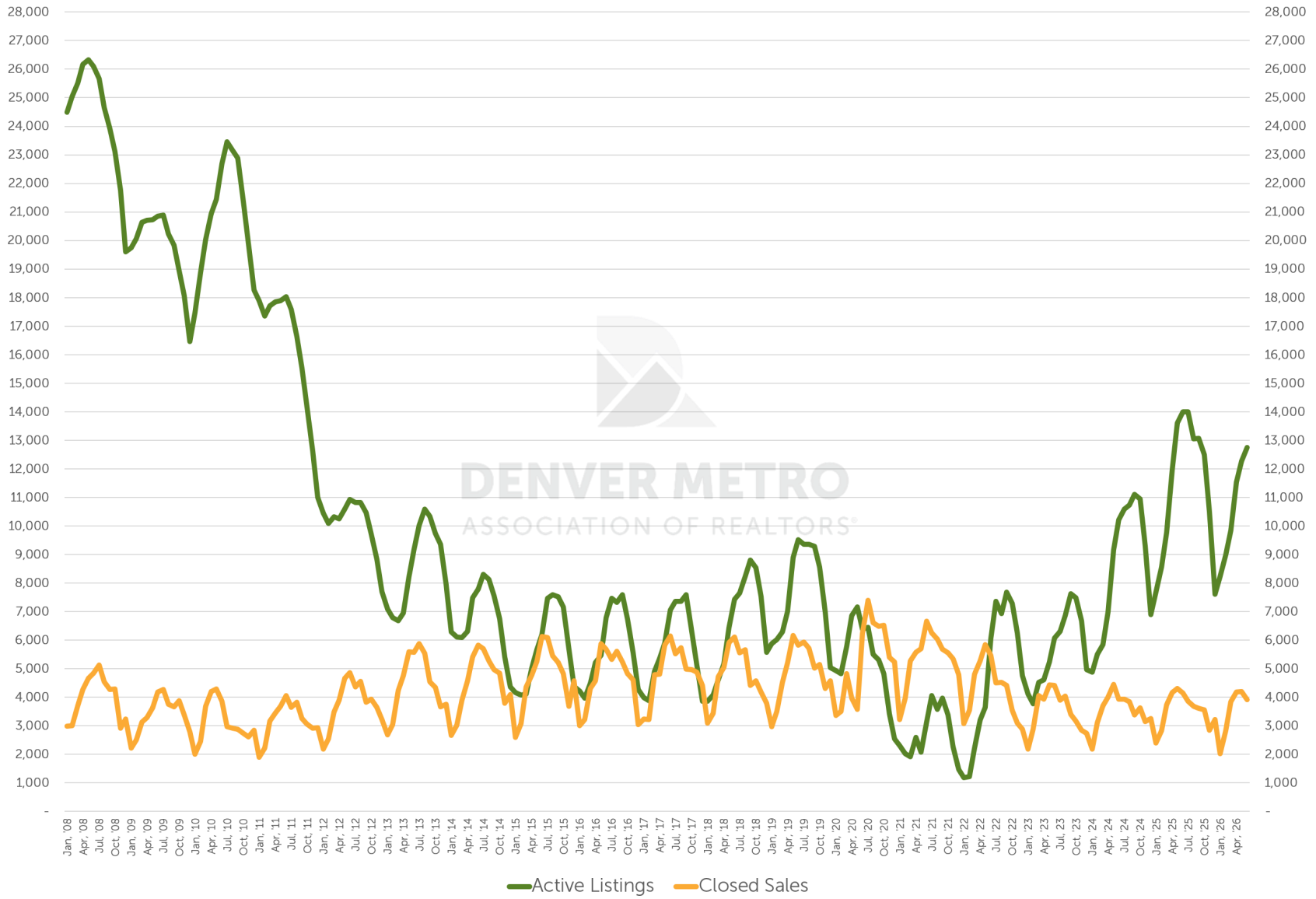
Median Days in MLS

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 Source of MLS Data: REcolorado.com



Residential Active Listings + Closed Sales at Month's End

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 Source of MLS Data: REcolorado.com



June 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	12,744	14,007	10,214	6,071	6,057	-9.02%	24.77%	109.92%	110.40%
New Listings	33,837	35,827	31,245	27,041	35,148	-5.55%	8.30%	25.13%	-3.73%
Closed	21,051	21,580	21,428	21,920	28,043	-2.45%	-1.76%	-3.96%	-24.93%
Close Price - Average	\$ 718,446	\$ 715,069	\$ 703,804	\$ 678,795	\$ 694,305	0.47%	2.08%	5.84%	3.48%
Close Price - Median	\$ 599,950	\$ 600,000	\$ 595,000	\$ 576,745	\$ 600,000	-0.01%	0.83%	4.02%	-0.01%
Sales Volume	\$ 15,124,004,559	\$ 15,431,195,012	\$ 15,081,102,574	\$ 14,879,194,810	\$ 19,470,399,084	-1.99%	0.28%	1.65%	-22.32%
Days in MLS - Average	47	43	35	32	11	9.30%	34.29%	46.88%	327.27%
Days in MLS - Median	19	18	13	10	4	5.56%	46.15%	90.00%	375.00%
Close-Price-to-List-Price Ratio	99.05%	99.13%	99.51%	99.81%	104.90%	-0.08%	-0.46%	-0.76%	-5.58%
Detached									
Active Listings at Month's End	8,269	9,634	7,179	4,401	4,684	-14.17%	15.18%	87.89%	76.54%
New Listings	24,493	25,997	22,607	19,938	26,185	-5.79%	8.34%	22.85%	-6.46%
Closed	16,453	16,563	16,150	16,140	20,150	-0.66%	1.88%	1.94%	-18.35%
Close Price - Average	\$ 796,280	\$ 797,480	\$ 783,379	\$ 760,166	\$ 785,758	-0.15%	1.65%	4.75%	1.34%
Close Price - Median	\$ 650,000	\$ 656,000	\$ 650,000	\$ 631,000	\$ 656,000	-0.91%	0.00%	3.01%	-0.91%
Sales Volume	\$ 13,101,202,776	\$ 13,208,666,124	\$ 12,651,568,821	\$ 12,269,078,074	\$ 15,833,017,148	-0.81%	3.55%	6.78%	-17.25%
Days in MLS - Average	43	40	34	33	11	7.50%	26.47%	30.30%	290.91%
Days in MLS - Median	15	16	11	10	4	-6.25%	36.36%	50.00%	275.00%
Close-Price-to-List-Price Ratio	99.20%	99.24%	99.61%	99.81%	105.05%	-0.04%	-0.41%	-0.61%	-5.57%
Attached									
Active Listings at Month's End	4,475	4,373	3,035	1,670	1,373	2.33%	47.45%	167.96%	225.93%
New Listings	9,344	9,830	8,638	7,103	8,963	-4.94%	8.17%	31.55%	4.25%
Closed	4,598	5,017	5,278	5,780	7,893	-8.35%	-12.88%	-20.45%	-41.75%
Close Price - Average	\$ 439,931	\$ 443,000	\$ 460,313	\$ 451,577	\$ 460,836	-0.69%	-4.43%	-2.58%	-4.54%
Close Price - Median	\$ 390,000	\$ 395,000	\$ 405,000	\$ 399,000	\$ 410,000	-1.27%	-3.70%	-2.26%	-4.88%
Sales Volume	\$ 2,022,801,783	\$ 2,222,528,888	\$ 2,429,533,753	\$ 2,610,116,736	\$ 3,637,381,936	-8.99%	-16.74%	-22.50%	-44.39%
Days in MLS - Average	59	52	36	28	11	13.46%	63.89%	110.71%	436.36%
Days in MLS - Median	34	29	15	9	4	17.24%	126.67%	277.78%	750.00%
Close-Price-to-List-Price Ratio	98.51%	98.74%	99.18%	99.80%	104.50%	-0.23%	-0.68%	-1.29%	-5.73%

Market Trends

Price Range		Detached			Attached		
		Closed	Active	MOI	Closed	Active	MOI
Months of Inventory	\$0 to \$299,999	16	71	4.44	212	1,482	6.99
	\$300,000 to \$499,999	558	1,368	2.45	392	1,867	4.76
	\$500,000 to \$749,999	1,326	3,321	2.50	168	791	4.71
	\$750,000 to \$999,999	612	1,659	2.71	36	179	4.97
	\$1,000,000 to \$1,499,999	323	953	2.95	14	98	7.00
	\$1,500,000 to \$1,999,999	141	351	2.49	5	25	5.00
	\$2,000,000 and over	118	546	4.63	3	33	11.00
	TOTALS	3,094	8,269	2.67	830	4,475	5.39
Price Range		Detached			Attached		
		% change			% change		
		Closed Jun. 2026	Closed May. 2026		Closed Jun. 2026	Closed May. 2026	
Month-Over-Month	\$0 to \$299,999	16	35	-54.29%	212	216	-1.85%
	\$300,000 to \$499,999	558	569	-1.93%	392	415	-5.54%
	\$500,000 to \$749,999	1,326	1,417	-6.42%	168	183	-8.20%
	\$750,000 to \$999,999	612	694	-11.82%	36	33	9.09%
	\$1,000,000 to \$1,499,999	323	371	-12.94%	14	21	-33.33%
	\$1,500,000 to \$1,999,999	141	116	21.55%	5	4	25.00%
	\$2,000,000 and over	118	121	-2.48%	3	7	-57.14%
	TOTALS	3,094	3,323	-6.89%	830	879	-5.57%
Price Range		Detached			Attached		
		% change			% change		
		YTD Jun. 2026	YTD Jun. 2025		YTD Jun. 2026	YTD Jun. 2025	
Year-Over-Year	\$0 to \$299,999	159	126	26.19%	1,153	1,093	5.49%
	\$300,000 to \$499,999	3,180	2,904	9.50%	2,214	2,556	-13.38%
	\$500,000 to \$749,999	7,136	7,500	-4.85%	920	1,052	-12.55%
	\$750,000 to \$999,999	3,137	3,270	-4.07%	179	196	-8.67%
	\$1,000,000 to \$1,499,999	1,720	1,703	1.00%	87	77	12.99%
	\$1,500,000 to \$1,999,999	587	537	9.31%	28	23	21.74%
	\$2,000,000 and over	534	523	2.10%	17	20	-15.00%
	TOTALS	16,453	16,563	-0.66%	4,598	5,017	-8.35%

Breakdown by Price Range



Susan Thayer

Member of the DMAR
Market Trends Committee
and Denver Realtor®

Properties sold for \$1 million or more

With the first half of the year now behind us, we can analyze not only how the \$1 million+ market performed in June, but also how year-to-date activity compares with previous years. Starting with a look at June, this price segment showed some slowing when compared to May, but outperformed June of last year. Dividing it into three different segments, the \$1 million to \$1.49 million range saw closings up one percent compared to last year, \$1.5 million to \$1.99 million saw closings up 9.31 percent and houses priced at \$2 million and over had a little over two percent increase in closings.

Shifting the view of this segment's closed transactions to year-to-date data, and a similar story is told. For 2026, the \$1 million+ price segment has closed 3.12 percent more homes than last year-to-date, 10.11 percent more than 2024 and 23.21 percent more than 2023, a steady rise for this high-end segment over the past three years. The biggest change has been speed to sale. Year-to-date, the median days in the MLS is 14, while the average days in MLS is 47. That is an increase of 16.67 and 9.30 percent, respectively, over last year and 75 percent and 38.24 percent over 2023! Inventory is moving at a much slower pace than most of the consumers are used to. In 2022, the \$1 million+ market saw a median of only four days on the MLS and an average of 18. That kind of speed hasn't been seen in the past four years, yet today's sellers still have the 2022 market firmly seared into their memory and are only now beginning to let it go.

Of all the closed sales in 2026 so far, 2,973 have been in the \$1 million+ segment. That's 14.12 percent of sales across all price ranges. And, looking at all sales, the average days in the MLS is 47, the exact same time for this price segment alone. In June, even attached homes realized positive increases in pending sales, increasing 43.48 percent month-over-month, and 135.71 percent year-over-year. This should translate into an increase in closings come July.

While inventory growth appears to be slowing slightly as we move into the middle of summer in this price segment, buyers still hold a slight edge over sellers and continue to demand updated finishes, well-cared-for homes and newer, well-maintained mechanical systems. Cost-conscious homebuyers are aware of the price of home improvements—especially in homes with large square footage—and with plenty of choices, they are not settling for homes that “need work.” Savvy sellers planning to sell within the next year should invest in updating their homes, including mechanical systems, long-delayed window replacements and other improvements that can lead to a quicker sale and higher sales price when they are ready to list.

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

In the heart of Denver's summer 2026 housing market, the \$750,000 to \$999,999 segment remained a sweet spot for move-up buyers seeking established neighborhoods, updated homes and room to grow. Yet June data revealed a tale of two markets: well-staged, turnkey properties continued to command attention and top-dollar results, while anything less polished lingered.

According to the latest MLS figures, 648 homes closed in this price band across the Denver Metro area in June, down modestly from 727 in May and 702 a year ago. Total sales volume reached \$552 million. While overall transaction counts softened, the standout performers were the “perfectly done” homes, properties with fresh updates, impeccable presentation and move-in readiness. These homes routinely sold at or above list price, often within days of hitting the market.

Median days in MLS stood at just 13 days in June, a notable improvement over the broader residential median of 18 days. Turnkey detached homes in desirable areas frequently closed in under two weeks, sometimes with multiple offers. The close-price-to-list-price ratio held strong at 99.26 percent, signaling disciplined but competitive buyer interest in truly market-ready inventory. By contrast, homes needing cosmetic work or carrying deferred maintenance saw extended market times and, in many cases, price reductions before finding buyers.

Detached single-family homes dominated activity, with 612 closings. Average days in MLS sat at 35, but again, the best-prepared properties beat these averages handily. Buyers in this bracket are often moving up from starter homes, seeking more space or relocating from another area. Updated kitchens with modern finishes, seamless indoor-outdoor living spaces and energy-efficient upgrades are translating directly into faster sales and higher realized prices.

Active listings in the broader market have edged up slightly to 12,744 residential units, giving buyers marginally more choice than last summer. Yet in the \$750,000 to \$999,999 range, well-presented inventory remains relatively tight. Sellers who invest in professional staging, fresh paint and minor repairs are reaping clear rewards: quicker closings that reduce carrying costs and stronger final numbers that protect equity.

Looking ahead, the message for sellers is clear. In a market where overall closed sales and volume have moderated modestly year-over-year, condition is king. Perfectly done homes aren't just selling faster. They're setting the pace and commanding the premiums that define success in Denver's summer market. For buyers, the advice is equally direct: act decisively on the best properties. In the \$750,000 to \$999,999 corridor, excellence continues to be richly rewarded.



Greg Cox

Member of the DMAR
Market Trends Committee
and Denver Realtor®

Breakdown by Price Range



Michelle Schwinghammer

Member of the DMAR
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Properties sold between \$500,000 and \$749,999

Denver Metro real estate continued its march towards balance in June, with buyers gaining even more breathing room while sellers faced a market that increasingly demands preparation and realistic pricing.

The biggest story in June was demand, or more accurately, the lack thereof. Mirroring the market as a whole, pending sales in the \$500,000 to \$749,999 range fell by 5.45 percent month-over-month and 3.63 percent compared to last year. Closed sales also dipped by 6.63 percent month-over-month and dropped 8.85 percent year-over-year, with overall sales volume naturally following suit.

Meanwhile, supply in this segment offered an unexpected June bonus to buyers. While higher-price tiers all saw declines in new listings, the \$500,000 to \$749,999 market bucked the trend, posting a modest month-over-month 1.30 percent increase. This may be because homeowners within lower ranges are driven by life events more than discretionary moves. As such, they may have had less flexibility to wait for more favorable market conditions to develop, and decided to jump in to make a move work this year.

Whenever buyers hit the pause button, the market slows down, as it did in this segment. Median Days in MLS rose to 17 days in June, jumping 30.77 percent from May. Notably, detached homes here performed surprisingly well, receiving a contract in 15 median days, even 6.25 percent faster than a year ago. Conversely, attached homes were stuck, taking 34 median days to find a buyer, up 36 percent from the prior month and growing 21.43 percent from prior year.

In a market where home values are appreciating more slowly and affordability pressures are mounting, today's buyers are placing greater value on homes that are truly "move-in ready." But today, that term means more than it once did: a well-maintained home with modern finishes and mechanical systems that are nowhere near the end of their expected service lives. That's a tall order, and homes that fall short are in no short supply.

This segment ended the month with active inventory of 3,321 detached homes representing 2.5 months of inventory, and 791 attached units added an additional 4.71 months of inventory to the mix. That's a lot of inventory to compete against.

Sellers need to prepare for longer marketing times and, in many cases, expect to wrestle with some price and concession negotiations before sitting down at the closing table. The same expectations only amplify for attached properties. Within that subset, plan for extended time on market, deliver a flawless showing experience, and find some way to deliver unique incentives for buyers to bring an offer at all.

Properties Sold for \$1 Million or More

	Jun. 2026	May. 2026	Jun. 2025	Month-Over-Month	Year-Over-Year
Residential (Detached + Attached)					
New Listings	852	899	880	-5.23%	-3.18%
Pending	582	603	525	-3.48%	10.86%
Closed	604	640	613	-5.63%	-1.47%
Sales Volume	\$ 1,018,193,966	\$ 1,050,789,389	\$ 1,026,984,990	-3.10%	-0.86%
Days in MLS - Average	41	35	37	17.14%	10.81%
Days in MLS - Median	16	12	14	33.33%	14.29%
Close-Price-to-List-Price Ratio	98.37%	99.06%	98.17%	-0.70%	0.20%
PSF Total	\$ 390	\$ 381	\$ 380	2.36%	2.63%
Detached					
New Listings	799	854	838	-6.44%	-4.65%
Pending	549	580	511	-5.34%	7.44%
Closed	582	608	596	-4.28%	-2.35%
Sales Volume	\$ 985,171,966	\$ 1,002,029,588	\$ 999,009,490	-1.68%	-1.39%
Days in MLS - Average	41	35	35	17.14%	17.14%
Days in MLS - Median	16	12	14	33.33%	14.29%
Close-Price-to-List-Price Ratio	98.40%	99.12%	98.17%	-0.73%	0.23%
PSF Total	\$ 384	\$ 372	\$ 375	3.23%	2.40%
Attached					
New Listings	53	45	42	17.78%	26.19%
Pending	33	23	14	43.48%	135.71%
Closed	22	32	17	-31.25%	29.41%
Sales Volume	\$ 33,022,000	\$ 48,759,801	\$ 27,975,500	-32.28%	18.04%
Days in MLS - Average	46	34	118	35.29%	-61.02%
Days in MLS - Median	21	24	30	-12.50%	-30.00%
Close-Price-to-List-Price Ratio	97.39%	97.75%	98.15%	-0.37%	-0.77%
PSF Total	\$ 525	\$ 548	\$ 551	-4.20%	-4.72%

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	5,064	5,285	4,518	3,625	4,065	-4.18%	12.08%	39.70%	24.58%
Pending	3,164	2,956	2,791	2,476	2,956	7.04%	13.36%	27.79%	7.04%
Closed	2,973	2,883	2,700	2,413	3,315	3.12%	10.11%	23.21%	-10.32%
Sales Volume	\$ 4,845,300,357	\$ 4,717,029,408	\$ 4,351,241,999	\$ 3,954,006,470	\$ 5,274,030,162	2.72%	11.35%	22.54%	-8.13%
Days in MLS - Average	47	43	40	34	18	9.30%	17.50%	38.24%	161.11%
Days in MLS - Median	14	12	12	8	4	16.67%	16.67%	75.00%	250.00%
Close-Price-to-List-Price Ratio	98.49%	98.44%	98.69%	99.31%	106.10%	0.05%	-0.20%	-0.83%	-7.17%
PSF Total	\$ 382	\$ 383	\$ 383	\$ 385	\$ 399	-0.26%	-0.26%	-0.78%	-4.26%
Detached									
New Listings	4,764	5,003	4,219	3,363	3,784	-4.78%	12.92%	41.66%	25.90%
Pending	3,022	2,842	2,638	2,322	2,764	6.33%	14.56%	30.15%	9.33%
Closed	2,841	2,763	2,536	2,253	3,103	2.82%	12.03%	26.10%	-8.44%
Sales Volume	\$ 4,641,059,426	\$ 4,526,737,491	\$ 4,098,497,010	\$ 3,706,378,318	\$ 4,954,749,358	2.53%	13.24%	25.22%	-6.33%
Days in MLS - Average	47	43	40	33	16	9.30%	17.50%	42.42%	193.75%
Days in MLS - Median	13	12	12	8	4	8.33%	8.33%	62.50%	225.00%
Close-Price-to-List-Price Ratio	98.52%	98.46%	98.75%	99.40%	106.35%	0.06%	-0.23%	-0.89%	-7.36%
PSF Total	\$ 374	\$ 374	\$ 372	\$ 370	\$ 384	0.00%	0.54%	1.08%	-2.60%
Attached									
New Listings	300	282	299	262	281	6.38%	0.33%	14.50%	6.76%
Pending	142	114	153	154	192	24.56%	-7.19%	-7.79%	-26.04%
Closed	132	120	164	160	212	10.00%	-19.51%	-17.50%	-37.74%
Sales Volume	\$ 204,240,931	\$ 190,291,917	\$ 252,744,989	\$ 247,628,152	\$ 319,280,804	7.33%	-19.19%	-17.52%	-36.03%
Days in MLS - Average	49	48	45	41	40	2.08%	8.89%	19.51%	22.50%
Days in MLS - Median	18	16	15	13	5	12.50%	20.00%	38.46%	260.00%
Close-Price-to-List-Price Ratio	97.85%	97.81%	97.75%	98.04%	102.45%	0.04%	0.10%	-0.19%	-4.49%
PSF Total	\$ 544	\$ 605	\$ 559	\$ 594	\$ 614	-10.08%	-2.68%	-8.42%	-11.40%

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

	Jun. 2026	May. 2026	Jun. 2025	Month-Over-Month	Year-Over-Year
Residential (Detached + Attached)					
New Listings	923	962	1,000	-4.05%	-7.70%
Pending	626	658	609	-4.86%	2.79%
Closed	648	727	702	-10.87%	-7.69%
Sales Volume	\$ 552,221,478	\$ 620,248,395	\$ 596,565,530	-10.97%	-7.43%
Days in MLS - Average	36	31	33	16.13%	9.09%
Days in MLS - Median	13	10	17	30.00%	-23.53%
Close-Price-to-List-Price Ratio	99.26%	99.72%	99.09%	-0.46%	0.17%
PSF Total	\$ 282	\$ 288	\$ 284	-2.08%	-0.70%
Detached					
New Listings	866	886	947	-2.26%	-8.55%
Pending	595	619	580	-3.88%	2.59%
Closed	612	694	668	-11.82%	-8.38%
Sales Volume	\$ 521,880,078	\$ 592,660,096	\$ 567,627,378	-11.94%	-8.06%
Days in MLS - Average	35	31	30	12.90%	16.67%
Days in MLS - Median	13	9	17	44.44%	-23.53%
Close-Price-to-List-Price Ratio	99.28%	99.76%	99.11%	-0.48%	0.17%
PSF Total	\$ 275	\$ 280	\$ 276	-1.79%	-0.36%
Attached					
New Listings	57	76	53	-25.00%	7.55%
Pending	31	39	29	-20.51%	6.90%
Closed	36	33	34	9.09%	5.88%
Sales Volume	\$ 30,341,400	\$ 27,588,299	\$ 28,938,152	9.98%	4.85%
Days in MLS - Average	51	37	88	37.84%	-42.05%
Days in MLS - Median	15	18	31	-16.67%	-51.61%
Close-Price-to-List-Price Ratio	98.84%	98.90%	98.71%	-0.06%	0.13%
PSF Total	\$ 403	\$ 448	\$ 443	-10.04%	-9.03%

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	5,344	5,857	5,092	4,295	5,561	-8.76%	4.95%	24.42%	-3.90%
Pending	3,691	3,666	3,638	3,369	4,219	0.68%	1.46%	9.56%	-12.51%
Closed	3,316	3,466	3,374	3,055	4,412	-4.33%	-1.72%	8.54%	-24.84%
Sales Volume	\$ 2,827,123,062	\$ 2,951,913,592	\$ 2,860,302,056	\$ 2,584,676,171	\$ 3,734,581,363	-4.23%	-1.16%	9.38%	-24.30%
Days in MLS - Average	42	40	35	32	12	5.00%	20.00%	31.25%	250.00%
Days in MLS - Median	14	15	11	10	4	-6.67%	27.27%	40.00%	250.00%
Close-Price-to-List-Price Ratio	99.27%	99.34%	99.75%	99.79%	105.15%	-0.07%	-0.48%	-0.52%	-5.59%
PSF Total	\$ 283	\$ 285	\$ 288	\$ 287	\$ 304	-0.70%	-1.74%	-1.39%	-6.91%
Detached									
New Listings	4,959	5,428	4,665	3,951	5,166	-8.64%	6.30%	25.51%	-4.01%
Pending	3,494	3,468	3,388	3,128	3,898	0.75%	3.13%	11.70%	-10.36%
Closed	3,137	3,270	3,138	2,818	4,021	-4.07%	-0.03%	11.32%	-21.98%
Sales Volume	\$ 2,676,942,863	\$ 2,786,217,974	\$ 2,661,267,217	\$ 2,385,486,974	\$ 3,405,030,057	-3.92%	0.59%	12.22%	-21.38%
Days in MLS - Average	42	39	35	32	12	7.69%	20.00%	31.25%	250.00%
Days in MLS - Median	13	14	11	10	4	-7.14%	18.18%	30.00%	225.00%
Close-Price-to-List-Price Ratio	99.33%	99.38%	99.76%	99.81%	105.30%	-0.05%	-0.43%	-0.48%	-5.67%
PSF Total	\$ 276	\$ 276	\$ 277	\$ 274	\$ 288	0.00%	-0.36%	0.73%	-4.17%
Attached									
New Listings	385	429	427	344	395	-10.26%	-9.84%	11.92%	-2.53%
Pending	197	198	250	241	321	-0.51%	-21.20%	-18.26%	-38.63%
Closed	179	196	236	237	391	-8.67%	-24.15%	-24.47%	-54.22%
Sales Volume	\$ 150,180,199	\$ 165,695,618	\$ 199,034,839	\$ 199,189,197	\$ 329,551,306	-9.36%	-24.55%	-24.60%	-54.43%
Days in MLS - Average	54	56	43	32	21	-3.57%	25.58%	68.75%	157.14%
Days in MLS - Median	24	25	10	10	5	-4.00%	140.00%	140.00%	380.00%
Close-Price-to-List-Price Ratio	98.18%	98.62%	99.54%	99.56%	103.59%	-0.45%	-1.37%	-1.39%	-5.22%
PSF Total	\$ 403	\$ 429	\$ 440	\$ 440	\$ 464	-6.06%	-8.41%	-8.41%	-13.15%

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

	Jun. 2026	May. 2026	Jun. 2025	Month-Over-Month	Year-Over-Year
Residential (Detached + Attached)					
New Listings	2,180	2,152	2,250	1.30%	-3.11%
Pending	1,406	1,487	1,459	-5.45%	-3.63%
Closed	1,494	1,600	1,639	-6.63%	-8.85%
Sales Volume	\$ 915,981,592	\$ 977,283,455	\$ 998,810,310	-6.27%	-8.29%
Days in MLS - Average	35	33	34	6.06%	2.94%
Days in MLS - Median	17	13	17	30.77%	0.00%
Close-Price-to-List-Price Ratio	99.37%	99.62%	99.44%	-0.25%	-0.07%
PSF Total	\$ 270	\$ 275	\$ 280	-1.82%	-3.57%
Detached					
New Listings	1,873	1,860	1,945	0.70%	-3.70%
Pending	1,260	1,317	1,280	-4.33%	-1.56%
Closed	1,326	1,417	1,443	-6.42%	-8.11%
Sales Volume	\$ 816,347,818	\$ 868,450,169	\$ 883,179,563	-6.00%	-7.57%
Days in MLS - Average	34	31	32	9.68%	6.25%
Days in MLS - Median	15	12	16	25.00%	-6.25%
Close-Price-to-List-Price Ratio	99.48%	99.69%	99.53%	-0.21%	-0.05%
PSF Total	\$ 264	\$ 269	\$ 271	-1.86%	-2.58%
Attached					
New Listings	307	292	305	5.14%	0.66%
Pending	146	170	179	-14.12%	-18.44%
Closed	168	183	196	-8.20%	-14.29%
Sales Volume	\$ 99,633,774	\$ 108,833,286	\$ 115,630,747	-8.45%	-13.83%
Days in MLS - Average	45	46	46	-2.17%	-2.17%
Days in MLS - Median	34	25	28	36.00%	21.43%
Close-Price-to-List-Price Ratio	98.45%	99.07%	98.84%	-0.63%	-0.39%
PSF Total	\$ 322	\$ 322	\$ 348	0.00%	-7.47%

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	12,174	13,178	11,990	10,574	14,457	-7.62%	1.53%	15.13%	-15.79%
Pending	8,549	8,759	8,992	9,296	11,508	-2.40%	-4.93%	-8.04%	-25.71%
Closed	8,056	8,552	8,776	9,038	11,865	-5.80%	-8.20%	-10.87%	-32.10%
Sales Volume	\$ 4,912,479,213	\$ 5,216,365,373	\$ 5,326,754,421	\$ 5,489,737,907	\$ 7,243,484,302	-5.83%	-7.78%	-10.52%	-32.18%
Days in MLS - Average	42	41	34	35	11	2.44%	23.53%	20.00%	281.82%
Days in MLS - Median	17	18	12	11	4	-5.56%	41.67%	54.55%	325.00%
Close-Price-to-List-Price Ratio	99.46%	99.55%	99.87%	100.00%	104.85%	-0.09%	-0.41%	-0.54%	-5.14%
PSF Total	\$ 272	\$ 278	\$ 281	\$ 275	\$ 299	-2.16%	-3.20%	-1.09%	-9.03%
Detached									
New Listings	10,346	11,114	10,013	9,015	12,572	-6.91%	3.33%	14.76%	-17.71%
Pending	7,568	7,663	7,763	8,083	9,966	-1.24%	-2.51%	-6.37%	-24.06%
Closed	7,136	7,500	7,622	7,880	10,112	-4.85%	-6.38%	-9.44%	-29.43%
Sales Volume	\$ 4,367,616,470	\$ 4,596,607,450	\$ 4,654,006,665	\$ 4,805,367,685	\$ 6,210,344,742	-4.98%	-6.15%	-9.11%	-29.67%
Days in MLS - Average	41	40	33	35	10	2.50%	24.24%	17.14%	310.00%
Days in MLS - Median	16	17	12	11	4	-5.88%	33.33%	45.45%	300.00%
Close-Price-to-List-Price Ratio	99.55%	99.62%	99.93%	100.04%	104.94%	-0.07%	-0.38%	-0.49%	-5.14%
PSF Total	\$ 264	\$ 269	\$ 271	\$ 263	\$ 286	-1.86%	-2.58%	0.38%	-7.69%
Attached									
New Listings	1,828	2,064	1,977	1,559	1,885	-11.43%	-7.54%	17.25%	-3.02%
Pending	981	1,096	1,229	1,213	1,542	-10.49%	-20.18%	-19.13%	-36.38%
Closed	920	1,052	1,154	1,158	1,753	-12.55%	-20.28%	-20.55%	-47.52%
Sales Volume	\$ 544,862,743	\$ 619,757,923	\$ 672,747,756	\$ 684,370,222	\$ 1,033,139,560	-12.08%	-19.01%	-20.38%	-47.26%
Days in MLS - Average	54	46	42	36	14	17.39%	28.57%	50.00%	285.71%
Days in MLS - Median	32	24	17	13	4	33.33%	88.24%	146.15%	700.00%
Close-Price-to-List-Price Ratio	98.73%	99.01%	99.48%	99.77%	104.34%	-0.28%	-0.75%	-1.04%	-5.38%
PSF Total	\$ 332	\$ 339	\$ 343	\$ 354	\$ 372	-2.06%	-3.21%	-6.21%	-10.75%

Spotlight on Mortgages



Robin Wandschneider-Stiegelmar

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Trends Committee and Commerce
Bank Group Manager - Denver

Portfolio Loan: What Are They and How Can They Benefit Homebuyers?

It's no secret that lenders sell conventional loans to secondary market investors like Fannie Mae or Freddie Mac, or even other lenders. This is a standard practice in the industry. However, customers get shuffled around different servicing companies, leaving them with no choice but to work with a different entity. There's a way to prevent your clients from having to go through this hassle—work with a lender that offers portfolio loans. For instance, at Commerce Bank, we always retain the servicing of our mortgage accounts.

What is a portfolio loan?

A portfolio loan is a mortgage that a bank originates and owns as part of the bank's portfolio rather than selling it to market investors. Originating and holding the loan means it will remain with the lender your client chooses, giving your clients one lender over the life of their mortgage. This takes away the inevitable hassle and confusion when a mortgage loan is transferred to another entity for servicing.

What are some types of portfolio loans?

There are several types of loans that qualify as portfolio loans:

- Jumbo loans: Banks retain jumbo loans in their portfolio, which gives your client one lender to work with for their mortgage.
- Adjustable-rate mortgage (ARM): Secondary market investors typically only buy conventional 30-year mortgages, so ARMs are retained in a bank's portfolio.
- Renovation loan: This is a great financing solution for a new home purchase that requires major renovations.
- Home equity loans: Home equity loans and home equity lines of credit are owned and managed by the bank.
- Construction loans: Banks retain construction loans since they're considered a short-term loan and secondary market investors typically only focus on long-term loans.
- Land-only loans: At Commerce Bank, land-only loans are retained in the portfolio.
- Neighborhood Connection® home loans: This proprietary loan product at Commerce Bank is designed for low- and moderate-income households and is retained in the bank's portfolio.

What are the benefits of portfolio loans?

Portfolio loans offer several benefits for customers. The convenience of working with one lender throughout the lifetime of the loan is the primary benefit. It's also an opportunity for your clients to build a relationship with the lender, which can lead to other financial solutions down the road such as home equity products or other borrowing options.

Summary

As the Realtor® in your clients' homebuying journeys, your recommendations are an important foundation for the relationship you build with your clients. Providing insights into portfolio loans can help your clients make informed decisions on their home purchase. In turn, it helps you build a trusting relationship with your clients.

Spotlight on the Denver Metro Rental Market

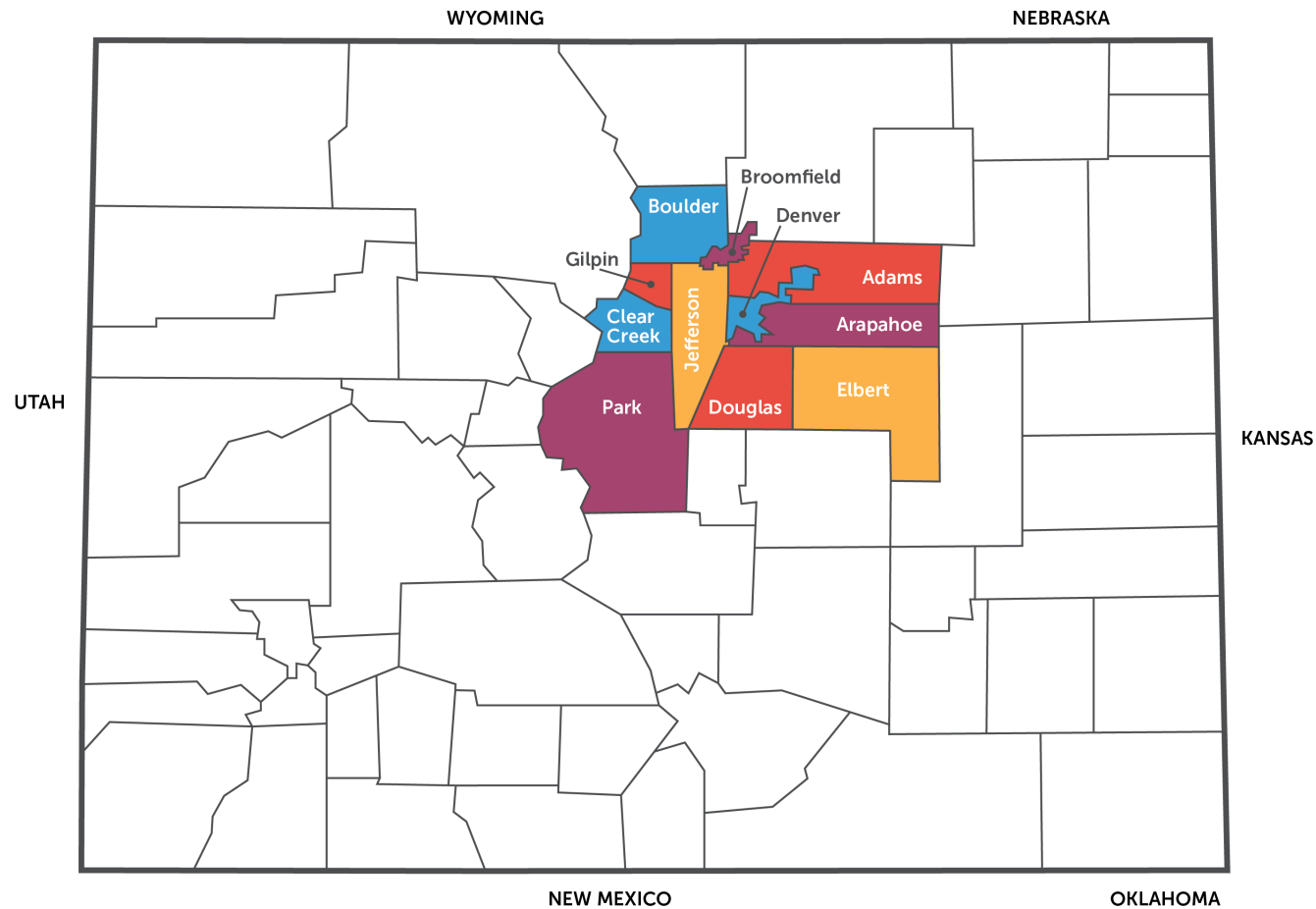
- June month-over-month rents increased for single-family but declined for multi-family rentals, continuing the trend seen in both April and May. Days on market were down for both single- and multi-family rentals.
- Single-family median rent was \$2,895 in June, up from \$2,800 in May. However, June's median rent was down three percent compared to the same period last year. Median days on market fell to 19 in June, down from May, while available single-family rental listings increased month-over-month.
- Multi-family median rent was \$1,455 in June, down from \$1,465 in May and nine percent lower than June 2025. Multi-family median days on market declined slightly to 27 days, while available multi-family listings also decreased month-over-month.

	Jun. 2026	May. 2026	Jun. 2025	Month-Over-Month	Year-Over-Year
Single-family					
Active Listings	841	785	925	7.13%	-9.08%
Days on Market - Average	20	24	31	-16.67%	-35.48%
Rent - Median, 1 Bedroom	1,375	1,299	1,565	5.85%	-12.14%
Rent - Median, 2 Bedroom	2,250	2,295	2,395	-1.96%	-6.05%
Rent - Median, 3 Bedroom	2,895	2,850	2,995	1.58%	-3.34%
Multi-family					
Active Listings	1,753	1,772	1,284	-1.07%	36.53%
Days on Market - Average	29	31	36	-6.45%	-19.44%
Rent - Median, 1 Bedroom	1,270	1,295	1,389	-1.93%	-8.57%
Rent - Median, 2 Bedroom	1,695	1,650	1,800	2.73%	-5.83%
Rent - Median, 3 Bedroom	2,400	2,350	2,295	2.13%	4.58%

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*

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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.

DMAR’s Market Trends Committee Members:

- Andrew Abrams
- Brad Colburn
- Greg Cox
- Steve Danyliw
- Nick DiPasquale
- Heather O’Leary
- Christina Ray
- Michelle Schwinghammer
- Amanda Snitker
- Susan Thayer
- Robin Wandschneider-Stiegelmar

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To stay up to date with relevant real estate news and statistics, please visit dmarealtors.com, and follow DMAR 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 ASSOCIATION OF REALTORS®

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