Monthly Indicators

DENVER METRO ASSOCIATION OF REALTORS®

October 2026

Percent changes calculated using year-over-year comparisons.

New Listings were down 7.9 percent for single family homes and 15.2 percent for townhouse-condo properties. Under Contracts decreased 17.6 percent for single family homes and 23.3 percent for townhouse-condo properties.

The Median Sales Price was down 0.9 percent to $619,000 for single family homes and 0.6 percent to $392,603 for townhouse-condo properties. Days on Market decreased 5.5 percent for single family homes but increased 12.7 percent for townhouse-condo properties.

Heading into October, 1.60 million homes were listed for sale, up 1.9 percent from the previous month and 4.6 percent from a year earlier, according to NAR. Unsold inventory was a 4.8-month supply, unchanged from August and up from a 4.5-month supply a year earlier. The median existing-home sales price was $417,500, up 1.3 percent from $412,300 a year earlier. That marked the 39th consecutive month of year-over-year price gains.

Activity Snapshot

- 11.1%	- 20.6%	- 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**

All residential real estate activity in the MLS of REcolorado® composed of single-family properties, townhomes and condominiums. Percent changes are calculated using rounded figures.

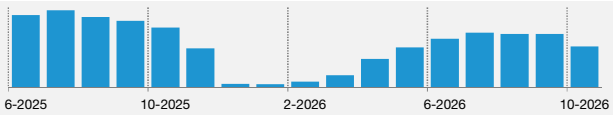
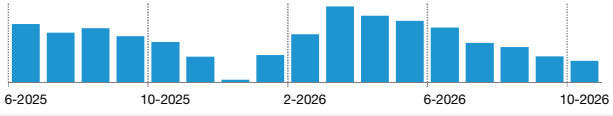
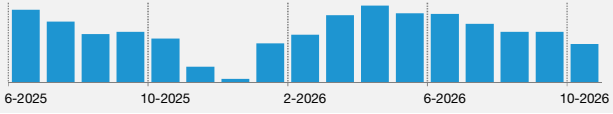
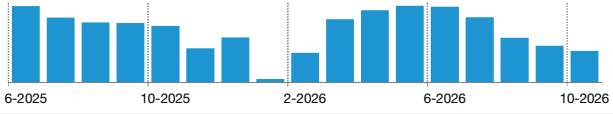
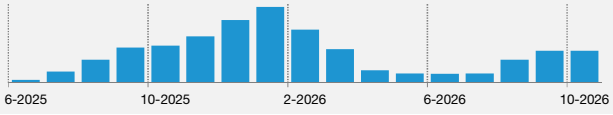
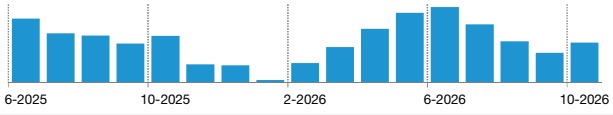
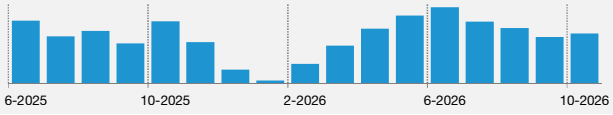
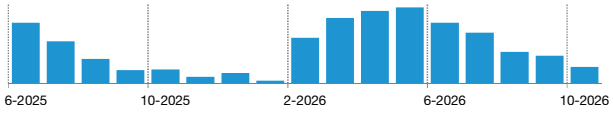
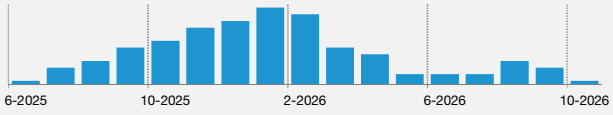
Single Family Market Overview	2
Townhouse-Condo Market Overview	3
Inventory of Active Listings	4
Under Contract	5
New Listings	6
Sold Listings	7
Days on Market Until Sale	8
Median Sales Price	9
Average Sales Price	10
Percent of List Price Received	11
Housing Affordability Index	12
Total Market Overview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

Current as of November 4, 2026. All data from REcolorado® and IRES®. Report © 2026 ShowingTime Plus, LLC.

Single Family Market Overview

DENVER METRO ASSOCIATION OF REALTORS®

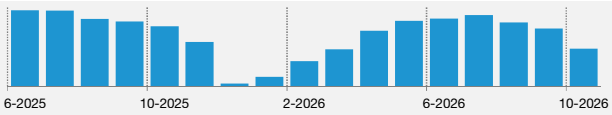
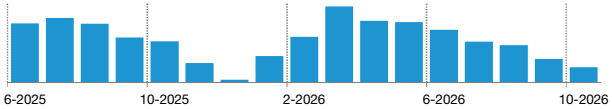
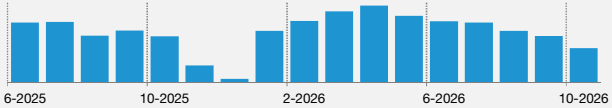
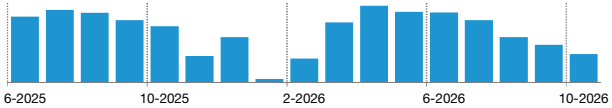
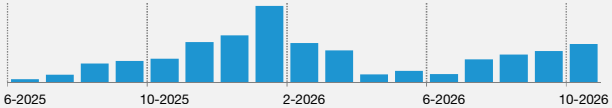
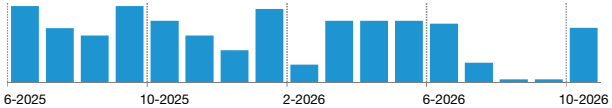
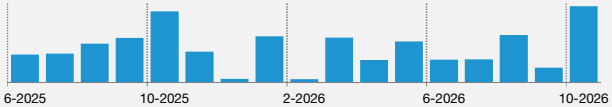
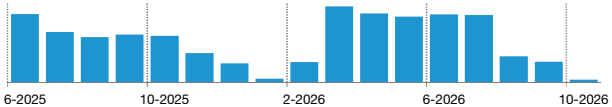
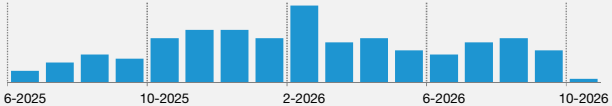
Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	10-2025	10-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
Active Listings		14,397	**12,789**	- 11.2%	--	**--**	--
Under Contract		3,216	**2,651**	- 17.6%	35,658	**33,794**	- 5.2%
New Listings		4,250	**3,916**	- 7.9%	52,282	**50,316**	- 3.8%
Sold Listings		3,484	**2,776**	- 20.3%	34,665	**32,979**	- 4.9%
Days on Market		55	**52**	- 5.5%	47	**49**	+ 4.3%
Median Sales Price		$624,900	**$619,000**	- 0.9%	$625,000	**$625,000**	0.0%
Average Sales Price		$772,261	**$756,188**	- 2.1%	$755,084	**$757,195**	+ 0.3%
Pct. of List Price Received		98.2%	**98.3%**	+ 0.1%	98.8%	**98.9%**	+ 0.1%
Affordability Index		74	**68**	- 8.1%	74	**67**	- 9.5%

Townhouse-Condo Market Overview

DENVER METRO ASSOCIATION OF REALTORS®

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

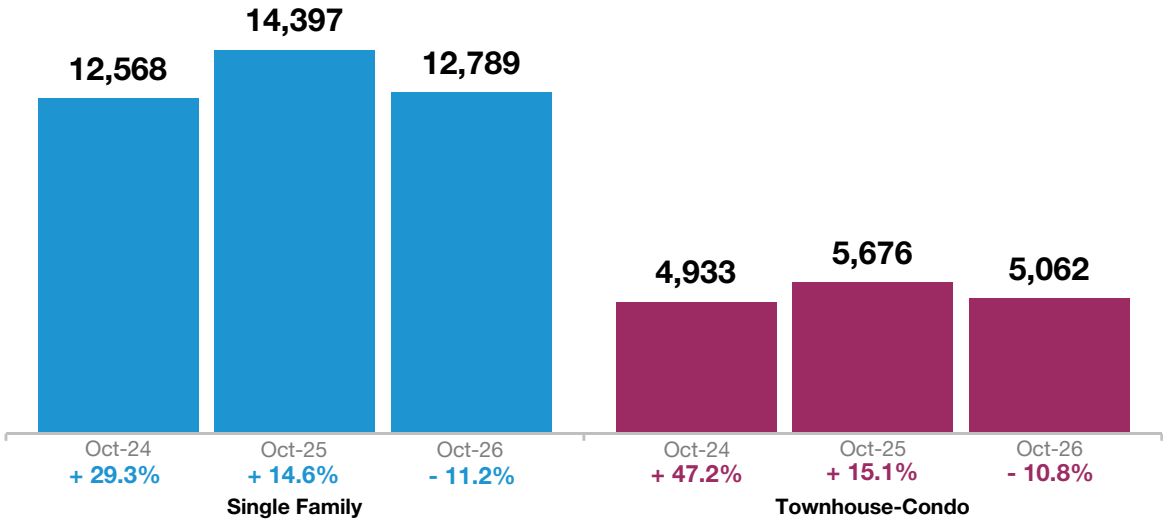
Key Metrics	Historical Sparkbars	10-2025	10-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
Active Listings		5,676	**5,062**	- 10.8%	--	**--**	--
Under Contract		828	**635**	- 23.3%	9,519	**8,492**	- 10.8%
New Listings		1,427	**1,210**	- 15.2%	17,195	**16,493**	- 4.1%
Sold Listings		891	**695**	- 22.0%	9,323	**8,313**	- 10.8%
Days on Market		63	**71**	+ 12.7%	57	**65**	+ 14.0%
Median Sales Price		$395,000	**$392,603**	- 0.6%	$398,000	**$389,995**	- 2.0%
Average Sales Price		$487,446	**$491,493**	+ 0.8%	$460,469	**$456,819**	- 0.8%
Pct. of List Price Received		98.2%	**97.6%**	- 0.6%	98.5%	**98.2%**	- 0.3%
Affordability Index		120	**110**	- 8.3%	119	**110**	- 7.6%

Inventory of Active Listings

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

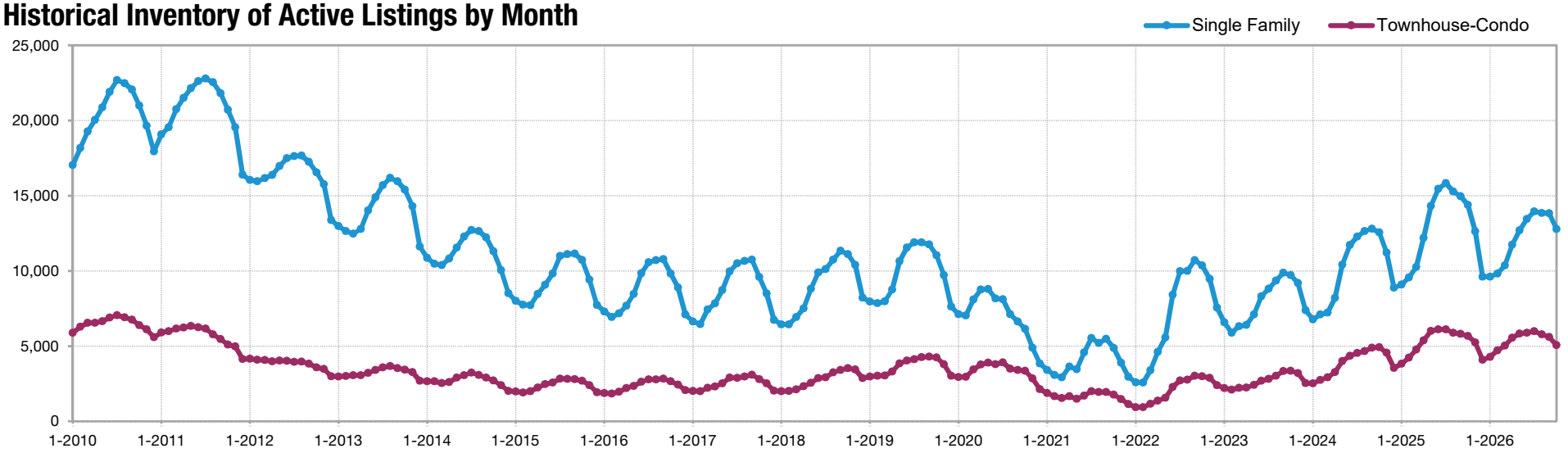
DENVER METRO ASSOCIATION OF REALTORS®

October



Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Nov-2025	12,624	+12.6%	5,241	+14.9%
Dec-2025	9,623	+8.3%	4,096	+15.1%
Jan-2026	9,612	+5.6%	4,283	+12.0%
Feb-2026	9,832	+2.8%	4,715	+11.5%
Mar-2026	10,369	+1.1%	5,038	+5.6%
Apr-2026	11,744	-3.7%	5,555	+3.3%
May-2026	12,699	-11.3%	5,827	-2.9%
Jun-2026	13,444	-13.0%	5,893	-3.7%
Jul-2026	13,958	-11.9%	5,988	-2.0%
Aug-2026	13,854	-9.3%	5,784	-1.6%
Sep-2026	13,835	-7.5%	5,615	-3.4%
Oct-2026	**12,789**	**-11.2%**	**5,062**	**-10.8%**

Historical Inventory of Active Listings by Month

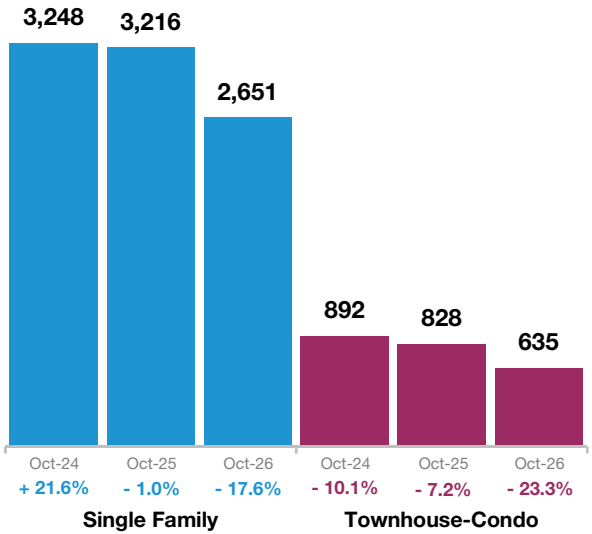


Under Contract

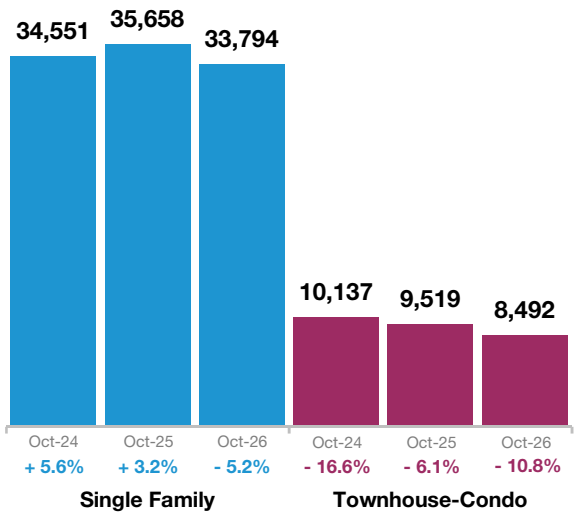
A count of the properties that have offers accepted on them in a given month.

DENVER METRO ASSOCIATION OF REALTORS®

October

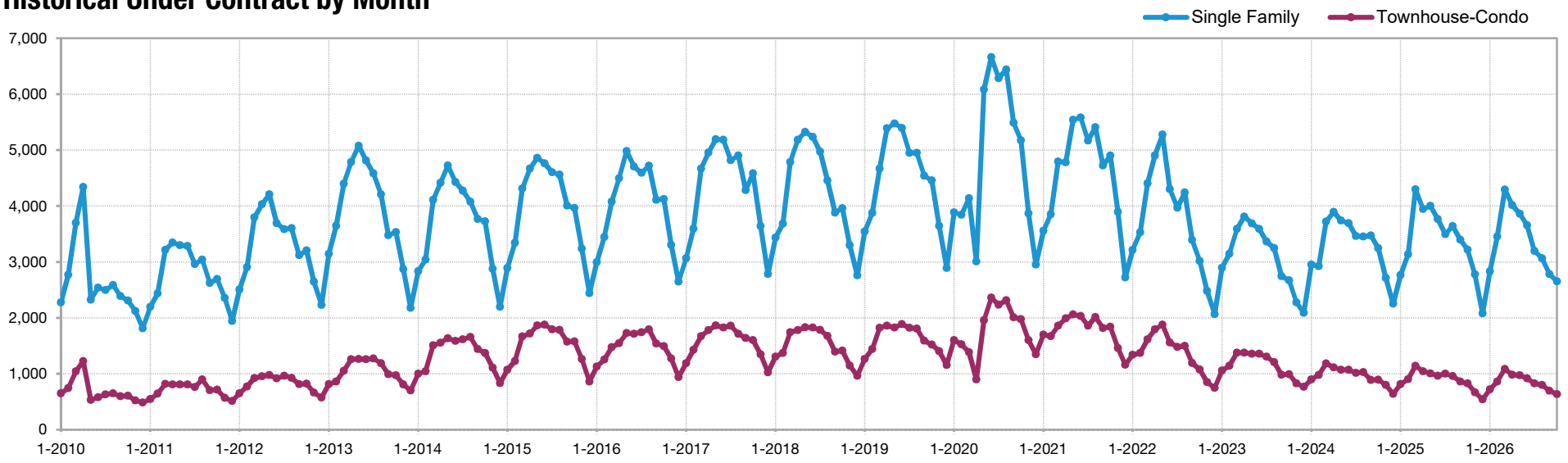


Year to Date



Under Contract	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Nov-2025	2,777	+2.4%	668	-16.2%
Dec-2025	2,080	-7.7%	543	-15.2%
Jan-2026	2,829	+2.4%	719	-11.8%
Feb-2026	3,451	+10.1%	861	-4.4%
Mar-2026	4,291	-0.1%	1,087	-4.9%
Apr-2026	4,014	+1.7%	980	-6.2%
May-2026	3,860	-3.5%	971	-3.5%
Jun-2026	3,655	-2.9%	915	-4.8%
Jul-2026	3,196	-8.6%	826	-17.6%
Aug-2026	3,065	-15.8%	800	-16.7%
Sep-2026	2,782	-18.1%	698	-18.6%
Oct-2026	**2,651**	**-17.6%**	**635**	**-23.3%**

Historical Under Contract by Month

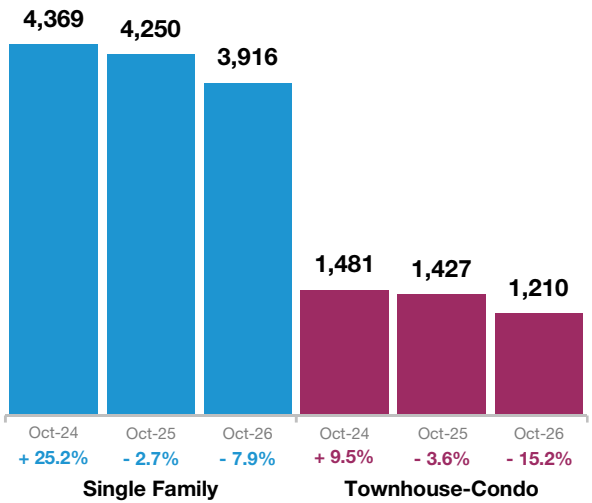


New Listings

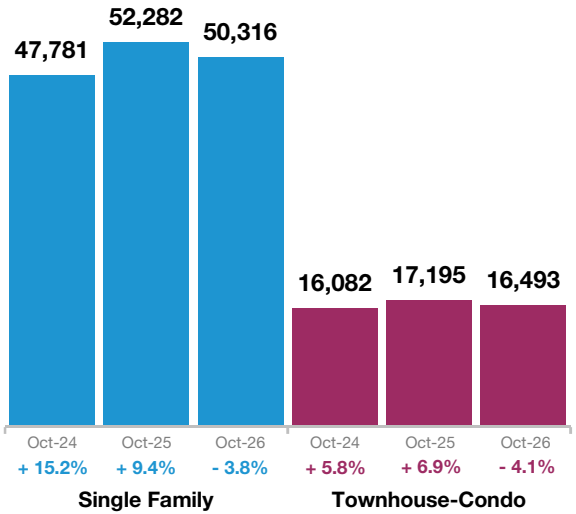
A count of the properties that have been newly listed on the market in a given month.

DENVER METRO ASSOCIATION OF REALTORS®

October

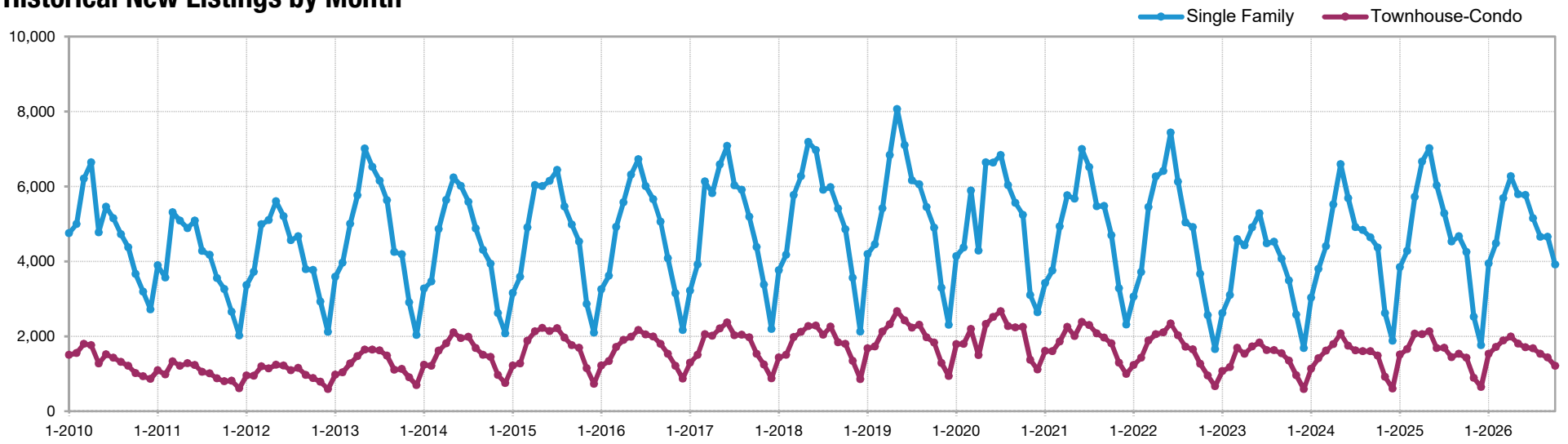


Year to Date



New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	4,479	+4.7%	1,713	+3.3%
Mar-2026	5,684	-0.7%	1,887	-8.7%
Apr-2026	6,273	-5.9%	1,994	-2.9%
May-2026	5,793	-17.4%	1,804	-15.3%
Jun-2026	5,769	-4.2%	1,708	+1.5%
Jul-2026	5,150	-2.5%	1,680	-0.9%
Aug-2026	4,657	+2.8%	1,530	+6.1%
Sep-2026	4,652	-0.3%	1,437	-6.3%
Oct-2026	**3,916**	**-7.9%**	**1,210**	**-15.2%**

Historical New Listings by Month

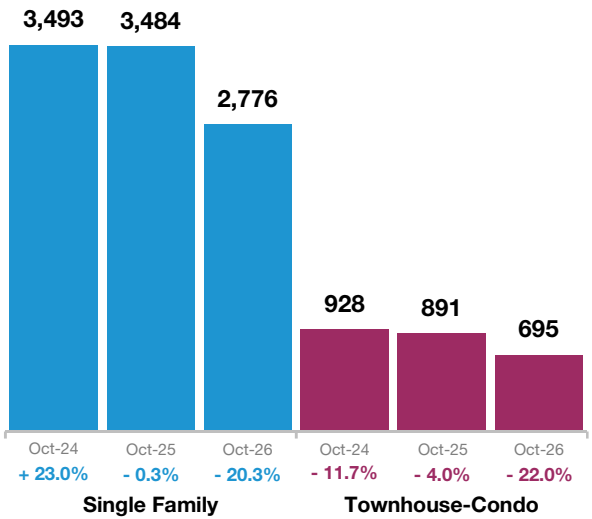


Sold Listings

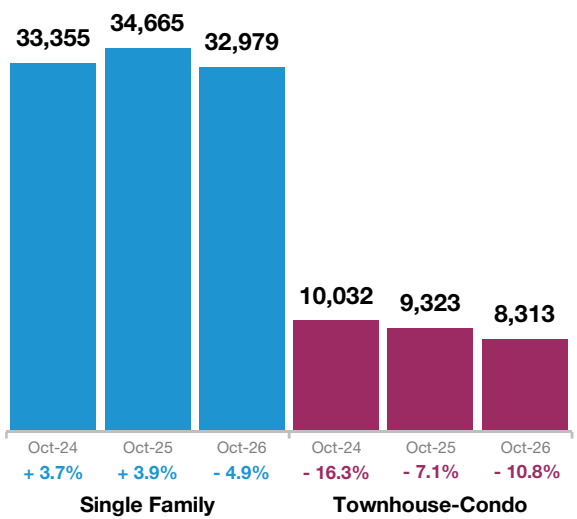
A count of the actual sales that closed in a given month.

DENVER METRO ASSOCIATION OF REALTORS®

October

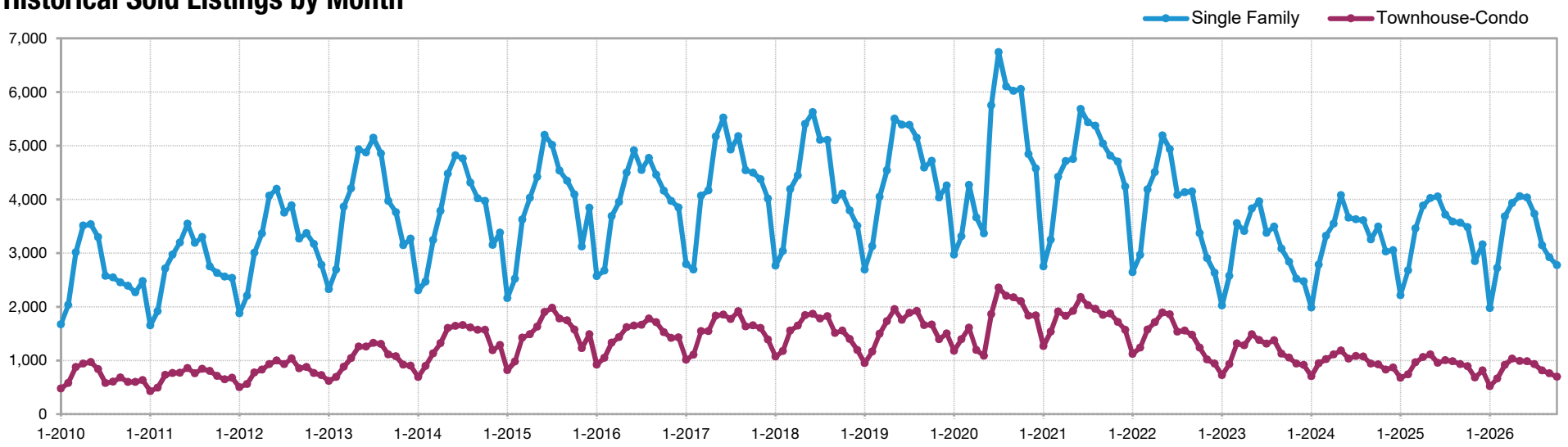


Year to Date



Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Nov-2025	2,847	-6.0%	682	-17.6%
Dec-2025	3,162	+3.5%	814	-6.3%
Jan-2026	1,977	-10.8%	521	-22.8%
Feb-2026	2,722	+1.7%	665	-10.3%
Mar-2026	3,681	+6.5%	916	-4.9%
Apr-2026	3,930	+1.2%	1,033	-2.8%
May-2026	4,058	+0.8%	990	-10.9%
Jun-2026	4,034	-0.4%	986	+3.0%
Jul-2026	3,731	+0.3%	932	-7.3%
Aug-2026	3,148	-12.2%	815	-17.2%
Sep-2026	2,922	-18.1%	760	-18.5%
Oct-2026	**2,776**	**-20.3%**	**695**	**-22.0%**

Historical Sold Listings by Month

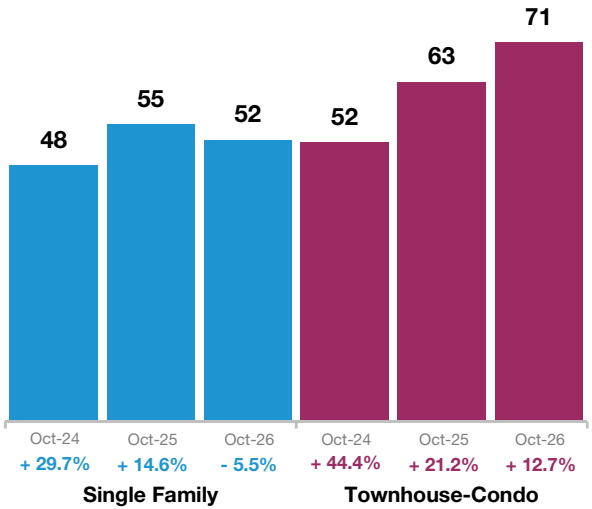


Days on Market Until Sale

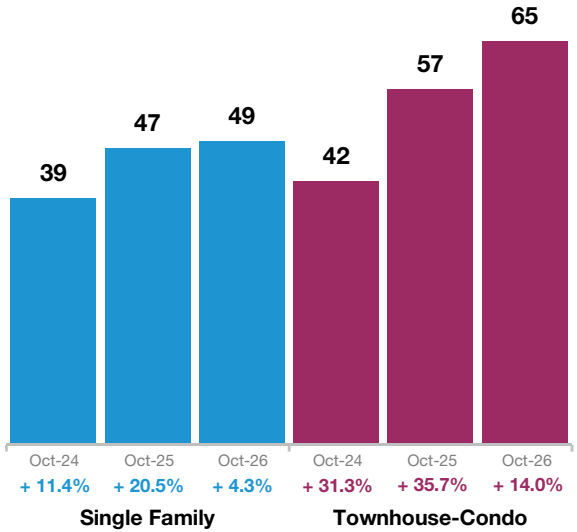
Average number of days between when a property is listed and when an offer is accepted in a given month.

DENVER METRO ASSOCIATION OF REALTORS®

October

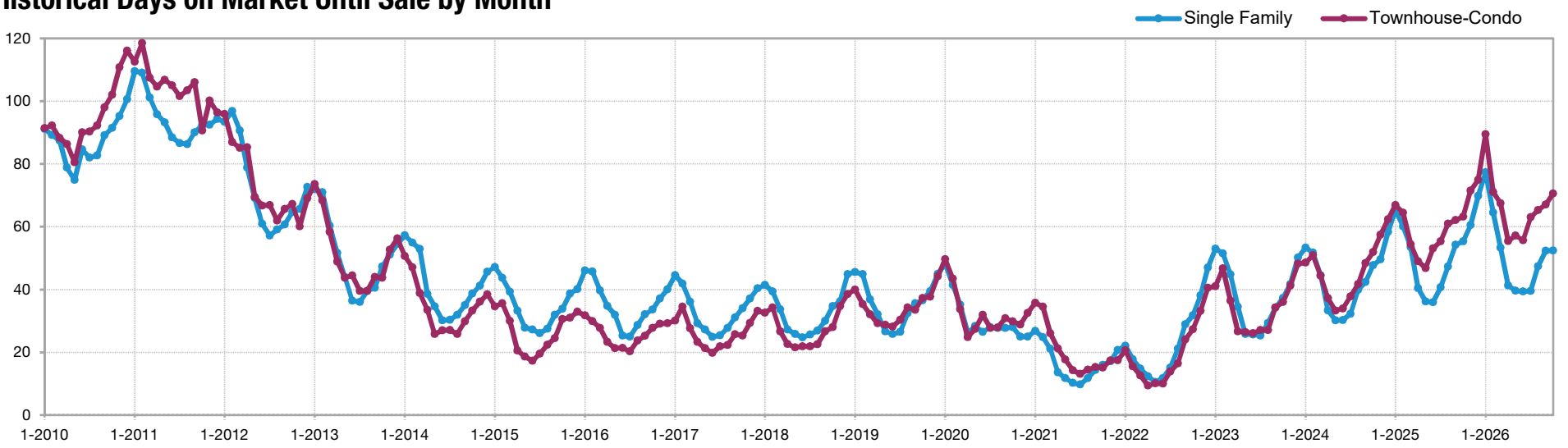


Year to Date



Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%	56	+5.7%
Jul-2026	40	-2.4%	63	+14.5%
Aug-2026	47	0.0%	65	+6.6%
Sep-2026	52	-3.7%	67	+8.1%
Oct-2026	**52**	**-5.5%**	**71**	**+12.7%**

Historical Days on Market Until Sale by Month

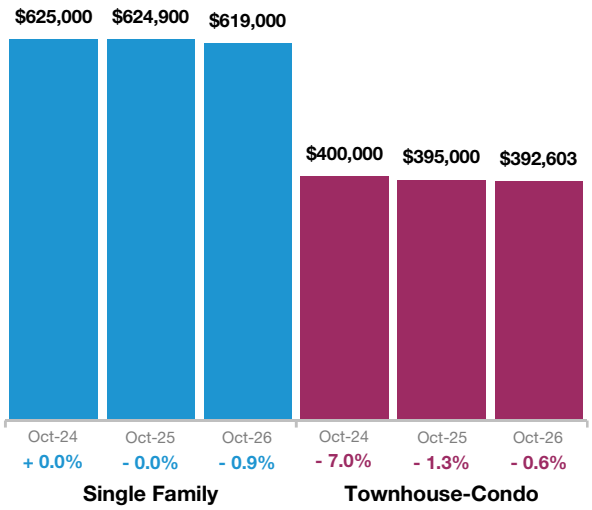


Median Sales Price

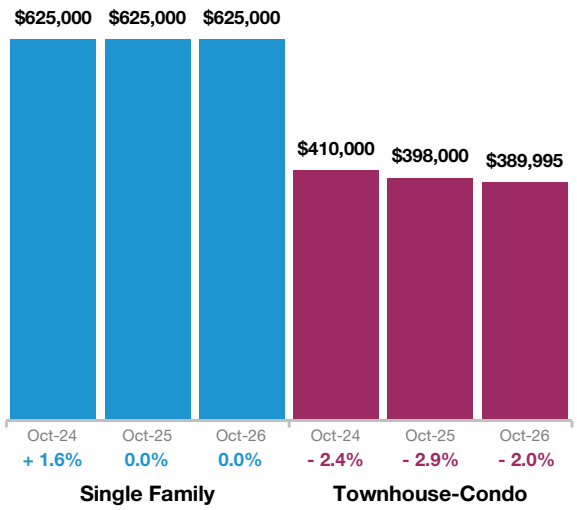
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.

DENVER METRO ASSOCIATION OF REALTORS®

October

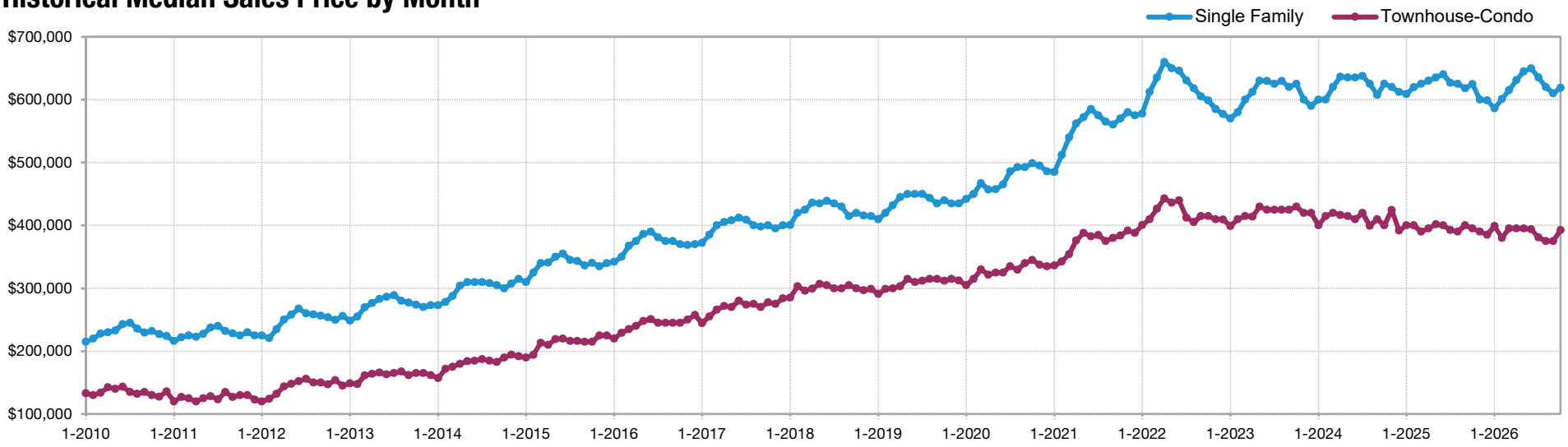


Year to Date



Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Nov-2025	$600,000	-3.2%	$390,000	-8.1%
Dec-2025	$599,000	-2.2%	$385,000	-1.8%
Jan-2026	$586,250	-3.7%	$399,000	-0.2%
Feb-2026	$600,950	-3.1%	$380,000	-5.0%
Mar-2026	$615,000	-1.6%	$395,000	+1.3%
Apr-2026	$631,000	+0.2%	$395,000	0.0%
May-2026	$645,000	+1.6%	$395,000	-1.7%
Jun-2026	$650,000	+1.6%	$394,000	-1.5%
Jul-2026	$635,000	+1.3%	$380,750	-3.0%
Aug-2026	$620,000	-0.8%	$375,000	-3.8%
Sep-2026	$610,000	-1.3%	$375,000	-6.2%
Oct-2026	**$619,000**	**-0.9%**	**$392,603**	**-0.6%**

Historical Median Sales Price by Month

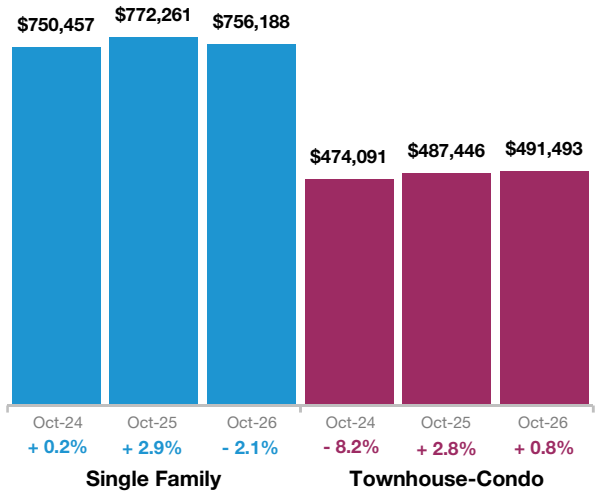


Average Sales Price

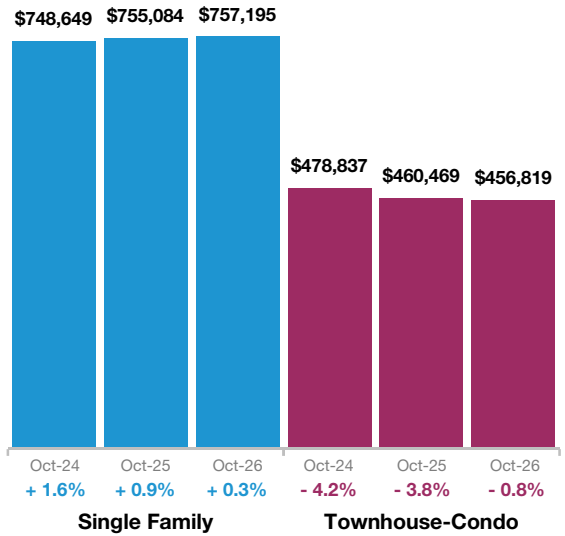
Average sales price for all closed sales, not accounting for seller concessions, in a given month.

DENVER METRO ASSOCIATION OF REALTORS®

October

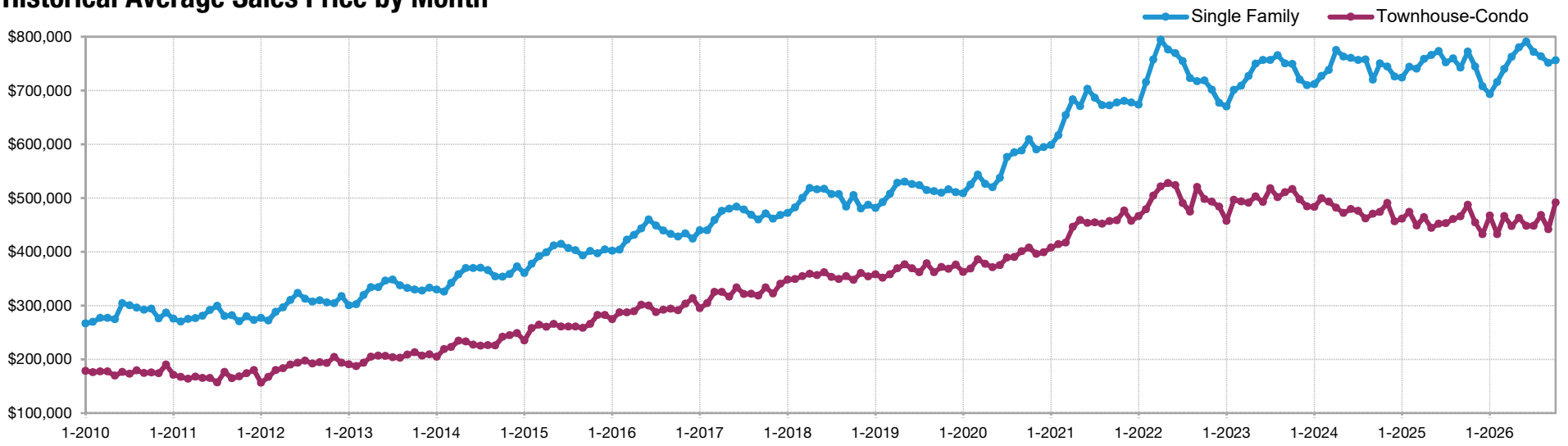


Year to Date



Avg. Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Nov-2025	$744,624	+0.0%	$454,732	-7.4%
Dec-2025	$707,999	-2.5%	$432,701	-5.2%
Jan-2026	$693,407	-4.2%	$467,075	+1.2%
Feb-2026	$715,806	-3.8%	$432,470	-8.8%
Mar-2026	$739,937	-0.0%	$466,201	+3.9%
Apr-2026	$762,583	+0.6%	$447,906	-3.5%
May-2026	$780,011	+1.8%	$462,893	+4.2%
Jun-2026	$790,819	+2.3%	$448,124	-0.9%
Jul-2026	$771,686	+2.6%	$448,439	-1.1%
Aug-2026	$763,223	+0.5%	$468,122	+1.5%
Sep-2026	$751,222	+1.2%	$441,685	-5.2%
Oct-2026	**$756,188**	**-2.1%**	**$491,493**	**+0.8%**

Historical Average Sales Price by Month

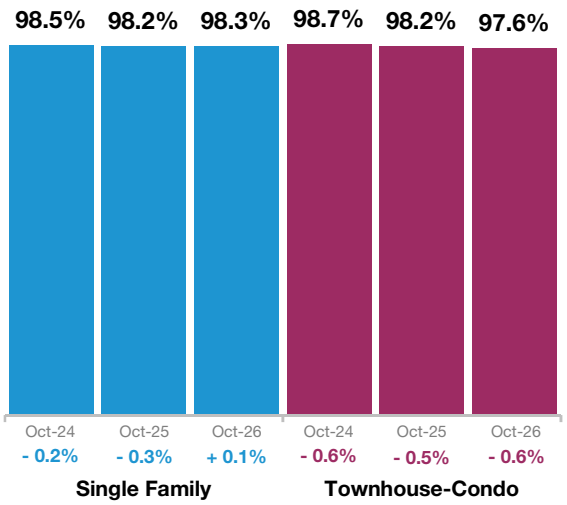


Percent of List Price Received

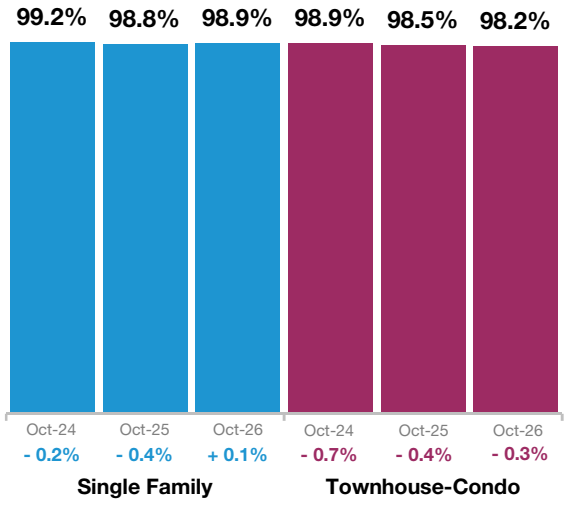
DENVER METRO ASSOCIATION OF REALTORS®

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.

October

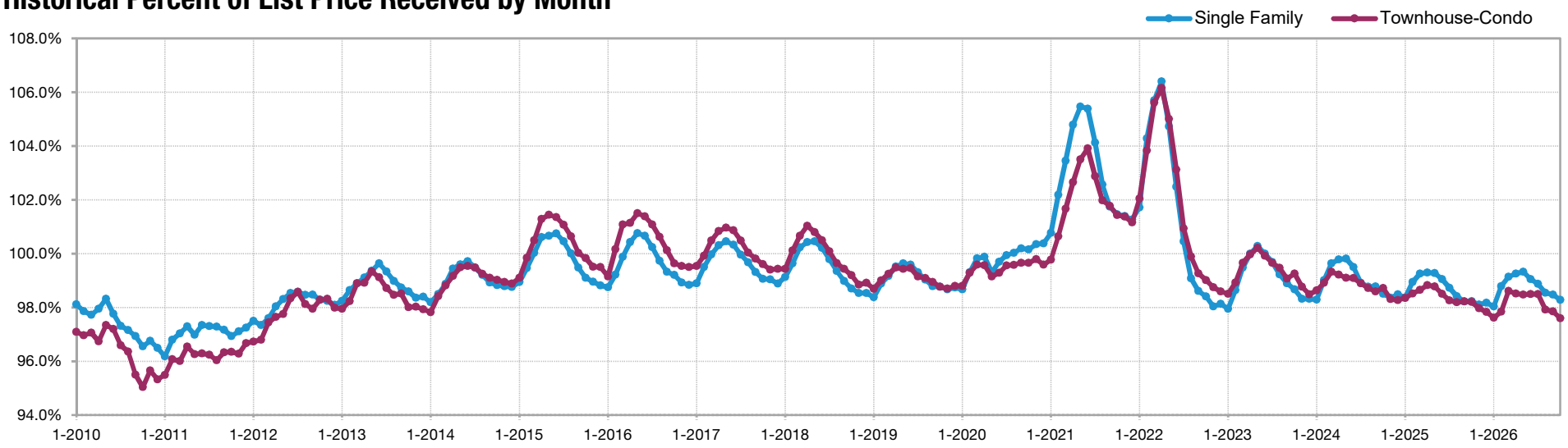


Year to Date



Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Nov-2025	98.1%	-0.3%	98.0%	-0.3%
Dec-2025	98.2%	-0.3%	97.8%	-0.5%
Jan-2026	98.0%	-0.4%	97.6%	-0.7%
Feb-2026	98.8%	-0.1%	97.8%	-0.7%
Mar-2026	99.1%	-0.2%	98.6%	-0.1%
Apr-2026	99.3%	0.0%	98.5%	-0.3%
May-2026	99.3%	0.0%	98.5%	-0.3%
Jun-2026	99.1%	0.0%	98.5%	0.0%
Jul-2026	98.9%	+0.2%	98.5%	+0.2%
Aug-2026	98.5%	+0.1%	97.9%	-0.3%
Sep-2026	98.5%	+0.3%	97.8%	-0.4%
Oct-2026	**98.3%**	**+0.1%**	**97.6%**	**-0.6%**

Historical Percent of List Price Received by Month

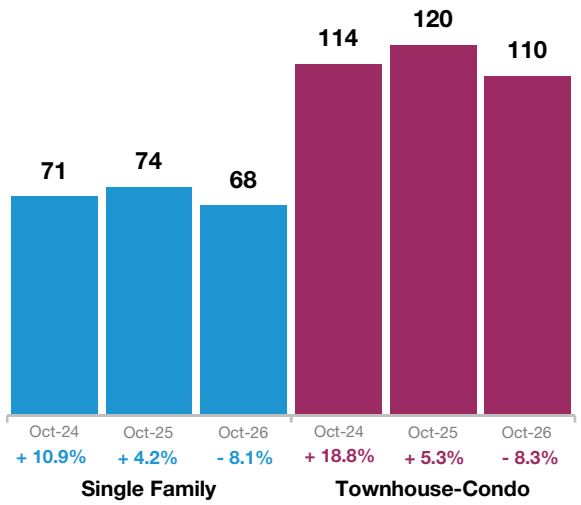


Housing Affordability Index

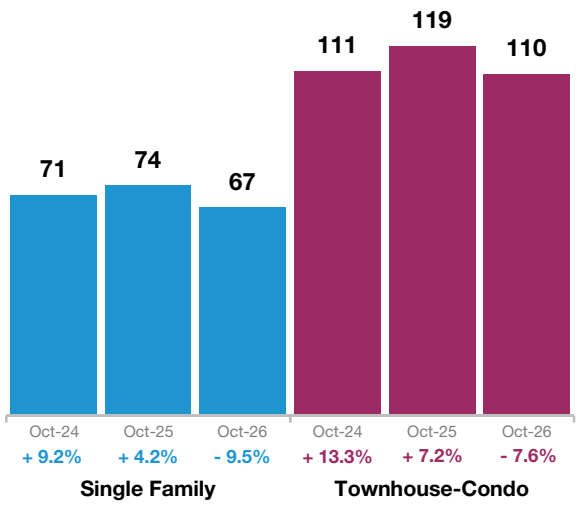
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

DENVER METRO ASSOCIATION OF REALTORS®

October

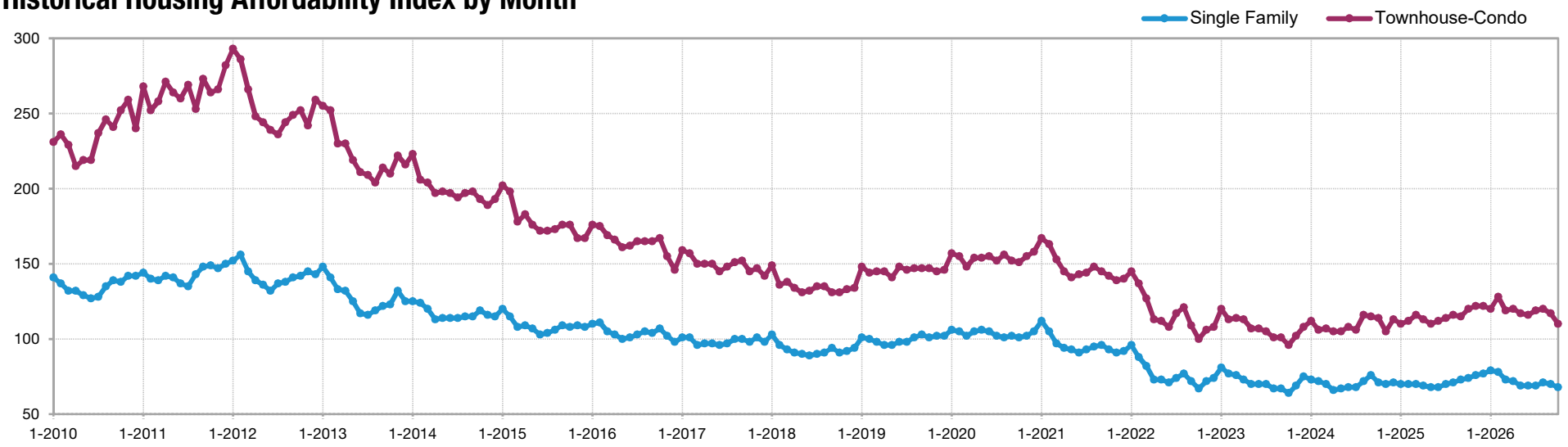


Year to Date



Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Nov-2025	76	+8.6%	122	+16.2%
Dec-2025	77	+8.5%	122	+8.0%
Jan-2026	79	+12.9%	120	+9.1%
Feb-2026	78	+11.4%	128	+14.3%
Mar-2026	73	+4.3%	119	+2.6%
Apr-2026	72	+4.3%	120	+6.2%
May-2026	69	+1.5%	117	+6.4%
Jun-2026	69	+1.5%	116	+3.6%
Jul-2026	69	-1.4%	119	+4.4%
Aug-2026	71	0.0%	120	+3.4%
Sep-2026	70	-4.1%	117	+1.7%
Oct-2026	**68**	**-8.1%**	**110**	**-8.3%**

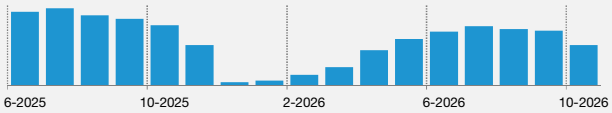
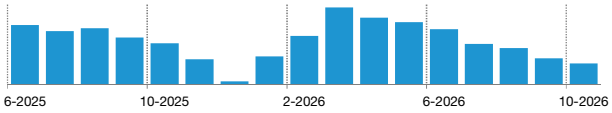
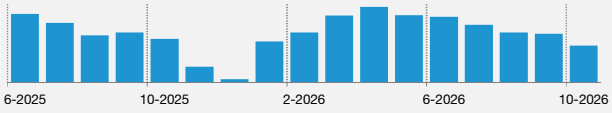
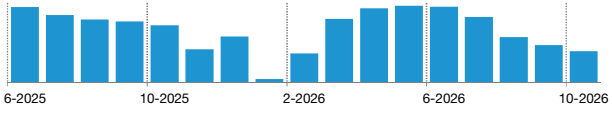
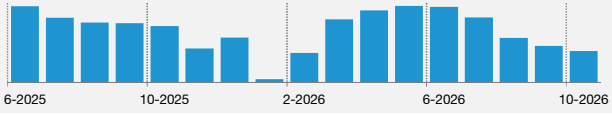
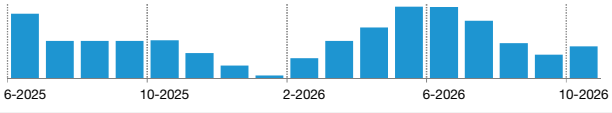
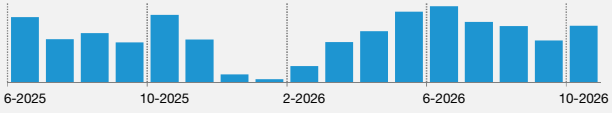
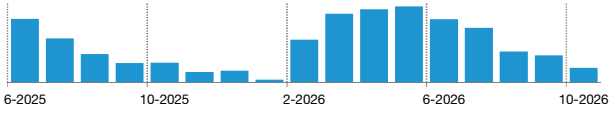
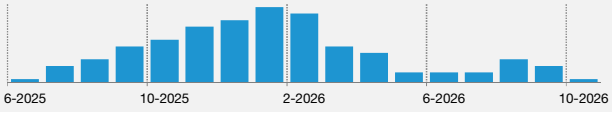
Historical Housing Affordability Index by Month



Total Market Overview

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

DENVER METRO ASSOCIATION OF REALTORS®

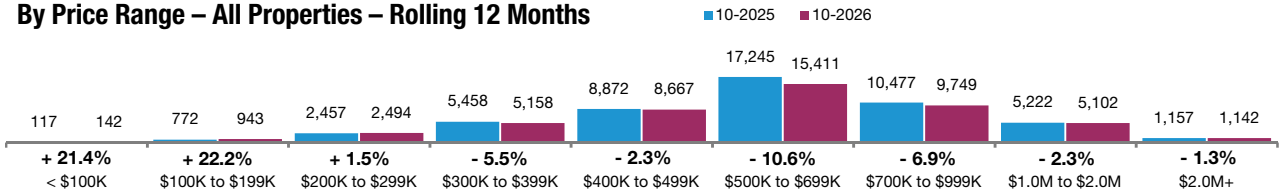
Key Metrics	Historical Sparkbars	10-2025	10-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
Active Listings		20,085	**17,865**	- 11.1%	--	**--**	--
Under Contract		4,044	**3,286**	- 18.7%	45,184	**42,292**	- 6.4%
New Listings		5,678	**5,129**	- 9.7%	69,494	**66,827**	- 3.8%
Sold Listings		4,375	**3,473**	- 20.6%	43,993	**41,298**	- 6.1%
Days on Market		57	**56**	- 1.8%	49	**52**	+ 6.1%
Median Sales Price		$575,500	**$571,000**	- 0.8%	$580,000	**$578,000**	- 0.3%
Average Sales Price		$714,243	**$702,891**	- 1.6%	$692,577	**$696,700**	+ 0.6%
Pct. of List Price Received		98.2%	**98.1%**	- 0.1%	98.7%	**98.7%**	0.0%
Affordability Index		74	**68**	- 8.1%	74	**67**	- 9.5%

Sold Listings

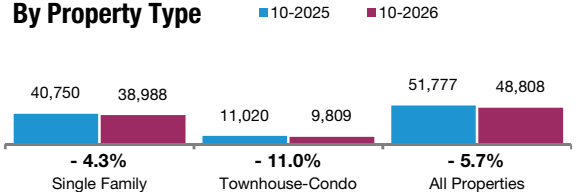
Actual sales that have closed in a given month.

DENVER METRO ASSOCIATION OF REALTORS®

By Price Range – All Properties – Rolling 12 Months



By Property Type



Rolling 12 Months

	Single Family			Townhouse-Condo		
By Price Range	10-2025	10-2026	Change	10-2025	10-2026	Change
$99,999 and Below	73	92	+ 26.0%	40	46	+ 15.0%
$100,000 to $199,999	242	279	+ 15.3%	530	662	+ 24.9%
$200,000 to $299,999	646	679	+ 5.1%	1,811	1,812	+ 0.1%
$300,000 to $399,999	2,282	2,497	+ 9.4%	3,174	2,661	- 16.2%
$400,000 to $499,999	6,607	6,734	+ 1.9%	2,265	1,933	- 14.7%
$500,000 to $699,999	15,175	13,732	- 9.5%	2,069	1,679	- 18.8%
$700,000 to $999,999	9,744	9,115	- 6.5%	733	633	- 13.6%
$1,000,000 to $1,999,999	4,887	4,775	- 2.3%	335	326	- 2.7%
$2,000,000 and Above	1,094	1,085	- 0.8%	63	57	- 9.5%
All Price Ranges	**40,750**	**38,988**	**- 4.3%**	**11,020**	**9,809**	**- 11.0%**

Compared to Prior Month

	Single Family			Townhouse-Condo		
	9-2026	10-2026	Change	9-2026	10-2026	Change
$99,999 and Below	6	13	+ 116.7%	5	6	+ 20.0%
$100,000 to $199,999	17	37	+ 117.6%	58	51	- 12.1%
$200,000 to $299,999	64	67	+ 4.7%	151	129	- 14.6%
$300,000 to $399,999	221	206	- 6.8%	213	169	- 20.7%
$400,000 to $499,999	534	471	- 11.8%	132	145	+ 9.8%
$500,000 to $699,999	967	929	- 3.9%	124	106	- 14.5%
$700,000 to $999,999	666	622	- 6.6%	51	50	- 2.0%
$1,000,000 to $1,999,999	356	352	- 1.1%	22	35	+ 59.1%
$2,000,000 and Above	91	79	- 13.2%	4	4	0.0%
All Price Ranges	**2,922**	**2,776**	**- 5.0%**	**760**	**695**	**- 8.6%**

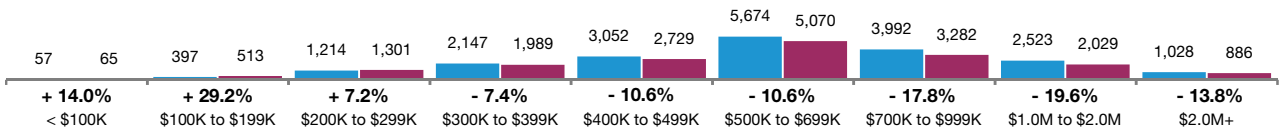
Year to Date

	Single Family			Townhouse-Condo		
	10-2025	10-2026	Change	10-2025	10-2026	Change
$99,999 and Below	59	71	+ 20.3%	32	43	+ 34.4%
$100,000 to $199,999	196	231	+ 17.9%	463	548	+ 18.4%
$200,000 to $299,999	547	566	+ 3.5%	1,533	1,535	+ 0.1%
$300,000 to $399,999	1,955	2,072	+ 6.0%	2,705	2,254	- 16.7%
$400,000 to $499,999	5,631	5,633	+ 0.0%	1,918	1,633	- 14.9%
$500,000 to $699,999	12,786	11,553	- 9.6%	1,729	1,426	- 17.5%
$700,000 to $999,999	8,318	7,765	- 6.6%	618	541	- 12.5%
$1,000,000 to $1,999,999	4,232	4,138	- 2.2%	274	281	+ 2.6%
$2,000,000 and Above	941	950	+ 1.0%	51	52	+ 2.0%
All Price Ranges	**34,665**	**32,979**	**- 4.9%**	**9,323**	**8,313**	**- 10.8%**

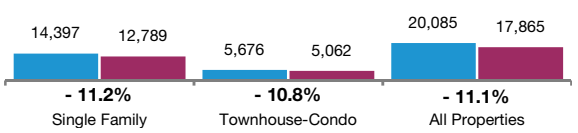
Inventory of Active Listings

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

	Single Family			Townhouse-Condo		
By Price Range	10-2025	10-2026	Change	10-2025	10-2026	Change
$99,999 and Below	39	35	- 10.3%	15	25	+ 66.7%
$100,000 to $199,999	122	133	+ 9.0%	273	379	+ 38.8%
$200,000 to $299,999	267	255	- 4.5%	946	1,044	+ 10.4%
$300,000 to $399,999	674	777	+ 15.3%	1,471	1,211	- 17.7%
$400,000 to $499,999	1,944	1,877	- 3.4%	1,107	850	- 23.2%
$500,000 to $699,999	4,588	4,173	- 9.0%	1,086	897	- 17.4%
$700,000 to $999,999	3,544	2,899	- 18.2%	447	382	- 14.5%
$1,000,000 to $1,999,999	2,256	1,809	- 19.8%	267	219	- 18.0%
$2,000,000 and Above	962	830	- 13.7%	64	55	- 14.1%
All Price Ranges	**14,397**	**12,789**	**- 11.2%**	**5,676**	**5,062**	**- 10.8%**

Compared to Prior Month

	Single Family			Townhouse-Condo		
	9-2026	10-2026	Change	9-2026	10-2026	Change
$99,999 and Below	35	35	0.0%	21	25	+ 19.0%
$100,000 to $199,999	145	133	- 8.3%	386	379	- 1.8%
$200,000 to $299,999	277	255	- 7.9%	1,143	1,044	- 8.7%
$300,000 to $399,999	812	777	- 4.3%	1,392	1,211	- 13.0%
$400,000 to $499,999	2,033	1,877	- 7.7%	965	850	- 11.9%
$500,000 to $699,999	4,496	4,173	- 7.2%	1,011	897	- 11.3%
$700,000 to $999,999	3,162	2,899	- 8.3%	393	382	- 2.8%
$1,000,000 to $1,999,999	2,002	1,809	- 9.6%	237	219	- 7.6%
$2,000,000 and Above	872	830	- 4.8%	67	55	- 17.9%
All Price Ranges	**13,835**	**12,789**	**- 7.6%**	**5,615**	**5,062**	**- 9.8%**

Year to Date

Single Family	Townhouse-Condo

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

Glossary of Terms

A research tool provided by the Colorado Association of REALTORS®

DENVER METRO ASSOCIATION OF REALTORS®

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