

Market Overview

	Aug. 2026	Jul. 2026	Aug. 2025	Month-Over-Month	Year-Over-Year
Residential (Detached + Attached)					
Active Listings at Month's End	13,080	13,115	13,059	-0.27%	0.16%
New Listings	4,893	5,449	4,684	-10.20%	4.46%
Pending	3,332	3,253	3,603	2.43%	-7.52%
Closed	3,068	3,787	3,712	-18.99%	-17.35%
Close Price - Average	\$ 728,127	\$ 732,279	\$ 715,577	-0.57%	1.75%
Close Price - Median	\$ 594,495	\$ 605,000	\$ 593,000	-1.74%	0.25%
Sales Volume	\$ 2,233,894,999	\$ 2,773,140,259	\$ 2,656,220,537	-19.45%	-15.90%
Days in MLS - Average	46	41	47	12.20%	-2.13%
Days in MLS - Median	27	21	30	28.57%	-10.00%
Close-Price-to-List-Price Ratio	98.54%	98.98%	98.51%	-0.44%	0.03%
Detached					
Active Listings at Month's End	8,645	8,584	9,025	0.71%	-4.21%
New Listings	3,564	3,982	3,463	-10.50%	2.92%
Pending	2,607	2,556	2,794	2.00%	-6.69%
Closed	2,413	2,969	2,856	-18.73%	-15.51%
Close Price - Average	\$ 809,736	\$ 814,397	\$ 796,216	-0.57%	1.70%
Close Price - Median	\$ 649,500	\$ 660,000	\$ 649,900	-1.59%	-0.06%
Sales Volume	\$ 1,953,893,663	\$ 2,417,945,807	\$ 2,273,993,139	-19.19%	-14.08%
Days in MLS - Average	42	36	44	16.67%	-4.55%
Days in MLS - Median	24	17	27	41.18%	-11.11%
Close-Price-to-List-Price Ratio	98.68%	99.09%	98.57%	-0.41%	0.11%
Attached					
Active Listings at Month's End	4,435	4,531	4,034	-2.12%	9.94%
New Listings	1,329	1,467	1,221	-9.41%	8.85%
Pending	725	697	809	4.02%	-10.38%
Closed	655	818	856	-19.93%	-23.48%
Close Price - Average	\$ 427,483	\$ 434,223	\$ 446,527	-1.55%	-4.26%
Close Price - Median	\$ 370,000	\$ 380,000	\$ 388,950	-2.63%	-4.87%
Sales Volume	\$ 280,001,336	\$ 355,194,452	\$ 382,227,398	-21.17%	-26.74%
Days in MLS - Average	62	62	59	0.00%	5.08%
Days in MLS - Median	45	40	42	12.50%	7.14%
Close-Price-to-List-Price Ratio	98.02%	98.60%	98.30%	-0.59%	-0.28%

Market Highlights

Realtor® Insights:

- Something unexpected may be happening in the market: buyers are returning, and appropriately priced homes are seeing increased showing activity and more offers. Could the momentum typically seen in the spring market have simply shifted later in the year?
- Many Realtors® are wondering whether showing activity will pick up after Labor Day, as the period from early August through Labor Day is traditionally slower for buyer activity.
- The average first-time homebuyer is now around 40 years old, and that shift has real implications for the condo and townhome market. Younger buyers who historically fueled entry-level attached-home sales are increasingly being priced out, while older first-time buyers may have the income and savings to bypass the traditional starter home and move directly into a detached property.
- First-time buyers are struggling to find any resemblance of the “American Dream” of homeownership when the monthly payment on an entry-level home can consume more than 50 percent of their monthly income. It’s a tough reality and an important reminder that affordability isn’t just impacting how much buyers can spend; it’s fundamentally changing who is buying, what they’re buying and when they’re able to enter the market.
- There continues to be an opportunity for buyer brokers to strengthen everyday professional practices. From providing timely showing feedback to responding when listing agents request clarification, stronger communication benefits everyone involved. Managing brokers can reinforce these expectations and help elevate professionalism across their teams, particularly as social media continues to influence industry culture.

Local News:

- RE/MAX, headquartered in Denver since the 1970s, has officially been acquired by The Real Brokerage, moving the headquarters of one of Denver’s publicly traded companies to Miami. The combined company, now known as Real RE/MAX Group, will bring together Real’s brokerage technology platform with RE/MAX’s global brand and franchise network. The new organization is expected to encompass approximately 180,000 real estate professionals worldwide.
- Amazon has spent \$24 million on land in Aurora for a planned nearly 1.2-million-square-foot distribution center that will include distribution, warehousing and office space, according to a letter of introduction submitted to the city.
- Xcel expects new data centers to require about two gigawatts of electricity by 2031, roughly 40 times the amount used by Steamboat Springs. Transmission infrastructure alone could cost more than \$1 billion, prompting demands that residents be protected from those costs.
- Data centers could generate investment and some high-paying jobs, but they could also increase electricity rates, strain infrastructure and affect the desirability of nearby communities through noise, pollution and water use.
- Waymo opened its fully autonomous ride-hailing service to the Denver public on September 1, ending a year of testing and putting driverless taxis on the city’s streets for paying customers.

- August storms brought the possibility of golf-ball-sized hail, winds reaching 70 mph and heavy rainfall across eastern Colorado. Denver also experienced significant rain during the month. Repeated hail losses can lead to more roof claims, higher insurance premiums and stricter underwriting, increasing the importance of roof age and impact-resistant materials when purchasing a home.
- After nearly 15 years of planning, Denver’s Golden Triangle neighborhood is set to gain a new 0.4-acre park, bringing much-needed green space to one of the city’s densest and fastest-growing areas. The park will also help create a stronger pedestrian connection between Civic Center and Acoma Street in a district that currently has the least park space per resident in Denver.
- A Boulder mobile home community that has a letter of intent for its purchase has residents pleading with the county to let them form a cooperative and purchase the park themselves. An investor has offered \$42.5 million to purchase the property.
- Flexential, a company building a data center in Parker, received a \$19 million tax break from the Douglas County Commissioners for its new facility, located north of E-470 off Chambers Road. The project is expected to create 16 new jobs in the community.

National News:

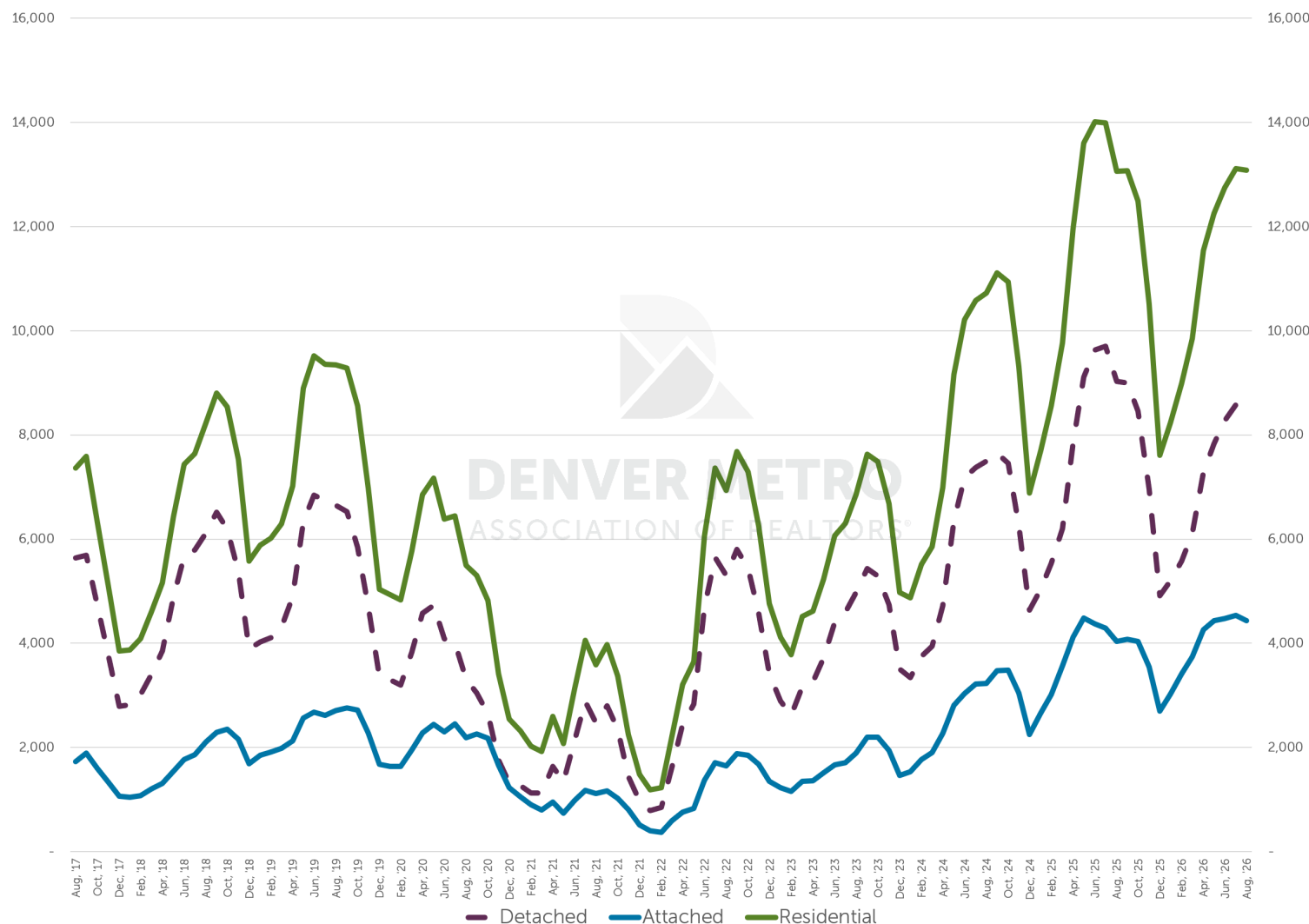
- Cash home purchases are beginning to decline as the housing market continues to shift. Cash buyers accounted for 41.7 percent of U.S. home sales in Q1 2026, down slightly from 42.4 percent a year earlier. While the national change was modest, 23 U.S. cities experienced double-digit year-over-year declines in cash purchases, with most of those markets being small to mid-sized metros.
- VA transactions are seeing increasing reports of processing delays, even when requested information is provided promptly. In some cases, the delays can appear unnecessarily prolonged, creating avoidable closing issues. VA buyers and sellers should factor the potential for extended processing times and delayed closings into their transaction timelines.
- “Cottage Door” is Valspar’s 2027 Color of the Year, a balanced, muted blue-gray shade described as “gentle and comforting” and intended to invite people to “embrace slow living and stay present.”

Quick Stats:

- The average number of active residential listings in August is 15,191, based on historical data from 2002 to 2026.
- The record-high number of active residential listings for August was 31,664 in 2006, while the record-low was 3,582 in 2021.
- Active residential listings decreased 0.27 percent from July to August, ending the month with 13,080 homes on the market. After reaching a seasonal peak of 13,115 listings in July, inventory edged lower in August, suggesting the market may have reached its summer inventory peak.
- August inventory was nearly unchanged from a year ago, increasing just 0.16 percent from August 2025. However, the composition of inventory shifted: detached listings decreased 4.21 percent year-over-year, while attached listings increased 9.94 percent.

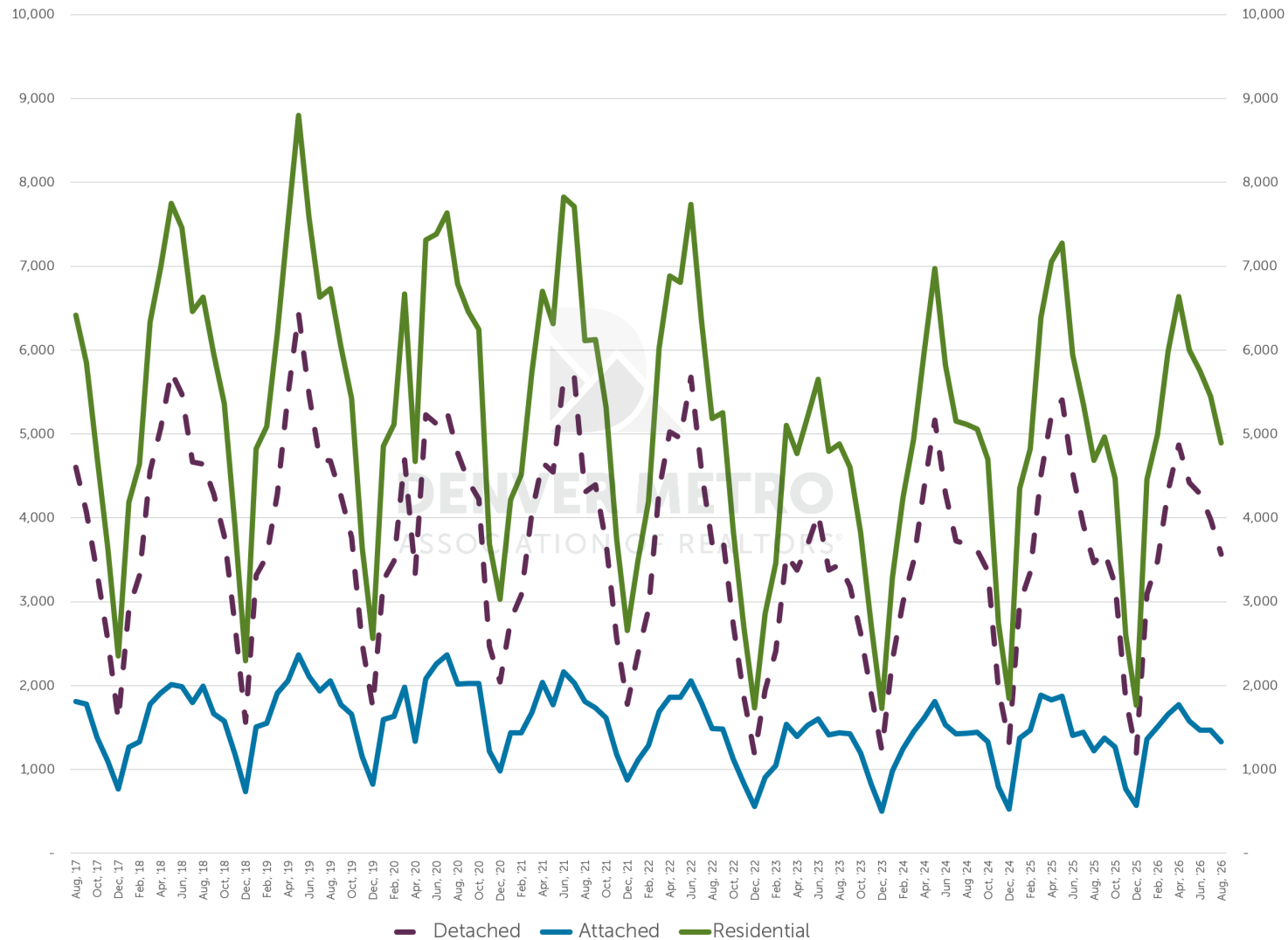
Active Listings at Month's End

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



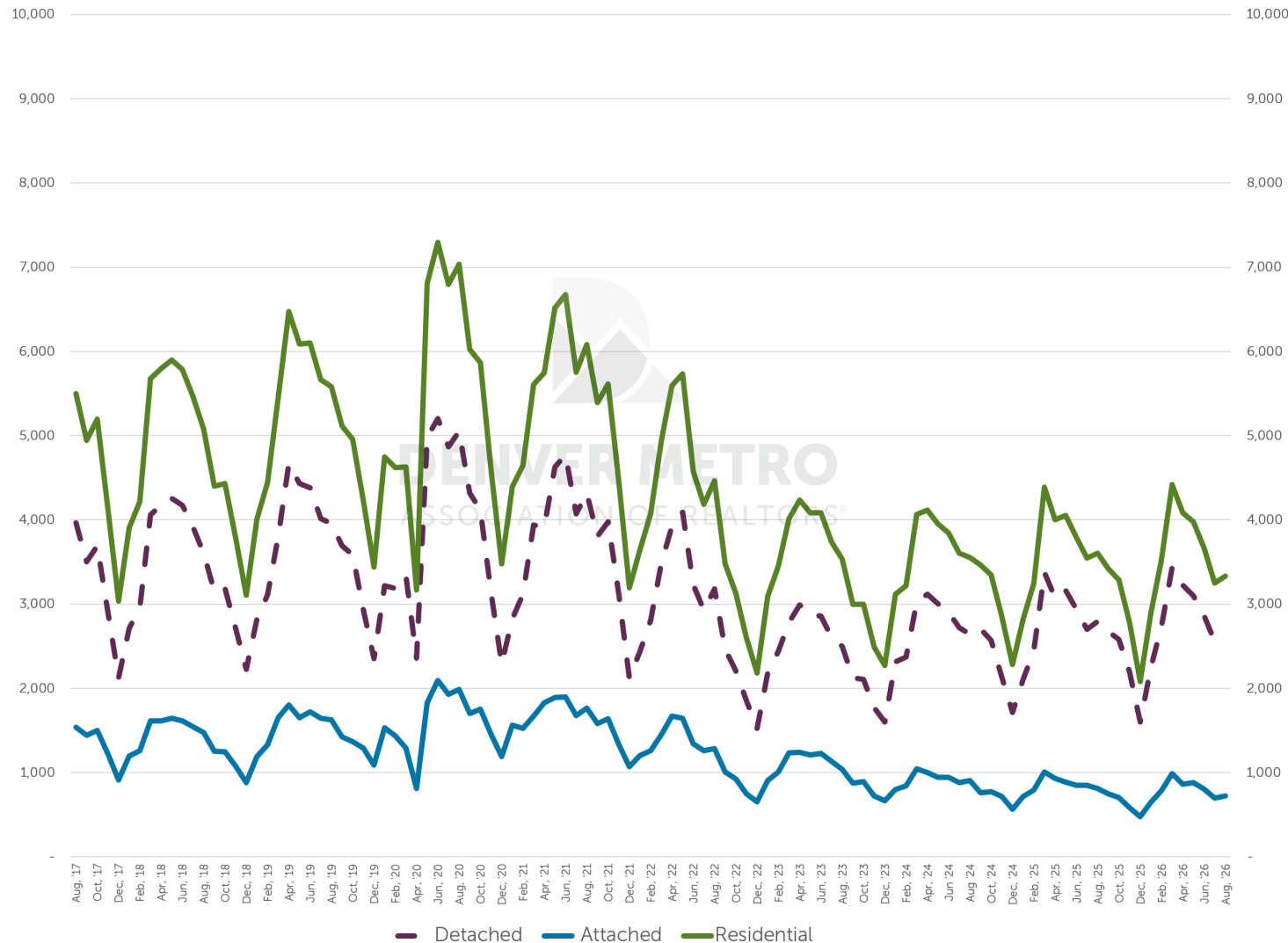
New Listings

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



Pending Sales

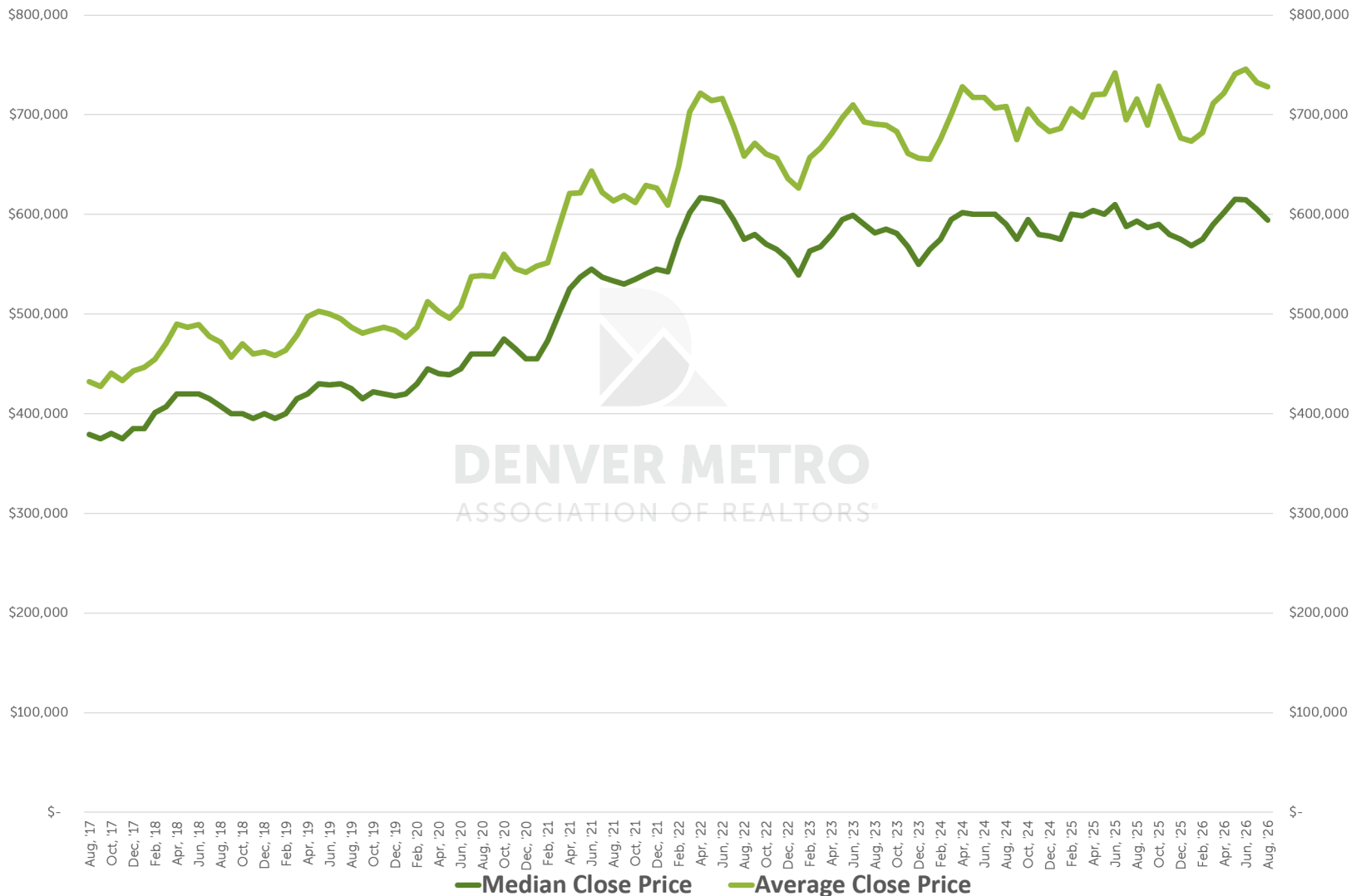
DMAR Market Trends | August 2026
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Source of MLS Data: REcolorado.com



Residential Median + Average Close Price

10-year view

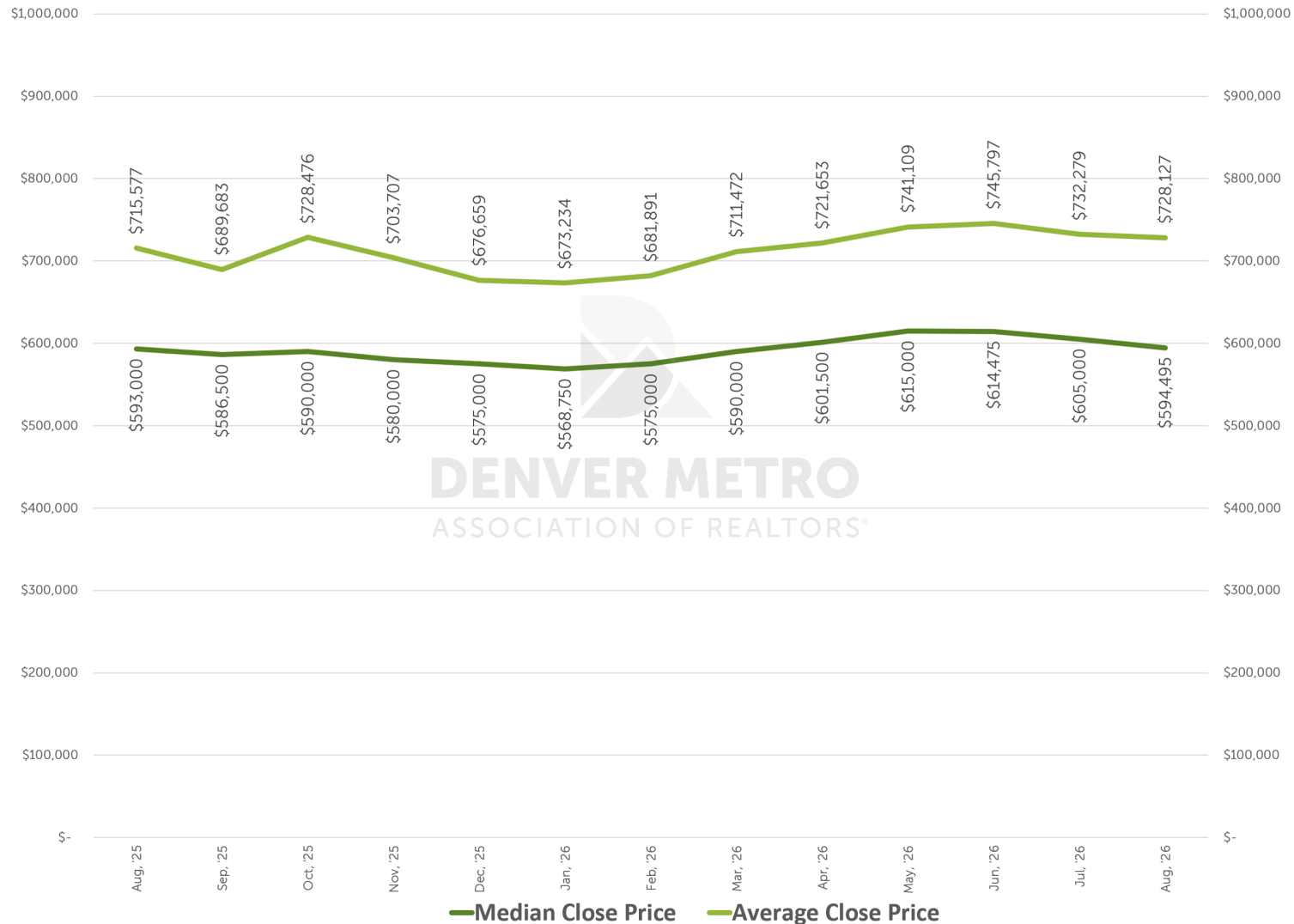
DMAR Market Trends | August 2026
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Residential Median + Average Close Price

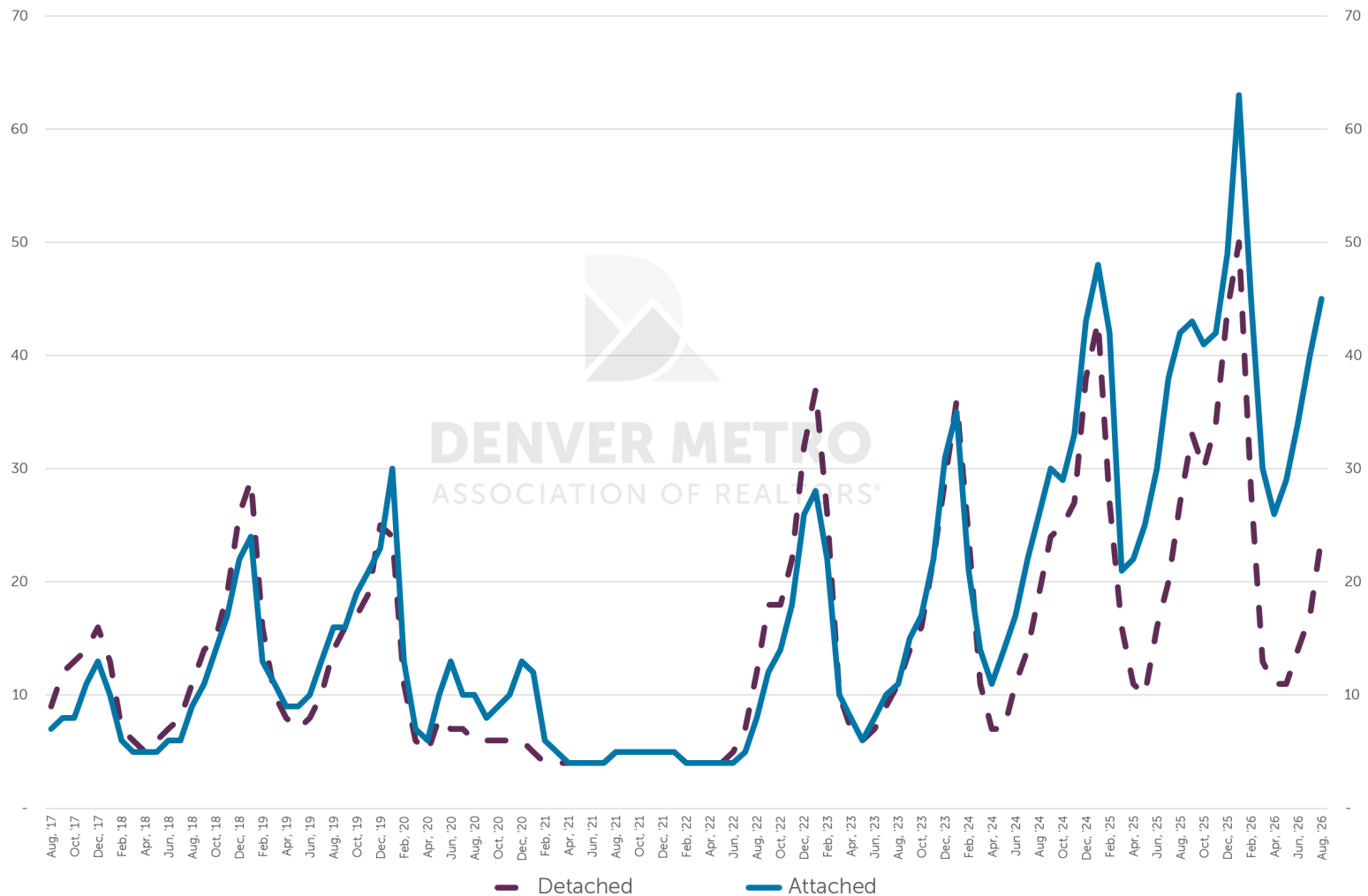
1-year snapshot

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



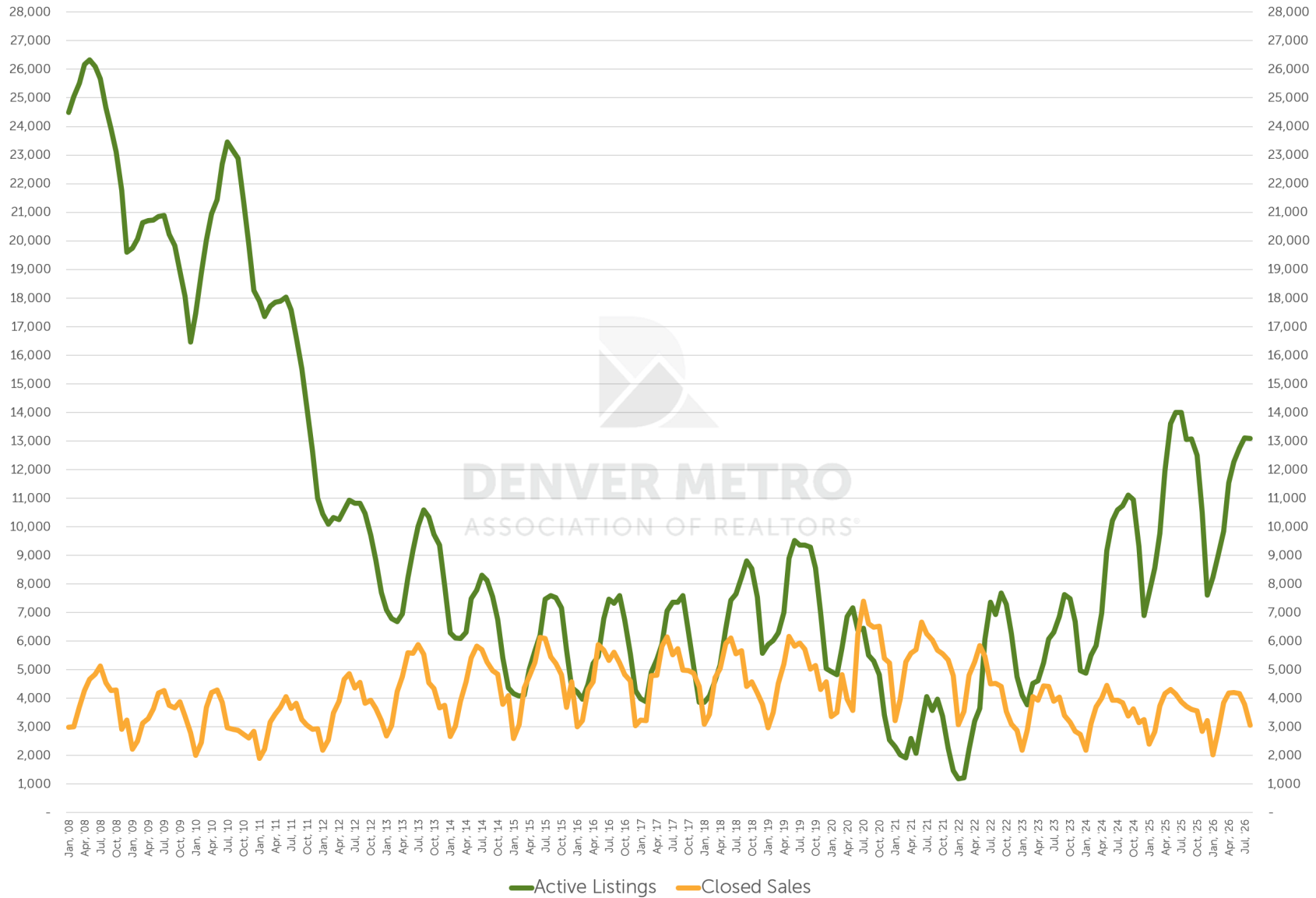
Median Days in MLS

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



Residential Active Listings + Closed Sales at Month's End

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



August 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	13,080	13,059	10,724	6,858	6,939	0.16%	21.97%	90.73%	88.50%
New Listings	44,184	45,872	41,515	36,709	46,674	-3.68%	6.43%	20.36%	-5.33%
Closed	28,163	29,181	29,220	29,850	37,081	-3.49%	-3.62%	-5.65%	-24.05%
Close Price - Average	\$ 721,327	\$ 712,464	\$ 704,837	\$ 682,169	\$ 689,267	1.24%	2.34%	5.74%	4.65%
Close Price - Median	\$ 599,990	\$ 599,000	\$ 595,000	\$ 580,000	\$ 598,750	0.17%	0.84%	3.45%	0.21%
Sales Volume	\$ 20,314,719,021	\$ 20,790,415,224	\$ 20,595,347,082	\$ 20,362,731,089	\$ 25,558,723,697	-2.29%	-1.36%	-0.24%	-20.52%
Days in MLS - Average	46	43	34	30	12	6.98%	35.29%	53.33%	283.33%
Days in MLS - Median	20	21	14	10	4	-4.76%	42.86%	100.00%	400.00%
Close-Price-to-List-Price Ratio	98.98%	98.99%	99.36%	99.77%	103.72%	-0.01%	-0.38%	-0.79%	-4.57%
Detached									
Active Listings at Month's End	8,645	9,025	7,497	4,970	5,298	-4.21%	15.31%	73.94%	63.17%
New Listings	32,036	33,376	30,023	27,074	34,734	-4.01%	6.70%	18.33%	-7.77%
Closed	22,039	22,405	21,994	21,925	26,708	-1.63%	0.20%	0.52%	-17.48%
Close Price - Average	\$ 800,211	\$ 794,501	\$ 785,831	\$ 765,223	\$ 779,945	0.72%	1.83%	4.57%	2.60%
Close Price - Median	\$ 650,000	\$ 653,500	\$ 650,000	\$ 635,000	\$ 654,250	-0.54%	0.00%	2.36%	-0.65%
Sales Volume	\$ 17,635,845,196	\$ 17,800,785,436	\$ 17,283,570,932	\$ 16,777,520,723	\$ 20,830,778,720	-0.93%	2.04%	5.12%	-15.34%
Days in MLS - Average	42	40	34	31	13	5.00%	23.53%	35.48%	223.08%
Days in MLS - Median	17	18	13	10	5	-5.56%	30.77%	70.00%	240.00%
Close-Price-to-List-Price Ratio	99.13%	99.09%	99.44%	99.77%	103.79%	0.04%	-0.31%	-0.64%	-4.49%
Attached									
Active Listings at Month's End	4,435	4,034	3,227	1,888	1,641	9.94%	37.43%	134.90%	170.26%
New Listings	12,148	12,496	11,492	9,635	11,940	-2.78%	5.71%	26.08%	1.74%
Closed	6,124	6,776	7,226	7,925	10,373	-9.62%	-15.25%	-22.73%	-40.96%
Close Price - Average	\$ 437,439	\$ 441,209	\$ 458,314	\$ 452,392	\$ 455,793	-0.85%	-4.55%	-3.31%	-4.03%
Close Price - Median	\$ 385,000	\$ 395,000	\$ 405,000	\$ 399,900	\$ 406,000	-2.53%	-4.94%	-3.73%	-5.17%
Sales Volume	\$ 2,678,873,825	\$ 2,989,629,788	\$ 3,311,776,150	\$ 3,585,210,366	\$ 4,727,944,977	-10.39%	-19.11%	-25.28%	-43.34%
Days in MLS - Average	60	53	36	27	12	13.21%	66.67%	122.22%	400.00%
Days in MLS - Median	36	32	18	9	4	12.50%	100.00%	300.00%	800.00%
Close-Price-to-List-Price Ratio	98.47%	98.63%	99.10%	99.77%	103.54%	-0.16%	-0.64%	-1.30%	-4.90%

Market Trends

Price Range		Detached			Attached		
		Closed	Active	MOI	Closed	Active	MOI
Months of Inventory	\$0 to \$299,999	33	83	2.52	176	1,489	8.46
	\$300,000 to \$499,999	482	1,635	3.39	326	1,867	5.73
	\$500,000 to \$749,999	1,019	3,515	3.45	115	757	6.58
	\$750,000 to \$999,999	441	1,647	3.73	18	181	10.06
	\$1,000,000 to \$1,499,999	259	909	3.51	11	89	8.09
	\$1,500,000 to \$1,999,999	87	351	4.03	3	22	7.33
	\$2,000,000 and over	92	505	5.49	6	30	5.00
	TOTALS	2,413	8,645	3.58	655	4,435	6.77
Price Range		Detached			Attached		
		% change			% change		
		Closed Aug. 2026	Closed Jul. 2026		Closed Aug. 2026	Closed Jul. 2026	
Month-Over-Month	\$0 to \$299,999	33	29	13.79%	176	242	-27.27%
	\$300,000 to \$499,999	482	559	-13.77%	326	378	-13.76%
	\$500,000 to \$749,999	1,019	1,264	-19.38%	115	140	-17.86%
	\$750,000 to \$999,999	441	574	-23.17%	18	29	-37.93%
	\$1,000,000 to \$1,499,999	259	322	-19.57%	11	21	-47.62%
	\$1,500,000 to \$1,999,999	87	112	-22.32%	3	4	-25.00%
	\$2,000,000 and over	92	109	-15.60%	6	4	50.00%
	TOTALS	2,413	2,969	-18.73%	655	818	-19.93%
Price Range		Detached			Attached		
		% change			% change		
		YTD Aug. 2026	YTD Aug. 2025		YTD Aug. 2026	YTD Aug. 2025	
Year-Over-Year	\$0 to \$299,999	227	184	23.37%	1,587	1,534	3.46%
	\$300,000 to \$499,999	4,268	4,000	6.70%	2,947	3,420	-13.83%
	\$500,000 to \$749,999	9,494	10,065	-5.67%	1,182	1,391	-15.03%
	\$750,000 to \$999,999	4,186	4,387	-4.58%	226	263	-14.07%
	\$1,000,000 to \$1,499,999	2,327	2,335	-0.34%	120	107	12.15%
	\$1,500,000 to \$1,999,999	795	752	5.72%	35	35	0.00%
	\$2,000,000 and over	742	682	8.80%	27	26	3.85%
	TOTALS	22,039	22,405	-1.63%	6,124	6,776	-9.62%

Properties Sold for \$1 Million or More

	Aug. 2026	Jul. 2026	Aug. 2025	Month-Over-Month	Year-Over-Year
Residential (Detached + Attached)					
New Listings	668	713	589	-6.31%	13.41%
Pending	479	439	459	9.11%	4.36%
Closed	458	572	534	-19.93%	-14.23%
Sales Volume	\$ 774,808,767	\$ 950,551,580	\$ 864,530,396	-18.49%	-10.38%
Days in MLS - Average	49	38	51	28.95%	-3.92%
Days in MLS - Median	24	17	33	41.18%	-27.27%
Close-Price-to-List-Price Ratio	97.70%	98.17%	97.41%	-0.48%	0.30%
PSF Total	\$ 379	\$ 381	\$ 372	-0.52%	1.88%
Detached					
New Listings	628	678	550	-7.37%	14.18%
Pending	457	421	433	8.55%	5.54%
Closed	438	543	502	-19.34%	-12.75%
Sales Volume	\$ 740,859,444	\$ 905,036,681	\$ 812,562,896	-18.14%	-8.82%
Days in MLS - Average	47	38	51	23.68%	-7.84%
Days in MLS - Median	24	17	33	41.18%	-27.27%
Close-Price-to-List-Price Ratio	97.85%	98.17%	97.46%	-0.33%	0.40%
PSF Total	\$ 370	\$ 371	\$ 355	-0.27%	4.23%
Attached					
New Listings	40	35	39	14.29%	2.56%
Pending	22	18	26	22.22%	-15.38%
Closed	20	29	32	-31.03%	-37.50%
Sales Volume	\$ 33,949,323	\$ 45,514,899	\$ 51,967,500	-25.41%	-34.67%
Days in MLS - Average	99	48	50	106.25%	98.00%
Days in MLS - Median	59	23	33	156.52%	78.79%
Close-Price-to-List-Price Ratio	94.36%	98.26%	96.49%	-3.97%	-2.21%
PSF Total	\$ 559	\$ 572	\$ 650	-2.27%	-14.00%

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	6,352	6,576	5,765	4,850	5,251	-3.41%	10.18%	30.97%	20.97%
Pending	4,048	3,899	3,665	3,277	3,812	3.82%	10.45%	23.53%	6.19%
Closed	4,046	3,937	3,717	3,320	4,311	2.77%	8.85%	21.87%	-6.15%
Sales Volume	\$ 6,638,626,017	\$ 6,384,891,855	\$ 6,007,851,451	\$ 5,441,100,793	\$ 6,816,363,119	3.97%	10.50%	22.01%	-2.61%
Days in MLS - Average	46	44	40	33	18	4.55%	15.00%	39.39%	155.56%
Days in MLS - Median	15	16	14	9	4	-6.25%	7.14%	66.67%	275.00%
Close-Price-to-List-Price Ratio	98.37%	98.19%	98.44%	99.18%	104.61%	0.18%	-0.07%	-0.82%	-5.97%
PSF Total	\$ 381	\$ 379	\$ 381	\$ 386	\$ 394	0.53%	0.00%	-1.30%	-3.30%
Detached									
New Listings	5,983	6,213	5,400	4,489	4,892	-3.70%	10.80%	33.28%	22.30%
Pending	3,867	3,732	3,458	3,063	3,562	3.62%	11.83%	26.25%	8.56%
Closed	3,864	3,769	3,500	3,103	4,044	2.52%	10.40%	24.52%	-4.45%
Sales Volume	\$ 6,353,770,864	\$ 6,120,781,938	\$ 5,664,671,203	\$ 5,105,380,674	\$ 6,413,304,552	3.81%	12.16%	24.45%	-0.93%
Days in MLS - Average	45	44	40	32	17	2.27%	12.50%	40.63%	164.71%
Days in MLS - Median	15	16	14	9	4	-6.25%	7.14%	66.67%	275.00%
Close-Price-to-List-Price Ratio	98.40%	98.22%	98.46%	99.26%	104.81%	0.18%	-0.06%	-0.87%	-6.12%
PSF Total	\$ 373	\$ 369	\$ 370	\$ 371	\$ 379	1.08%	0.81%	0.54%	-1.58%
Attached									
New Listings	369	363	365	361	359	1.65%	1.10%	2.22%	2.79%
Pending	181	167	207	214	250	8.38%	-12.56%	-15.42%	-27.60%
Closed	182	168	217	217	267	8.33%	-16.13%	-16.13%	-31.84%
Sales Volume	\$ 284,855,153	\$ 264,109,917	\$ 343,180,248	\$ 335,720,119	\$ 403,058,567	7.85%	-17.00%	-15.15%	-29.33%
Days in MLS - Average	54	47	46	46	39	14.89%	17.39%	17.39%	38.46%
Days in MLS - Median	22	17	16	14	5	29.41%	37.50%	57.14%	340.00%
Close-Price-to-List-Price Ratio	97.52%	97.58%	97.98%	97.95%	101.52%	-0.06%	-0.47%	-0.44%	-3.94%
PSF Total	\$ 549	\$ 603	\$ 564	\$ 589	\$ 623	-8.96%	-2.66%	-6.79%	-11.88%

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

	Aug. 2026	Jul. 2026	Aug. 2025	Month-Over-Month	Year-Over-Year
Residential (Detached + Attached)					
New Listings	771	788	707	-2.16%	9.05%
Pending	509	495	565	2.83%	-9.91%
Closed	459	603	572	-23.88%	-19.76%
Sales Volume	\$ 391,421,389	\$ 514,380,313	\$ 487,305,610	-23.90%	-19.68%
Days in MLS - Average	43	37	46	16.22%	-6.52%
Days in MLS - Median	25	18	30	38.89%	-16.67%
Close-Price-to-List-Price Ratio	99.09%	99.02%	98.61%	0.07%	0.49%
PSF Total	\$ 274	\$ 284	\$ 285	-3.52%	-3.86%
Detached					
New Listings	706	729	639	-3.16%	10.49%
Pending	484	473	522	2.33%	-7.28%
Closed	441	574	543	-23.17%	-18.78%
Sales Volume	\$ 376,399,514	\$ 489,480,858	\$ 462,805,762	-23.10%	-18.67%
Days in MLS - Average	42	35	45	20.00%	-6.67%
Days in MLS - Median	23	18	30	27.78%	-23.33%
Close-Price-to-List-Price Ratio	99.15%	99.10%	98.62%	0.05%	0.54%
PSF Total	\$ 268	\$ 279	\$ 278	-3.94%	-3.60%
Attached					
New Listings	65	59	68	10.17%	-4.41%
Pending	25	22	43	13.64%	-41.86%
Closed	18	29	29	-37.93%	-37.93%
Sales Volume	\$ 15,021,875	\$ 24,899,455	\$ 24,499,848	-39.67%	-38.69%
Days in MLS - Average	65	65	51	0.00%	27.45%
Days in MLS - Median	51	31	33	64.52%	54.55%
Close-Price-to-List-Price Ratio	97.68%	97.42%	98.44%	0.27%	-0.77%
PSF Total	\$ 422	\$ 388	\$ 415	8.76%	1.69%

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	6,831	7,378	6,720	5,801	7,262	-7.41%	1.65%	17.76%	-5.94%
Pending	4,665	4,814	4,734	4,533	5,537	-3.10%	-1.46%	2.91%	-15.75%
Closed	4,412	4,650	4,602	4,316	5,757	-5.12%	-4.13%	2.22%	-23.36%
Sales Volume	\$ 3,761,434,814	\$ 3,958,332,193	\$ 3,904,166,907	\$ 3,654,747,402	\$ 4,876,748,526	-4.97%	-3.66%	2.92%	-22.87%
Days in MLS - Average	42	40	34	31	14	5.00%	23.53%	35.48%	200.00%
Days in MLS - Median	15	17	12	10	5	-11.76%	25.00%	50.00%	200.00%
Close-Price-to-List-Price Ratio	99.21%	99.18%	99.60%	99.75%	103.97%	0.03%	-0.39%	-0.54%	-4.58%
PSF Total	\$ 283	\$ 284	\$ 288	\$ 287	\$ 301	-0.35%	-1.74%	-1.39%	-5.98%
Detached									
New Listings	6,327	6,831	6,160	5,349	6,745	-7.38%	2.71%	18.28%	-6.20%
Pending	4,421	4,541	4,419	4,212	5,138	-2.64%	0.05%	4.96%	-13.95%
Closed	4,186	4,387	4,291	3,995	5,284	-4.58%	-2.45%	4.78%	-20.78%
Sales Volume	\$ 3,571,333,285	\$ 3,735,728,927	\$ 3,642,414,069	\$ 3,385,382,108	\$ 4,478,308,304	-4.40%	-1.95%	5.49%	-20.25%
Days in MLS - Average	41	39	34	31	13	5.13%	20.59%	32.26%	215.38%
Days in MLS - Median	15	17	12	11	5	-11.76%	25.00%	36.36%	200.00%
Close-Price-to-List-Price Ratio	99.27%	99.21%	99.61%	99.75%	104.07%	0.06%	-0.34%	-0.48%	-4.61%
PSF Total	\$ 276	\$ 275	\$ 277	\$ 274	\$ 286	0.36%	-0.36%	0.73%	-3.50%
Attached									
New Listings	504	547	560	452	517	-7.86%	-10.00%	11.50%	-2.51%
Pending	244	273	315	321	399	-10.62%	-22.54%	-23.99%	-38.85%
Closed	226	263	311	321	473	-14.07%	-27.33%	-29.60%	-52.22%
Sales Volume	\$ 190,101,529	\$ 222,603,266	\$ 261,752,838	\$ 269,365,294	\$ 398,440,222	-14.60%	-27.37%	-29.43%	-52.29%
Days in MLS - Average	57	56	42	30	23	1.79%	35.71%	90.00%	147.83%
Days in MLS - Median	28	28	13	9	5	0.00%	115.38%	211.11%	460.00%
Close-Price-to-List-Price Ratio	98.04%	98.54%	99.39%	99.70%	102.91%	-0.51%	-1.36%	-1.66%	-4.73%
PSF Total	\$ 402	\$ 427	\$ 442	\$ 441	\$ 464	-5.85%	-9.05%	-8.84%	-13.36%

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

	Aug. 2026	Jul. 2026	Aug. 2025	Month-Over-Month	Year-Over-Year
Residential (Detached + Attached)					
New Listings	1,752	2,033	1,754	-13.82%	-0.11%
Pending	1,158	1,246	1,424	-7.06%	-18.68%
Closed	1,134	1,404	1,422	-19.23%	-20.25%
Sales Volume	\$ 689,128,877	\$ 857,386,048	\$ 860,057,197	-19.62%	-19.87%
Days in MLS - Average	41	36	43	13.89%	-4.65%
Days in MLS - Median	26	19	28	36.84%	-7.14%
Close-Price-to-List-Price Ratio	99.07%	99.30%	99.04%	-0.23%	0.03%
PSF Total	\$ 268	\$ 273	\$ 272	-1.83%	-1.47%
Detached					
New Listings	1,486	1,754	1,549	-15.28%	-4.07%
Pending	1,039	1,124	1,281	-7.56%	-18.89%
Closed	1,019	1,264	1,258	-19.38%	-19.00%
Sales Volume	\$ 623,001,744	\$ 775,222,105	\$ 764,637,233	-19.64%	-18.52%
Days in MLS - Average	40	33	41	21.21%	-2.44%
Days in MLS - Median	25	17	27	47.06%	-7.41%
Close-Price-to-List-Price Ratio	99.15%	99.40%	99.11%	-0.25%	0.04%
PSF Total	\$ 261	\$ 266	\$ 264	-1.88%	-1.14%
Attached					
New Listings	266	279	205	-4.66%	29.76%
Pending	119	122	143	-2.46%	-16.78%
Closed	115	140	164	-17.86%	-29.88%
Sales Volume	\$ 66,127,133	\$ 82,163,943	\$ 95,419,964	-19.52%	-30.70%
Days in MLS - Average	50	61	58	-18.03%	-13.79%
Days in MLS - Median	39	39	46	0.00%	-15.22%
Close-Price-to-List-Price Ratio	98.41%	98.39%	98.43%	0.02%	-0.02%
PSF Total	\$ 327	\$ 328	\$ 332	-0.30%	-1.51%

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	15,852	16,896	15,980	14,364	19,178	-6.18%	-0.80%	10.36%	-17.34%
Pending	10,833	11,531	11,873	12,201	15,025	-6.05%	-8.76%	-11.21%	-27.90%
Closed	10,676	11,456	11,855	12,253	15,629	-6.81%	-9.95%	-12.87%	-31.69%
Sales Volume	\$ 6,508,695,161	\$ 6,976,959,581	\$ 7,200,987,619	\$ 7,442,042,038	\$ 9,538,881,366	-6.71%	-9.61%	-12.54%	-31.77%
Days in MLS - Average	41	41	34	32	12	0.00%	20.59%	28.13%	241.67%
Days in MLS - Median	19	20	14	11	5	-5.00%	35.71%	72.73%	280.00%
Close-Price-to-List-Price Ratio	99.39%	99.43%	99.75%	99.97%	103.72%	-0.04%	-0.36%	-0.58%	-4.17%
PSF Total	\$ 272	\$ 277	\$ 280	\$ 277	\$ 296	-1.81%	-2.86%	-1.81%	-8.11%
Detached									
New Listings	13,543	14,355	13,395	12,285	16,696	-5.66%	1.10%	10.24%	-18.88%
Pending	9,622	10,145	10,272	10,577	13,037	-5.16%	-6.33%	-9.03%	-26.19%
Closed	9,494	10,065	10,298	10,625	13,369	-5.67%	-7.81%	-10.64%	-28.98%
Sales Volume	\$ 5,811,124,342	\$ 6,159,105,133	\$ 6,293,115,804	\$ 6,479,627,624	\$ 8,206,028,294	-5.65%	-7.66%	-10.32%	-29.18%
Days in MLS - Average	40	40	33	32	12	0.00%	21.21%	25.00%	233.33%
Days in MLS - Median	17	19	13	10	5	-10.53%	30.77%	70.00%	240.00%
Close-Price-to-List-Price Ratio	99.49%	99.50%	99.81%	100.01%	103.76%	-0.01%	-0.32%	-0.52%	-4.12%
PSF Total	\$ 264	\$ 269	\$ 271	\$ 265	\$ 283	-1.86%	-2.58%	-0.38%	-6.71%
Attached									
New Listings	2,309	2,541	2,585	2,079	2,482	-9.13%	-10.68%	11.06%	-6.97%
Pending	1,211	1,386	1,601	1,624	1,988	-12.63%	-24.36%	-25.43%	-39.08%
Closed	1,182	1,391	1,557	1,628	2,260	-15.03%	-24.08%	-27.40%	-47.70%
Sales Volume	\$ 697,570,819	\$ 817,854,448	\$ 907,871,815	\$ 962,414,414	\$ 1,332,853,072	-14.71%	-23.16%	-27.52%	-47.66%
Days in MLS - Average	54	48	41	34	14	12.50%	31.71%	58.82%	285.71%
Days in MLS - Median	33	29	18	13	4	13.79%	83.33%	153.85%	725.00%
Close-Price-to-List-Price Ratio	98.66%	98.91%	99.38%	99.75%	103.47%	-0.25%	-0.72%	-1.09%	-4.65%
PSF Total	\$ 331	\$ 337	\$ 341	\$ 354	\$ 369	-1.78%	-2.93%	-6.50%	-10.30%

AUGUST 2026

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



Median Close Price

\$594,495

↓ 1.74%



Closed Homes

3,068 SALES

↓ 18.99%



Sales Volume

\$2.23 BILLION

↓ 19.45%



Months of Inventory

4.26 MONTHS

↑ 18.99%



Median Days in MLS

27 DAYS

↑ 28.57%

Active Listings

13,080 ↓ 0.27%

New Listings

4,893 ↓ 10.20%

Pending Sales

3,332 ↑ 2.43%

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.

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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