

Market Highlights

Realtor® Insights:

- Listing agents with homes that have been on the market for more than the median days should prepare sellers to expect requests for seller concessions as part of an offer.
- Sellers of vacant homes should arrange for regular property checks if their home is expected to be on the market for an extended period of time, especially if it goes days and weeks without showings.
- Many buyers are sensitive to both pleasant and unpleasant odors when touring a home. A neutral scent is always the safest choice. Sellers should avoid strong plug-in fragrances or artificial scents, which can make buyers wonder if unpleasant odors are being masked or simply make the showing uncomfortable.
- We're in unprecedented territory with mortgage rates remaining high while home prices are at record levels. Buyers need more guidance, sellers need realistic expectations and Realtors® must work together to find solutions that result in transactions getting to the closing table. As Atlanta Realtor® Glenn-da Baker states, "The fastest way to lose a deal is to take it personally. Every offer is a door. Counter it instead of thinking it's insulting." That mindset is exactly what's helping deals come together in today's market.

Local News:

- Colorado tourism generated a record \$29.2 billion in economic impact in 2025, though the Colorado Tourism Office's latest annual report indicates the pace of tourism growth is beginning to slow.
- Denver Water is increasing tap fees for new homes, apartments and businesses by up to 32 percent to help fund major infrastructure projects. The fee for a typical new single-family home within Denver will increase to about \$10,450, adding to housing affordability and development costs.
- A new statewide poll found that 76 percent of Colorado residents worry about affording to stay in the state, up from 70 percent last year. Rising costs are causing many households to reduce discretionary spending, while others report delaying healthcare, struggling with utility bills or worrying about housing affordability. Renters continue to express the greatest financial concerns.
- Colorado is investing approximately \$18.5 million through Proposition 123 in five affordable housing developments across Denver that will create more than 400 new housing units. The projects will serve families, older adults and individuals transitioning out of homelessness.
- The Denver City Council approved an agreement advancing construction of the Wynkoop Crossing Pedestrian Bridge, which will connect LoDo to the Ball Arena redevelopment. The bridge will accommodate pedestrians, cyclists and scooters and become part of the planned 5280 Trail.
- Denver saw a modest increase in office attendance in June 2026 compared to a year earlier but continued to rank last among major U.S. cities in return-to-office rates. Office visits remain nearly 40 percent below 2019 levels.

- Colorado homeowners may soon get more help to lower insurance costs through grants for hail-resistant roofs and required discounts for wildfire mitigation. A new state program aims to strengthen homes against extreme weather and reduce future insurance claims.
- CBRE reported that Colorado apartment sales totaled \$289 million in the first quarter of 2026, down from \$893 million during the same period a year earlier. The average price per unit fell 20 percent year-over-year to \$224,000.

National News:

- Starter homes are making a comeback, with roughly 220,000 more entry-level homes on the market than four years ago. However, inventory remains about 300,000 short of pre-pandemic levels, and higher mortgage rates continue to make homeownership challenging for many buyers. The recovery has been strongest in the South and parts of the West, while the Northeast and Midwest continue to face limited inventory and rising prices.
- Hiring slowed in June, with the economy adding just 57,000 jobs while unemployment held at 4.2 percent. At the same time, unemployment claims remain historically low, suggesting employers are not making widespread layoffs, which could help support housing demand.
- A new Consumer Federation of America study found that homeowners in predominantly Black communities pay 16 percent higher insurance premiums than those in majority-white communities, while homeowners in predominantly Hispanic communities pay 30 percent higher insurance premiums.
- Transaction activity slowed across much of the housing market as mortgage rates remained elevated, but more affordable metro areas continued to outperform higher-priced markets.

Mortgage News:

- Mortgage application activity remained volatile throughout July, fluctuating as rates moved higher. The trend highlights that today's buyers are highly sensitive to even small changes in borrowing costs.
- The average 30-year fixed mortgage rate climbed to approximately 6.7 percent in late July, reaching its highest level in about a year. Higher borrowing costs continue to impact affordability and keep many buyers on the sidelines.

Quick Stats:

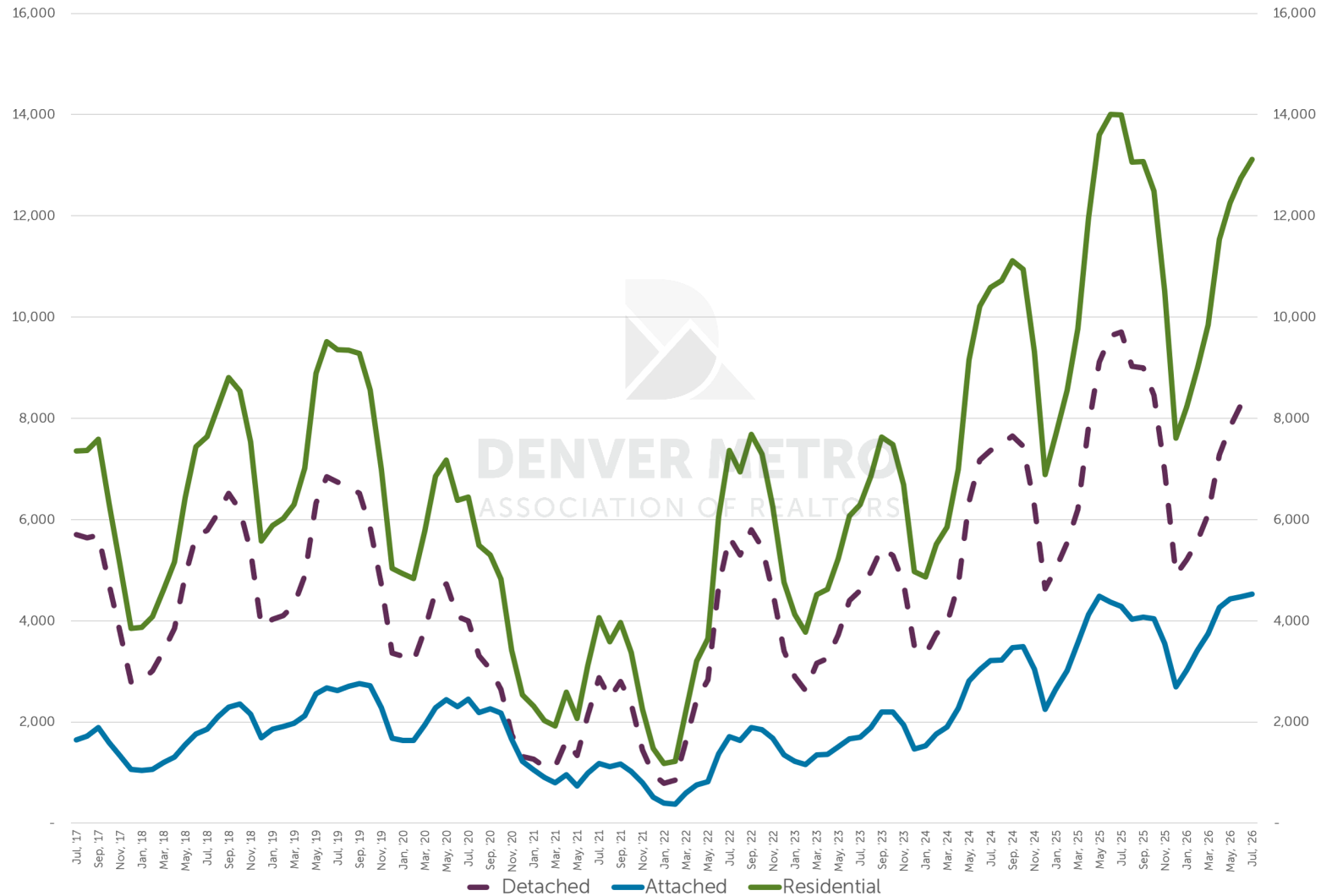
- The average number of active listings in July is 15,347, based on historical data from 2002 to 2026.
- The record-high number of active listings for July was 31,989 in 2006, while the record-low was 4,056 in 2021.
- Active listings decreased 6.29 percent from June to July, ending the month with 13,115 homes on the market. While inventory typically peaks during the summer, this year's decline suggests sellers are bringing fewer new listings to market as demand continues to absorb available inventory.

Market Overview

	Jul. 2026	Jun. 2026	Jul. 2025	Month-Over-Month	Year-Over-Year
Residential (Detached + Attached)					
Active Listings at Month's End	13,115	12,744	13,995	2.91%	-6.29%
New Listings	5,447	5,753	5,361	-5.32%	1.60%
Pending	3,478	3,669	3,549	-5.21%	-2.00%
Closed	3,667	4,158	3,888	-11.81%	-5.68%
Close Price - Average	\$ 731,961	\$ 745,797	\$ 694,937	-1.86%	5.33%
Close Price - Median	\$ 605,000	\$ 614,475	\$ 587,650	-1.54%	2.95%
Sales Volume	\$ 2,684,102,487	\$ 3,101,022,022	\$ 2,701,914,225	-13.44%	-0.66%
Days in MLS - Average	41	39	40	5.13%	2.50%
Days in MLS - Median	21	18	24	16.67%	-12.50%
Close-Price-to-List-Price Ratio	99.00%	99.05%	98.67%	-0.05%	0.33%
Detached					
Active Listings at Month's End	8,584	8,269	9,707	3.81%	-11.57%
New Listings	3,984	4,285	3,916	-7.02%	1.74%
Pending	2,735	2,863	2,702	-4.47%	1.22%
Closed	2,874	3,282	2,985	-12.43%	-3.72%
Close Price - Average	\$ 813,470	\$ 828,707	\$ 776,228	-1.84%	4.80%
Close Price - Median	\$ 660,000	\$ 675,000	\$ 650,000	-2.22%	1.54%
Sales Volume	\$ 2,337,912,035	\$ 2,719,815,143	\$ 2,317,040,723	-14.04%	0.90%
Days in MLS - Average	35	35	36	0.00%	-2.78%
Days in MLS - Median	17	14	20	21.43%	-15.00%
Close-Price-to-List-Price Ratio	99.11%	99.20%	98.78%	-0.09%	0.33%
Attached					
Active Listings at Month's End	4,531	4,475	4,288	1.25%	5.67%
New Listings	1,463	1,468	1,445	-0.34%	1.25%
Pending	743	806	847	-7.82%	-12.28%
Closed	793	876	903	-9.47%	-12.18%
Close Price - Average	\$ 436,558	\$ 435,168	\$ 426,217	0.32%	2.43%
Close Price - Median	\$ 380,000	\$ 390,000	\$ 390,000	-2.56%	-2.56%
Sales Volume	\$ 346,190,452	\$ 381,206,879	\$ 384,873,502	-9.19%	-10.05%
Days in MLS - Average	61	52	54	17.31%	12.96%
Days in MLS - Median	40	34	38	17.65%	5.26%
Close-Price-to-List-Price Ratio	98.59%	98.49%	98.32%	0.10%	0.27%

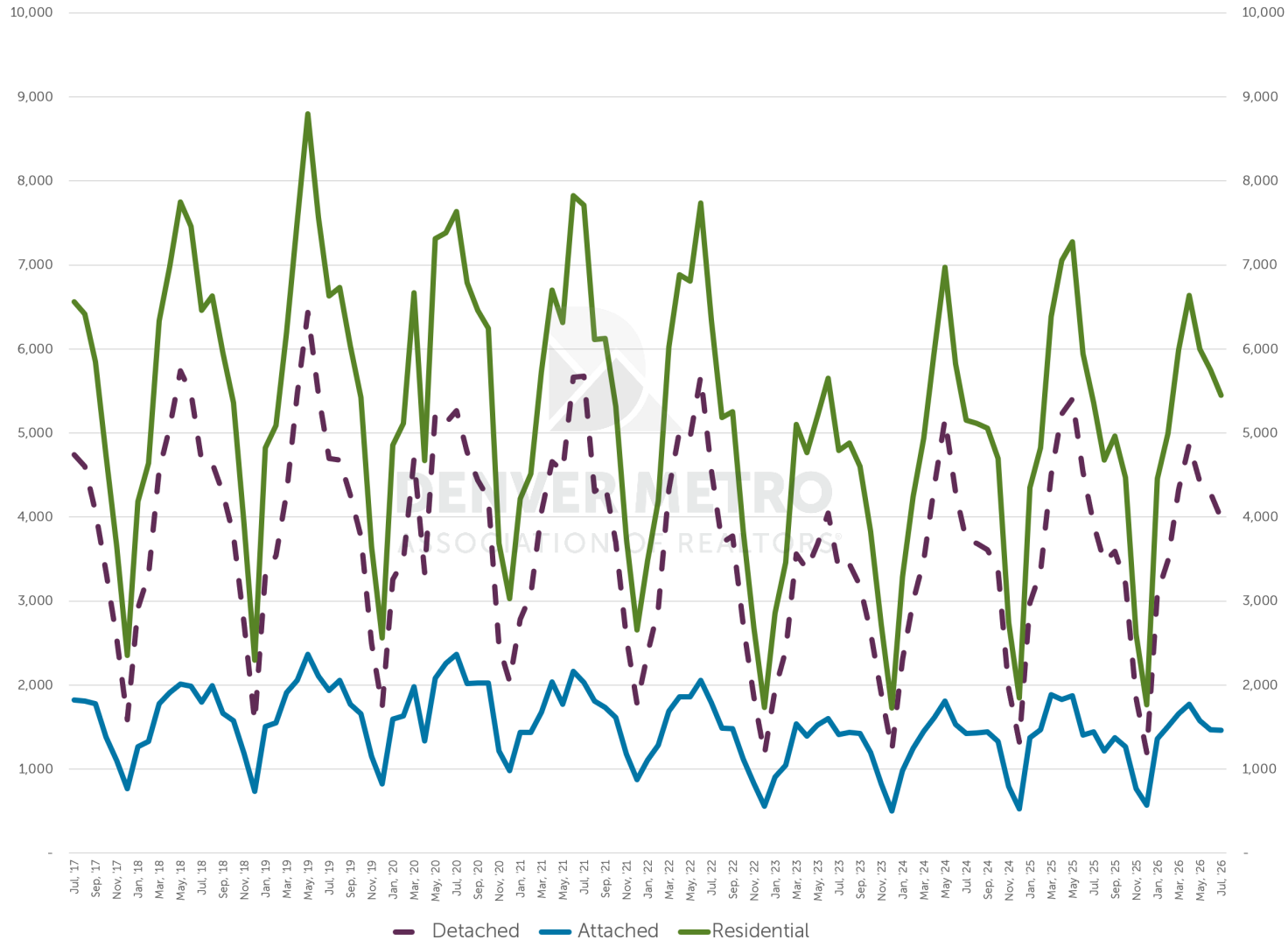
Active Listings at Month's End

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



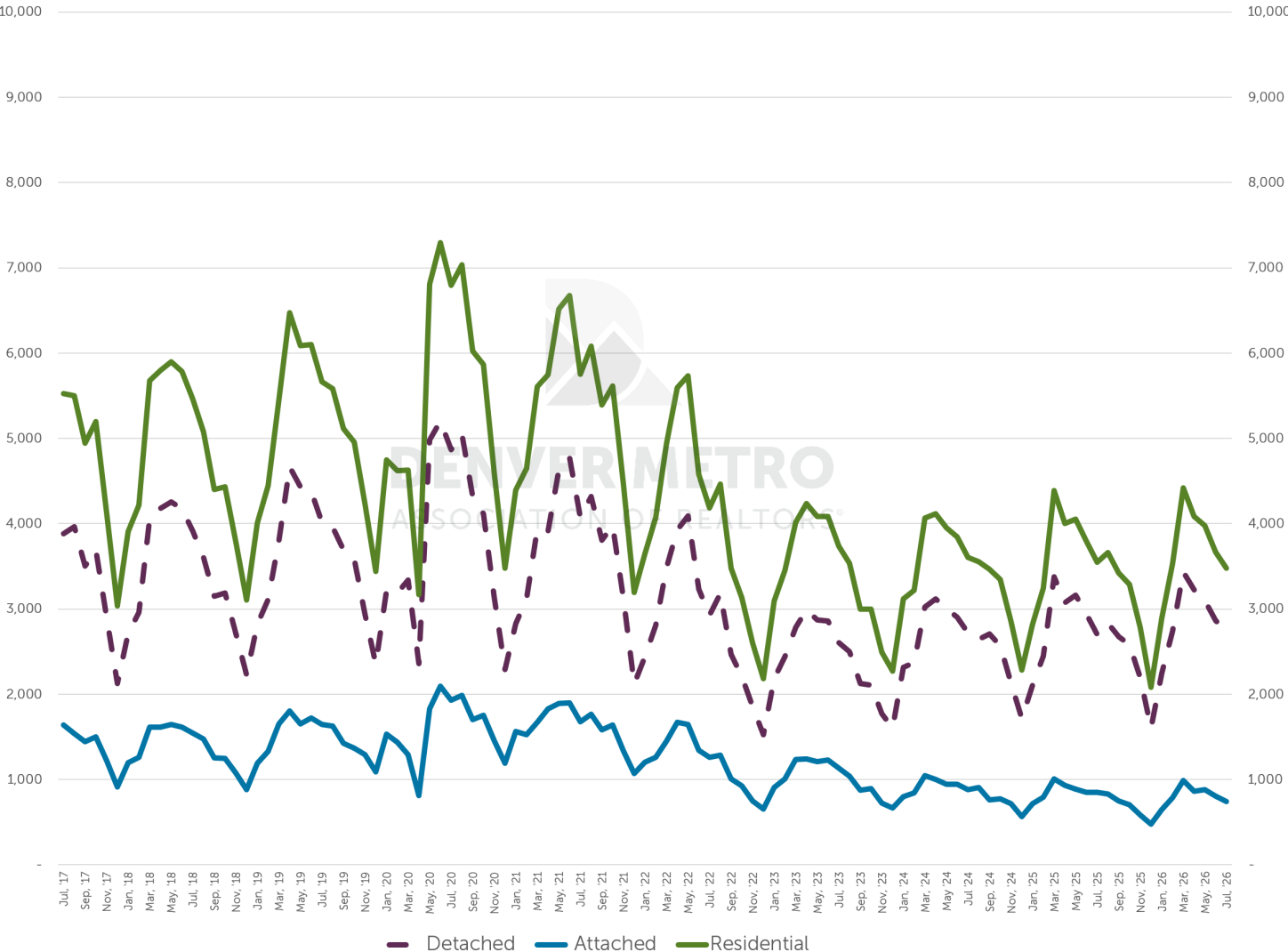
New Listings

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Pending Sales

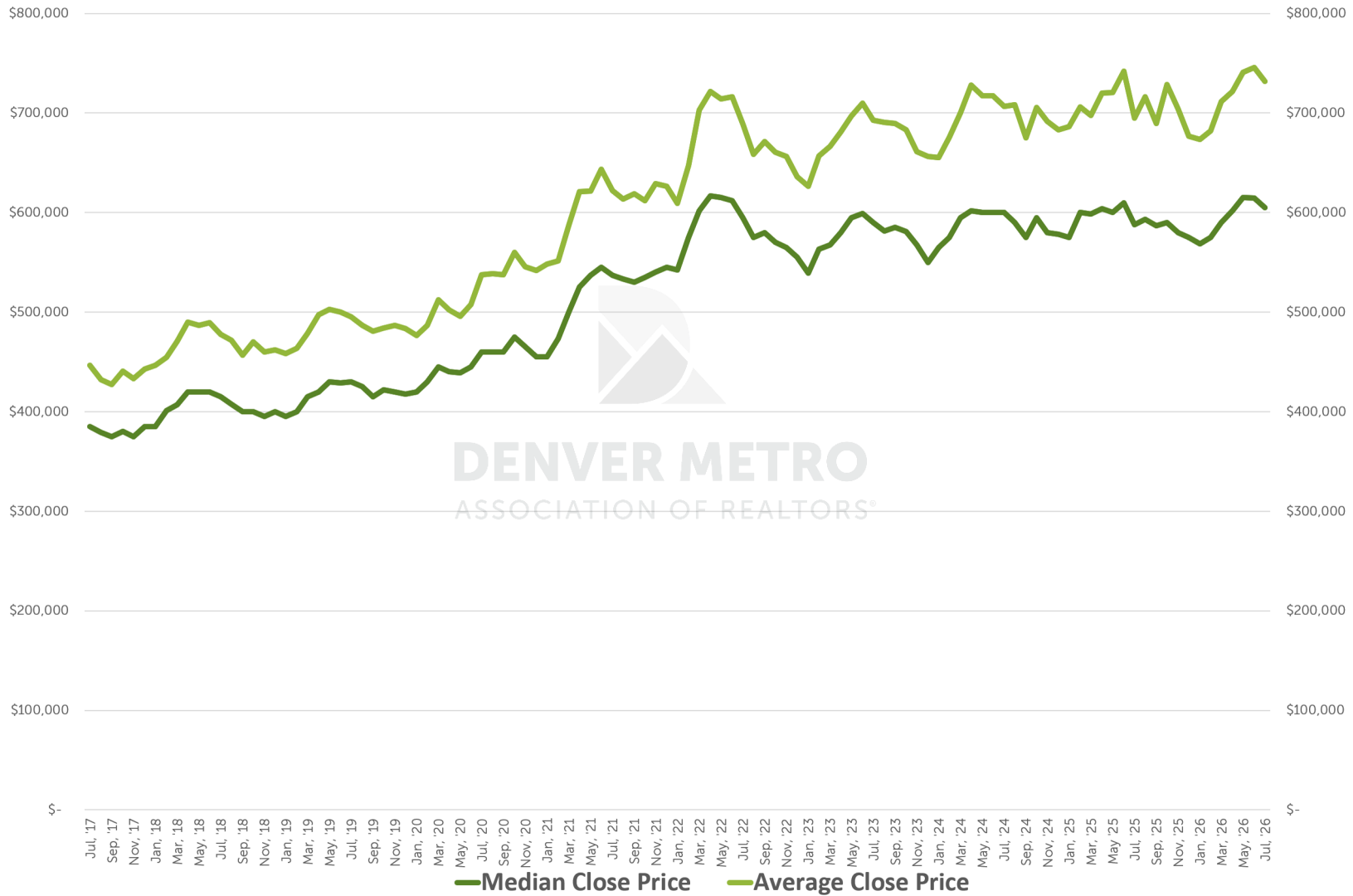
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Residential Median + Average Close Price

10-year view

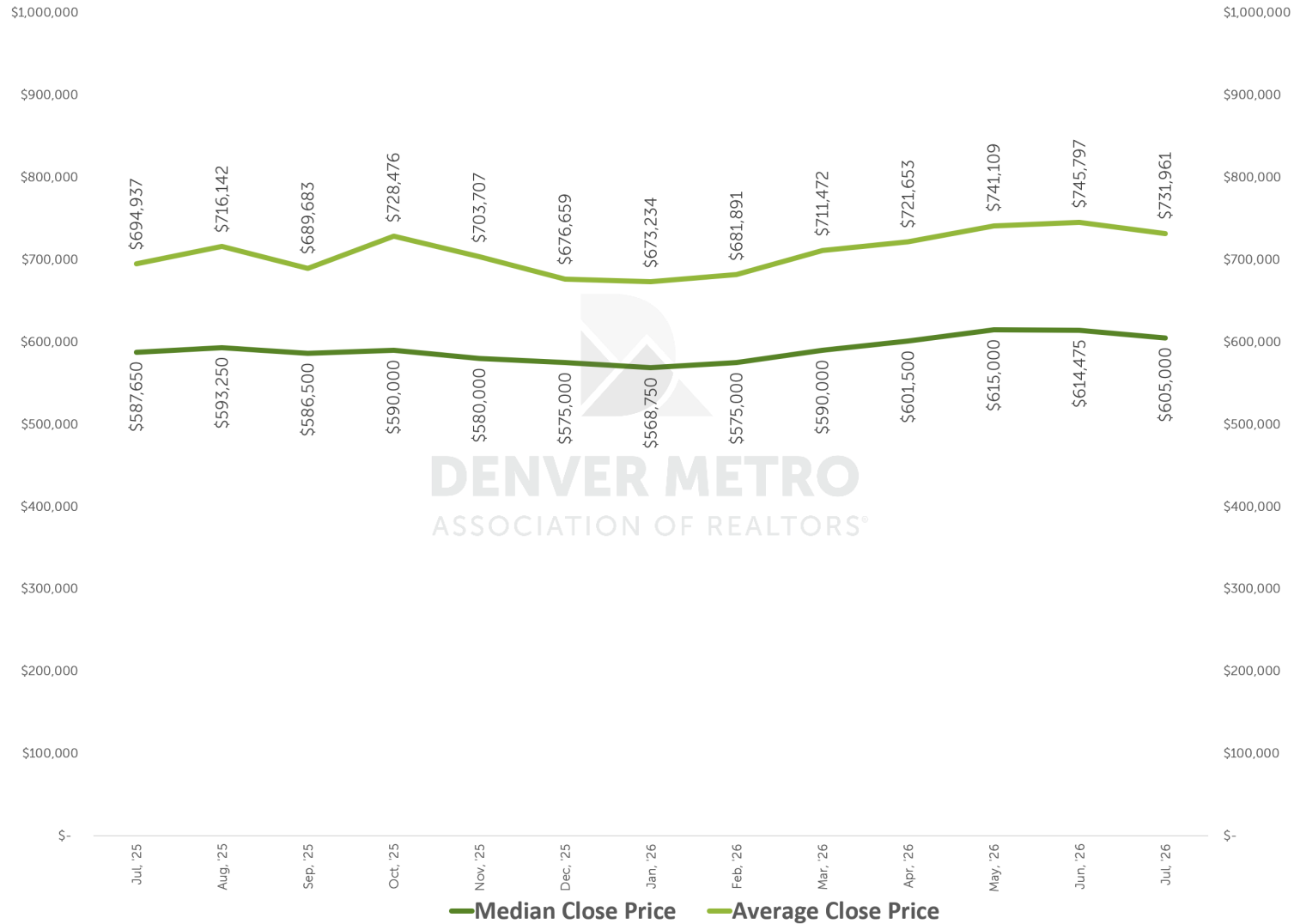
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Residential Median + Average Close Price

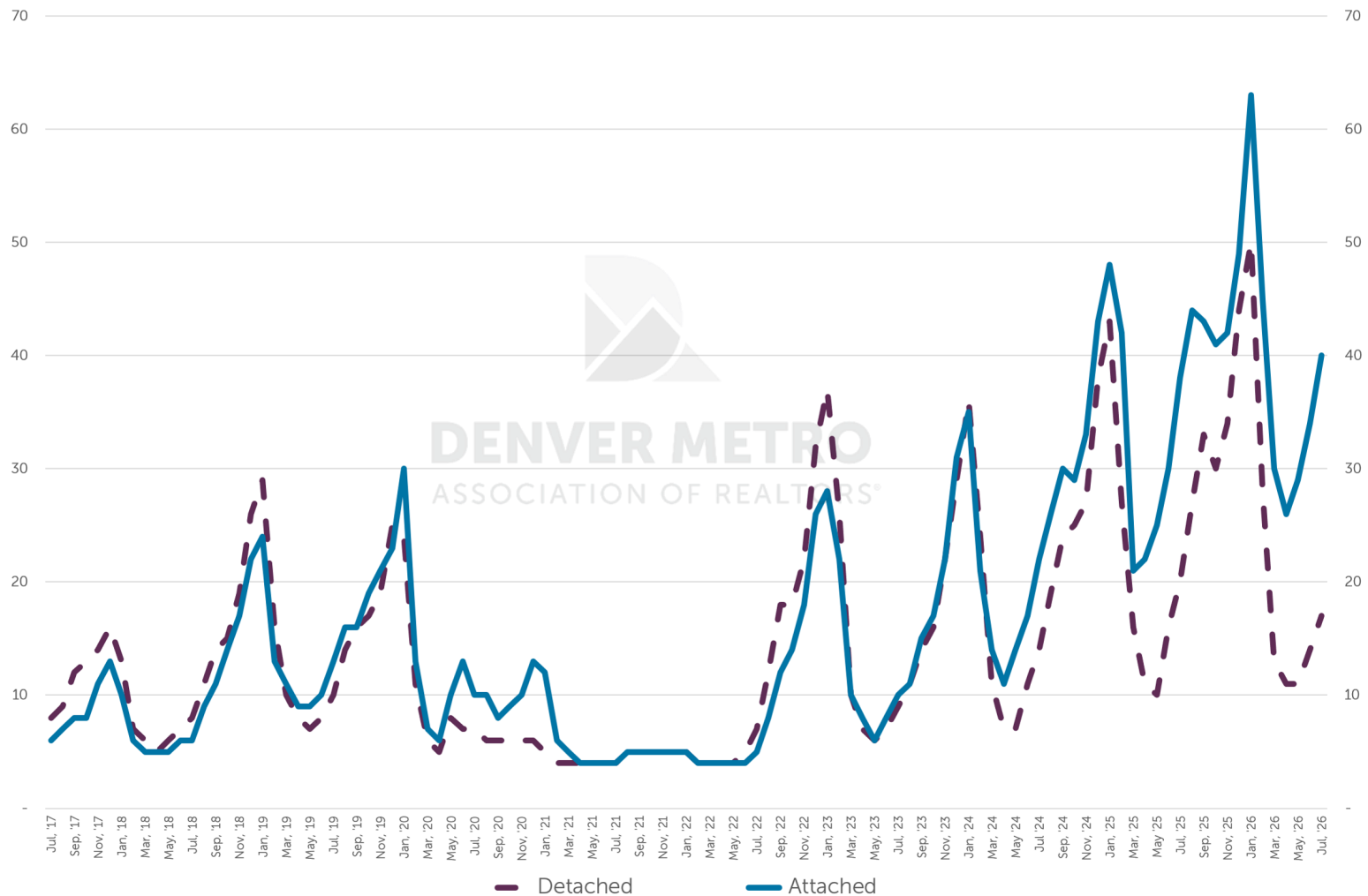
1-year snapshot

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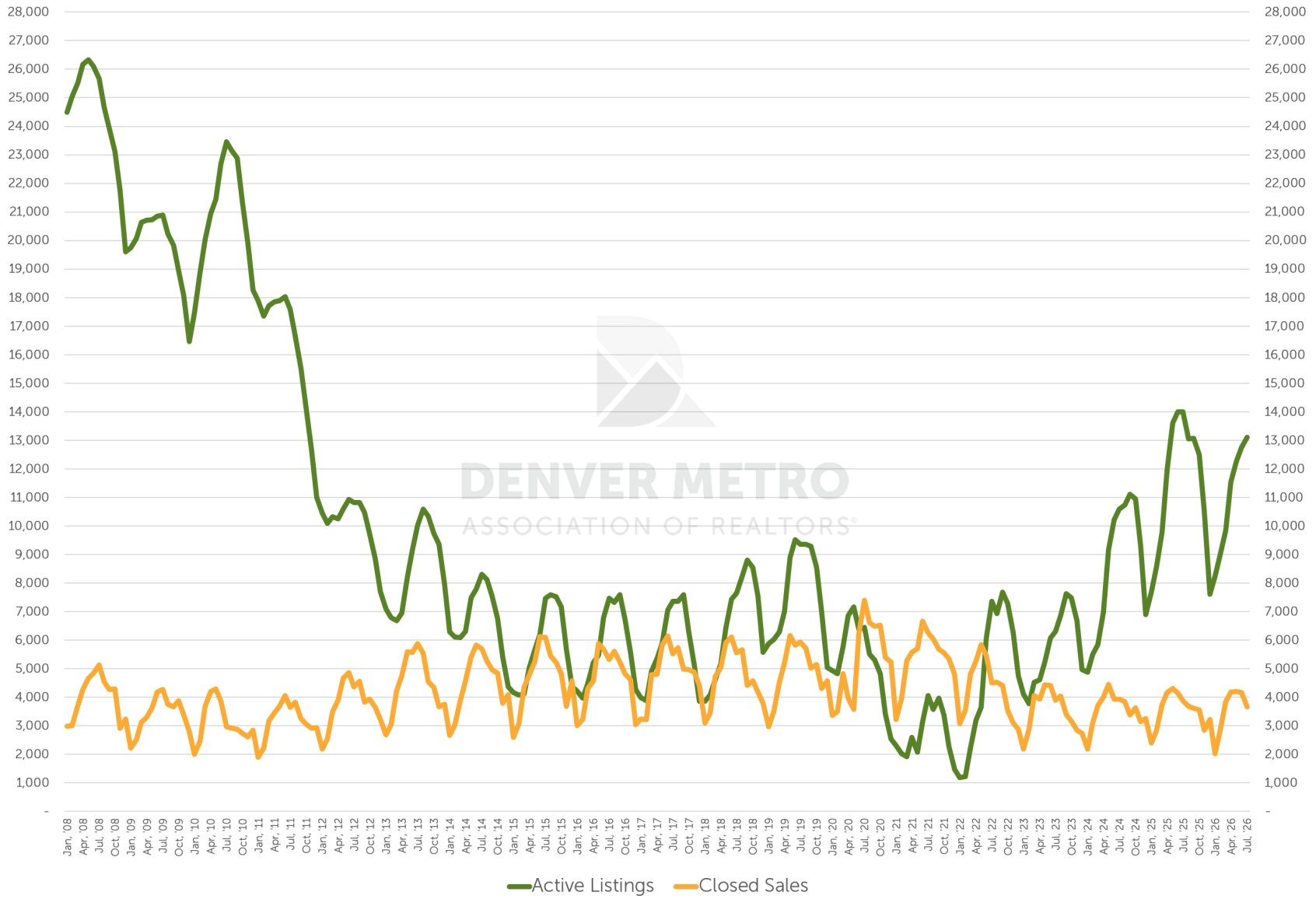
Median Days in MLS

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



Residential Active Listings + Closed Sales at Month's End

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



July 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	13,115	13,995	10,584	6,299	7,361	-6.29%	23.91%	108.21%	78.17%
New Listings	39,285	41,188	36,398	31,830	41,492	-4.62%	7.93%	23.42%	-5.32%
Closed	24,958	25,469	25,365	25,812	32,556	-2.01%	-1.60%	-3.31%	-23.34%
Close Price - Average	\$ 720,462	\$ 712,010	\$ 704,326	\$ 680,891	\$ 693,533	1.19%	2.29%	5.81%	3.88%
Close Price - Median	\$ 600,000	\$ 599,900	\$ 595,000	\$ 580,000	\$ 600,000	0.02%	0.84%	3.45%	0.00%
Sales Volume	\$ 17,981,302,947	\$ 18,134,194,687	\$ 17,865,238,582	\$ 17,575,166,838	\$ 22,578,676,611	-0.84%	0.65%	2.31%	-20.36%
Days in MLS - Average	46	43	34	31	12	6.98%	35.29%	48.39%	283.33%
Days in MLS - Median	19	19	13	9	4	0.00%	46.15%	111.11%	375.00%
Close-Price-to-List-Price Ratio	99.04%	99.06%	99.43%	99.82%	104.32%	-0.02%	-0.39%	-0.78%	-5.06%
Detached									
Active Listings at Month's End	8,584	9,707	7,370	4,597	5,650	-11.57%	16.47%	86.73%	51.93%
New Listings	28,473	29,913	26,334	23,484	30,895	-4.81%	8.12%	21.24%	-7.84%
Closed	19,519	19,549	19,099	18,983	23,435	-0.15%	2.20%	2.82%	-16.71%
Close Price - Average	\$ 798,870	\$ 794,250	\$ 784,572	\$ 763,195	\$ 784,885	0.58%	1.82%	4.67%	1.78%
Close Price - Median	\$ 651,000	\$ 655,000	\$ 650,000	\$ 635,000	\$ 655,000	-0.61%	0.15%	2.52%	-0.61%
Sales Volume	\$ 15,593,150,858	\$ 15,526,792,297	\$ 14,984,544,255	\$ 14,487,723,542	\$ 18,393,768,443	0.43%	4.06%	7.63%	-15.23%
Days in MLS - Average	42	40	33	32	12	5.00%	27.27%	31.25%	250.00%
Days in MLS - Median	16	17	12	9	4	-5.88%	33.33%	77.78%	300.00%
Close-Price-to-List-Price Ratio	99.19%	99.17%	99.52%	99.83%	104.44%	0.02%	-0.33%	-0.64%	-5.03%
Attached									
Active Listings at Month's End	4,531	4,288	3,214	1,702	1,711	5.67%	40.98%	166.22%	164.82%
New Listings	10,812	11,275	10,064	8,346	10,597	-4.11%	7.43%	29.55%	2.03%
Closed	5,439	5,920	6,266	6,829	9,121	-8.13%	-13.20%	-20.35%	-40.37%
Close Price - Average	\$ 439,079	\$ 440,440	\$ 459,734	\$ 452,108	\$ 458,821	-0.31%	-4.49%	-2.88%	-4.30%
Close Price - Median	\$ 390,000	\$ 395,000	\$ 407,000	\$ 399,000	\$ 410,000	-1.27%	-4.18%	-2.26%	-4.88%
Sales Volume	\$ 2,388,152,089	\$ 2,607,402,390	\$ 2,880,694,327	\$ 3,087,443,296	\$ 4,184,908,168	-8.41%	-17.10%	-22.65%	-42.93%
Days in MLS - Average	59	52	36	28	12	13.46%	63.89%	110.71%	391.67%
Days in MLS - Median	35	30	17	9	4	16.67%	105.88%	288.89%	775.00%
Close-Price-to-List-Price Ratio	98.53%	98.68%	99.14%	99.80%	104.02%	-0.15%	-0.62%	-1.27%	-5.28%

Market Trends

Price Range		Detached			Attached		
		Closed	Active	MOI	Closed	Active	MOI
Months of Inventory	\$0 to \$299,999	26	89	3.42	234	1,494	6.38
	\$300,000 to \$499,999	538	1,473	2.74	364	1,926	5.29
	\$500,000 to \$749,999	1,223	3,551	2.90	137	779	5.69
	\$750,000 to \$999,999	561	1,644	2.93	29	186	6.41
	\$1,000,000 to \$1,499,999	314	948	3.02	21	94	4.48
	\$1,500,000 to \$1,999,999	109	343	3.15	4	27	6.75
	\$2,000,000 and over	103	536	5.20	4	25	6.25
	TOTALS	2,874	8,584	2.99	793	4,531	5.71
Price Range		Detached			Attached		
		% change			% change		
		Closed Jul. 2026	Closed Jun. 2026		Closed Jul. 2026	Closed Jun. 2026	
Month-Over-Month	\$0 to \$299,999	26	21	23.81%	234	226	3.54%
	\$300,000 to \$499,999	538	604	-10.93%	364	417	-12.71%
	\$500,000 to \$749,999	1,223	1,392	-12.14%	137	174	-21.26%
	\$750,000 to \$999,999	561	644	-12.89%	29	36	-19.44%
	\$1,000,000 to \$1,499,999	314	348	-9.77%	21	15	40.00%
	\$1,500,000 to \$1,999,999	109	150	-27.33%	4	5	-20.00%
	\$2,000,000 and over	103	123	-16.26%	4	3	33.33%
	TOTALS	2,874	3,282	-12.43%	793	876	-9.47%
Price Range		Detached			Attached		
		% change			% change		
		YTD Jul. 2026	YTD Jul. 2025		YTD Jul. 2026	YTD Jul. 2025	
Year-Over-Year	\$0 to \$299,999	190	161	18.01%	1,401	1,314	6.62%
	\$300,000 to \$499,999	3,764	3,470	8.47%	2,604	3,009	-13.46%
	\$500,000 to \$749,999	8,428	8,807	-4.30%	1,064	1,227	-13.28%
	\$750,000 to \$999,999	3,730	3,844	-2.97%	208	234	-11.11%
	\$1,000,000 to \$1,499,999	2,059	2,027	1.58%	109	86	26.74%
	\$1,500,000 to \$1,999,999	705	640	10.16%	32	30	6.67%
	\$2,000,000 and over	643	600	7.17%	21	20	5.00%
	TOTALS	19,519	19,549	-0.15%	5,439	5,920	-8.13%

Properties Sold for \$1 Million or More

	Jul. 2026	Jun. 2026	Jul. 2025	Month-Over-Month	Year-Over-Year
Residential (Detached + Attached)					
New Listings	737	834	703	-11.63%	4.84%
Pending	461	558	484	-17.38%	-4.75%
Closed	555	644	519	-13.82%	6.94%
Sales Volume	\$ 916,829,500	\$ 1,080,120,695	\$ 802,246,601	-15.12%	14.28%
Days in MLS - Average	39	40	41	-2.50%	-4.88%
Days in MLS - Median	17	16	22	6.25%	-22.73%
Close-Price-to-List-Price Ratio	98.21%	98.43%	97.65%	-0.22%	0.57%
PSF Total	\$ 380	\$ 387	\$ 364	-1.81%	4.40%
Detached					
New Listings	703	780	661	-9.87%	6.35%
Pending	443	525	457	-15.62%	-3.06%
Closed	526	621	503	-15.30%	4.57%
Sales Volume	\$ 871,314,601	\$ 1,045,948,695	\$ 780,396,101	-16.70%	11.65%
Days in MLS - Average	38	40	41	-5.00%	-7.32%
Days in MLS - Median	17	16	22	6.25%	-22.73%
Close-Price-to-List-Price Ratio	98.20%	98.47%	97.63%	-0.27%	0.58%
PSF Total	\$ 369	\$ 382	\$ 360	-3.40%	2.50%
Attached					
New Listings	34	54	42	-37.04%	-19.05%
Pending	18	33	27	-45.45%	-33.33%
Closed	29	23	16	26.09%	81.25%
Sales Volume	\$ 45,514,899	\$ 34,172,000	\$ 21,850,500	33.19%	108.30%
Days in MLS - Average	48	44	38	9.09%	26.32%
Days in MLS - Median	23	18	11	27.78%	109.09%
Close-Price-to-List-Price Ratio	98.26%	97.50%	98.05%	0.78%	0.21%
PSF Total	\$ 572	\$ 519	\$ 500	10.21%	14.40%

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	5,742	5,987	5,135	4,225	4,728	-4.09%	11.82%	35.91%	21.45%
Pending	3,595	3,440	3,238	2,870	3,355	4.51%	11.03%	25.26%	7.15%
Closed	3,569	3,403	3,209	2,874	3,831	4.88%	11.22%	24.18%	-6.84%
Sales Volume	\$ 5,826,895,201	\$ 5,520,361,459	\$ 5,169,521,741	\$ 4,693,757,977	\$ 6,096,609,273	5.55%	12.72%	24.14%	-4.42%
Days in MLS - Average	45	43	39	33	18	4.65%	15.38%	36.36%	150.00%
Days in MLS - Median	14	14	13	8	4	0.00%	7.69%	75.00%	250.00%
Close-Price-to-List-Price Ratio	98.46%	98.32%	98.55%	99.24%	105.33%	0.14%	-0.09%	-0.79%	-6.52%
PSF Total	\$ 381	\$ 380	\$ 381	\$ 386	\$ 397	0.26%	0.00%	-1.30%	-4.03%
Detached									
New Listings	5,412	5,663	4,803	3,919	4,401	-4.43%	12.68%	38.10%	22.97%
Pending	3,436	3,299	3,059	2,688	3,137	4.15%	12.32%	27.83%	9.53%
Closed	3,407	3,267	3,019	2,683	3,590	4.29%	12.85%	26.98%	-5.10%
Sales Volume	\$ 5,575,989,371	\$ 5,308,219,042	\$ 4,874,332,752	\$ 4,401,873,779	\$ 5,732,556,456	5.04%	14.39%	26.67%	-2.73%
Days in MLS - Average	45	43	39	32	16	4.65%	15.38%	40.63%	181.25%
Days in MLS - Median	14	14	12	8	4	0.00%	16.67%	75.00%	250.00%
Close-Price-to-List-Price Ratio	98.48%	98.34%	98.60%	99.33%	105.55%	0.14%	-0.12%	-0.86%	-6.70%
PSF Total	\$ 373	\$ 371	\$ 370	\$ 371	\$ 382	0.54%	0.81%	0.54%	-2.36%
Attached									
New Listings	330	324	332	306	327	1.85%	-0.60%	7.84%	0.92%
Pending	159	141	179	182	218	12.77%	-11.17%	-12.64%	-27.06%
Closed	162	136	190	191	241	19.12%	-14.74%	-15.18%	-32.78%
Sales Volume	\$ 250,905,830	\$ 212,142,417	\$ 295,188,989	\$ 291,884,198	\$ 364,052,817	18.27%	-15.00%	-14.04%	-31.08%
Days in MLS - Average	49	46	45	45	40	6.52%	8.89%	8.89%	22.50%
Days in MLS - Median	19	16	16	13	5	18.75%	18.75%	46.15%	280.00%
Close-Price-to-List-Price Ratio	97.94%	97.83%	97.79%	98.09%	102.02%	0.11%	0.15%	-0.15%	-4.00%
PSF Total	\$ 548	\$ 592	\$ 558	\$ 588	\$ 626	-7.43%	-1.79%	-6.80%	-12.46%

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

	Jul. 2026	Jun. 2026	Jul. 2025	Month-Over-Month	Year-Over-Year
Residential (Detached + Attached)					
New Listings	819	897	813	-8.70%	0.74%
Pending	523	609	583	-14.12%	-10.29%
Closed	590	680	612	-13.24%	-3.59%
Sales Volume	\$ 502,716,513	\$ 579,151,528	\$ 519,112,991	-13.20%	-3.16%
Days in MLS - Average	36	36	36	0.00%	0.00%
Days in MLS - Median	18	13	21	38.46%	-14.29%
Close-Price-to-List-Price Ratio	99.04%	99.24%	98.82%	-0.20%	0.22%
PSF Total	\$ 285	\$ 283	\$ 279	0.71%	2.15%
Detached					
New Listings	754	846	763	-10.87%	-1.18%
Pending	500	577	551	-13.34%	-9.26%
Closed	561	644	574	-12.89%	-2.26%
Sales Volume	\$ 477,817,058	\$ 548,810,128	\$ 486,705,191	-12.94%	-1.83%
Days in MLS - Average	35	35	35	0.00%	0.00%
Days in MLS - Median	17	13	21	30.77%	-19.05%
Close-Price-to-List-Price Ratio	99.12%	99.26%	98.86%	-0.14%	0.26%
PSF Total	\$ 280	\$ 277	\$ 269	1.08%	4.09%
Attached					
New Listings	65	51	50	27.45%	30.00%
Pending	23	32	32	-28.13%	-28.13%
Closed	29	36	38	-19.44%	-23.68%
Sales Volume	\$ 24,899,455	\$ 30,341,400	\$ 32,407,800	-17.94%	-23.17%
Days in MLS - Average	65	51	63	27.45%	3.17%
Days in MLS - Median	31	15	33	106.67%	-6.06%
Close-Price-to-List-Price Ratio	97.42%	98.84%	98.25%	-1.44%	-0.84%
PSF Total	\$ 388	\$ 403	\$ 430	-3.72%	-9.77%

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	6,109	6,671	5,906	5,100	6,509	-8.42%	3.44%	19.78%	-6.15%
Pending	4,188	4,249	4,207	4,000	4,878	-1.44%	-0.45%	4.70%	-14.15%
Closed	3,938	4,078	4,014	3,662	5,105	-3.43%	-1.89%	7.54%	-22.86%
Sales Volume	\$ 3,356,769,625	\$ 3,471,026,583	\$ 3,404,460,325	\$ 3,101,278,572	\$ 4,323,695,433	-3.29%	-1.40%	8.24%	-22.36%
Days in MLS - Average	41	39	34	31	13	5.13%	20.59%	32.26%	215.38%
Days in MLS - Median	14	16	11	10	4	-12.50%	27.27%	40.00%	250.00%
Close-Price-to-List-Price Ratio	99.23%	99.26%	99.67%	99.81%	104.55%	-0.03%	-0.44%	-0.58%	-5.09%
PSF Total	\$ 284	\$ 284	\$ 288	\$ 287	\$ 302	0.00%	-1.39%	-1.05%	-5.96%
Detached									
New Listings	5,662	6,192	5,421	4,686	6,046	-8.56%	4.45%	20.83%	-6.35%
Pending	3,968	4,019	3,922	3,716	4,524	-1.27%	1.17%	6.78%	-12.29%
Closed	3,730	3,844	3,740	3,381	4,670	-2.97%	-0.27%	10.32%	-20.13%
Sales Volume	\$ 3,181,689,971	\$ 3,272,923,165	\$ 3,173,761,886	\$ 2,865,693,745	\$ 3,957,091,557	-2.79%	0.25%	11.03%	-19.60%
Days in MLS - Average	41	38	34	31	12	7.89%	20.59%	32.26%	241.67%
Days in MLS - Median	14	15	11	10	4	-6.67%	27.27%	40.00%	250.00%
Close-Price-to-List-Price Ratio	99.29%	99.30%	99.69%	99.82%	104.67%	-0.01%	-0.40%	-0.53%	-5.14%
PSF Total	\$ 277	\$ 275	\$ 277	\$ 275	\$ 287	0.73%	0.00%	0.73%	-3.48%
Attached									
New Listings	447	479	485	414	463	-6.68%	-7.84%	7.97%	-3.46%
Pending	220	230	285	284	354	-4.35%	-22.81%	-22.54%	-37.85%
Closed	208	234	274	281	435	-11.11%	-24.09%	-25.98%	-52.18%
Sales Volume	\$ 175,079,654	\$ 198,103,418	\$ 230,698,439	\$ 235,584,827	\$ 366,603,876	-11.62%	-24.11%	-25.68%	-52.24%
Days in MLS - Average	56	57	42	31	22	-1.75%	33.33%	80.65%	154.55%
Days in MLS - Median	26	26	11	9	5	0.00%	136.36%	188.89%	420.00%
Close-Price-to-List-Price Ratio	98.07%	98.56%	99.43%	99.71%	103.20%	-0.50%	-1.37%	-1.64%	-4.97%
PSF Total	\$ 401	\$ 429	\$ 444	\$ 439	\$ 463	-6.53%	-9.68%	-8.66%	-13.39%

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

	Jul. 2026	Jun. 2026	Jul. 2025	Month-Over-Month	Year-Over-Year
Residential (Detached + Attached)					
New Listings	2,061	2,150	1,966	-4.14%	4.83%
Pending	1,325	1,340	1,349	-1.12%	-1.78%
Closed	1,360	1,566	1,482	-13.15%	-8.23%
Sales Volume	\$ 830,976,056	\$ 959,706,776	\$ 900,537,011	-13.41%	-7.72%
Days in MLS - Average	36	35	38	2.86%	-5.26%
Days in MLS - Median	19	17	24	11.76%	-20.83%
Close-Price-to-List-Price Ratio	99.31%	99.37%	99.15%	-0.06%	0.16%
PSF Total	\$ 273	\$ 272	\$ 277	0.37%	-1.44%
Detached					
New Listings	1,776	1,860	1,693	-4.52%	4.90%
Pending	1,201	1,197	1,201	0.33%	0.00%
Closed	1,223	1,392	1,307	-12.14%	-6.43%
Sales Volume	\$ 750,424,113	\$ 856,403,002	\$ 797,860,450	-12.37%	-5.95%
Days in MLS - Average	33	34	37	-2.94%	-10.81%
Days in MLS - Median	18	15	23	20.00%	-21.74%
Close-Price-to-List-Price Ratio	99.42%	99.49%	99.21%	-0.07%	0.21%
PSF Total	\$ 267	\$ 265	\$ 271	0.75%	-1.48%
Attached					
New Listings	285	290	273	-1.72%	4.40%
Pending	124	143	148	-13.29%	-16.22%
Closed	137	174	175	-21.26%	-21.71%
Sales Volume	\$ 80,551,943	\$ 103,303,774	\$ 102,676,561	-22.02%	-21.55%
Days in MLS - Average	60	45	48	33.33%	25.00%
Days in MLS - Median	38	35	36	8.57%	5.56%
Close-Price-to-List-Price Ratio	98.41%	98.43%	98.75%	-0.02%	-0.34%
PSF Total	\$ 328	\$ 323	\$ 324	1.55%	1.23%

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	14,192	15,144	13,993	12,452	17,065	-6.29%	1.42%	13.97%	-16.84%
Pending	9,781	10,107	10,423	10,806	13,214	-3.23%	-6.16%	-9.49%	-25.98%
Closed	9,492	10,034	10,352	10,625	13,777	-5.40%	-8.31%	-10.66%	-31.10%
Sales Volume	\$ 5,789,692,353	\$ 6,116,902,384	\$ 6,284,945,032	\$ 6,455,742,584	\$ 8,410,481,841	-5.35%	-7.88%	-10.32%	-31.16%
Days in MLS - Average	41	40	33	33	11	2.50%	24.24%	24.24%	272.73%
Days in MLS - Median	17	19	13	11	4	-10.53%	30.77%	54.55%	325.00%
Close-Price-to-List-Price Ratio	99.44%	99.49%	99.82%	100.01%	104.28%	-0.05%	-0.38%	-0.57%	-4.64%
PSF Total	\$ 273	\$ 278	\$ 281	\$ 276	\$ 298	-1.80%	-2.85%	-1.09%	-8.39%
Detached									
New Listings	12,120	12,807	11,717	10,637	14,865	-5.36%	3.44%	13.94%	-18.47%
Pending	8,681	8,864	9,016	9,372	11,445	-2.06%	-3.72%	-7.37%	-24.15%
Closed	8,428	8,807	8,972	9,249	11,776	-4.30%	-6.06%	-8.88%	-28.43%
Sales Volume	\$ 5,159,860,667	\$ 5,394,467,900	\$ 5,481,005,120	\$ 5,641,296,997	\$ 7,230,282,897	-4.35%	-5.86%	-8.53%	-28.64%
Days in MLS - Average	40	39	32	33	11	2.56%	25.00%	21.21%	263.64%
Days in MLS - Median	16	18	12	10	4	-11.11%	33.33%	60.00%	300.00%
Close-Price-to-List-Price Ratio	99.53%	99.56%	99.88%	100.05%	104.34%	-0.03%	-0.35%	-0.52%	-4.61%
PSF Total	\$ 265	\$ 270	\$ 272	\$ 265	\$ 285	-1.85%	-2.57%	0.00%	-7.02%
Attached									
New Listings	2,072	2,337	2,276	1,815	2,200	-11.34%	-8.96%	14.16%	-5.82%
Pending	1,100	1,243	1,407	1,434	1,769	-11.50%	-21.82%	-23.29%	-37.82%
Closed	1,064	1,227	1,380	1,376	2,001	-13.28%	-22.90%	-22.67%	-46.83%
Sales Volume	\$ 629,831,686	\$ 722,434,484	\$ 803,939,912	\$ 814,445,587	\$ 1,180,198,944	-12.82%	-21.66%	-22.67%	-46.63%
Days in MLS - Average	54	46	41	35	14	17.39%	31.71%	54.29%	285.71%
Days in MLS - Median	32	27	17	13	4	18.52%	88.24%	146.15%	700.00%
Close-Price-to-List-Price Ratio	98.69%	98.97%	99.44%	99.75%	103.92%	-0.28%	-0.75%	-1.06%	-5.03%
PSF Total	\$ 332	\$ 337	\$ 343	\$ 355	\$ 371	-1.48%	-3.21%	-6.48%	-10.51%



JULY 2026

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



Median Close Price

\$605,000

↓ 1.54%



Closed Homes

3,667 SALES

↓ 11.81%



Sales Volume

\$2.68 BILLION

↓ 13.44%



Months of Inventory

3.58 MONTHS

↑ 10.15%



Median Days in MLS

21 DAYS

↑ 16.67%

Active Listings

13,115 ↑ 2.91%

New Listings

5,447 ↓ 5.32%

Pending Sales

3,478 ↓ 5.21%

Glossary

Active Listings: The number of properties available for sale at the end of a reported period. The availability of homes for sale has a big impact on supply and demand dynamics and home prices.

Attached Home: A structure that shares a common wall or walls with another unit. Examples include townhomes, condominiums, row houses, apartment buildings and high-rise residential towers.

Average Close Price: A sum of all home sales prices divided by the total number of sales. Not considered the most accurate gauge since data from the high-end can easily skew the results.

Closed Listings: A measure of home sales that sold and closed during the reported period.

Detached Home (also called a single-family home): A single-family home that sits on its own lot and does not share any walls with another home or building. Basically, this is another term for your traditional stand-alone house or single-family home.

Median Close Price: A measure of home values in a market area where 50 percent of activity was higher and 50 percent was lower than this price point. This method is preferred because it's more insulated from outlying activity occurring at either tail end of the market.

Months of Inventory (MOI): A measure of how balanced the market is between buyers and sellers. It is expressed as the number of months it would hypothetically take to sell through all the available homes for sale currently, given current levels of home sales. A balanced market ranges from four to six months of supply. A buyer's market has a higher number and a seller's market has a lower number.

New Listings: The number of properties which became available

during the reported period.

Pending: The number of listings that were changed status from "active" to "pending" at the end of the reported period. Pending listings are counted at the end of the reported period. Each listing can only be counted one time. If a listing goes to pending, out of pending, then back to pending all in one reported period, the listing would only be counted once. This is the most real-time measure possible for homebuyer activity, as it measures signed contracts on sales rather than the actual closed sale. As such, it is called a "leading indicator" of buyer demand.

REcolorado: Colorado's largest Multiple Listing Service (MLS) and the source data for the DMAR Market Trends Report.

RentalBeast: Rental Beast is the National Association of Realtors®' exclusive recommended software provider in the rental space. With a cutting-edge platform designed to empower real estate professionals, and the nation's most comprehensive database of more than 10 million rental properties, Rental Beast provides Realtors® with rental-centric tools simplifying every aspect of the rental process and is the source of rental data for the DMAR Market Trends Report.

Residential: Represents the overall housing market, which includes activity of detached single-family homes as well as attached homes.

The **A** to **Z** of Real Estate

[Click Here for Full Glossary >>](#)