

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:

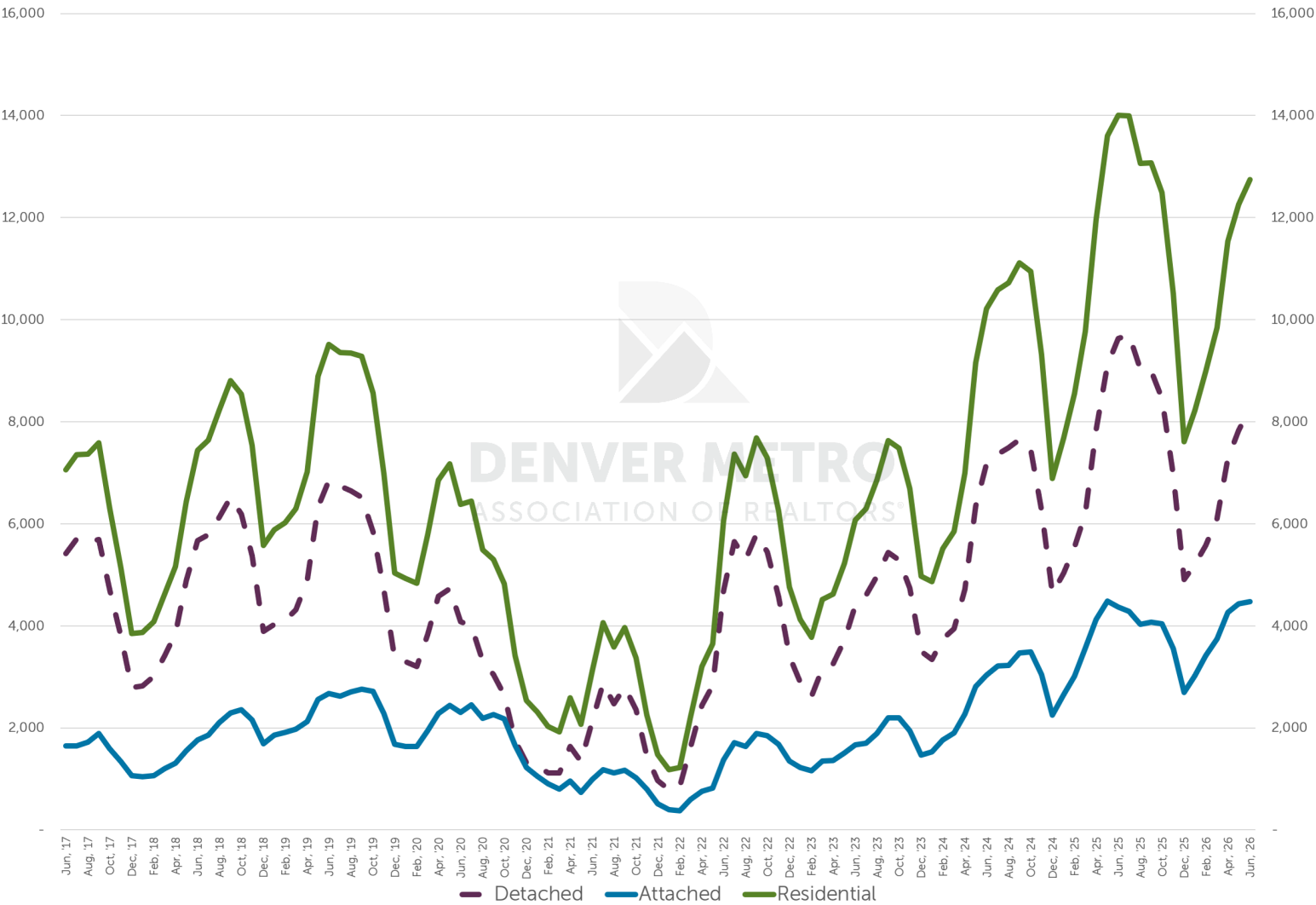
- The average number of active listings in June is 15,098, based on historical data from 1985 to 2025.
- The record-high number of active listings for June was 31,900 in 2006, while the record-low was 3,122 in 2021.
- The historical average increase in active listings from May to June is 12.27 percent.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

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%

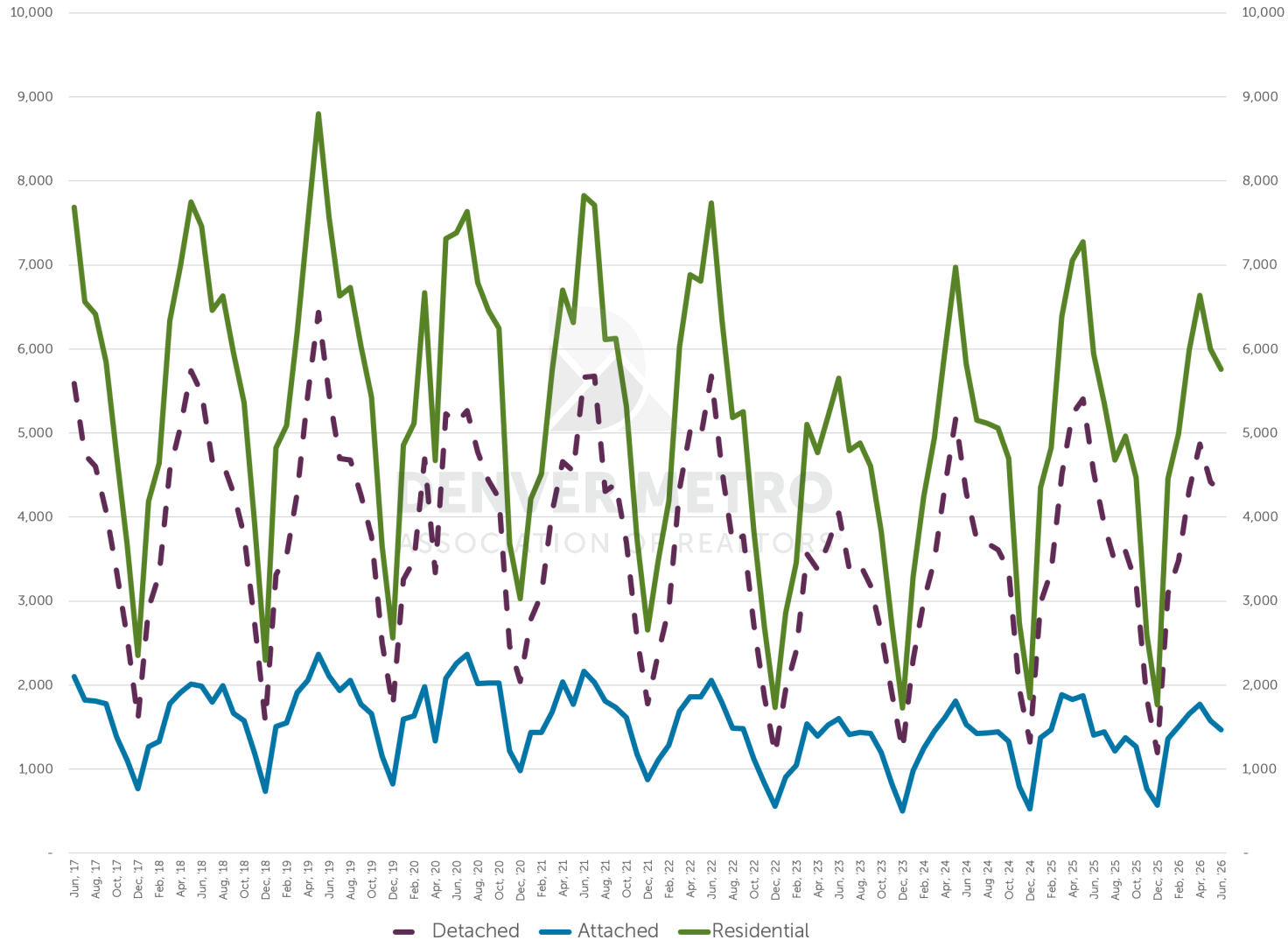
Active Listings at Month's End

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



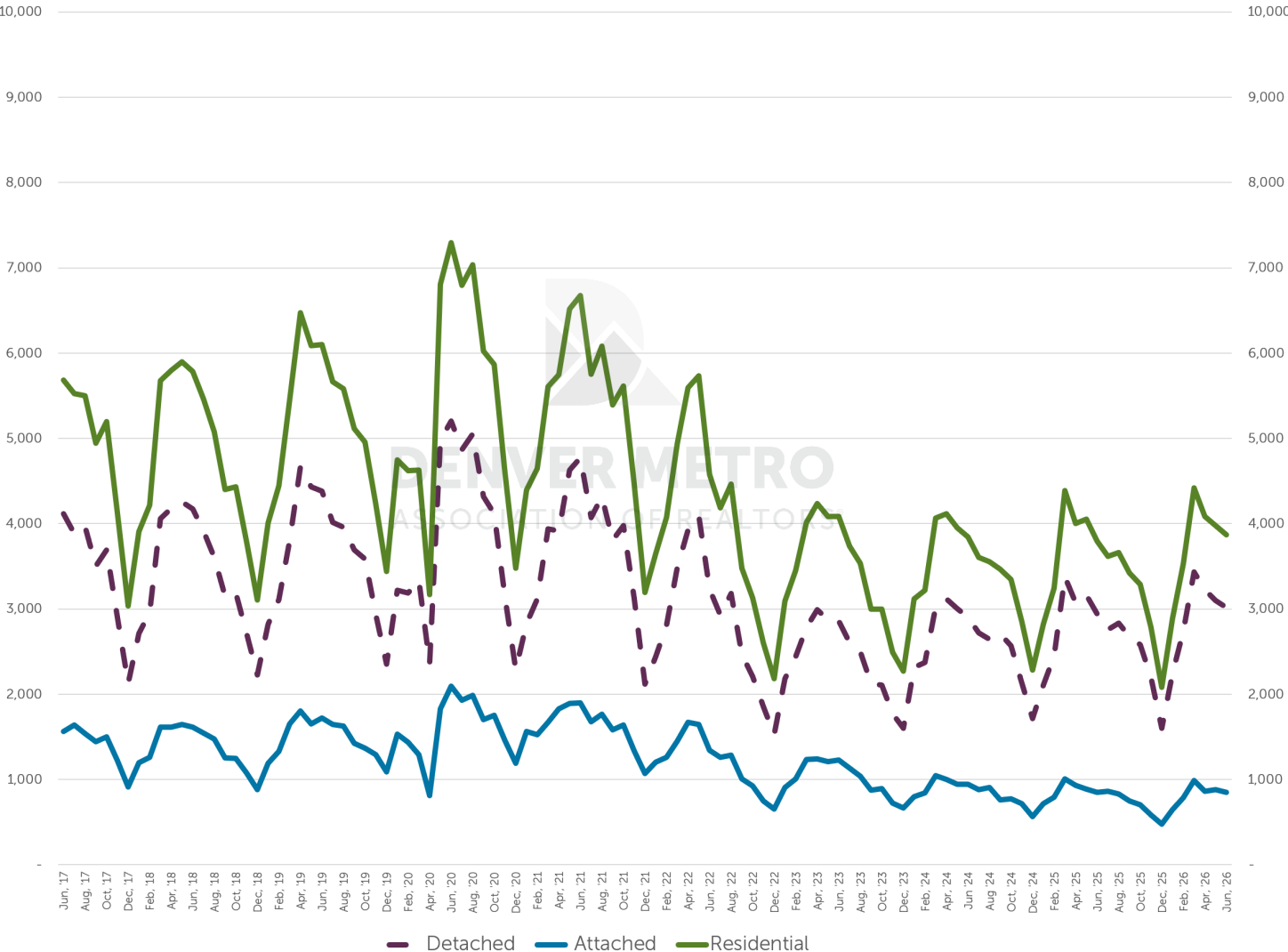
New Listings

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Pending Sales

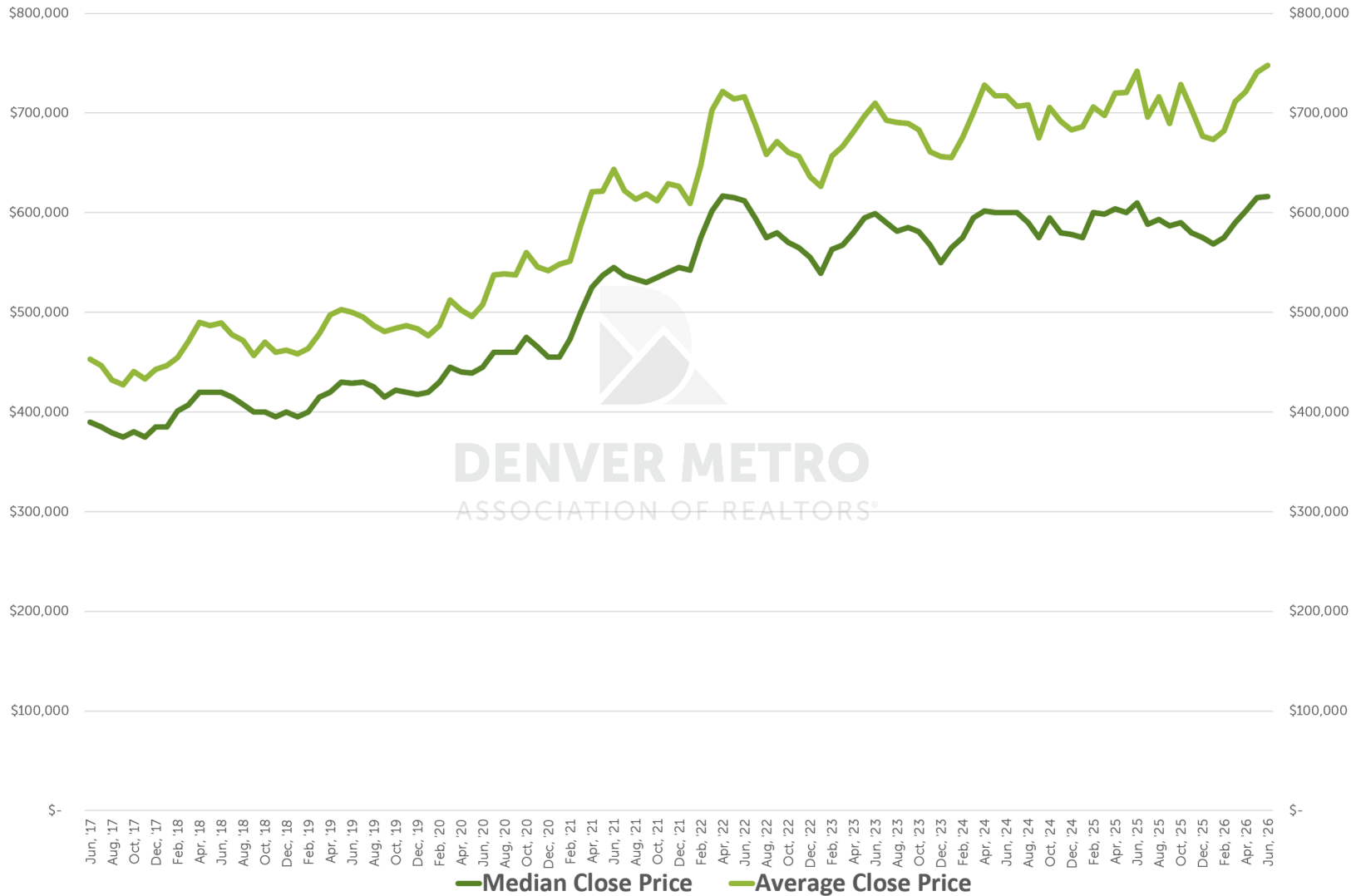
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Residential Median + Average Close Price

10-year view

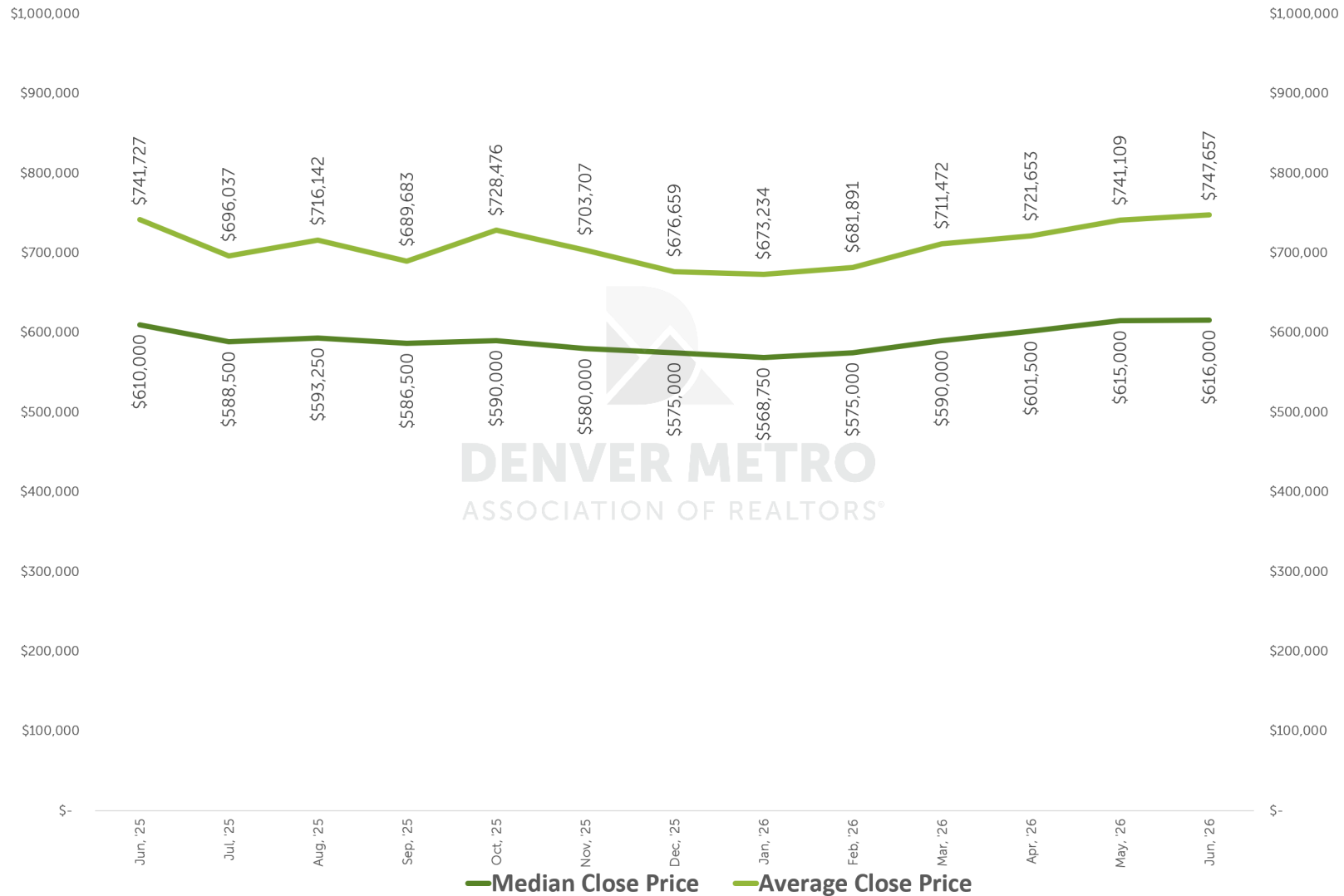
DMAR Market Trends | June 2026
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Residential Median + Average Close Price

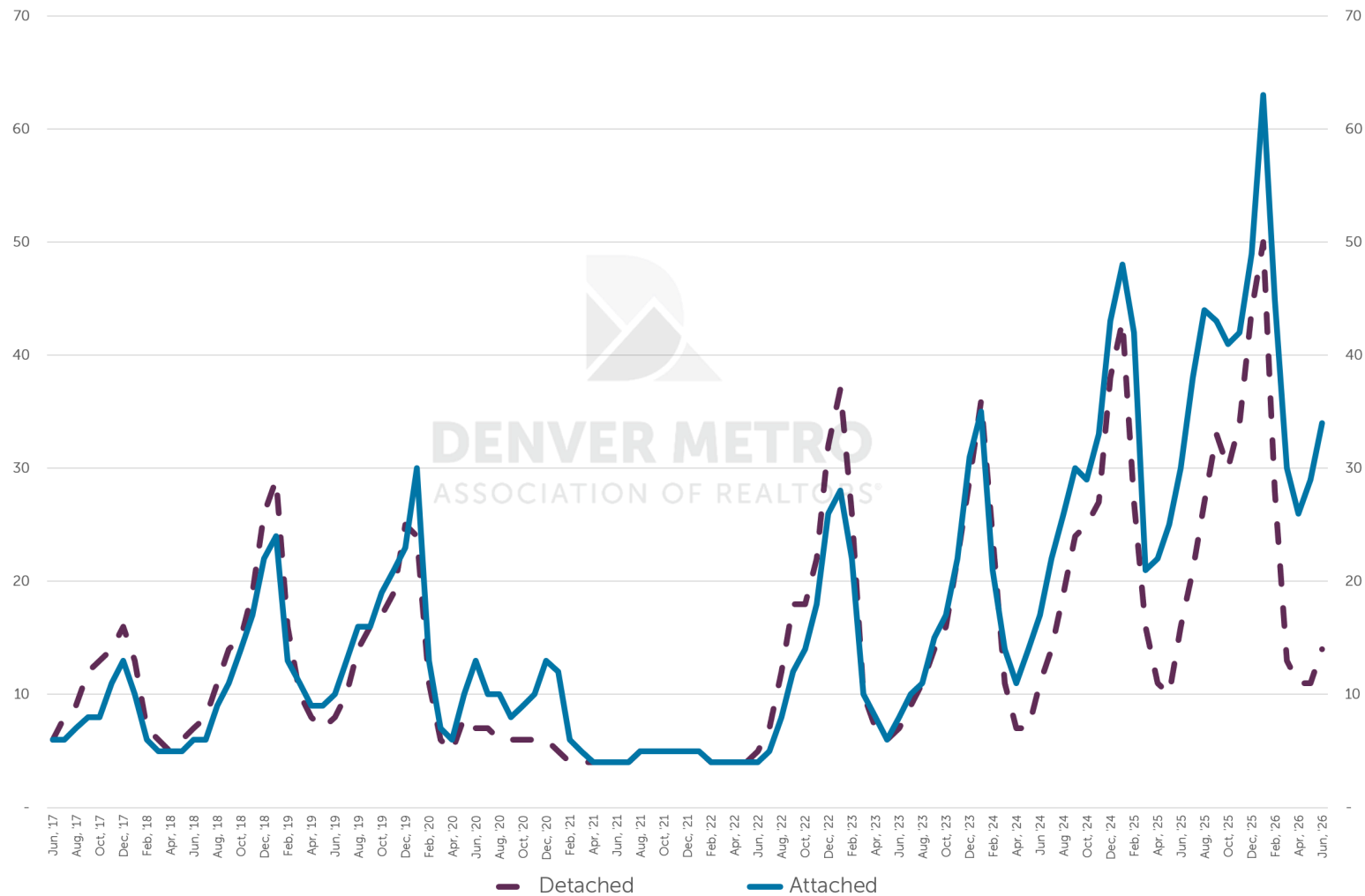
1-year snapshot

DMAR Market Trends | June 2026
Denver Metro Association of Realtors®
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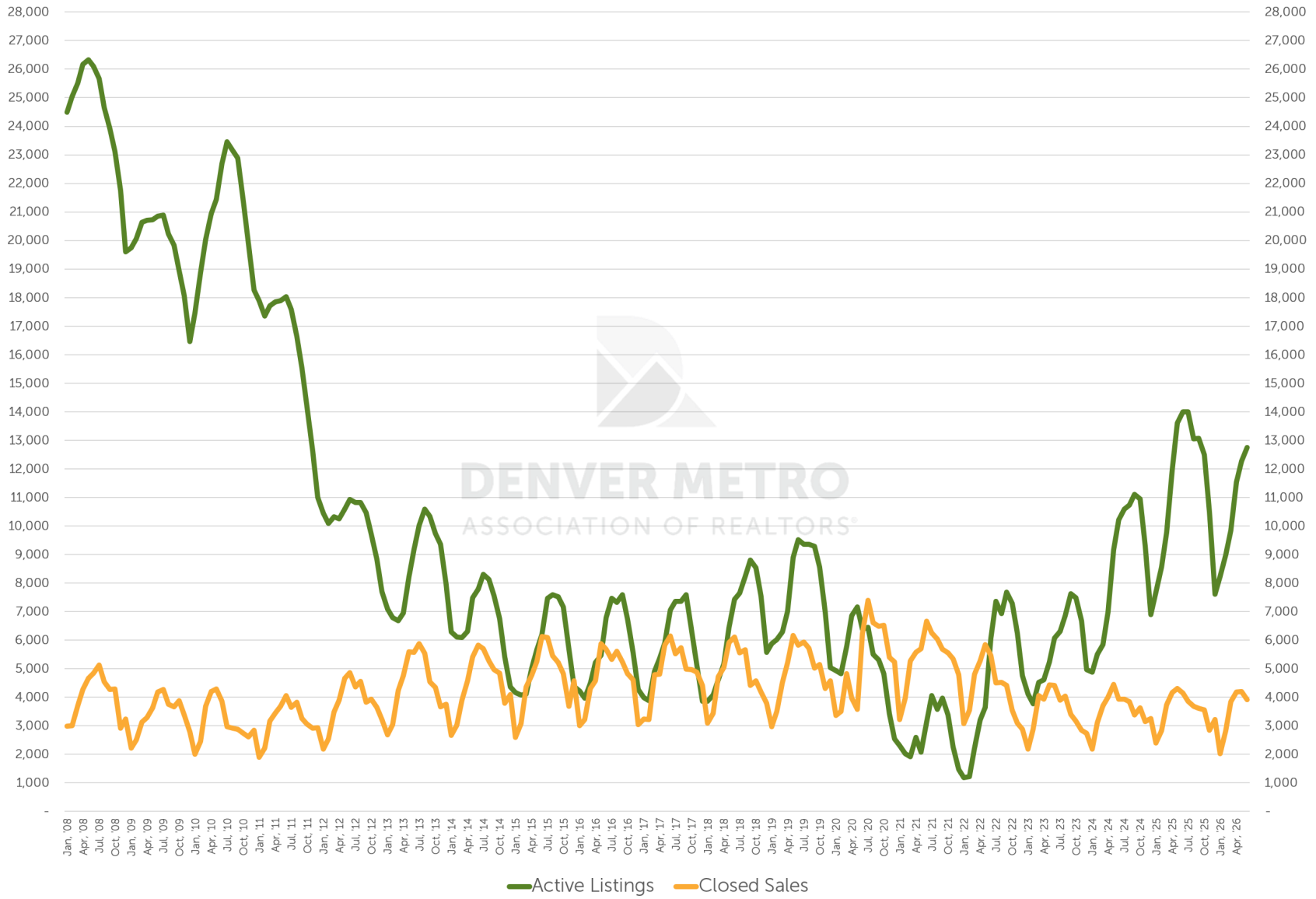
Median Days in MLS

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



Residential Active Listings + Closed Sales at Month's End

DMAR Market Trends | June 2026
Denver Metro Association of Realtors®
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%

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%

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%

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 >>](#)