

Market Overview

	May. 2026	Apr. 2026	May. 2025	Month-Over-Month	Year-Over-Year
Residential (Detached + Attached)					
Active Listings at Month's End	12,259	11,539	13,599	6.24%	-9.85%
New Listings	6,006	6,636	7,277	-9.49%	-17.47%
Pending	4,134	4,086	4,050	1.17%	2.07%
Closed	4,004	4,185	4,304	-4.32%	-6.97%
Close Price - Average	\$ 744,388	\$ 721,653	\$ 720,626	3.15%	3.30%
Close Price - Median	\$ 615,000	\$ 601,500	\$ 600,000	2.24%	2.50%
Sales Volume	\$ 2,980,530,337	\$ 3,020,119,704	\$ 3,101,572,212	-1.31%	-3.90%
Days in MLS - Average	38	40	33	-5.00%	15.15%
Days in MLS - Median	14	14	13	0.00%	7.69%
Close-Price-to-List-Price Ratio	99.30%	99.47%	99.32%	-0.17%	-0.02%
Detached					
Active Listings at Month's End	7,829	7,278	9,111	7.57%	-14.07%
New Listings	4,429	4,865	5,402	-8.96%	-18.01%
Pending	3,228	3,222	3,163	0.19%	2.06%
Closed	3,166	3,232	3,284	-2.04%	-3.59%
Close Price - Average	\$ 821,059	\$ 808,511	\$ 808,354	1.55%	1.57%
Close Price - Median	\$ 675,000	\$ 665,000	\$ 665,000	1.50%	1.50%
Sales Volume	\$ 2,599,474,311	\$ 2,613,108,470	\$ 2,654,633,855	-0.52%	-2.08%
Days in MLS - Average	34	36	30	-5.56%	13.33%
Days in MLS - Median	11	11	10	0.00%	10.00%
Close-Price-to-List-Price Ratio	99.49%	99.58%	99.46%	-0.09%	0.03%
Attached					
Active Listings at Month's End	4,430	4,261	4,488	3.97%	-1.29%
New Listings	1,577	1,771	1,875	-10.95%	-15.89%
Pending	906	864	887	4.86%	2.14%
Closed	838	953	1,020	-12.07%	-17.84%
Close Price - Average	\$ 454,721	\$ 427,084	\$ 438,175	6.47%	3.78%
Close Price - Median	\$ 395,000	\$ 385,000	\$ 405,000	2.60%	-2.47%
Sales Volume	\$ 381,056,026	\$ 407,011,234	\$ 446,938,357	-6.38%	-14.74%
Days in MLS - Average	53	52	44	1.92%	20.45%
Days in MLS - Median	29	26	25	11.54%	16.00%
Close-Price-to-List-Price Ratio	98.57%	99.09%	98.84%	-0.52%	-0.27%

Market Highlights

Realtor® Insights:

- Sellers are finding it difficult to accept concessions and buyers' inspection requests, but without these incentives, buyers often move on to properties that are better prepared for today's market.
- "Coming Soon" listings continue to gain popularity and can be especially effective around holiday weekends such as Memorial Day, Fourth of July and Labor Day. With buyer activity often slowing during these periods, a strategic "Coming Soon" campaign can build anticipation, increase exposure and create stronger momentum when a property officially hits the market.
- Listings with solar leases attached may face additional challenges attracting buyers who are already stretched financially. Sellers with an outstanding solar lease balance should consider paying it off before listing or at closing using sale proceeds.
- Showing feedback has become increasingly scarce across the Denver Metro area. Providing a simple indication of interest carries no legal liability for buyers, and timely communication remains an important part of a professional transaction. This growing issue warrants industry attention.
- Many sellers are hesitant to accept data that challenges expectations for a quick sale at a premium price. Understanding the difference between property tax assessments and fair market value is critical to setting expectations and pricing a home appropriately.

Local News:

- Denver City Council approved updates to the city's prevailing wage ordinance requiring developers of taxpayer-funded affordable housing projects to pay regional prevailing wages, even on projects built on private land. Supporters say the policy helps workers afford to live in the communities they build, while critics warn it could impact affordable housing production.
- Denver has overtaken Tampa as the U.S. housing market with the fastest-declining home values, according to the latest S&P CoreLogic Case-Shiller Index. Denver prices fell 2.2 percent year-over-year in February, signaling continued market softening that is expanding beyond the Florida Sunbelt into other major metro areas.
- Denver's seasonal watering restrictions took effect in March, limiting homeowners to watering two days a week and prohibiting midday sprinkler use. In May, the city launched a public reporting portal that generated more than 800 violation reports in less than four weeks, highlighting increased enforcement efforts amid ongoing water conservation concerns.
- The Colorado Economic Development Commission approved a \$5 million grant to support infrastructure upgrades around Broncos' proposed Burnham Yard development, a project expected to spur significant redevelopment and economic activity in the area.
- Three Colorado quantum companies received a combined \$300 million in federal funding, reinforcing the state's growing position as a national hub for advanced technology and innovation.

- Foreclosure-related conversations on the Colorado Housing Connects hotline have increased nearly 50 percent since last year, indicating that homeowners who purchased at the peak of the market are experiencing financial strain and seeking assistance.
- Colorado's unemployment rate remained unchanged at 3.9 percent, while the labor force participation rate held at 66.1 percent, well above the national average of 61.8 percent. A strong labor market continues to support housing demand and reinforces Colorado's appeal to both workers and employers.

National News:

- Zillow filed an antitrust lawsuit against Compass and Chicago-area MLS MRED, alleging they conspired to restrict Zillow's access to listings and harm consumers. The lawsuit specifically challenges Compass' private and pre-marketed listing strategy, along with its partnership with MRED for listing distribution. The case highlights the ongoing industry debate over private listings and could significantly impact how homes are marketed and shared across real estate platforms nationwide.
- Fix-and-flip investors are buying homes more conservatively as the market moves through the second half of the year. Seasonal slowing heading into Q3 and Q4, combined with elevated interest rates, is prompting investors to underwrite deals more cautiously and account for the possibility of lower prices compared to peak summer values.
- An analysis of 40 markets by Homes.com suggests the anticipated "silver tsunami" of Baby Boomer home sales is unlikely to affect every market equally. Faster-growing cities like Denver and Austin are more likely to absorb the inventory surge, while slower-growth Rust Belt markets may face oversupply. Meanwhile, the nation's most unaffordable housing markets are unlikely to see enough inventory relief to meaningfully impact home prices.

Mortgage News:

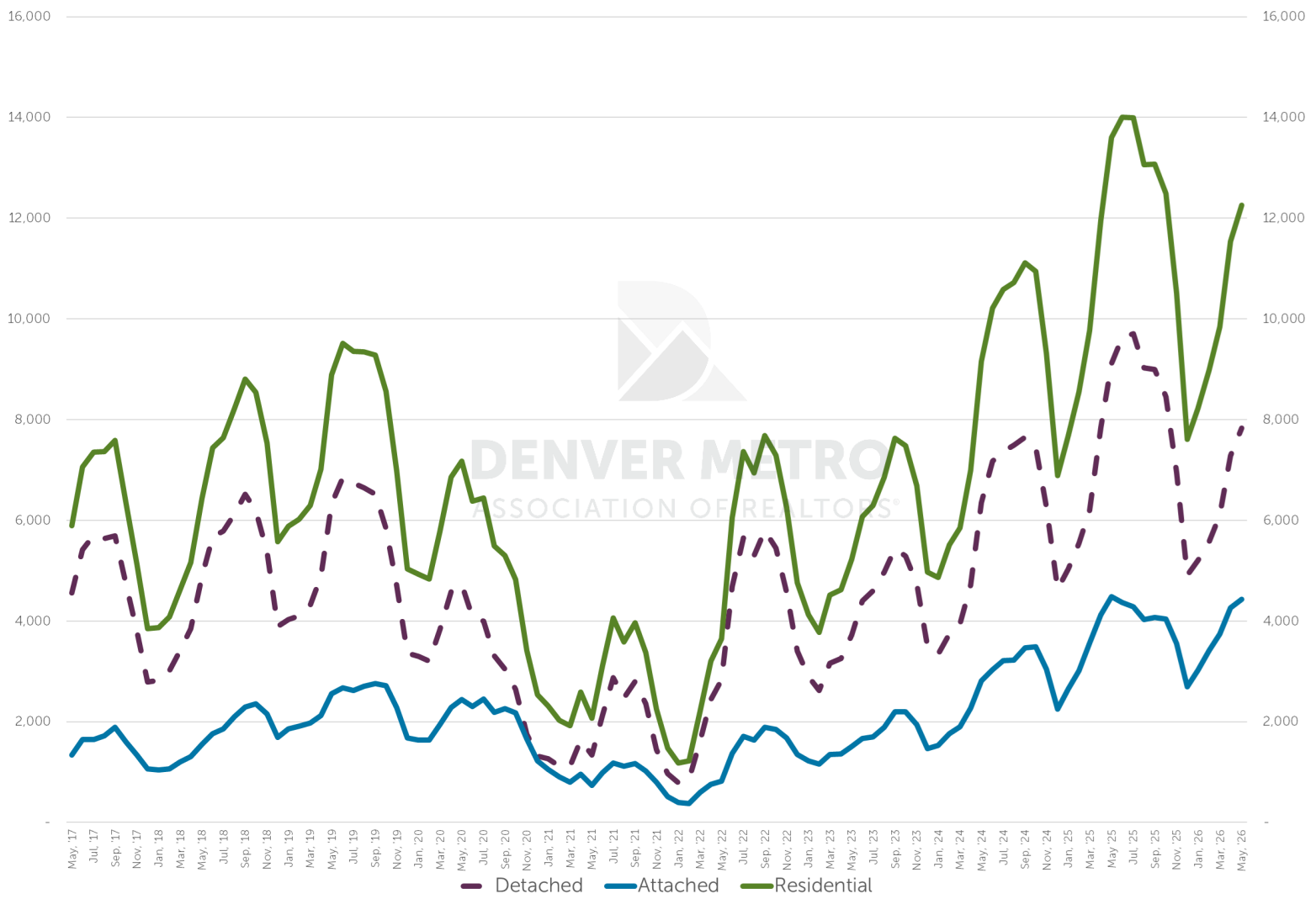
- Thirty-year mortgage rates are hovering around the mid-six percent range, significantly below the peaks of 2023 but still well above what many homeowners are accustomed to. Rate volatility continues to influence buyer behavior and seller decisions.
- Inflation remains elevated enough that the market is watching the Federal Reserve closely. Most analysts expect rates to remain higher than pre-pandemic norms, making financing costs a central issue for housing throughout 2026.

Quick Stats:

- The average number of active listings in May is 14,488, based on historical data from 1985 to 2025.
- The record-high number of active listings for May was 30,457 in 2006, while the record-low was 2,075 in 2021.
- Historically, active listings increased an average of 9.38 percent from April to May. This year's increase of 6.24 percent was below the historical average, suggesting inventory growth was more moderate than typically observed during the spring market.

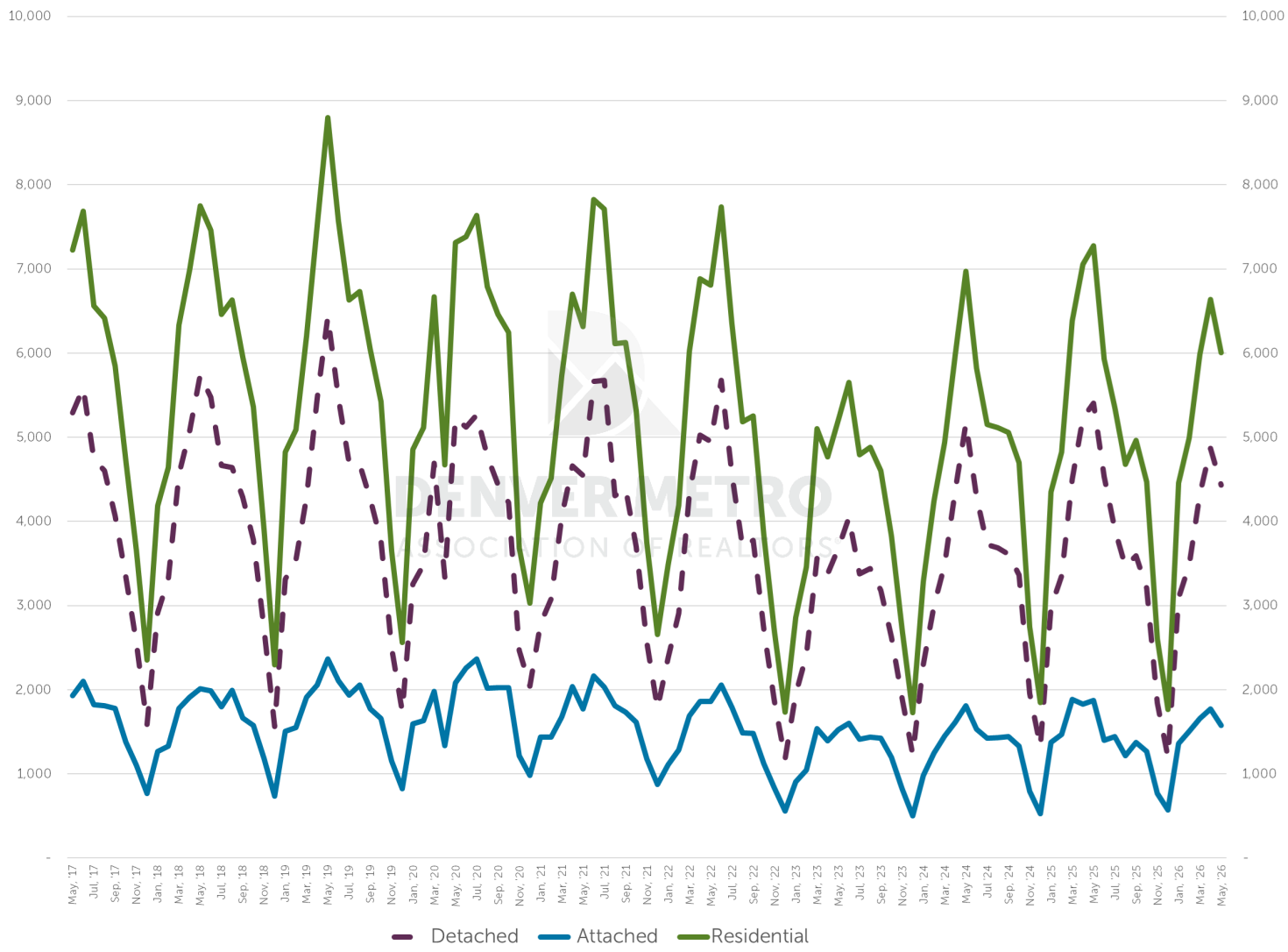
Active Listings at Month's End

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



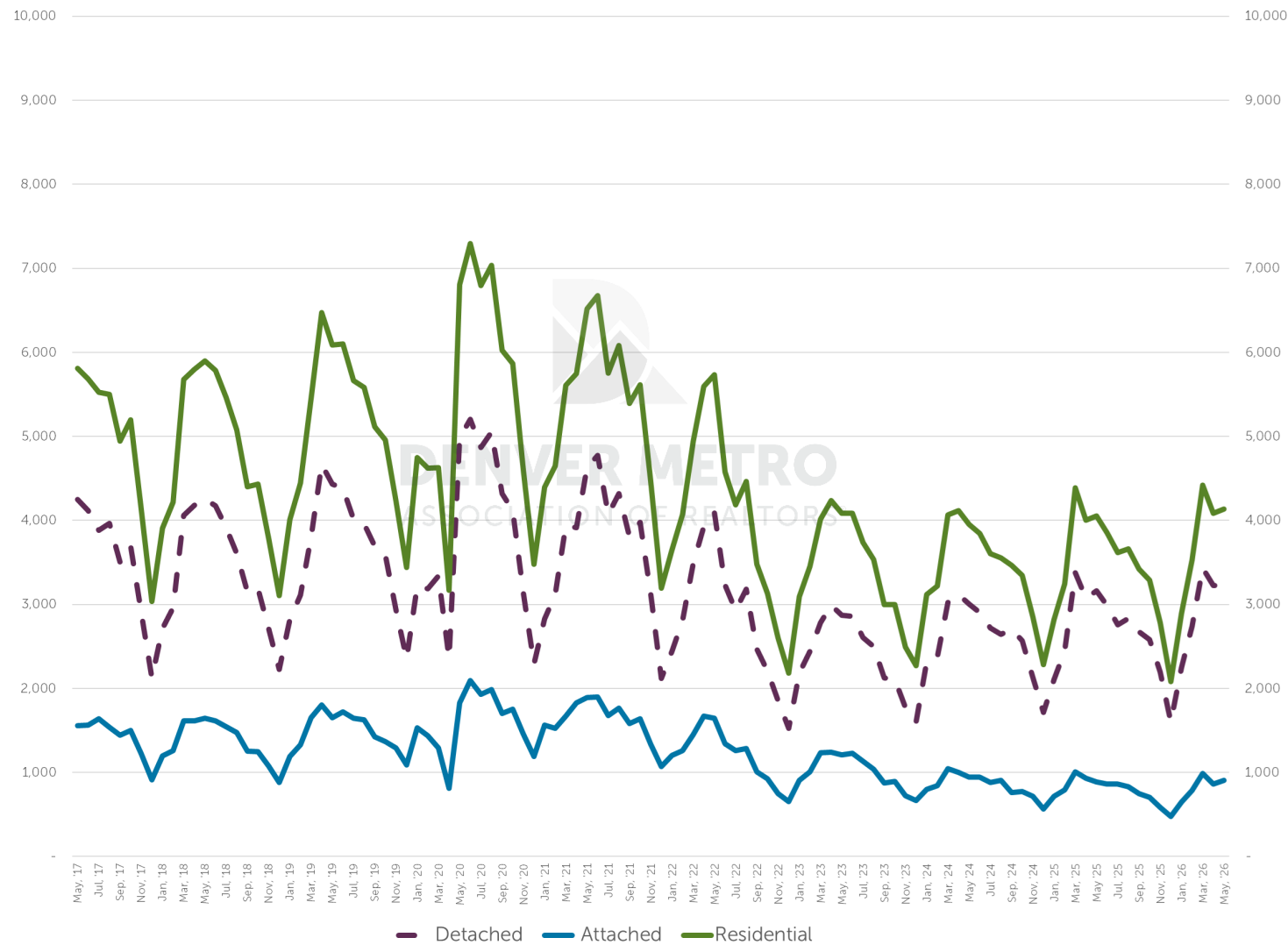
New Listings

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



Pending Sales

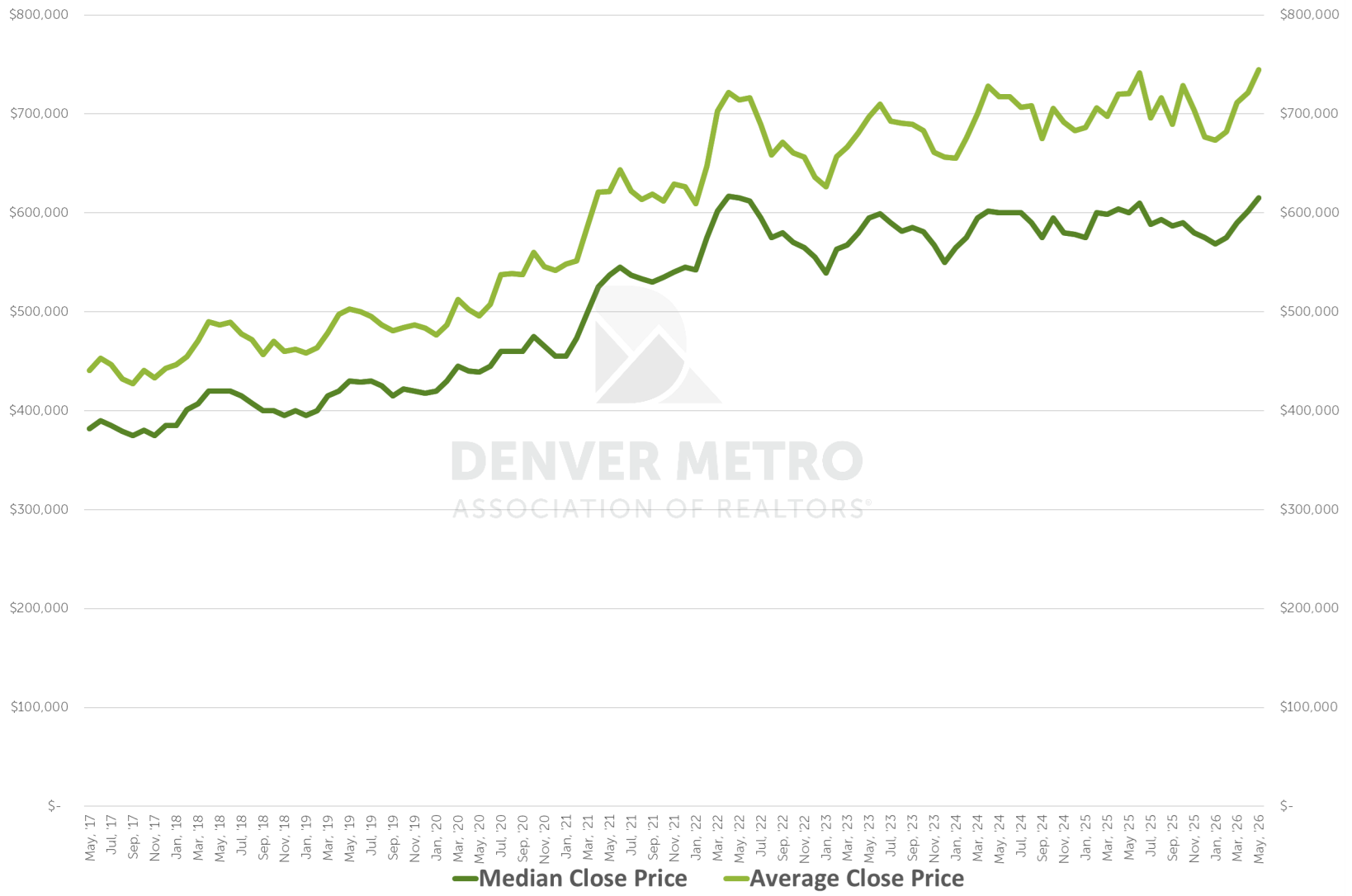
DMAR Market Trends | May 2026
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Source of MLS Data: REcolorado.com



Residential Median + Average Close Price

10-year view

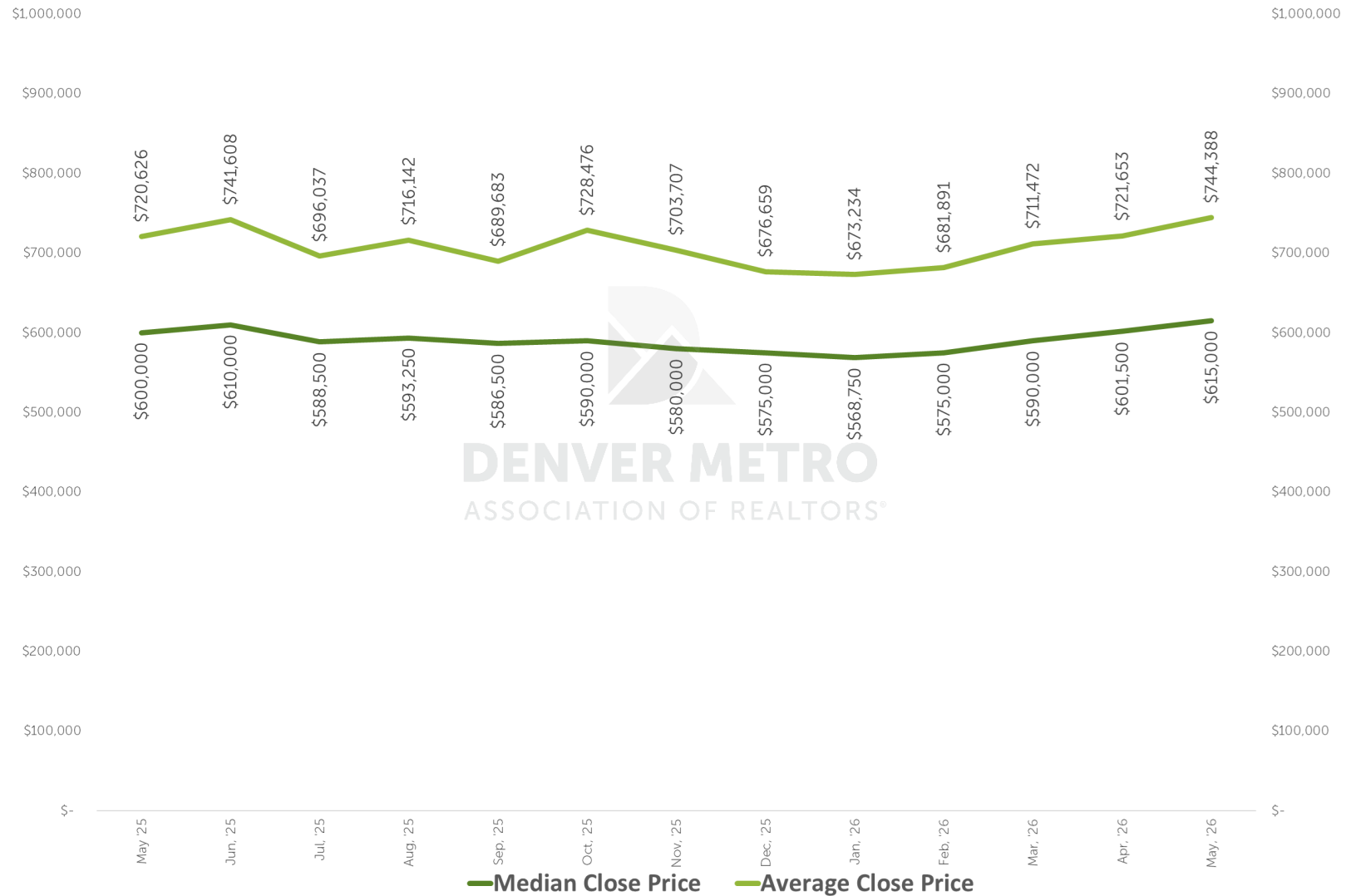
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Denver Metro Association of Realtors®
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Residential Median + Average Close Price

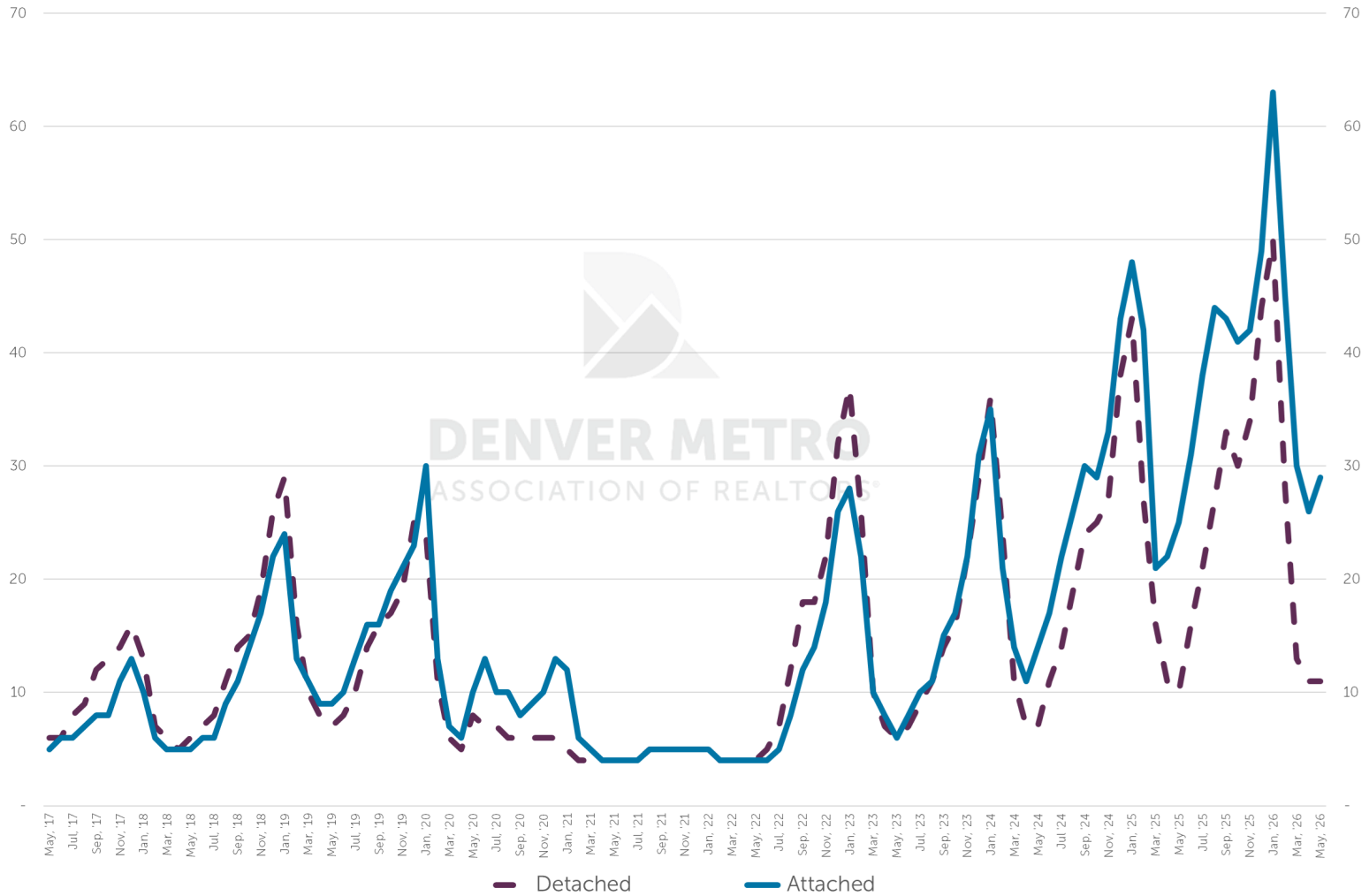
1-year snapshot

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



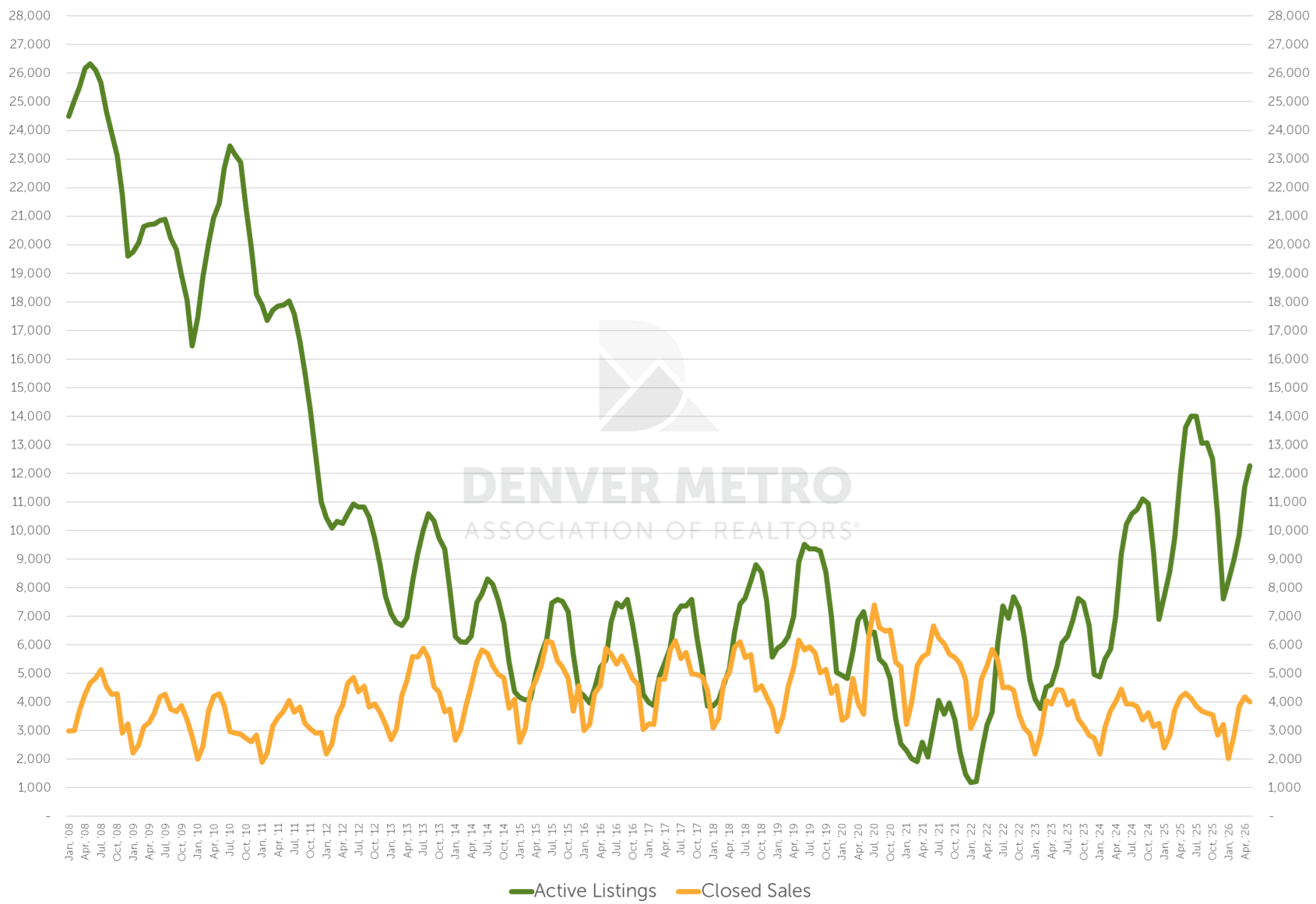
Median Days in MLS

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



Residential Active Listings + Closed Sales at Month's End

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



May 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	12,259	13,599	9,159	5,228	3,652	-9.85%	33.85%	134.49%	235.68%
New Listings	28,077	29,888	25,420	21,391	27,415	-6.06%	10.45%	31.26%	2.41%
Closed	16,904	17,422	17,492	17,495	22,565	-2.97%	-3.36%	-3.38%	-25.09%
Close Price - Average	\$ 712,405	\$ 708,711	\$ 700,744	\$ 670,780	\$ 689,087	0.52%	1.66%	6.21%	3.38%
Close Price - Median	\$ 595,000	\$ 599,000	\$ 590,000	\$ 574,500	\$ 598,900	-0.67%	0.85%	3.57%	-0.65%
Sales Volume	\$ 12,042,495,547	\$ 12,347,168,330	\$ 12,257,416,182	\$ 11,735,301,821	\$ 15,549,241,909	-2.47%	-1.75%	2.62%	-22.55%
Days in MLS - Average	49	44	36	34	12	11.36%	36.11%	44.12%	308.33%
Days in MLS - Median	19	19	13	10	4	0.00%	46.15%	90.00%	375.00%
Close-Price-to-List-Price Ratio	99.05%	99.15%	99.50%	99.70%	105.36%	-0.10%	-0.45%	-0.65%	-5.99%
Detached									
Active Listings at Month's End	7,829	9,111	6,352	3,720	2,828	-14.07%	23.25%	110.46%	176.84%
New Listings	20,203	21,464	18,316	15,730	20,324	-5.87%	10.30%	28.44%	-0.60%
Closed	13,182	13,271	13,142	12,844	16,185	-0.67%	0.30%	2.63%	-18.55%
Close Price - Average	\$ 789,053	\$ 791,823	\$ 780,975	\$ 750,491	\$ 780,335	-0.35%	1.03%	5.14%	1.12%
Close Price - Median	\$ 650,000	\$ 655,000	\$ 646,225	\$ 625,000	\$ 653,500	-0.76%	0.58%	4.00%	-0.54%
Sales Volume	\$ 10,401,303,173	\$ 10,508,282,702	\$ 10,263,573,118	\$ 9,639,304,763	\$ 12,629,720,536	-1.02%	1.34%	7.91%	-17.64%
Days in MLS - Average	45	42	36	36	11	7.14%	25.00%	25.00%	309.09%
Days in MLS - Median	16	16	12	11	4	0.00%	33.33%	45.45%	300.00%
Close-Price-to-List-Price Ratio	99.20%	99.28%	99.60%	99.70%	105.59%	-0.08%	-0.40%	-0.50%	-6.05%
Attached									
Active Listings at Month's End	4,430	4,488	2,807	1,508	824	-1.29%	57.82%	193.77%	437.62%
New Listings	7,874	8,424	7,104	5,661	7,091	-6.53%	10.84%	39.09%	11.04%
Closed	3,722	4,151	4,350	4,651	6,380	-10.33%	-14.44%	-19.97%	-41.66%
Close Price - Average	\$ 440,944	\$ 442,998	\$ 458,355	\$ 450,655	\$ 457,605	-0.46%	-3.80%	-2.15%	-3.64%
Close Price - Median	\$ 390,000	\$ 395,000	\$ 405,000	\$ 396,000	\$ 410,000	-1.27%	-3.70%	-1.52%	-4.88%
Sales Volume	\$ 1,641,192,374	\$ 1,838,885,628	\$ 1,993,843,064	\$ 2,095,997,058	\$ 2,919,521,373	-10.75%	-17.69%	-21.70%	-43.79%
Days in MLS - Average	61	51	37	30	12	19.61%	64.86%	103.33%	408.33%
Days in MLS - Median	34	28	15	19	4	21.43%	126.67%	78.95%	750.00%
Close-Price-to-List-Price Ratio	98.51%	98.74%	99.19%	99.73%	104.80%	-0.23%	-0.69%	-1.22%	-6.00%

Market Trends

Price Range	Detached			Attached		
	Closed	Active	MOI	Closed	Active	MOI
Months of Inventory						
\$0 to \$299,999	33	56	1.70	208	1,399	6.73
\$300,000 to \$499,999	536	1,248	2.33	392	1,876	4.79
\$500,000 to \$749,999	1,344	3,029	2.25	173	795	4.60
\$750,000 to \$999,999	668	1,578	2.36	33	195	5.91
\$1,000,000 to \$1,499,999	357	948	2.66	21	95	4.52
\$1,500,000 to \$1,999,999	111	395	3.56	4	36	9.00
\$2,000,000 and over	117	575	4.91	7	34	4.86
TOTALS	3,166	7,829	2.47	838	4,430	5.29

Price Range	Detached		% change	Attached		% change
	Closed May. 2026	Closed Apr. 2026		Closed May. 2026	Closed Apr. 2026	
Month-Over-Month						
\$0 to \$299,999	33	30	10.00%	208	220	-5.45%
\$300,000 to \$499,999	536	576	-6.94%	392	498	-21.29%
\$500,000 to \$749,999	1,344	1,384	-2.89%	173	180	-3.89%
\$750,000 to \$999,999	668	678	-1.47%	33	33	0.00%
\$1,000,000 to \$1,499,999	357	343	4.08%	21	14	50.00%
\$1,500,000 to \$1,999,999	111	114	-2.63%	4	7	-42.86%
\$2,000,000 and over	117	107	9.35%	7	1	600.00%
TOTALS	3,166	3,232	-2.04%	838	953	-12.07%

Price Range	Detached		% change	Attached		% change
	YTD May. 2026	YTD May. 2025		YTD May. 2026	YTD May. 2025	
Year-Over-Year						
\$0 to \$299,999	139	100	39.00%	932	907	2.76%
\$300,000 to \$499,999	2,579	2,348	9.84%	1,796	2,123	-15.40%
\$500,000 to \$749,999	5,735	6,054	-5.27%	742	856	-13.32%
\$750,000 to \$999,999	2,495	2,602	-4.11%	142	162	-12.35%
\$1,000,000 to \$1,499,999	1,381	1,345	2.68%	73	68	7.35%
\$1,500,000 to \$1,999,999	441	417	5.76%	23	20	15.00%
\$2,000,000 and over	412	405	1.73%	14	15	-6.67%
TOTALS	13,182	13,271	-0.67%	3,722	4,151	-10.33%

Properties Sold for \$1 Million or More

	May. 2026	Apr. 2026	May. 2025	Month-Over-Month	Year-Over-Year
Residential (Detached + Attached)					
New Listings	915	1,035	1,142	-11.59%	-19.88%
Pending	599	581	589	3.10%	1.70%
Closed	617	586	580	5.29%	6.38%
Sales Volume	\$ 1,014,351,558	\$ 956,216,543	\$ 955,706,669	6.08%	6.14%
Days in MLS - Average	35	37	32	-5.41%	9.38%
Days in MLS - Median	13	9	8	44.44%	62.50%
Close-Price-to-List-Price Ratio	99.00%	99.33%	98.84%	-0.33%	0.16%
PSF Total	\$ 381	\$ 385	\$ 375	-1.04%	1.60%
Detached					
New Listings	869	977	1,097	-11.05%	-20.78%
Pending	576	555	569	3.78%	1.23%
Closed	585	564	561	3.72%	4.28%
Sales Volume	\$ 965,591,757	\$ 925,590,793	\$ 929,108,002	4.32%	3.93%
Days in MLS - Average	35	37	32	-5.41%	9.38%
Days in MLS - Median	12	9	8	33.33%	50.00%
Close-Price-to-List-Price Ratio	99.07%	99.35%	98.88%	-0.28%	0.19%
PSF Total	\$ 372	\$ 379	\$ 370	-1.85%	0.54%
Attached					
New Listings	46	58	45	-20.69%	2.22%
Pending	23	26	20	-11.54%	15.00%
Closed	32	22	19	45.45%	68.42%
Sales Volume	\$ 48,759,801	\$ 30,625,750	\$ 26,598,667	59.21%	83.32%
Days in MLS - Average	34	37	35	-8.11%	-2.86%
Days in MLS - Median	24	18	20	33.33%	20.00%
Close-Price-to-List-Price Ratio	97.75%	98.73%	97.68%	-0.99%	0.07%
PSF Total	\$ 548	\$ 537	\$ 533	2.05%	2.81%

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	4,265	4,406	3,685	2,843	3,171	-3.20%	15.74%	50.02%	34.50%
Pending	2,586	2,431	2,303	2,004	2,450	6.38%	12.29%	29.04%	5.55%
Closed	2,344	2,270	2,153	1,859	2,594	3.26%	8.87%	26.09%	-9.64%
Sales Volume	\$ 3,788,073,560	\$ 3,690,044,418	\$ 3,492,859,850	\$ 3,035,427,994	\$ 4,129,823,562	2.66%	8.45%	24.80%	-8.28%
Days in MLS - Average	49	45	43	36	18	8.89%	13.95%	36.11%	172.22%
Days in MLS - Median	13	12	12	9	4	8.33%	8.33%	44.44%	225.00%
Close-Price-to-List-Price Ratio	98.51%	98.51%	98.60%	99.16%	106.79%	0.00%	-0.09%	-0.66%	-7.75%
PSF Total	\$ 380	\$ 384	\$ 385	\$ 385	\$ 396	-1.04%	-1.30%	-1.30%	-4.04%
Detached									
New Listings	4,015	4,165	3,431	2,634	2,958	-3.60%	17.02%	52.43%	35.73%
Pending	2,477	2,331	2,171	1,877	2,286	6.26%	14.09%	31.97%	8.36%
Closed	2,234	2,167	2,023	1,734	2,434	3.09%	10.43%	28.84%	-8.22%
Sales Volume	\$ 3,616,854,629	\$ 3,527,728,001	\$ 3,295,663,463	\$ 2,836,628,361	\$ 3,888,880,858	2.53%	9.75%	27.51%	-6.99%
Days in MLS - Average	49	45	43	35	16	8.89%	13.95%	40.00%	206.25%
Days in MLS - Median	13	12	12	8	4	8.33%	8.33%	62.50%	225.00%
Close-Price-to-List-Price Ratio	98.53%	98.55%	98.64%	99.25%	107.06%	-0.02%	-0.11%	-0.73%	-7.97%
PSF Total	\$ 371	\$ 373	\$ 374	\$ 369	\$ 381	-0.54%	-0.80%	0.54%	-2.62%
Attached									
New Listings	250	241	254	209	213	3.73%	-1.57%	19.62%	17.37%
Pending	109	100	132	127	164	9.00%	-17.42%	-14.17%	-33.54%
Closed	110	103	130	125	160	6.80%	-15.38%	-12.00%	-31.25%
Sales Volume	\$ 171,218,931	\$ 162,316,417	\$ 197,196,387	\$ 198,799,633	\$ 240,942,704	5.48%	-13.17%	-13.87%	-28.94%
Days in MLS - Average	50	36	45	43	45	38.89%	11.11%	16.28%	11.11%
Days in MLS - Median	18	14	14	14	4	28.57%	28.57%	28.57%	350.00%
Close-Price-to-List-Price Ratio	97.95%	97.74%	98.00%	97.81%	102.51%	0.21%	-0.05%	0.14%	-4.45%
PSF Total	\$ 547	\$ 614	\$ 559	\$ 604	\$ 615	-10.91%	-2.15%	-9.44%	-11.06%

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

	May. 2026	Apr. 2026	May. 2025	Month-Over-Month	Year-Over-Year
Residential (Detached + Attached)					
New Listings	1,003	1,153	1,219	-13.01%	-17.72%
Pending	679	714	684	-4.90%	-0.73%
Closed	701	711	702	-1.41%	-0.14%
Sales Volume	\$ 598,729,995	\$ 606,935,922	\$ 599,827,150	-1.35%	-0.18%
Days in MLS - Average	31	39	28	-20.51%	10.71%
Days in MLS - Median	10	11	9	-9.09%	11.11%
Close-Price-to-List-Price Ratio	99.72%	99.46%	99.41%	0.26%	0.31%
PSF Total	\$ 289	\$ 280	\$ 284	3.21%	1.76%
Detached					
New Listings	921	1,076	1,147	-14.41%	-19.70%
Pending	644	683	639	-5.71%	0.78%
Closed	668	678	663	-1.47%	0.75%
Sales Volume	\$ 571,141,696	\$ 579,041,214	\$ 567,078,454	-1.36%	0.72%
Days in MLS - Average	31	39	28	-20.51%	10.71%
Days in MLS - Median	9	11	9	-18.18%	0.00%
Close-Price-to-List-Price Ratio	99.76%	99.55%	99.45%	0.21%	0.31%
PSF Total	\$ 281	\$ 275	\$ 277	2.18%	1.44%
Attached					
New Listings	82	77	72	6.49%	13.89%
Pending	35	31	45	12.90%	-22.22%
Closed	33	33	39	0.00%	-15.38%
Sales Volume	\$ 27,588,299	\$ 27,894,708	\$ 32,748,696	-1.10%	-15.76%
Days in MLS - Average	37	53	34	-30.19%	8.82%
Days in MLS - Median	18	29	24	-37.93%	-25.00%
Close-Price-to-List-Price Ratio	98.90%	97.57%	98.73%	1.36%	0.17%
PSF Total	\$ 448	\$ 384	\$ 403	16.67%	11.17%

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	4,476	4,858	4,124	3,348	4,304	-7.86%	8.54%	33.69%	4.00%
Pending	3,095	3,057	2,997	2,734	3,531	1.24%	3.27%	13.20%	-12.35%
Closed	2,637	2,764	2,743	2,381	3,525	-4.59%	-3.86%	10.75%	-25.19%
Sales Volume	\$ 2,248,888,559	\$ 2,355,348,062	\$ 2,324,862,630	\$ 2,012,703,029	\$ 2,980,770,130	-4.52%	-3.27%	11.73%	-24.55%
Days in MLS - Average	44	42	38	34	12	4.76%	15.79%	29.41%	266.67%
Days in MLS - Median	14	14	11	10	4	0.00%	27.27%	40.00%	250.00%
Close-Price-to-List-Price Ratio	99.26%	99.40%	99.80%	99.76%	105.80%	-0.14%	-0.54%	-0.50%	-6.18%
PSF Total	\$ 284	\$ 285	\$ 288	\$ 286	\$ 304	-0.35%	-1.39%	-0.70%	-6.58%
Detached									
New Listings	4,134	4,483	3,762	3,069	3,981	-7.78%	9.89%	34.70%	3.84%
Pending	2,932	2,888	2,785	2,528	3,249	1.52%	5.28%	15.98%	-9.76%
Closed	2,495	2,602	2,539	2,185	3,201	-4.11%	-1.73%	14.19%	-22.06%
Sales Volume	\$ 2,129,902,885	\$ 2,218,590,596	\$ 2,152,741,433	\$ 1,848,226,582	\$ 2,707,619,571	-4.00%	-1.06%	15.24%	-21.34%
Days in MLS - Average	44	41	37	34	11	7.32%	18.92%	29.41%	300.00%
Days in MLS - Median	13	13	11	10	4	0.00%	18.18%	30.00%	225.00%
Close-Price-to-List-Price Ratio	99.34%	99.45%	99.83%	99.78%	105.97%	-0.11%	-0.49%	-0.44%	-6.26%
PSF Total	\$ 277	\$ 276	\$ 275	\$ 272	\$ 288	0.36%	0.73%	1.84%	-3.82%
Attached									
New Listings	342	375	362	279	323	-8.80%	-5.52%	22.58%	5.88%
Pending	163	169	212	206	282	-3.55%	-23.11%	-20.87%	-42.20%
Closed	142	162	204	196	324	-12.35%	-30.39%	-27.55%	-56.17%
Sales Volume	\$ 118,985,674	\$ 136,757,466	\$ 172,121,197	\$ 164,476,447	\$ 273,150,559	-13.00%	-30.87%	-27.66%	-56.44%
Days in MLS - Average	56	49	44	34	22	14.29%	27.27%	64.71%	154.55%
Days in MLS - Median	27	24	10	10	4	12.50%	170.00%	170.00%	575.00%
Close-Price-to-List-Price Ratio	98.02%	98.60%	99.46%	99.56%	104.12%	-0.59%	-1.45%	-1.55%	-5.86%
PSF Total	\$ 403	\$ 425	\$ 450	\$ 437	\$ 464	-5.18%	-10.44%	-7.78%	-13.15%

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

	May. 2026	Apr. 2026	May. 2025	Month-Over-Month	Year-Over-Year
Residential (Detached + Attached)					
New Listings	2,168	2,365	2,645	-8.33%	-18.03%
Pending	1,538	1,577	1,589	-2.47%	-3.21%
Closed	1,517	1,564	1,709	-3.01%	-11.23%
Sales Volume	\$ 926,786,715	\$ 955,430,228	\$ 1,042,192,544	-3.00%	-11.07%
Days in MLS - Average	32	32	30	0.00%	6.67%
Days in MLS - Median	13	12	12	8.33%	8.33%
Close-Price-to-List-Price Ratio	99.65%	99.65%	99.68%	0.00%	-0.03%
PSF Total	\$ 276	\$ 274	\$ 282	0.73%	-2.13%
Detached					
New Listings	1,867	2,010	2,264	-7.11%	-17.54%
Pending	1,372	1,397	1,391	-1.79%	-1.37%
Closed	1,344	1,384	1,485	-2.89%	-9.49%
Sales Volume	\$ 823,737,299	\$ 849,840,481	\$ 910,387,002	-3.07%	-9.52%
Days in MLS - Average	31	30	28	3.33%	10.71%
Days in MLS - Median	12	11	11	9.09%	9.09%
Close-Price-to-List-Price Ratio	99.72%	99.74%	99.78%	-0.02%	-0.06%
PSF Total	\$ 271	\$ 265	\$ 273	2.26%	-0.73%
Attached					
New Listings	301	355	381	-15.21%	-21.00%
Pending	166	180	198	-7.78%	-16.16%
Closed	173	180	224	-3.89%	-22.77%
Sales Volume	\$ 103,049,416	\$ 105,589,747	\$ 131,805,542	-2.41%	-21.82%
Days in MLS - Average	46	48	42	-4.17%	9.52%
Days in MLS - Median	26	25	22	4.00%	18.18%
Close-Price-to-List-Price Ratio	99.10%	99.00%	99.03%	0.10%	0.07%
PSF Total	\$ 323	\$ 339	\$ 341	-4.72%	-5.28%

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	10,028	10,926	9,749	8,377	11,187	-8.22%	2.86%	19.71%	-10.36%
Pending	7,225	7,300	7,444	7,674	9,655	-1.03%	-2.94%	-5.85%	-25.17%
Closed	6,477	6,910	7,167	7,164	9,512	-6.27%	-9.63%	-9.59%	-31.91%
Sales Volume	\$ 3,944,565,881	\$ 4,215,404,063	\$ 4,346,985,864	\$ 4,347,025,248	\$ 5,804,151,840	-6.42%	-9.26%	-9.26%	-32.04%
Days in MLS - Average	44	42	36	38	11	4.76%	22.22%	15.79%	300.00%
Days in MLS - Median	17	18	13	12	4	-5.56%	30.77%	41.67%	325.00%
Close-Price-to-List-Price Ratio	99.48%	99.57%	99.87%	99.91%	105.40%	-0.09%	-0.39%	-0.43%	-5.62%
PSF Total	\$ 273	\$ 278	\$ 280	\$ 272	\$ 300	-1.80%	-2.50%	0.37%	-9.00%
Detached									
New Listings	8,484	9,167	8,107	7,150	9,696	-7.45%	4.65%	18.66%	-12.50%
Pending	6,389	6,383	6,409	6,684	8,340	0.09%	-0.31%	-4.41%	-23.39%
Closed	5,735	6,054	6,215	6,251	8,105	-5.27%	-7.72%	-8.25%	-29.24%
Sales Volume	\$ 3,505,120,782	\$ 3,711,276,887	\$ 3,791,776,001	\$ 3,806,669,201	\$ 4,976,291,467	-5.55%	-7.56%	-7.92%	-29.56%
Days in MLS - Average	42	42	35	38	10	0.00%	20.00%	10.53%	320.00%
Days in MLS - Median	16	18	12	12	4	-11.11%	33.33%	33.33%	300.00%
Close-Price-to-List-Price Ratio	99.57%	99.64%	99.93%	99.94%	105.51%	-0.07%	-0.36%	-0.37%	-5.63%
PSF Total	\$ 265	\$ 269	\$ 270	\$ 261	\$ 286	-1.49%	-1.85%	1.53%	-7.34%
Attached									
New Listings	1,544	1,759	1,642	1,227	1,491	-12.22%	-5.97%	25.84%	3.55%
Pending	836	917	1,035	990	1,315	-8.83%	-19.23%	-15.56%	-36.43%
Closed	742	856	952	913	1,407	-13.32%	-22.06%	-18.73%	-47.26%
Sales Volume	\$ 439,445,099	\$ 504,127,176	\$ 555,209,863	\$ 540,356,047	\$ 827,860,373	-12.83%	-20.85%	-18.67%	-46.92%
Days in MLS - Average	56	46	43	37	15	21.74%	30.23%	51.35%	273.33%
Days in MLS - Median	31	23	17	14	4	34.78%	82.35%	121.43%	675.00%
Close-Price-to-List-Price Ratio	98.80%	99.05%	99.49%	99.70%	104.74%	-0.25%	-0.69%	-0.90%	-5.67%
PSF Total	\$ 335	\$ 337	\$ 345	\$ 353	\$ 375	-0.59%	-2.90%	-5.10%	-10.67%

Spotlight on the Denver Metro Rental Market

- May rents were up month-over-month for single-family rentals but down for multi-family properties. Days on market and available rental inventory were both higher in May compared to the prior month.
- Single-family median rent was \$2,800 in May, up from \$2,753 in April. However, May's median rent was down three percent compared to the same period last year. Median days on market increased to 23 in May, up from April. Available single-family rental listings also increased month-over-month.
- Multi-family median rent was \$1,465 in May, down from \$1,495 in April. Multi-family rent was down four percent compared to May 2025. Median days on market for multi-family rentals was 29 days, up slightly from April. Available multi-family listings also increased month-over-month.

	May. 2026	Apr. 2026	May. 2025	Month-Over-Month	Year-Over-Year
Single-family					
Active Listings	785	652	*unavailable	20.40%	
Days on Market - Average	24	20	38	20.00%	-36.84%
Rent - Median, 1 Bedroom	1,299	1,219	1,595	6.56%	-18.56%
Rent - Median, 2 Bedroom	2,295	2,100	2,375	9.29%	-3.37%
Rent - Median, 3 Bedroom	2,850	2,850	2,935	0.00%	-2.90%
Multi-family					
Active Listings	1,772	1,597	*unavailable	10.96%	
Days on Market - Average	31	32	49	-3.13%	-36.73%
Rent - Median, 1 Bedroom	1,295	1,265	1,385	2.37%	-6.50%
Rent - Median, 2 Bedroom	1,650	1,625	1,750	1.54%	-5.71%
Rent - Median, 3 Bedroom	2,350	2,350	2,323	0.00%	1.16%

*listing data unavailable due to a processing error

Data and Insights Provided by:  **Rental Beast**

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 >>](#)