

## Market Overview

	Dec. 2025	Nov. 2025	Dec. 2024	Month-Over-Month	Year-Over-Year
<b>Residential (Detached + Attached)</b>					
Active Listings at Month's End	7,607	10,506	6,888	-27.59%	10.44%
New Listings	1,775	2,607	1,847	-31.91%	-3.90%
Pending	2,226	2,780	2,281	-19.93%	-2.41%
Closed	3,101	2,839	3,260	9.23%	-4.88%
Close Price - Average	\$ 678,718	\$ 703,707	\$ 683,227	-3.55%	-0.66%
Close Price - Median	\$ 575,000	\$ 580,000	\$ 577,950	-0.86%	-0.51%
Sales Volume	\$ 2,104,705,872	\$ 1,997,824,061	\$ 2,227,321,472	5.35%	-5.51%
Days in MLS - Average	67	58	56	15.52%	19.64%
Days in MLS - Median	45	36	39	25.00%	15.38%
Close-Price-to-List-Price Ratio	98.25%	98.23%	98.46%	0.02%	-0.21%
<b>Detached</b>					
Active Listings at Month's End	4,910	6,957	4,636	-29.42%	5.91%
New Listings	1,203	1,840	1,322	-34.62%	-9.00%
Pending	1,724	2,193	1,715	-21.39%	0.52%
Closed	2,408	2,245	2,458	7.26%	-2.03%
Close Price - Average	\$ 748,898	\$ 774,619	\$ 762,146	-3.32%	-1.74%
Close Price - Median	\$ 625,000	\$ 635,000	\$ 635,000	-1.57%	-1.57%
Sales Volume	\$ 1,803,345,707	\$ 1,739,019,643	\$ 1,873,354,336	3.70%	-3.74%
Days in MLS - Average	65	55	55	18.18%	18.18%
Days in MLS - Median	44	34	38	29.41%	15.79%
Close-Price-to-List-Price Ratio	98.34%	98.27%	98.54%	0.07%	-0.20%
<b>Attached</b>					
Active Listings at Month's End	2,697	3,549	2,252	-24.01%	19.76%
New Listings	572	767	525	-25.42%	8.95%
Pending	502	587	566	-14.48%	-11.31%
Closed	693	594	802	16.67%	-13.59%
Close Price - Average	\$ 434,863	\$ 435,698	\$ 441,356	-0.19%	-1.47%
Close Price - Median	\$ 385,000	\$ 379,250	\$ 390,000	1.52%	-1.28%
Sales Volume	\$ 301,360,165	\$ 258,804,418	\$ 353,967,136	16.44%	-14.86%
Days in MLS - Average	74	66	60	12.12%	23.33%
Days in MLS - Median	49	42	43	16.67%	13.95%
Close-Price-to-List-Price Ratio	97.97%	98.04%	98.22%	-0.07%	-0.25%

# Market Highlights

## Realtor® Insights:

- Many first-time buyers are taking a long-term approach, starting to plan now with the intention of purchasing in mid-2026. It's a strong reminder that it is never too early to begin preparing.
- Buyers are enthusiastically touring homes and are eager to purchase the right one. However, the abundance of available inventory is significantly prolonging their decision-making process.
- Over the past year, the number of agents skipping showing feedback has skyrocketed, despite the fact that timely feedback is essential for every listing. After a cooperating broker has been granted access to tour a home, the minimum professional courtesy is to inform the listing agent whether their client has interest.
- Due to the shift in inventory and the increased length of time homes were taking to sell in 2025, many homeowners "took a break" from selling, removing their homes from the market with plans to return in early 2026. Combined with the traditional increase in inventory at the end of the first quarter each year, this could result in a buyers' market and a slight cool down in home prices.

## Local News:

- Denver is one of the test cities Google is targeting to introduce its MLS-powered home listings directly into search results, creating new competition for Zillow and other real estate portals.
- Denver's minimum wage rises to \$19.29 starting in January 2026, making it one of the highest minimum wages in the country.
- Economists project Colorado job growth of approximately 0.6 percent in 2026, with modest GDP gains. While this outlook keeps the state out of recession, it limits overall momentum. For housing, this suggests steady buyer demand rather than a surge, supporting market stability and calmer price appreciation.
- Colorado homeowners' insurance premiums have climbed roughly 137 percent over the past decade due to heightened hail and wildfire risk, driving up monthly ownership costs. Higher insurance expenses strain affordability, reducing buyer purchasing power and potentially shifting demand toward lower-cost homes or locations.
- The Alder, a newly constructed 300-unit multifamily community in the Denver area, has been acquired by global asset management firm Legal & General for \$97.2 million from Century Living. The acquisition marks Legal & General's fourth multifamily purchase in the past 12 months.
- Denver City Council unanimously approved Regis University's plan to rezone a 24-acre parcel adjacent to its North Denver campus, clearing the way for a mixed-use development with buildings up to 95 feet tall. The proposed project includes multifamily housing, office space and retail uses.
- While Denver is home to several artist residency programs, none have traditionally included on-site housing, until now. RiNo's FLORA apartment building

is launching a new residency that grants one artist a furnished luxury penthouse overlooking the Platte River, along with dedicated project space, a studio and built-in collaboration opportunities with Denver creatives. Applications are now open, with the selected artist to be announced in early 2026.

## National News:

- For its 2026 Color of the Year, Pantone chose *Cloud Dancer*, describing it as "billowy, balanced and ethereal." The internet, however, collectively scratched its head and responded, "But it's just white."
- The vast majority of homeowners are still well ahead financially. According to Zillow, only about four percent of homes are worth less than their original purchase price, meaning 96 percent of homeowners are still in a positive equity position. Nationally, home prices are up nearly 49 percent over the past five years, with double-digit appreciation across almost every market.
- Multigenerational homes continue to attract buyers. According to the National Association of Realtors® (NAR) November *Profile of Home Buyers and Sellers*, 14 percent of buyers purchased a multigenerational home in 2024. The primary reasons cited were caring for aging parents and adult children moving back into their parents' homes.
- House-flipping activity nationwide continues to decline, with 297,885 flips in 2024, down 7.7 percent from 2023 and 32.4 percent from 2022.
- NAR's *Housing Hot Spots* report analyzed 10 key factors nationwide and identified the following metro areas as offering meaningful opportunities for homebuyers and agents heading into 2026: Charleston, South Carolina; Charlotte, North Carolina–South Carolina; Columbus, Ohio; Indianapolis, Indiana; Jacksonville, Florida; Minneapolis–St. Paul, Minnesota–Wisconsin; Raleigh, North Carolina; Richmond, Virginia; Salt Lake City, Utah and Spokane, Washington.
- According to Lennar's CEO, the company cut prices over 10 percent last quarter to address affordability challenges, relying on buyer incentives while accepting lower profit margins.

## Quick Stats:

- Average active listings for December are 11,839 (1985–2024).
- The record-high December was 2007 with 24,603 listings, while the record-low was set in 2021 with just 1,477 listings.
- Historically, active listings decline an average of 18.44 percent from November to December. This year's decrease of 27.59 percent is steeper than the long-term seasonal norm but is consistent with the 10-year average decline of 26.04 percent.

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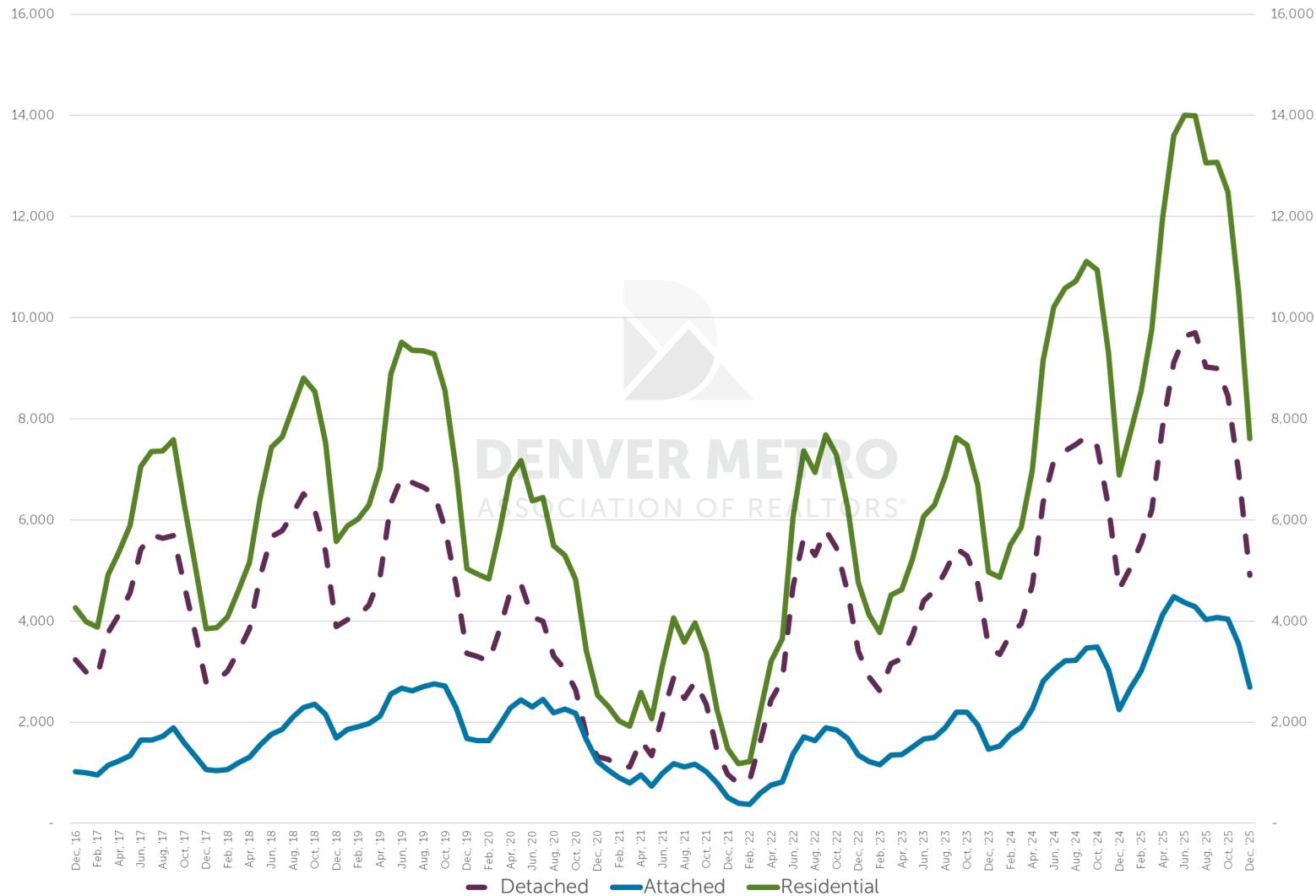


## Active Listings at Month's End

DMAR Market Trends | December 2025

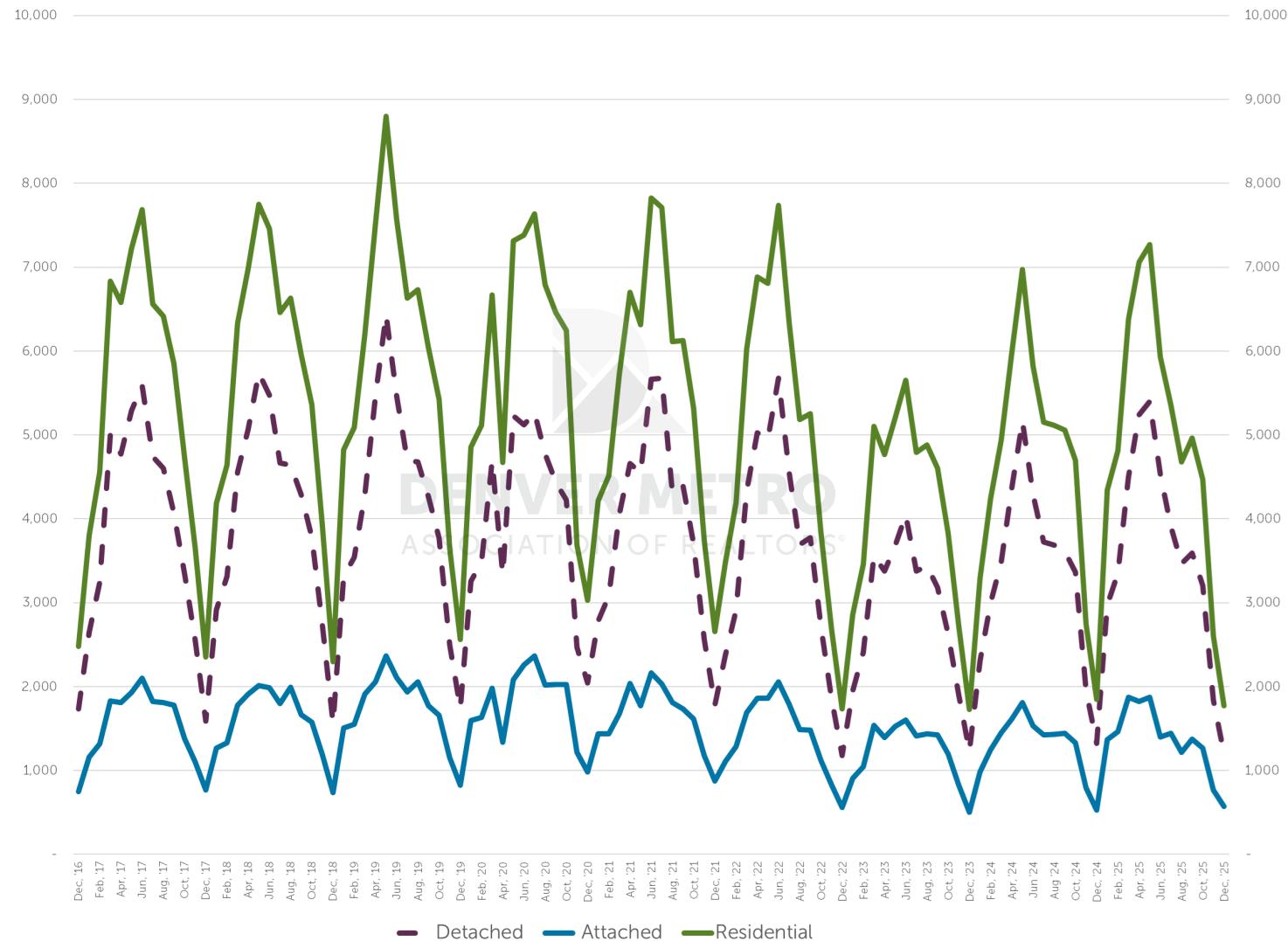
Denver Metro Association of Realtors®

Source of MLS Data: REcolorado.com



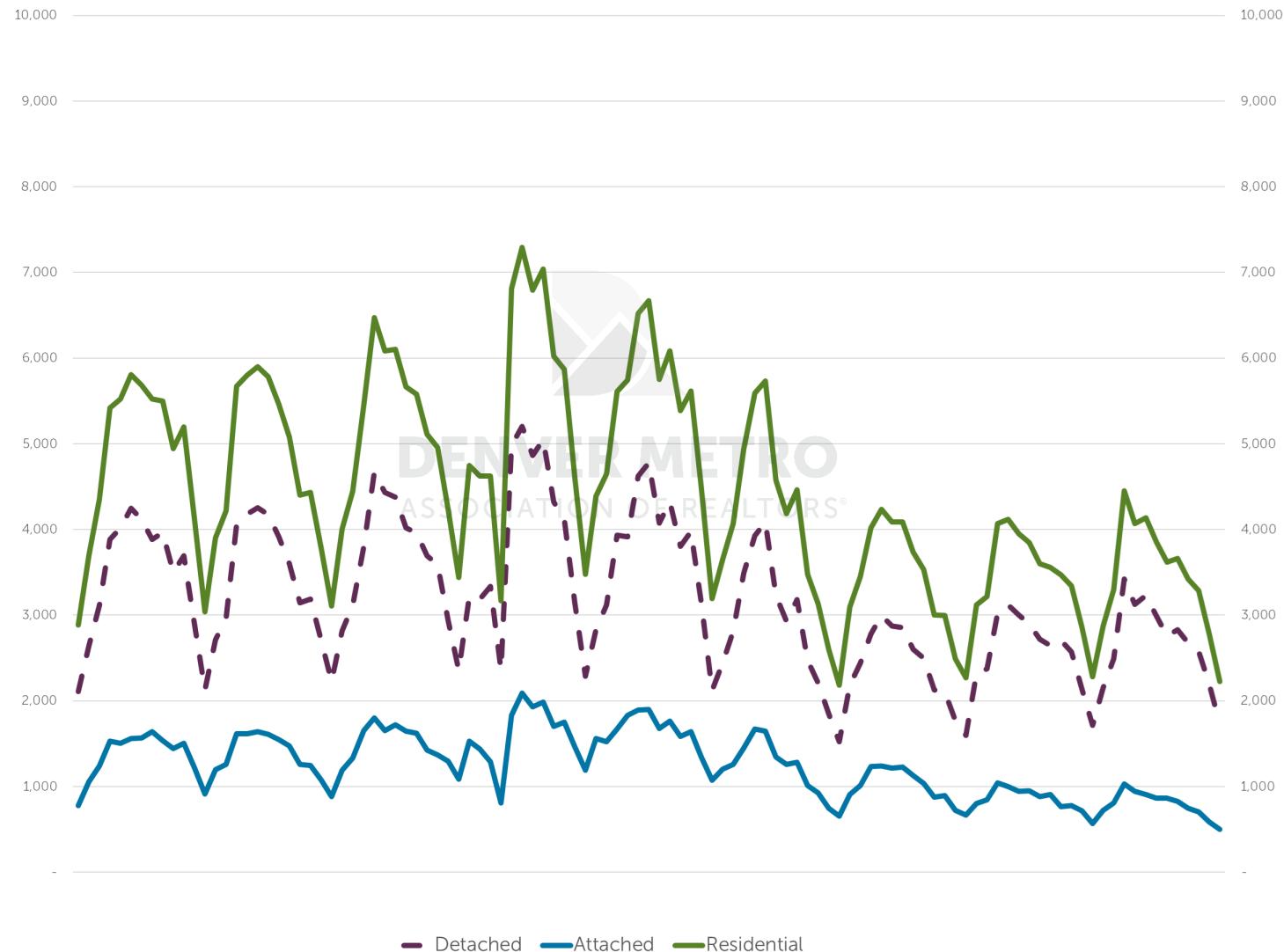
## New Listings

DMAR Market Trends | December 2025  
Denver Metro Association of Realtors®  
Source of MLS Data: REColorado.com



## Pending Sales

DMAR Market Trends | December 2025  
Denver Metro Association of Realtors®  
Source of MLS Data: REColorado.com



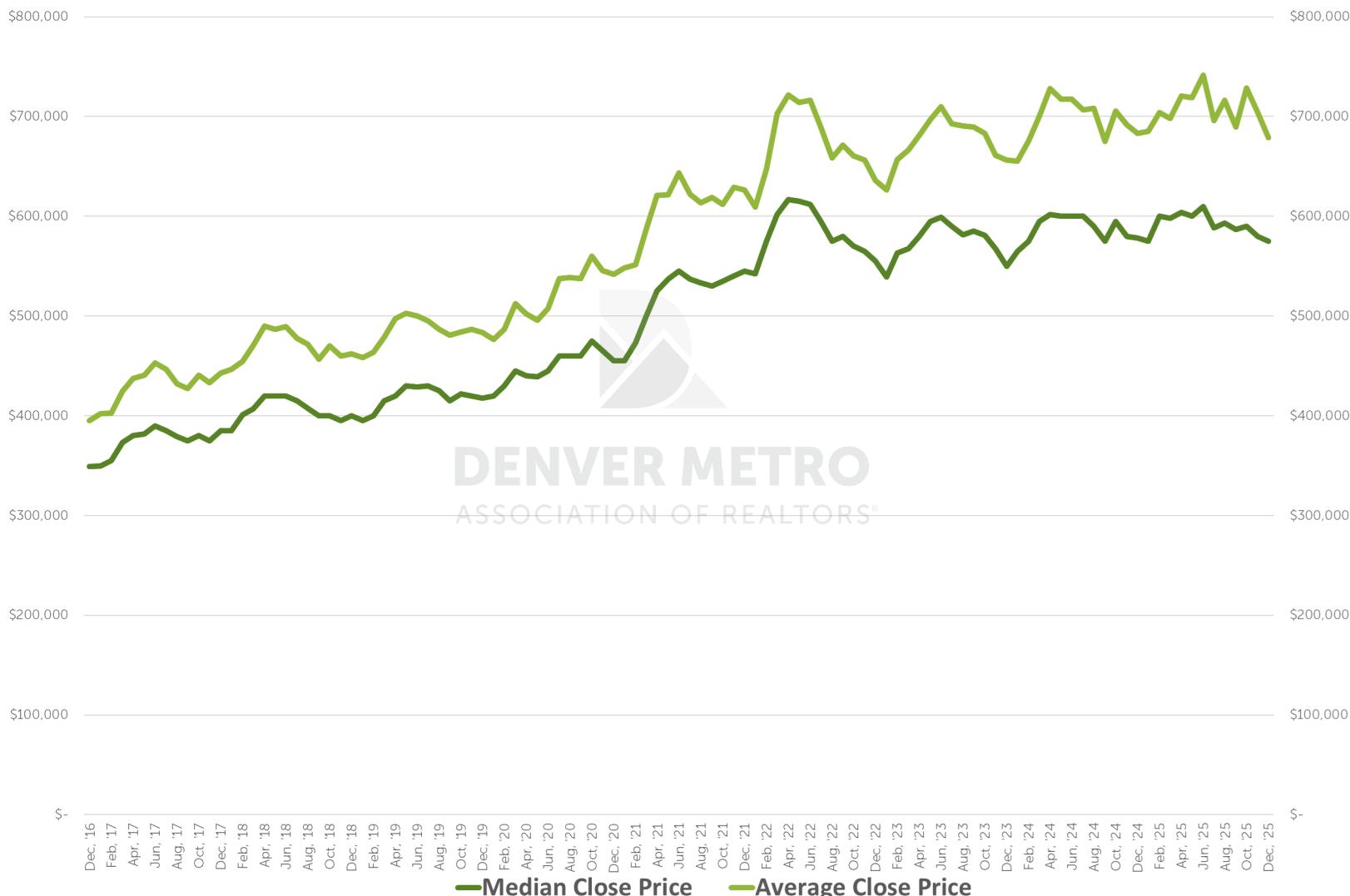
## Residential Median + Average Close Price

10-year view

DMAR Market Trends | December 2025

Denver Metro Association of Realtors®

Source of MLS Data: REcolorado.com



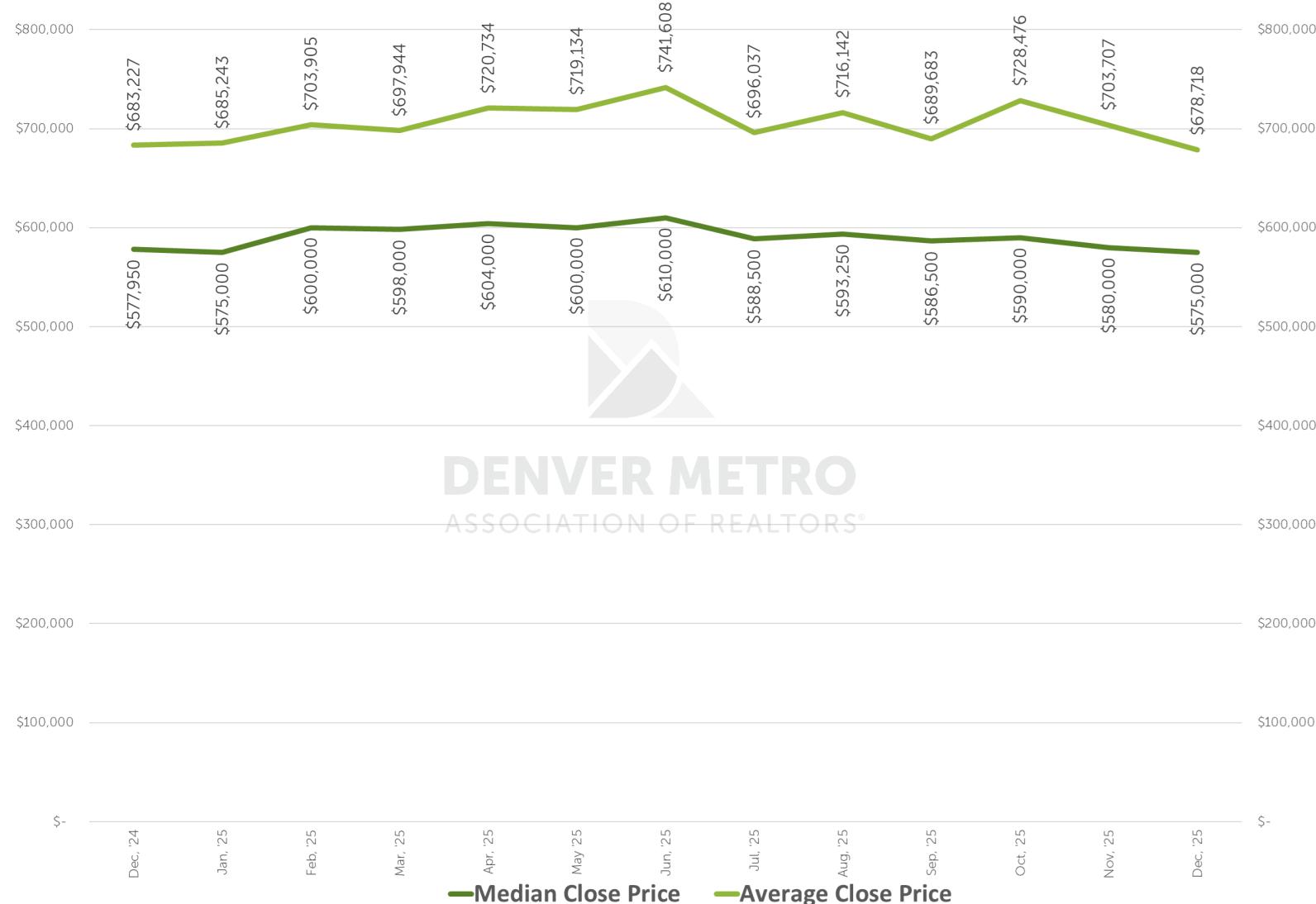
## Residential Median + Average Close Price

1-year snapshot

DMAR Market Trends | December 2025

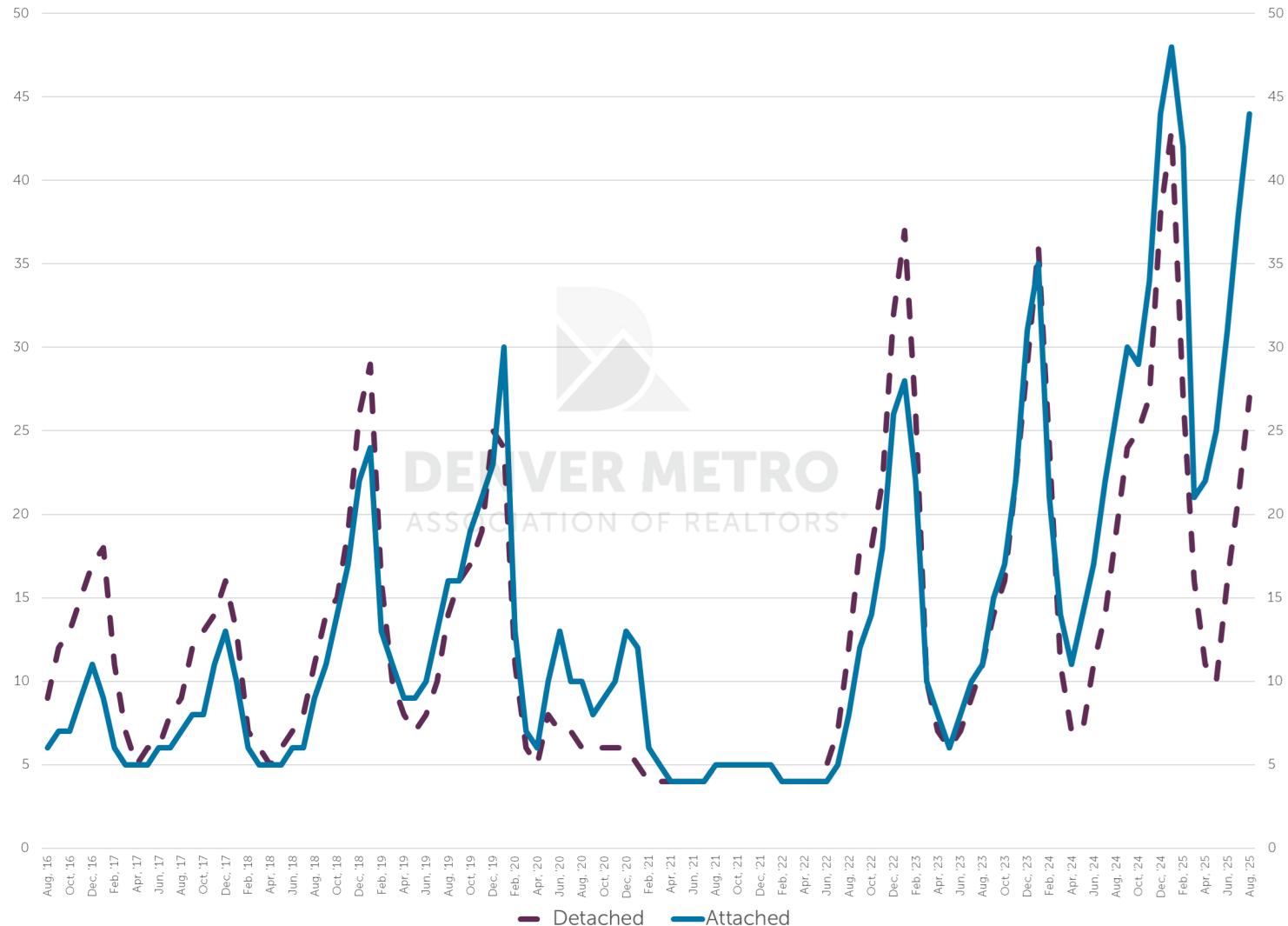
Denver Metro Association of Realtors®

Source of MLS Data: REColorado.com



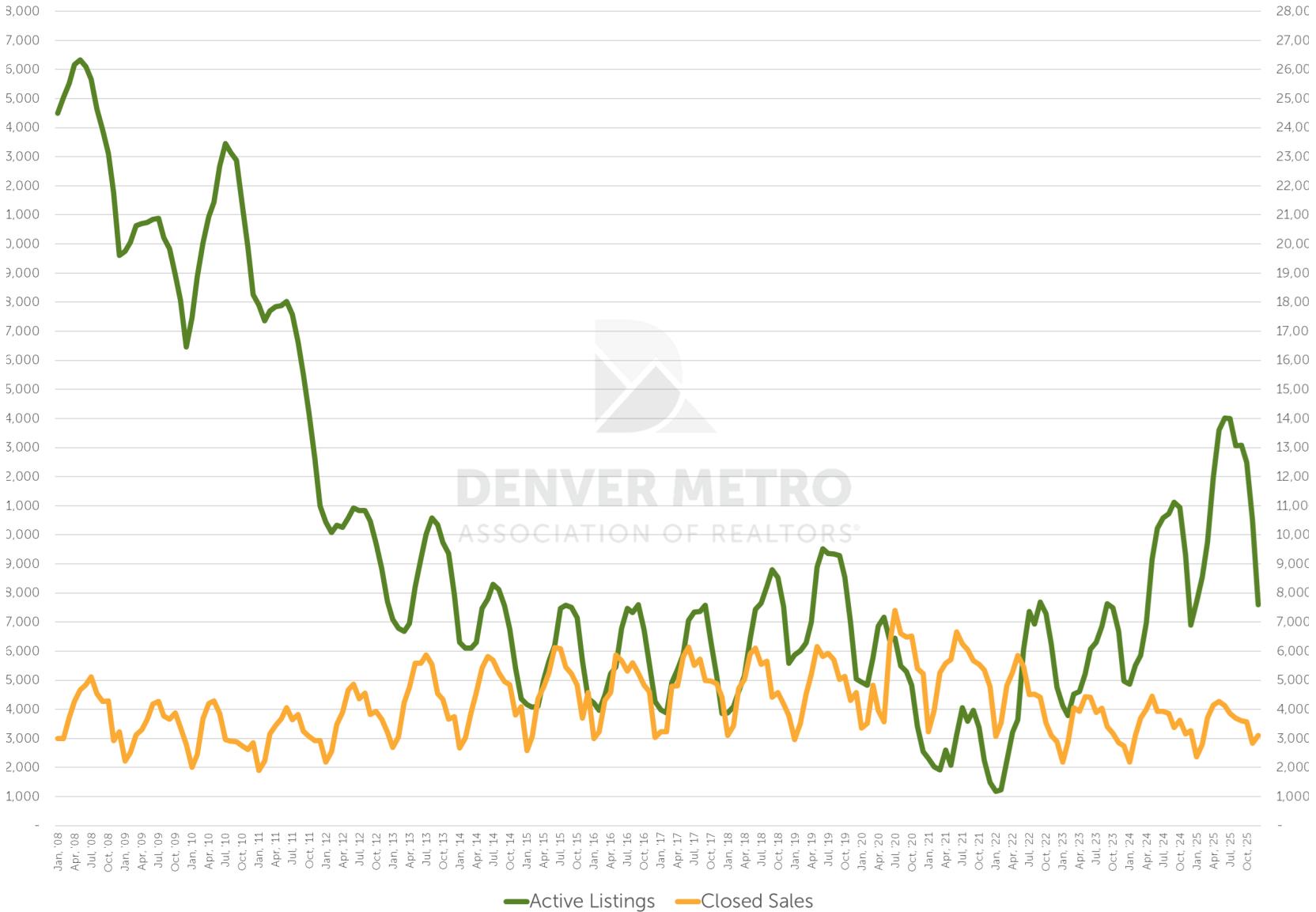
## Median Days in MLS

DMAR Market Trends | December 2025  
Denver Metro Association of Realtors®  
Source of MLS Data: REColorado.com



## Residential Active Listings + Closed Sales at Month's End

DMAR Market Trends | December 2025  
Denver Metro Association of Realtors®  
Source of MLS Data: REColorado.com



## December Data Year-to-Date | 2025 to 2021

	YTD 2025	YTD 2024	YTD 2023	YTD 2022	YTD 2021	'25 vs '24	'25 vs '23	'25 vs '22	'25 vs '21
<b>Residential (Detached + Attached)</b>									
Active Listings at Month's End	7,607	6,888	4,971	4,757	1,477	10.44%	53.03%	59.91%	415.03%
New Listings	59,671	55,866	49,587	60,189	66,333	6.81%	20.34%	-0.86%	-10.04%
Closed	42,268	42,617	42,033	51,031	64,119	-0.82%	0.56%	-17.17%	-34.08%
Close Price - Average	\$ 708,725	\$ 699,867	\$ 679,652	\$ 680,742	\$ 612,430	1.27%	4.28%	4.11%	15.72%
Close Price - Median	\$ 593,000	\$ 590,000	\$ 577,950	\$ 588,000	\$ 525,000	0.51%	2.60%	0.85%	12.95%
Sales Volume	\$ 29,956,373,434	\$ 29,826,233,299	\$ 30,077,664,426	\$ 34,738,948,674	\$ 39,268,421,349	0.44%	-0.40%	-13.77%	-23.71%
Days in MLS - Average	47	38	32	18	14	23.68%	46.88%	161.11%	235.71%
Days in MLS - Median	25	18	12	5	4	38.89%	108.33%	400.00%	525.00%
Close-Price-to-List-Price Ratio	98.77%	99.13%	99.54%	102.32%	103.03%	-0.36%	-0.77%	-3.47%	-4.13%
<b>Detached</b>									
Active Listings at Month's End	4,910	4,636	3,505	3,407	968	5.91%	40.09%	44.12%	407.23%
New Listings	43,206	40,280	36,405	44,738	48,356	7.26%	18.68%	-3.42%	-10.65%
Closed	32,659	32,197	30,961	36,958	46,367	1.43%	5.48%	-11.63%	-29.56%
Close Price - Average	\$ 787,452	\$ 778,520	\$ 760,833	\$ 767,056	\$ 688,407	1.15%	3.50%	2.66%	14.39%
Close Price - Median	\$ 650,000	\$ 647,500	\$ 633,000	\$ 647,500	\$ 580,000	0.39%	2.69%	0.39%	12.07%
Sales Volume	\$ 25,717,409,049	\$ 25,066,007,852	\$ 25,066,007,852	\$ 28,348,851,246	\$ 31,919,350,168	2.60%	2.60%	-9.28%	-19.43%
Days in MLS - Average	45	37	32	18	13	21.62%	40.63%	150.00%	246.15%
Days in MLS - Median	23	17	12	6	4	35.29%	91.67%	283.33%	475.00%
Close-Price-to-List-Price Ratio	98.86%	99.20%	99.54%	102.30%	103.39%	-0.34%	-0.68%	-3.36%	-4.38%
<b>Attached</b>									
Active Listings at Month's End	2,697	2,252	1,466	1,350	509	19.76%	83.97%	99.78%	429.86%
New Listings	16,465	15,586	13,182	15,451	17,977	5.64%	24.91%	6.56%	-8.41%
Closed	9,609	10,420	11,072	14,073	17,752	-7.78%	-13.21%	-31.72%	-45.87%
Close Price - Average	\$ 441,145	\$ 456,835	\$ 452,642	\$ 454,068	\$ 413,986	-3.43%	-2.54%	-2.85%	6.56%
Close Price - Median	\$ 391,990	\$ 403,500	\$ 400,000	\$ 402,000	\$ 360,000	-2.85%	-2.00%	-2.49%	8.89%
Sales Volume	\$ 4,238,964,385	\$ 4,760,225,447	\$ 5,011,656,574	\$ 6,390,097,428	\$ 7,349,071,181	-10.95%	-15.42%	-33.66%	-42.32%
Days in MLS - Average	56	41	29	16	19	36.59%	93.10%	250.00%	194.74%
Days in MLS - Median	35	22	12	5	5	59.09%	191.67%	600.00%	600.00%
Close-Price-to-List-Price Ratio	98.48%	98.92%	99.55%	102.37%	102.07%	-0.44%	-1.07%	-3.80%	-3.52%

## Market Trends

Price Range		Detached			Attached		
		Closed	Active	MOI	Closed	Active	MOI
Months of Inventory	\$0 to \$299,999	31	53	1.71	182	862	4.74
	\$300,000 to \$499,999	529	1,001	1.89	338	1,148	3.40
	\$500,000 to \$749,999	1,085	1,929	1.78	136	481	3.54
	\$750,000 to \$999,999	446	904	2.03	25	111	4.44
	\$1,000,000 to \$1,499,999	176	498	2.83	7	48	6.86
	\$1,500,000 to \$1,999,999	79	217	2.75	-	28	
	\$2,000,000 and over	62	308	4.97	5	19	3.80
TOTALS		2,408	4,910	2.04	693	2,697	3.89
Price Range		Detached		% change	Attached		% change
		Closed Dec. 2025	Closed Nov. 2025		Closed Dec. 2025	Closed Nov. 2025	
Month-Over-Month	\$0 to \$299,999	31	18	72.22%	182	180	1.11%
	\$300,000 to \$499,999	529	480	10.21%	338	275	22.91%
	\$500,000 to \$749,999	1,085	1,000	8.50%	136	99	37.37%
	\$750,000 to \$999,999	446	401	11.22%	25	20	25.00%
	\$1,000,000 to \$1,499,999	176	221	-20.36%	7	12	-41.67%
	\$1,500,000 to \$1,999,999	79	69	14.49%	-	5	-100.00%
	\$2,000,000 and over	62	56	10.71%	5	3	66.67%
TOTALS		2,408	2,245	7.26%	693	594	16.67%
Price Range		Detached		% change	Attached		% change
		YTD Dec. 2025	YTD Dec. 2024		YTD Dec. 2025	YTD Dec. 2024	
Year-Over-Year	\$0 to \$299,999	291	249	16.87%	2,270	2,097	8.25%
	\$300,000 to \$499,999	6,121	5,645	8.43%	4,780	5,341	-10.50%
	\$500,000 to \$749,999	14,645	15,068	-2.81%	1,938	2,248	-13.79%
	\$750,000 to \$999,999	6,280	6,241	0.62%	376	431	-12.76%
	\$1,000,000 to \$1,499,999	3,272	3,114	5.07%	156	190	-17.89%
	\$1,500,000 to \$1,999,999	1,069	1,002	6.69%	48	68	-29.41%
	\$2,000,000 and over	981	878	11.73%	41	45	-8.89%
TOTALS		32,659	32,197	1.43%	9,609	10,420	-7.78%

## Properties Sold for \$1 Million or More

	Dec. 2025	Nov. 2025	Dec. 2024	Month-Over-Month	Year-Over-Year
<b>Residential (Detached + Attached)</b>					
New Listings	186	280	175	-33.57%	6.29%
Pending	230	322	246	-28.57%	-6.50%
Closed	329	366	377	-10.11%	-12.73%
Sales Volume	\$ 554,966,881	\$ 615,589,742	\$ 612,378,855	-9.85%	-9.38%
Days in MLS - Average	69	61	66	13.11%	4.55%
Days in MLS - Median	48	31	44	54.84%	9.09%
Close-Price-to-List-Price Ratio	97.39%	97.19%	97.31%	0.21%	0.08%
PSF Total	\$ 386	\$ 386	\$ 379	0.00%	1.85%
<b>Detached</b>					
New Listings	172	260	162	-33.85%	6.17%
Pending	212	311	236	-31.83%	-10.17%
Closed	317	346	356	-8.38%	-10.96%
Sales Volume	\$ 527,206,882	\$ 580,250,742	\$ 576,953,055	-9.14%	-8.62%
Days in MLS - Average	70	61	65	14.75%	7.69%
Days in MLS - Median	48	34	45	41.18%	6.67%
Close-Price-to-List-Price Ratio	97.46%	97.25%	97.39%	0.22%	0.07%
PSF Total	\$ 370	\$ 377	\$ 369	-1.86%	0.27%
<b>Attached</b>					
New Listings	14	20	13	-30.00%	7.69%
Pending	18	11	10	63.64%	80.00%
Closed	12	20	21	-40.00%	-42.86%
Sales Volume	\$ 27,759,999	\$ 35,339,000	\$ 35,425,800	-21.45%	-21.64%
Days in MLS - Average	60	49	85	22.45%	-29.41%
Days in MLS - Median	35	19	30	84.21%	16.67%
Close-Price-to-List-Price Ratio	95.63%	95.90%	95.90%	-0.28%	-0.28%
PSF Total	\$ 831	\$ 554	\$ 554	50.00%	50.00%

## Properties Sold for \$1 Million or More

	YTD 2025	YTD 2024	YTD 2023	YTD 2022	YTD 2021	'25 vs '24	'25 vs '23	'25 vs '22	'25 vs '21
<b>Residential (Detached + Attached)</b>									
New Listings	8,375	7,440	6,368	6,703	5,250	12.57%	31.52%	24.94%	59.52%
Pending	5,348	5,073	4,396	4,878	4,677	5.42%	21.66%	9.64%	14.35%
Closed	5,567	5,297	4,627	5,695	5,340	5.10%	20.32%	-2.25%	4.25%
Sales Volume	\$ 9,106,151,536	\$ 8,540,793,476	\$ 7,588,108,295	\$ 9,038,393,583	\$ 8,542,444,671	6.62%	20.01%	0.75%	6.60%
Days in MLS - Average	49	45	36	22	30	8.89%	36.11%	122.73%	63.33%
Days in MLS - Median	21	18	12	5	5	16.67%	75.00%	320.00%	320.00%
Close-Price-to-List-Price Ratio	97.91%	98.16%	98.72%	103.04%	101.87%	-0.25%	-0.82%	-4.98%	-3.89%
PSF Total	\$ 380	\$ 379	\$ 385	\$ 390	\$ 368	0.26%	-1.30%	-2.56%	3.26%
<b>Detached</b>									
New Listings	7,876	6,938	5,887	6,201	4,765	13.52%	33.79%	27.01%	65.29%
Pending	5,106	4,788	4,101	4,534	4,283	6.64%	24.51%	12.62%	19.22%
Closed	5,322	4,994	4,320	5,320	4,886	6.57%	23.19%	0.04%	8.92%
Sales Volume	\$ 8,703,483,882	\$ 8,050,690,299	\$ 7,107,629,830	\$ 8,474,400,262	\$ 7,855,095,521	8.11%	22.45%	2.70%	10.80%
Days in MLS - Average	48	44	35	20	28	9.09%	37.14%	140.00%	71.43%
Days in MLS - Median	21	18	11	5	5	16.67%	90.91%	320.00%	320.00%
Close-Price-to-List-Price Ratio	97.95%	98.20%	98.82%	103.22%	102.12%	-0.25%	-0.88%	-5.11%	-4.08%
PSF Total	\$ 369	\$ 368	\$ 370	\$ 375	\$ 345	0.27%	-0.27%	-1.60%	6.96%
<b>Attached</b>									
New Listings	499	502	481	502	485	-0.60%	3.74%	-0.60%	2.89%
Pending	242	285	295	344	394	-15.09%	-17.97%	-29.65%	-38.58%
Closed	245	303	307	375	454	-19.14%	-20.20%	-34.67%	-46.04%
Sales Volume	\$ 402,667,654	\$ 490,103,177	\$ 480,478,465	\$ 563,993,321	\$ 687,349,150	-17.84%	-16.19%	-28.60%	-41.42%
Days in MLS - Average	53	59	47	38	59	-10.17%	12.77%	39.47%	-10.17%
Days in MLS - Median	20	22	17	7	15	-9.09%	17.65%	185.71%	33.33%
Close-Price-to-List-Price Ratio	97.10%	97.56%	97.34%	100.40%	99.24%	-0.47%	-0.25%	-3.29%	-2.16%
PSF Total	\$ 612	\$ 571	\$ 585	\$ 604	\$ 611	7.18%	4.62%	1.32%	0.16%

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

	Dec. 2025	Nov. 2025	Dec. 2024	Month-Over-Month	Year-Over-Year
<b>Residential (Detached + Attached)</b>					
New Listings	221	331	236	-33.23%	-6.36%
Pending	306	429	318	-28.67%	-3.77%
Closed	471	421	482	11.88%	-2.28%
Sales Volume	\$ 399,735,005	\$ 355,773,340	\$ 407,045,232	12.36%	-1.80%
Days in MLS - Average	69	58	57	18.97%	21.05%
Days in MLS - Median	48	34	41	41.18%	17.07%
Close-Price-to-List-Price Ratio	98.19%	98.23%	98.58%	-0.04%	-0.40%
PSF Total	\$ 277	\$ 273	\$ 280	1.47%	-1.07%
<b>Detached</b>					
New Listings	203	293	218	-30.72%	-6.88%
Pending	285	408	294	-30.15%	-3.06%
Closed	446	401	454	11.22%	-1.76%
Sales Volume	\$ 378,624,974	\$ 338,698,795	\$ 383,163,607	11.79%	-1.18%
Days in MLS - Average	70	57	57	22.81%	22.81%
Days in MLS - Median	50	33	42	51.52%	19.05%
Close-Price-to-List-Price Ratio	98.20%	98.29%	98.63%	-0.09%	-0.44%
PSF Total	\$ 268	\$ 266	\$ 271	0.75%	-1.11%
<b>Attached</b>					
New Listings	18	38	18	-52.63%	0.00%
Pending	21	21	24	0.00%	-12.50%
Closed	25	20	28	25.00%	-10.71%
Sales Volume	\$ 21,110,031	\$ 17,074,545	\$ 23,881,625	23.63%	-11.61%
Days in MLS - Average	66	82	52	-19.51%	26.92%
Days in MLS - Median	29	49	31	-40.82%	-6.45%
Close-Price-to-List-Price Ratio	97.95%	96.95%	97.74%	1.03%	0.21%
PSF Total	\$ 435	\$ 402	\$ 438	8.21%	-0.68%

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

	YTD 2025	YTD 2024	YTD 2023	YTD 2022	YTD 2021	'25 vs '24	'25 vs '23	'25 vs '22	'25 vs '21
<b>Residential (Detached + Attached)</b>									
New Listings	9,330	8,894	7,680	9,087	7,295	4.90%	21.48%	2.67%	27.90%
Pending	6,627	6,673	6,101	7,077	6,717	-0.69%	8.62%	-6.36%	-1.34%
Closed	6,656	6,672	6,064	7,673	7,048	-0.24%	9.76%	-13.25%	-5.56%
Sales Volume	\$ 5,659,638,275	\$ 5,657,192,038	\$ 5,132,500,485	\$ 6,496,621,079	\$ 5,975,262,824	0.04%	10.27%	-12.88%	-5.28%
Days in MLS - Average	45	38	33	19	17	18.42%	36.36%	136.84%	164.71%
Days in MLS - Median	22	17	13	5	5	29.41%	69.23%	340.00%	340.00%
Close-Price-to-List-Price Ratio	98.92%	99.33%	99.48%	102.66%	102.98%	-0.41%	-0.56%	-3.64%	-3.94%
PSF Total	\$ 282	\$ 286	\$ 285	\$ 296	\$ 278	-1.40%	-1.05%	-4.73%	1.44%
<b>Detached</b>									
New Listings	8,609	8,142	7,076	8,418	6,606	5.74%	21.66%	2.27%	30.32%
Pending	6,252	6,232	5,670	6,577	6,104	0.32%	10.26%	-4.94%	2.42%
Closed	6,280	6,241	5,602	7,052	6,457	0.62%	12.10%	-10.95%	-2.74%
Sales Volume	\$ 5,341,544,749	\$ 5,293,502,821	\$ 4,743,022,711	\$ 5,973,185,495	\$ 5,474,908,879	0.91%	12.62%	-10.57%	-2.44%
Days in MLS - Average	45	38	33	18	15	18.42%	36.36%	150.00%	200.00%
Days in MLS - Median	22	17	13	5	5	29.41%	69.23%	340.00%	340.00%
Close-Price-to-List-Price Ratio	98.95%	99.34%	99.50%	102.72%	103.18%	-0.39%	-0.55%	-3.67%	-4.10%
PSF Total	\$ 273	\$ 275	\$ 273	\$ 282	\$ 264	-0.73%	0.00%	-3.19%	3.41%
<b>Attached</b>									
New Listings	721	752	604	669	689	-4.12%	19.37%	7.77%	4.64%
Pending	375	441	431	500	613	-14.97%	-12.99%	-25.00%	-38.83%
Closed	376	431	462	621	591	-12.76%	-18.61%	-39.45%	-36.38%
Sales Volume	\$ 318,093,526	\$ 363,689,217	\$ 389,477,774	\$ 523,435,584	\$ 500,353,945	-12.54%	-18.33%	-39.23%	-36.43%
Days in MLS - Average	58	45	35	25	41	28.89%	65.71%	132.00%	41.46%
Days in MLS - Median	31	16	12	6	8	93.75%	158.33%	416.67%	287.50%
Close-Price-to-List-Price Ratio	98.40%	99.22%	99.21%	102.08%	100.80%	-0.83%	-0.82%	-3.61%	-2.38%
PSF Total	\$ 423	\$ 442	\$ 439	\$ 458	\$ 425	-4.30%	-3.64%	-7.64%	-0.47%

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

	Dec. 2025	Nov. 2025	Dec. 2024	Month-Over-Month	Year-Over-Year
<b>Residential (Detached + Attached)</b>					
New Listings	612	958	726	-36.12%	-15.70%
Pending	854	1,078	972	-20.78%	-12.14%
Closed	1,221	1,099	1,335	11.10%	-8.54%
Sales Volume	\$ 740,848,673	\$ 667,735,411	\$ 806,387,840	10.95%	-8.13%
Days in MLS - Average	64	56	54	14.29%	18.52%
Days in MLS - Median	43	37	38	16.22%	13.16%
Close-Price-to-List-Price Ratio	98.61%	98.58%	98.96%	0.03%	-0.35%
PSF Total	\$ 262	\$ 269	\$ 277	-2.60%	-5.42%
<b>Detached</b>					
New Listings	495	819	618	-39.56%	-19.90%
Pending	754	967	845	-22.03%	-10.77%
Closed	1,085	1,000	1,167	8.50%	-7.03%
Sales Volume	\$ 661,810,383	\$ 609,618,440	\$ 707,471,121	8.56%	-6.45%
Days in MLS - Average	62	55	53	12.73%	16.98%
Days in MLS - Median	43	36	38	19.44%	13.16%
Close-Price-to-List-Price Ratio	98.68%	98.65%	99.00%	0.03%	-0.32%
PSF Total	\$ 253	\$ 261	\$ 266	-3.07%	-4.89%
<b>Attached</b>					
New Listings	117	139	108	-15.83%	8.33%
Pending	100	111	127	-9.91%	-21.26%
Closed	136	99	168	37.37%	-19.05%
Sales Volume	\$ 79,038,290	\$ 58,116,971	\$ 98,916,719	36.00%	-20.10%
Days in MLS - Average	76	74	58	2.70%	31.03%
Days in MLS - Median	43	50	43	-14.00%	0.00%
Close-Price-to-List-Price Ratio	98.08%	97.81%	98.67%	0.28%	-0.60%
PSF Total	\$ 333	\$ 351	\$ 347	-5.13%	-4.03%

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

	YTD 2025	YTD 2024	YTD 2023	YTD 2022	YTD 2021	'25 vs '24	'25 vs '23	'25 vs '22	'25 vs '21
<b>Residential (Detached + Attached)</b>									
New Listings	21,946	21,450	19,263	24,488	22,884	2.31%	13.93%	-10.38%	-4.10%
Pending	16,011	16,676	16,453	19,531	21,468	-3.99%	-2.69%	-18.02%	-25.42%
Closed	16,583	17,316	17,113	21,246	23,704	-4.23%	-3.10%	-21.95%	-30.04%
Sales Volume	\$10,087,903,543	\$10,504,660,418	\$10,388,084,458	\$12,942,367,660	\$14,242,487,982	-3.97%	-2.89%	-22.06%	-29.17%
Days in MLS - Average	45	37	34	18	12	21.62%	32.35%	150.00%	275.00%
Days in MLS - Median	25	18	14	6	4	38.89%	78.57%	316.67%	525.00%
Close-Price-to-List-Price Ratio	99.22%	99.54%	99.85%	102.42%	103.59%	-0.32%	-0.63%	-3.12%	-4.22%
PSF Total	\$ 274	\$ 279	\$ 276	\$ 289	\$ 261	-1.79%	-0.72%	-5.19%	4.98%
<b>Detached</b>									
New Listings	18,581	18,043	16,468	21,371	20,234	2.98%	12.83%	-13.06%	-8.17%
Pending	14,125	14,469	14,301	16,989	18,956	-2.38%	-1.23%	-16.86%	-25.49%
Closed	14,645	15,068	14,868	18,256	21,001	-2.81%	-1.50%	-19.78%	-30.27%
Sales Volume	8,949,384,869	9,188,709,102	9,066,337,820	11,178,513,037	12,644,860,465	-2.60%	-1.29%	-19.94%	-29.23%
Days in MLS - Average	44	36	33	18	11	22.22%	33.33%	144.44%	300.00%
Days in MLS - Median	24	17	13	6	4	41.18%	84.62%	300.00%	500.00%
Close-Price-to-List-Price Ratio	99.28%	99.60%	99.90%	102.42%	103.83%	-0.32%	-0.62%	-3.07%	-4.38%
PSF Total	\$ 266	\$ 270	\$ 265	\$ 276	\$ 246	-1.48%	0.38%	-3.62%	8.13%
<b>Attached</b>									
New Listings	3,365	3,407	2,795	3,117	2,650	-1.23%	20.39%	7.96%	26.98%
Pending	1,886	2,207	2,152	2,542	2,512	-14.54%	-12.36%	-25.81%	-24.92%
Closed	1,938	2,248	2,245	2,990	2,703	-13.79%	-13.67%	-35.18%	-28.30%
Sales Volume	\$ 1,138,518,674	\$ 1,315,951,316	\$ 1,321,746,638	\$ 1,763,854,623	\$ 1,597,627,517	-13.48%	-13.86%	-35.45%	-28.74%
Days in MLS - Average	52	44	38	18	24	18.18%	36.84%	188.89%	116.67%
Days in MLS - Median	32	23	16	5	5	39.13%	100.00%	540.00%	540.00%
Close-Price-to-List-Price Ratio	98.71%	99.17%	99.56%	102.41%	101.68%	-0.46%	-0.85%	-3.61%	-2.92%
PSF Total	\$ 337	\$ 343	\$ 352	\$ 362	\$ 375	-1.75%	-4.26%	-6.91%	-10.13%

## 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.

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