

Market Overview

	Oct. 2025	Sep. 2025	Oct. 2024	Month-Over- Month	Year-Over- Year
Residential (Detached + Attached)					
Active Listings at Month's End	12,495	13,074	10,940	-4.43%	14.21%
New Listings	4,483	4,963	4,699	-9.67%	-4.60%
Pending	3,457	3,419	3,343	1.11%	3.41%
Closed	3,354	3,605	3,634	-6.96%	-7.71%
Close Price - Average	\$ 732,213	\$ 689,683	\$ 705,570	6.17%	3.78%
Close Price - Median	\$ 595,000	\$ 586,500	\$ 595,000	1.45%	0.00%
Sales Volume	\$ 2,455,841,713	\$ 2,486,307,676	\$ 2,564,040,718	-1.23%	-4.22%
Days in MLS - Average	52	52	44	0.00%	18.18%
Days in MLS - Median	33	35	26	-5.71%	26.92%
Close-Price-to-List-Price Ratio	98.35%	98.31%	98.67%	0.04%	-0.32%
Detached					
Active Listings at Month's End	8,455	9,001	7,453	-6.07%	13.44%
New Listings	3,221	3,592	3,367	-10.33%	-4.34%
Pending	2,731	2,673	2,568	2.17%	6.35%
Closed	2,639	2,812	2,808	-6.15%	-6.02%
Close Price - Average	\$ 805,698	\$ 762,303	\$ 778,067	5.69%	3.55%
Close Price - Median	\$ 650,000	\$ 635,000	\$ 650,000	2.36%	0.00%
Sales Volume	\$ 2,126,235,874	\$ 2,143,595,569	\$ 2,184,812,029	-0.81%	-2.68%
Days in MLS - Average	50	50	43	0.00%	16.28%
Days in MLS - Median	31	33	25	-6.06%	24.00%
Close-Price-to-List-Price Ratio	98.39%	98.32%	98.62%	0.07%	-0.23%
Attached					
Active Listings at Month's End	4,040	4,073	3,487	-0.81%	15.86%
New Listings	1,262	1,371	1,332	-7.95%	-5.26%
Pending	726	746	775	-2.68%	-6.32%
Closed	715	793	826	-9.84%	-13.44%
Close Price - Average	\$ 460,987	\$ 432,172	\$ 459,115	6.67%	0.41%
Close Price - Median	\$ 388,220	\$ 390,000	\$ 400,000	-0.46%	-2.95%
Sales Volume	\$ 329,605,839	\$ 342,712,107	\$ 379,228,689	-3.82%	-13.09%
Days in MLS - Average	59	61	46	-3.28%	28.26%
Days in MLS - Median	41	43	29	-4.65%	41.38%
Close-Price-to-List-Price Ratio	98.17%	98.26%	98.82%	-0.09%	-0.66%

Market Highlights

Realtor® Insights:

- This year feels upside down. The typically active spring market felt dormant, while the late fall—when activity usually slows—appears to be gaining speed. Buyers seemed to use October as their moment to get off the fence.
- A quick reminder: maintaining your home by replacing an outdated roof or HVAC system, repainting and caulking doesn't necessarily equate to ROI. These home maintenance updates help your home remain desirable and sellable.
- Sellers may be facing more competition than they realize. They know they are competing with their neighbors to sell first, but they are also up against new construction, which saw a 20 percent increase in sales in August, reaching a three-year high, with sales incentives at a five-year high. Additionally, apartment buildings are offering 12 weeks of free rent and perks like Ikon Passes at signing.
- Sellers who prepare their homes properly and price aggressively are reaping the rewards with quick sales. Those who hold firm on outdated pricing or fail to prepare their homes are experiencing fewer showings and a lack of offers.
- The idea of "balance" is just that—an idea. The market continues to shift, both seasonally and in response to national trends. Realtors® need to meet their clients where they are by listening and focusing on their goals and needs, and using current market trends to guide the process.
- Several title reps and lenders report that buyer terminations during inspection are on the rise. In many cases, the issues prompting cancellations aren't major, but buyers are becoming more cautious and, at times, overly critical of inspection findings. It's a reminder that today's buyers are not only price-sensitive but also inspection-sensitive, making it increasingly important to manage expectations early in the process.

Local News:

- A new study highlights the impact of Denver's decision to eliminate parking minimums, revealing the policy could boost housing construction by roughly 12.5 percent, adding about 460 new homes per year. By removing parking mandates, the city is freeing up land for more productive uses, supporting affordability and encouraging investment in walkable, community-oriented development.
- An Adams County judge has ordered MV Realty to remove its controversial "Homeowner Benefit Agreements" from Colorado's public record, marking a major step in the state's ongoing legal battle against the company. The injunction follows allegations that MV Realty misled homeowners into 40-year listing agreements that acted as de facto liens on their properties. The case underscores Colorado's continued efforts to protect consumers and uphold fair housing practices in the real estate industry.

- The Denver Broncos committed to a community benefits agreement process, an important step designed to ensure neighbors have a voice in plans for a proposed new stadium at the Burnham Yard site.
- In the third quarter of 2025, Denver's 80246 zip code ranked as the third hottest zip code in the country, according to *The Business Journals'* national ranking.

National News:

- As more people turn to AI as their preferred search tool, ChatGPT announced a new integration with Zillow. Realtors® may soon need to craft their property descriptions with AI-driven search optimization in mind.
- Nationally, 33 percent of homes sold in the first half of 2025 were bought with cash, down less than one percent from the prior year, but still well above pre-pandemic levels. All cash sales peaked in 2012 at 35 percent.
- Moody's Analytics released a 10-year forecast that home prices between now and 2035 will see annual increases hovering between 0.5 and 2.8 percent, signaling a long period of stability rather than rapid appreciation.
- As of August, there were 72 percent more condo sellers than buyers in the United States. Conditions remain challenging in the attached home market due to affordability constraints, complex rules and regulations and a cooler rental market that is prompting investor pullback.
- Continuing the "quiet luxury" trend, Benjamin Moore announced its 2026 Color of the Year: *Silhouette*, an alluring blend of rich espresso tones with subtle charcoal undertones, described as "balancing refinement and distinction."

Mortgage News:

- Mortgage rates have come down slightly in recent weeks, but they remain high enough to keep affordability tight. The impact of years of rising prices and elevated borrowing costs isn't something that lower rates can quickly undo. Even with modest rate improvements, buyers continue to feel the squeeze as both home values and monthly payments remain elevated.

Rental News:

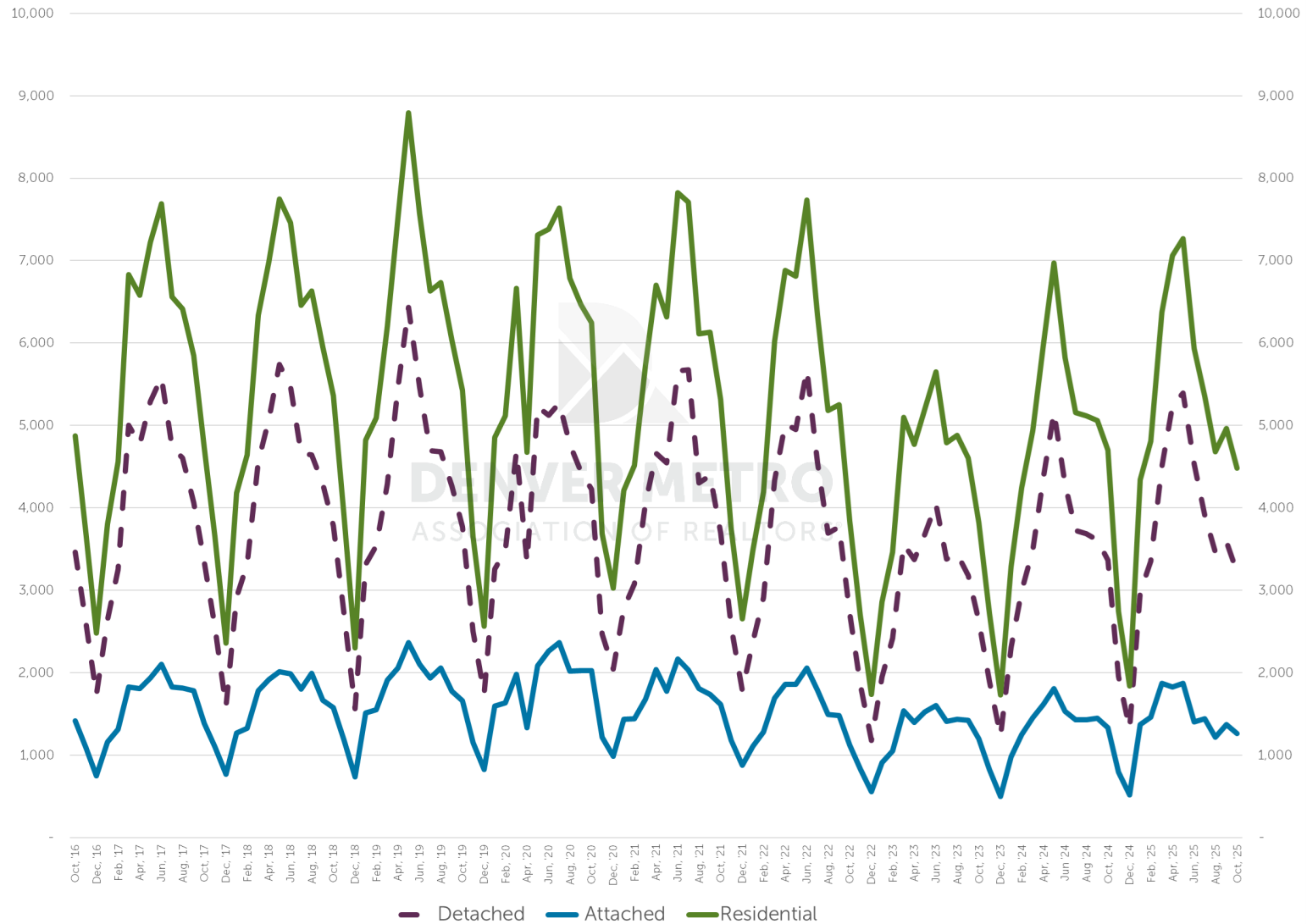
- Monthly rents across the seven-county Denver Metro area remain higher than they were in 2022, even after a five percent decline over the past year. However, the drop is more significant when accounting for "effective rent," which factors in concessions like free months or discounted rates.

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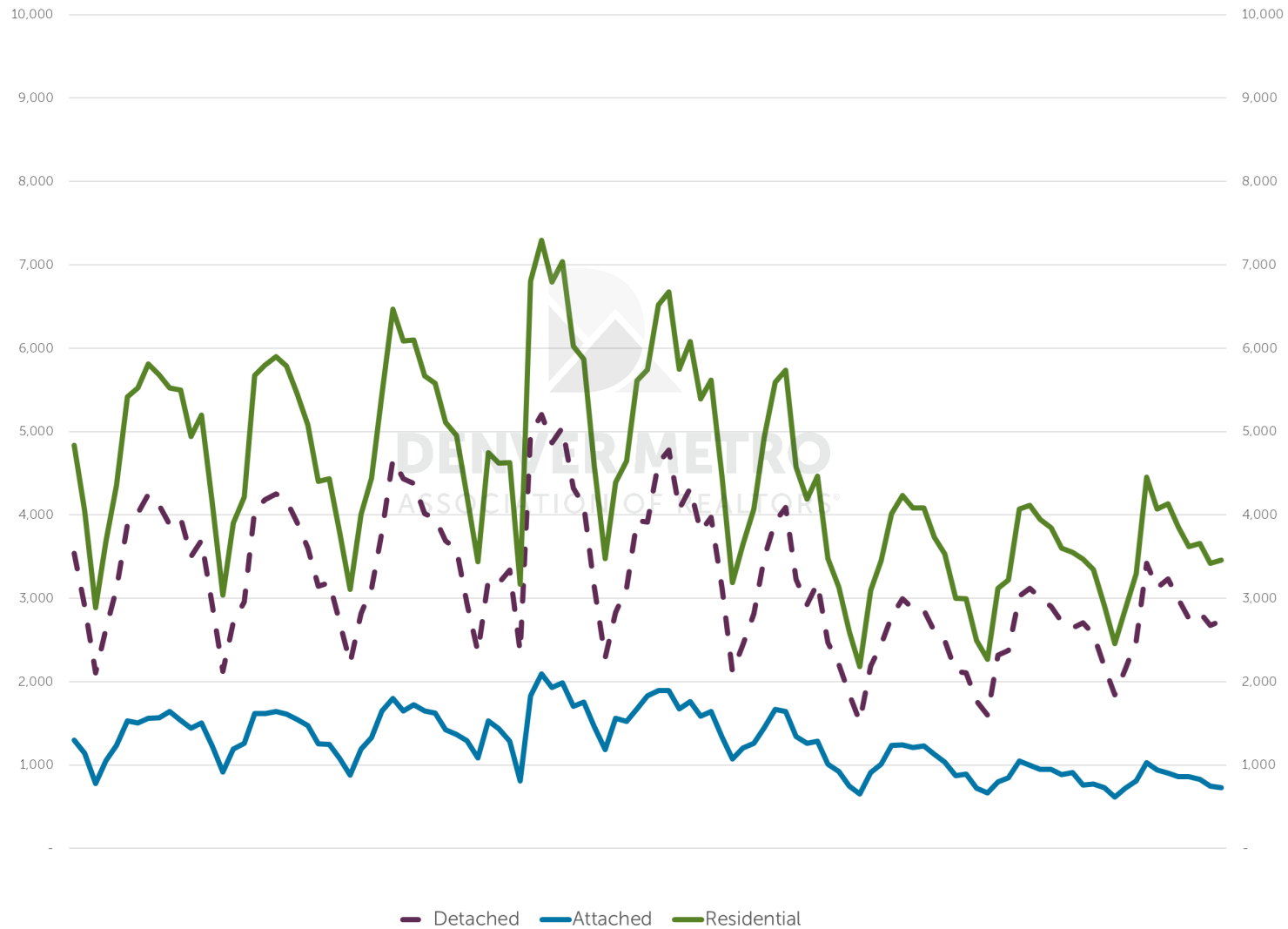
New Listings

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



Pending Sales

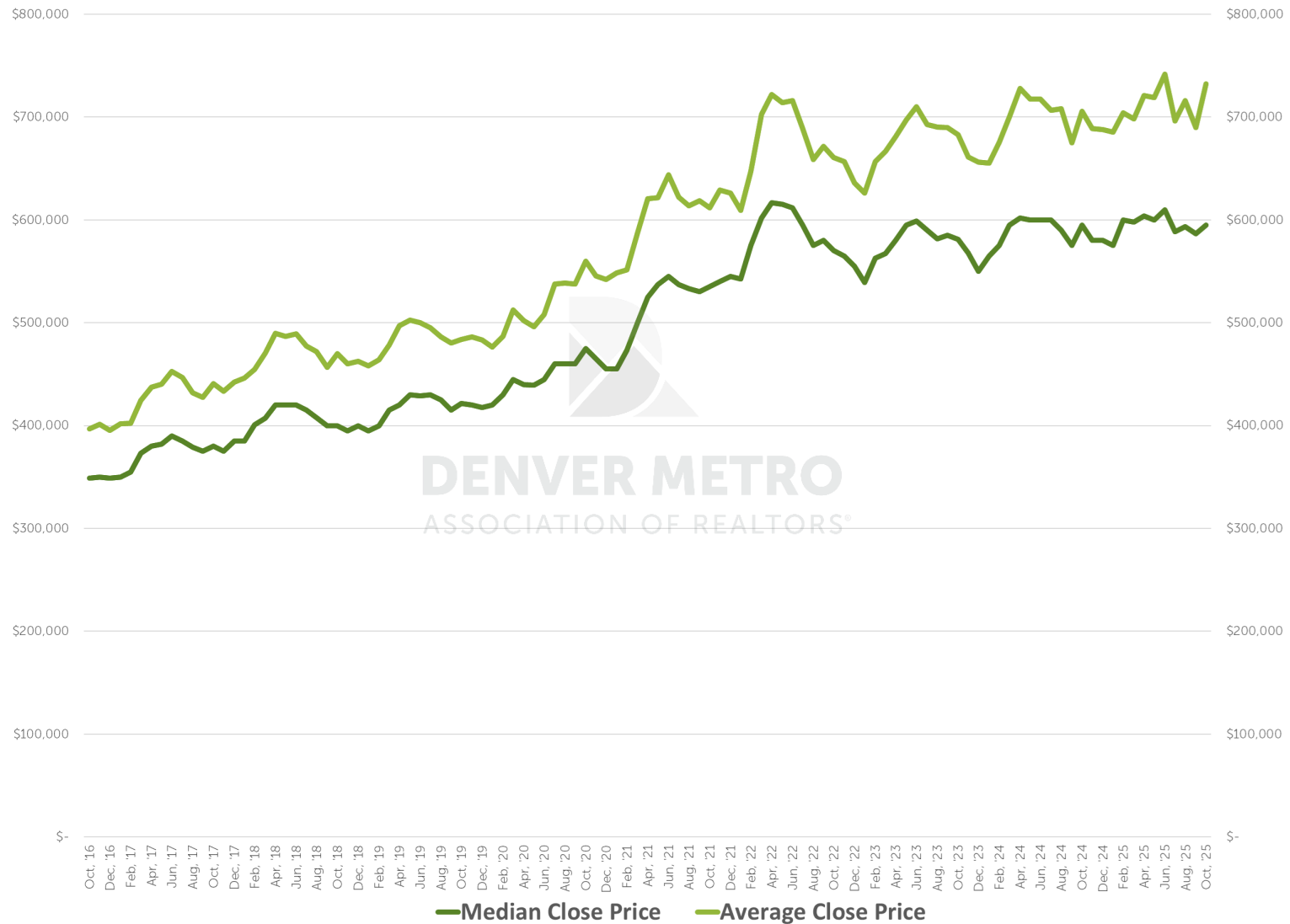
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Residential Median + Average Close Price

10-year view

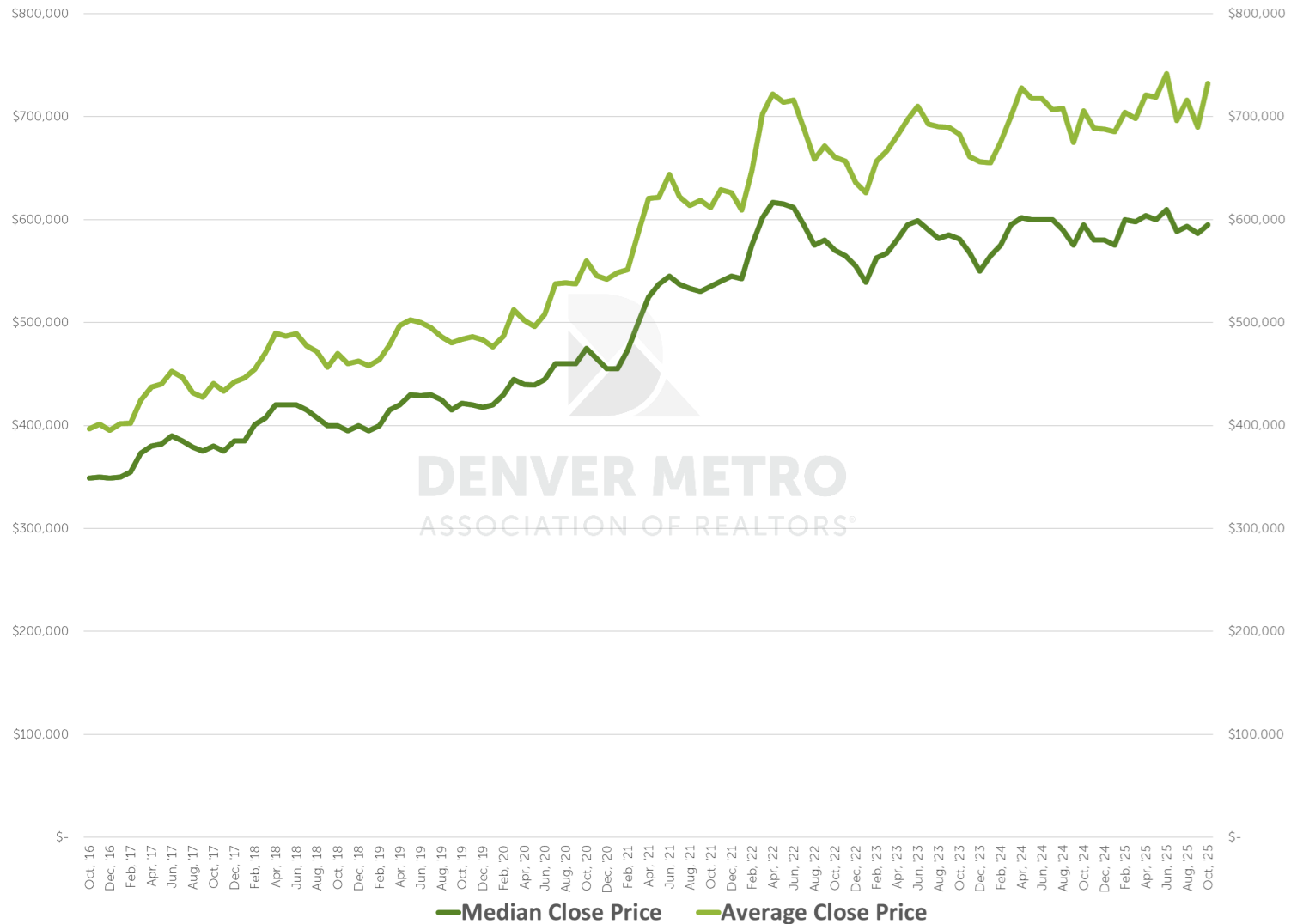
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Residential Median + Average Close Price

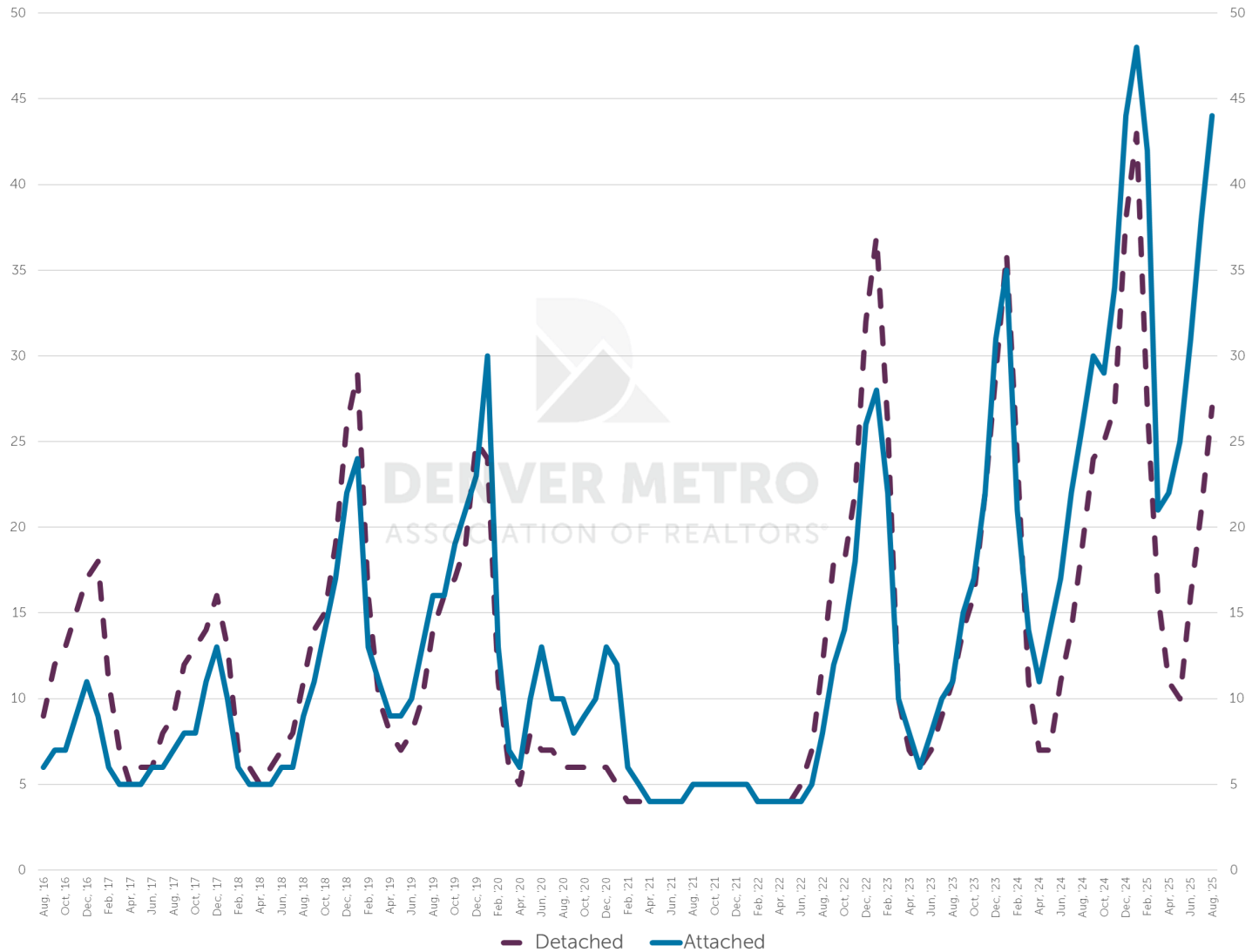
10-year view

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Source of MLS Data: REcolorado.com



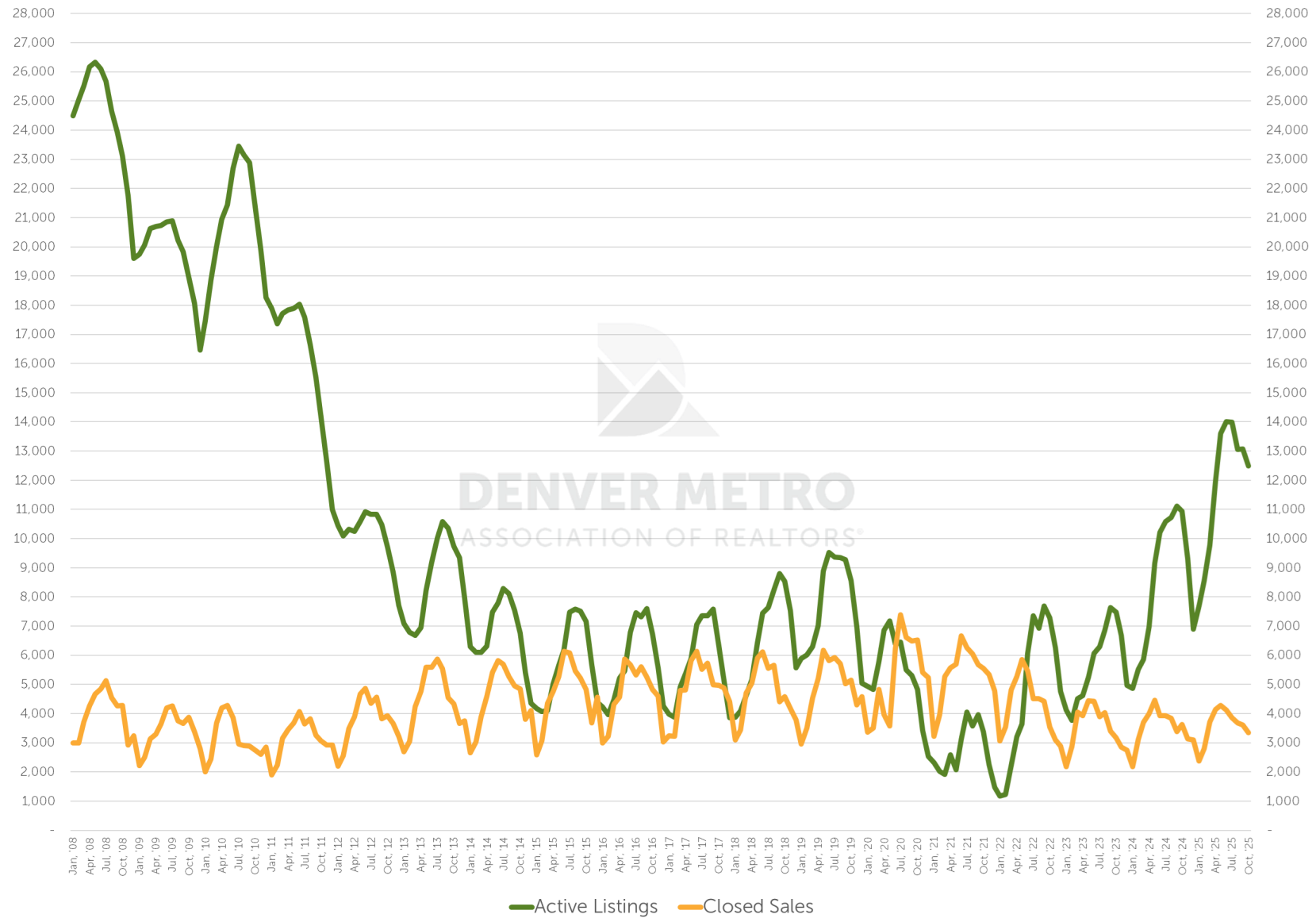
Median Days in MLS

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



Residential Active Listings + Closed Sales at Month's End

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



October 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
Residential (Detached + Attached)									
Active Listings at Month's End	12,495	10,940	7,482	7,290	3,376	14.21%	67.00%	71.40%	270.11%
New Listings	55,305	51,272	45,138	55,766	59,918	7.87%	22.52%	-0.83%	-7.70%
Closed	36,053	36,205	36,434	45,043	53,991	-0.42%	-1.05%	-19.96%	-33.22%
Close Price - Average	\$ 711,748	\$ 702,083	\$ 682,874	\$ 685,274	\$ 609,479	1.38%	4.23%	3.86%	16.78%
Close Price - Median	\$ 595,000	\$ 591,030	\$ 580,000	\$ 592,000	\$ 525,000	0.67%	2.59%	0.51%	13.33%
Sales Volume	\$ 25,660,656,462	\$ 25,418,930,334	\$ 24,879,848,870	\$ 30,866,789,224	\$ 32,906,373,689	0.95%	3.14%	-16.87%	-22.02%
Days in MLS - Average	45	36	30	15	14	25.00%	50.00%	200.00%	221.43%
Days in MLS - Median	23	16	11	5	4	43.75%	109.09%	360.00%	475.00%
Close-Price-to-List-Price Ratio	98.86%	99.25%	99.65%	102.85%	103.30%	-0.39%	-0.79%	-3.88%	-4.30%
Detached									
Active Listings at Month's End	8,455	7,453	5,289	5,444	2,351	13.44%	59.86%	55.31%	259.63%
New Listings	40,184	37,002	33,219	41,528	43,821	8.60%	20.97%	-3.24%	-8.30%
Closed	27,788	27,312	26,794	32,549	38,934	1.74%	3.71%	-14.63%	-28.63%
Close Price - Average	\$ 792,122	\$ 781,610	\$ 765,297	\$ 773,552	\$ 685,668	1.34%	3.51%	2.40%	15.53%
Close Price - Median	\$ 650,000	\$ 650,000	\$ 635,000	\$ 650,000	\$ 575,000	0.00%	2.36%	0.00%	13.04%
Sales Volume	\$ 22,011,492,708	\$ 21,347,335,478	\$ 20,505,358,981	\$ 25,178,354,540	\$ 26,695,799,840	3.11%	7.35%	-12.58%	-17.55%
Days in MLS - Average	42	35	31	16	12	20.00%	35.48%	162.50%	250.00%
Days in MLS - Median	20	15	11	5	4	33.33%	81.82%	300.00%	400.00%
Close-Price-to-List-Price Ratio	98.95%	99.32%	99.64%	102.86%	103.73%	-0.37%	-0.69%	-3.80%	-4.61%
Attached									
Active Listings at Month's End	4,040	3,487	2,193	1,846	1,025	15.86%	84.22%	118.85%	294.15%
New Listings	15,121	14,270	11,919	14,238	16,097	5.96%	26.86%	6.20%	-6.06%
Closed	8,265	8,893	9,640	12,494	15,057	-7.06%	-14.26%	-33.85%	-45.11%
Close Price - Average	\$ 441,520	\$ 457,843	\$ 453,785	\$ 455,293	\$ 412,471	-3.57%	-2.70%	-3.03%	7.04%
Close Price - Median	\$ 394,000	\$ 405,000	\$ 400,000	\$ 405,000	\$ 355,000	-2.72%	-1.50%	-2.72%	10.99%
Sales Volume	\$ 3,649,163,754	\$ 4,071,594,856	\$ 4,374,489,889	\$ 5,688,434,684	\$ 6,210,573,849	-10.38%	-16.58%	-35.85%	-41.24%
Days in MLS - Average	54	38	28	14	19	42.11%	92.86%	285.71%	184.21%
Days in MLS - Median	34	20	10	5	5	70.00%	240.00%	580.00%	580.00%
Close-Price-to-List-Price Ratio	98.56%	99.03%	99.67%	102.81%	102.20%	-0.47%	-1.11%	-4.13%	-3.56%

Market Trends

Price Range		Detached			Attached		
		Closed	Active	MOI	Closed	Active	MOI
Months of Inventory	\$0 to \$299,999	29	71	2.45	168	1,109	6.60
	\$300,000 to \$499,999	502	1,478	2.94	348	1,822	5.24
	\$500,000 to \$749,999	1,125	3,377	3.00	142	759	5.35
	\$750,000 to \$999,999	512	1,654	3.23	33	192	5.82
	\$1,000,000 to \$1,499,999	286	980	3.43	12	87	7.25
	\$1,500,000 to \$1,999,999	89	383	4.30	7	42	6.00
	\$2,000,000 and over	96	512	5.33	5	29	5.80
TOTALS		2,639	8,455	3.20	715	4,040	5.65

Price Range		Detached		% change	Attached		% change
		Closed Oct. 2025	Closed Sep. 2025		Closed Oct. 2025	Closed Sep. 2025	
Month-Over-Month	\$0 to \$299,999	29	29	0.00%	168	195	-13.85%
	\$300,000 to \$499,999	502	565	-11.15%	348	387	-10.08%
	\$500,000 to \$749,999	1,125	1,303	-13.66%	142	156	-8.97%
	\$750,000 to \$999,999	512	514	-0.39%	33	34	-2.94%
	\$1,000,000 to \$1,499,999	286	244	17.21%	12	18	-33.33%
	\$1,500,000 to \$1,999,999	89	74	20.27%	7	2	250.00%
	\$2,000,000 and over	96	83	15.66%	5	1	400.00%
TOTALS		2,639	2,812	-6.15%	715	793	-9.84%

Price Range		Detached		% change	Attached		% change
		YTD Oct. 2025	YTD Oct. 2024		YTD Oct. 2025	YTD Oct. 2024	
Year-Over-Year	\$0 to \$299,999	237	196	20.92%	1,896	1,755	8.03%
	\$300,000 to \$499,999	5,057	4,721	7.12%	4,145	4,592	-9.73%
	\$500,000 to \$749,999	12,467	12,789	-2.52%	1,687	1,908	-11.58%
	\$750,000 to \$999,999	5,405	5,311	1.77%	328	377	-13.00%
	\$1,000,000 to \$1,499,999	2,851	2,681	6.34%	135	168	-19.64%
	\$1,500,000 to \$1,999,999	915	868	5.41%	42	56	-25.00%
	\$2,000,000 and over	856	746	14.75%	32	37	-13.51%
TOTALS		27,788	27,312	1.74%	8,265	8,893	-7.06%

Properties Sold for \$1 Million or More

	Oct. 2025	Sep. 2025	Oct. 2024	Month-Over-Month	Year-Over-Year
Residential (Detached + Attached)					
New Listings	597	730	534	-18.22%	11.80%
Pending	450	476	415	-5.46%	8.43%
Closed	495	422	458	17.30%	8.08%
Sales Volume	\$ 833,212,420	\$ 688,770,208	\$ 742,990,595	20.97%	12.14%
Days in MLS - Average	55	57	51	-3.51%	7.84%
Days in MLS - Median	35	41	28	-14.63%	25.00%
Close-Price-to-List-Price Ratio	97.31%	97.10%	97.47%	0.22%	-0.16%
PSF Total	\$ 385	\$ 374	\$ 380	2.94%	1.32%
Detached					
New Listings	549	679	489	-19.15%	12.27%
Pending	428	452	388	-5.31%	10.31%
Closed	471	401	434	17.46%	8.53%
Sales Volume	785,402,520	\$ 662,106,370	\$ 702,091,095	18.62%	11.87%
Days in MLS - Average	54	55	51	-1.82%	5.88%
Days in MLS - Median	35	41	28	-14.63%	25.00%
Close-Price-to-List-Price Ratio	97.35%	97.16%	97.52%	0.20%	-0.17%
PSF Total	\$ 369	\$ 365	\$ 366	1.10%	0.82%
Attached					
New Listings	48	51	45	-5.88%	6.67%
Pending	22	24	27	-8.33%	-18.52%
Closed	24	21	24	14.29%	0.00%
Sales Volume	\$ 47,809,900	\$ 26,663,838	\$ 40,899,500	79.31%	16.90%
Days in MLS - Average	60	91	53	-34.07%	13.21%
Days in MLS - Median	39	32	21	21.88%	85.71%
Close-Price-to-List-Price Ratio	96.61%	95.87%	96.73%	0.77%	-0.12%
PSF Total	\$ 701	\$ 541	\$ 644	29.57%	8.85%

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
Residential (Detached + Attached)									
New Listings	7,954	6,986	5,936	6,292	4,831	13.86%	34.00%	26.41%	64.65%
Pending	4,833	4,521	3,916	4,474	4,164	6.90%	23.42%	8.02%	16.07%
Closed	4,831	4,556	4,059	5,142	4,518	6.04%	19.02%	-6.05%	6.93%
Sales Volume	\$ 7,870,228,483	\$ 7,339,157,646	\$ 6,662,595,091	\$ 8,149,853,713	\$ 7,184,819,939	7.24%	18.13%	-3.43%	9.54%
Days in MLS - Average	46	42	34	20	30	9.52%	35.29%	130.00%	53.33%
Days in MLS - Median	19	16	10	5	5	18.75%	90.00%	280.00%	280.00%
Close-Price-to-List-Price Ratio	98.00%	98.30%	98.96%	103.62%	102.02%	-0.31%	-0.97%	-5.42%	-3.94%
PSF Total	\$ 379	\$ 379	\$ 387	\$ 392	\$ 365	0.00%	-2.07%	-3.32%	3.84%
Detached									
New Listings	7,487	6,522	5,486	5,832	4,381	14.80%	36.47%	28.38%	70.90%
Pending	4,620	4,268	3,652	4,167	3,819	8.25%	26.51%	10.87%	20.97%
Closed	4,622	4,295	3,783	4,808	4,141	7.61%	22.18%	-3.87%	11.62%
Sales Volume	\$ 7,537,359,828	\$ 6,918,825,898	\$ 6,241,188,784	\$ 7,650,006,718	\$ 6,610,013,967	8.94%	20.77%	-1.47%	14.03%
Days in MLS - Average	46	41	33	19	28	12.20%	39.39%	142.11%	64.29%
Days in MLS - Median	19	16	10	5	5	18.75%	90.00%	280.00%	280.00%
Close-Price-to-List-Price Ratio	98.03%	98.33%	99.05%	103.82%	102.30%	-0.31%	-1.03%	-5.58%	-4.17%
PSF Total	\$ 369	\$ 368	\$ 372	\$ 377	\$ 342	0.27%	-0.81%	-2.12%	7.89%
Attached									
New Listings	467	464	450	460	450	0.65%	3.78%	1.52%	3.78%
Pending	213	253	264	307	345	-15.81%	-19.32%	-30.62%	-38.26%
Closed	209	261	276	334	377	-19.92%	-24.28%	-37.43%	-44.56%
Sales Volume	\$ 332,868,655	\$ 420,331,748	\$ 421,406,307	\$ 499,846,995	\$ 574,805,972	-20.81%	-21.01%	-33.41%	-42.09%
Days in MLS - Average	54	52	46	38	61	3.85%	17.39%	42.11%	-11.48%
Days in MLS - Median	21	19	15	6	15	10.53%	40.00%	250.00%	40.00%
Close-Price-to-List-Price Ratio	97.28%	97.74%	97.66%	100.77%	98.96%	-0.47%	-0.39%	-3.46%	-1.70%
PSF Total	\$ 606	\$ 572	\$ 585	\$ 609	\$ 617	5.94%	3.59%	-0.49%	-1.78%

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

	Oct. 2025	Sep. 2025	Oct. 2024	Month-Over-Month	Year-Over-Year
Residential (Detached + Attached)					
New Listings	669	784	752	-14.67%	-11.04%
Pending	523	595	568	-12.10%	-7.92%
Closed	545	548	614	-0.55%	-11.24%
Sales Volume	\$ 463,318,339	\$ 464,273,722	\$ 517,901,640	-0.21%	-10.54%
Days in MLS - Average	53	40	46	32.50%	15.22%
Days in MLS - Median	35	36	27	-2.78%	29.63%
Close-Price-to-List-Price Ratio	98.51%	98.38%	98.76%	0.13%	-0.25%
PSF Total	\$ 282	\$ 278	\$ 285	1.44%	-1.05%
Detached					
New Listings	614	713	687	-13.88%	-10.63%
Pending	500	557	539	-10.23%	-7.24%
Closed	512	514	575	-0.39%	-10.96%
Sales Volume	\$ 435,728,631	\$ 435,556,746	\$ 485,220,583	0.04%	-10.20%
Days in MLS - Average	54	50	46	8.00%	17.39%
Days in MLS - Median	35	35	28	0.00%	25.00%
Close-Price-to-List-Price Ratio	98.47%	98.43%	98.43%	0.04%	0.04%
PSF Total	\$ 274	\$ 268	\$ 272	2.24%	0.74%
Attached					
New Listings	55	71	65	-22.54%	-15.38%
Pending	23	38	29	-39.47%	-20.69%
Closed	33	34	39	-2.94%	-15.38%
Sales Volume	\$ 27,589,708	\$ 28,716,976	\$ 32,681,057	-3.93%	-15.58%
Days in MLS - Average	44	58	40	-24.14%	10.00%
Days in MLS - Median	21	50	24	-58.00%	-12.50%
Close-Price-to-List-Price Ratio	99.17%	97.67%	99.70%	1.54%	-0.53%
PSF Total	\$ 401	\$ 420	\$ 475	-4.52%	-15.58%

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
Residential (Detached + Attached)									
New Listings	8,853	8,287	7,079	8,538	6,620	6.83%	25.06%	3.69%	33.73%
Pending	5,941	5,896	5,453	6,493	5,858	0.76%	8.95%	-8.50%	1.42%
Closed	5,733	5,688	5,325	6,877	5,821	0.79%	7.66%	-16.64%	-1.51%
Sales Volume	\$ 4,877,433,594	\$ 4,823,330,664	\$ 4,509,927,408	\$ 5,823,083,136	\$ 4,934,077,620	1.12%	8.15%	-16.24%	-1.15%
Days in MLS - Average	42	36	31	16	16	16.67%	35.48%	162.50%	162.50%
Days in MLS - Median	20	14	12	5	5	42.86%	66.67%	300.00%	300.00%
Close-Price-to-List-Price Ratio	99.04%	99.46%	99.61%	103.14%	103.27%	-0.42%	-0.57%	-3.98%	-4.10%
PSF Total	\$ 283	\$ 287	\$ 287	\$ 298	\$ 278	-1.39%	-1.39%	-5.03%	1.80%
Detached									
New Listings	8,176	7,591	6,508	7,919	6,004	7.71%	25.63%	3.25%	36.18%
Pending	5,606	5,508	5,063	6,027	5,329	1.78%	10.72%	-6.99%	5.20%
Closed	5,405	5,311	4,922	6,315	5,312	1.77%	9.81%	-14.41%	1.75%
Sales Volume	\$ 4,600,210,644	\$ 4,505,488,669	\$ 4,170,477,325	\$ 5,349,995,381	\$ 4,502,246,246	2.10%	10.30%	-14.01%	2.18%
Days in MLS - Average	42	36	31	16	14	16.67%	35.48%	162.50%	200.00%
Days in MLS - Median	20	14	12	5	4	42.86%	66.67%	300.00%	400.00%
Close-Price-to-List-Price Ratio	99.07%	99.47%	99.62%	103.21%	103.51%	-0.40%	-0.55%	-4.01%	-4.29%
PSF Total	\$ 274	\$ 276	\$ 274	\$ 284	\$ 264	-0.72%	0.00%	-3.52%	3.79%
Attached									
New Listings	677	696	571	619	616	-2.73%	18.56%	9.37%	9.90%
Pending	335	388	390	466	529	-13.66%	-14.10%	-28.11%	-36.67%
Closed	328	377	403	562	509	-13.00%	-18.61%	-41.64%	-35.56%
Sales Volume	\$ 277,222,950	\$ 317,841,995	\$ 339,450,083	\$ 473,087,755	\$ 431,831,374	-12.78%	-18.33%	-41.40%	-35.80%
Days in MLS - Average	56	43	33	23	44	30.23%	69.70%	143.48%	27.27%
Days in MLS - Median	29	14	11	5	8	107.14%	163.64%	480.00%	262.50%
Close-Price-to-List-Price Ratio	98.51%	99.35%	99.49%	102.31%	100.81%	-0.85%	-0.99%	-3.71%	-2.28%
PSF Total	\$ 424	\$ 443	\$ 444	\$ 462	\$ 424	-4.29%	-4.50%	-8.23%	0.00%

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

	Oct. 2025	Sep. 2025	Oct. 2024	Month-Over-Month	Year-Over-Year
Residential (Detached + Attached)					
New Listings	1,674	1,852	1,780	-9.61%	-5.96%
Pending	1,350	1,287	1,330	4.90%	1.50%
Closed	1,267	1,459	1,429	-13.16%	-11.34%
Sales Volume	\$ 766,511,901	\$ 887,240,757	\$ 867,548,594	-13.61%	-11.65%
Days in MLS - Average	49	47	43	4.26%	13.95%
Days in MLS - Median	33	33	26	0.00%	26.92%
Close-Price-to-List-Price Ratio	98.82%	98.88%	99.01%	-0.06%	-0.19%
PSF Total	\$ 268	\$ 266	\$ 278	0.75%	-3.60%
Detached					
New Listings	1,406	1,545	1,537	-9.00%	-8.52%
Pending	1,210	1,130	1,142	7.08%	5.95%
Closed	1,125	1,303	1,256	-13.66%	-10.43%
Sales Volume	\$ 682,532,621	\$ 795,766,830	\$ 765,100,625	-14.23%	-10.79%
Days in MLS - Average	48	47	42	2.13%	14.29%
Days in MLS - Median	33	32	26	3.13%	26.92%
Close-Price-to-List-Price Ratio	98.89%	98.92%	99.07%	-0.03%	-0.18%
PSF Total	\$ 260	\$ 258	\$ 270	0.78%	-3.70%
Attached					
New Listings	268	307	243	-12.70%	10.29%
Pending	140	157	188	-10.83%	-25.53%
Closed	142	156	173	-8.97%	-17.92%
Sales Volume	\$ 83,979,280	\$ 91,473,927	\$ 102,447,969	-8.19%	-18.03%
Days in MLS - Average	53	55	48	-3.64%	10.42%
Days in MLS - Median	34	43	32	-20.93%	6.25%
Close-Price-to-List-Price Ratio	98.26%	98.56%	98.64%	-0.30%	-0.39%
PSF Total	\$ 332	\$ 338	\$ 342	-1.78%	-2.92%

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
Residential (Detached + Attached)									
New Listings	20,449	19,693	17,557	22,801	20,406	3.84%	16.47%	-10.32%	0.21%
Pending	14,182	14,574	14,557	17,660	18,583	-2.69%	-2.58%	-19.69%	-23.68%
Closed	14,154	14,697	14,846	18,851	19,705	-3.69%	-4.66%	-24.92%	-28.17%
Sales Volume	\$ 8,613,452,628	\$ 8,922,097,972	\$ 9,021,870,802	\$ 11,495,539,921	\$11,828,203,687	-3.46%	-4.53%	-25.07%	-27.18%
Days in MLS - Average	42	35	32	15	12	20.00%	31.25%	180.00%	250.00%
Days in MLS - Median	23	15	12	5	4	53.33%	91.67%	360.00%	475.00%
Close-Price-to-List-Price Ratio	99.32%	99.64%	99.88%	102.91%	103.95%	-0.32%	-0.56%	-3.49%	-4.45%
PSF Total	\$ 275	\$ 280	\$ 277	\$ 292	\$ 260	-1.79%	-0.72%	-5.82%	5.77%
Detached									
New Listings	17,308	16,536	15,008	19,885	18,051	4.67%	15.33%	-12.96%	-4.12%
Pending	12,499	12,638	12,629	15,335	16,406	-1.10%	-1.03%	-18.49%	-23.81%
Closed	12,467	12,789	12,880	16,170	17,433	-2.52%	-3.21%	-22.90%	-28.49%
Sales Volume	\$ 7,621,243,963	\$ 7,806,846,340	\$ 7,860,790,804	\$ 9,914,329,921	\$10,483,992,582	-2.38%	-3.05%	-23.13%	-27.31%
Days in MLS - Average	41	34	32	15	10	20.59%	28.13%	173.33%	310.00%
Days in MLS - Median	21	15	11	5	4	40.00%	90.91%	320.00%	425.00%
Close-Price-to-List-Price Ratio	99.39%	99.69%	99.91%	102.92%	104.23%	-0.30%	-0.52%	-3.43%	-4.64%
PSF Total	\$ 267	\$ 271	\$ 266	\$ 280	\$ 245	-1.48%	0.38%	-4.64%	8.98%
Attached									
New Listings	3,141	3,157	2,549	2,916	2,355	-0.51%	23.22%	7.72%	33.38%
Pending	1,683	1,936	1,928	2,325	2,177	-13.07%	-12.71%	-27.61%	-22.69%
Closed	1,687	1,908	1,966	2,681	2,272	-11.58%	-14.19%	-37.08%	-25.75%
Sales Volume	\$ 992,208,665	\$ 1,115,251,632	\$ 1,161,079,998	\$ 1,581,210,000	\$ 1,344,211,105	-11.03%	-14.54%	-37.25%	-26.19%
Days in MLS - Average	49	42	36	16	25	16.67%	36.11%	206.25%	96.00%
Days in MLS - Median	30	20	14	5	5	50.00%	114.29%	500.00%	500.00%
Close-Price-to-List-Price Ratio	98.82%	99.28%	99.66%	102.82%	101.80%	-0.46%	-0.84%	-3.89%	-2.93%
PSF Total	\$ 336	\$ 342	\$ 354	\$ 364	\$ 377	-1.75%	-5.08%	-7.69%	-10.88%

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

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