

Market Overview

	Apr. 2026	Mar. 2026	Apr. 2025	Month-Over-Month	Year-Over-Year
Residential (Detached + Attached)					
Active Listings at Month's End	11,539	9,846	11,964	17.19%	-3.55%
New Listings	6,642	5,988	7,056	10.92%	-5.87%
Pending	4,339	4,422	4,004	-1.88%	8.37%
Closed	3,926	3,836	4,172	2.35%	-5.90%
Close Price - Average	\$ 724,057	\$ 711,472	\$ 720,222	1.77%	0.53%
Close Price - Median	\$ 605,000	\$ 590,000	\$ 604,000	2.54%	0.17%
Sales Volume	\$ 2,842,646,059	\$ 2,729,207,498	\$ 3,004,764,876	4.16%	-5.40%
Days in MLS - Average	40	49	37	-18.37%	8.11%
Days in MLS - Median	14	16	13	-12.50%	7.69%
Close-Price-to-List-Price Ratio	99.44%	99.14%	99.31%	0.30%	0.13%
Detached					
Active Listings at Month's End	7,278	6,107	7,844	19.17%	-7.22%
New Listings	4,871	4,327	5,230	12.57%	-6.86%
Pending	3,411	3,431	3,075	-0.58%	10.93%
Closed	3,039	2,991	3,215	1.60%	-5.47%
Close Price - Average	\$ 811,287	\$ 784,339	\$ 802,169	3.44%	1.14%
Close Price - Median	\$ 670,000	\$ 642,000	\$ 660,000	4.36%	1.52%
Sales Volume	\$ 2,465,500,282	\$ 2,345,957,541	\$ 2,578,972,178	5.10%	-4.40%
Days in MLS - Average	36	45	34	-20.00%	5.88%
Days in MLS - Median	11	13	11	-15.38%	0.00%
Close-Price-to-List-Price Ratio	99.53%	99.27%	99.41%	0.26%	0.12%
Attached					
Active Listings at Month's End	4,261	3,739	4,120	13.96%	3.42%
New Listings	1,771	1,661	1,826	6.62%	-3.01%
Pending	928	991	929	-6.36%	-0.11%
Closed	887	845	957	4.97%	-7.31%
Close Price - Average	\$ 425,193	\$ 453,550	\$ 444,924	-6.25%	-4.43%
Close Price - Median	\$ 385,462	\$ 398,000	\$ 387,500	-3.15%	-0.53%
Sales Volume	\$ 377,145,777	\$ 383,249,957	\$ 425,792,698	-1.59%	-11.43%
Days in MLS - Average	53	64	46	-17.19%	15.22%
Days in MLS - Median	26	30	22	-13.33%	18.18%
Close-Price-to-List-Price Ratio	99.14%	98.70%	99.18%	0.45%	-0.04%

Market Highlights

Realtor® Insights:

- We're seeing a clear pattern where homes that don't go under contract the first weekend often align more closely with the area's average days on market before securing a buyer. A slower start in showings isn't necessarily a red flag. Many buyers are intentionally taking a wait-and-see approach to avoid competing in multiple-offer situations. Patience and strategic positioning remain key in this market.
- As service industries consolidate, profit incentives intensify, and regulatory requirements increase, repair recommendations are increasingly shifting toward full replacements—driving up costs, accelerating capital expenditures and compounding already severe affordability pressures in the housing market. This trend appears especially pronounced in HVAC, sewer and roofing work in the Denver Metro area right now.

Local News:

- Denver Metro continues to face a significant oversupply of office space, particularly downtown, where vacancy rates are nearing 40 percent and building values have dropped sharply. Despite this, nearly 600,000 square feet of new office space is still under development, reflecting a broader trend of limited but targeted construction. Most new projects are concentrated in high-demand areas, with three of the five developments located in Cherry Creek, which has remained resilient post-pandemic.
- Former Denver Mayor Michael Hancock is making a post-City Hall pivot into real estate investing. The mayor's first investment is a historic Five Points property. Earlier this month, Hancock and partners purchased the 7,600-square-foot Triangle Building at 2413 N. Washington St. for just over \$1.4 million. He shared, "Real estate is still one of the more sure investments you can make." Hancock added that they plan to continue seeking opportunities with partners and hope to expand over time.
- Denver Water is raising prices, particularly for heavy outdoor use, to encourage conservation during a severe drought. This will likely result in higher bills for high-usage households, with minimal impact for those who reduce usage.
- The Douglas County School Board unanimously supported an affordable housing project prioritizing public school employees. The board declared a county-owned parcel in Meridian Village as surplus and approved a letter backing its rezoning. Originally reserved for a future elementary school, the site is no longer needed as the area is now fully built out.
- Trumark Homes purchased 229 lots in the new Dawson Trails development of Castle Rock and plans to build 229 homes by 2030. Taylor Morrison also purchased 256 lots in the same development.
- Colorado lawmakers are proposing a bill to lower homeowners' insurance premiums by charging insurers a small fee. The funds would support hail-

resistant roofs and other mitigation efforts, aiming to reduce costly weather damage that drives up rates.

National News:

- A new front-door color can meaningfully boost curb appeal and resale price. Homes with a black front door tend to sell for about \$6,400 more than comparable properties, while other buyer-friendly shades like slate blue, forest green, navy, gray and white can also increase perceived value.
- Real has struck a definitive agreement to acquire RE/MAX Holdings in a deal valuing the franchisor at about \$880 million. The transaction will create Real RE/MAX Group, a new holding company combining Real's AI-enabled brokerage platform with RE/MAX's global franchise network of roughly 8,500 offices and 145,000 agents. The combined company would have generated about \$2.3 billion in 2025 revenue and \$157 million in adjusted EBITDA before synergies, with management projecting \$30 million in annual cost savings by 2027.
- Even as more Americans earn middle-class incomes, the cost of buying a home has surged—rising roughly 40 to 50 percent in just a few years due to the combined impact of higher prices, interest rates and insurance. As a result, homeownership is increasingly shifting into upper-middle-class territory and out of reach for many.
- Online real estate fraud surged to \$275 million in 2025 across more than 12,000 cases, as increasingly sophisticated, AI-powered scams make buyers, sellers and agents easier and most profitable targets.

Rental News:

- Denver apartment vacancies tightened slightly, while lower rents are unlikely to significantly help those in need.
- Denver rents have fallen 3.4 percent year-over-year to \$1,758, roughly in line with 2022 levels. This shift is driven by a record \$180 per month in concessions, along with a wave of tens of thousands of new apartments pushing vacancy rates higher.

Mortgage News:

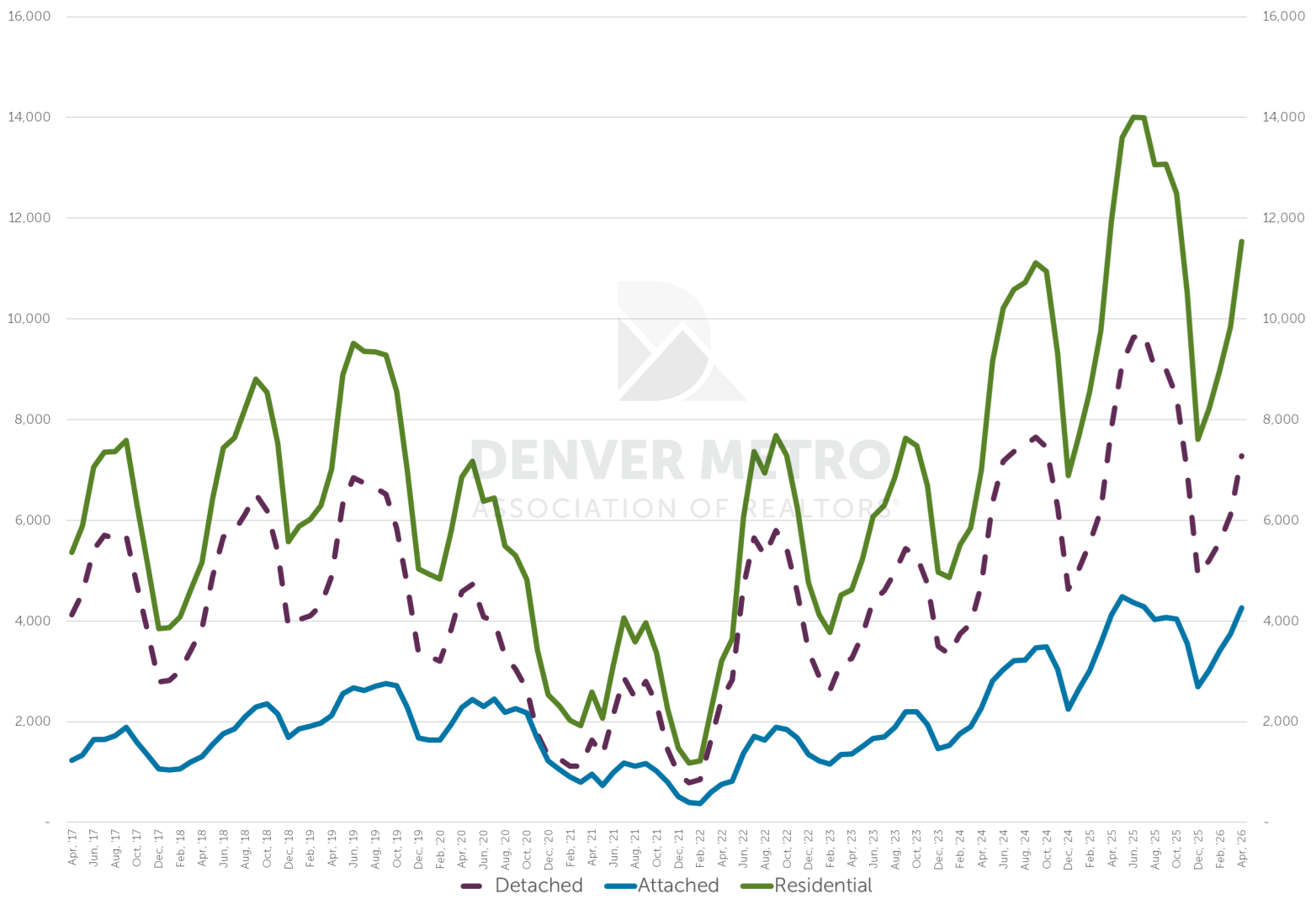
- Rising above \$2,000, the average mortgage payment reached an all-time high of \$2,005 in the fourth quarter of 2025, marking a 44 percent increase since 2021.

Quick Stats:

- The average number of active listings for April (1985-2025) is 13,825. The record high for April was set in 2006 with 29,045 listings, while the record low occurred in 2021 with just 2,594 listings.
- The typical seasonal increase in active listings from March to April is 11.84 percent. This year's increase of 17.19 percent represents a stronger-than-average gain compared to historical trends.

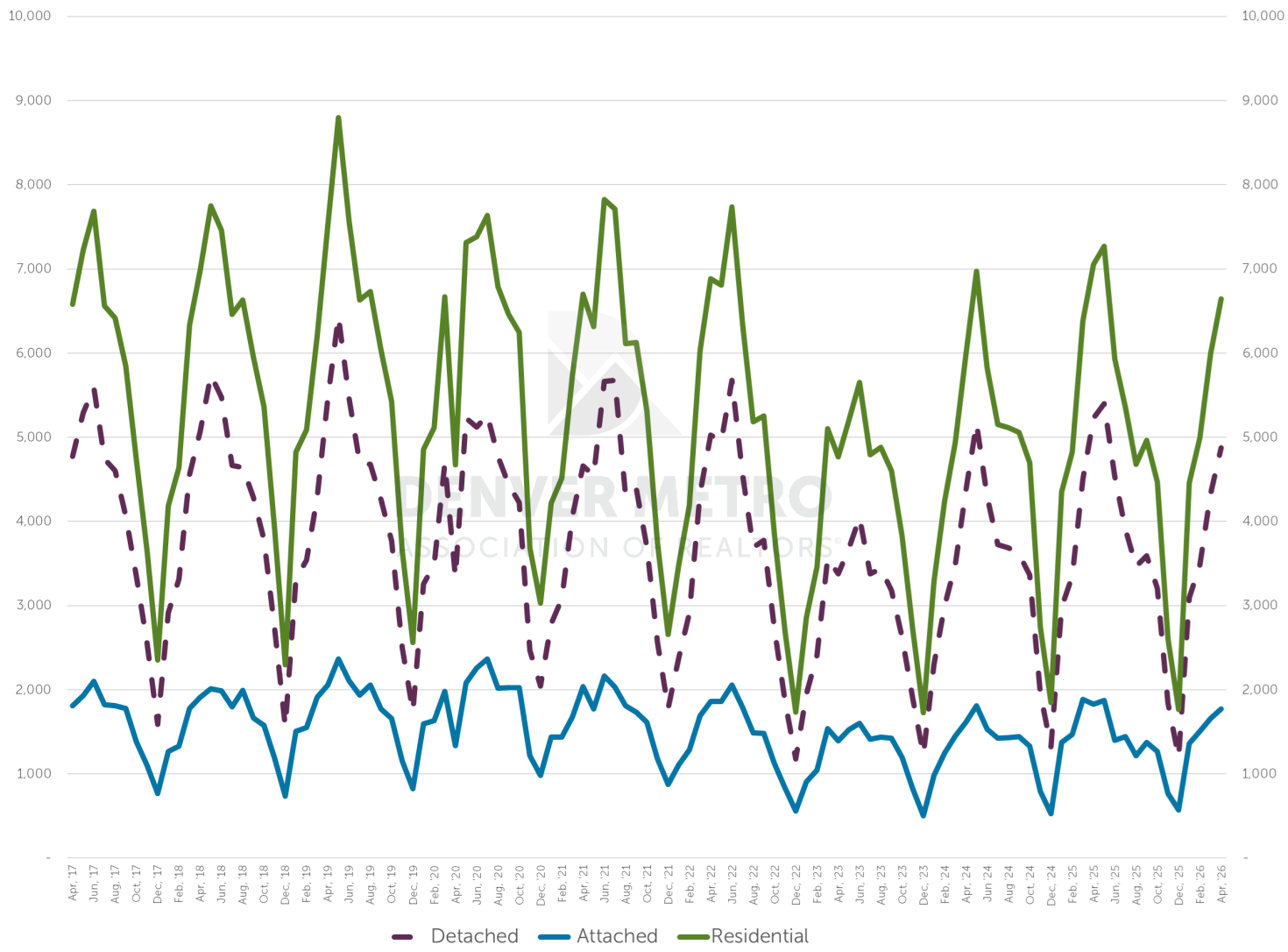
Active Listings at Month's End

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



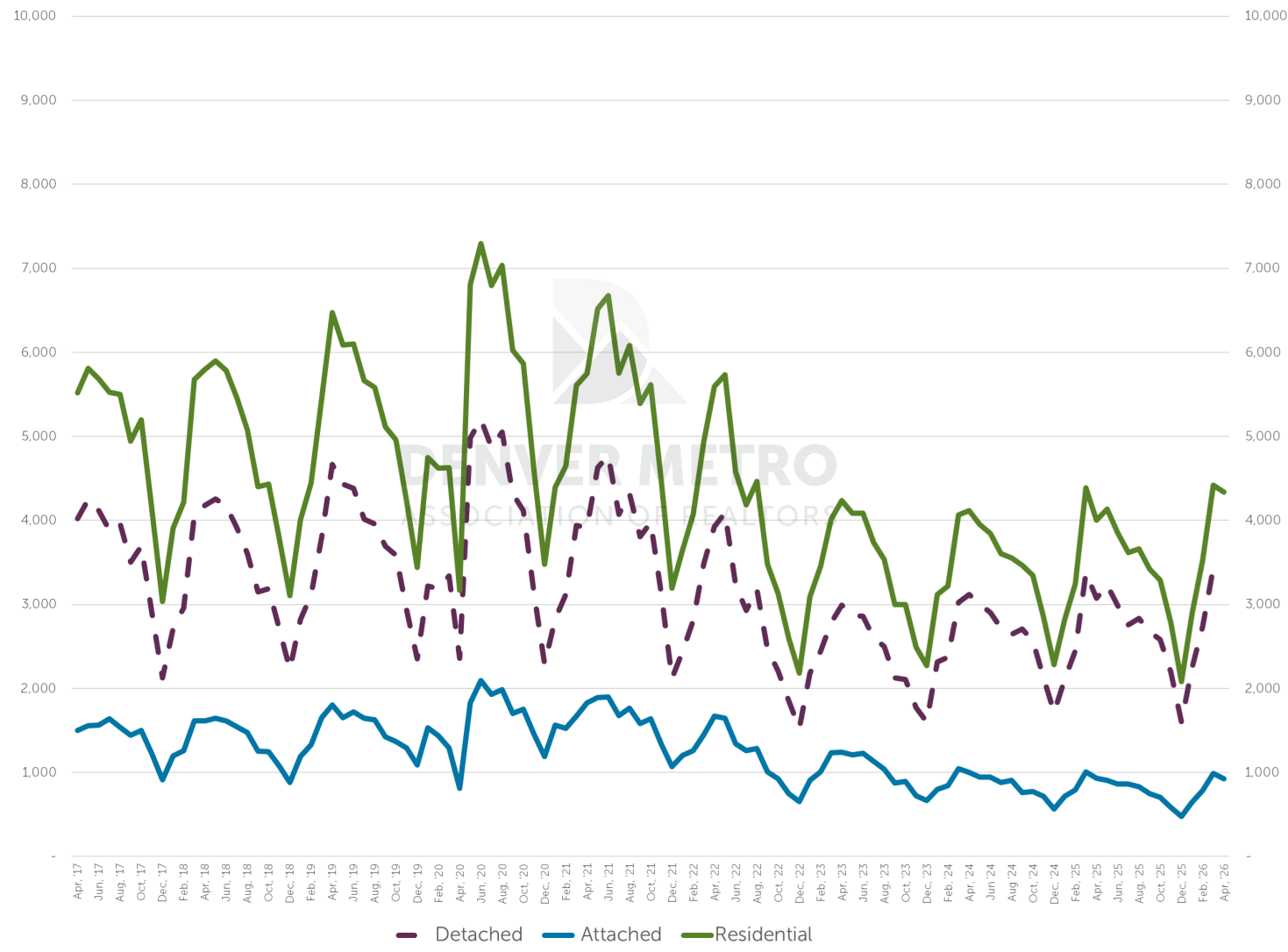
New Listings

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



Pending Sales

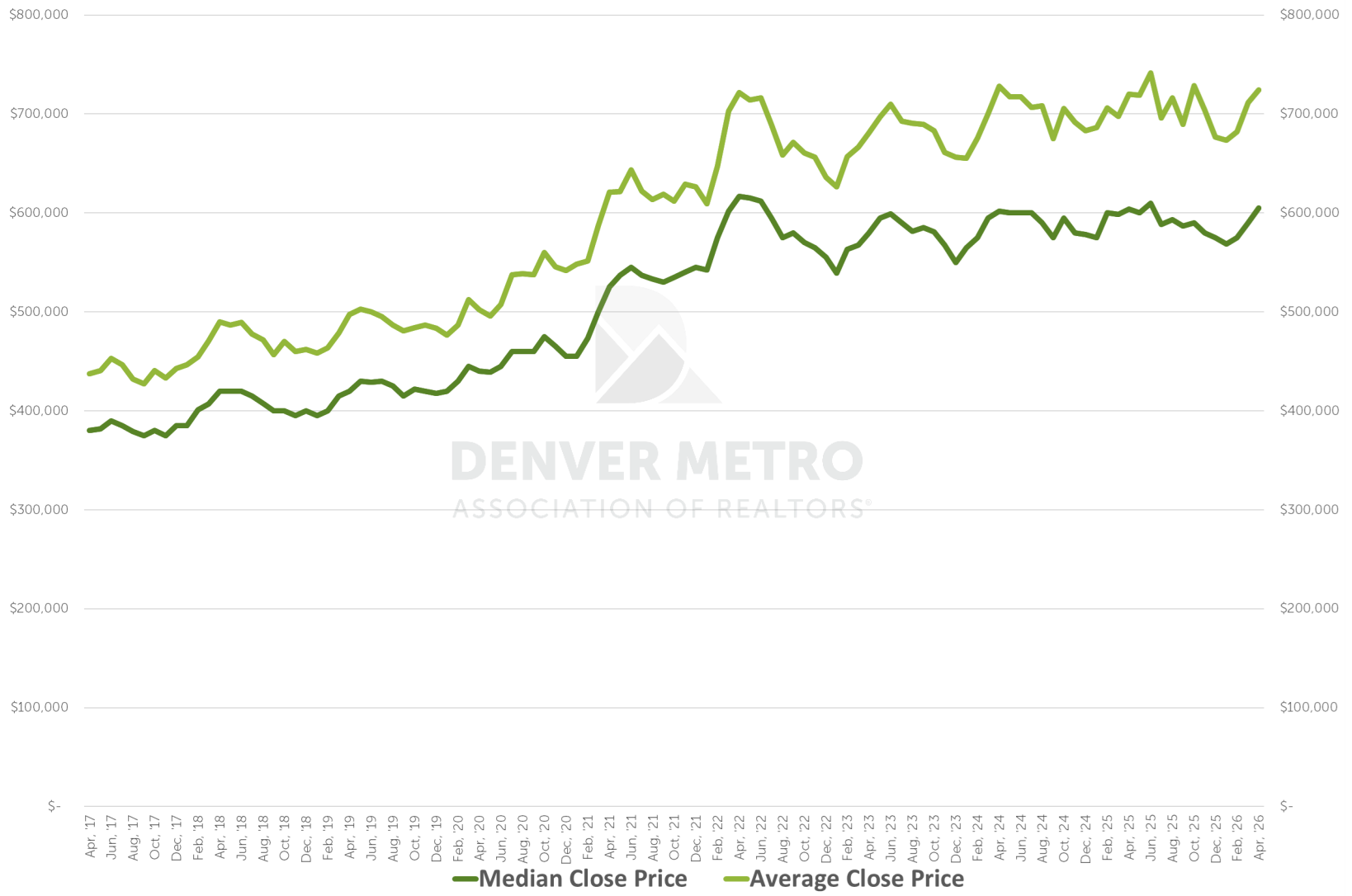
DMAR Market Trends | April 2026
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Residential Median + Average Close Price

10-year view

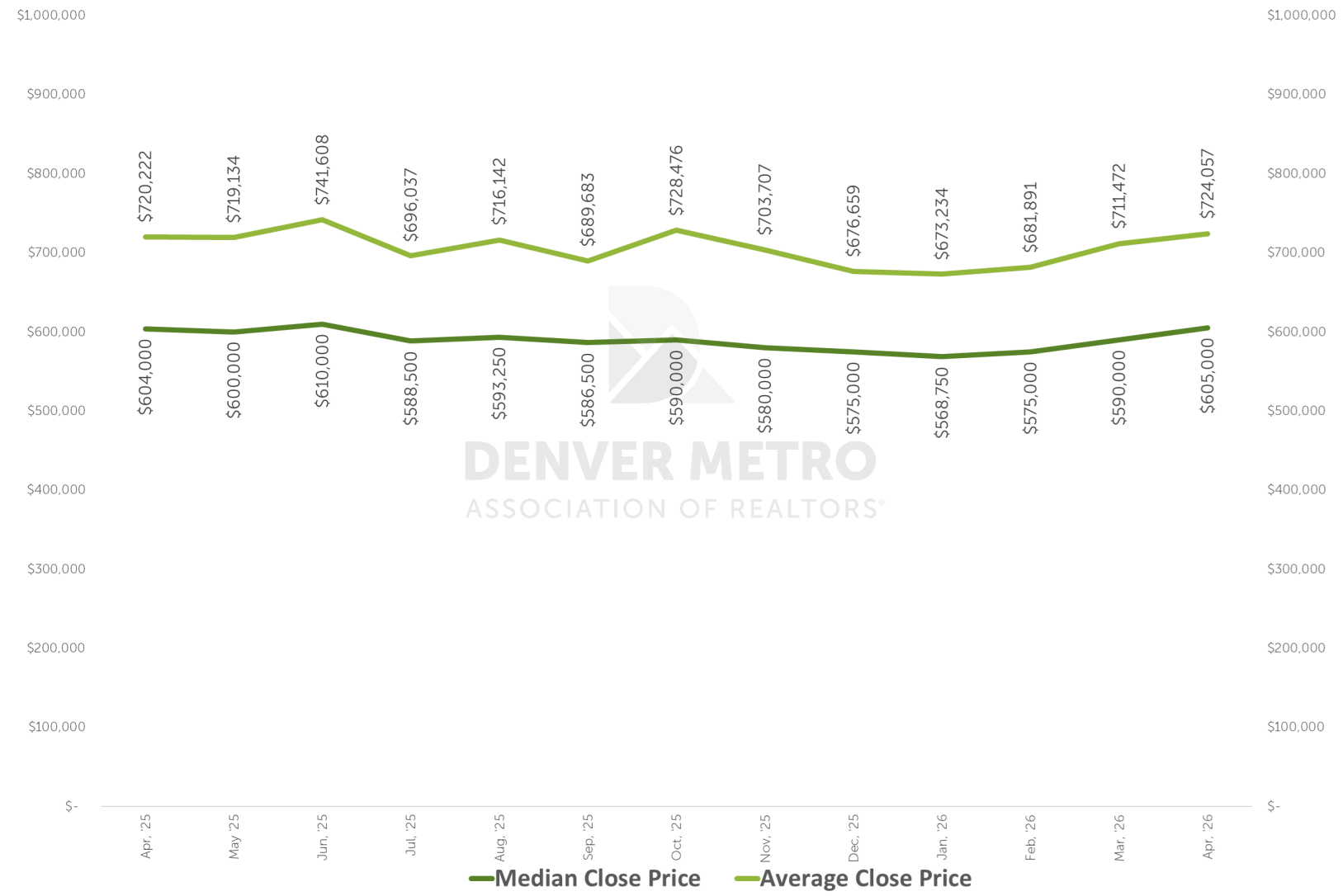
DMAR Market Trends | April 2026
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Residential Median + Average Close Price

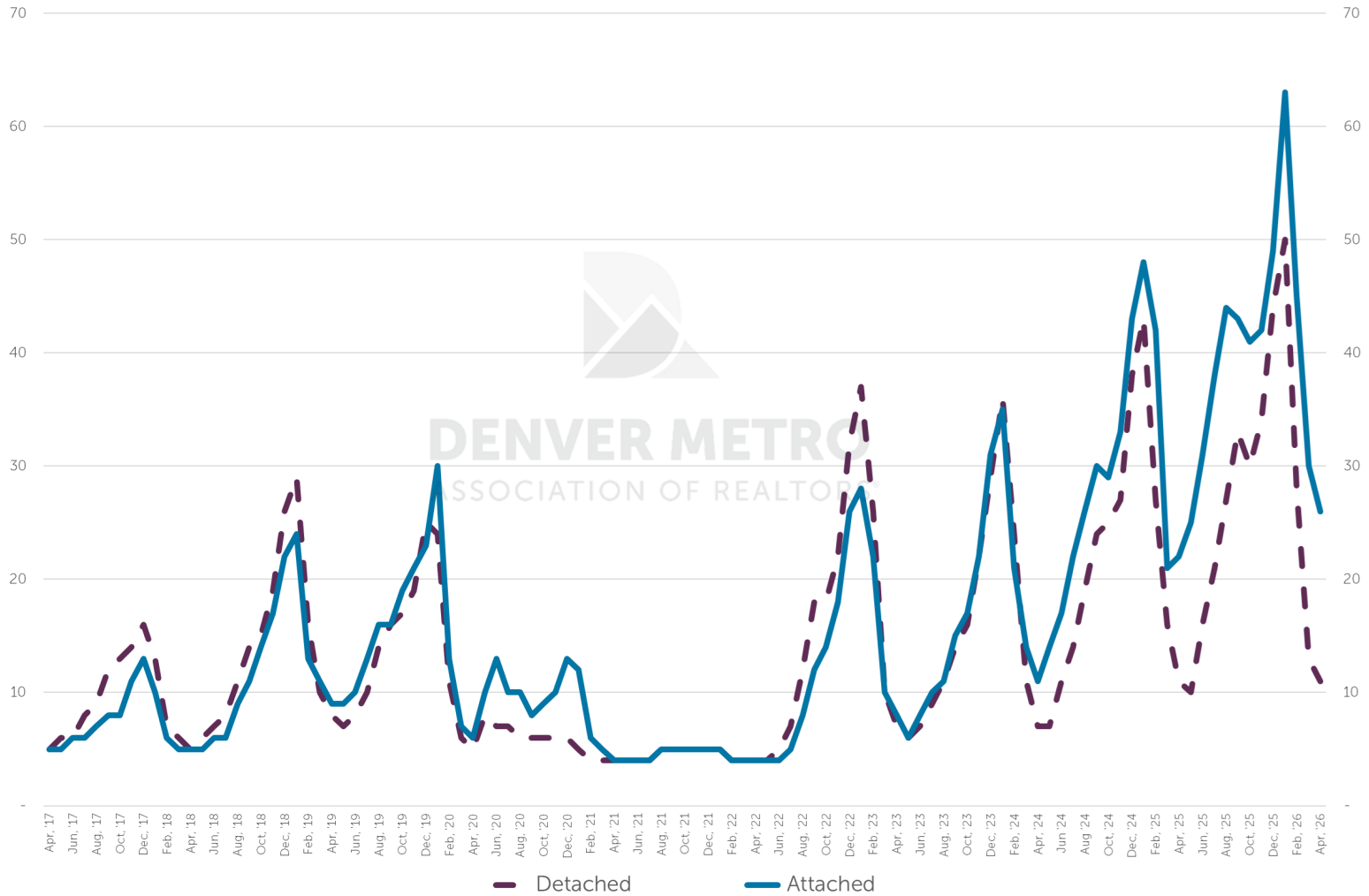
1-year snapshot

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



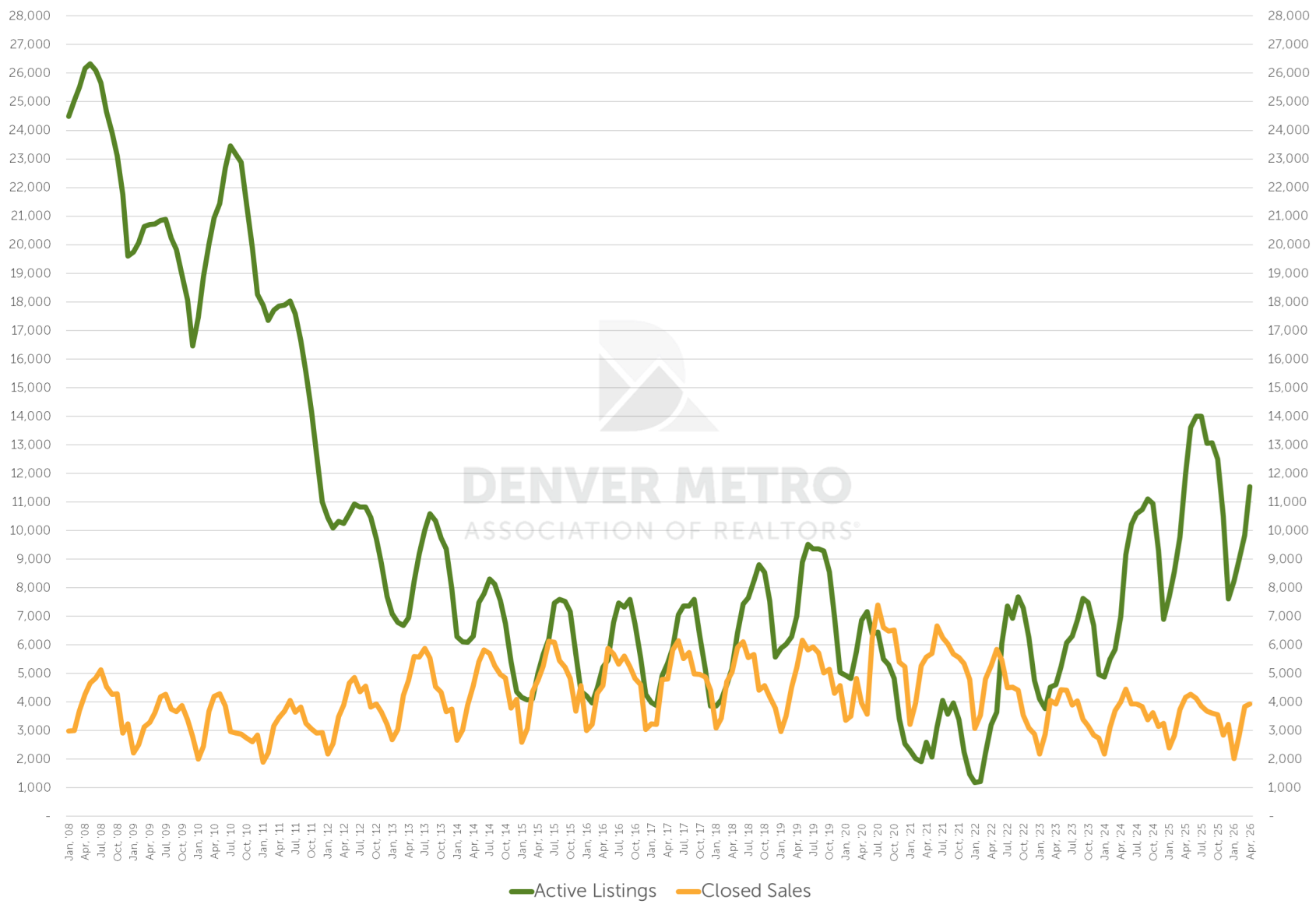
Median Days in MLS

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



Residential Active Listings + Closed Sales at Month's End

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



April 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	11,539	11,964	6,990	4,620	3,204	-3.55%	65.08%	149.76%	260.14%
New Listings	22,074	22,611	18,448	16,188	20,605	-2.37%	19.66%	36.36%	7.13%
Closed	12,631	13,117	13,032	13,054	16,715	-3.71%	-3.08%	-3.24%	-24.43%
Close Price - Average	\$ 702,864	\$ 704,673	\$ 695,028	\$ 661,734	\$ 680,276	-0.26%	1.13%	6.22%	3.32%
Close Price - Median	\$ 589,000	\$ 596,000	\$ 587,900	\$ 565,000	\$ 590,000	-1.17%	0.19%	4.25%	-0.17%
Sales Volume	\$ 8,877,876,577	\$ 9,243,196,118	\$ 9,057,607,319	\$ 8,638,274,802	\$ 11,370,819,214	-3.95%	-1.98%	2.77%	-21.92%
Days in MLS - Average	52	48	40	38	13	8.33%	30.00%	36.84%	300.00%
Days in MLS - Median	22	21	15	14	4	4.76%	46.67%	57.14%	450.00%
Close-Price-to-List-Price Ratio	98.95%	99.09%	99.40%	99.44%	105.40%	-0.14%	-0.45%	-0.49%	-6.12%
Detached									
Active Listings at Month's End	7,278	7,844	4,719	3,257	2,445	-7.22%	54.23%	123.46%	197.67%
New Listings	15,778	16,062	13,151	11,862	15,174	-1.77%	19.98%	33.01%	3.98%
Closed	9,814	9,986	9,749	9,611	11,879	-1.72%	0.67%	2.11%	-17.38%
Close Price - Average	\$ 779,315	\$ 786,226	\$ 774,615	\$ 738,851	\$ 771,786	-0.88%	0.61%	5.48%	0.98%
Close Price - Median	\$ 640,000	\$ 650,000	\$ 640,000	\$ 617,500	\$ 650,000	-1.54%	0.00%	3.64%	-1.54%
Sales Volume	\$ 7,648,195,676	\$ 7,851,248,847	\$ 7,551,723,669	\$ 7,101,099,791	\$ 9,168,046,294	-2.59%	1.28%	7.70%	-16.58%
Days in MLS - Average	49	46	40	40	12	6.52%	22.50%	22.50%	308.33%
Days in MLS - Median	18	19	14	14	4	-5.26%	28.57%	28.57%	350.00%
Close-Price-to-List-Price Ratio	99.08%	99.21%	99.47%	99.42%	105.70%	-0.13%	-0.39%	-0.34%	-6.26%
Attached									
Active Listings at Month's End	4,261	4,120	2,271	1,363	759	3.42%	87.63%	212.62%	461.40%
New Listings	6,296	6,549	5,297	4,326	5,431	-3.86%	18.86%	45.54%	15.93%
Closed	2,817	3,131	3,283	3,443	4,836	-10.03%	-14.19%	-18.18%	-41.75%
Close Price - Average	\$ 436,521	\$ 444,570	\$ 458,691	\$ 446,464	\$ 455,495	-1.81%	-4.83%	-2.23%	-4.17%
Close Price - Median	\$ 390,000	\$ 393,000	\$ 405,000	\$ 391,000	\$ 406,900	-0.76%	-3.70%	-0.26%	-4.15%
Sales Volume	\$ 1,229,680,901	\$ 1,391,947,271	\$ 1,505,883,650	\$ 1,537,175,011	\$ 2,202,772,920	-11.66%	-18.34%	-20.00%	-44.18%
Days in MLS - Average	63	54	39	33	13	16.67%	61.54%	90.91%	384.62%
Days in MLS - Median	37	30	16	12	4	23.33%	131.25%	208.33%	825.00%
Close-Price-to-List-Price Ratio	98.50%	98.71%	99.18%	99.51%	104.67%	-0.21%	-0.69%	-1.01%	-5.89%

Market Trends

Price Range	Detached			Attached		
	Closed	Active	MOI	Closed	Active	MOI
Months of Inventory						
\$0 to \$299,999	30	57	1.90	201	1,314	6.54
\$300,000 to \$499,999	536	1,106	2.06	467	1,806	3.87
\$500,000 to \$749,999	1,298	2,755	2.12	167	799	4.78
\$750,000 to \$999,999	638	1,491	2.34	32	183	5.72
\$1,000,000 to \$1,499,999	324	919	2.84	14	92	6.57
\$1,500,000 to \$1,999,999	111	395	3.56	6	33	5.50
\$2,000,000 and over	102	555	5.44	-	34	
TOTALS	3,039	7,278	2.39	887	4,261	4.80

Price Range	Detached		% change	Attached		% change
	Closed Apr. 2026	Closed Mar. 2026		Closed Apr. 2026	Closed Mar. 2026	
Month-Over-Month						
\$0 to \$299,999	30	24	25.00%	201	194	3.61%
\$300,000 to \$499,999	536	600	-10.67%	467	424	10.14%
\$500,000 to \$749,999	1,298	1,316	-1.37%	167	169	-1.18%
\$750,000 to \$999,999	638	540	18.15%	32	33	-3.03%
\$1,000,000 to \$1,499,999	324	320	1.25%	14	15	-6.67%
\$1,500,000 to \$1,999,999	111	102	8.82%	6	5	20.00%
\$2,000,000 and over	102	89	14.61%	-	5	-100.00%
TOTALS	3,039	2,991	1.60%	887	845	4.97%

Price Range	Detached		% change	Attached		% change
	YTD Apr. 2026	YTD Apr. 2025		YTD Apr. 2026	YTD Apr. 2025	
Year-Over-Year						
\$0 to \$299,999	106	77	37.66%	705	694	1.59%
\$300,000 to \$499,999	2,001	1,796	11.41%	1,373	1,598	-14.08%
\$500,000 to \$749,999	4,299	4,569	-5.91%	555	632	-12.18%
\$750,000 to \$999,999	1,787	1,939	-7.84%	108	123	-12.20%
\$1,000,000 to \$1,499,999	1,004	1,003	0.10%	52	53	-1.89%
\$1,500,000 to \$1,999,999	327	297	10.10%	18	18	0.00%
\$2,000,000 and over	290	305	-4.92%	6	13	-53.85%
TOTALS	9,814	9,986	-1.72%	2,817	3,131	-10.03%

Properties Sold for \$1 Million or More

	Apr. 2026	Mar. 2026	Apr. 2025	Month-Over-Month	Year-Over-Year
Residential (Detached + Attached)					
New Listings	1,064	942	1,054	12.95%	0.95%
Pending	612	604	509	1.32%	20.24%
Closed	557	536	596	3.92%	-6.54%
Sales Volume	\$ 907,849,752	\$ 863,507,784	\$ 954,852,284	5.14%	-4.92%
Days in MLS - Average	37	43	36	-13.95%	2.78%
Days in MLS - Median	10	10	8	0.00%	25.00%
Close-Price-to-List-Price Ratio	99.00%	98.63%	98.61%	0.38%	0.40%
PSF Total	\$ 383	\$ 382	\$ 384	0.26%	-0.26%
Detached					
New Listings	1,005	880	1,003	14.20%	0.20%
Pending	584	578	493	1.04%	18.46%
Closed	537	511	569	5.09%	-5.62%
Sales Volume	\$ 882,099,002	\$ 819,084,904	\$ 909,960,284	7.69%	-3.06%
Days in MLS - Average	38	43	36	-11.63%	5.56%
Days in MLS - Median	9	10	8	-10.00%	12.50%
Close-Price-to-List-Price Ratio	99.01%	98.62%	98.62%	0.40%	0.40%
PSF Total	\$ 377	\$ 370	\$ 375	1.89%	0.53%
Attached					
New Listings	59	62	51	-4.84%	15.69%
Pending	28	26	16	7.69%	75.00%
Closed	20	25	27	-20.00%	-25.93%
Sales Volume	\$ 25,750,750	\$ 44,422,880	\$ 44,892,000	-42.03%	-42.64%
Days in MLS - Average	29	40	39	-27.50%	-25.64%
Days in MLS - Median	14	10	16	40.00%	-12.50%
Close-Price-to-List-Price Ratio	98.67%	98.89%	98.36%	-0.22%	0.32%
PSF Total	\$ 532	\$ 619	\$ 567	-14.05%	-6.17%

Properties Sold for \$1 Million or More

Residential (Detached + Attached)									
New Listings	3,405	3,264	2,655	2,106	2,299	4.32%	28.25%	61.68%	48.11%
Pending	2,024	1,842	1,762	1,522	1,774	9.88%	14.87%	32.98%	14.09%
Closed	1,697	1,689	1,534	1,321	1,838	0.47%	10.63%	28.46%	-7.67%
Sales Volume	\$ 2,723,945,211	\$ 2,731,937,749	\$ 2,509,208,485	\$ 2,168,918,906	\$ 2,935,690,989	-0.29%	8.56%	25.59%	-7.21%
Days in MLS - Average	54	49	47	41	20	10.20%	14.89%	31.71%	170.00%
Days in MLS - Median	14	14	15	12	4	0.00%	-6.67%	16.67%	250.00%
Close-Price-to-List-Price Ratio	98.20%	98.40%	98.49%	98.74%	106.76%	-0.20%	-0.29%	-0.55%	-8.02%
PSF Total	\$ 378	\$ 387	\$ 388	\$ 385	\$ 396	-2.33%	-2.58%	-1.82%	-4.55%
Detached									
New Listings	3,197	3,068	2,464	1,944	2,147	4.20%	29.75%	64.45%	48.91%
Pending	1,936	1,762	1,668	1,424	1,658	9.88%	16.07%	35.96%	16.77%
Closed	1,621	1,605	1,438	1,234	1,718	1.00%	12.73%	31.36%	-5.65%
Sales Volume	\$ 2,606,361,081	\$ 2,596,219,999	\$ 2,362,900,619	\$ 2,028,758,456	\$ 2,753,479,672	0.39%	10.30%	28.47%	-5.34%
Days in MLS - Average	54	50	47	41	17	8.00%	14.89%	31.71%	217.65%
Days in MLS - Median	14	14	15	11	4	0.00%	-6.67%	27.27%	250.00%
Close-Price-to-List-Price Ratio	98.21%	98.43%	98.52%	98.84%	107.03%	-0.22%	-0.31%	-0.64%	-8.24%
PSF Total	\$ 370	\$ 374	\$ 376	\$ 370	\$ 381	-1.07%	-1.60%	0.00%	-2.89%
Attached									
New Listings	208	196	191	162	152	6.12%	8.90%	28.40%	36.84%
Pending	88	80	94	98	116	10.00%	-6.38%	-10.20%	-24.14%
Closed	76	84	96	87	120	-9.52%	-20.83%	-12.64%	-36.67%
Sales Volume	\$ 117,584,130	\$ 135,717,750	\$ 146,307,866	\$ 140,160,450	\$ 182,211,317	-13.36%	-19.63%	-16.11%	-35.47%
Days in MLS - Average	55	36	46	40	53	52.78%	19.57%	37.50%	3.77%
Days in MLS - Median	13	10	11	18	5	30.00%	18.18%	-27.78%	160.00%
Close-Price-to-List-Price Ratio	98.00%	97.76%	97.98%	97.32%	102.73%	0.25%	0.02%	0.70%	-4.60%
PSF Total	\$ 546	\$ 632	\$ 567	\$ 601	\$ 617	-13.61%	-3.70%	-9.15%	-11.51%

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

	Apr. 2026	Mar. 2026	Apr. 2025	Month-Over-Month	Year-Over-Year
Residential (Detached + Attached)					
New Listings	1,169	929	1,248	25.83%	-6.33%
Pending	734	735	671	-0.14%	9.39%
Closed	670	573	670	16.93%	0.00%
Sales Volume	\$ 571,248,212	\$ 487,889,493	\$ 572,709,495	17.09%	-0.26%
Days in MLS - Average	38	44	31	-13.64%	22.58%
Days in MLS - Median	11	13	9	-15.38%	22.22%
Close-Price-to-List-Price Ratio	99.49%	99.09%	99.59%	0.40%	-0.10%
PSF Total	\$ 281	\$ 283	\$ 292	-0.71%	-3.77%
Detached					
New Listings	1,087	865	1,164	25.66%	-6.62%
Pending	699	699	643	0.00%	8.71%
Closed	638	540	637	18.15%	0.16%
Sales Volume	\$ 544,271,912	\$ 460,139,593	\$ 544,982,910	18.28%	-0.13%
Days in MLS - Average	37	43	29	-13.95%	27.59%
Days in MLS - Median	11	13	8	-15.38%	37.50%
Close-Price-to-List-Price Ratio	99.58%	99.16%	99.63%	0.42%	-0.05%
PSF Total	\$ 276	\$ 277	\$ 283	-0.36%	-2.47%
Attached					
New Listings	82	64	84	28.13%	-2.38%
Pending	35	36	28	-2.78%	25.00%
Closed	32	33	33	-3.03%	-3.03%
Sales Volume	\$ 26,976,300	\$ 27,749,900	\$ 27,726,585	-2.79%	-2.71%
Days in MLS - Average	53	58	52	-8.62%	1.92%
Days in MLS - Median	22	26	20	-15.38%	10.00%
Close-Price-to-List-Price Ratio	97.60%	97.82%	98.78%	-0.22%	-1.19%
PSF Total	\$ 387	\$ 383	\$ 468	1.04%	-17.31%

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	3,497	3,640	2,887	2,470	3,175	-3.93%	21.13%	41.58%	10.14%
Pending	2,443	2,373	2,319	2,082	2,607	2.95%	5.35%	17.34%	-6.29%
Closed	1,895	2,062	2,007	1,679	2,551	-8.10%	-5.58%	12.86%	-25.72%
Sales Volume	\$ 1,614,470,854	\$ 1,755,520,912	\$ 1,700,990,183	\$ 1,420,739,937	\$ 2,154,100,632	-8.03%	-5.09%	13.64%	-25.05%
Days in MLS - Average	49	46	42	39	13	6.52%	16.67%	25.64%	276.92%
Days in MLS - Median	16	17	13	12	4	-5.88%	23.08%	33.33%	300.00%
Close-Price-to-List-Price Ratio	99.10%	99.39%	99.64%	99.59%	106.07%	-0.29%	-0.54%	-0.49%	-6.57%
PSF Total	\$ 282	\$ 285	\$ 287	\$ 284	\$ 303	-1.05%	-1.74%	-0.70%	-6.93%
Detached									
New Listings	3,230	3,337	2,619	2,259	2,925	-3.21%	23.33%	42.98%	10.43%
Pending	2,310	2,249	2,146	1,928	2,386	2.71%	7.64%	19.81%	-3.19%
Closed	1,787	1,939	1,852	1,530	2,298	-7.84%	-3.51%	16.80%	-22.24%
Sales Volume	\$ 1,523,991,887	\$ 1,651,512,142	\$ 1,570,471,676	\$ 1,294,938,634	\$ 1,940,970,541	-7.72%	-2.96%	17.69%	-21.48%
Days in MLS - Average	48	46	41	39	12	4.35%	17.07%	23.08%	300.00%
Days in MLS - Median	16	16	13	13	4	0.00%	23.08%	23.08%	300.00%
Close-Price-to-List-Price Ratio	99.18%	99.45%	99.66%	99.61%	106.29%	-0.27%	-0.48%	-0.43%	-6.69%
PSF Total	\$ 275	\$ 276	\$ 274	\$ 270	\$ 286	-0.36%	0.36%	1.85%	-3.85%
Attached									
New Listings	267	303	268	211	250	-11.88%	-0.37%	26.54%	6.80%
Pending	133	124	173	154	221	7.26%	-23.12%	-13.64%	-39.82%
Closed	108	123	155	149	253	-12.20%	-30.32%	-27.52%	-57.31%
Sales Volume	\$ 90,478,967	\$ 104,008,770	\$ 130,518,507	\$ 125,801,303	\$ 213,130,091	-13.01%	-30.68%	-28.08%	-57.55%
Days in MLS - Average	62	54	51	37	24	14.81%	21.57%	67.57%	158.33%
Days in MLS - Median	37	24	9	11	5	54.17%	311.11%	236.36%	640.00%
Close-Price-to-List-Price Ratio	97.76%	98.56%	99.45%	99.45%	104.07%	-0.81%	-1.70%	-1.70%	-6.06%
PSF Total	\$ 391	\$ 433	\$ 445	\$ 436	\$ 462	-9.70%	-12.13%	-10.32%	-15.37%

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

	Apr. 2026	Mar. 2026	Apr. 2025	Month-Over-Month	Year-Over-Year
Residential (Detached + Attached)					
New Listings	2,388	2,217	2,644	7.71%	-9.68%
Pending	1,669	1,691	1,596	-1.30%	4.57%
Closed	1,465	1,485	1,618	-1.35%	-9.46%
Sales Volume	\$ 895,123,789	\$ 903,501,238	\$ 988,529,375	-0.93%	-9.45%
Days in MLS - Average	33	43	36	-23.26%	-8.33%
Days in MLS - Median	12	13	13	-7.69%	-7.69%
Close-Price-to-List-Price Ratio	99.63%	99.61%	99.81%	0.02%	-0.18%
PSF Total	\$ 273	\$ 275	\$ 279	-0.73%	-2.15%
Detached					
New Listings	2,019	1,877	2,257	7.57%	-10.54%
Pending	1,484	1,489	1,394	-0.34%	6.46%
Closed	1,298	1,316	1,438	-1.37%	-9.74%
Sales Volume	\$ 797,440,551	\$ 802,211,504	\$ 881,102,799	-0.59%	-9.50%
Days in MLS - Average	31	41	34	-24.39%	-8.82%
Days in MLS - Median	11	12	12	-8.33%	-8.33%
Close-Price-to-List-Price Ratio	99.73%	99.71%	99.87%	0.02%	-0.14%
PSF Total	\$ 265	\$ 266	\$ 271	-0.38%	-2.21%
Attached					
New Listings	369	340	387	8.53%	-4.65%
Pending	185	202	202	-8.42%	-8.42%
Closed	167	169	180	-1.18%	-7.22%
Sales Volume	\$ 97,683,238	\$ 101,289,734	\$ 107,426,576	-3.56%	-9.07%
Days in MLS - Average	48	55	49	-12.73%	-2.04%
Days in MLS - Median	24	24	21	0.00%	14.29%
Close-Price-to-List-Price Ratio	98.90%	98.82%	99.27%	0.08%	-0.37%
PSF Total	\$ 337	\$ 342	\$ 340	-1.46%	-0.88%

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	7,901	8,280	7,139	6,376	8,339	-4.58%	10.67%	23.92%	-5.25%
Pending	5,799	5,711	5,895	6,015	7,284	1.54%	-1.63%	-3.59%	-20.39%
Closed	4,854	5,201	5,385	5,324	7,007	-6.67%	-9.86%	-8.83%	-30.73%
Sales Volume	\$ 2,953,154,237	\$ 3,173,211,519	\$ 3,266,484,669	\$ 3,229,996,080	\$ 4,270,409,544	-6.93%	-9.59%	-8.57%	-30.85%
Days in MLS - Average	48	46	39	42	12	4.35%	23.08%	14.29%	300.00%
Days in MLS - Median	19	21	15	16	4	-9.52%	26.67%	18.75%	375.00%
Close-Price-to-List-Price Ratio	99.42%	99.54%	99.77%	99.68%	105.52%	-0.12%	-0.35%	-0.26%	-5.78%
PSF Total	\$ 272	\$ 276	\$ 280	\$ 269	\$ 299	-1.45%	-2.86%	1.12%	-9.03%
Detached									
New Listings	6,631	6,902	5,887	5,398	7,210	-3.93%	12.64%	22.84%	-8.03%
Pending	5,123	4,992	5,072	5,243	6,272	2.62%	1.01%	-2.29%	-18.32%
Closed	4,299	4,569	4,658	4,694	5,947	-5.91%	-7.71%	-8.41%	-27.71%
Sales Volume	\$ 2,625,255,053	\$ 2,800,889,885	\$ 2,841,072,123	\$ 2,854,849,246	\$ 3,647,289,213	-6.27%	-7.60%	-8.04%	-28.02%
Days in MLS - Average	47	46	38	43	11	2.17%	23.68%	9.30%	327.27%
Days in MLS - Median	18	21	14	16	4	-14.29%	28.57%	12.50%	350.00%
Close-Price-to-List-Price Ratio	99.52%	99.60%	99.82%	99.71%	105.68%	-0.08%	-0.30%	-0.19%	-5.83%
PSF Total	\$ 263	\$ 268	\$ 269	\$ 257	\$ 285	-1.87%	-2.23%	2.33%	-7.72%
Attached									
New Listings	1,270	1,378	1,252	978	1,129	-7.84%	1.44%	29.86%	12.49%
Pending	676	719	823	772	1,012	-5.98%	-17.86%	-12.44%	-33.20%
Closed	555	632	727	630	1,060	-12.18%	-23.66%	-11.90%	-47.64%
Sales Volume	\$ 327,899,184	\$ 372,321,634	\$ 425,412,546	\$ 375,146,834	\$ 623,120,331	-11.93%	-22.92%	-12.59%	-47.38%
Days in MLS - Average	59	47	46	41	16	25.53%	28.26%	43.90%	268.75%
Days in MLS - Median	32	25	18	16	4	28.00%	77.78%	100.00%	700.00%
Close-Price-to-List-Price Ratio	98.67%	99.06%	99.45%	99.45%	104.62%	-0.39%	-0.78%	-0.78%	-5.69%
PSF Total	\$ 338	\$ 336	\$ 348	\$ 353	\$ 374	0.60%	-2.87%	-4.25%	-9.63%

Spotlight on the Denver Metro Rental Market

- The rental market once again delivered mixed results. Month-over-month, rents increased for single-family homes but declined for multi-family properties, while days on market remained unchanged across both segments.
- Single-family median rent reached \$2,753 in April, up from \$2,700 in March but down seven percent compared to the same time last year. Median days on market held steady at 17. Available single-family rental listings increased slightly from the prior month.
- Multi-family median rent came in at \$1,495 in April, down from \$1,545 in March and one percent lower than April 2025. Median days on market remained unchanged at 28 days. Available multi-family listings declined month-over-month.

	Apr. 2026	Mar. 2026	Apr. 2025	Month-Over-Month	Year-Over-Year
Single-family					
Active Listings	652	607	*unavailable	7.41%	
Days on Market - Average	20	22	29	-9.09%	-31.03%
Rent - Median, 1 Bedroom	1,219	1,395	1,500	-12.65%	-18.77%
Rent - Median, 2 Bedroom	2,100	2,200	2,400	-4.55%	-12.50%
Rent - Median, 3 Bedroom	2,850	2,850	2,950	0.00%	-3.39%
Multi-family					
Active Listings	1,597	1,733	*unavailable	-7.85%	
Days on Market - Average	32	32	39	0.00%	-17.95%
Rent - Median, 1 Bedroom	1,265	1,300	1,395	-2.69%	-9.32%
Rent - Median, 2 Bedroom	1,625	1,845	1,750	-11.92%	-7.14%
Rent - Median, 3 Bedroom	2,350	2,500	2,450	-6.00%	-4.08%

*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

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