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DENVER METRO ASSOCIATION OF REALTORS®

Market Overview

	Oct. 2026	Sep. 2026	Oct. 2025	Month-Over-Month	Year-Over-Year
Residential (Detached + Attached)					
Active Listings at Month's End	12,978	13,567	12,495	-4.34%	3.87%
New Listings	4,066	4,881	4,469	-16.70%	-9.02%
Pending	2,562	2,763	3,216	-7.27%	-20.34%
Closed	2,748	3,006	3,594	-8.58%	-23.54%
Close Price - Average	$ 715,560	$ 699,997	$ 729,400	2.22%	-1.90%
Close Price - Median	$ 595,000	$ 575,000	$ 590,000	3.48%	0.85%
Sales Volume	$ 1,966,358,730	$ 2,104,191,051	$ 2,621,462,038	-6.55%	-24.99%
Days in MLS - Average	50	51	52	-1.96%	-3.85%
Days in MLS - Median	30	31	33	-3.23%	-9.09%
Close-Price-to-List-Price Ratio	98.36%	98.47%	98.38%	-0.11%	-0.02%
Detached					
Active Listings at Month's End	8,779	9,096	8,455	-3.49%	3.83%
New Listings	3,043	3,618	3,203	-15.89%	-5.00%
Pending	2,035	2,166	2,523	-6.05%	-19.34%
Closed	2,170	2,350	2,830	-7.66%	-23.32%
Close Price - Average	$ 785,896	$ 777,556	$ 801,256	1.07%	-1.92%
Close Price - Median	$ 645,000	$ 635,000	$ 649,123	1.57%	-0.64%
Sales Volume	$ 1,705,395,000	$ 1,827,256,256	$ 2,267,554,499	-6.67%	-24.79%
Days in MLS - Average	45	48	50	-6.25%	-10.00%
Days in MLS - Median	26	27	30	-3.70%	-13.33%
Close-Price-to-List-Price Ratio	98.55%	98.62%	98.44%	-0.07%	0.11%
Attached					
Active Listings at Month's End	4,199	4,471	4,040	-6.08%	3.94%
New Listings	1,023	1,263	1,266	-19.00%	-19.19%
Pending	527	597	693	-11.73%	-23.95%
Closed	578	656	764	-11.89%	-24.35%
Close Price - Average	$ 451,494	$ 422,157	$ 463,230	6.95%	-2.53%
Close Price - Median	$ 375,000	$ 365,000	$ 387,610	2.74%	-3.25%
Sales Volume	$ 260,963,730	$ 276,934,795	$ 353,907,539	-5.77%	-26.26%
Days in MLS - Average	69	63	59	9.52%	16.95%
Days in MLS - Median	48	44	41	9.09%	17.07%
Close-Price-to-List-Price Ratio	97.69%	97.93%	98.17%	-0.25%	-0.49%

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Market Highlights

Realtor® Insights:

- With daylight saving time upon us, now is a great time to make a few adjustments to your listings. Consider adding timers to interior lights to make homes feel warm and inviting during evening showings, double-checking thermostat settings to keep temperatures comfortable and encouraging buyers to schedule showings earlier in the day to take advantage of natural light. Small details can make a big difference in a buyer's first impression.
- With buyers facing multiple affordability constraints and interest rates likely to remain elevated, successful listing agents should research creative financing options before bringing a property to market. This approach allows them to proactively promote seller incentives that help make the numbers work for prospective buyers.

Local News:

- Denver Water has issued $175,500 in fines for lawn-watering violations since the October 1 ban took effect, as drought conditions continue to strain water supplies.
- Construction on Denver's next bus rapid transit system is expected to begin next fall, following a $50 million funding award through a Colorado Department of Transportation (CDOT) grant program.
- Construction has begun on an 11-acre riverfront park in Denver's Sun Valley neighborhood. The first five-acre phase is expected to be completed in late 2027 and will feature playgrounds, walking trails, gardens, a dog park, picnic areas and community gathering spaces. The $8.5 million publicly funded project is part of Sun Valley's ongoing revitalization, bringing new green space and recreational amenities to the neighborhood.
- Denver is advancing plans for housing and transit around the Denver Broncos' preferred stadium site at Burnham Yard. A draft city plan outlines more than 30 recommendations for development and infrastructure designed to benefit nearby residents and businesses. Proposed improvements could include new housing, commercial development, transit connections and infrastructure investment.
- Denver International Airport (DEN) announced that two airport-owned development districts, Peña Station Next and 40th & Airport, are located within census tracts nominated by Gov. Jared Polis for federal Opportunity Zone 2.0 designation. The tracts are among Colorado's 91 nominations submitted to the U.S. Department of the Treasury for the program's next phase. The designation could help attract private investment and support development in the surrounding areas.
- Denver Public Schools reported 1,780 fewer students this fall, exceeding projected enrollment declines and raising the possibility of additional school closures. Changes in school availability and enrollment boundaries could influence neighborhood desirability, particularly for families with school-aged children.
- Bow Mar approved $307,000 for access-control gates to restrict cut-through traffic, citing persistent safety concerns despite existing traffic-calming measures. The proposal has heightened tensions with Denver and Littleton, which are considering legal action and retaliatory road closures.
- Douglas County commissioners approved an economic incentive package to support a planned Lockheed Martin expansion in Highlands Ranch. The project is expected to bring hundreds of new jobs and significant capital investment to the county.
- Colorado's new wildfire insurance rules require select insurers to disclose homeowners' fire-risk scores, explain how they're calculated and outline potential mitigation measures and appeals. The changes aim to improve transparency, expand coverage options and help homeowners make informed decisions as insurance costs climb.
- Homebuilders such as Lennar are offering significant buyer incentives that make new construction more competitive with existing homes. Lennar is offering financing rates as low as 3.99 percent, $40,000+ in rate buydowns, $10,000 in closing cost concessions and other incentives. These offers can put the effective cost of a new home more than $90,000 below a comparable resale in the same neighborhood.

National News:

- According to Realtor.com, 40 percent of buyers said a price reduction is the seller concession that would most boost their confidence in moving forward.
- Six multiple listing services (MLSs), including REcolorado, have filed a federal lawsuit against Compass, seeking to protect their cooperation rules and challenge Compass's antitrust claims over restrictions on publicly marketing off-MLS listings. The lawsuit escalates a national debate over whether MLS cooperation rules promote market transparency or limit brokers' and sellers' marketing choices.

Policy & Advocacy News:

- Denver's scaled-back "Unlocking Housing Choices" proposal would allow up to four homes per lot in Urban and Urban Edge neighborhoods and two in Suburban neighborhoods within a quarter mile of designated transit areas. Owners could qualify by keeping the existing home in place for five years or including an affordable unit. In October, the city restored floor area caps to the proposal that scale with lot size and number of units, after removing them in September. On a 5,001- to 7,000-square-foot lot, the cap is 4,500 square feet for one home and 5,500 square feet for four or more homes. DMAR submitted a technical review of the city's financial feasibility analysis on September 30, recommending refinements to improve housing development feasibility.
- Jefferson County is updating its zoning code to allow duplexes in more residential neighborhoods, expand accessory dwelling unit (ADU) eligibility regardless of lot size, and introduce smaller lot options. The proposed Unified Land Use Code also streamlines approvals for subdivisions of 12 lots or fewer and adds water quality testing requirements for mountain properties using private wells.
- DMAR endorsed candidates in Castle Rock, Denver, Douglas County and Parker for the 2026 elections and supported Denver 4A and Douglas County 5A school funding measures. Research, including a Denver-specific study, links higher school test scores to higher home values, highlighting the connection between school funding and housing markets.

Quick Stats:

- October ended with 12,978 active residential listings, a 4.34 percent decrease from September. Inventory declined 4.34 percent month-over-month, compared with an average September-to-October decrease of 6.09 percent historically, based on data from 2002 to 2025.
- The average number of active residential listings in October was 14,423, based on historical data from 2002 to 2026. October 2026 inventory remained 10.02 percent below this historical average.
- The record-high number of active residential listings for October was 29,722 in 2006, while the record-low was 3,376 in 2021.
- Despite declining month-over-month, active residential listings remained 3.87 percent higher than October 2025, indicating more inventory available to buyers than a year ago.

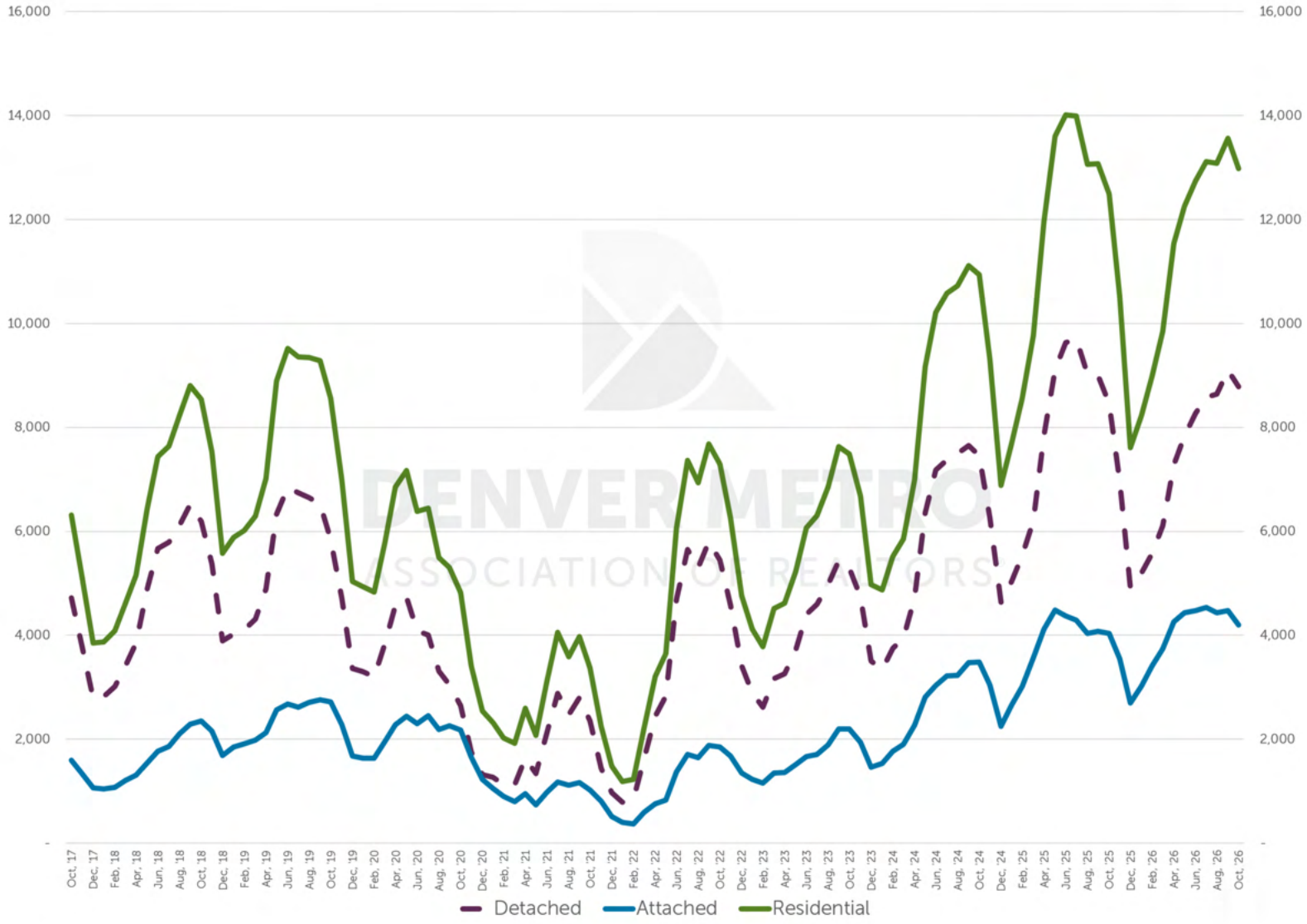
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Active Listings at Month's End

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



DMAR MARKET TRENDS

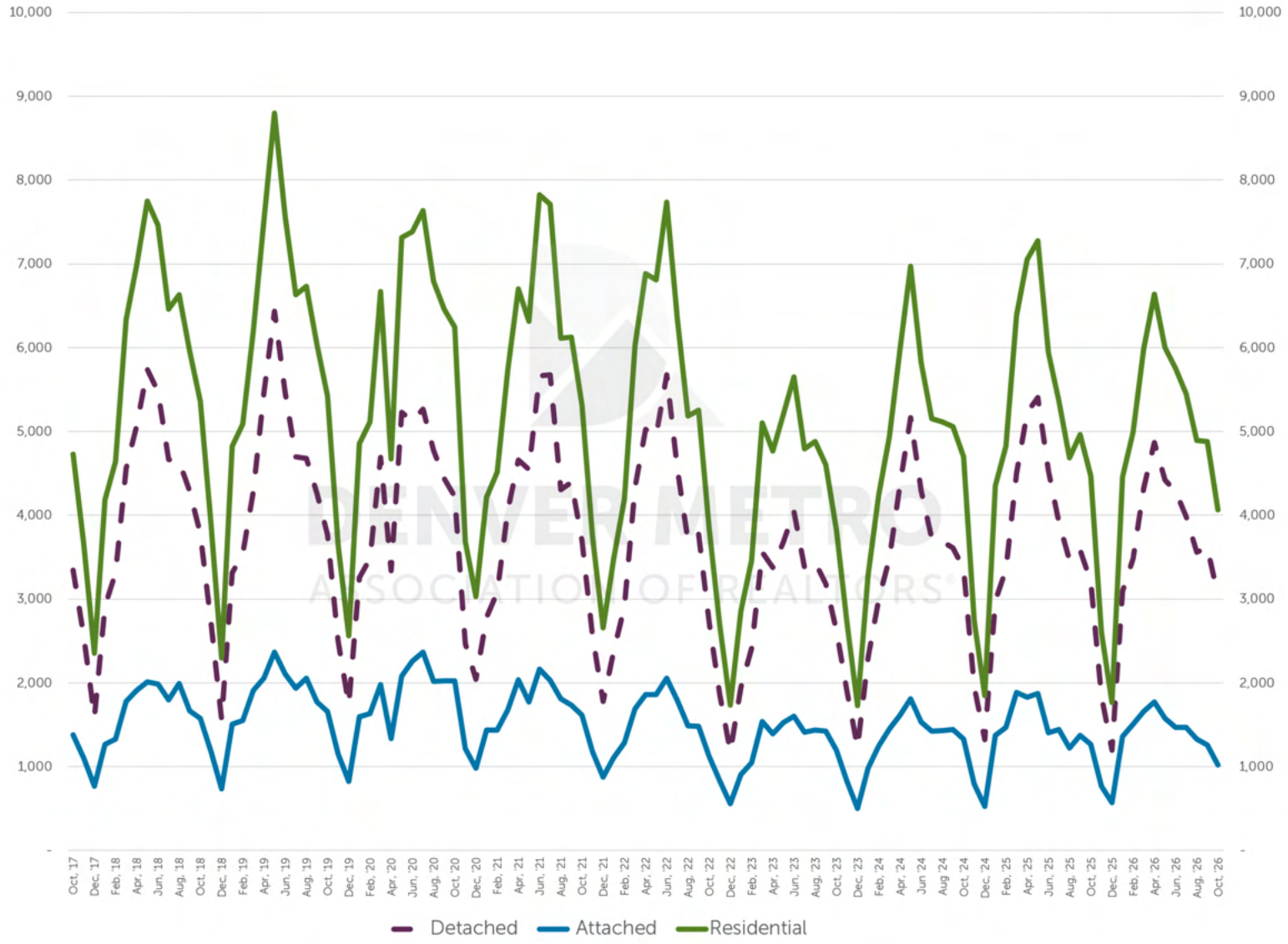
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New Listings

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



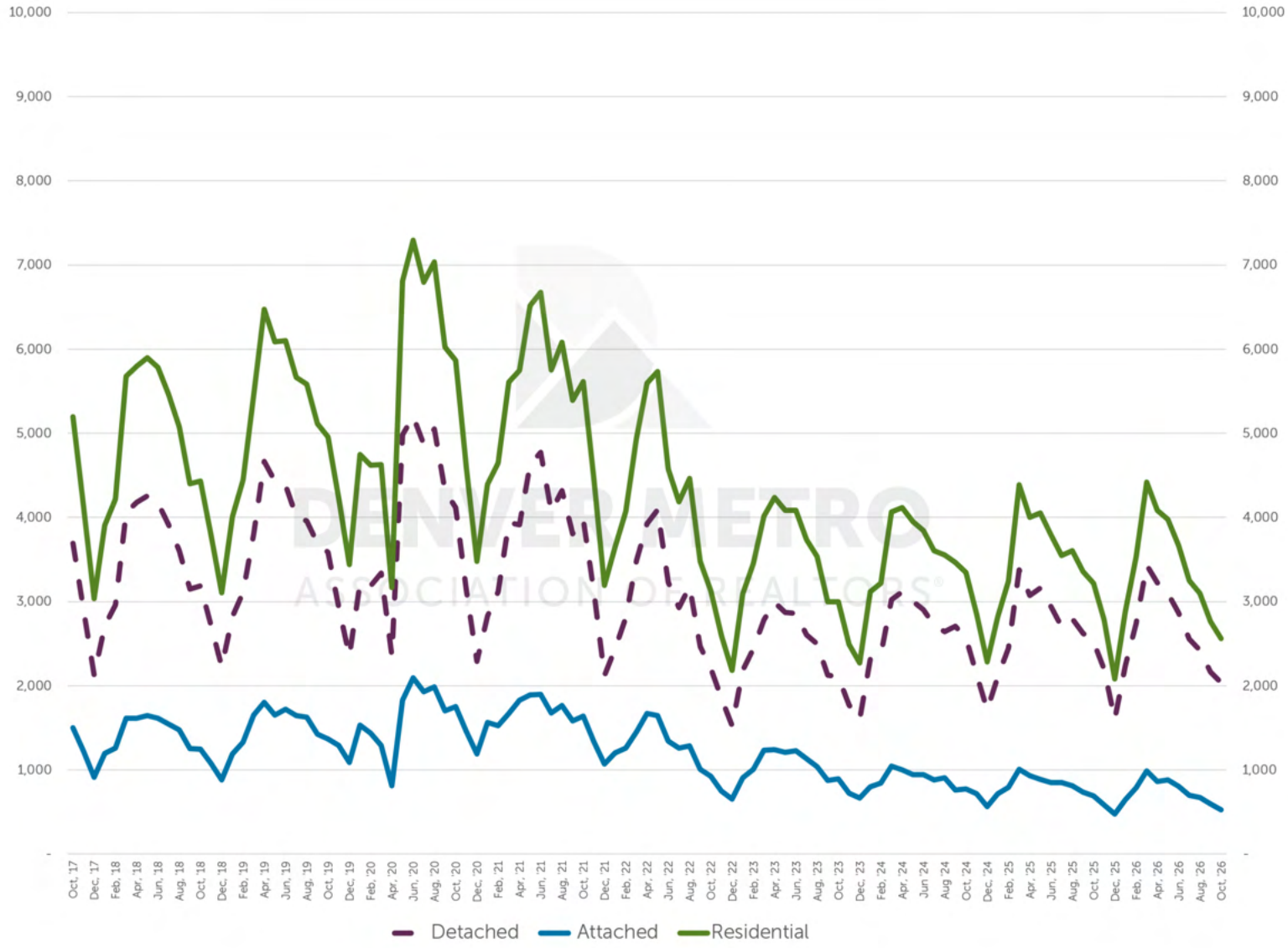
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Pending Sales

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



DMAR MARKET TRENDS

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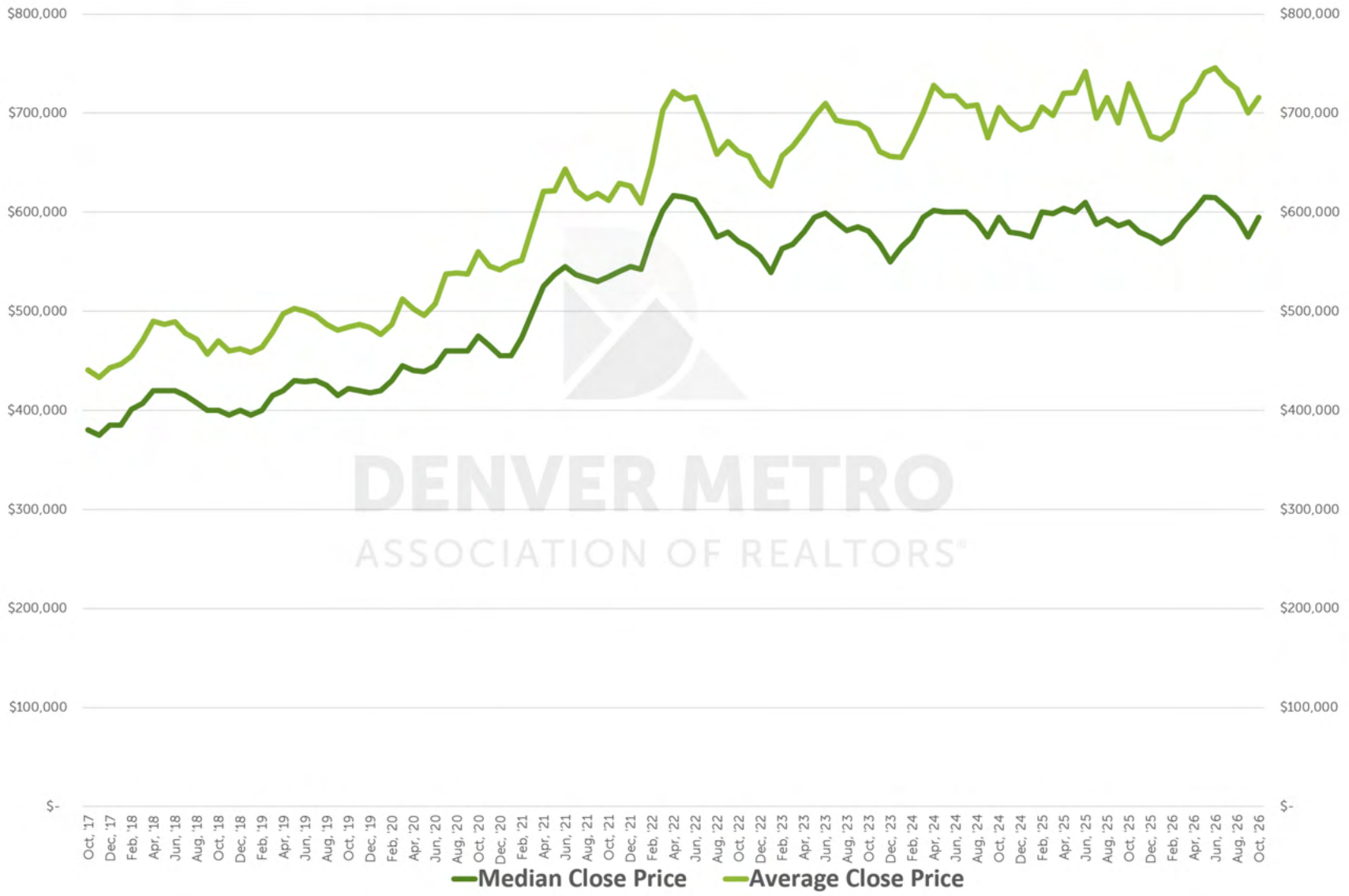
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DENVER METRO ASSOCIATION OF REALTORS®

Residential Median + Average Close Price

10-year view

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



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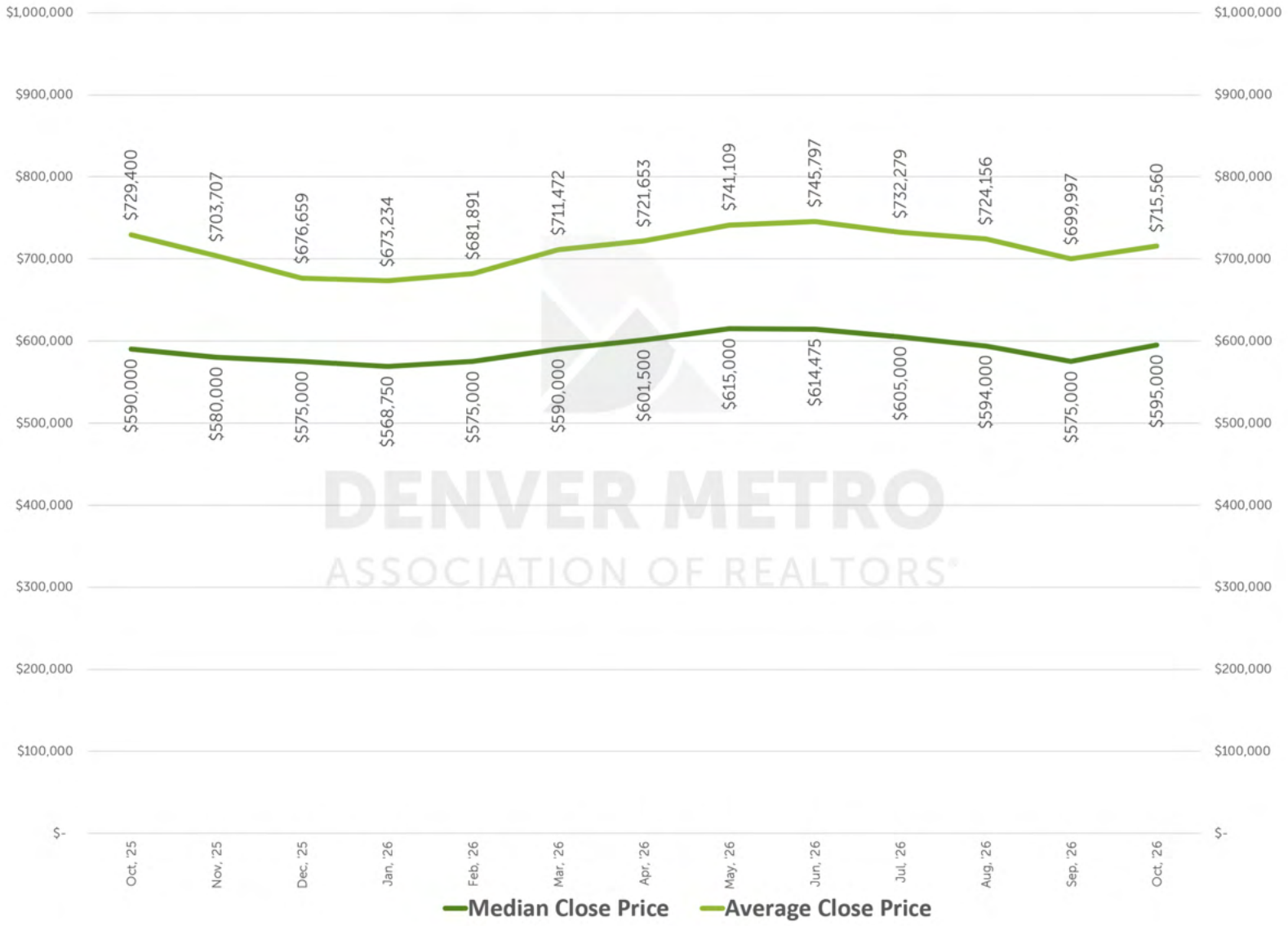
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Residential Median + Average Close Price

1-year snapshot

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



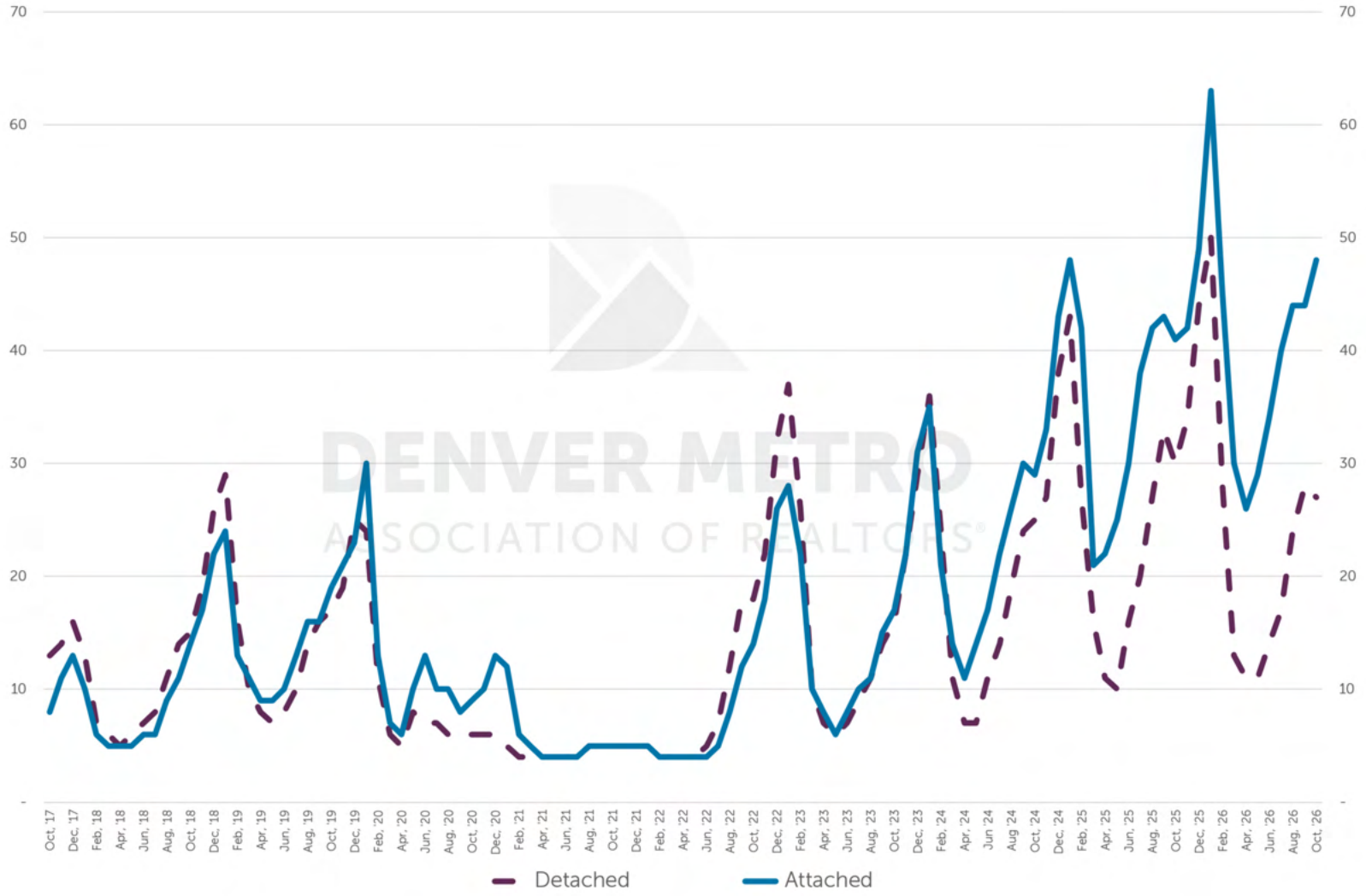
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Median Days in MLS

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



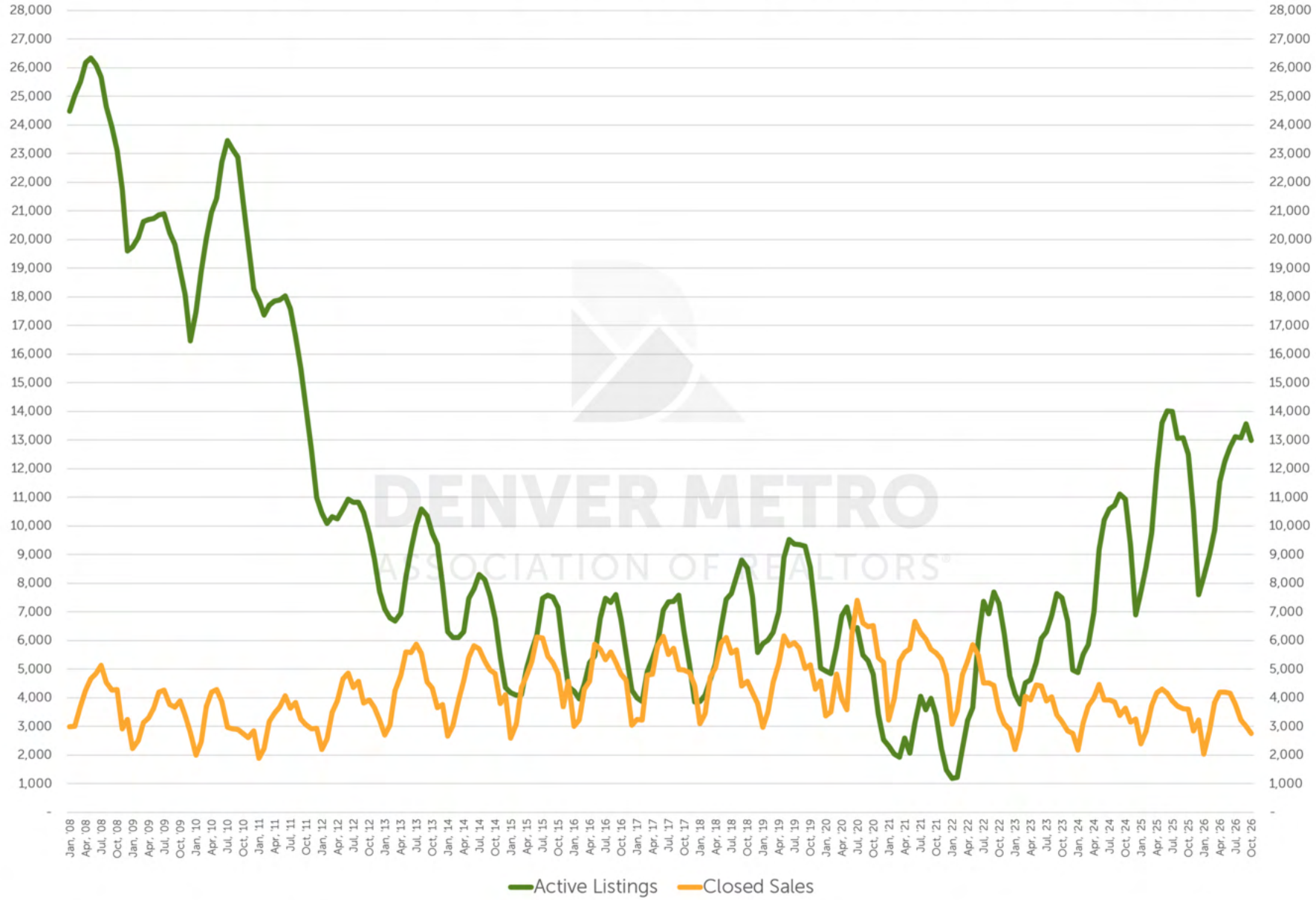
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Residential Active Listings + Closed Sales at Month's End

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



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October 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	12,978	12,495	10,940	7,482	7,290	3.87%	18.63%	73.46%	78.02%
New Listings	53,147	55,306	51,272	45,138	55,766	-3.90%	3.66%	17.74%	-4.70%
Closed	34,107	36,405	36,231	36,444	45,048	-6.31%	-5.86%	-6.41%	-24.29%
Close Price - Average	$ 718,743	$ 711,842	$ 702,131	$ 682,943	$ 685,258	0.97%	2.37%	5.24%	4.89%
Close Price - Median	$ 597,500	$ 595,000	$ 591,250	$ 580,000	$ 592,000	0.42%	1.06%	3.02%	0.93%
Sales Volume	$ 24,514,169,547	$ 25,914,624,822	$ 25,438,923,353	$ 24,889,171,924	$ 30,869,502,424	-5.40%	-3.64%	-1.51%	-20.59%
Days in MLS - Average	47	45	36	30	15	4.44%	30.56%	56.67%	213.33%
Days in MLS - Median	22	23	16	11	5	-4.35%	37.50%	100.00%	340.00%
Close-Price-to-List-Price Ratio	98.89%	98.86%	99.25%	99.65%	102.85%	0.03%	-0.36%	-0.76%	-3.85%
Detached									
Active Listings at Month's End	8,779	8,455	7,453	5,289	5,444	3.83%	17.79%	65.99%	61.26%
New Listings	38,705	40,166	37,002	33,219	41,528	-3.64%	4.60%	16.51%	-6.80%
Closed	26,708	28,064	27,331	26,804	32,553	-4.83%	-2.28%	-0.36%	-17.96%
Close Price - Average	$ 796,713	$ 791,934	$ 781,649	$ 765,359	$ 773,536	0.60%	1.93%	4.10%	3.00%
Close Price - Median	$ 650,000	$ 650,000	$ 650,000	$ 635,000	$ 650,000	0.00%	0.00%	2.36%	0.00%
Sales Volume	$ 21,278,610,217	$ 22,224,842,560	$ 21,363,262,307	$ 20,514,682,035	$ 25,180,902,740	-4.26%	-0.40%	3.72%	-15.50%
Days in MLS - Average	43	42	35	31	16	2.38%	22.86%	38.71%	168.75%
Days in MLS - Median	18	20	15	11	5	-10.00%	20.00%	63.64%	260.00%
Close-Price-to-List-Price Ratio	99.03%	98.95%	99.32%	99.64%	102.86%	0.08%	-0.29%	-0.61%	-3.72%
Attached									
Active Listings at Month's End	4,199	4,040	3,487	2,193	1,846	3.94%	20.42%	91.47%	127.46%
New Listings	14,442	15,140	14,270	11,919	14,238	-4.61%	1.21%	21.17%	1.43%
Closed	7,399	8,341	8,900	9,640	12,495	-11.29%	-16.87%	-23.25%	-40.78%
Close Price - Average	$ 437,297	$ 442,367	$ 457,939	$ 453,785	$ 455,270	-1.15%	-4.51%	-3.63%	-3.95%
Close Price - Median	$ 382,500	$ 395,000	$ 405,000	$ 400,000	$ 405,000	-3.16%	-5.56%	-4.38%	-5.56%
Sales Volume	$ 3,235,559,330	$ 3,689,782,262	$ 4,075,661,046	$ 4,374,489,889	$ 5,688,599,684	-12.31%	-20.61%	-26.04%	-43.12%
Days in MLS - Average	61	54	38	28	14	12.96%	60.53%	117.86%	335.71%
Days in MLS - Median	38	34	20	10	5	11.76%	90.00%	280.00%	660.00%
Close-Price-to-List-Price Ratio	98.36%	98.55%	99.03%	99.67%	102.81%	-0.19%	-0.68%	-1.31%	-4.33%

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Months of Inventory

Price Range	Detached			Attached		
	Closed	Active	MOI	Closed	Active	MOI
$0 to $299,999	33	83	2.52	175	1,465	8.37
$300,000 to $499,999	471	1,846	3.92	263	1,730	6.58
$500,000 to $749,999	892	3,525	3.95	89	698	7.84
$750,000 to $999,999	400	1,586	3.97	24	179	7.46
$1,000,000 to $1,499,999	234	907	3.88	19	72	3.79
$1,500,000 to $1,999,999	73	314	4.30	6	21	3.50
$2,000,000 and over	67	518	7.73	2	34	17.00
TOTALS	2,170	8,779	4.05	578	4,199	7.26

Month-Over-Month

Price Range	Detached		% change	Attached		% change
	Closed Oct. 2026	Closed Sep. 2026		Closed Oct. 2026	Closed Sep. 2026	
$0 to $299,999	33	39	-15.38%	175	199	-12.06%
$300,000 to $499,999	471	525	-10.29%	263	304	-13.49%
$500,000 to $749,999	892	979	-8.89%	89	113	-21.24%
$750,000 to $999,999	400	421	-4.99%	24	20	20.00%
$1,000,000 to $1,499,999	234	234	0.00%	19	12	58.33%
$1,500,000 to $1,999,999	73	73	0.00%	6	5	20.00%
$2,000,000 and over	67	79	-15.19%	2	3	-33.33%
TOTALS	2,170	2,350	-7.66%	578	656	-11.89%

Year-Over-Year

Price Range	Detached		% change	Attached		% change
	YTD Oct. 2026	YTD Oct. 2025		YTD Oct. 2026	YTD Oct. 2025	
$0 to $299,999	304	246	23.58%	1,973	1,913	3.14%
$300,000 to $499,999	5,298	5,122	3.44%	3,529	4,176	-15.49%
$500,000 to $749,999	11,424	12,582	-9.20%	1,391	1,704	-18.37%
$750,000 to $999,999	5,035	5,441	-7.46%	275	331	-16.92%
$1,000,000 to $1,499,999	2,807	2,884	-2.67%	153	139	10.07%
$1,500,000 to $1,999,999	949	922	2.93%	46	45	2.22%
$2,000,000 and over	891	867	2.77%	32	33	-3.03%
TOTALS	26,708	28,064	-4.83%	7,399	8,341	-11.29%

DMAR MARKET TRENDS

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DENVER METRO ASSOCIATION OF REALTORS®

Properties Sold for $1 Million or More

	Oct. 2026	Sep. 2026	Oct. 2025	Month-Over-Month	Year-Over-Year
Residential (Detached + Attached)					
New Listings	568	711	562	-20.11%	1.07%
Pending	348	406	416	-14.29%	-16.35%
Closed	401	406	528	-1.23%	-24.05%
Sales Volume	$ 656,098,889	$ 669,666,919	$ 887,053,626	-2.03%	-26.04%
Days in MLS - Average	44	43	54	2.33%	-18.52%
Days in MLS - Median	17	19	34	-10.53%	-50.00%
Close-Price-to-List-Price Ratio	97.88%	97.88%	97.33%	0.00%	0.57%
PSF Total	$ 386	$ 381	$ 386	1.31%	0.00%
Detached					
New Listings	540	668	516	-19.16%	4.65%
Pending	326	383	395	-14.88%	-17.47%
Closed	374	386	500	-3.11%	-25.20%
Sales Volume	$ 609,868,889	$ 636,868,147	$ 832,543,726	-4.24%	-26.75%
Days in MLS - Average	43	42	54	2.38%	-20.37%
Days in MLS - Median	17	18	34	-5.56%	-50.00%
Close-Price-to-List-Price Ratio	97.99%	97.99%	97.36%	0.00%	0.65%
PSF Total	$ 374	$ 372	$ 369	0.54%	1.36%
Attached					
New Listings	28	43	46	-34.88%	-39.13%
Pending	22	23	21	-4.35%	4.76%
Closed	27	20	28	35.00%	-3.57%
Sales Volume	$ 46,230,000	$ 32,798,772	$ 54,509,900	40.95%	-15.19%
Days in MLS - Average	66	54	55	22.22%	20.00%
Days in MLS - Median	49	40	29	22.50%	68.97%
Close-Price-to-List-Price Ratio	96.41%	95.66%	96.73%	0.78%	-0.33%
PSF Total	$ 555	$ 554	$ 680	0.18%	-18.38%

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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	7,539	7,851	6,985	5,934	6,292	-3.97%	7.93%	27.05%	19.82%
Pending	4,752	4,781	4,520	3,915	4,474	-0.61%	5.13%	21.38%	6.21%
Closed	4,878	4,890	4,563	4,062	5,142	-0.25%	6.90%	20.09%	-5.13%
Sales Volume	$ 8,001,743,516	$ 7,965,771,397	$ 7,348,350,695	$ 6,666,785,291	$ 8,149,853,713	0.45%	8.89%	20.02%	-1.82%
Days in MLS - Average	45	46	42	34	20	-2.17%	7.14%	32.35%	125.00%
Days in MLS - Median	16	19	16	10	5	-15.79%	0.00%	60.00%	220.00%
Close-Price-to-List-Price Ratio	98.27%	98.01%	98.29%	98.96%	103.62%	0.27%	-0.02%	-0.70%	-5.16%
PSF Total	$ 381	$ 379	$ 379	$ 387	$ 392	0.53%	0.53%	-1.55%	-2.81%
Detached									
New Listings	7,109	7,392	6,521	5,485	5,832	-3.83%	9.02%	29.61%	21.90%
Pending	4,528	4,569	4,267	3,651	4,167	-0.90%	6.12%	24.02%	8.66%
Closed	4,647	4,673	4,301	3,786	4,808	-0.56%	8.04%	22.74%	-3.35%
Sales Volume	$ 7,635,741,411	$ 7,620,487,742	$ 6,926,683,947	$ 6,245,378,984	$ 7,650,006,718	0.20%	10.24%	22.26%	-0.19%
Days in MLS - Average	45	46	41	33	19	-2.17%	9.76%	36.36%	136.84%
Days in MLS - Median	15	19	16	10	5	-21.05%	-6.25%	50.00%	200.00%
Close-Price-to-List-Price Ratio	98.33%	98.04%	98.33%	99.05%	103.82%	0.30%	0.00%	-0.73%	-5.29%
PSF Total	$ 373	$ 369	$ 368	$ 372	$ 377	1.08%	1.36%	0.27%	-1.06%
Attached									
New Listings	430	459	464	449	460	-6.32%	-7.33%	-4.23%	-6.52%
Pending	224	212	253	264	307	5.66%	-11.46%	-15.15%	-27.04%
Closed	231	217	262	276	334	6.45%	-11.83%	-16.30%	-30.84%
Sales Volume	$ 366,002,105	$ 345,283,655	$ 421,666,748	$ 421,406,307	$ 499,846,995	6.00%	-13.20%	-13.15%	-26.78%
Days in MLS - Average	56	52	52	46	38	7.69%	7.69%	21.74%	47.37%
Days in MLS - Median	25	20	19	15	6	25.00%	31.58%	66.67%	316.67%
Close-Price-to-List-Price Ratio	97.15%	97.29%	97.74%	97.66%	100.77%	-0.14%	-0.60%	-0.52%	-3.59%
PSF Total	$ 548	$ 607	$ 571	$ 585	$ 609	-9.72%	-4.03%	-6.32%	-10.02%

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DENVER METRO ASSOCIATION OF REALTORS®

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

	Oct. 2026	Sep. 2026	Oct. 2025	Month-Over-Month	Year-Over-Year
Residential (Detached + Attached)					
New Listings	577	718	627	-19.64%	-7.97%
Pending	356	433	482	-17.78%	-26.14%
Closed	424	441	572	-3.85%	-25.87%
Sales Volume	$ 360,993,227	$ 374,237,548	$ 486,505,329	-3.54%	-25.80%
Days in MLS - Average	50	47	54	6.38%	-7.41%
Days in MLS - Median	28	26	35	7.69%	-20.00%
Close-Price-to-List-Price Ratio	98.66%	98.55%	98.50%	0.11%	0.16%
PSF Total	$ 290	$ 278	$ 279	4.32%	3.94%
Detached					
New Listings	537	662	578	-18.88%	-7.09%
Pending	341	409	461	-16.63%	-26.03%
Closed	400	421	538	-4.99%	-25.65%
Sales Volume	$ 340,483,227	$ 357,540,398	$ 457,916,621	-4.77%	-25.65%
Days in MLS - Average	49	46	54	6.52%	-9.26%
Days in MLS - Median	27	25	35	8.00%	-22.86%
Close-Price-to-List-Price Ratio	98.77%	98.61%	98.46%	0.16%	0.31%
PSF Total	$ 283	$ 272	$ 272	4.04%	4.04%
Attached					
New Listings	40	56	49	-28.57%	-18.37%
Pending	15	24	21	-37.50%	-28.57%
Closed	24	20	34	20.00%	-29.41%
Sales Volume	$ 20,510,000	$ 16,697,150	$ 28,588,708	22.84%	-28.26%
Days in MLS - Average	63	67	45	-5.97%	40.00%
Days in MLS - Median	41	57	29	-28.07%	41.38%
Close-Price-to-List-Price Ratio	96.93%	97.12%	99.19%	-0.20%	-2.28%
PSF Total	$ 398	$ 410	$ 399	-2.93%	-0.25%

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DENVER METRO ASSOCIATION OF REALTORS®

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	8,035	8,766	8,287	7,082	8,538	-8.34%	-3.04%	13.46%	-5.89%
Pending	5,411	5,885	5,896	5,453	6,493	-8.05%	-8.23%	-0.77%	-16.66%
Closed	5,310	5,772	5,692	5,330	6,879	-8.00%	-6.71%	-0.38%	-22.81%
Sales Volume	$ 4,524,952,314	$ 4,910,767,602	$ 4,826,584,664	$ 4,513,956,612	$ 5,824,631,336	-7.86%	-6.25%	0.24%	-22.31%
Days in MLS - Average	43	42	36	31	16	2.38%	19.44%	38.71%	168.75%
Days in MLS - Median	17	20	14	12	5	-15.00%	21.43%	41.67%	240.00%
Close-Price-to-List-Price Ratio	99.11%	99.03%	99.46%	99.61%	103.14%	0.08%	-0.35%	-0.50%	-3.91%
PSF Total	$ 283	$ 283	$ 287	$ 287	$ 298	0.00%	-1.39%	-1.39%	-5.03%
Detached									
New Listings	7,441	8,103	7,591	6,510	7,919	-8.17%	-1.98%	14.30%	-6.04%
Pending	5,130	5,554	5,508	5,063	6,027	-7.63%	-6.86%	1.32%	-14.88%
Closed	5,035	5,441	5,315	4,927	6,317	-7.46%	-5.27%	2.19%	-20.29%
Sales Volume	$ 4,293,476,635	$ 4,630,858,652	$ 4,508,742,669	$ 4,174,506,529	$ 5,351,543,581	-7.29%	-4.77%	2.85%	-19.77%
Days in MLS - Average	42	42	36	31	16	0.00%	16.67%	35.48%	162.50%
Days in MLS - Median	17	20	14	12	5	-15.00%	21.43%	41.67%	240.00%
Close-Price-to-List-Price Ratio	99.18%	99.07%	99.47%	99.62%	103.21%	0.11%	-0.29%	-0.44%	-3.90%
PSF Total	$ 276	$ 274	$ 276	$ 274	$ 284	0.73%	0.00%	0.73%	-2.82%
Attached									
New Listings	594	663	696	572	619	-10.41%	-14.66%	3.85%	-4.04%
Pending	281	331	388	390	466	-15.11%	-27.58%	-27.95%	-39.70%
Closed	275	331	377	403	562	-16.92%	-27.06%	-31.76%	-51.07%
Sales Volume	$ 231,475,679	$ 279,908,950	$ 317,841,995	$ 339,450,083	$ 473,087,755	-17.30%	-27.17%	-31.81%	-51.07%
Days in MLS - Average	57	55	43	33	23	3.64%	32.56%	72.73%	147.83%
Days in MLS - Median	31	29	14	11	5	6.90%	121.43%	181.82%	520.00%
Close-Price-to-List-Price Ratio	97.85%	98.52%	99.35%	99.49%	102.31%	-0.68%	-1.51%	-1.65%	-4.36%
PSF Total	$ 401	$ 423	$ 443	$ 444	$ 462	-5.20%	-9.48%	-9.68%	-13.20%

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DENVER METRO ASSOCIATION OF REALTORS®

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

	Oct. 2026	Sep. 2026	Oct. 2025	Month-Over-Month	Year-Over-Year
Residential (Detached + Attached)					
New Listings	1,467	1,704	1,627	-13.91%	-9.83%
Pending	863	983	1,273	-12.21%	-32.21%
Closed	981	1,092	1,359	-10.16%	-27.81%
Sales Volume	$ 598,511,699	$ 663,201,849	$ 822,115,763	-9.75%	-27.20%
Days in MLS - Average	48	51	48	-5.88%	0.00%
Days in MLS - Median	29	31	32	-6.45%	-9.38%
Close-Price-to-List-Price Ratio	98.95%	98.96%	98.85%	-0.01%	0.10%
PSF Total	$ 266	$ 264	$ 267	0.76%	-0.37%
Detached					
New Listings	1,292	1,466	1,384	-11.87%	-6.65%
Pending	791	880	1,140	-10.11%	-30.61%
Closed	892	979	1,205	-8.89%	-25.98%
Sales Volume	$ 545,983,164	$ 597,866,562	$ 731,343,083	-8.68%	-25.35%
Days in MLS - Average	47	49	48	-4.08%	-2.08%
Days in MLS - Median	29	31	31	-6.45%	-6.45%
Close-Price-to-List-Price Ratio	99.02%	99.03%	98.93%	-0.01%	0.09%
PSF Total	$ 262	$ 257	$ 259	1.95%	1.16%
Attached					
New Listings	175	238	243	-26.47%	-27.98%
Pending	72	103	133	-30.10%	-45.86%
Closed	89	113	154	-21.24%	-42.21%
Sales Volume	$ 52,528,535	$ 65,335,287	$ 90,772,680	-19.60%	-42.13%
Days in MLS - Average	50	60	52	-16.67%	-3.85%
Days in MLS - Median	32	33	35	-3.03%	-8.57%
Close-Price-to-List-Price Ratio	98.33%	98.37%	98.25%	-0.04%	0.08%
PSF Total	$ 306	$ 322	$ 331	-4.97%	-7.55%

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DENVER METRO ASSOCIATION OF REALTORS®

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	18,908	20,351	19,694	17,555	22,801	-7.09%	-3.99%	7.71%	-17.07%
Pending	12,551	14,065	14,574	14,557	17,660	-10.76%	-13.88%	-13.78%	-28.93%
Closed	12,815	14,286	14,705	14,847	18,852	-10.30%	-12.85%	-13.69%	-32.02%
Sales Volume	$ 7,810,365,141	$ 8,693,222,439	$ 8,926,877,942	$ 9,022,482,052	$ 11,496,234,921	-10.16%	-12.51%	-13.43%	-32.06%
Days in MLS - Average	43	42	35	32	15	2.38%	22.86%	34.38%	186.67%
Days in MLS - Median	20	22	15	12	5	-9.09%	33.33%	66.67%	300.00%
Close-Price-to-List-Price Ratio	99.32%	99.32%	99.64%	99.88%	102.91%	0.00%	-0.32%	-0.56%	-3.49%
PSF Total	$ 271	$ 275	$ 280	$ 277	$ 292	-1.45%	-3.21%	-2.17%	-7.19%
Detached									
New Listings	16,238	17,274	16,537	15,006	19,885	-6.00%	-1.81%	8.21%	-18.34%
Pending	11,176	12,392	12,638	12,629	15,335	-9.81%	-11.57%	-11.51%	-27.12%
Closed	11,424	12,582	12,795	12,881	16,171	-9.20%	-10.72%	-11.31%	-29.36%
Sales Volume	$ 6,990,940,600	$ 7,691,334,036	$ 7,810,458,310	$ 7,861,402,054	$ 9,915,024,921	-9.11%	-10.49%	-11.07%	-29.49%
Days in MLS - Average	41	41	34	32	15	0.00%	20.59%	28.13%	173.33%
Days in MLS - Median	19	21	15	11	5	-9.52%	26.67%	72.73%	280.00%
Close-Price-to-List-Price Ratio	99.41%	99.39%	99.69%	99.91%	102.92%	0.02%	-0.28%	-0.50%	-3.41%
PSF Total	$ 264	$ 267	$ 271	$ 266	$ 280	-1.12%	-2.58%	-0.75%	-5.71%
Attached									
New Listings	2,670	3,077	3,157	2,549	2,916	-13.23%	-15.43%	4.75%	-8.44%
Pending	1,375	1,673	1,936	1,928	2,325	-17.81%	-28.98%	-28.68%	-40.86%
Closed	1,391	1,704	1,910	1,966	2,681	-18.37%	-27.17%	-29.25%	-48.12%
Sales Volume	$ 819,424,541	$ 1,001,888,403	$ 1,116,419,632	$ 1,161,079,998	$ 1,581,210,000	-18.21%	-26.60%	-29.43%	-48.18%
Days in MLS - Average	54	49	42	36	16	10.20%	28.57%	50.00%	237.50%
Days in MLS - Median	33	30	20	14	5	10.00%	65.00%	135.71%	560.00%
Close-Price-to-List-Price Ratio	98.62%	98.82%	99.28%	99.66%	102.82%	-0.20%	-0.66%	-1.04%	-4.08%
PSF Total	$ 329	$ 336	$ 342	$ 354	$ 364	-2.08%	-3.80%	-7.06%	-9.62%

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