DENVER METRO ASSOCIATION OF REALTORS®

MARKET TRENDS REPORT

OCTOBER 2026

The following statistics are for residential (detached and attached) properties.

Median Close Price

$595,000

↑ 3.48%

Closed Homes

2,748 SALES

↓ 8.58%

Sales Volume

$1.97 BILLION

↓ 6.55%

Months of Inventory

4.72 MONTHS

↓ 0.84%

Median Days in MLS

30 DAYS

↓ 3.23%

Active Listings

12,978 ↓ 4.34%

New Listings

4,066 ↓ 16.70%

Pending Sales

2,562 ↓ 7.27%

Data Source: REcolorado
October 2026 Data | Month-Over-Month

Exclusive MTR Partner
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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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Expert Opinion on the Denver Metro Residential Real Estate Market



Amanda Snitker
Chair of the DMAR Market Trends Committee and Denver Realtor®

Halloween may be behind us, but fear continued to influence decisions in the Denver Metro real estate market throughout October. Sellers fear leaving money on the table, while buyers worry about overpaying or missing a better deal. With homes closing at 98.36 percent of list price and concessions increasingly part of the conversation, both sides are questioning who holds the upper hand. Fear thrives where information is scarce, but market data, strategic pricing and clear, professional communication can replace uncertainty with confidence.

Across the Denver Metro area, 2,748 homes closed in October, down 8.58 percent month-over-month and 23.54 percent year-over-year, marking the fewest October closings since 2010. The expected decline follows September's increase in mortgage rates. Pending sales also fell month-over-month and year-over-year against a backdrop of election uncertainty, elevated borrowing costs and persistent affordability challenges, buyers and sellers continue to navigate a market where hesitation can be just as influential as opportunity.

Active inventory, although down slightly from September, is still hovering around 13,000 properties and 3.87 percent higher than last October. For buyers, more choices haven't necessarily translated into more confidence. Seller activity is pulling back, which is typical with the market's seasonality. However, new listings were down 16.70 percent month-over-month and 9.02 percent year-over-year. Pricing held steady amid the hesitation, but not in the same way across the market. Detached homes sold at a median of $645,000, up 1.57 percent from September and just 0.64 percent below last October, closing at 98.55 percent of list in a median of 26 days, four days faster than a year ago. The year-to-date median of $650,000 is unchanged from both 2025 and 2024. Attached homes tell a different story. The median price of $375,000 is up 2.74 percent from September, but 3.25 percent below last October, and these homes closed at 97.69 percent of list, down from 98.17 percent a year ago, after a median of 48 days, up 17.07 percent from last year. The year-to-date attached median of $382,500 is down 3.16 percent from 2025. With more than seven months of supply, condo and townhome buyers have real room to negotiate.

Which brings us to the question: if prices are not dropping, where is the benefit to the buyer? In October, 65 percent of homes that sold involved a seller concession, and the average amount was $12,557. That makes concessions a routine part of the negotiation rather than an exception. A seller credit that covers closing costs or pays for a rate buydown can be worth more to a buyer than the same dollars off the price, and it records a higher sale price in the data.

This is where understanding the nuances of market data becomes essential. Statistics provide valuable insight into market conditions, but individual numbers rarely tell the whole story. The value of data isn't simply knowing the numbers. It is understanding how they relate to one another, recognizing what they don't tell us and applying that perspective to the decisions buyers and sellers face. Fear often comes from uncertainty, and no amount of data can predict exactly what the market will do next. But informed decisions don't require perfect predictions.

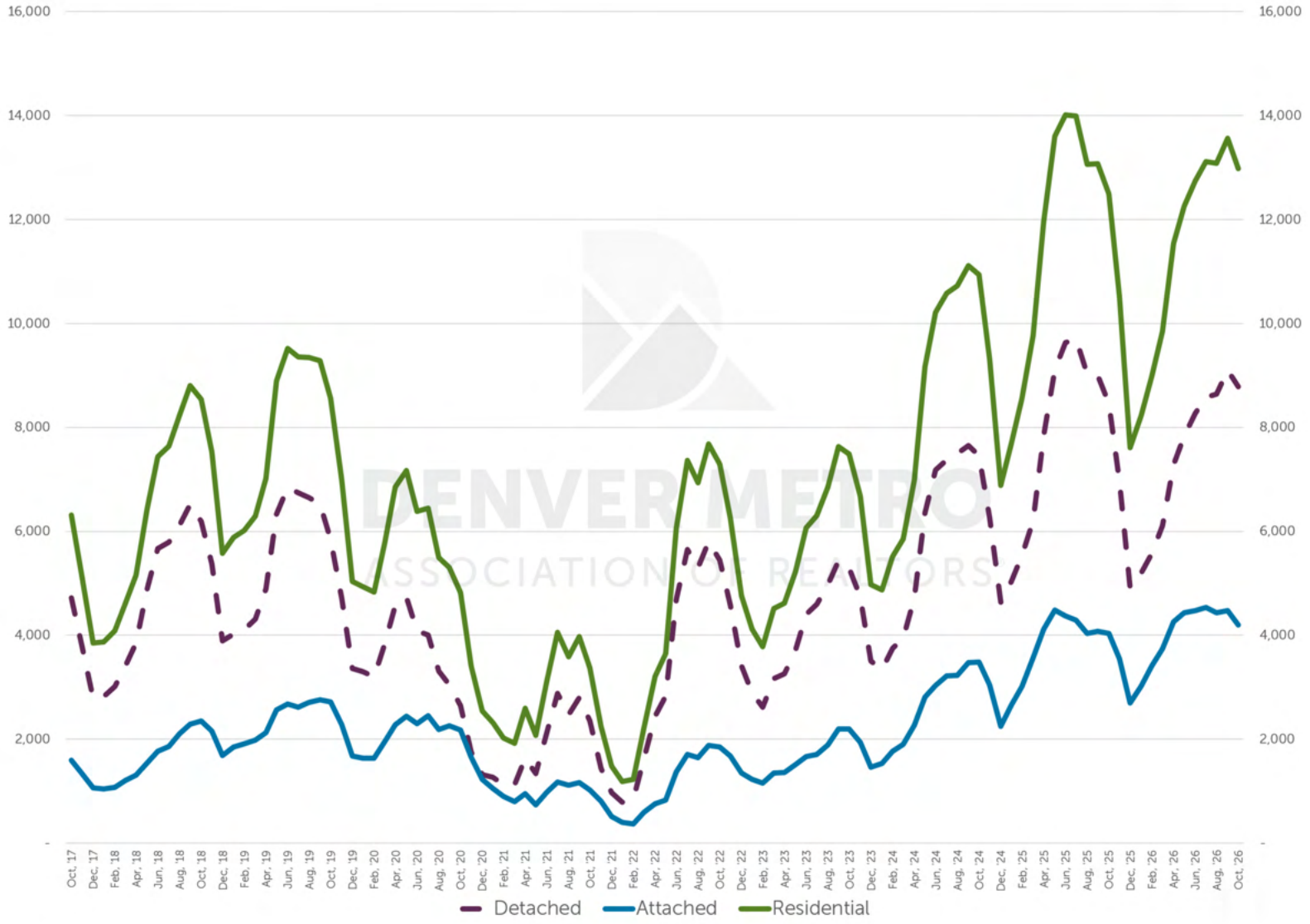
Realtors® bring together market knowledge, thoughtful negotiation and professional communication to help buyers and sellers navigate those decisions with confidence. The goal isn't to eliminate every risk or guarantee the outcome. It's to replace fear of the unknown with a clearer understanding of the choices available. The greatest risk in today's market may not be making the wrong move, but allowing uncertainty to prevent the right one.

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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

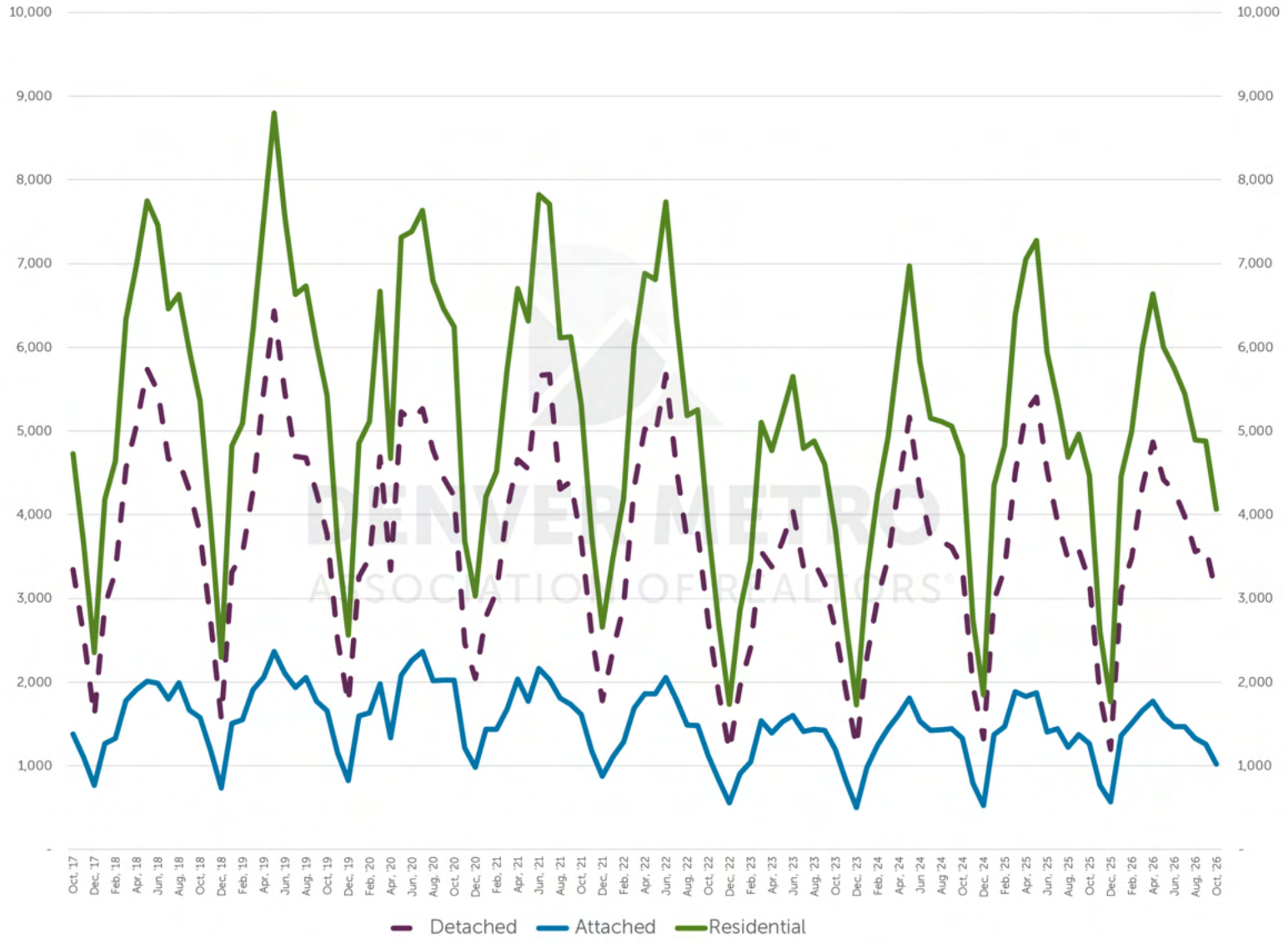


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New Listings

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

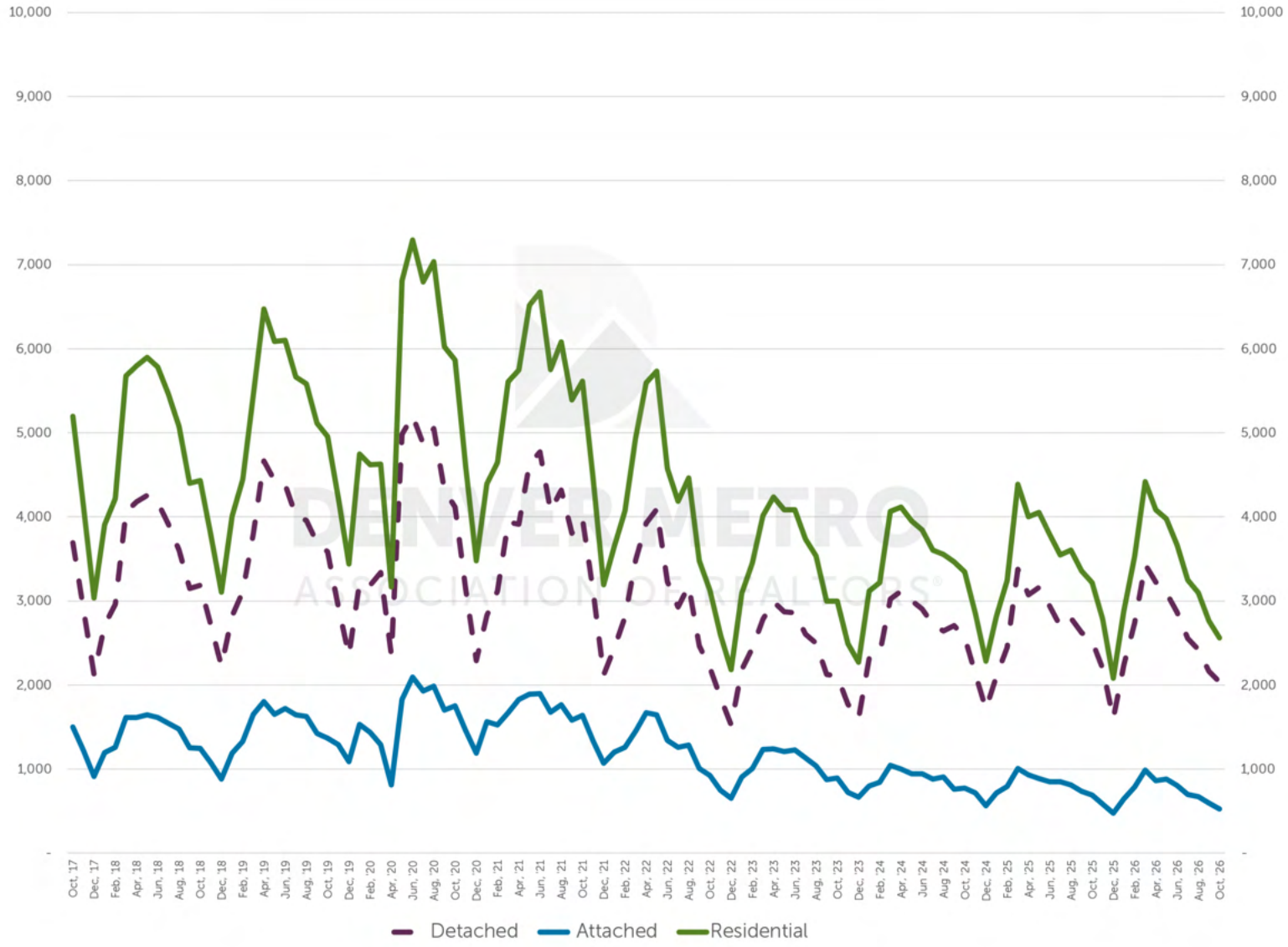


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Pending Sales

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



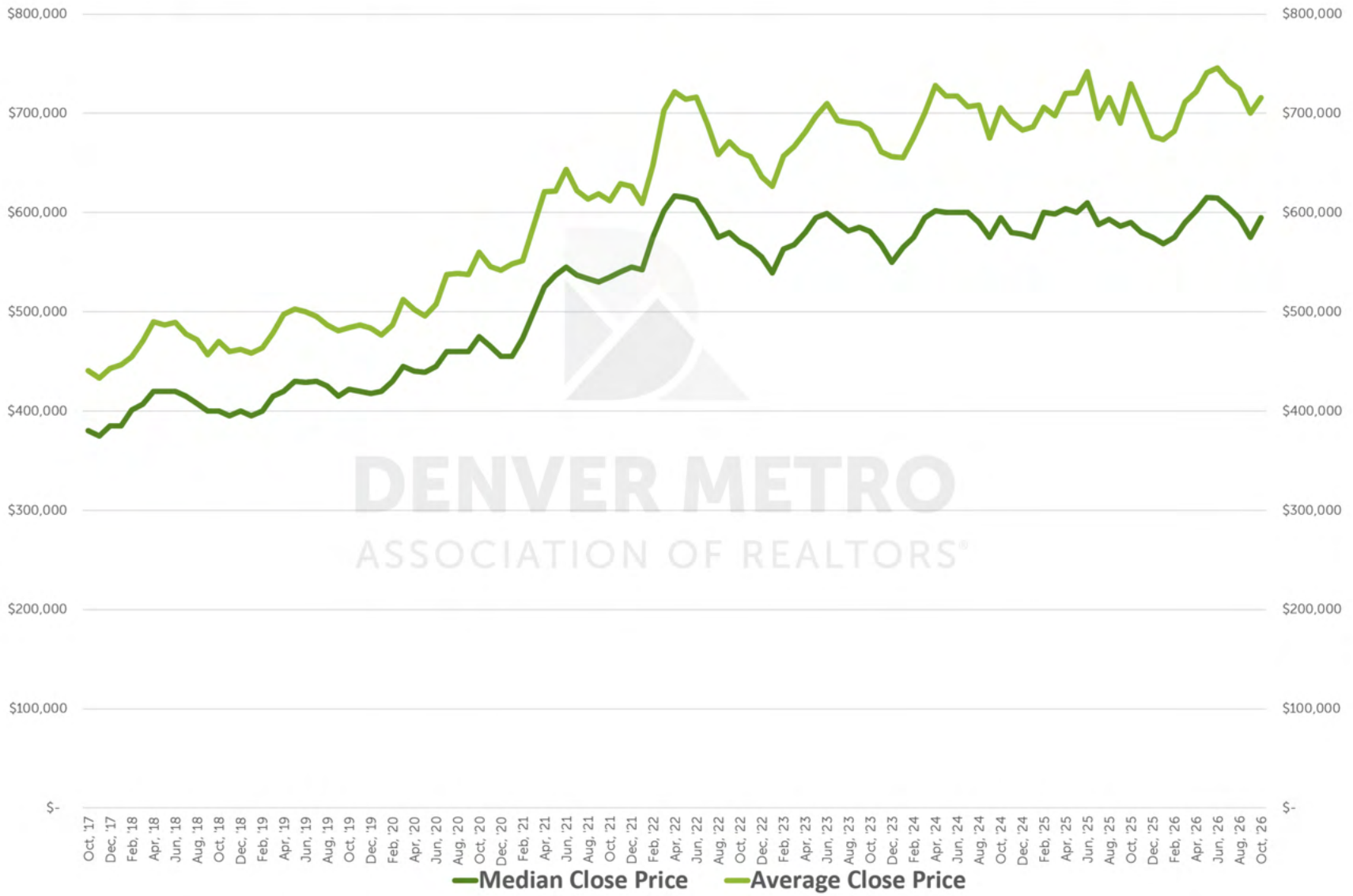
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Residential Median + Average Close Price

10-year view

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

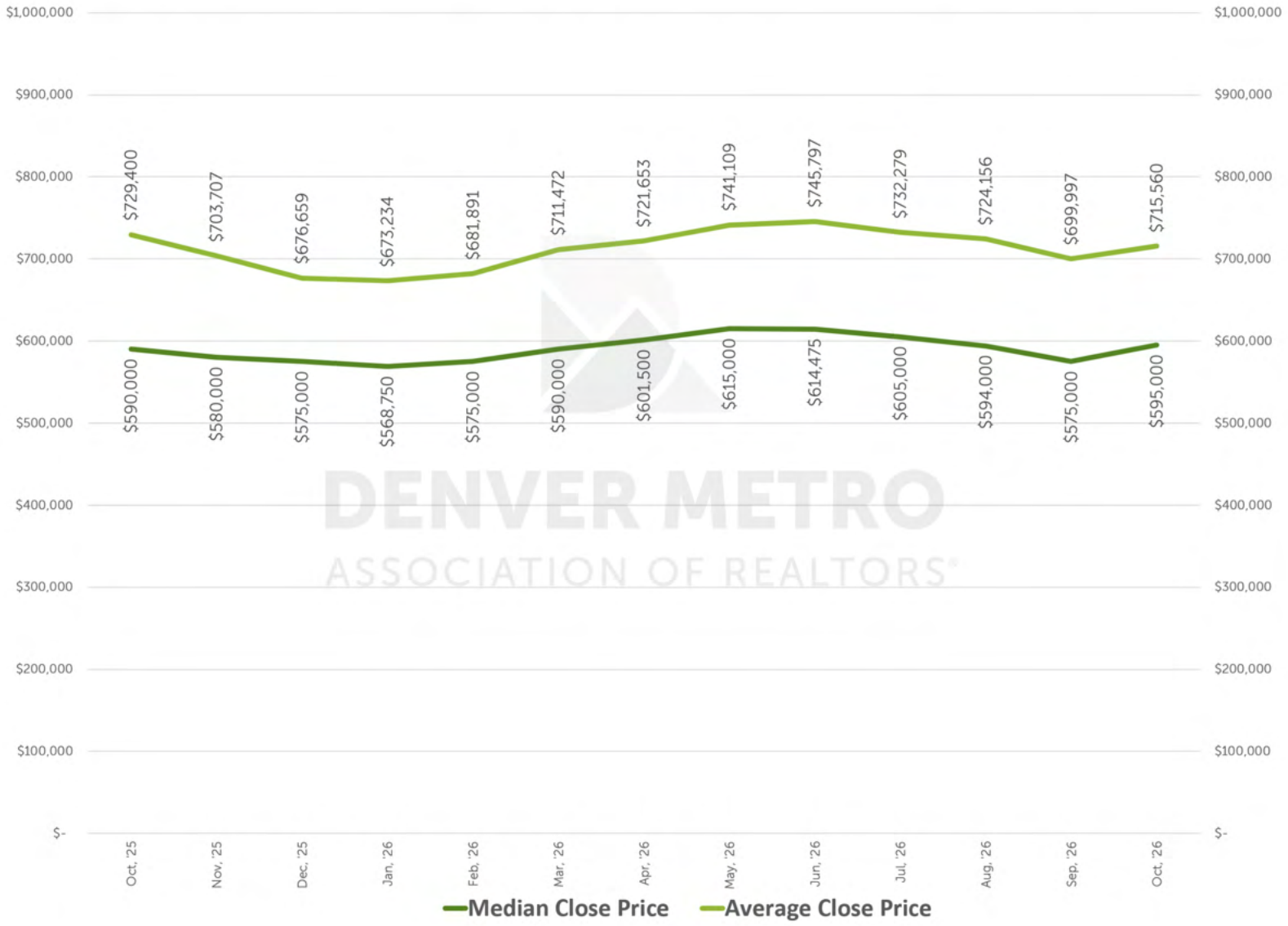


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Residential Median + Average Close Price

1-year snapshot

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

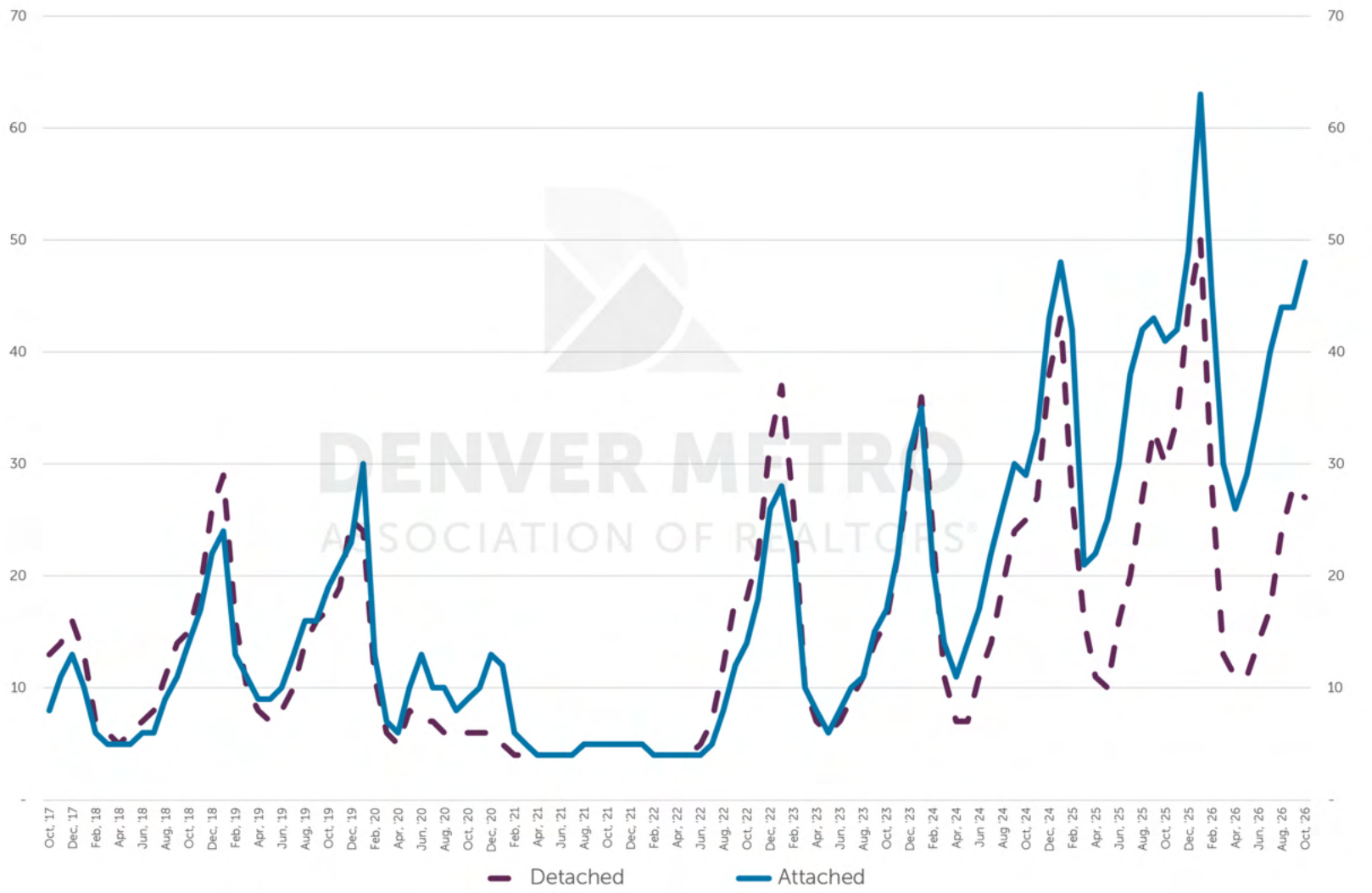


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Median Days in MLS

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

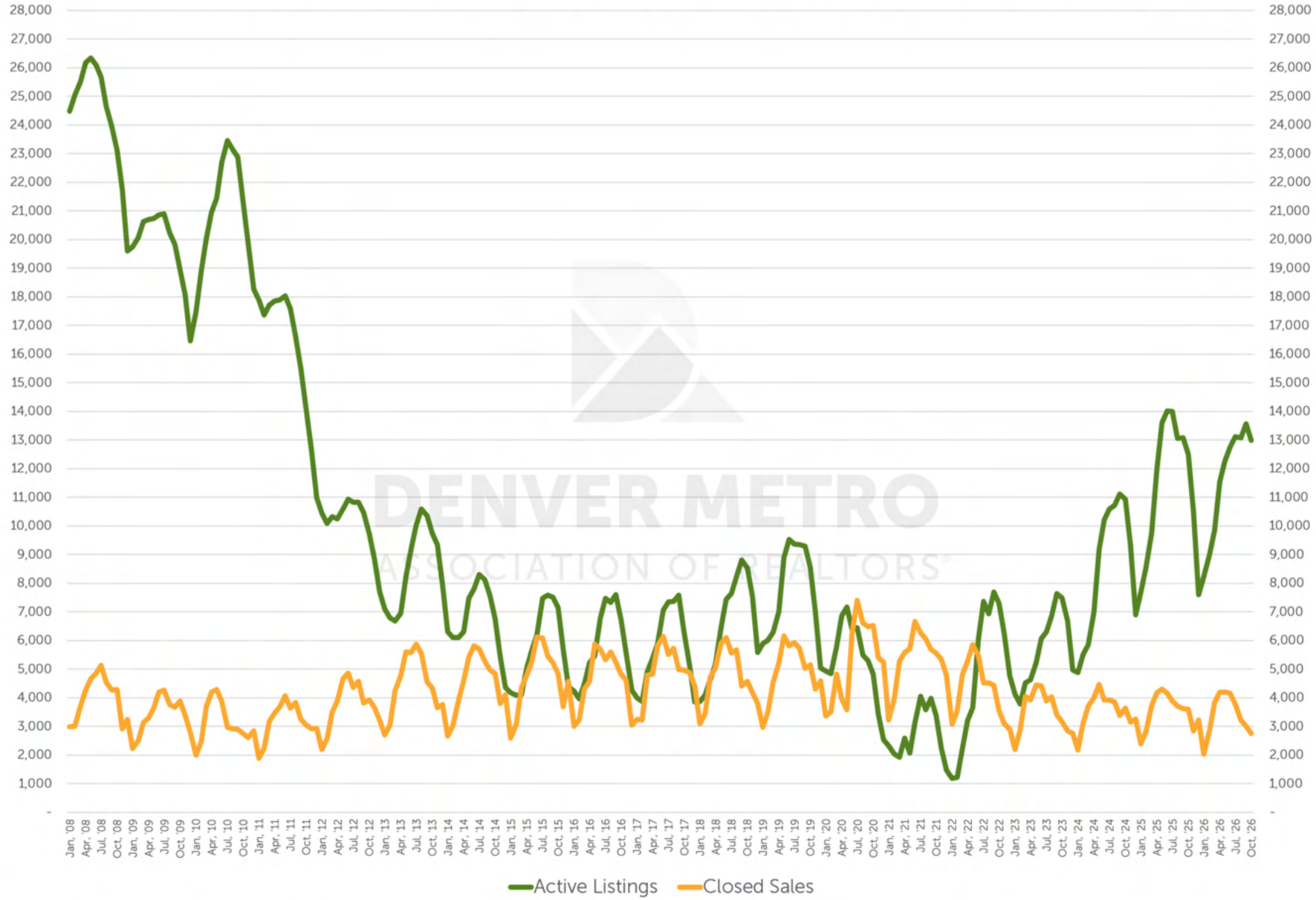


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Residential Active Listings + Closed Sales at Month's End

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%

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Breakdown by Price Range



Greg Cox
Member of the DMAR
Market Trends Committee
and Denver Realtor®



Andrew Abrams
Member of the DMAR
Market Trends Committee
and Denver Realtor®

Properties sold for $1 million or more

The data tell a clear story about Denver's $1 million+ market. On the surface, the year-to-date numbers look stable. Closed sales priced at $1 million and above are flat compared with last year (4,878 versus 4,890), while total sales volume has edged up to $8.0 billion. Median days on market improved to 16 days, and sellers are still getting 98.27 percent of list price. Price-per-square-foot ticked up modestly to $381, a 0.53 percent increase from 2025. From a distance, it can look manageable.

Look more closely at the year-over-year numbers and the picture changes. Closings dropped 24.05 percent year-over-year and sales volume fell 26.04 percent to $656 million. Pending sales are down too. Homes are moving faster than last October (median 17 days versus 34 in October 2025), but fewer of them are actually selling. That mix of faster movement and fewer deals is where unprepared buyers and sellers can get hurt.

Detached homes are carrying the segment, while attached properties like luxury condos and townhomes are showing some signs of softness. Price-per-square-foot is down 9.72 percent year-over-year, and days on market are rising. While attached properties represent a smaller share of the overall $1 million market, these trends offer a closer look at how different property types are performing within the luxury segment. These are the kinds of details that don't show up in a quick online search or a casual conversation with a friend who sold a house a few years ago.

This is why working with a professional Realtor® matters. The data can look contradictory depending on which piece you focus on. A buyer who only sees the better days-on-market numbers might overpay or miss that October's sharp drop in closed sales is signaling a shift in leverage. A seller who only notices that close-to-list ratios are still high might price too aggressively and sit, especially on an attached property where conditions have clearly softened.

Agents live in these numbers every day. They know which neighborhoods and property types are still competitive, where price reductions are starting to show up, and how to structure offers or listing strategies around what's actually happening now instead of last year's headlines. Going it alone in a market that can shift from stable year-to-date numbers to 24 percent fewer closings in a single month can be risky. Missed opportunities, overpaying or homes that linger while carrying costs pile up are all potential consequences. The data make the case better than any sales pitch. The details matter, and they change quickly.

Properties sold between $750,000 and $999,999

Halloween has come and gone, but the candy hangover remains. As adults, whether it was eating too much, staying up too late or answering the door nonstop, those activities can slow us down. Higher interest rates have similar effects on the housing market. In October, listings and sales declined compared to both the previous month and the previous year.

At the end of October, there were 577 new listings, a 19.64 percent decrease compared to the previous month. Sales also decreased to 424, down 3.85 percent from September. The dramatic decrease in listings reflects the seasonality of the market, further supported by the relatively lower sales volume. This balance of supply and demand resulted in 4.16 months of inventory (MOI), down from 4.43 months in September. Instead of making a blatant statement that this is a buyer's or seller's market, MOI reflects the flow of the market. With MOI declining in October compared to September, sellers gained a slight advantage. However, that shift didn't come from buyers being more motivated, but rather from fewer sellers keeping their homes on the market.

There is a large gap in supply and demand between detached properties and attached properties. Detached properties had 3.97 MOI and 1,586 active listings. Attached properties had an MOI of 7.46 with only 179 active listings. Detached properties account for a larger share of inventory, but they also consistently see substantially more demand. Meanwhile, with only 24 attached sales, demand remained limited relative to the available inventory. The stronger demand for detached properties compared to attached properties is consistent throughout the market.

Economic factors are driving the pace of the market. This is a patient market, with buyers taking their time to ensure they are making the absolute best decision for their future. That patience is also forcing sellers to be more patient as they navigate current market conditions. Whether you're a buyer or seller, having a deliberate action plan will always yield the best results. In an uncertain market, planning and strategic thinking will always yield the best results.

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Breakdown by Price Range



Heather O'Leary
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Properties sold between $500,000 and $749,999
While headlines often paint a more concerning picture, the market is following relatively normal seasonal patterns for October. Values remained steady, and homes continued to sell within a typical timeframe, but transaction volume was significantly lower. Year-to-date new listings in this price range were down 17.07 percent from 2022. Sales have declined even more, with 18,852 properties sold year-to-date in 2022 compared to 12,815 in 2026, a 32.02 percent decrease. This price segment is particularly sensitive to interest rates, yet values have held steady. Price-per-square-foot was down just 0.37 percent year-over-year, while homes sold in a median of 29 days and an average of 48.

The difference between attached and detached properties was especially notable. Detached sales declined 25.98 percent year-over-year, compared with 42.21 percent for attached properties. Attached price-per-square-foot fell 7.55 percent year-over-year, while detached properties gained 1.16 percent. These figures suggest buyers continued to place a premium on single-family homes and land ownership. Meanwhile, new listings for detached properties were down 27.98 percent, suggesting some sellers were choosing to withdraw from the market and wait rather than adjusting their expectations.

Higher interest rates have made affordability tougher for both first-time and move-up buyers, slowing sales activity. However, price-per-square-foot has remained relatively flat over the past four years. Rather than experiencing a dramatic drop in home values, Denver's market correction has largely taken the form of fewer sales and limited appreciation. For Realtors® advising buyers, the slower fall and winter months may offer opportunities to negotiate on price and seller concessions.

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DENVER METRO
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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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DENVER METRO
ASSOCIATION OF REALTORS®

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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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
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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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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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Spotlight on Mortgages



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Have no fear buying a home near Colorado Woodlands: Six key wildfire risk factors homebuyers should know.

Colorado's mountain communities and wooded neighborhoods offer stunning views, privacy, and access to outdoor recreation. While it's a desired place to live, many homebuyers are spooked by the idea of owning a home located near forests, foothills, and other vegetated areas because of the increased risk of wildfire. For buyers considering a property in these locations, understanding wildfire exposure is now as important as reviewing a home's condition, school district or market value.

According to Coalition for the Poudre River Watershed,[1] more than 2.9 million people in Colorado — nearly half of the population — live in the wildland-urban interface, or WUI, and that number continues to increase each year. For those homebuyers, finding a lender and proper home insurance can be a challenge.

When evaluating a property, lenders may consider factors that influence wildfire exposure, including proximity to dense vegetation, access for emergency responders, and the home's construction characteristics. Here are some factors for your clients to consider when buying a home in a wooded area.

1. Wildfire Risk Rating
Before making an offer, determine whether the property is located in a high-risk wildfire zone. Wildfire risk depends on vegetation, topography, weather patterns, and proximity to combustible fuels. Colorado homeowners can use the Colorado State Forest Service[2] Live Wildfire Ready index to review neighborhood-level wildfire risk and historical fire data. Simply enter the address and a quick assessment is ready within seconds to review.

2. Insurance Availability and Cost
Insurance has become a major consideration for homes near wooded areas. Following several destructive wildfire seasons, insurers have tightened underwriting standards in many mountain and foothill communities. Buyers should obtain insurance quotes early in the home-buying process because premiums can vary significantly based on wildfire exposure and mitigation features. Colorado regulators increasingly require insurers to consider mitigation efforts when determining wildfire risk assessments.[3]

3. Defensible Space
One of the most effective ways to reduce wildfire risk is maintaining defensible space around a structure. The Colorado State Forest Service[4] recommends creating a safety zone of at least 100 feet around the home by removing dead vegetation, pine needles, brush and low-hanging tree branches. Keep in mind, mitigation efforts could increase the purchasing costs of a property if professional landscapers and equipment are required to clear out areas.

4. Construction Materials
The materials used to build a home can significantly influence its survivability during a wildfire. Fire-resistant roofing, ember-resistant vents, noncombustible siding, tempered-glass windows and enclosed eaves can reduce ignition risk. Homes with modern wildfire-resistant construction features may also be more attractive to lenders and insurers.

5. Community Preparedness
Wildfire resilience extends beyond the individual property. Buyers should evaluate whether the neighborhood participates[5] in wildfire preparedness programs, maintains fuel-reduction projects and provides adequate evacuation routes. Communities that actively address wildfire mitigation generally experience lower overall risk.

6. Access and Emergency Response
Road width, driveway access, water availability and proximity to fire services can affect emergency response during a wildfire event. In rural mountain areas, limited access roads may slow firefighting efforts or complicate evacuations.

Advising Homebuyers
Owning a home near Colorado's forests can provide an exceptional lifestyle, but buyers should carefully evaluate wildfire exposure before purchasing. Risk assessment, insurance availability, mitigation measures, construction quality and community preparedness all play critical roles in protecting long-term property value and safety. By conducting proper due diligence up front, buyers can enjoy Colorado's natural beauty while making an informed and resilient investment.

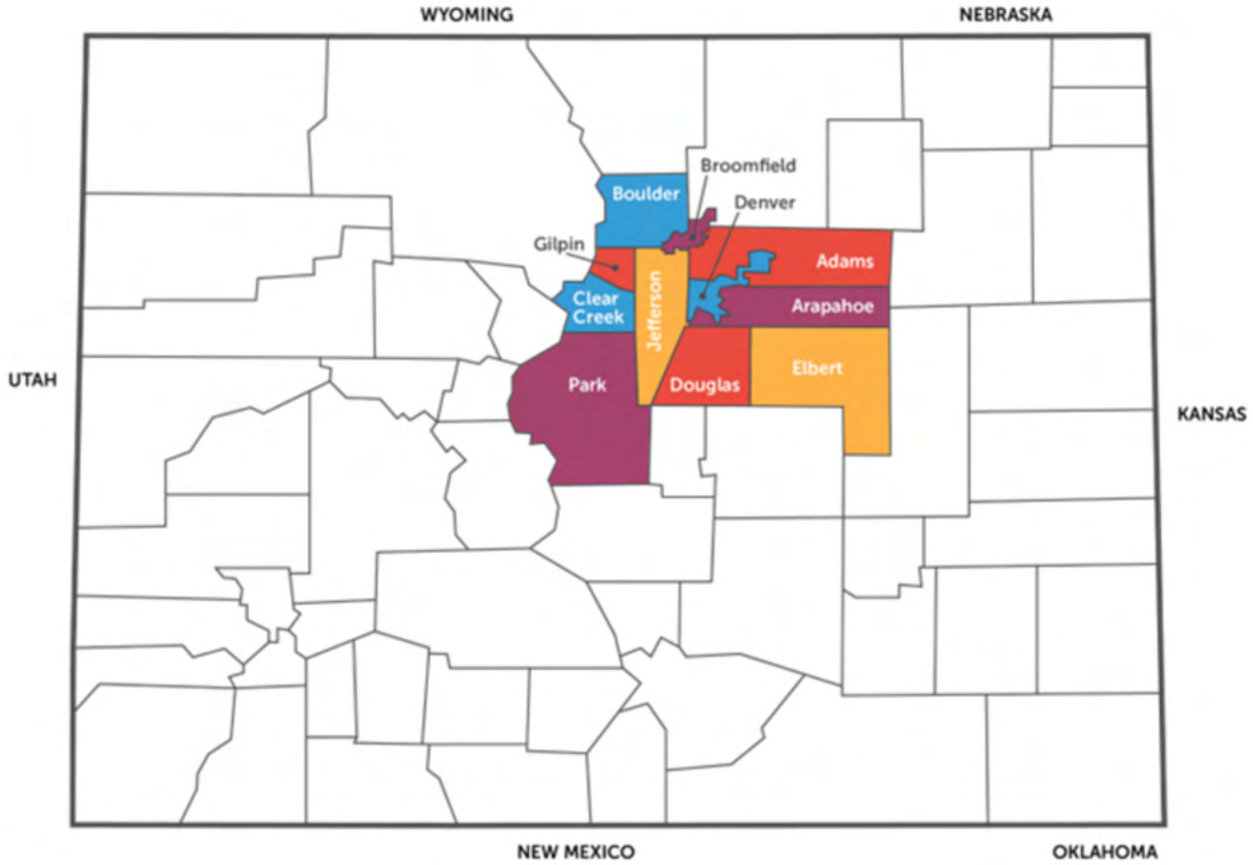
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DENVER METRO
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11-County Map

This report, according to recent data provided by the Denver Metro Association of Realtors® Market Trends Committee, showcases the market transactions encompassing the 11 counties of the Denver Metro Area (Adams, Arapahoe, Boulder, Broomfield, Clear Creek, Denver, Douglas, Elbert, Gilpin, Jefferson and Park).



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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 that 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 of 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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About

DMAR Market Trends Committee
The DMAR Market Trends Committee, part of the Denver Metro Association of Realtors®, The Voice of Real Estate® in the Denver Metro Area, provides timely, consistent and relevant monthly summaries of valuable local real estate market statistical data for both its members and the general public. Statistics from the "Denver Metro Real Estate Market Trends Report" provide data for the following counties: Adams, Arapahoe, Boulder, Broomfield, Clear Creek, Denver, Douglas, Elbert, Gilpin, Jefferson and Park.

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To stay up to date with relevant real estate news and statistics, please visit dmarealtors.com, and follow DMAR on social media.

Data Source
REcolorado, the state's largest network of real estate professionals, serves as the primary source of MLS data for the Market Trends Committee. REcolorado.com provides the most accurate and up-to-date property information for Realtors®, real estate professionals and consumers.

Disclaimer
All data presented in this report was provided by REcolorado. The data was pulled at 8:00 AM (mountain time) on the first business day of the month for the preceding month(s).

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Denver Metro Association of Realtors®
The Denver Metro Association of Realtors®, The Voice of Real Estate® in the Denver Metro Area, is a membership-based organization comprised of over 6,000 real estate professionals in the Denver Metropolitan area. The Association offers continuing education, advocacy for the real estate community and is a resource for industry news and market statistics.

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