

Metro home prices hold at mid-2022 levels

Despite global turmoil, housing market has stayed the course in first half of year



Metro Denver's housing market in June 2026 wasn't much different than the market a year earlier, especially when it came to prices. Both the inventory of listings and sales are down some. PHOTO BY KATHRYN SCOTT — SPECIAL TO THE DENVER POST

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With the first half of 2026 under wraps, metro Denver's housing market seems to be playing on a loop: It's the "same as it ever was."

The median price of a residence sold in the first half of the year is running at \$599,950, according to the Denver Metro Association of Realtors' Market Trends Report for June 2026.

In a refrain that Talking Heads fans can appreciate, that matches the \$600,000 median sales price in the first half of 2025, the \$595,000 median in the first half of 2024 and the \$600,000 median price in early 2022.

Outside 2023, when prices dipped a little more, the median sales price band has stayed in a very tight range over the past four years.

What has moved around more are condo prices, which are down about 5% or \$20,000 compared to the first half of 2022, according to DMAR counts.

That reflects higher homeowners association fees, which are being pushed up by rising insurance and maintenance costs.

Mortgage rates are also playing in a tight octave. They averaged 5.7% for a 30-year loan in the middle of 2022, but were at around 6.92% in June 2024 and 6.4% last month.

That doesn't imply that affordability doesn't remain an issue. Insurance, property taxes, and HOA fees are higher than they were in 2022. And prices did get ahead of wages.

Yet, consumer inflation has risen nearly 14% in the past four years, so stable home prices represent a "real" discount for households that have seen their wages rise.

"The market has been resilient, given the amount of economic chaos and uncertainty. This year, we have had inflation increasing and a war with Iran. Midterm elections are coming," said Amanda Snitker, a local Realtor who heads DMAR's Market Trends Committee.

The busy spring selling season hit its peak in April rather than May or June. But an early shift into the summer season isn't rare, she said.

Closings fell 6.6% between May and June to 3,924, and are down 5.6% from June of last year. But over the past four years, they have stayed eerily stable at between 21,000 to 22,000 sales in the first six months of the year.

In June, the median sold price for a single-family home was \$675,000, while the median price for a condo or townhome that sold was \$391,750.

New listings dipped 4% on the month and 3% year-over-year, a sign that homeowners aren't feeling pressure to dump inventory on the market. Sellers, however, are under mounting pressure to make sure their homes show well and don't come with deferred maintenance, Snitker said.

The mid-year inventory of listings was at 12,744 on June 30, down slightly from 14,007 at that point in 2025, but more than double the inventory levels seen in 2022 and 2023.

Barring a major shift in the economy or interest rates, Snitker sees the region's housing market continuing to coast along its current path.

The variable most at play is mortgage rates. Unless that changes in a meaningful way, we won't see much difference for the second half of the year," Snitker said.

Home prices will remain flat, and metro Denver's inventory of listings will tighten a bit, she predicts.

But not everyone watching the market thinks it will follow the same trajectory. Reventure, a real estate data platform and advisory service based in Florida, places Denver and the broader Colorado market high on its list for an impending correction.

CEO Nick Gerli forecasts a 5.9% decline in Colorado home prices and an 8.9% decline in metro Denver home prices a year from now.

"Prices across significant portions of the state are projected to decline over the next 12 months," Gerli notes in an email. "This is not bad news. This is the reset buyers have been waiting for."

If his forecast pans out, Denver buyers and sellers might soon switch their tune from "Once in a Lifetime" to "Burning Down the House."

