

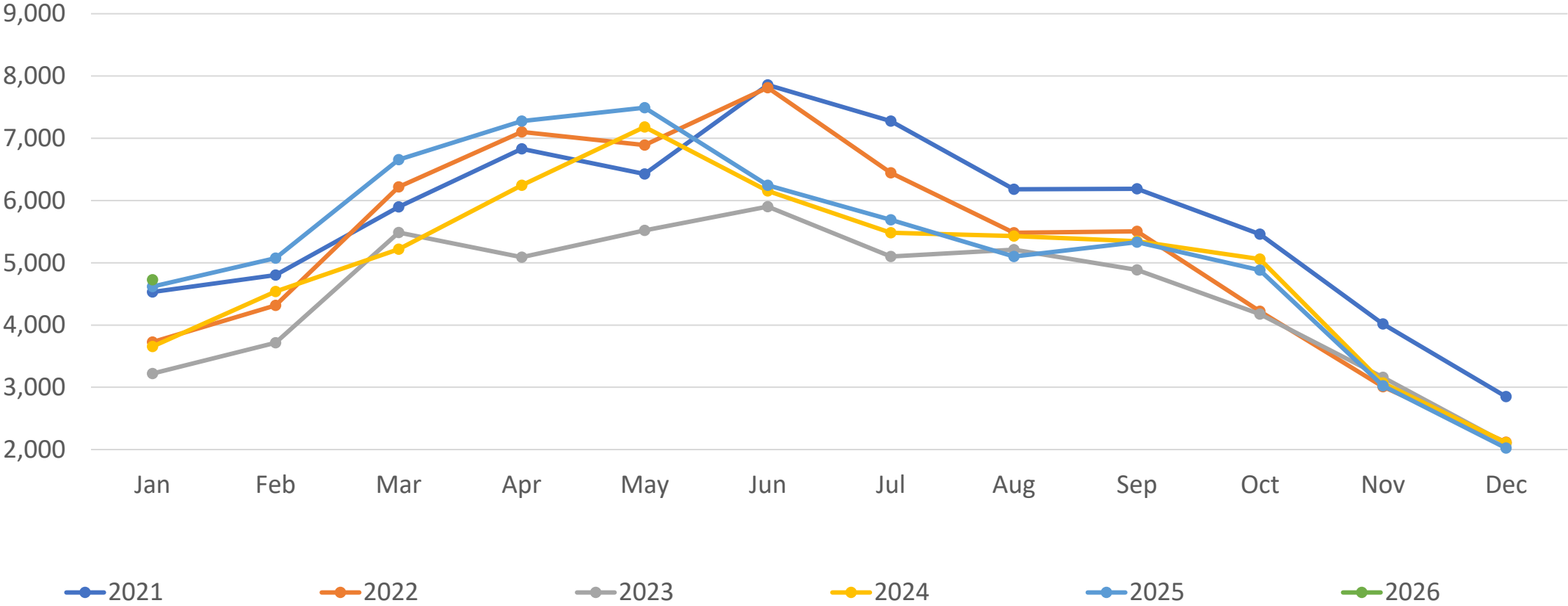


[www.beaconrealestateservices.com](http://www.beaconrealestateservices.com)

# **Denver Metro Residential Market Update January 2026**

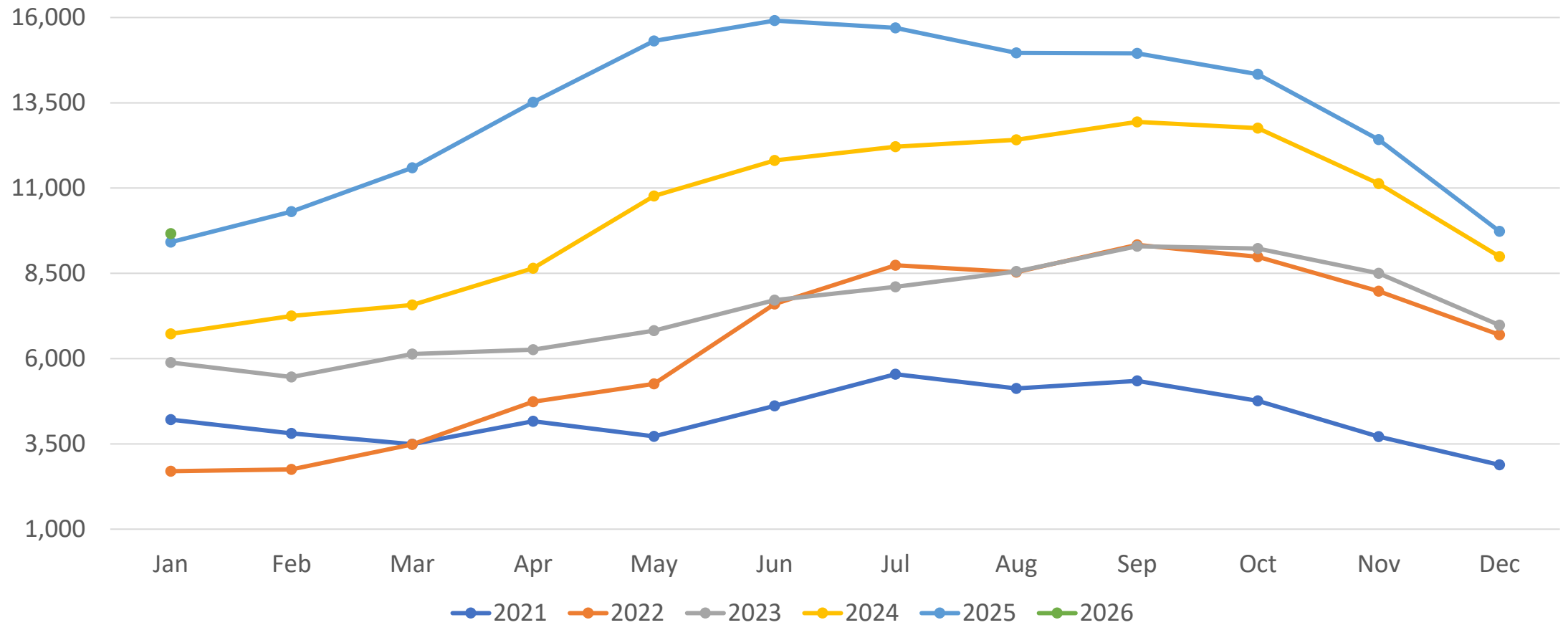
# New Listings

↑ 2.4% YOY



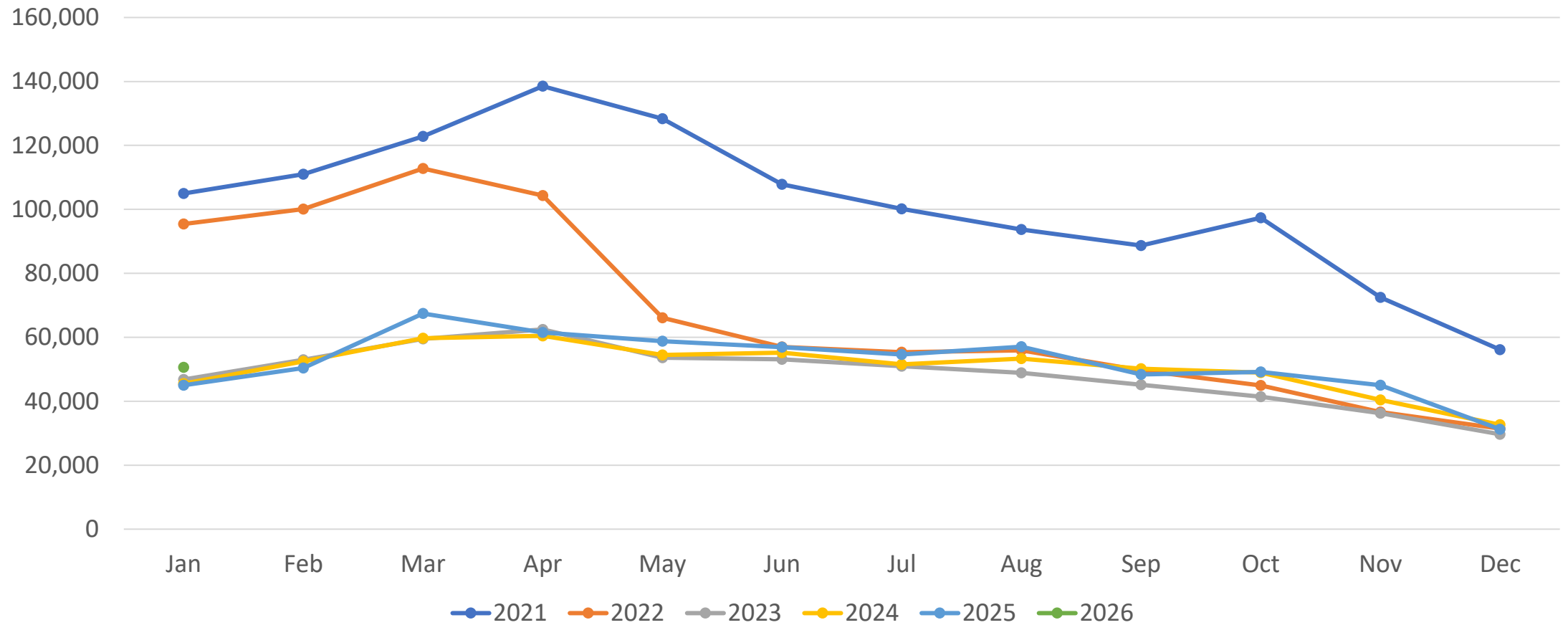
# Active Listings

↑ 2.7% YOY

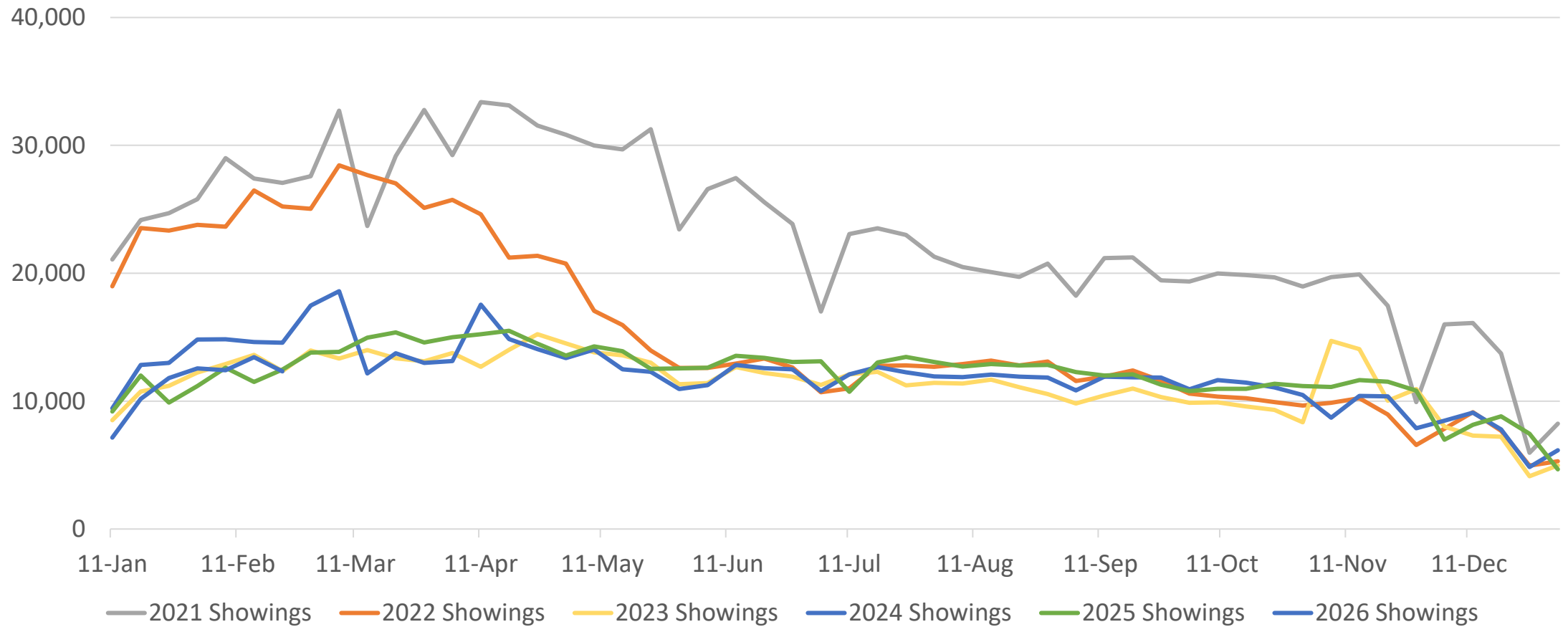


# Total Showings By Month

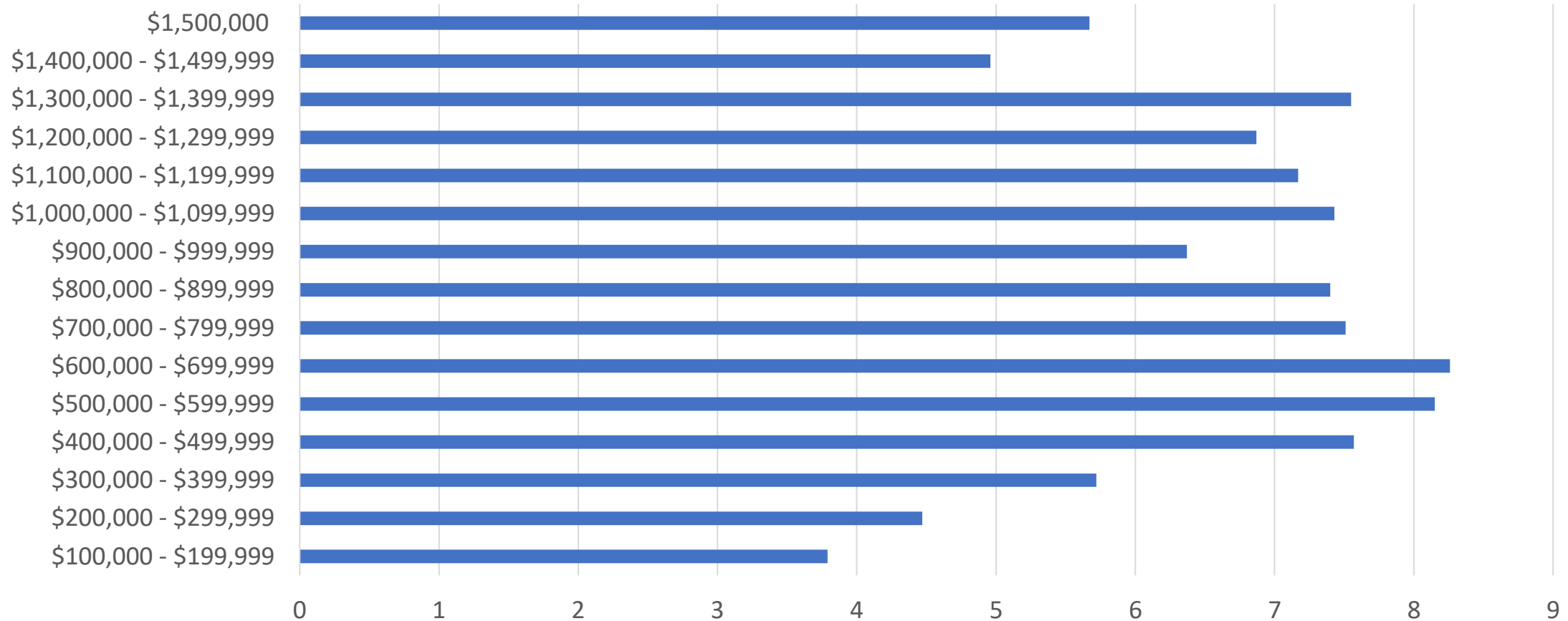
↑ 12.5% YOY



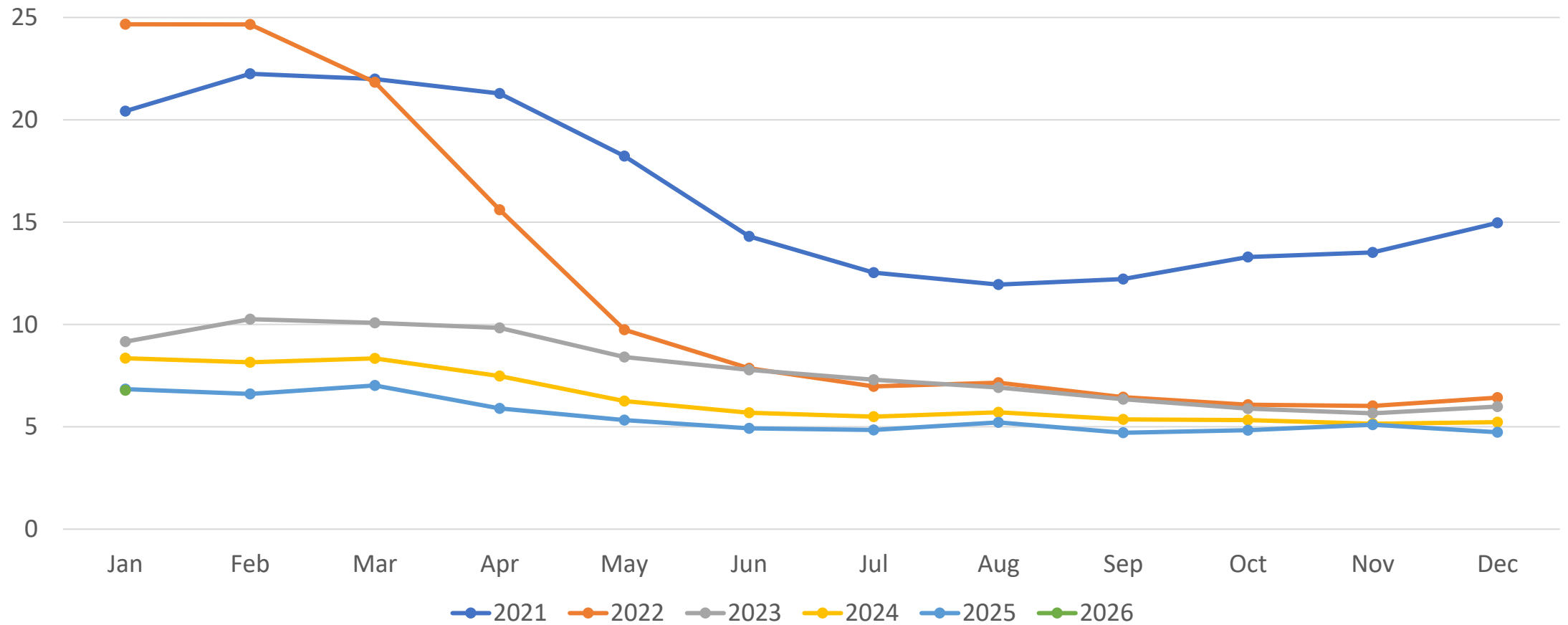
# Showings By Week



# Showings Per Active Listing

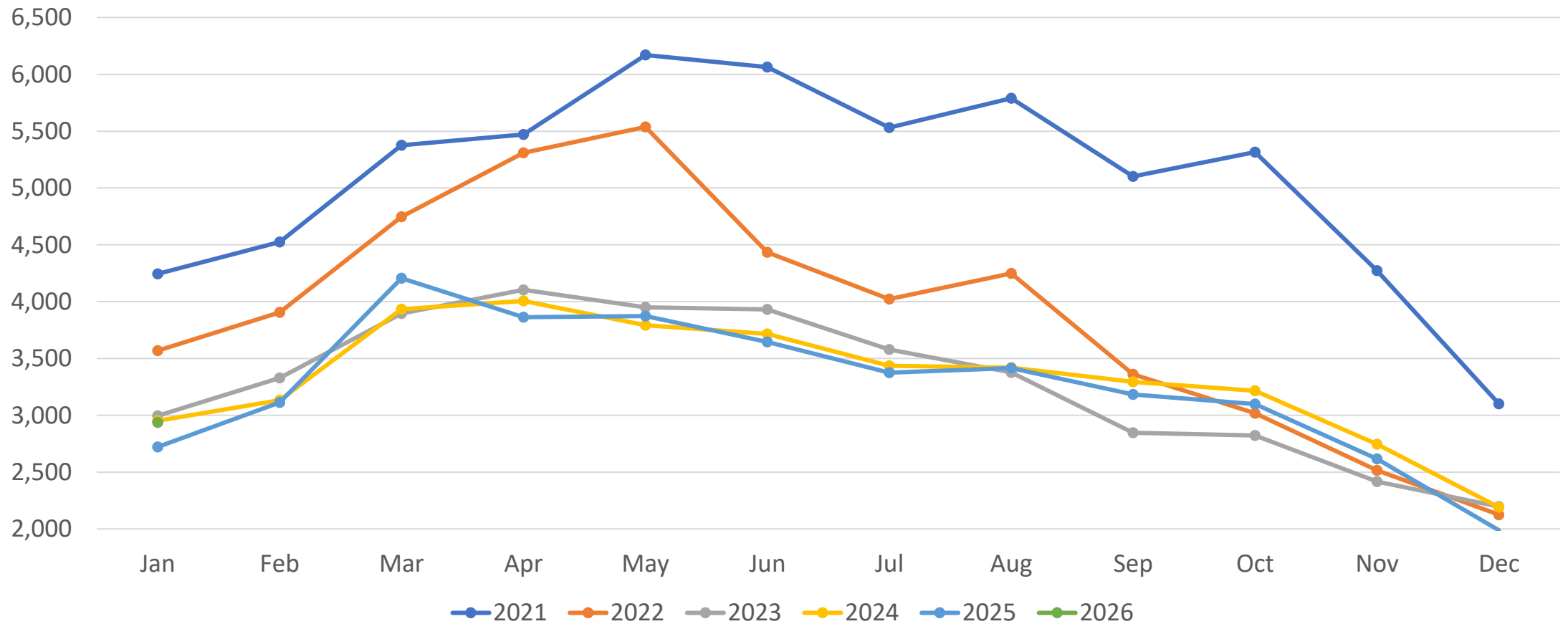


# Showings Per Active Listing Trend



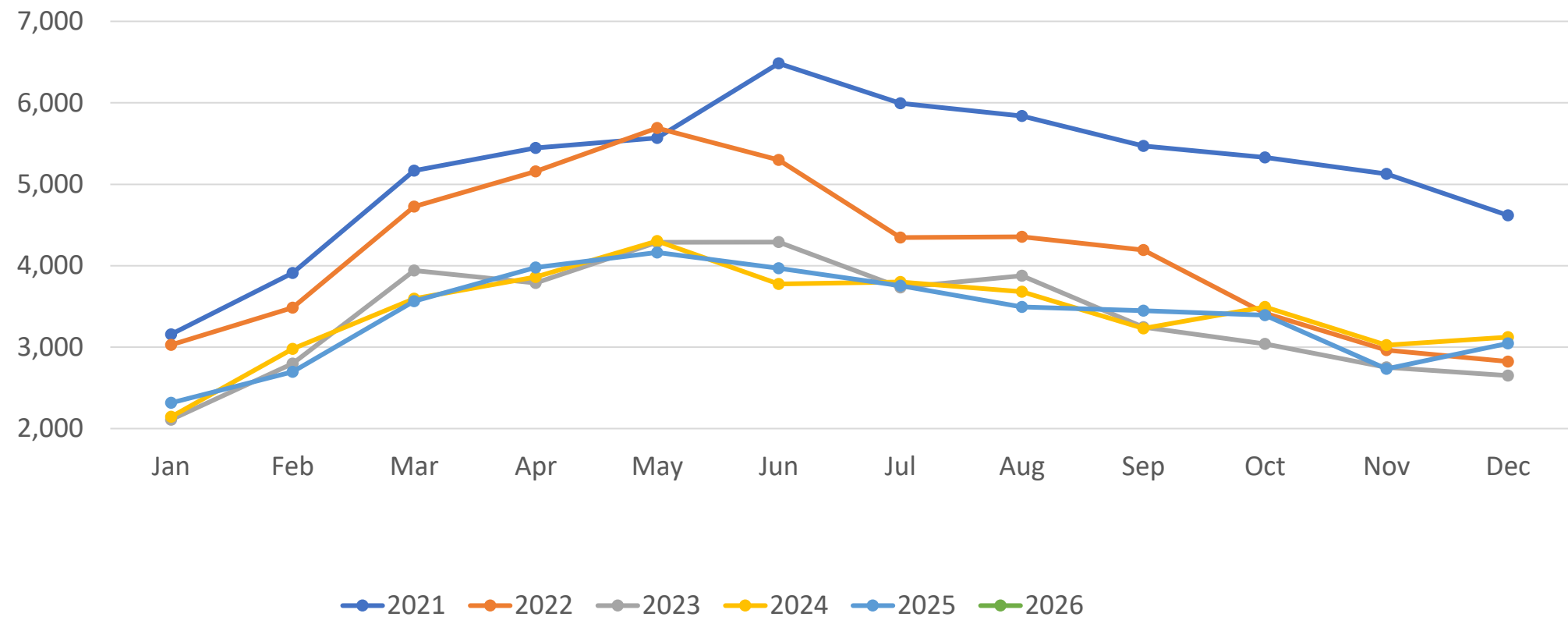
# Pending Listings (Under Contract)

↑ 7.9% YOY



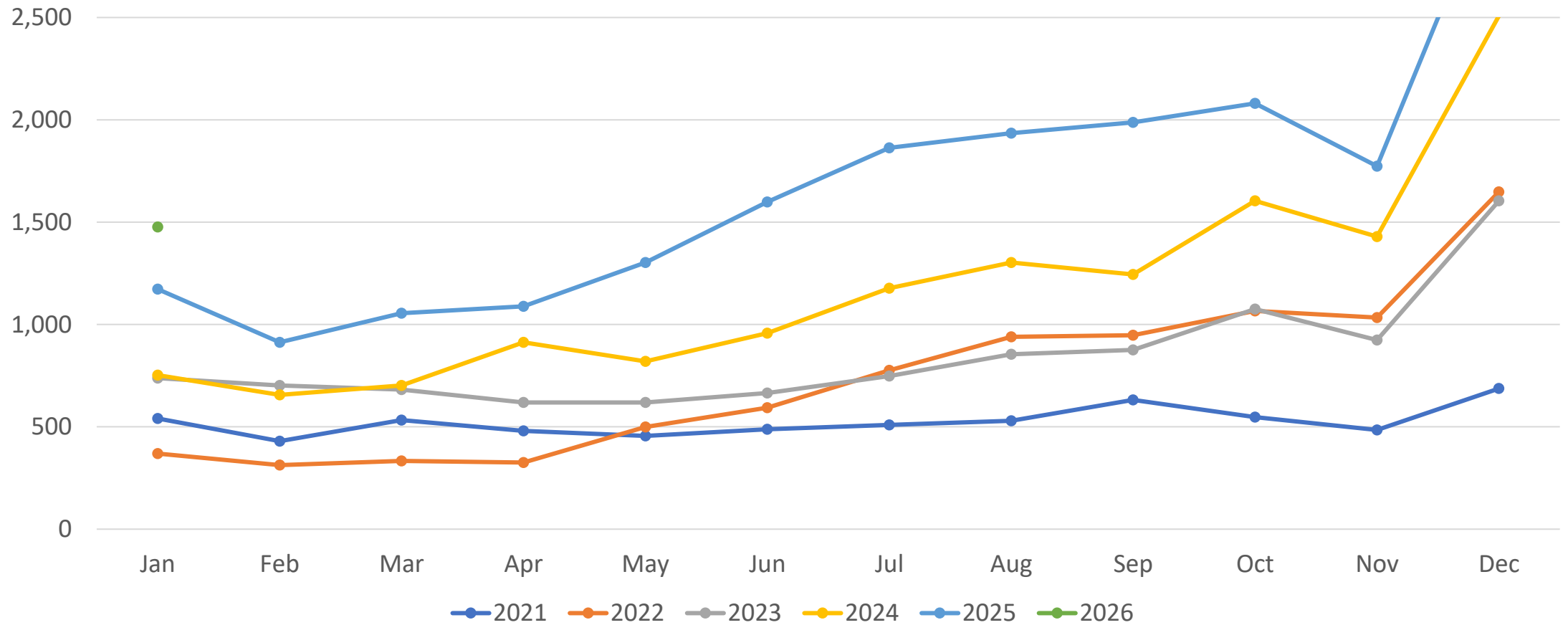
# Closings

↓ (15.8%) YOY



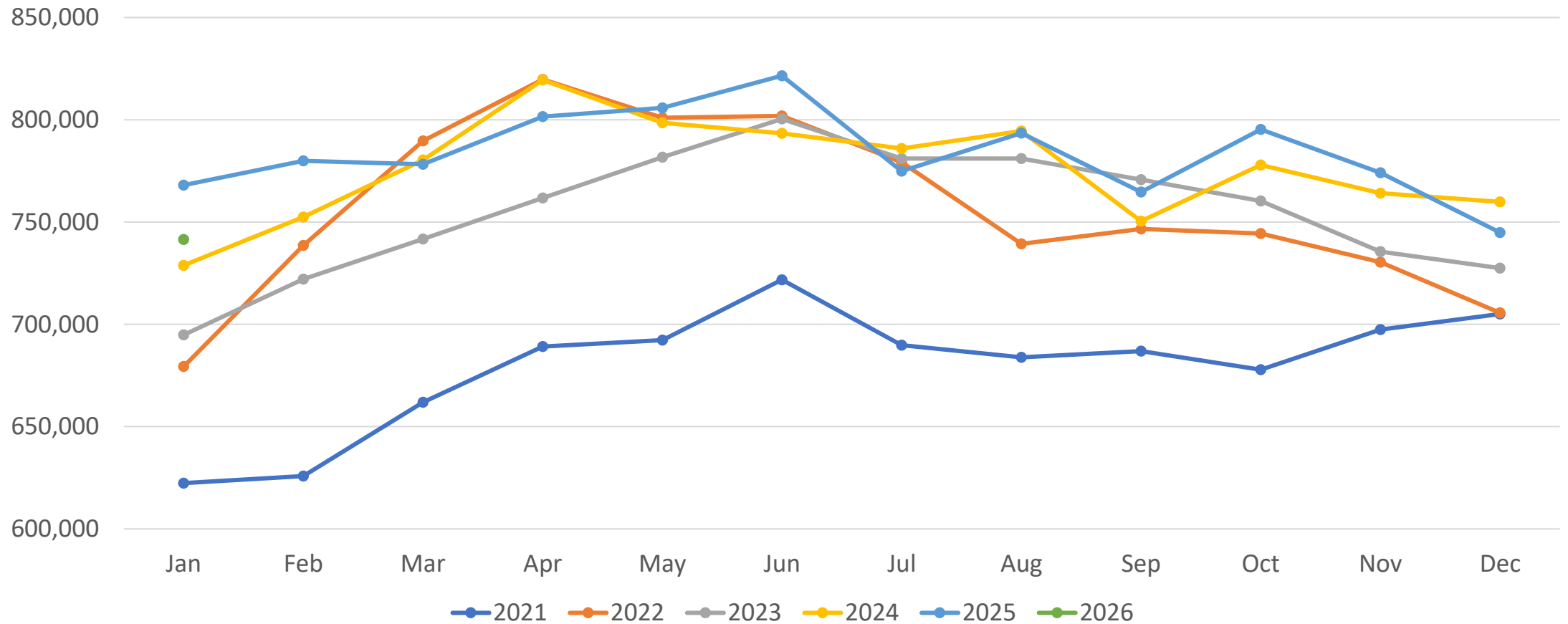
# Expired

↑ 25.9% YOY



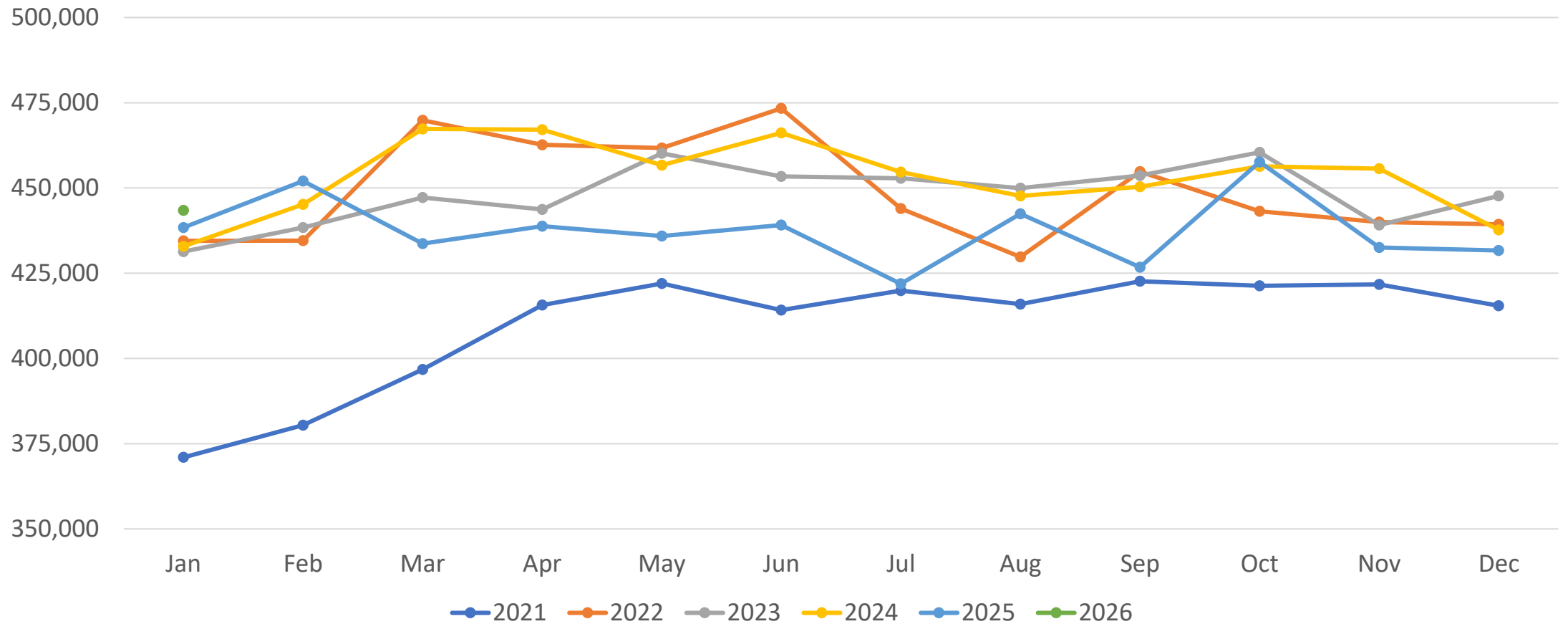
# Average Sales Price For Houses

↓ (3.5%) YOY



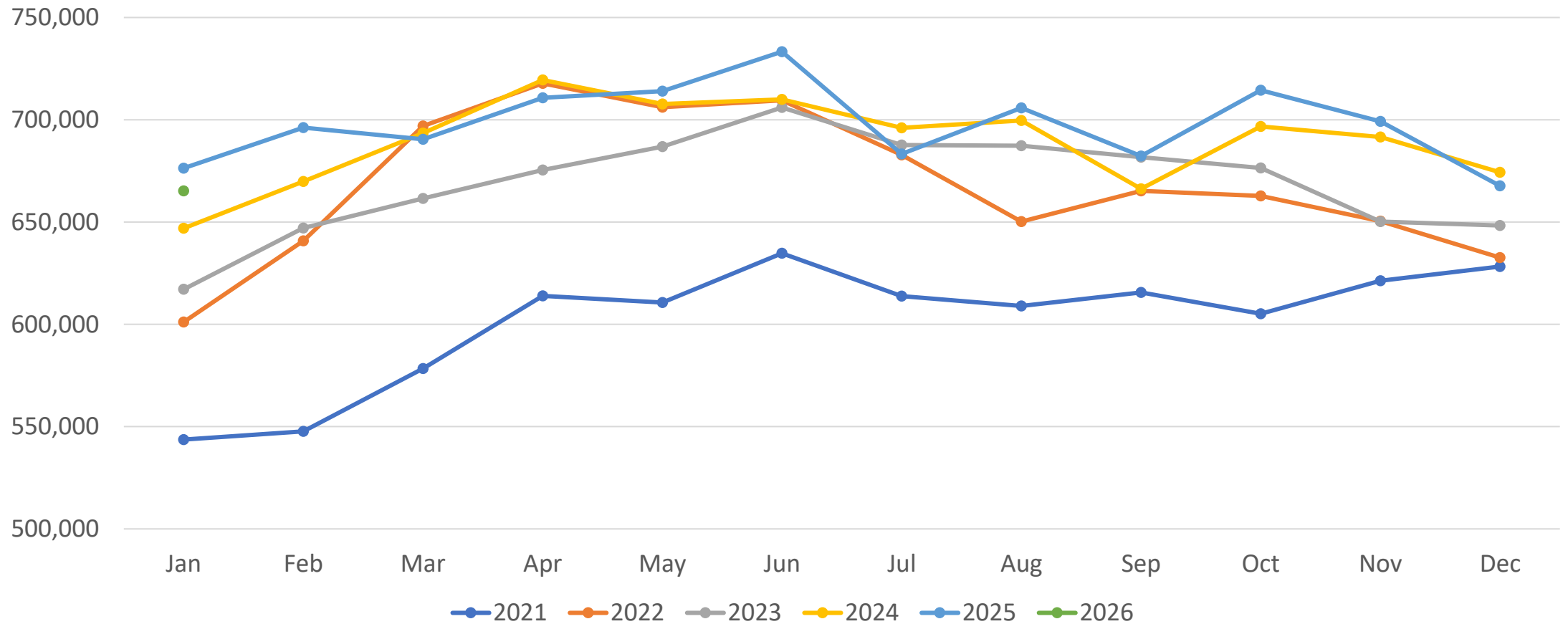
# Average Sales Price For Condos and Townhomes

 1.1% YOY



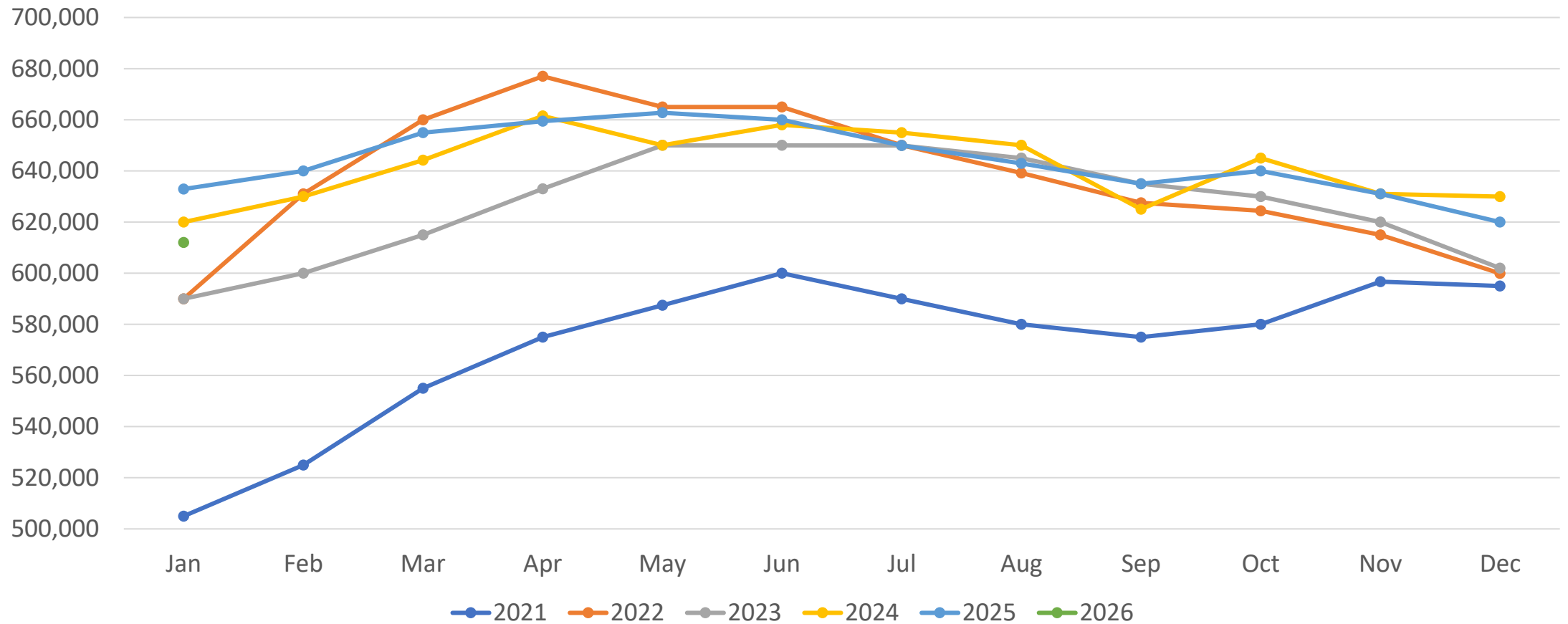
# Average Sales Price Combined

↓ (1.6%) YOY



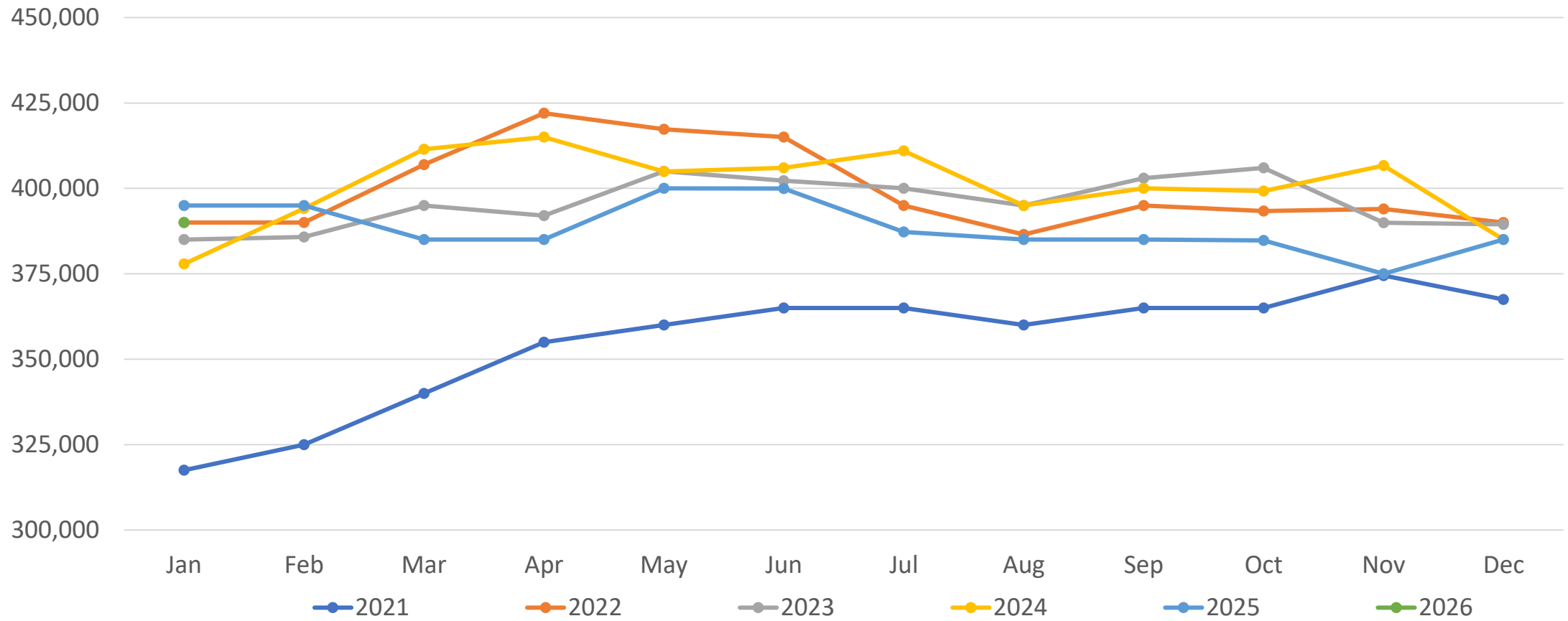
# Median Sales Price For Houses

↓ (3.3%) YOY



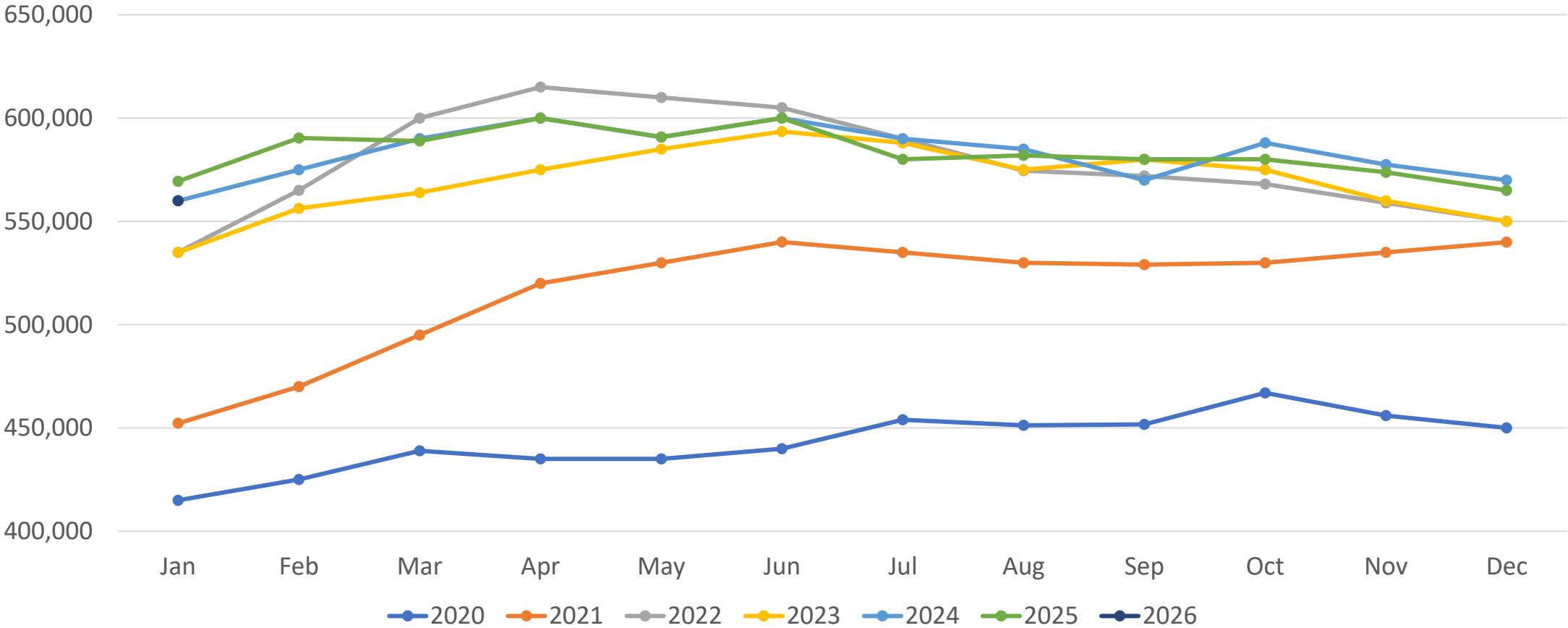
# Median Sales Price For Condos and Townhomes

↓ (1.3%) YOY



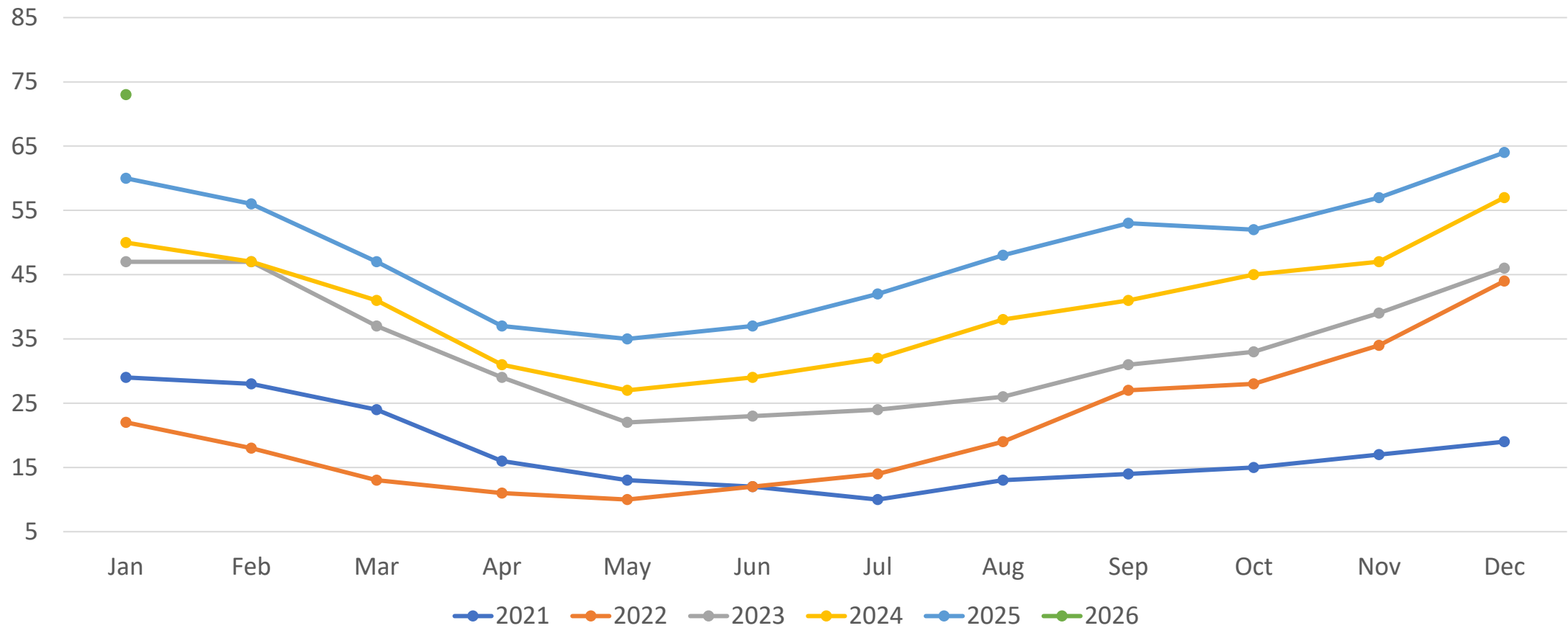
# Median Sales Price Combined

↓ (1.7%) YOY



# Average Days On Market

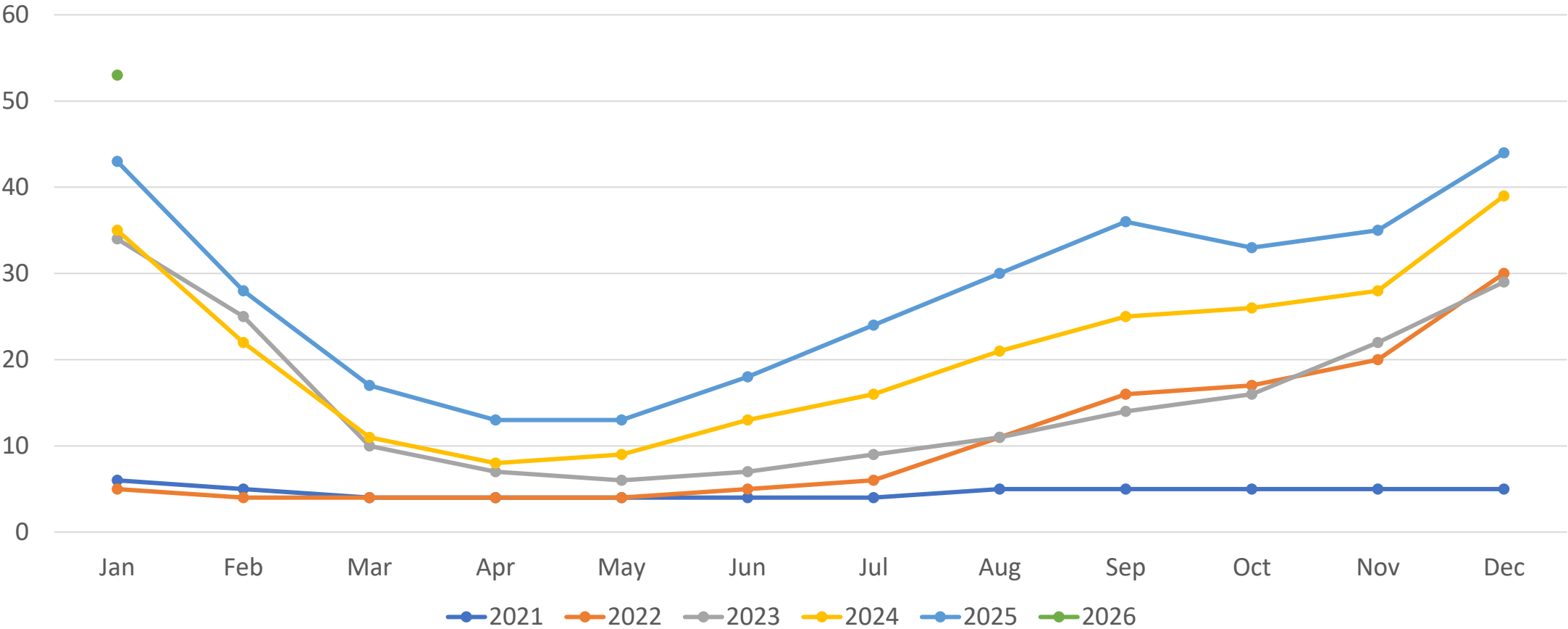
↑ 21.7% YOY



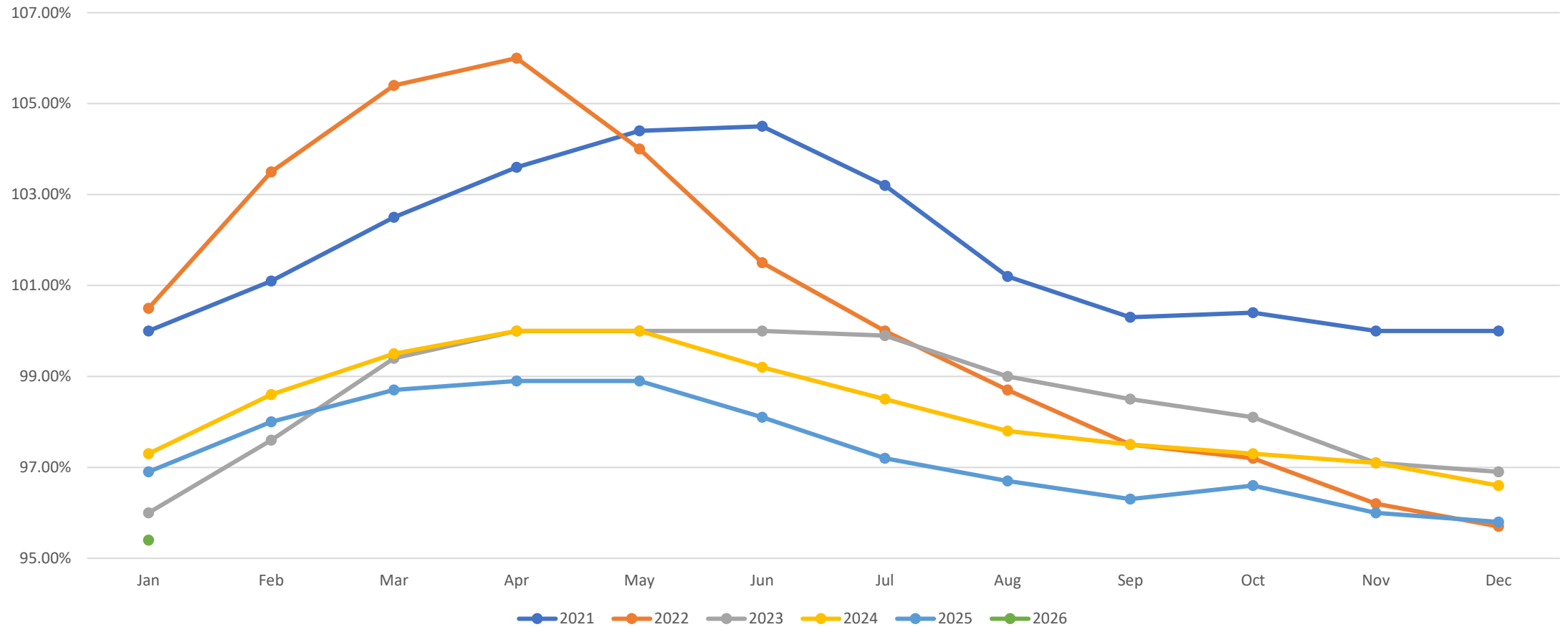
# Median Days On Market



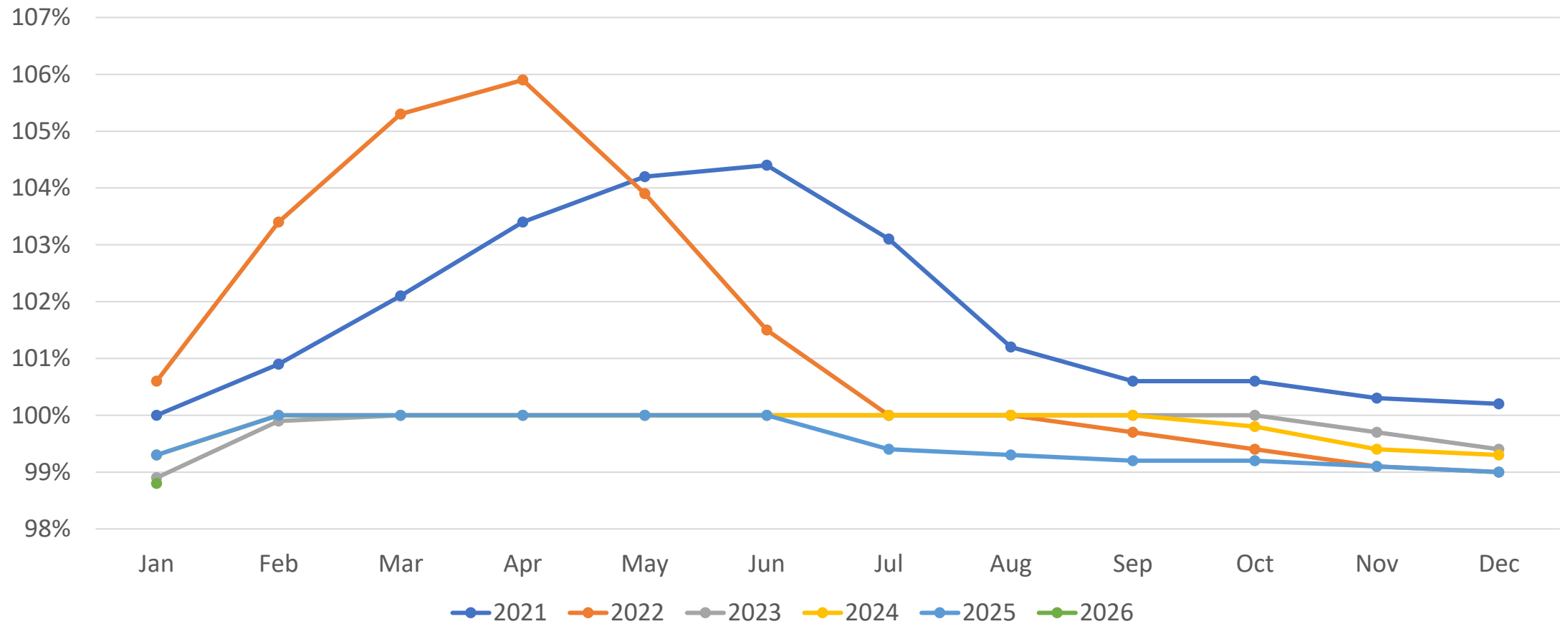
23.3% YOY



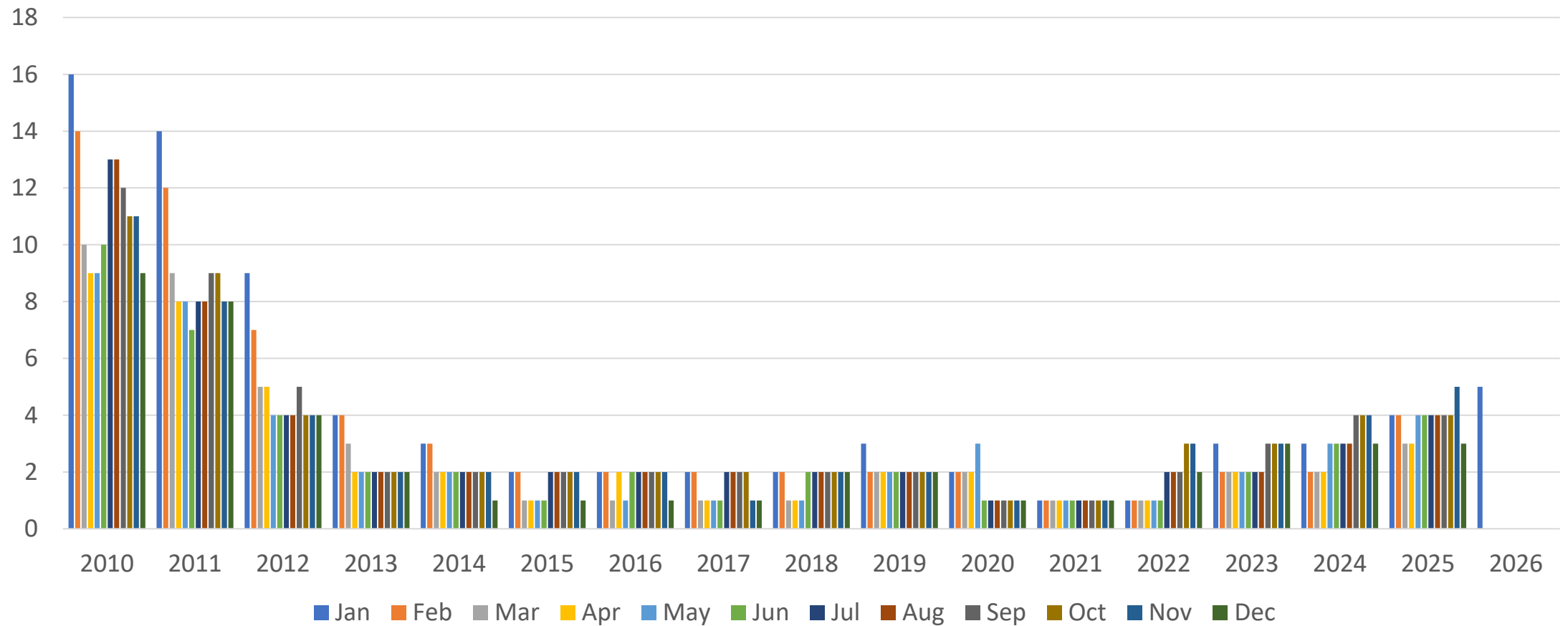
# Percentage of Original List to Sale Price




# Percentage of List to Sale Price At Sale

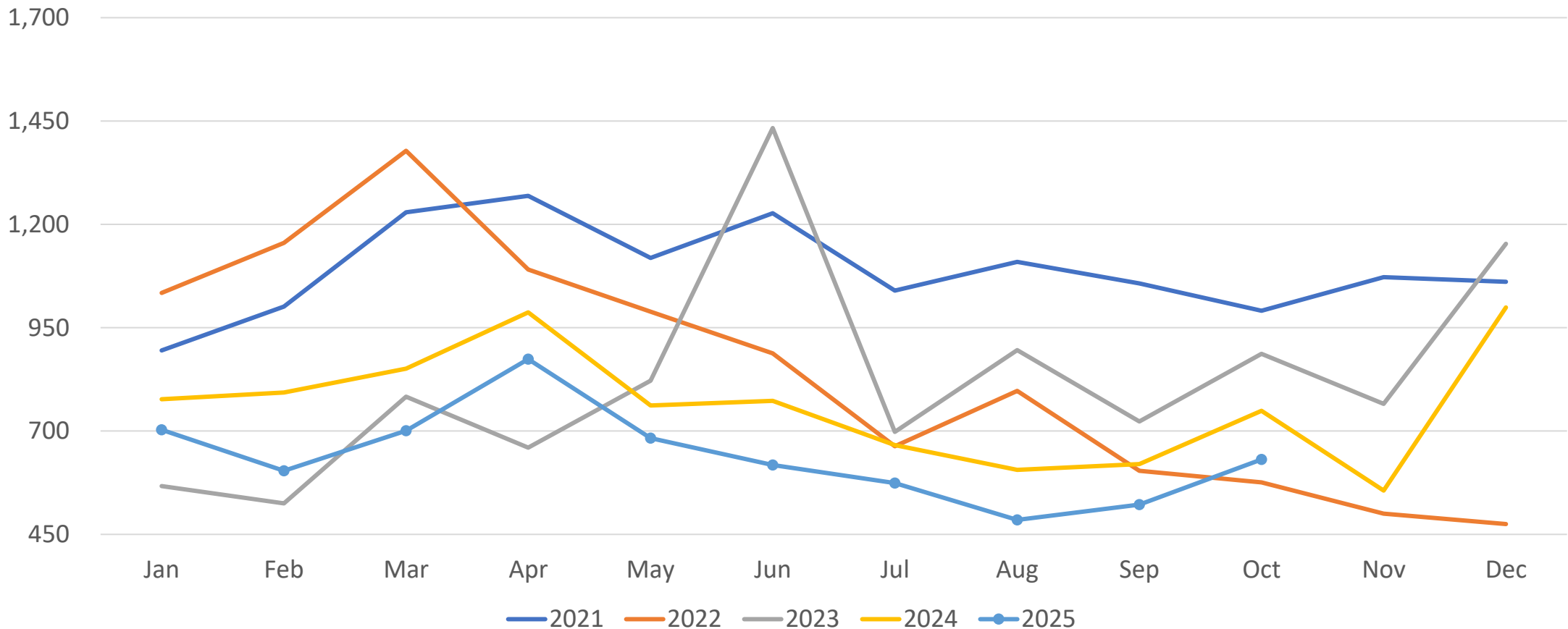


# Months of Inventory

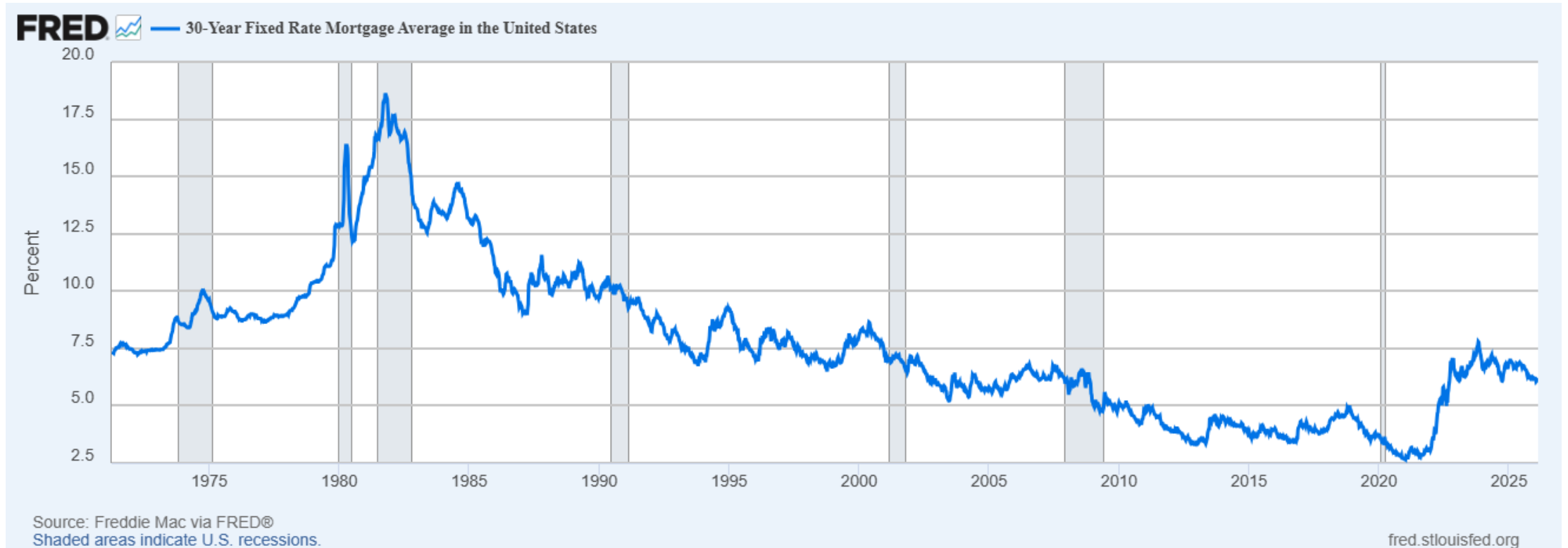


# 1 Unit Housing Starts (reporting delayed 3 months)

 (15.7%) YTD  
compared  
to 2024



# 30-Year Mortgage Interest Rates – 6.09%



# Data Analyzed By



[www.beaconrealestateservices.com](http://www.beaconrealestateservices.com)

## Data Sources

[recolorado.com](http://recolorado.com)

[showingtime.com](http://showingtime.com)

[census.gov](http://census.gov)

[fred.stlouisfed.org](http://fred.stlouisfed.org)