



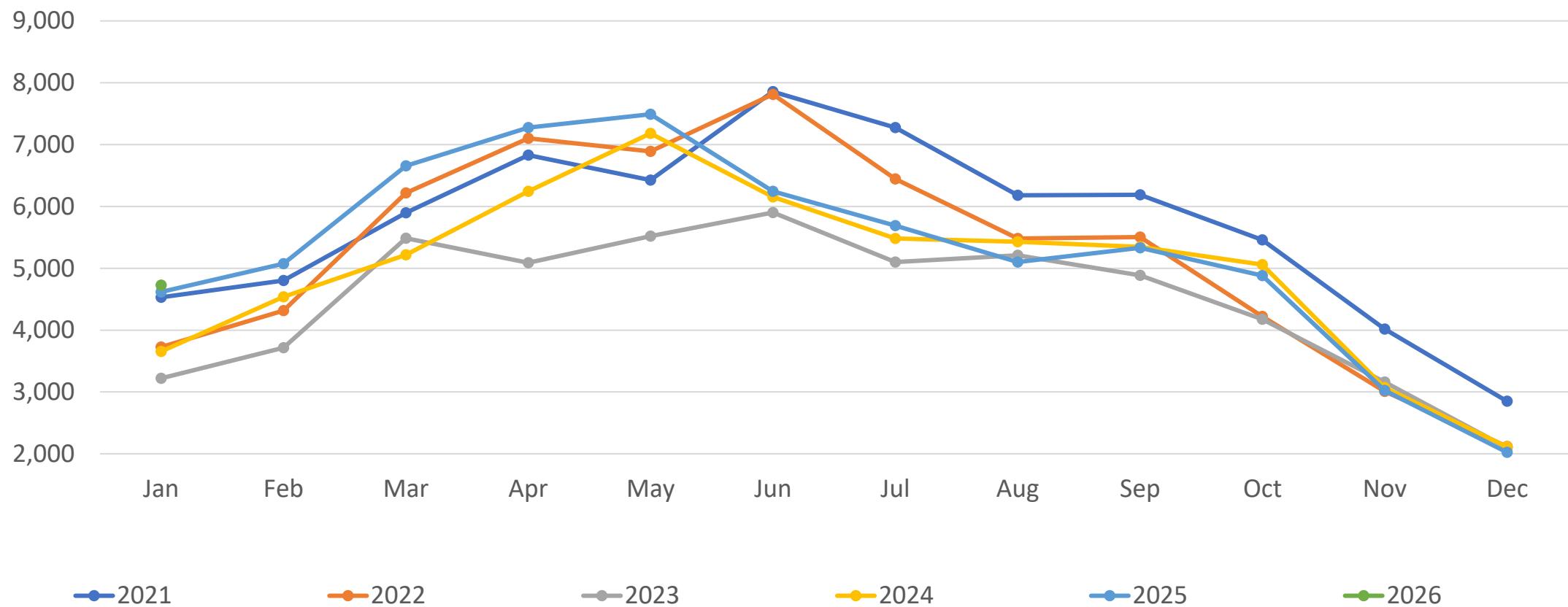
www.beaconrealestateservices.com

Denver Metro Residential Market Update January 2026

New Listings



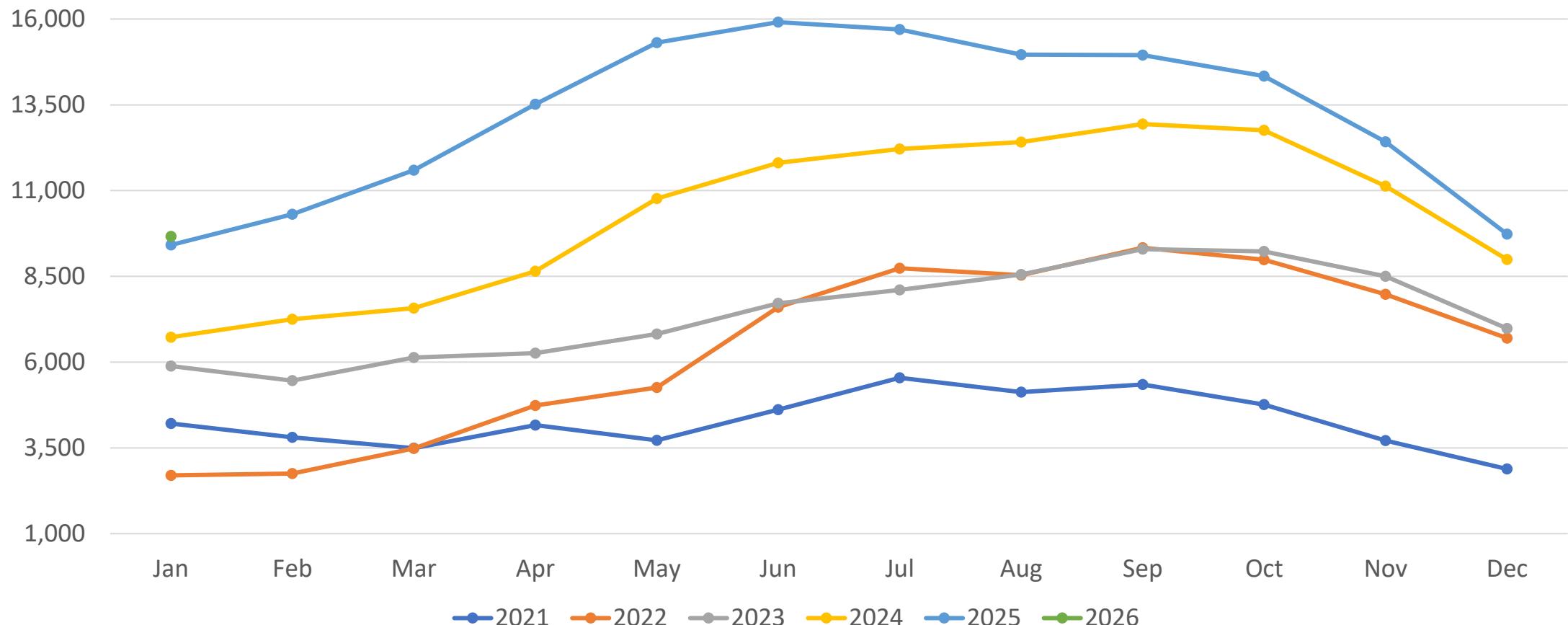
2.4% YOY



Active Listings



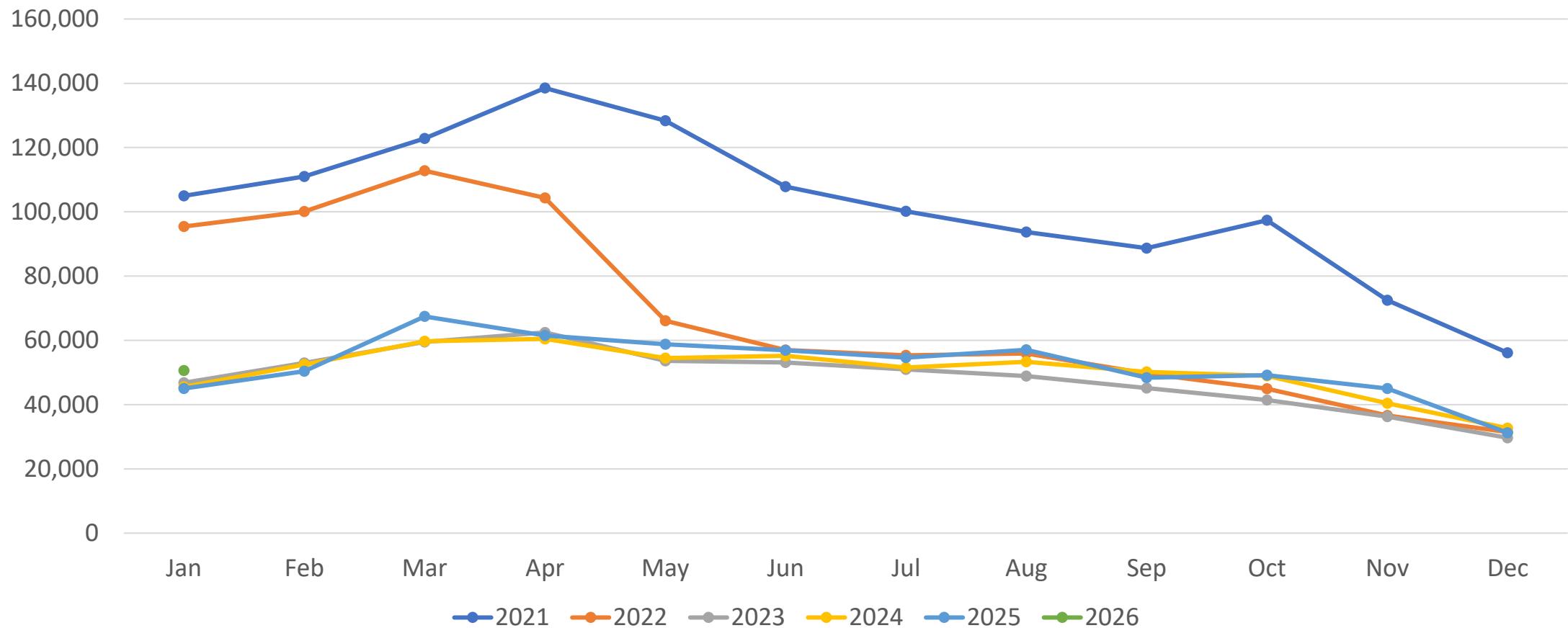
2.7% YOY



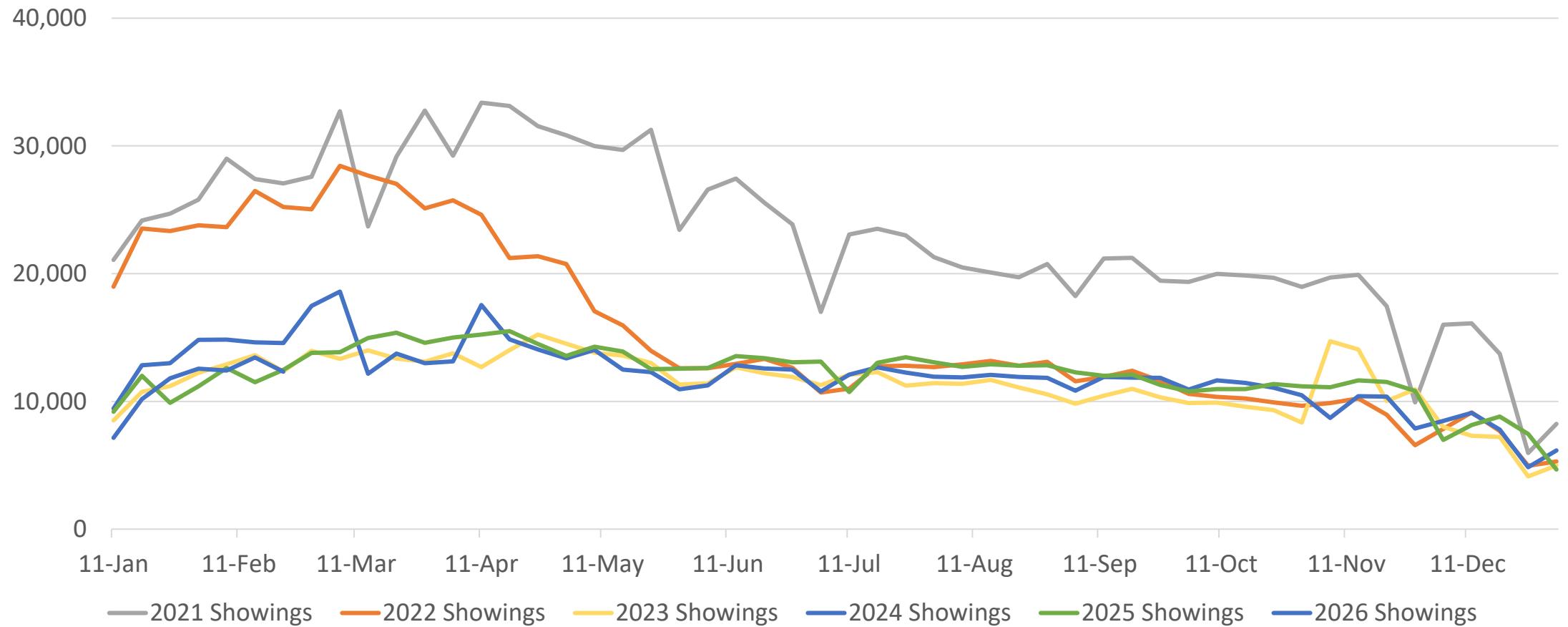
Total Showings By Month



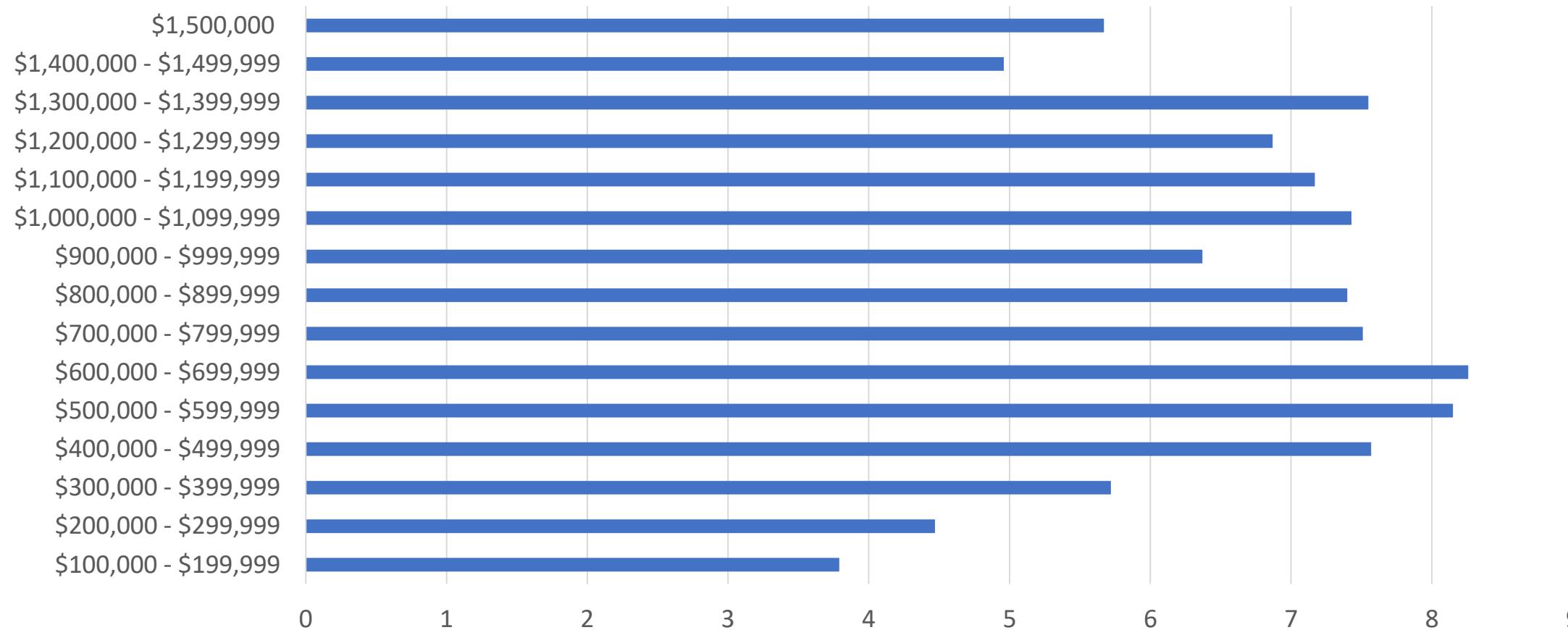
12.5% YOY



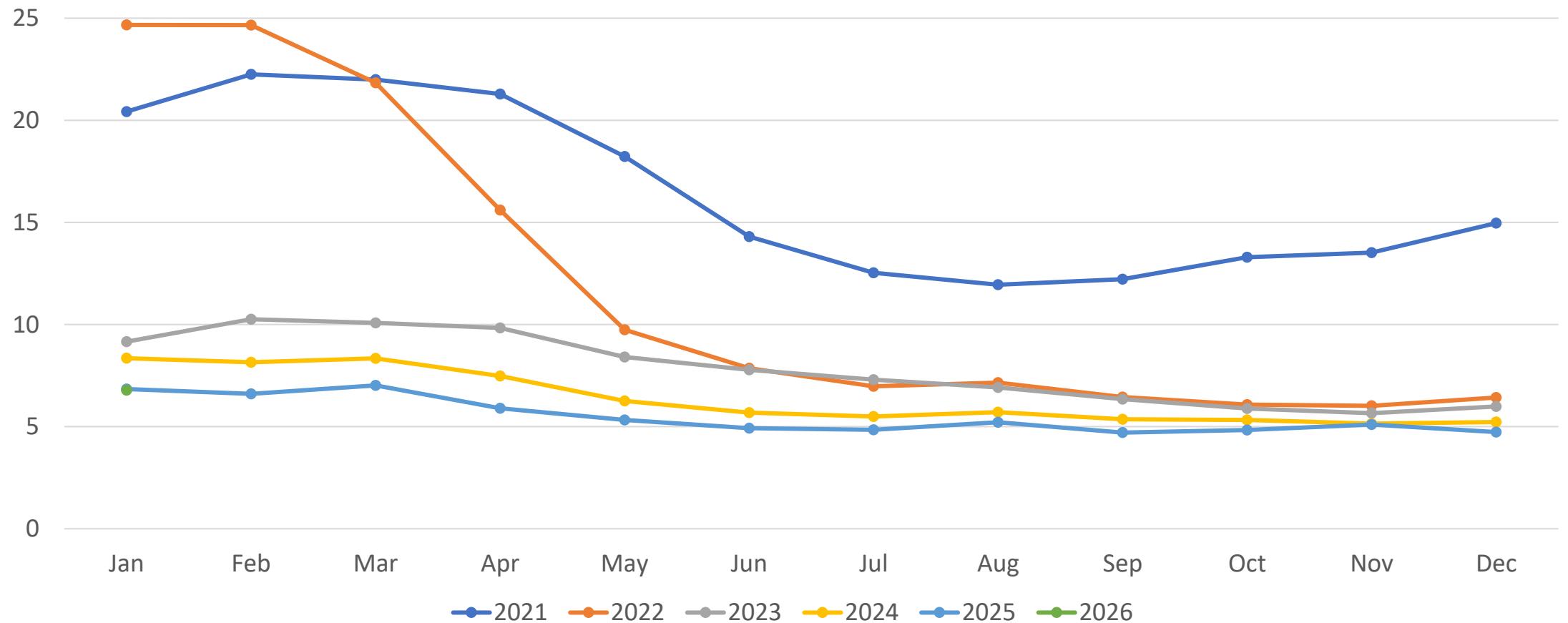
Showings By Week



Showings Per Active Listing

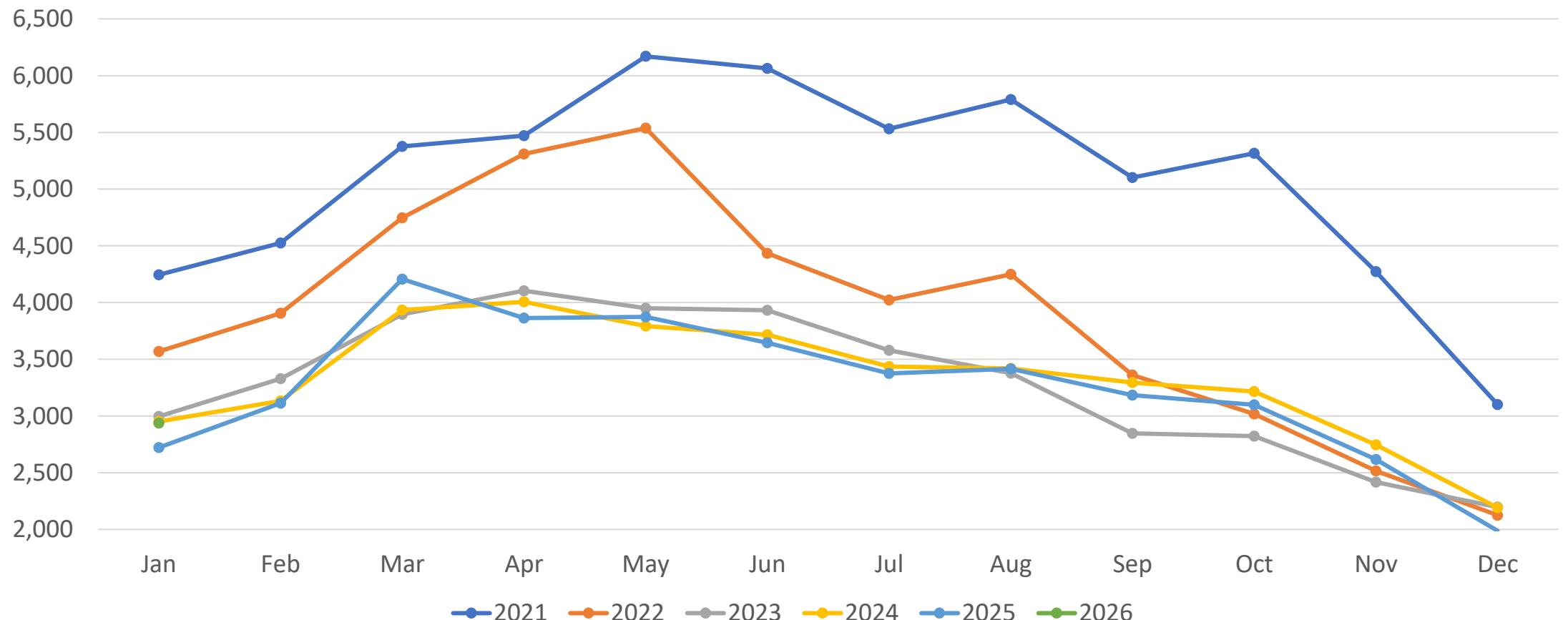


Showings Per Active Listing Trend



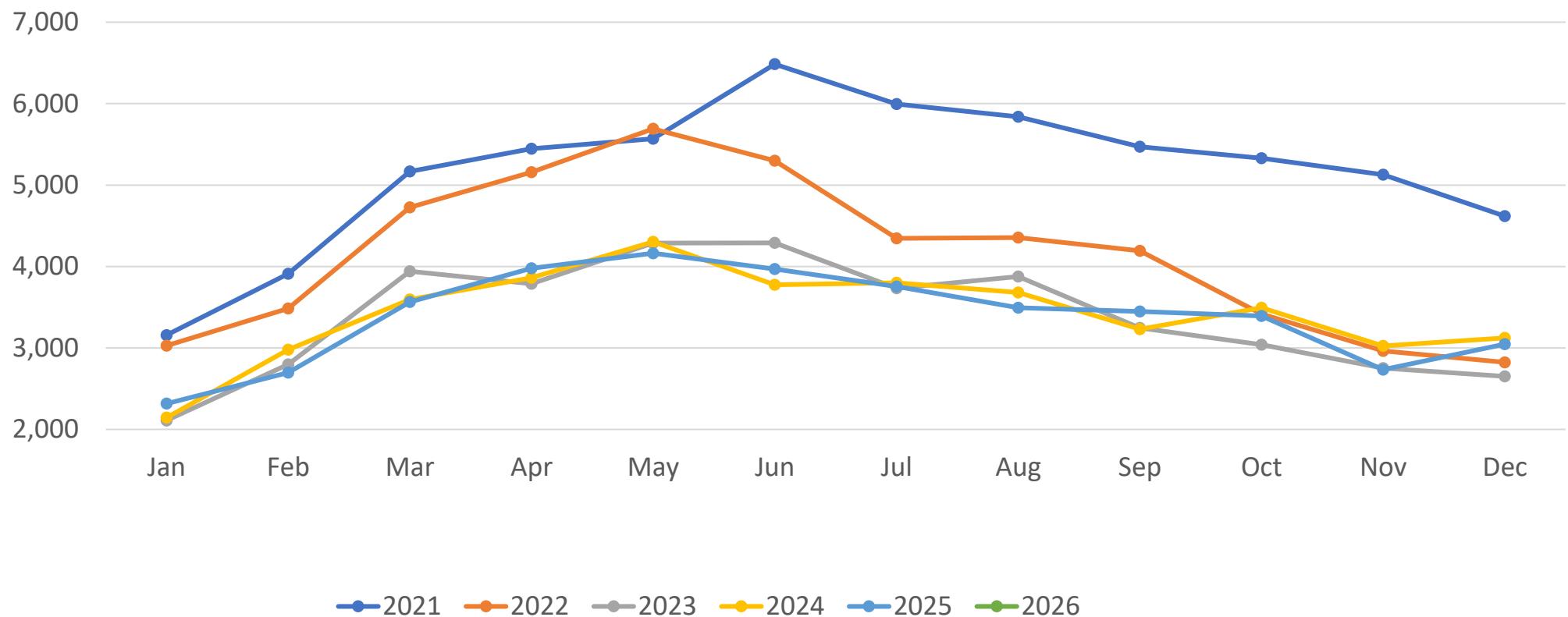
Pending Listings (Under Contract)

↑ 7.9% YOY



Closings

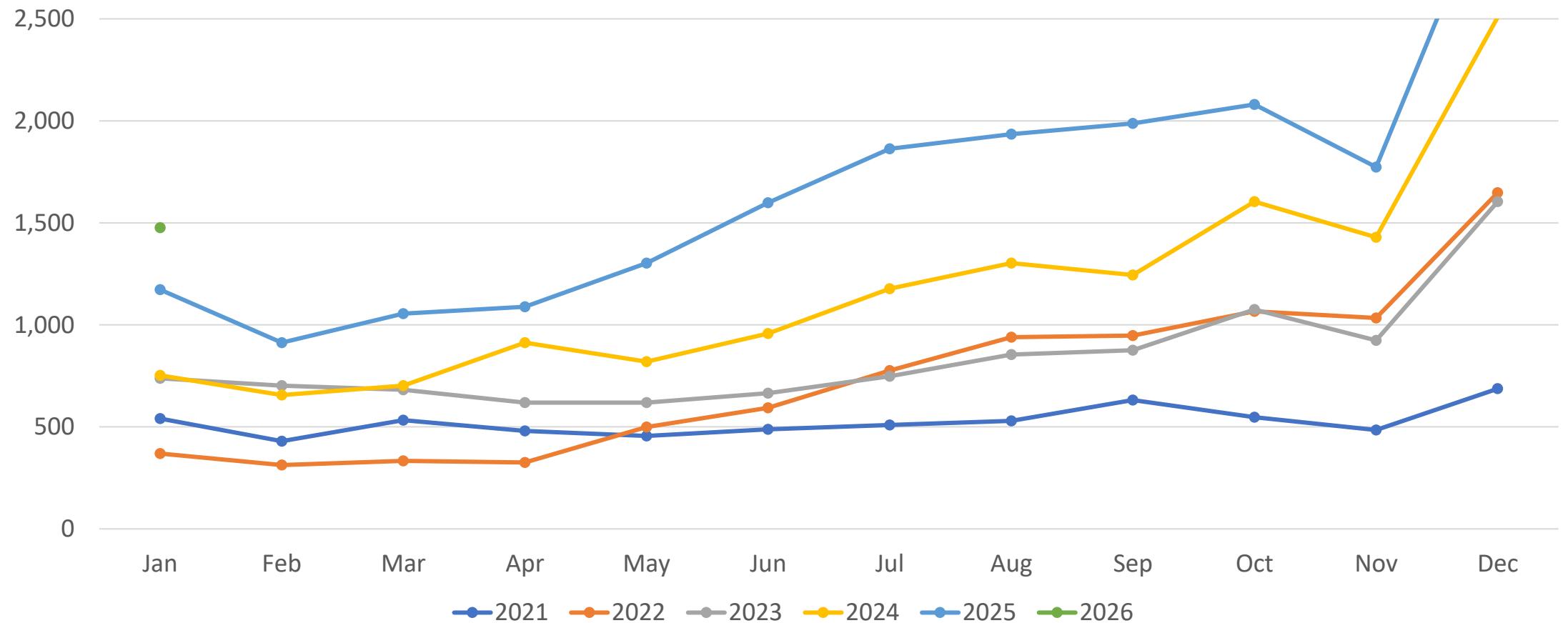
↓ (15.8%) YOY



Expired

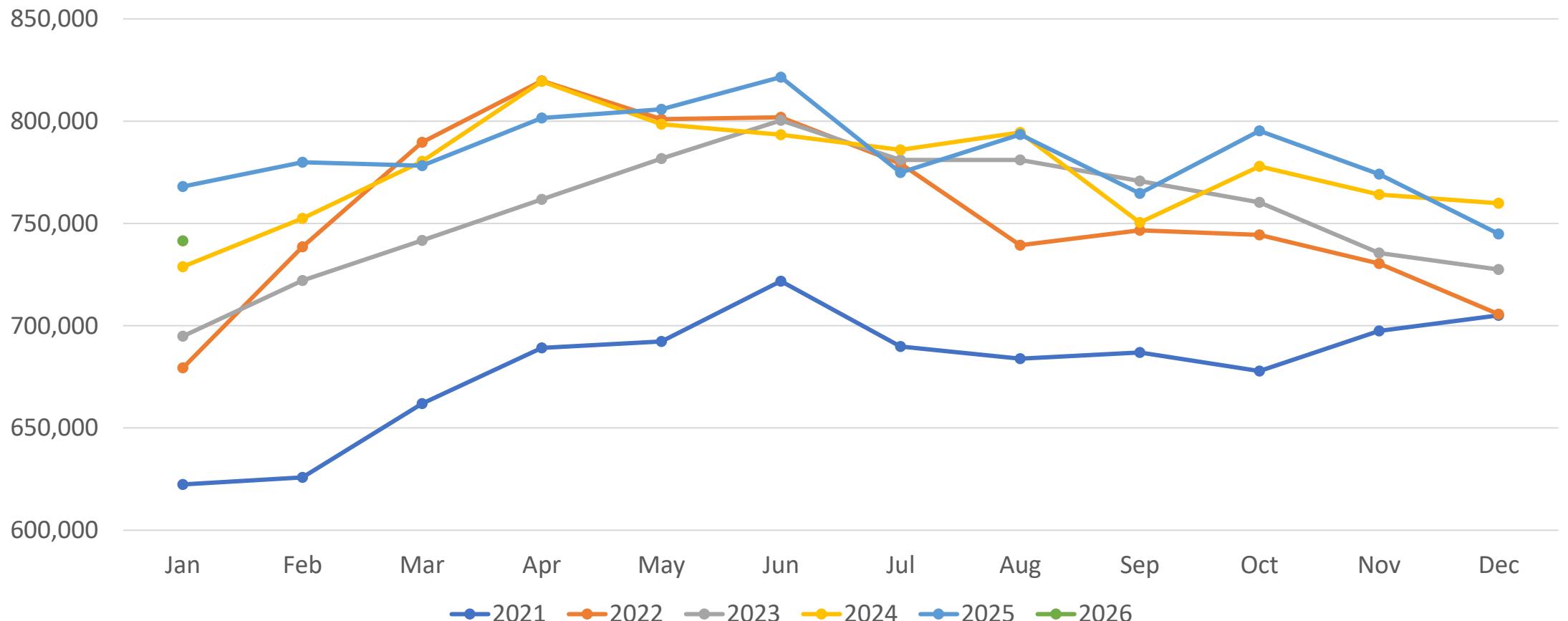


25.9% YOY

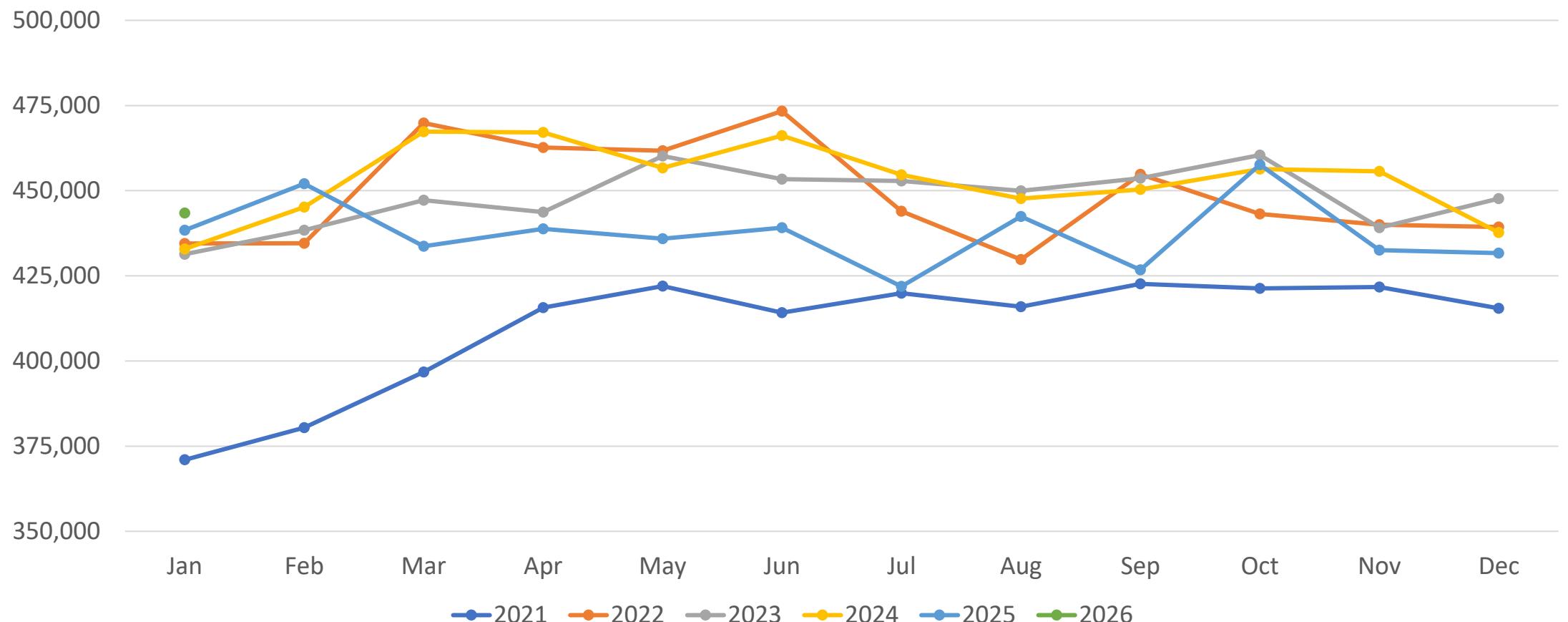


Average Sales Price For Houses

↓ (3.5%) YOY

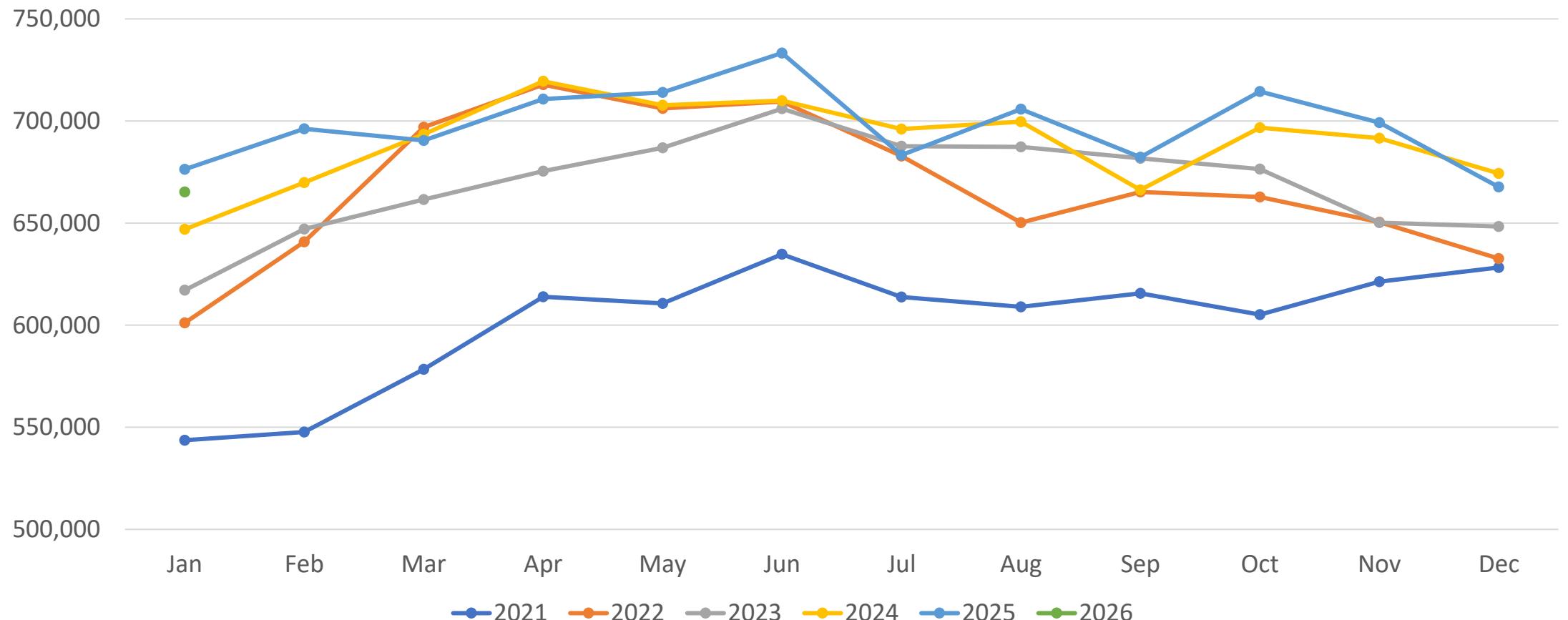


Average Sales Price For Condos and Townhomes



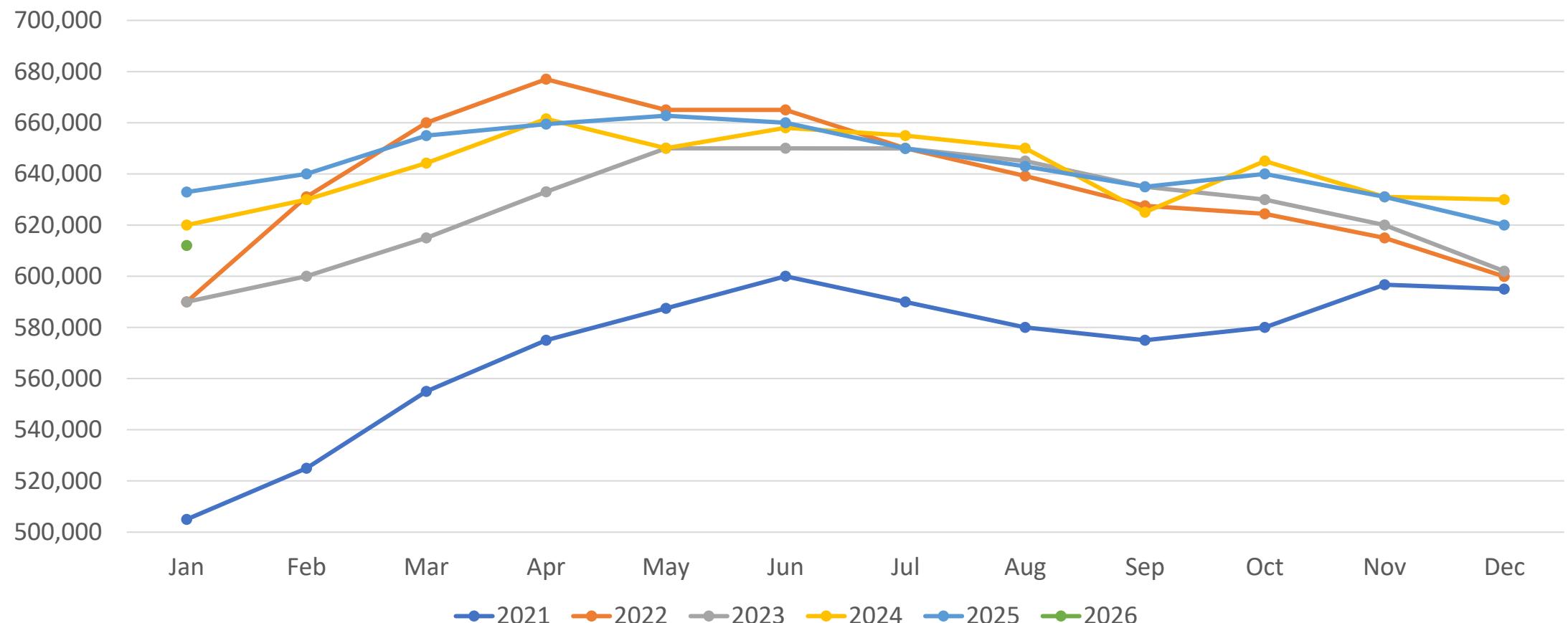
Average Sales Price Combined

↓ (1.6%) YOY

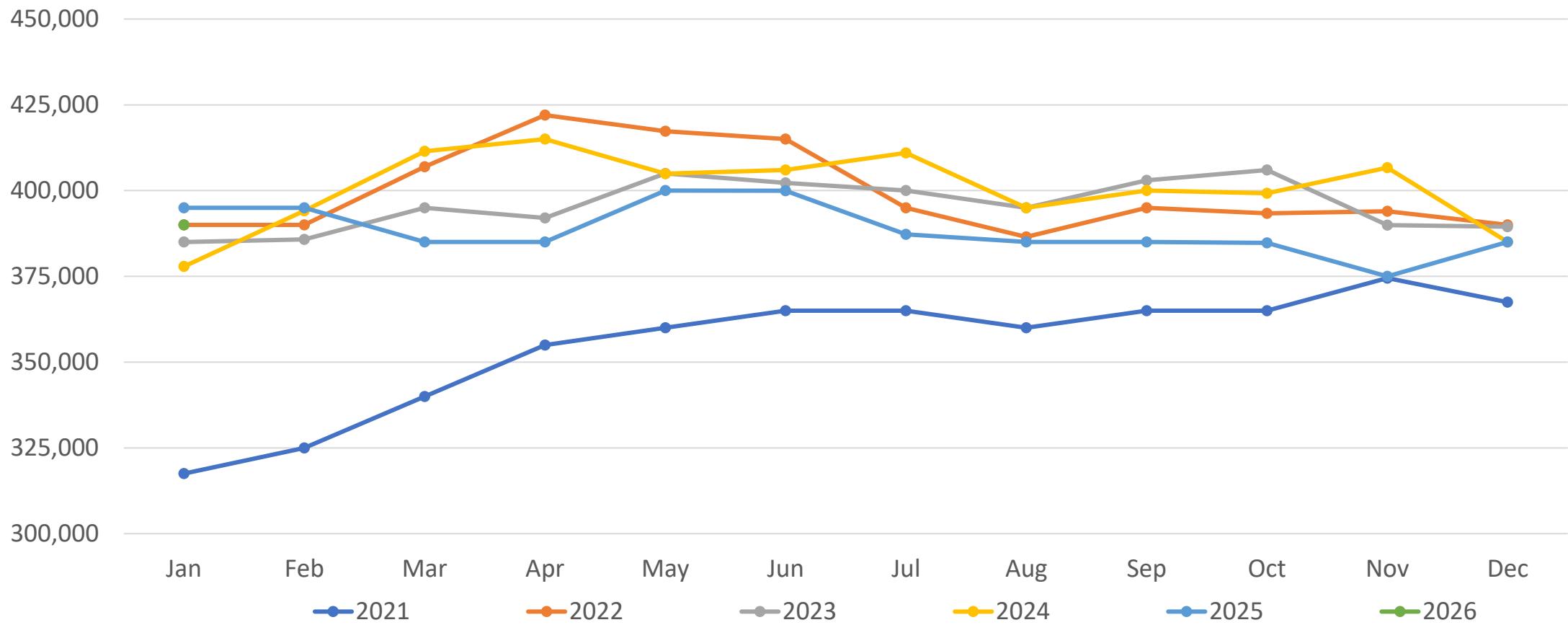


Median Sales Price For Houses

↓ (3.3%) YOY

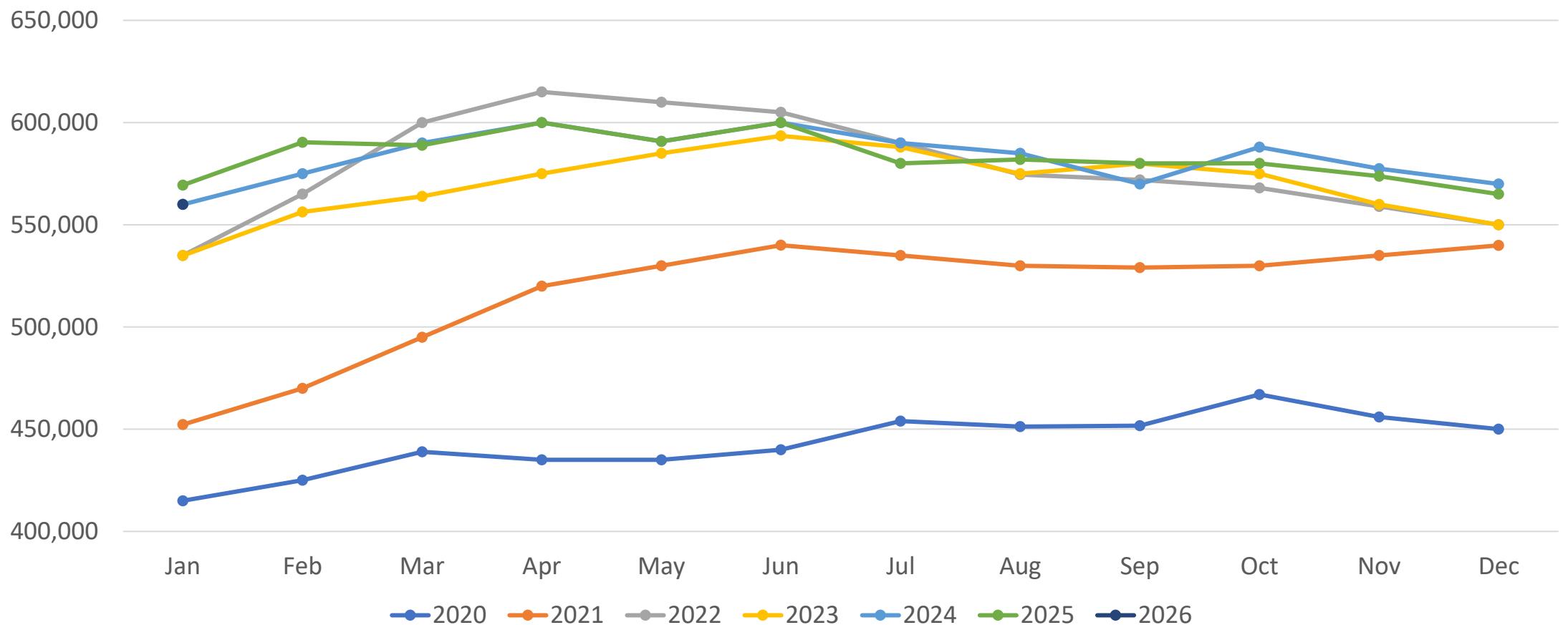


Median Sales Price For Condos and Townhomes



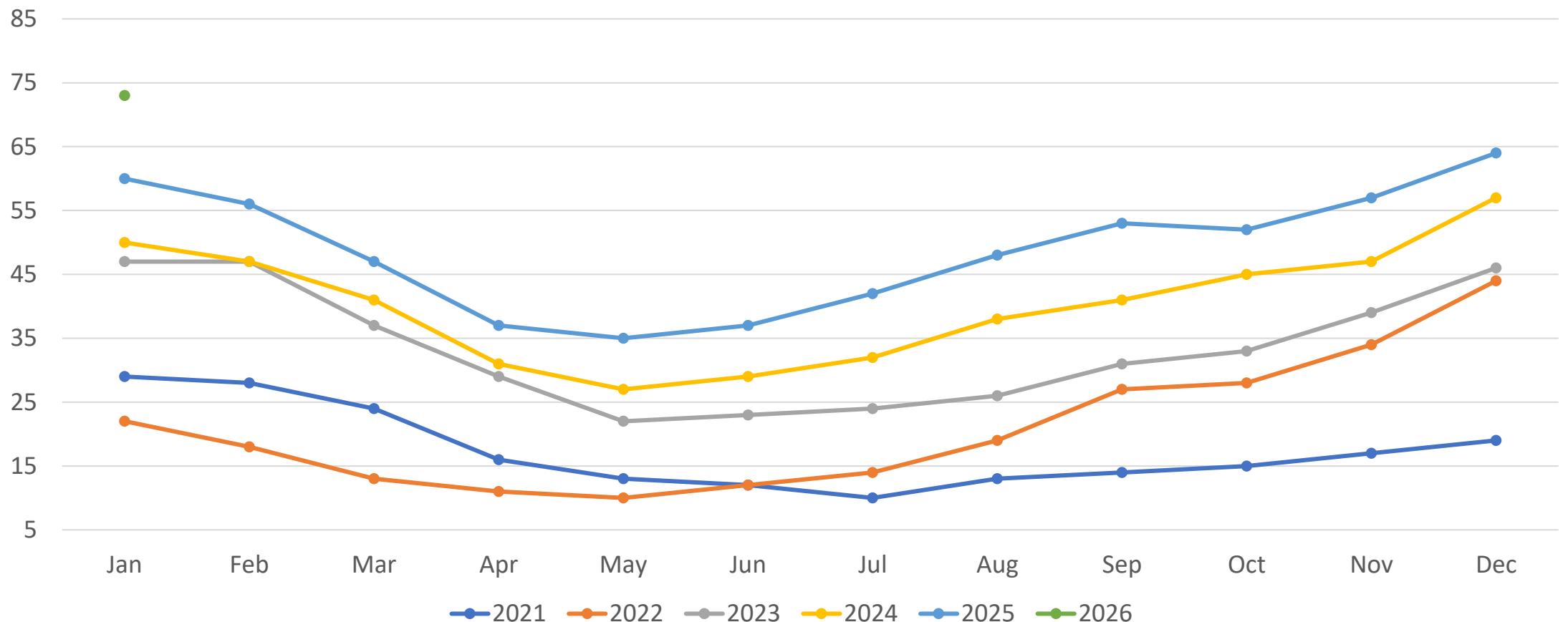
Median Sales Price Combined

↓ (1.7%) YOY



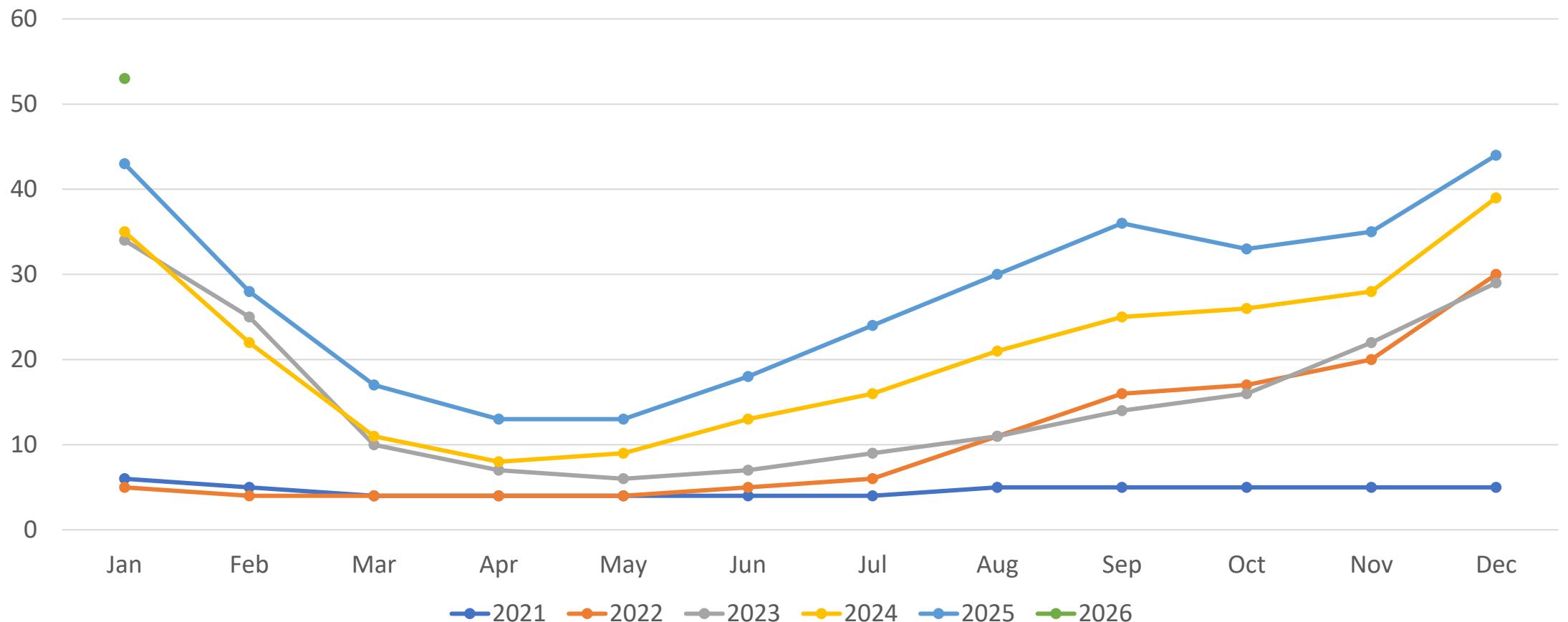
Average Days On Market

↑ 21.7% YOY

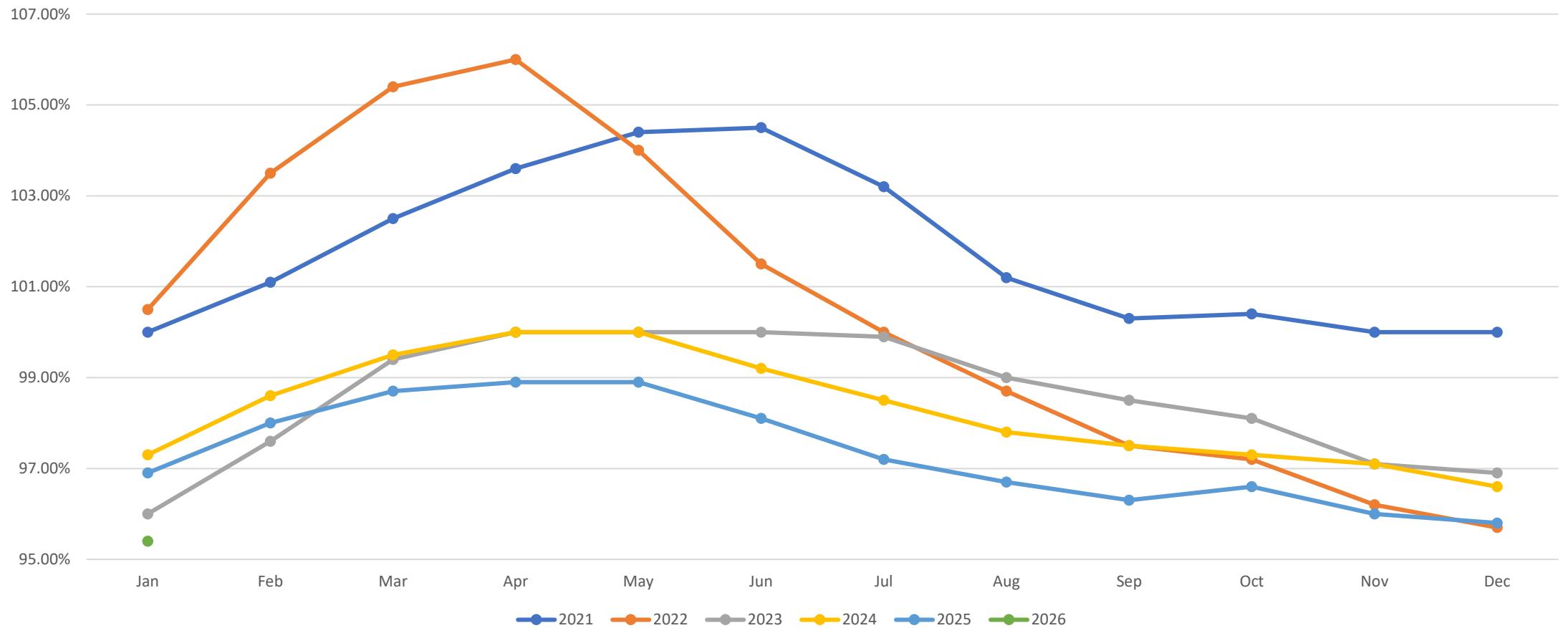


Median Days On Market

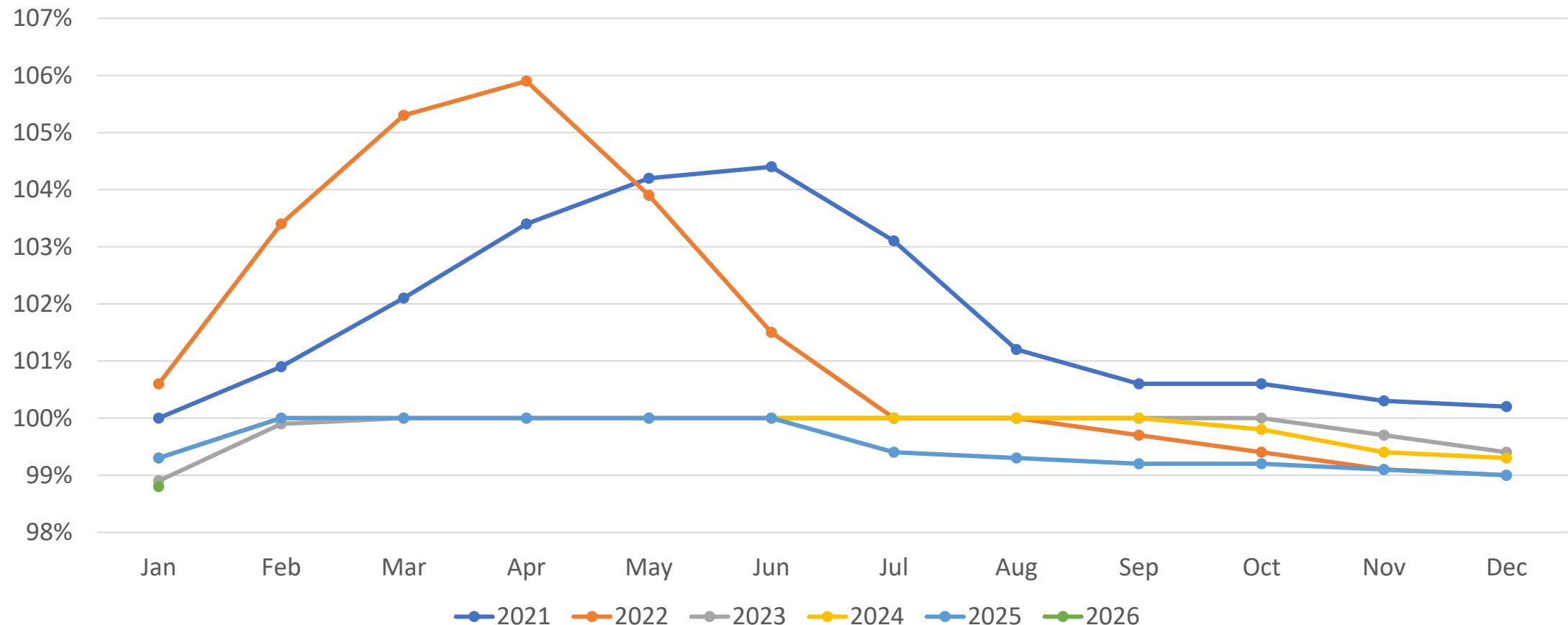
↑ 23.3% YOY



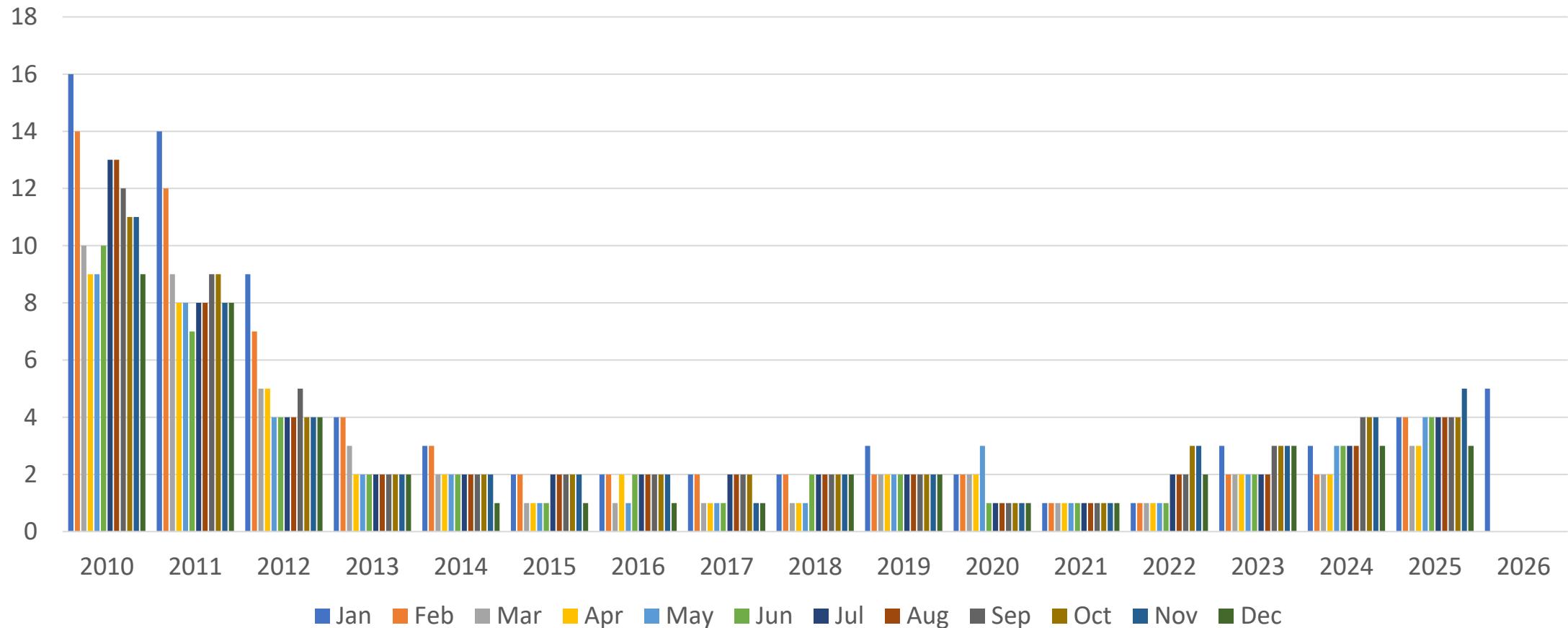
Percentage of Original List to Sale Price



Percentage of List to Sale Price At Sale

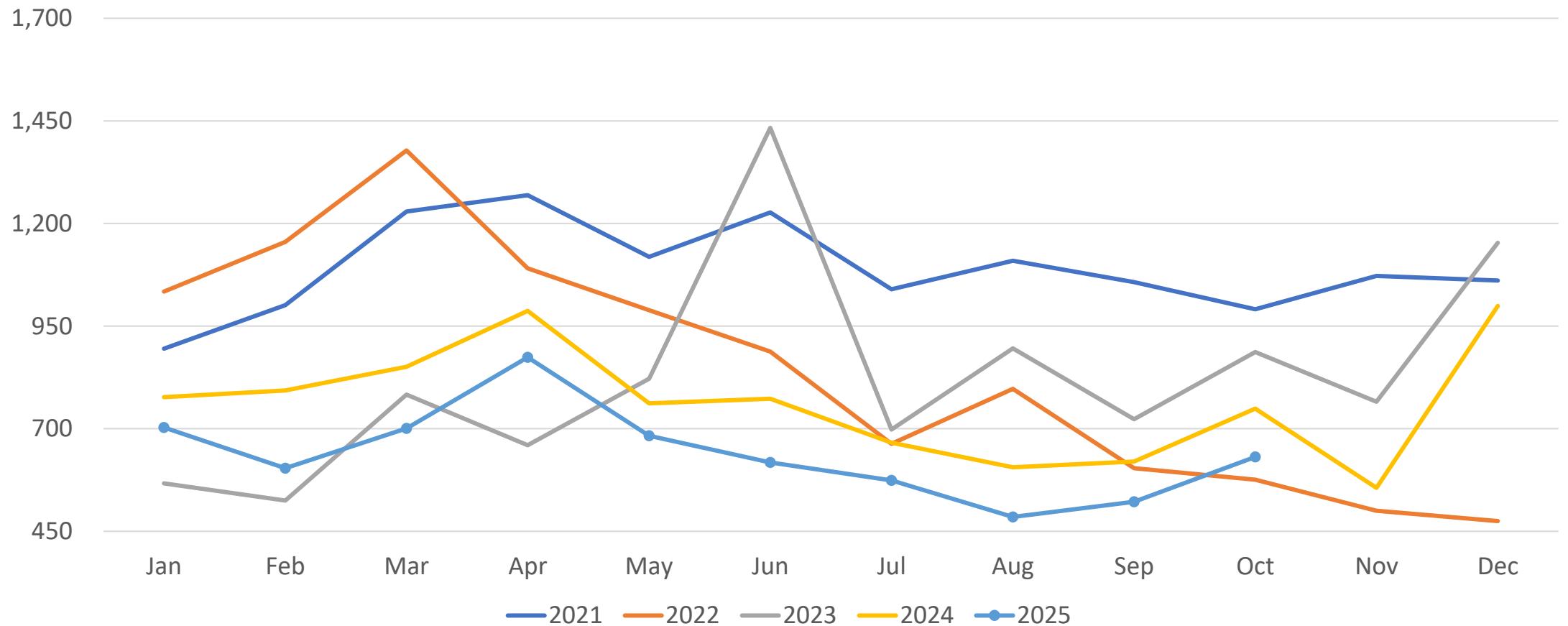


Months of Inventory

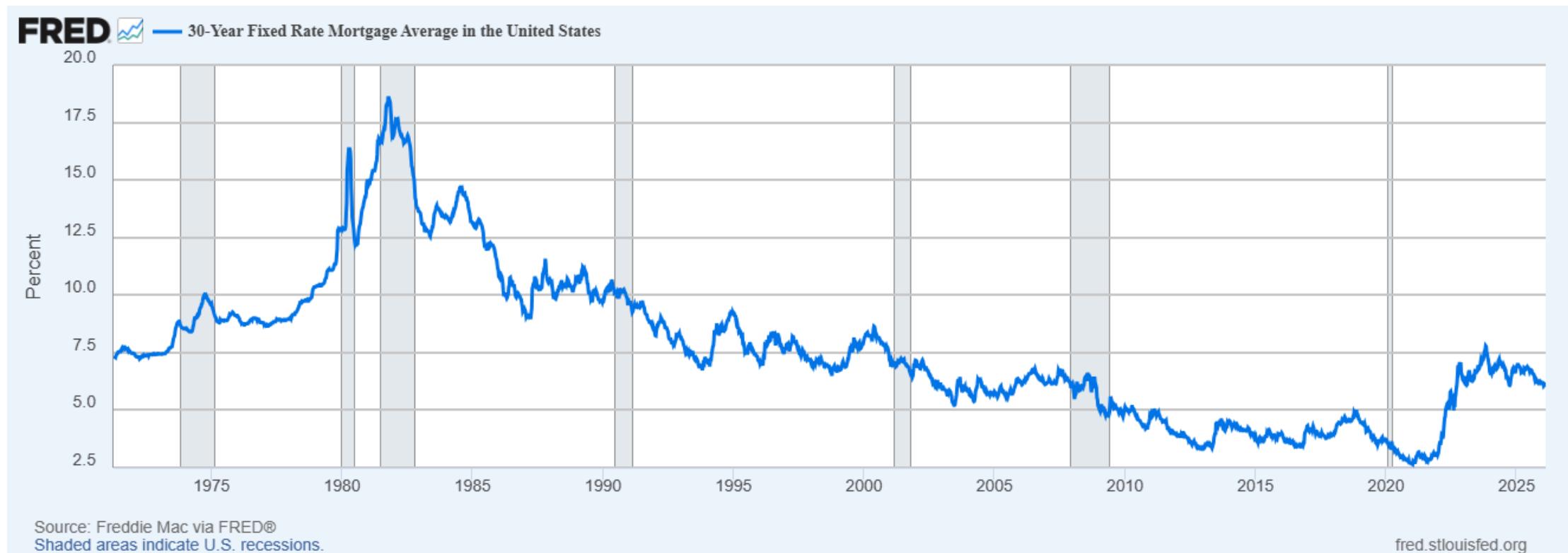


1 Unit Housing Starts (reporting delayed 3 months)

↓ (15.7%) YTD
compared
to 2024



30-Year Mortgage Interest Rates – 6.09%



Data Analyzed By



www.beaconrealestateservices.com

Data Sources

recolorado.com

showingtime.com

census.gov

fred.stlouisfed.org