



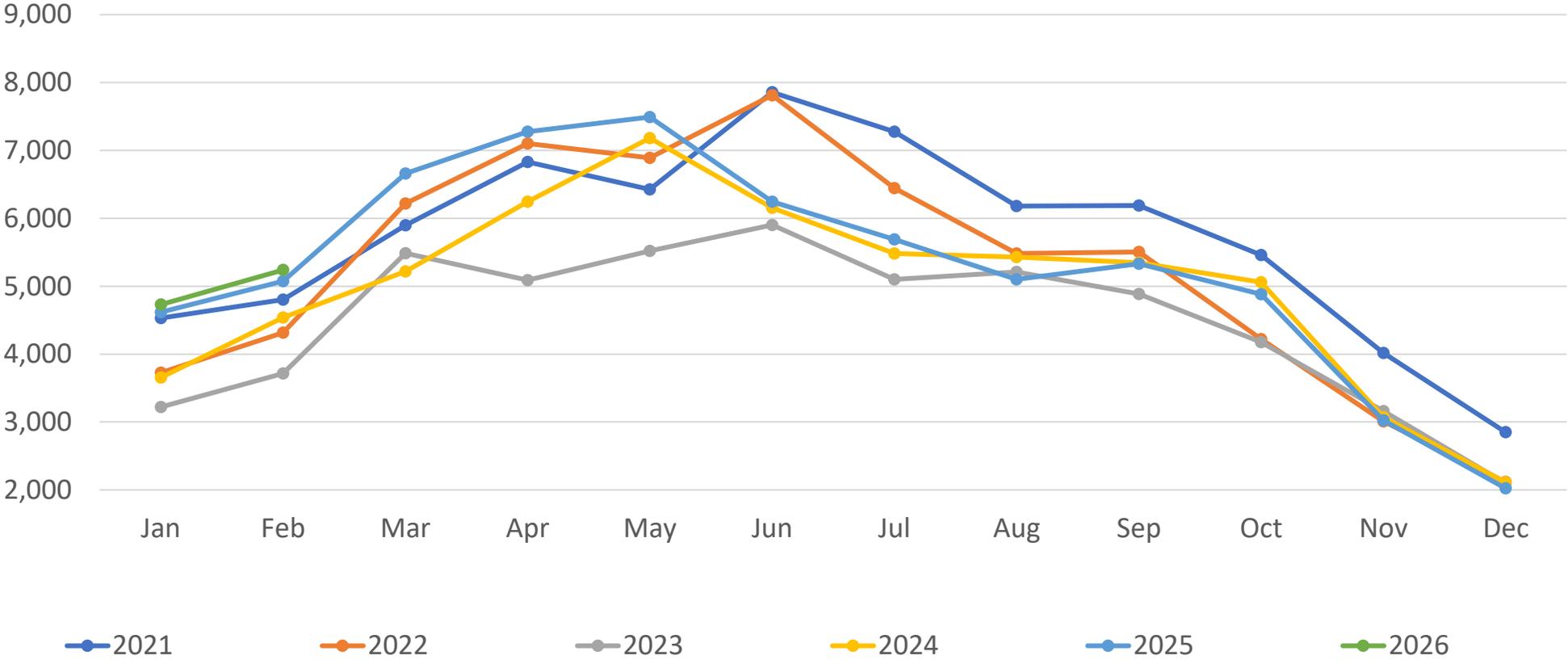
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Denver Metro Residential Market Update February 2026

New Listings

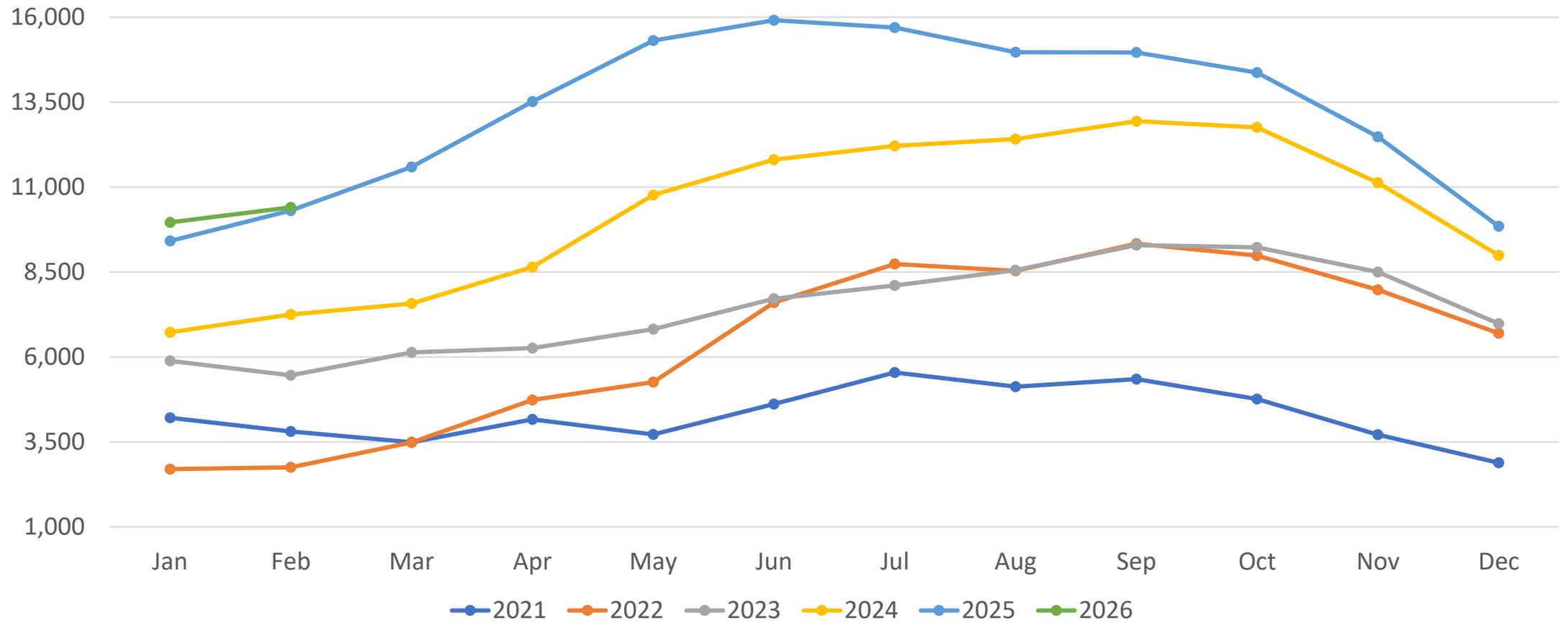


3.3% YOY



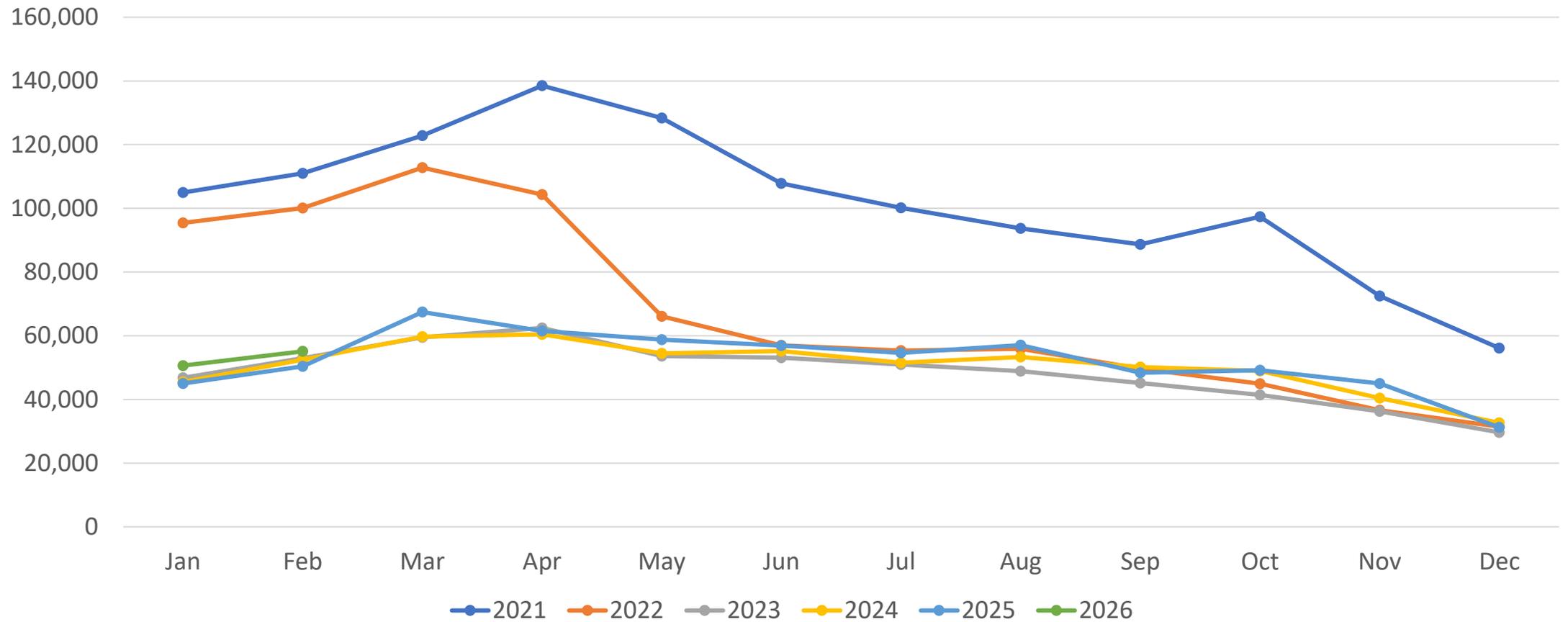
Active Listings

↑ 0.9% YOY

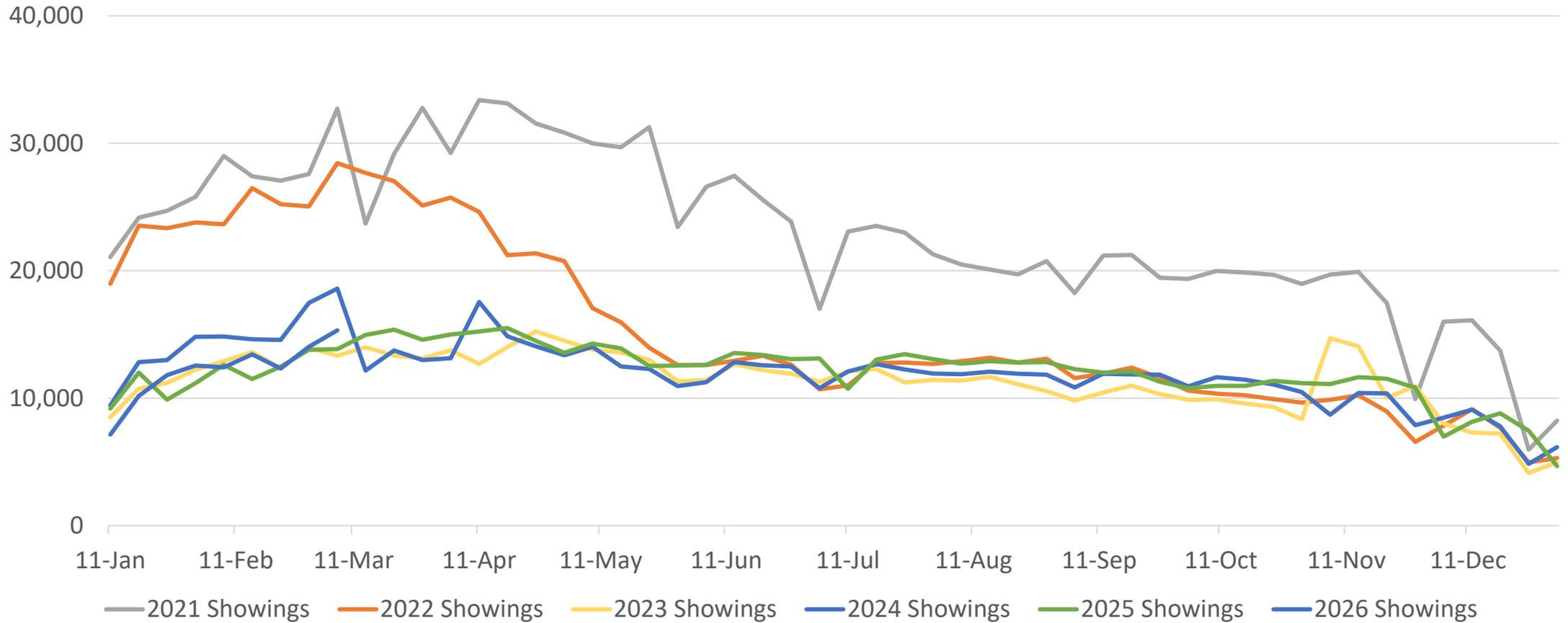


Total Showings By Month

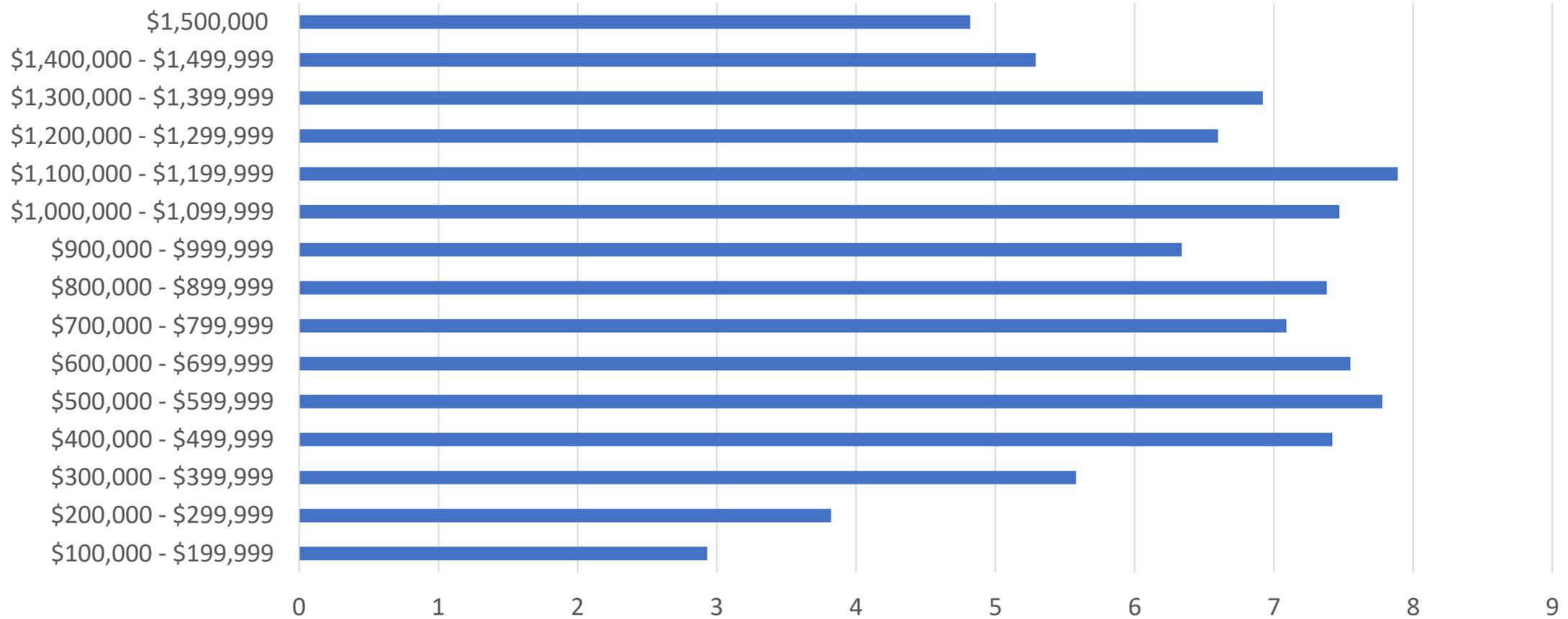
↑ 9.4% YOY



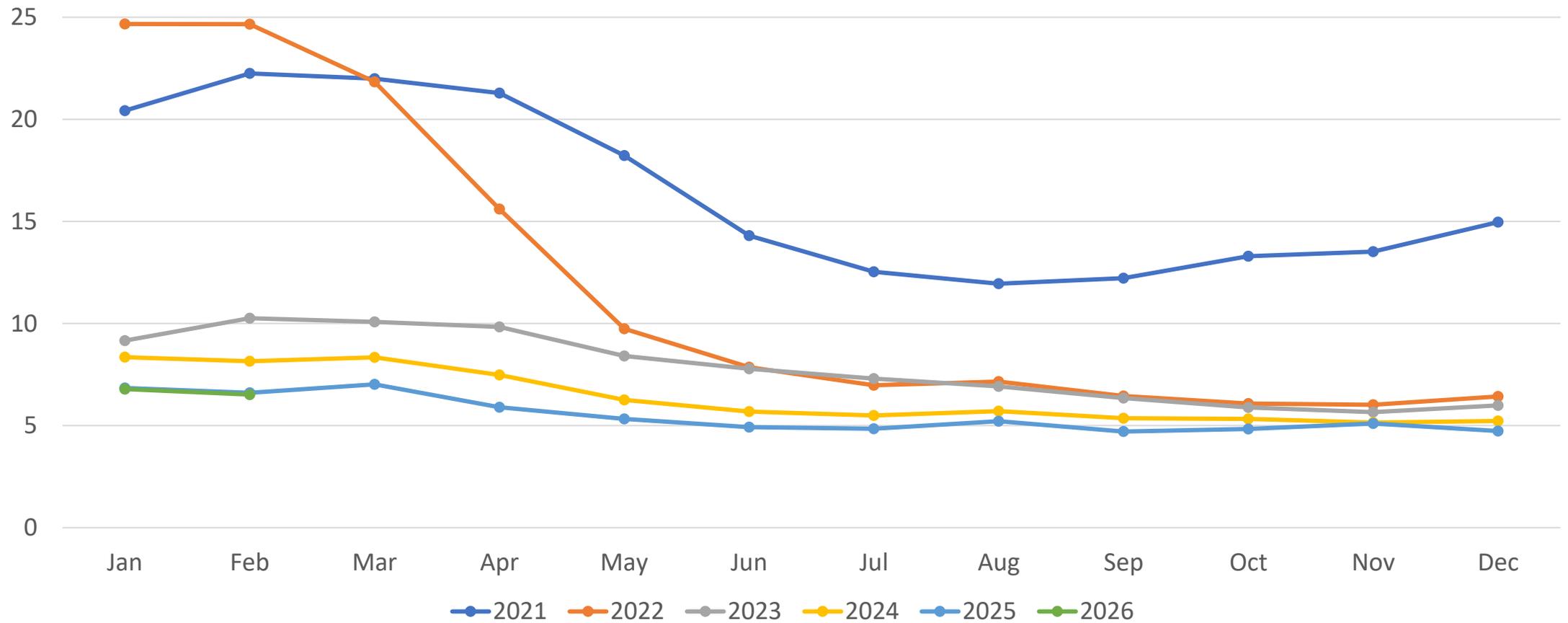
Showings By Week



Showings Per Active Listing

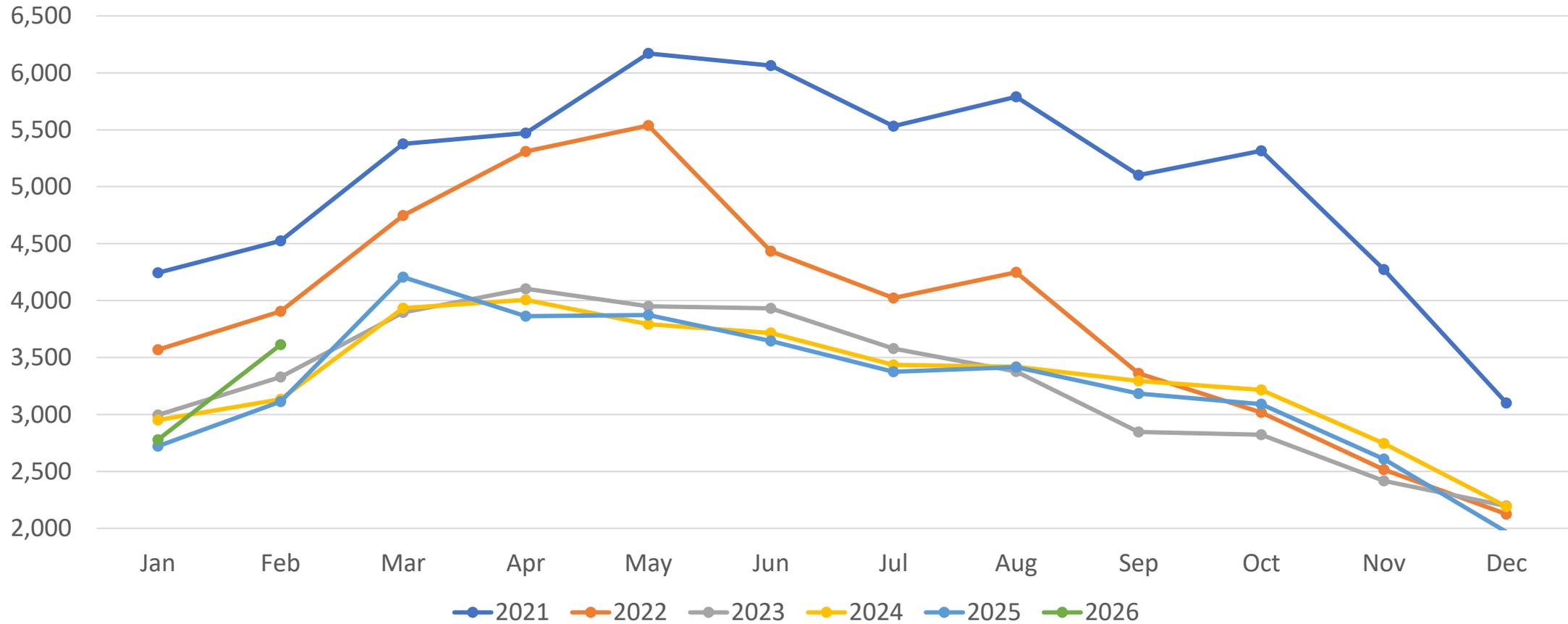


Showings Per Active Listing Trend



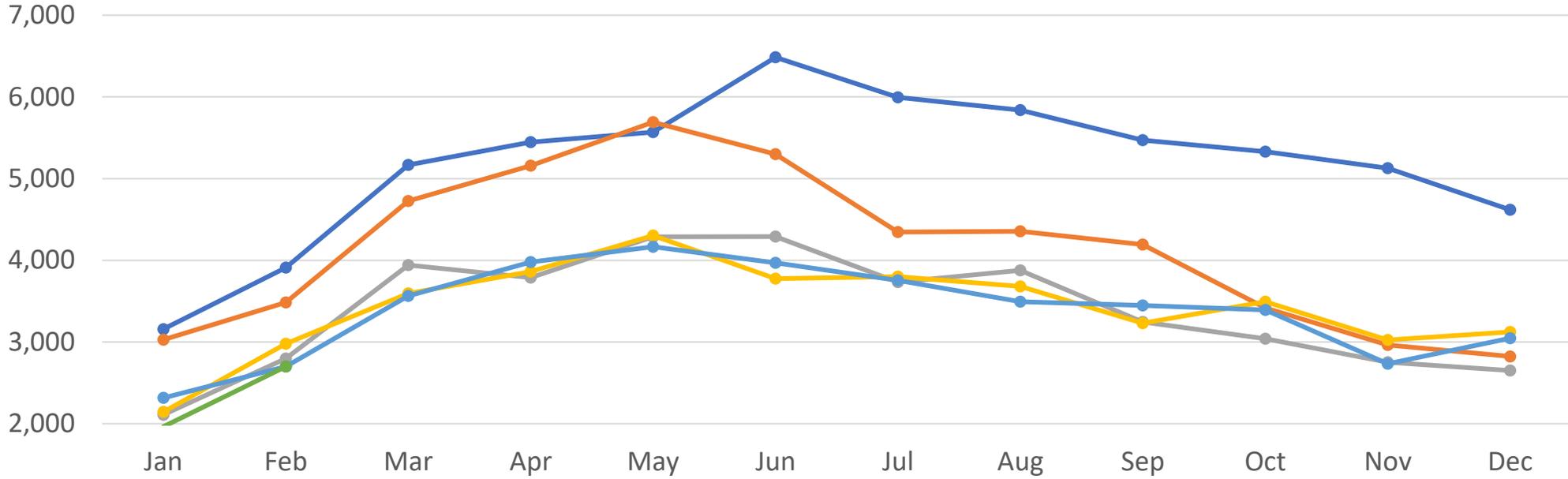
Pending Listings (Under Contract)

↑ 16.1% YOY



Closings

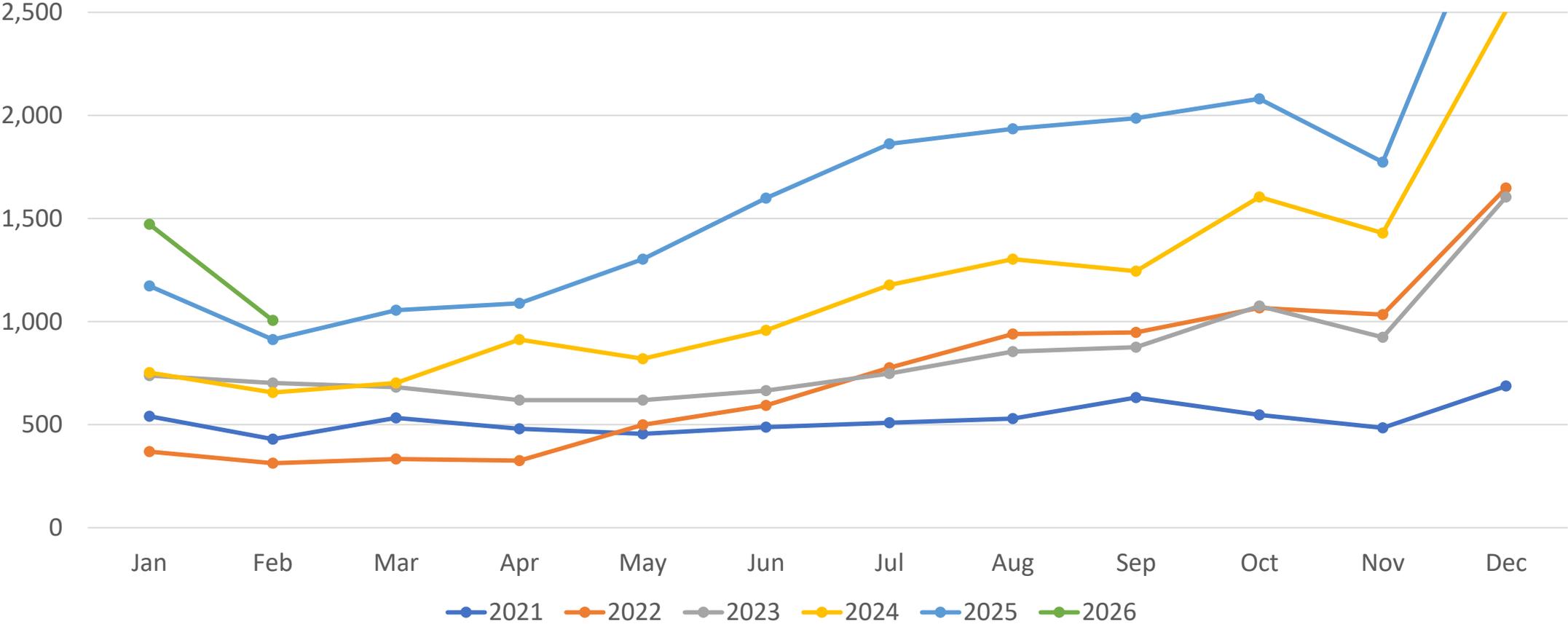
— 0.0% YOY



— 2021 — 2022 — 2023 — 2024 — 2025 — 2026

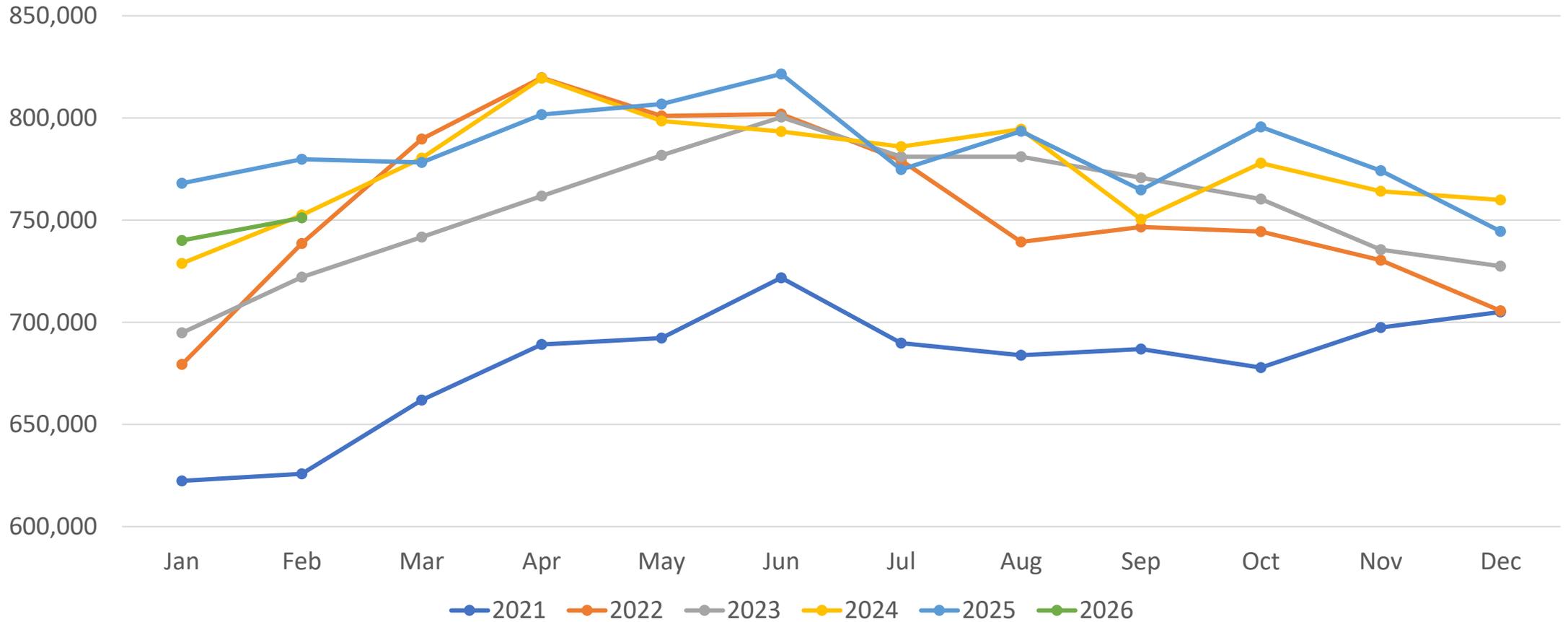
Expired

↑ 10.2% YOY



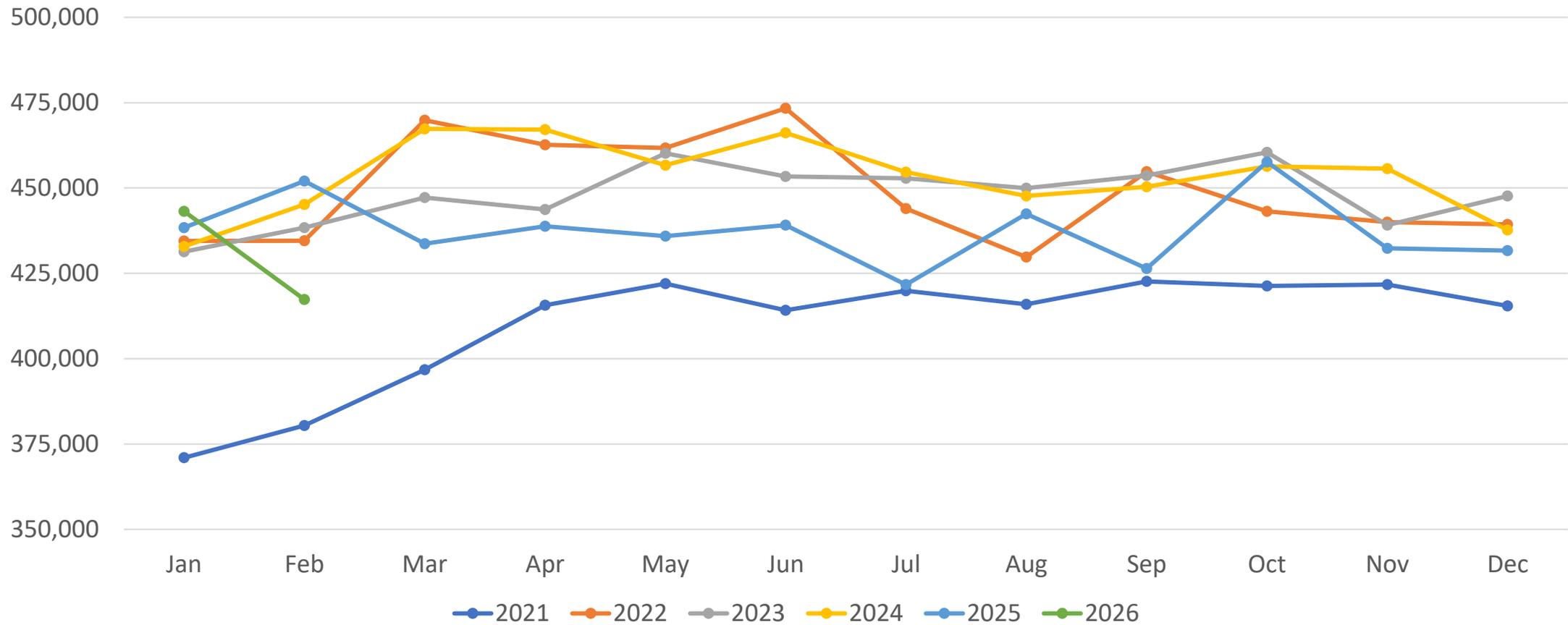
Average Sales Price For Houses

↓ (3.7%) YOY



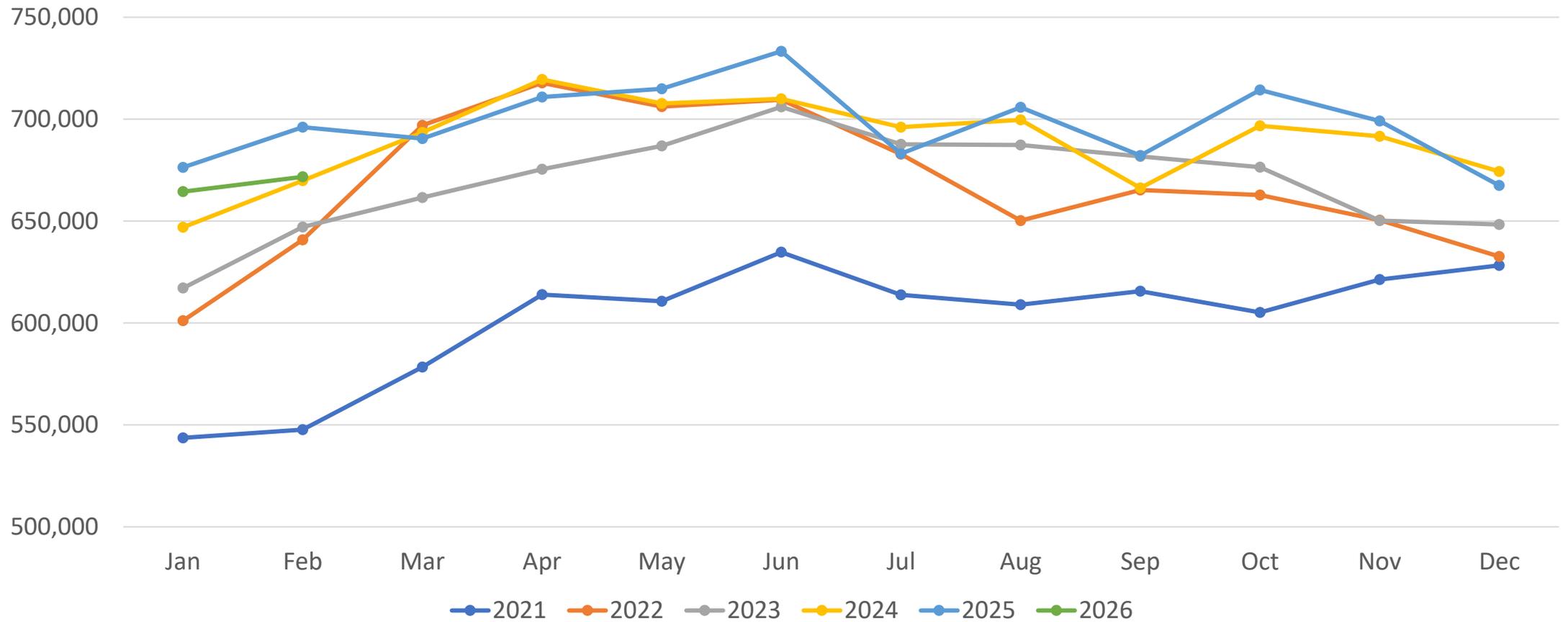
Average Sales Price For Condos and Townhomes

↓ (7.7%) YOY



Average Sales Price Combined

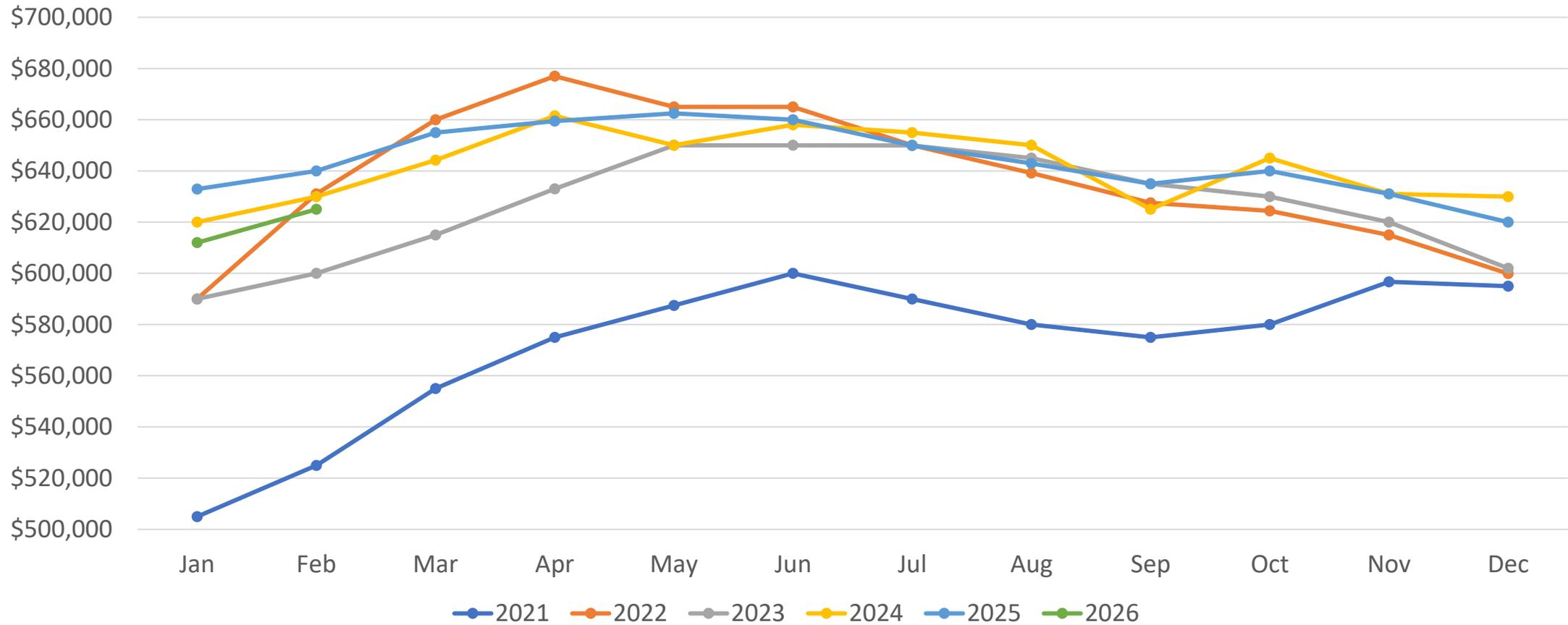
↓ (3.5%) YOY



Median Sales Price For Houses

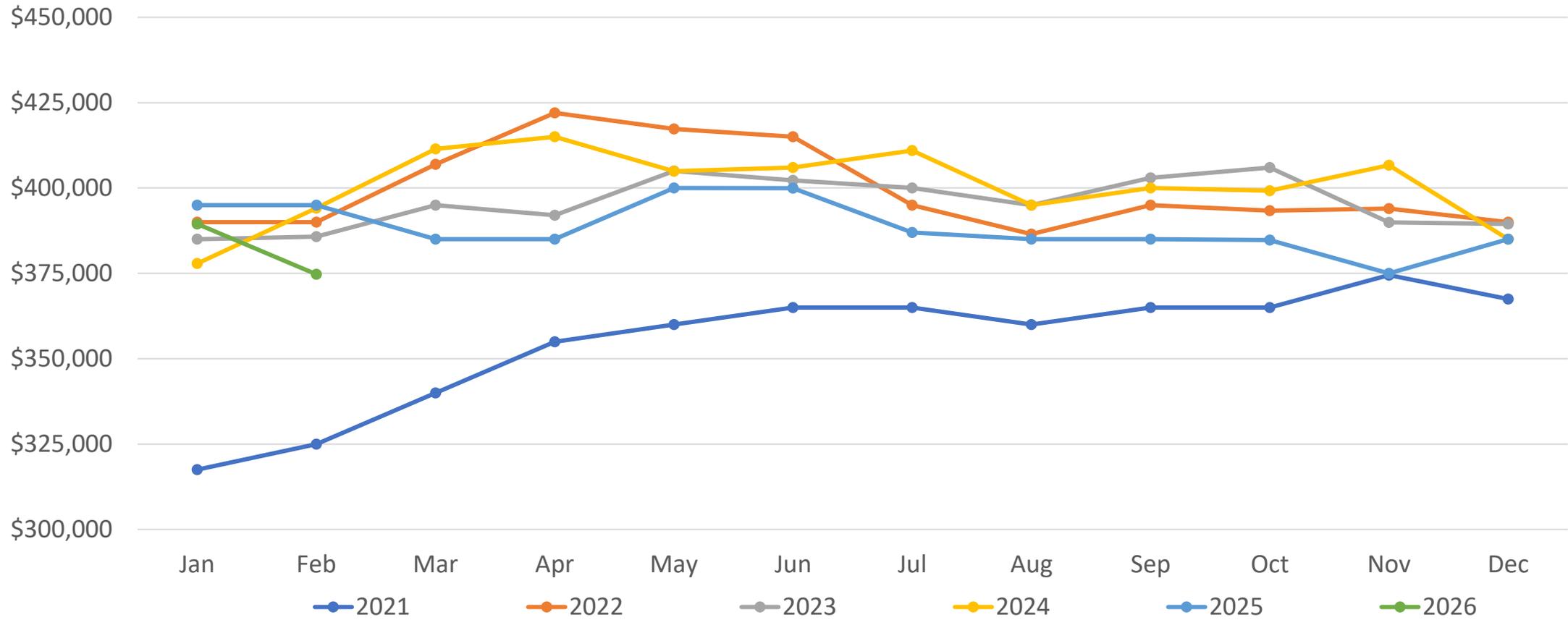


(2.3%) YOY



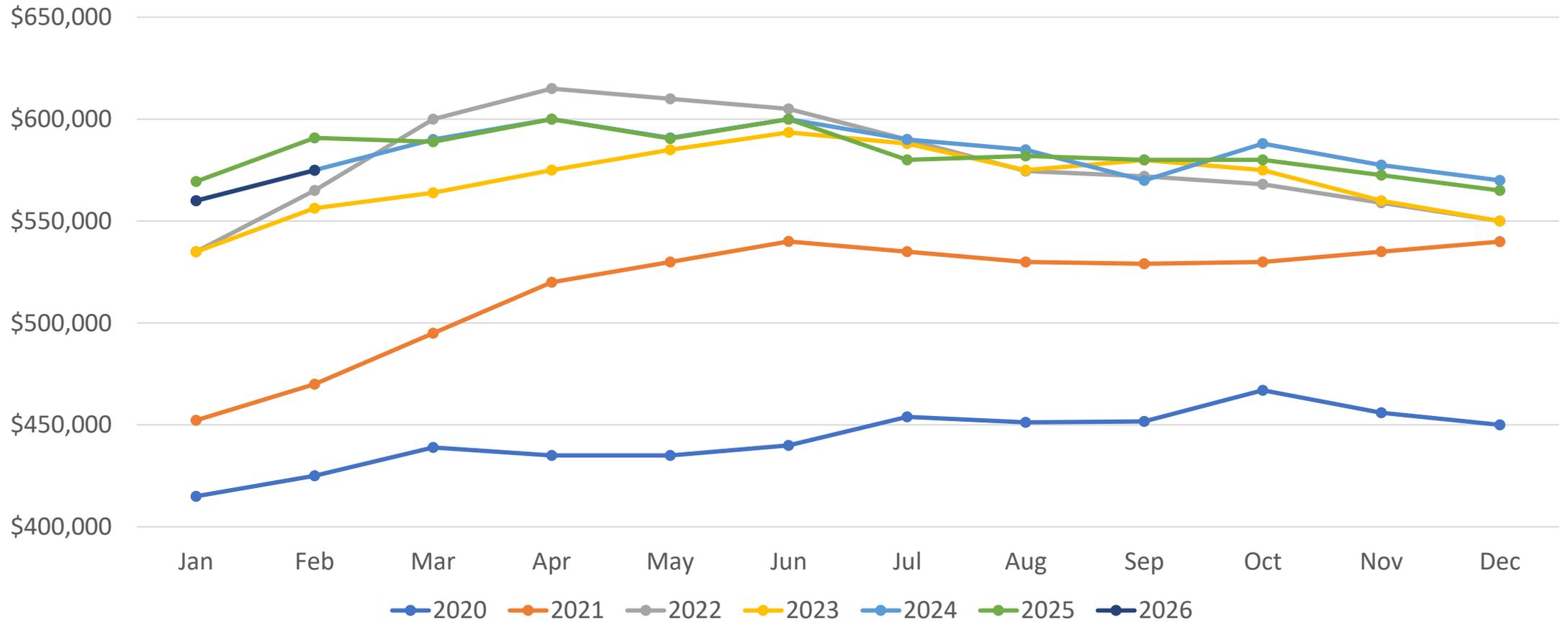
Median Sales Price For Condos and Townhomes

↓ (5.1%) YOY



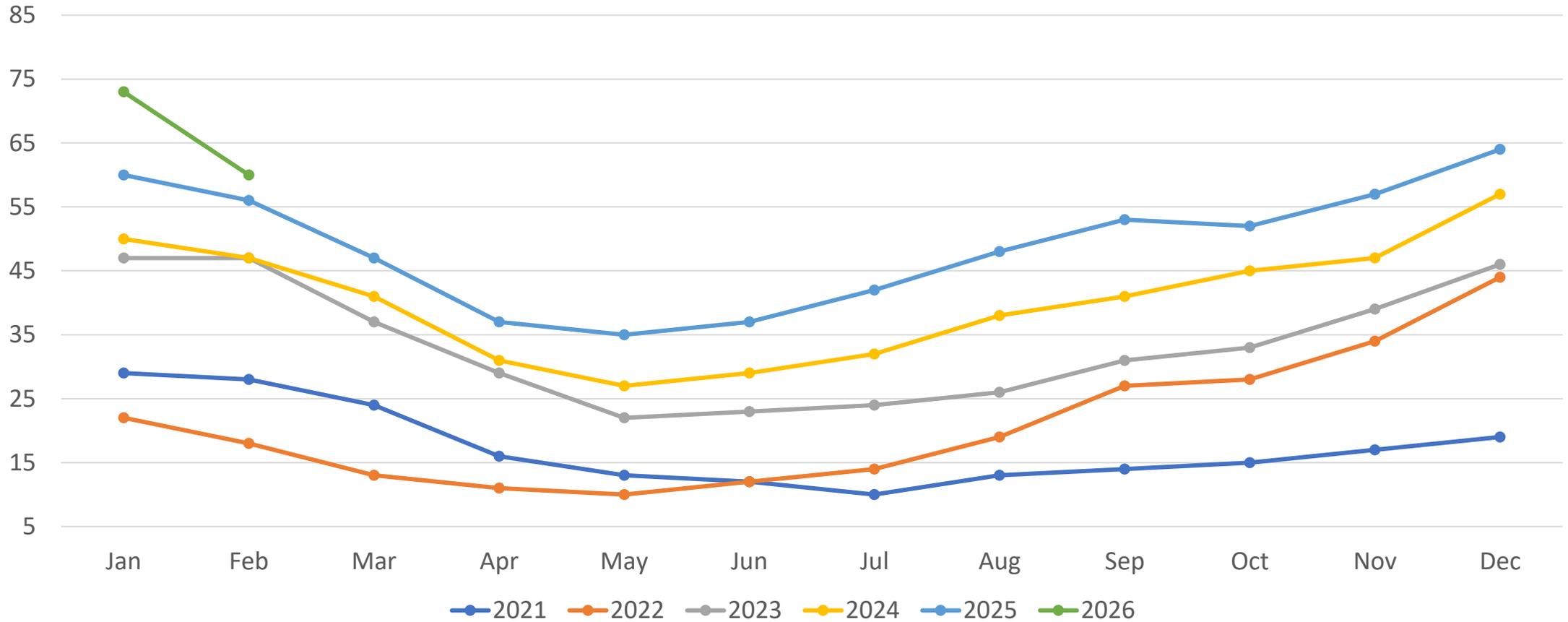
Median Sales Price Combined

↓ (2.7%) YOY



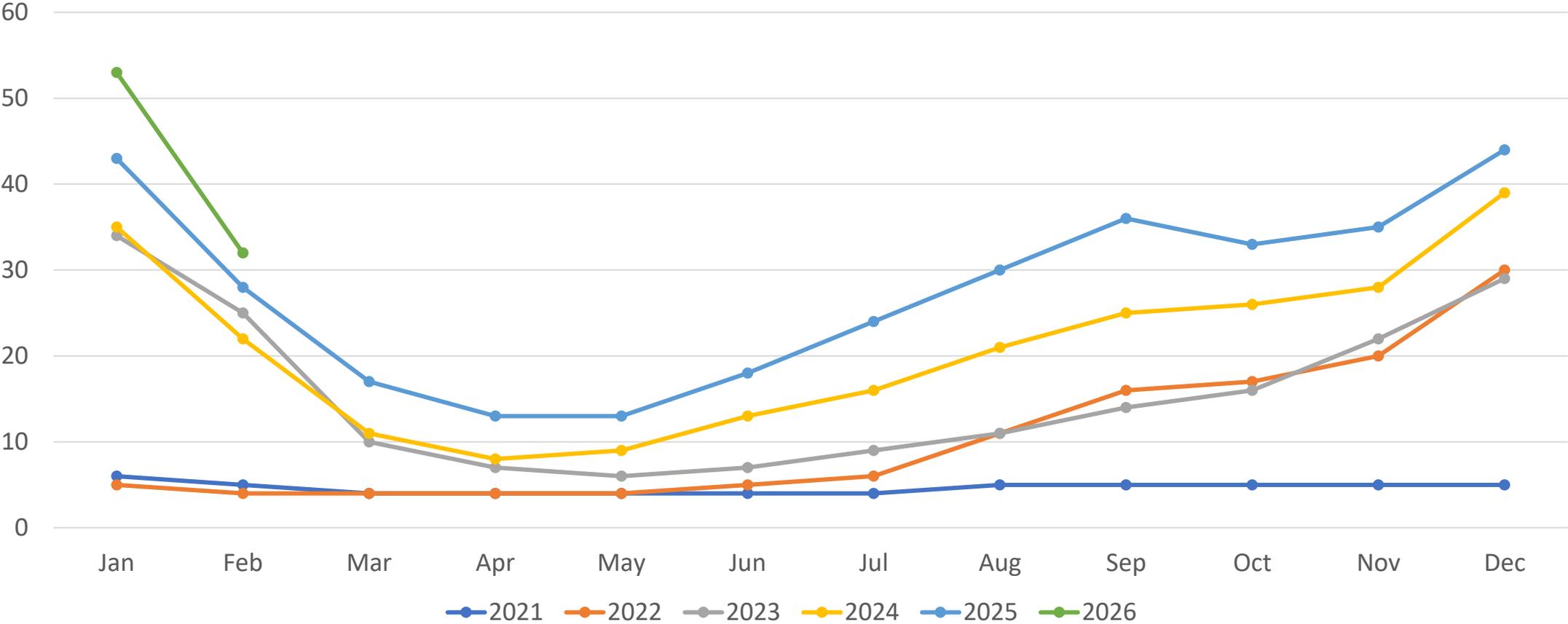
Average Days On Market

 7.1% YOY

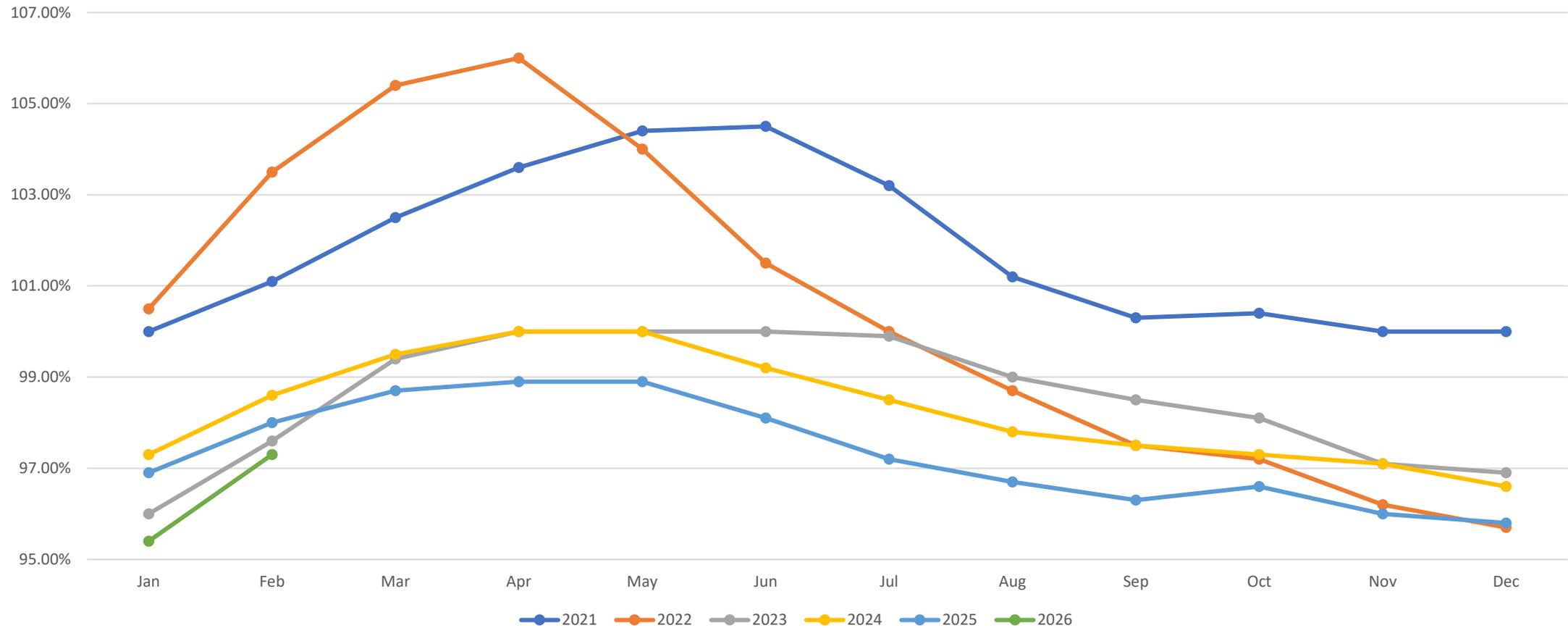


Median Days On Market

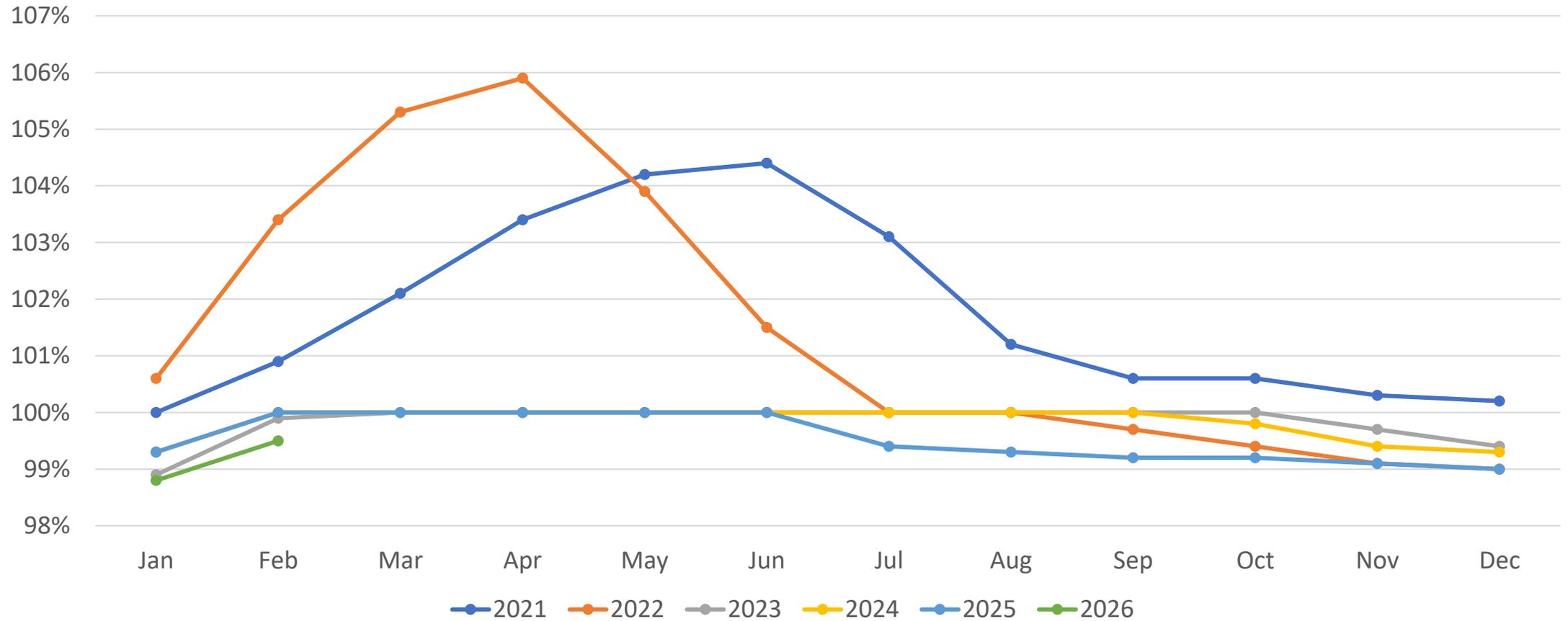
 14.3% YOY



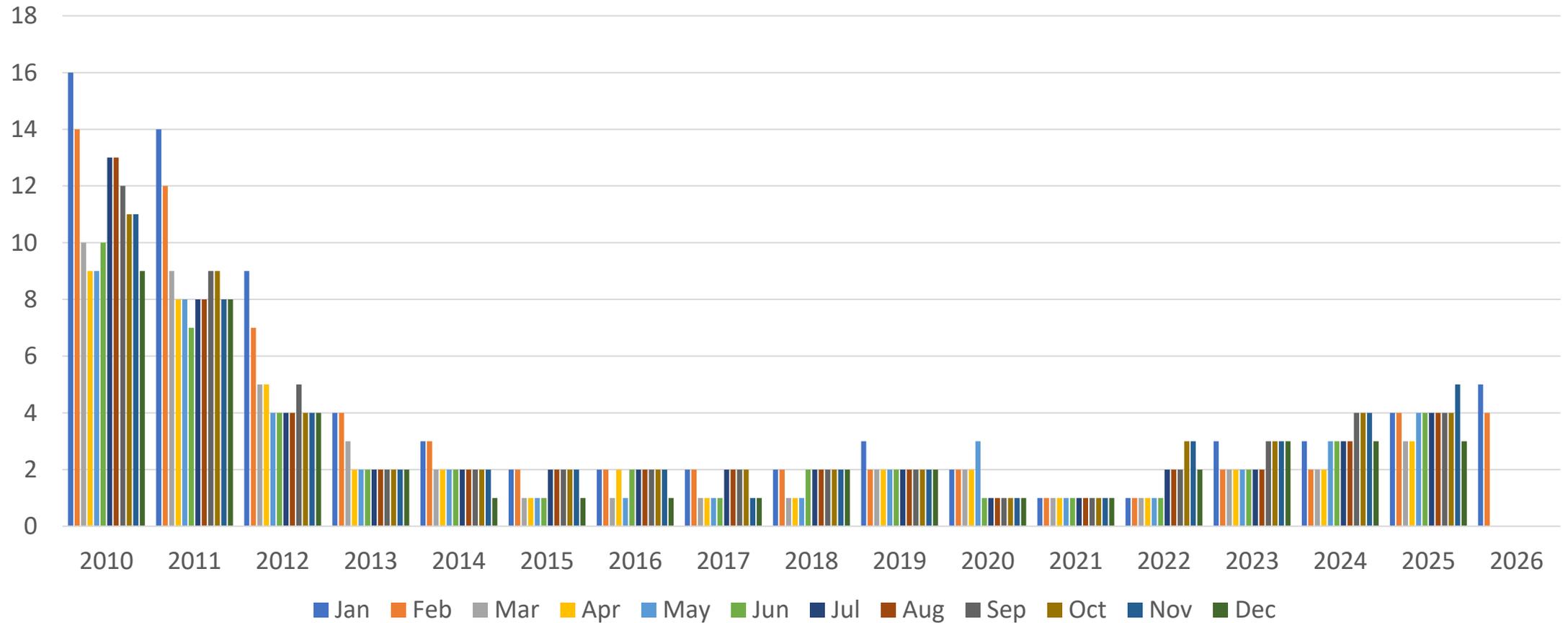
Percentage of Original List to Sale Price



Percentage of List to Sale Price At Sale

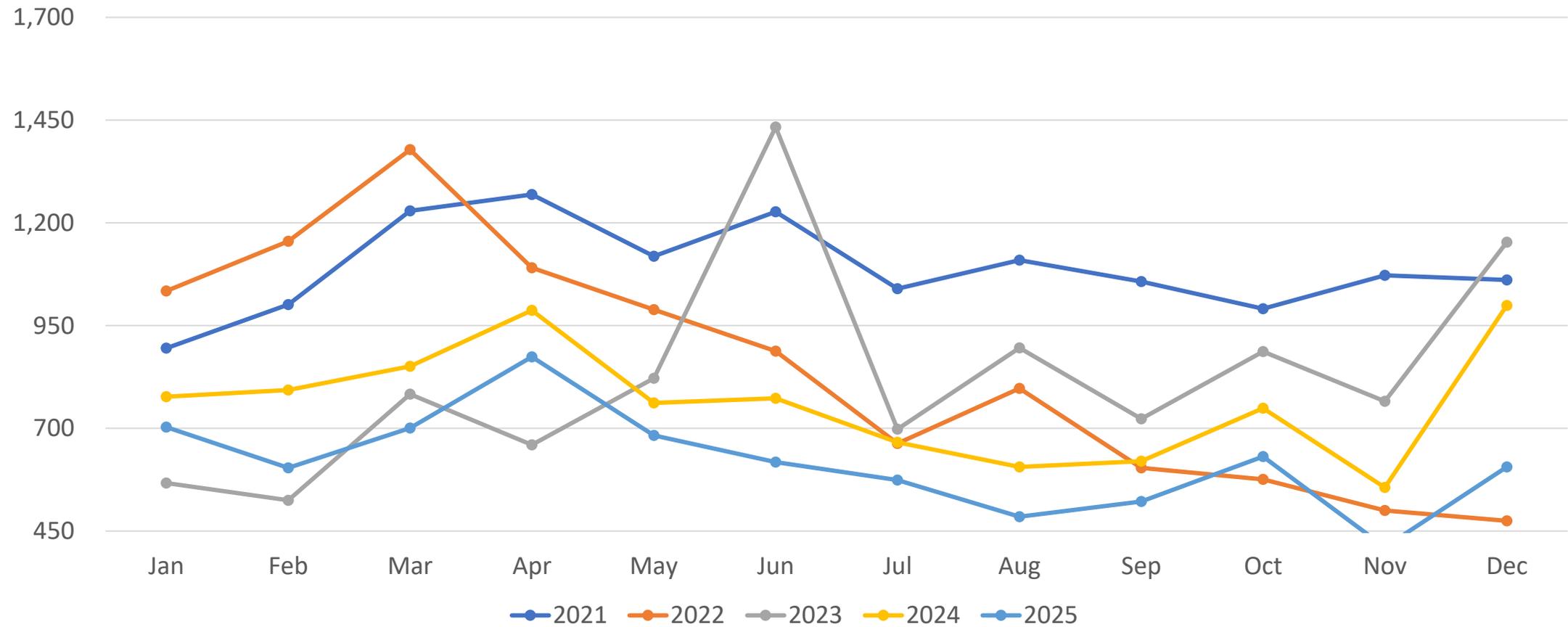


Months of Inventory

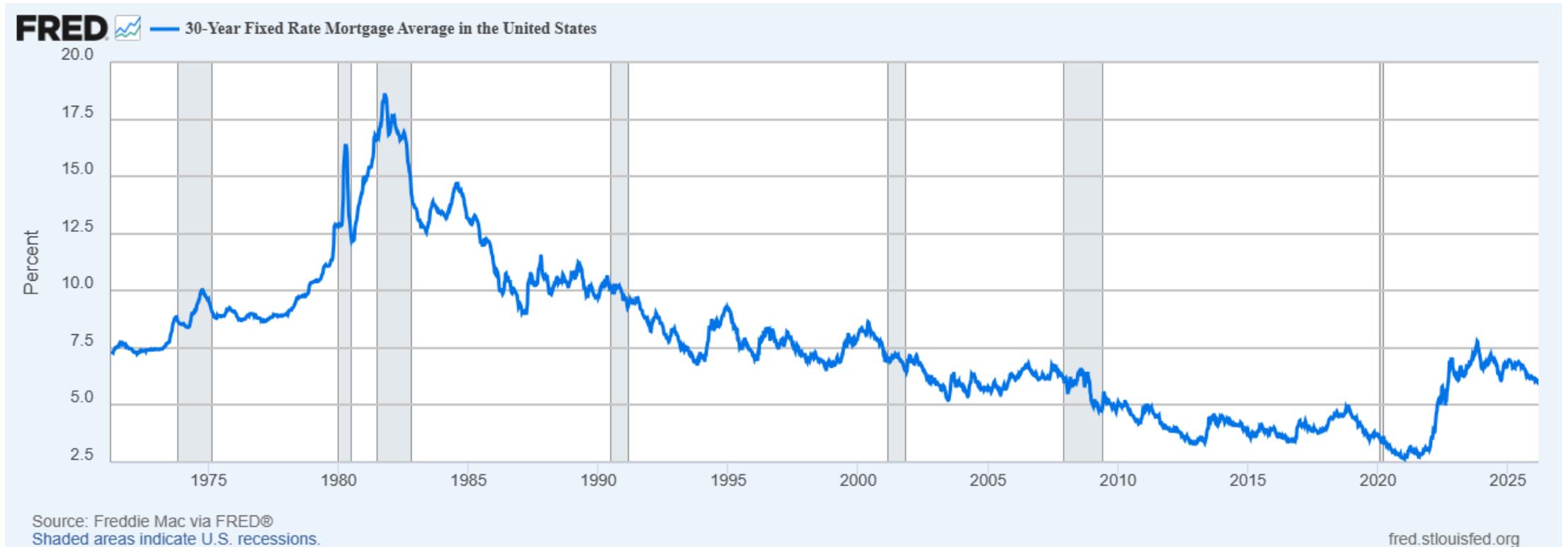


1 Unit Housing Starts (reporting delayed 3 months)

 (18.9%) YTD compared to 2024



30-Year Mortgage Interest Rates – 6.00%



Data Analyzed By



www.beaconrealestateservices.com

Data Sources

recolorado.com

showingtime.com

census.gov

fred.stlouisfed.org