

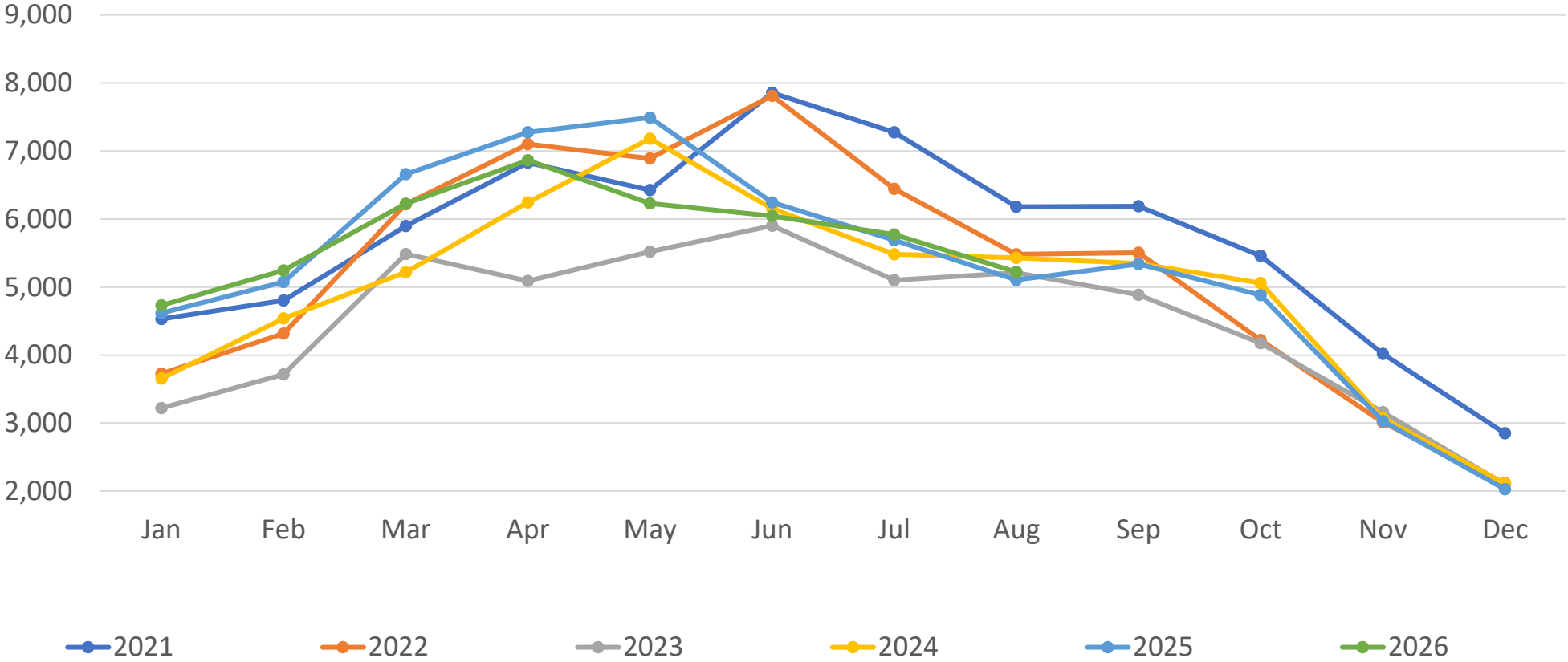


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Denver Metro Residential Market Update August 2026

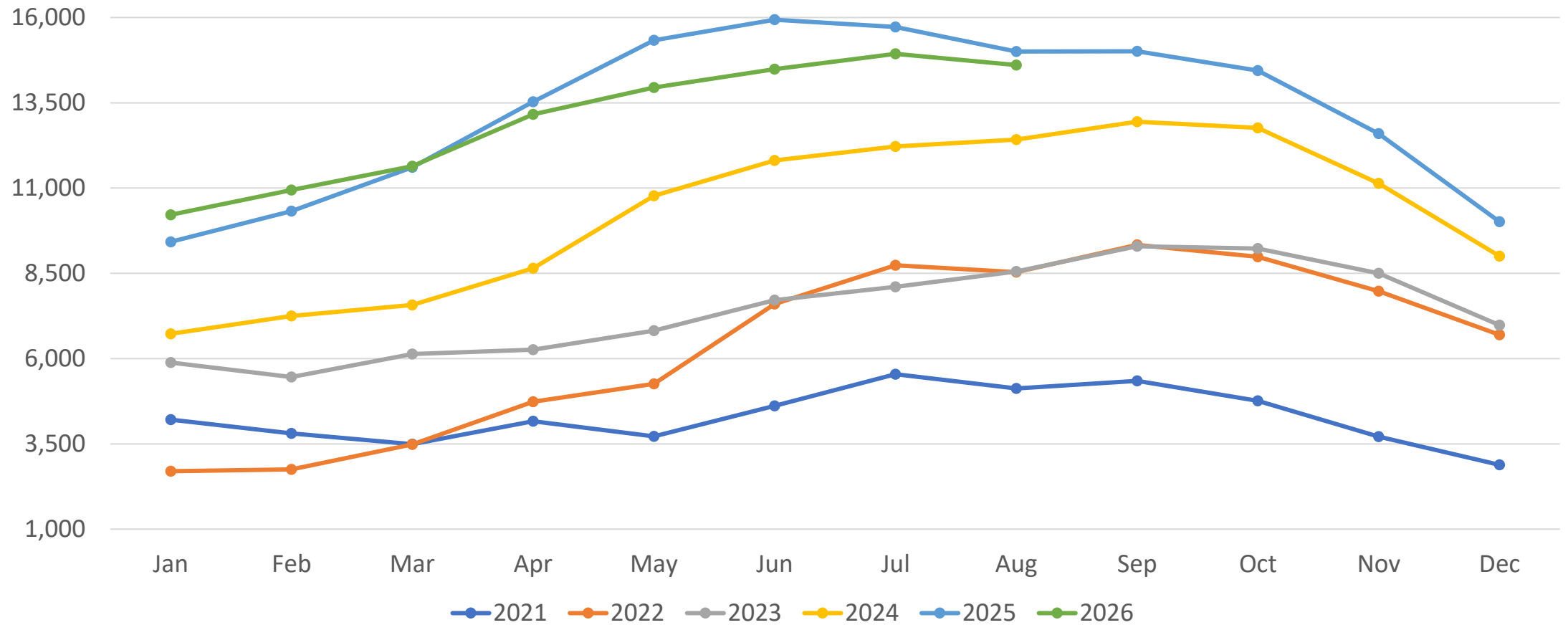
New Listings

↑ 2.2% YOY



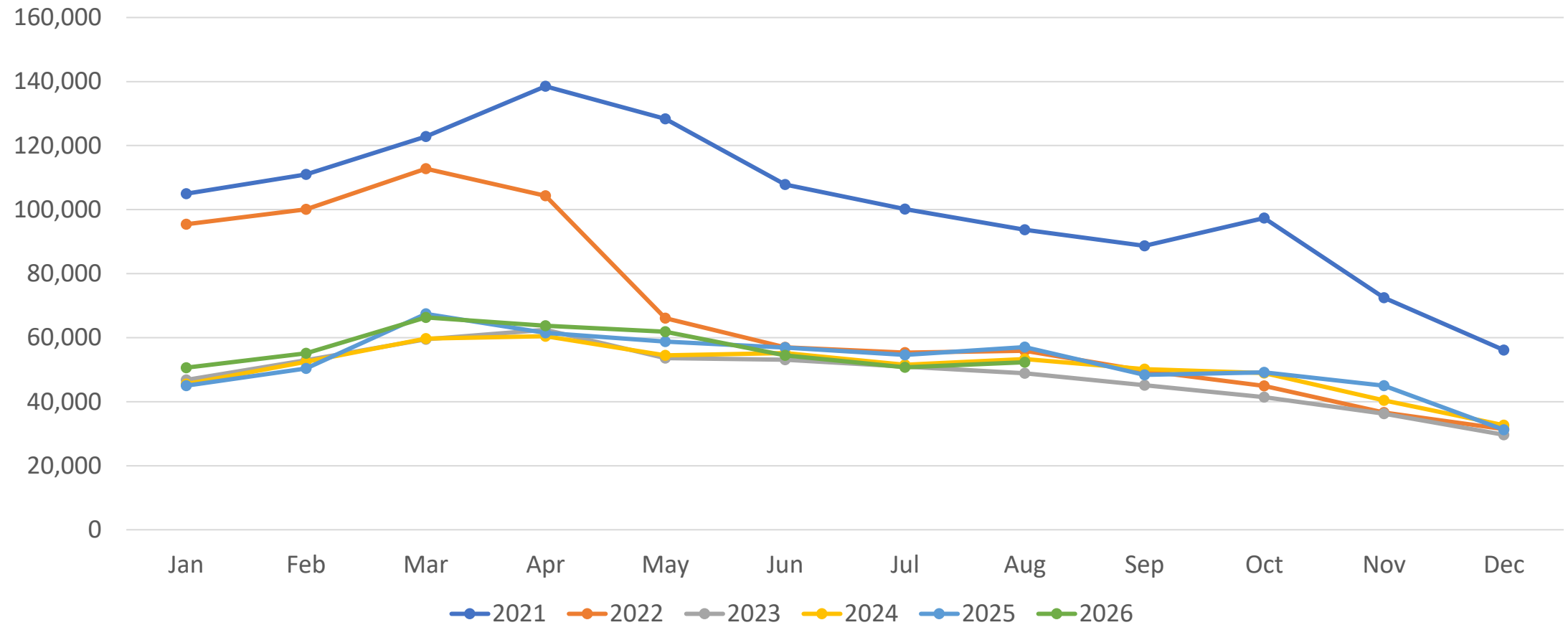
Active Listings

↓ (2.6%) YOY

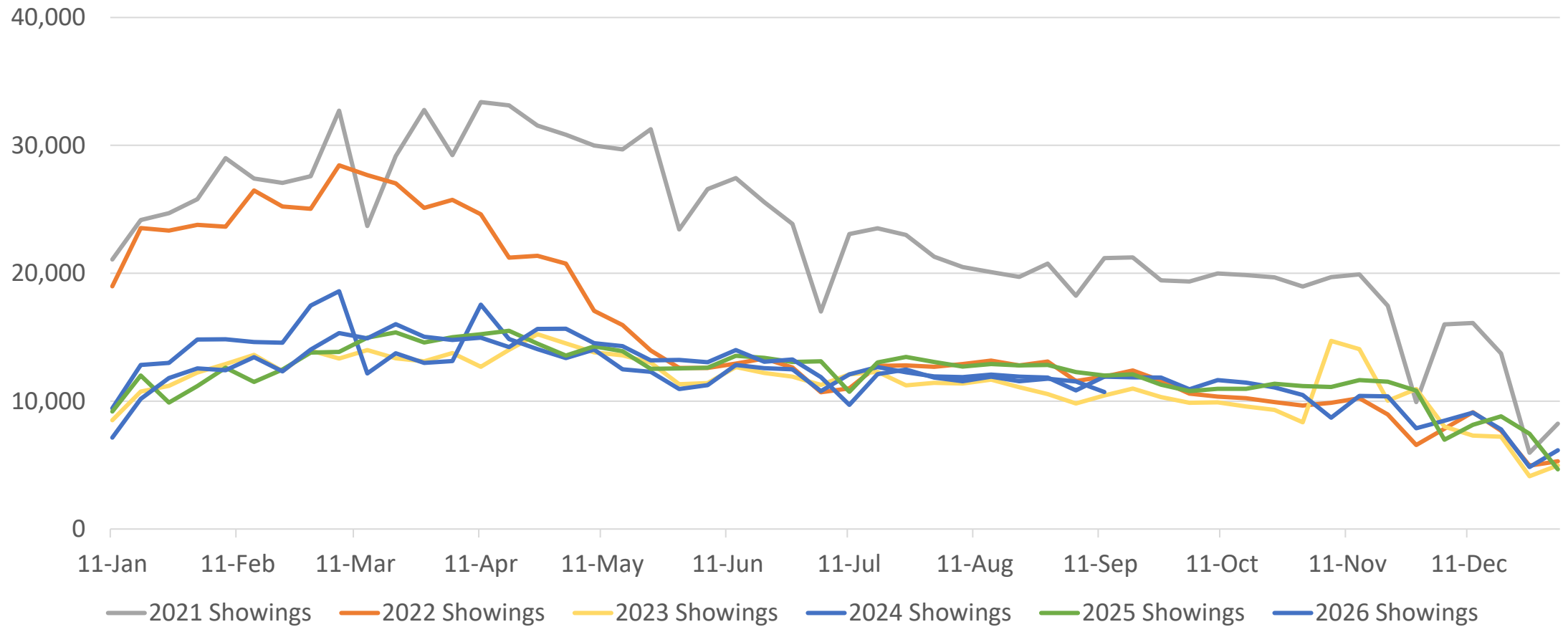


Total Showings By Month

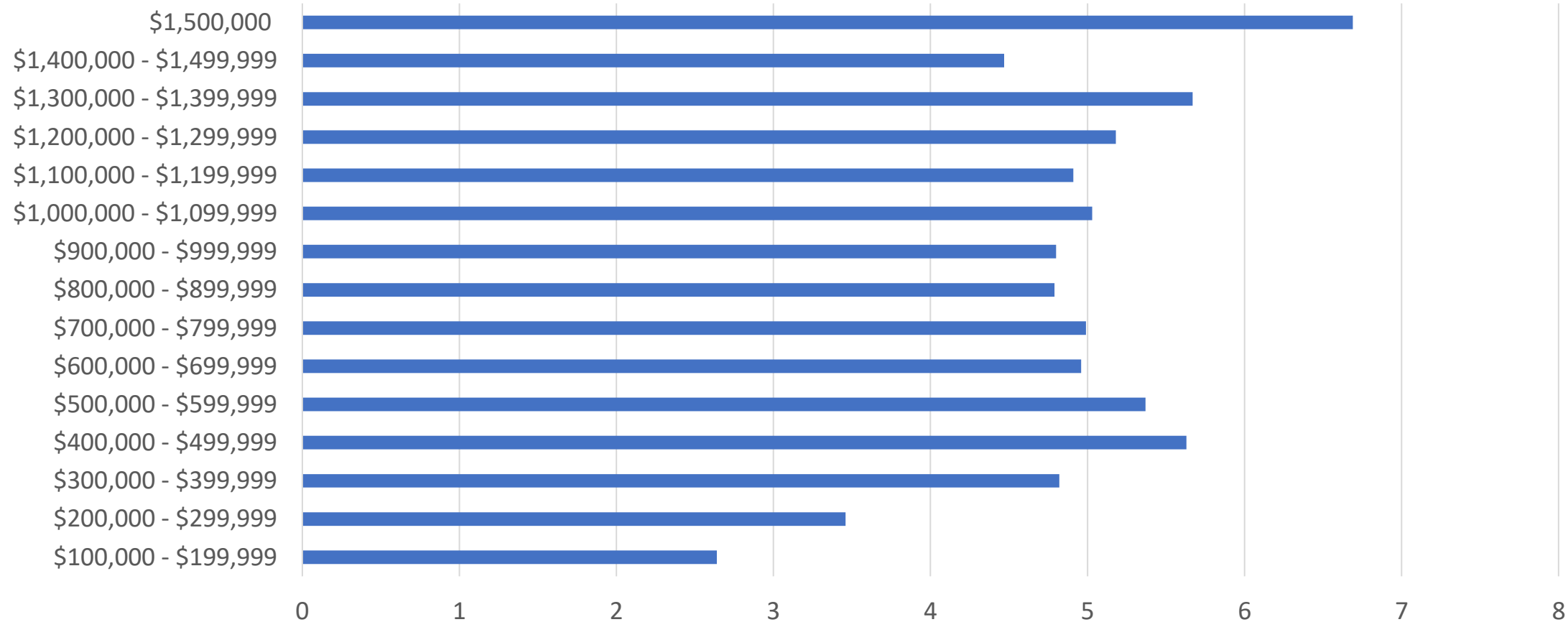
↓ (8.2%) YOY



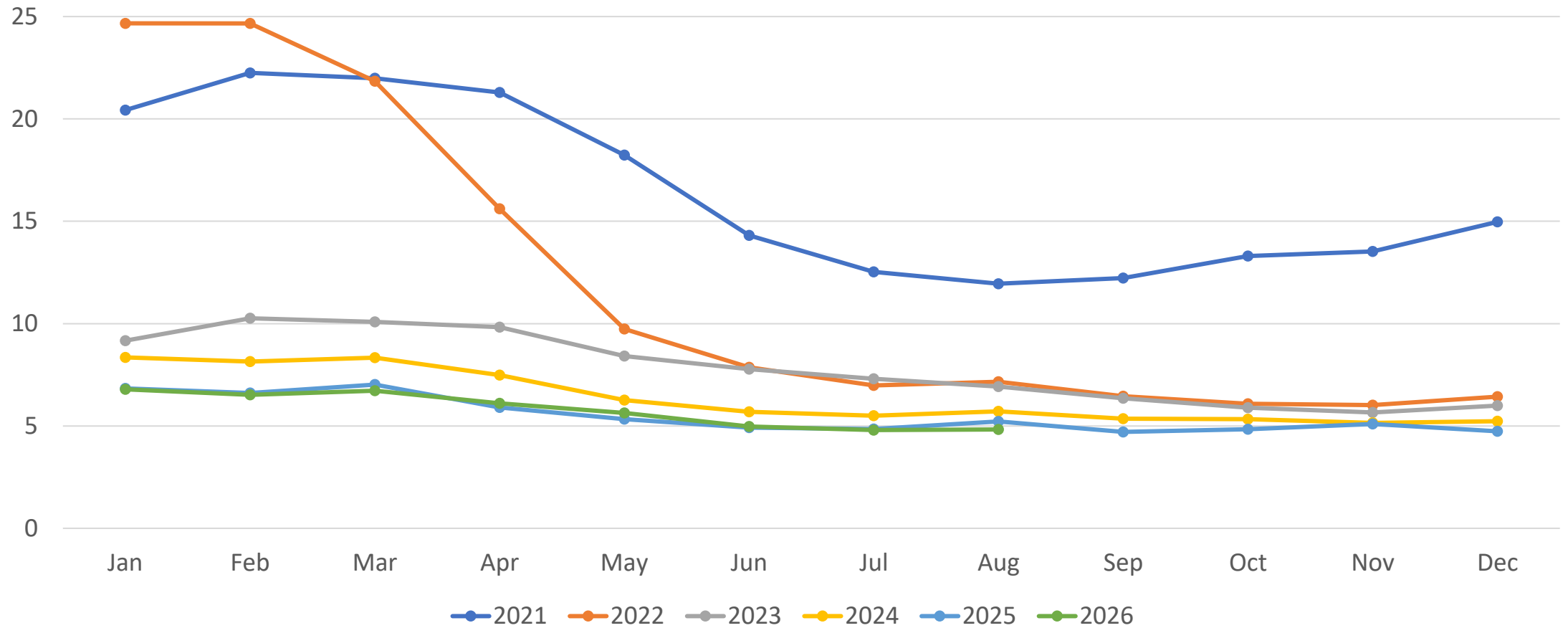
Showings By Week



Showings Per Active Listing

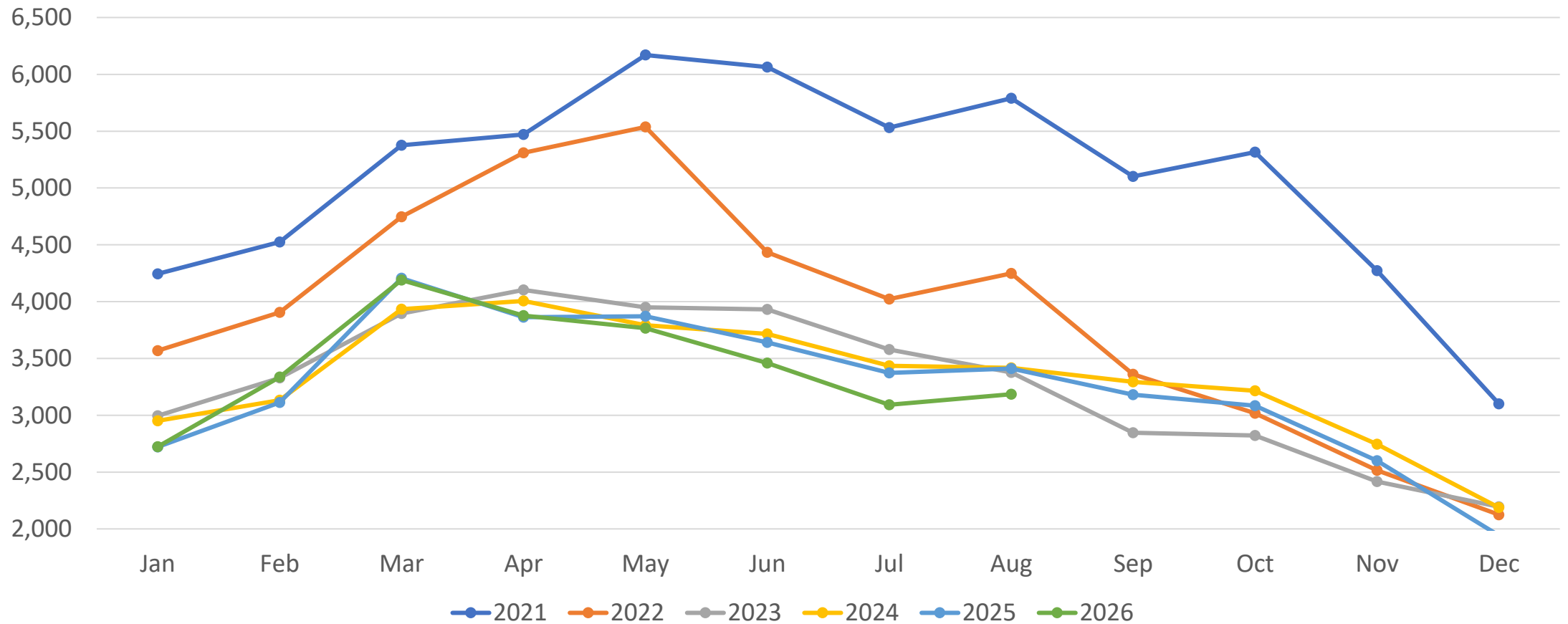


Showings Per Active Listing Trend



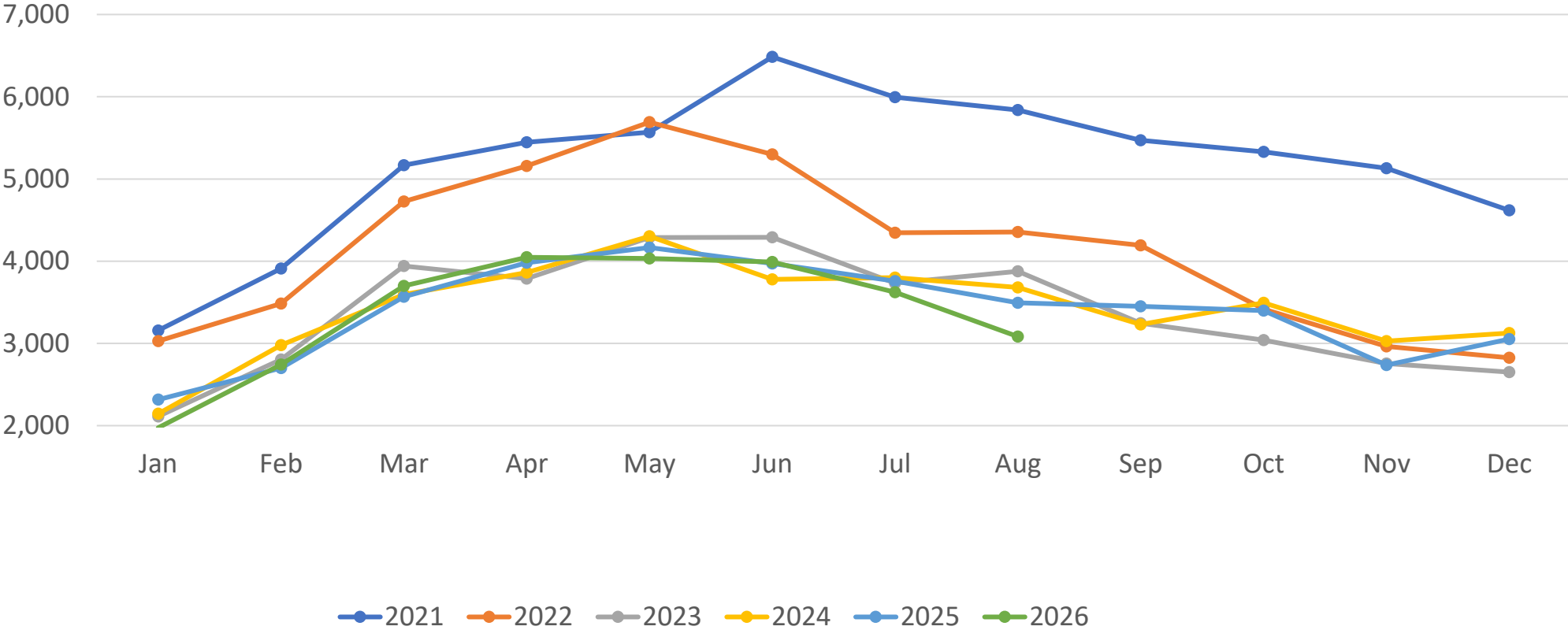
Pending Listings (Under Contract)

↓ (6.7%) YOY



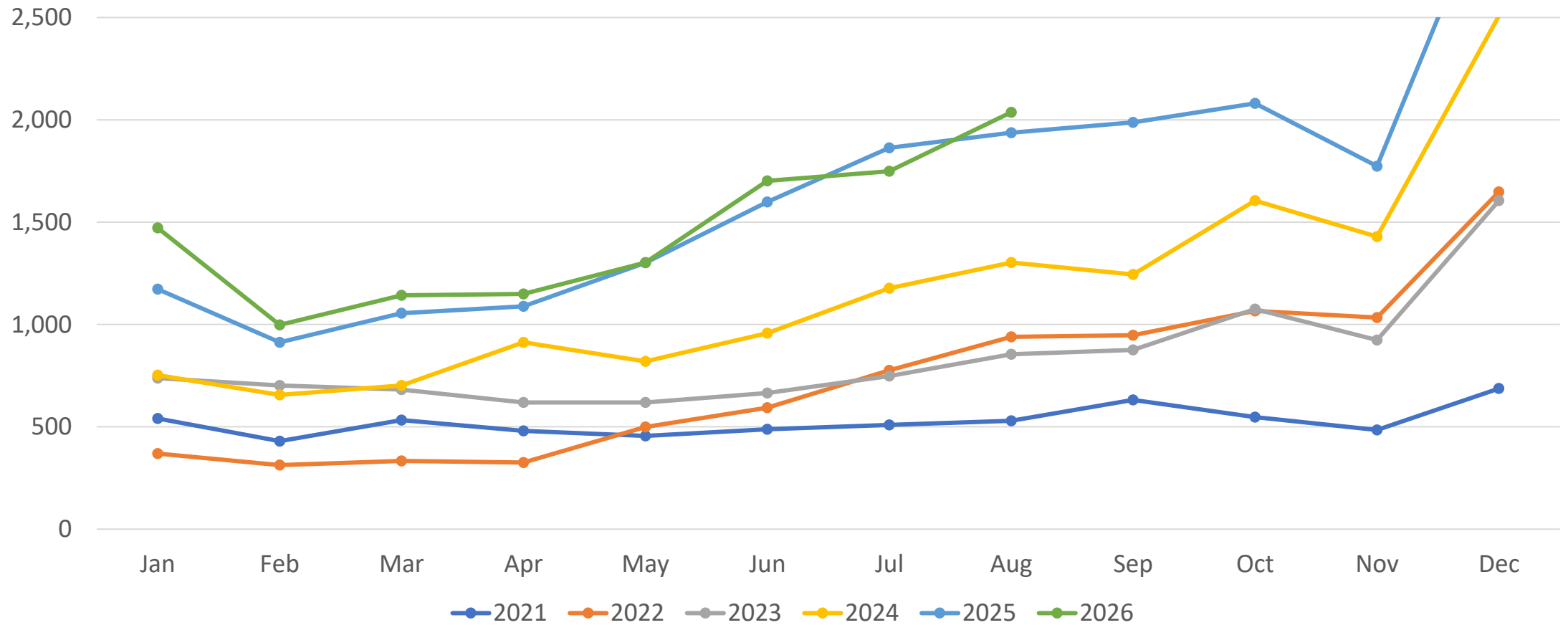
Closings

↓ (11.8%) YOY

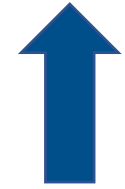


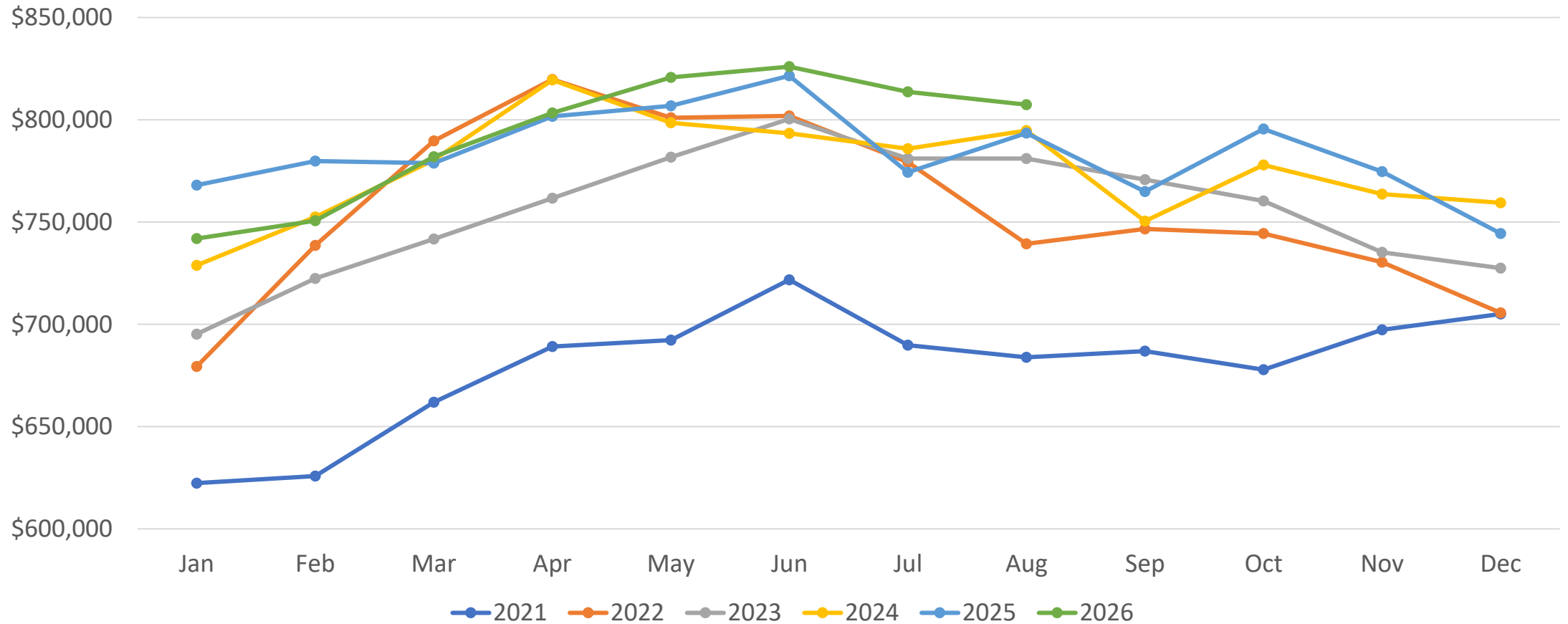
Expired

 5.2% YOY



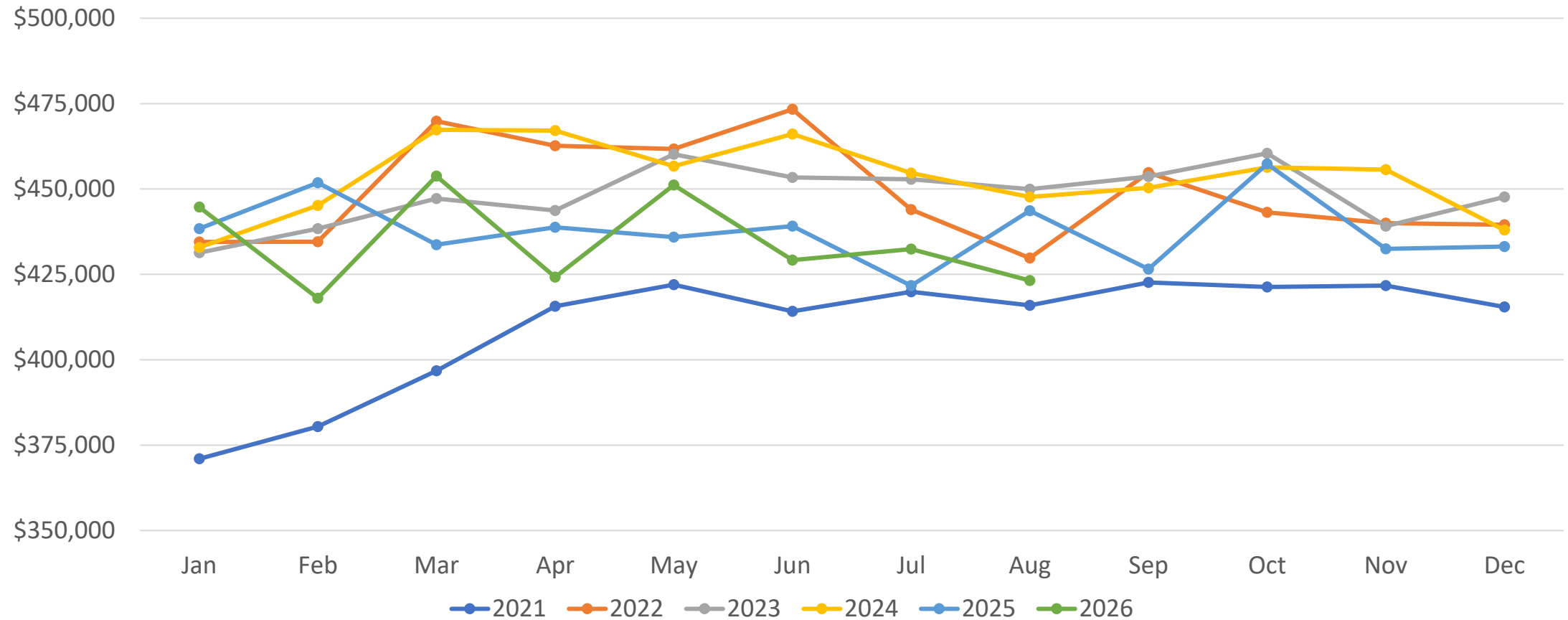
Average Sales Price For Houses

 1.8% YOY



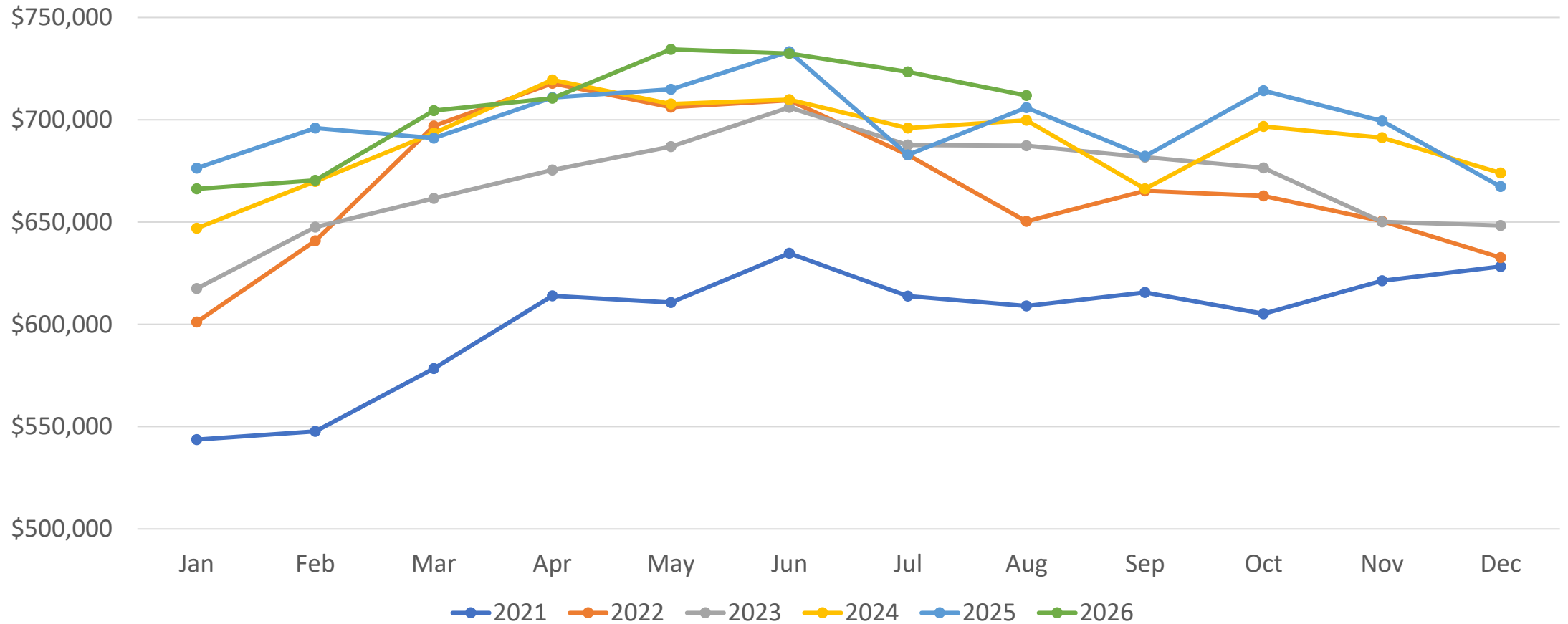
Average Sales Price For Condos and Townhomes

↓ (4.6%) YOY



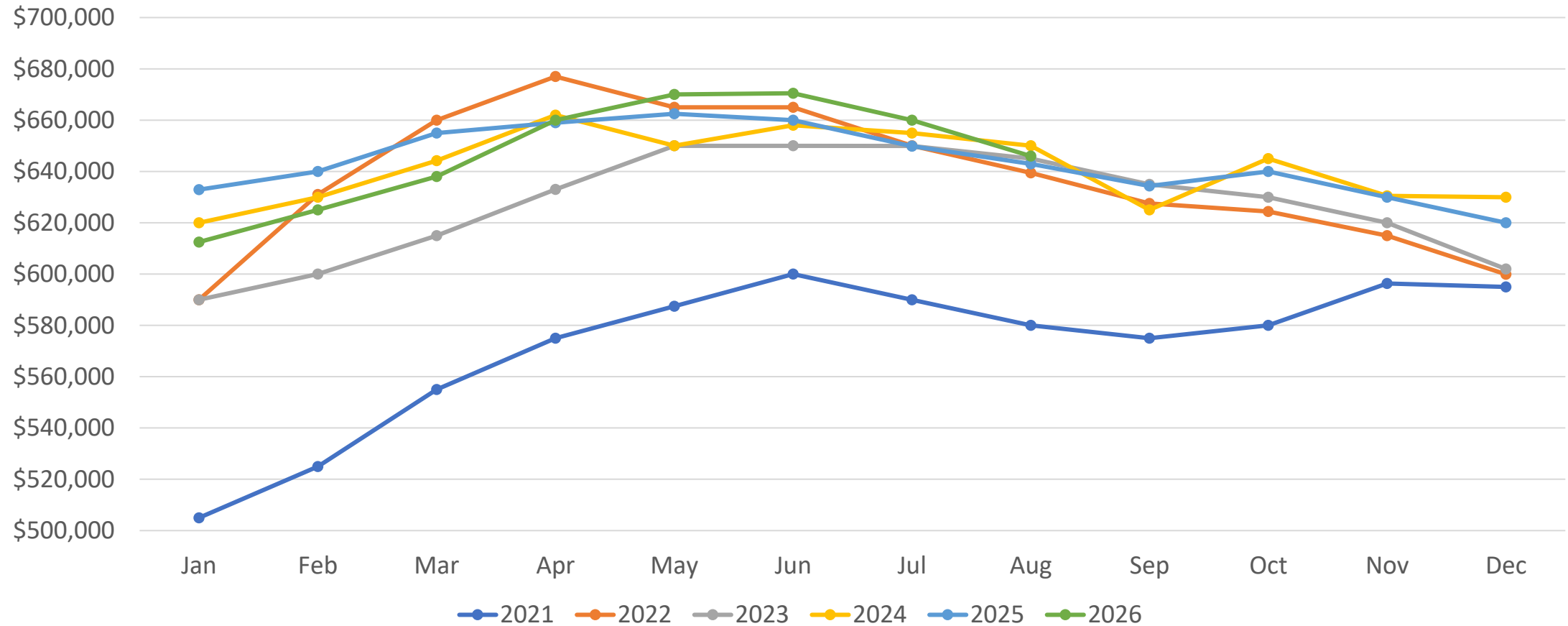
Average Sales Price Combined

↑ 0.8% YOY



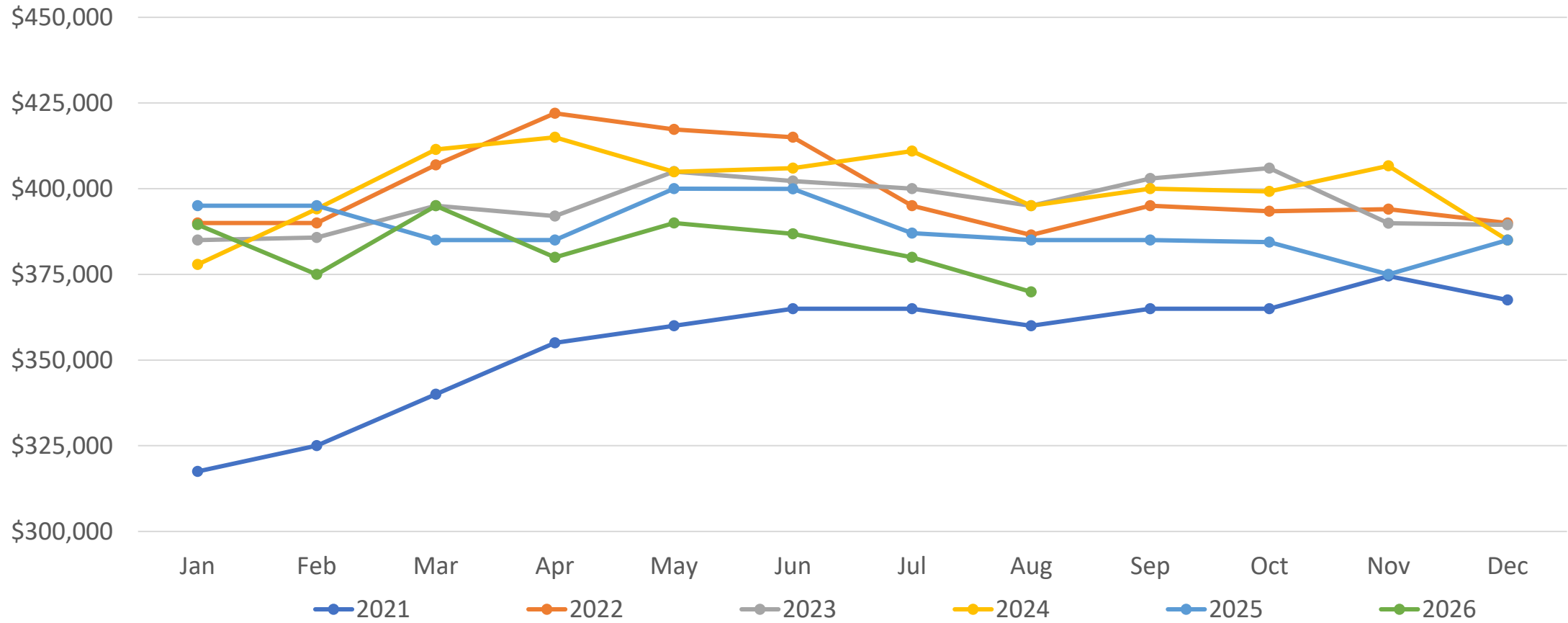
Median Sales Price For Houses

↑ 0.5% YOY



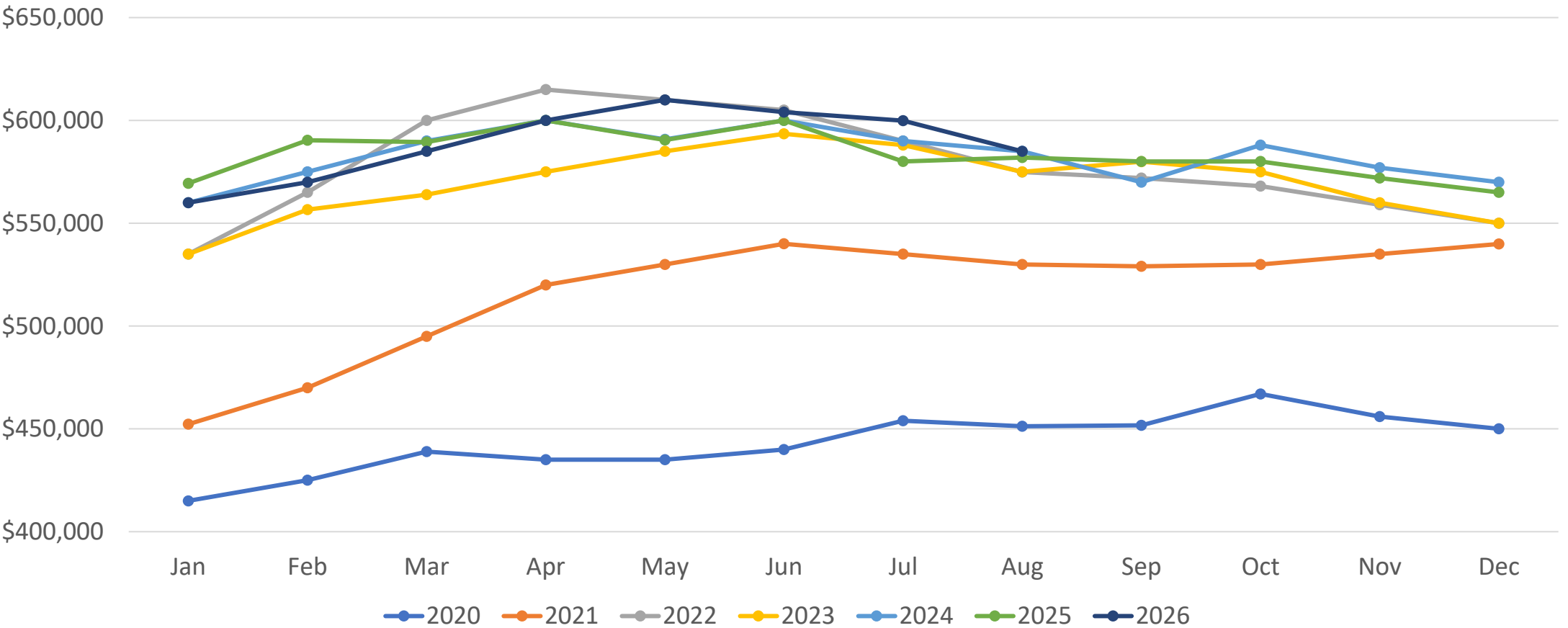
Median Sales Price For Condos and Townhomes

↓ (3.9%) YOY



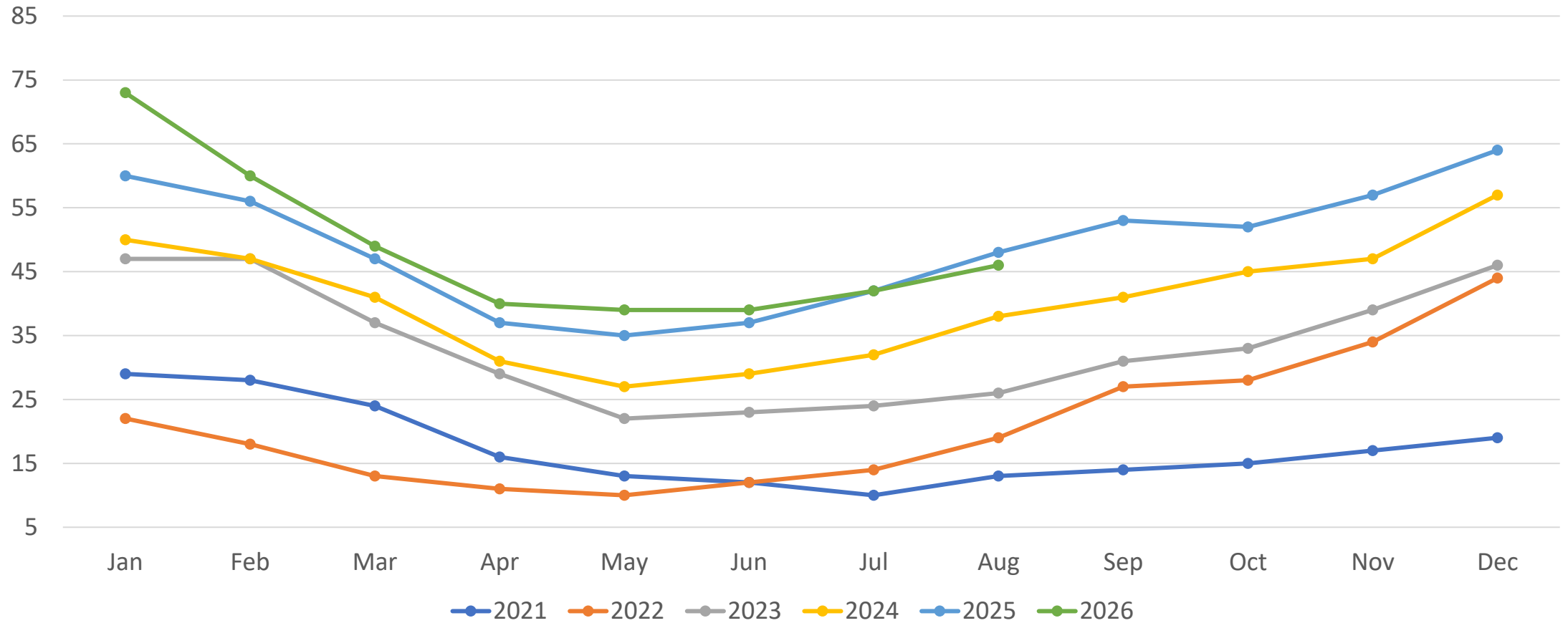
Median Sales Price Combined

0.5% YOY



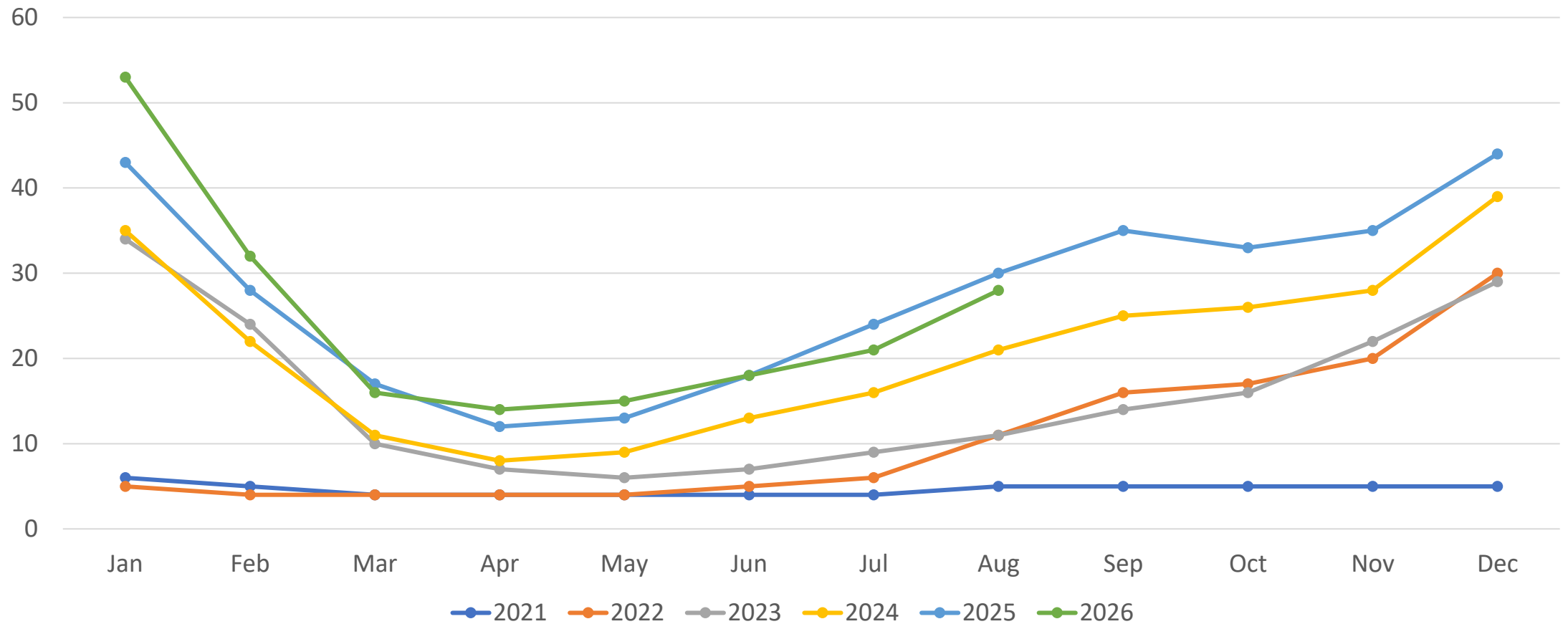
Average Days On Market

↓ (4.2%) YOY

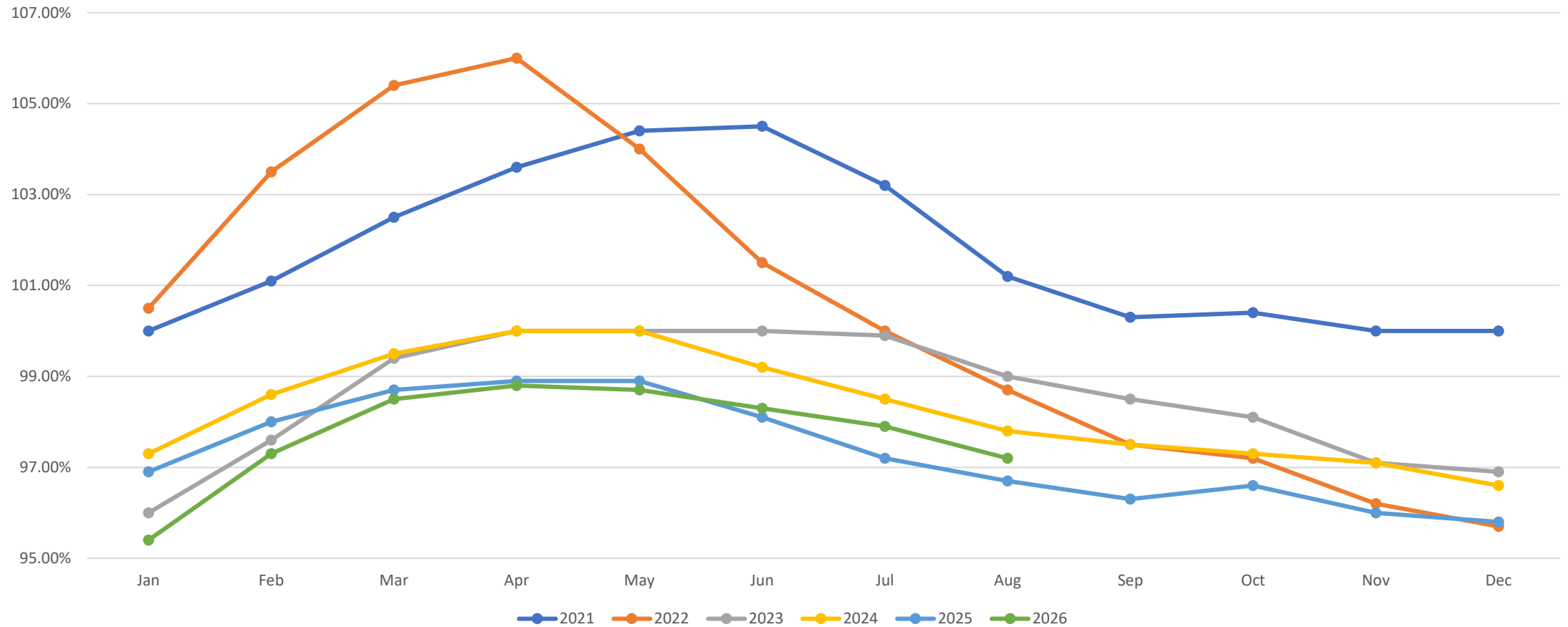


Median Days On Market

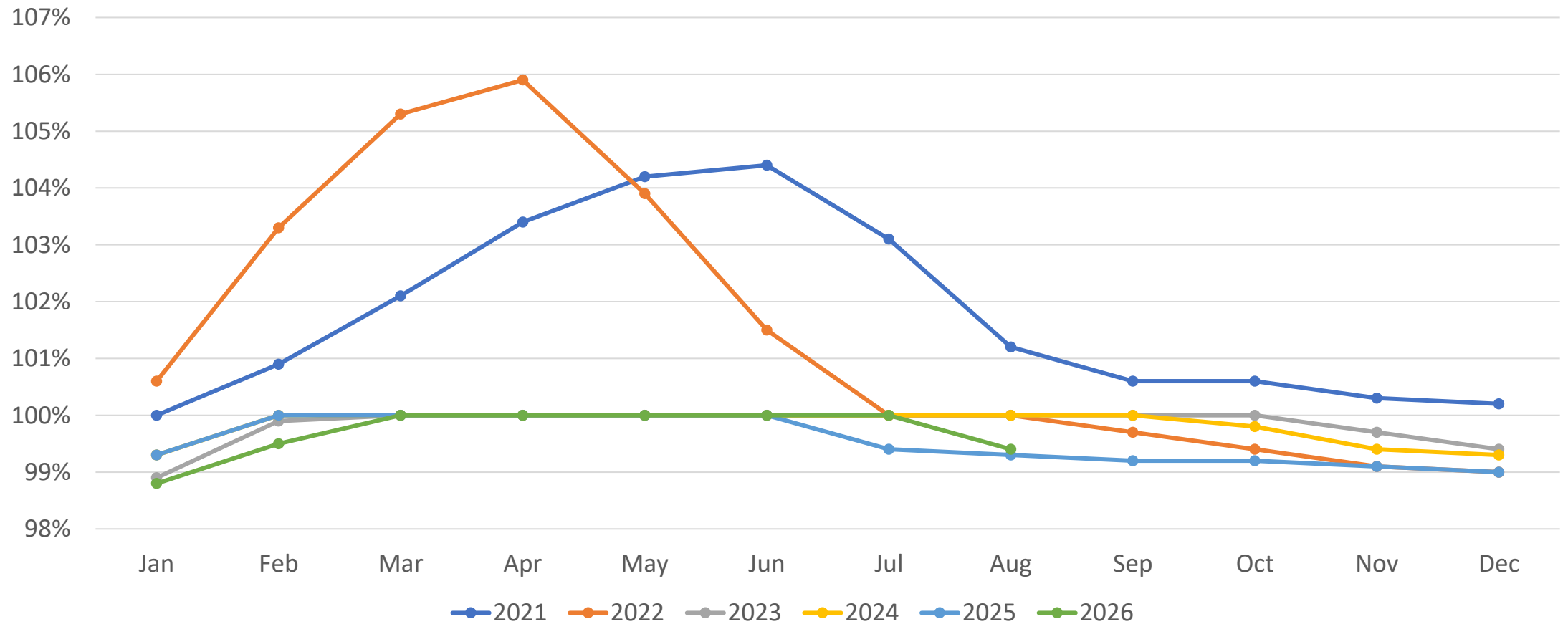
↓ (6.7%) YOY



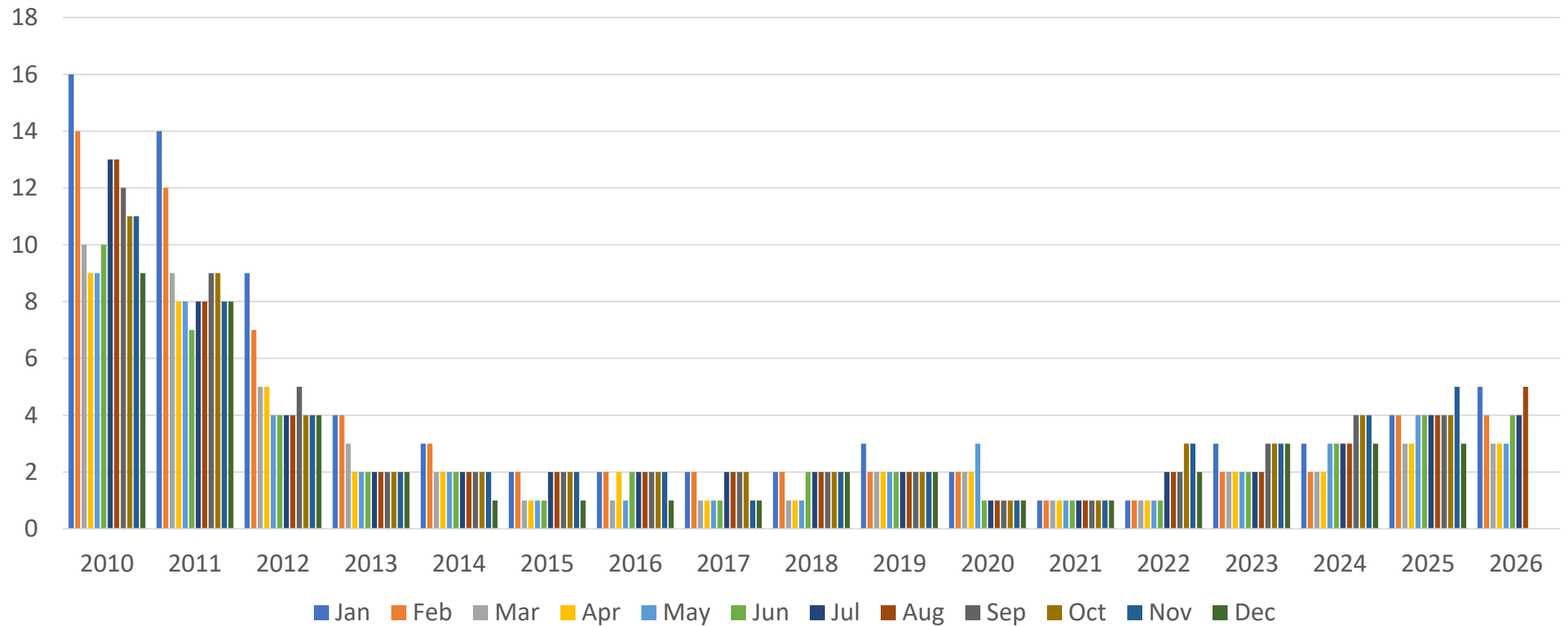
Percentage of Original List to Sale Price



Percentage of List to Sale Price At Sale

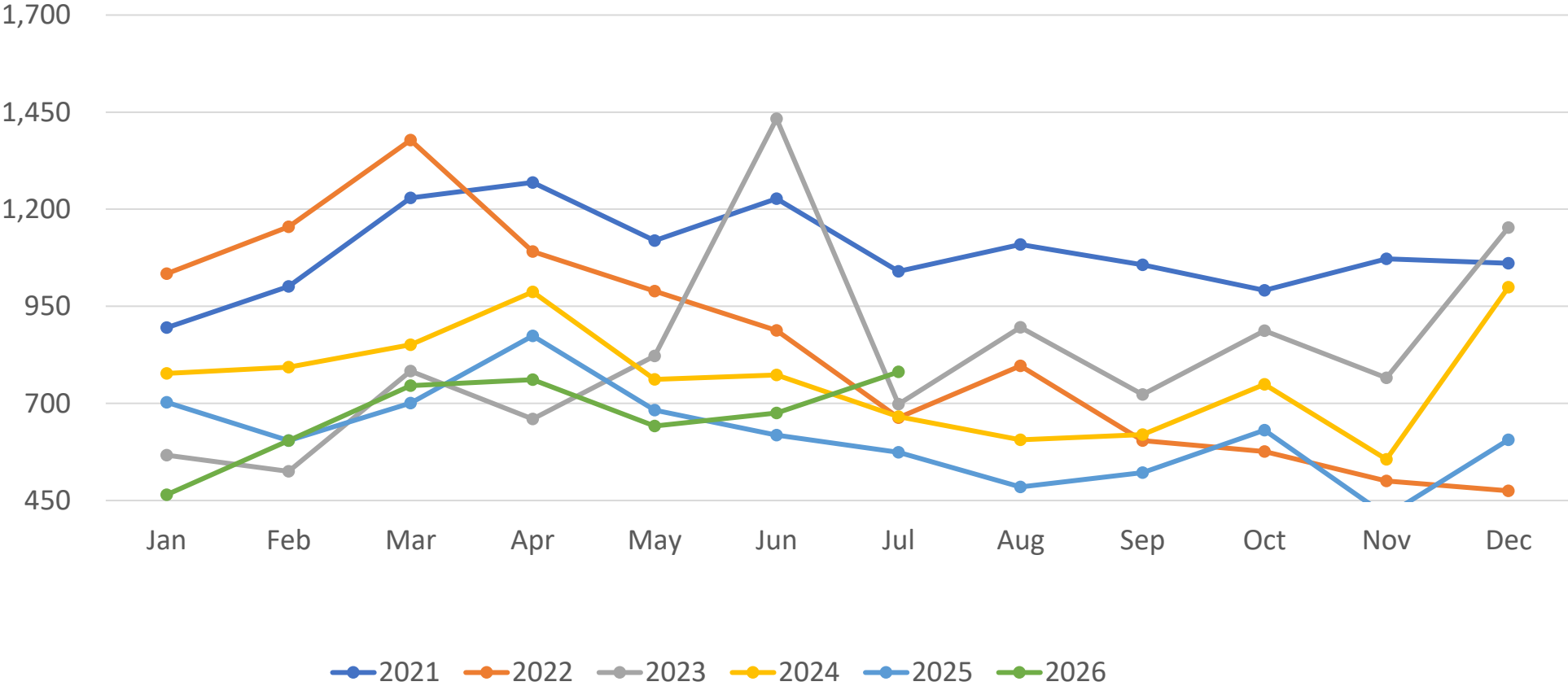


Months of Inventory

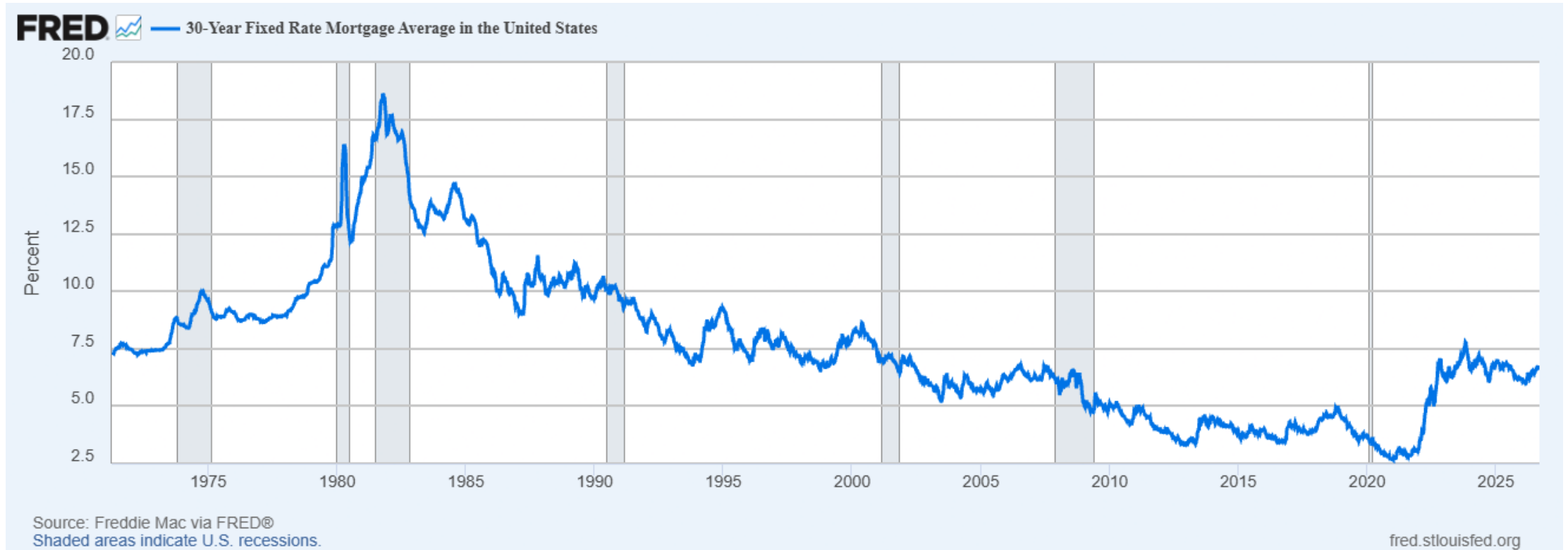


1 Unit Housing Starts (reporting delayed 1 month)

 (1.7%) YTD
compared
to 2025



30-Year Mortgage Interest Rates – 6.76%



Data Analyzed By



www.beaconrealestateservices.com

Data Sources

recolorado.com

showingtime.com

census.gov

fred.stlouisfed.org