DENVER METRO ASSOCIATION OF REALTORS® | MARKET TRENDS REPORT

SEPTEMBER 2026

The following statistics are for residential (detached and attached) properties.

Median Close Price

$575,000

↓ 3.20%

Closed Homes

2,849 SALES

↓ 11.71%

Sales Volume

$2.00 BILLION

↓ 14.61%

Months of Inventory

4.76 MONTHS

↑ 11.74%

Median Days in MLS

32 DAYS

↑ 18.52%

Active Listings

13,567 ↑ 3.72%

New Listings

4,887 ↓ 0.06%

Pending Sales

2,908 ↓ 6.07%

Data Source: REcolorado
September 2026 Data | Month-Over-Month

Exclusive MTR Partner
Commerce Bank® Member FDIC

Market Overview

	Sep. 2026	Aug. 2026	Sep. 2025	Month-Over-Month	Year-Over-Year
Residential (Detached + Attached)					
Active Listings at Month's End	13,567	13,080	13,074	3.72%	3.77%
New Listings	4,887	4,890	4,962	-0.06%	-1.51%
Pending	2,908	3,096	3,359	-6.07%	-13.43%
Closed	2,849	3,227	3,624	-11.71%	-21.39%
Close Price - Average	$ 700,435	$ 724,156	$ 689,845	-3.28%	1.54%
Close Price - Median	$ 575,000	$ 594,000	$ 586,000	-3.20%	-1.88%
Sales Volume	$ 1,995,539,484	$ 2,336,851,834	$ 2,499,997,090	-14.61%	-20.18%
Days in MLS - Average	52	46	52	13.04%	0.00%
Days in MLS - Median	32	27	35	18.52%	-8.57%
Close-Price-to-List-Price Ratio	98.45%	98.53%	98.32%	-0.08%	0.13%
Detached					
Active Listings at Month's End	9,096	8,645	9,001	5.22%	1.06%
New Listings	3,620	3,560	3,587	1.69%	0.92%
Pending	2,271	2,423	2,624	-6.27%	-13.45%
Closed	2,229	2,538	2,825	-12.17%	-21.10%
Close Price - Average	$ 777,477	$ 805,265	$ 762,673	-3.45%	1.94%
Close Price - Median	$ 635,000	$ 648,500	$ 635,000	-2.08%	0.00%
Sales Volume	$ 1,732,996,950	$ 2,043,763,698	$ 2,154,550,635	-15.21%	-19.57%
Days in MLS - Average	49	42	50	16.67%	-2.00%
Days in MLS - Median	28	24	33	16.67%	-15.15%
Close-Price-to-List-Price Ratio	98.60%	98.66%	98.34%	-0.06%	0.26%
Attached					
Active Listings at Month's End	4,471	4,435	4,073	0.81%	9.77%
New Listings	1,267	1,330	1,375	-4.74%	-7.85%
Pending	637	673	735	-5.35%	-13.33%
Closed	620	689	799	-10.01%	-22.40%
Close Price - Average	$ 423,456	$ 425,382	$ 432,349	-0.45%	-2.06%
Close Price - Median	$ 365,500	$ 369,900	$ 390,000	-1.19%	-6.28%
Sales Volume	$ 262,542,534	$ 293,088,136	$ 345,446,455	-10.42%	-24.00%
Days in MLS - Average	64	61	61	4.92%	4.92%
Days in MLS - Median	44	44	42	0.00%	4.76%
Close-Price-to-List-Price Ratio	97.92%	98.06%	98.25%	-0.14%	-0.34%

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Market Highlights

Realtor® Insights:

- Showing feedback is a hot topic right now. Many agents don't provide it, citing social media stories about lawsuits as the reason. Most listing agents want it, and sellers need it. All agents and sellers would appreciate the respect and professionalism of even a completed showing acknowledgment, even without an opinion of the property.
- Buyers with the right mindset may benefit from getting into the market this fall. Negotiating power has improved as rates have increased.
- This market isn't something we should simply be waiting to "get through." The reality is, we could be operating in the current environment for the foreseeable future. Continually comparing today's market to the historically low-rate years sets unrealistic expectations for both Realtors® and our clients. The opportunity is to adapt to the market we have, sharpen skills and become better at helping buyers and sellers navigate it successfully.

Local News:

- The City of Denver scaled back a proposal that would have allowed for "missing middle" housing development across the city.
- Denver Water's reservoirs were only 67 percent full as of September 28, compared with 91 percent normally. Beginning October 1, lawn watering and spray irrigation will be prohibited. Denver Water has been under Stage 1 drought restrictions since March—the first Stage 1 declaration since 2013. Water availability and landscaping costs could increasingly influence how buyers view large lawns, irrigation systems and xeriscaping, while sellers may need to rethink how they maintain curb appeal during restrictions. Keep in mind that different metro-area water districts have different rules.
- Projects being planned on the eastern edge of Aurora could add a total of 3.1 million square feet of data center space across approximately 576 acres and bring hundreds of millions of dollars in investment to the area.
- Moving to a smaller Colorado town no longer guarantees more affordable housing. A recent LendingTree study found that median home prices in communities such as Cañon City, Montrose and Fort Morgan now rival those in much larger cities across the country. In fact, homes now cost more in Cañon City than in Chicago, the nation's third-largest city, according to LendingTree. Increased demand, including from buyers commuting to Front Range employment centers, may be contributing to rising prices. Overall, affordability challenges are reaching well beyond Colorado's major metro areas.
- Colorado's job market is starting to soften. Colorado lost 1,400 jobs in August, unemployment rose to four percent, and labor-force participation dropped to 65.3 percent—the lowest level on record dating back to 1976. A softer job market could keep some buyers and sellers on the sidelines, adding to the slower transaction environment we've already been seeing.
- The University of Colorado System will relocate more than 600 employees to Independence Plaza in downtown Denver in 2027, consolidating from its North Capitol Hill headquarters. CU Denver will host a regional innovation and entrepreneurship hub in 30,000 square feet of the building in partnership with the city, backed by $6 million in public funding, including $4.5 million from the Denver Downtown Development Authority and $1.5 million from Denver Economic Development and Opportunity.
- Denver-based Crusoe closed a $3.9 billion Series F funding round backed by about 108 investors. The artificial intelligence infrastructure company will use the capital to scale its data center development. Crusoe builds and operates data center campuses for OpenAI, Microsoft and Oracle and manufactures modular data center units at a factory under construction in Brighton.
- Metro Denver absorbed 6,760 apartment units in the second quarter, the strongest quarter since 2020, according to Northmarq. Deliveries totaled 5,236 units in the first half of 2026, down 30 percent from the same period last year, with about 10,000 units expected for the full year compared with an annual average of 14,000 from 2021 to 2025. Another 24,797 units are under construction.

National News:

- Real estate is a confidence game, too. A buyer may technically be able to afford a home and still decide not to buy if they're nervous about their job or the economy. Lower confidence could help explain why buyers remain cautious even as more homes become available.
- HOA surveillance cameras are becoming a new consideration for homebuyers, with some viewing them as a security benefit and others as a privacy concern. HOA documents often don't clearly disclose how the technology works, who controls the data or how it may be used.
- Millennial buyers are moving away from oversized lawns, formal dining rooms, plush carpet and other once-premium features. They're favoring flexible spaces, low-maintenance outdoor areas and homes that feel practical rather than showy.
- Large housing and real estate industry groups have joined forces for the "Let America Build" campaign, seeking to educate the public about housing supply constraints and encourage action on zoning and other regulatory reforms aimed at improving the affordability of new home construction.

Mortgage News:

- According to Cotality's Consumer Sentiment Report, the "magic mortgage rate" that would move the majority of buyers across generations into the market is 4.6 percent.
- The Federal Reserve's September 2026 Summary of Economic Projections raised its 2026 GDP growth forecast to 2.3 percent and its core inflation projection to 3.4 percent, while lowering its year-end unemployment forecast to 4.1 percent. The outlook for monetary policy also shifted, with the projected federal funds rate at 4.1 percent for 2026, up from 3.8 percent in June. Rates are projected to remain elevated at 4.1 percent in 2027 and 3.9 percent in 2028.
- Consumer confidence hits a 12-year low. Consumer confidence fell 6.7 points to 81.9 in September, its lowest level since 2014. Consumers are increasingly concerned about prices, jobs and the direction of the economy.

Quick Stats:

- September ended with 13,567 active residential listings, the highest September inventory level since 2011. Inventory increased 3.72 percent from August, compared with an average August-to-September increase of 0.76 percent historically.
- Despite reaching its highest September level in 15 years, inventory remained 10.5 percent below the historical September average of 15,165 listings.
- The growth in inventory was concentrated in attached housing, with attached listings increasing 9.77 percent year-over-year compared with a 1.06 percent increase in detached listings.
- The average number of active residential listings in September was 15,400, based on historical data from 2002 to 2026.
- The record-high number of active residential listings for September was 31,450 in 2006, while the record-low was 3,971 in 2021.

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Expert Opinion on the Denver Metro Residential Real Estate Market

Amanda Snitker
Chair of the DMAR Market Trends Committee and Denver Realtor®

Real estate data always arrives a step behind the market. September's numbers mostly tell us where buyers were in August, and the months ahead will show how they're responding to what September delivered. That gap matters, because in a market that has found its footing over the past four years, understanding where it's going is worth far more than studying where it's been.

After months of drifting, rates finally picked a direction in September, and it wasn't the one buyers wanted. The 30-year fixed rate climbed each week, topping out at about 7.5 percent by the end of the month. Mid-month, the Federal Reserve raised the federal funds rate for the first time since July 2023. Anyone holding out for cheaper financing just watched the Fed move the other way.

It's important to note that September's closings don't yet reflect that shift. Most homes that closed in September went under contract in August, when rates were still hovering around 6.7 percent. Even so, closed sales fell 11.71 percent month-over-month and 21.39 percent year-over-year to 2,849, the fewest September closings on record dating back to 2008. The first real read on September's rate climb comes from pending sales, which slipped 6.07 percent to 2,908, a measured pullback rather than a retreat. The full impact will show up in October and November closings, and softer numbers ahead would not be surprising. Year-to-date, closings trail 2025 by 4.96 percent, a gap that has widened since August.

Rates and policy will keep surprising us, but the Denver market's response to those surprises has become very consistent. Since 2023, year-to-date closings have stayed within roughly six percent of one another, while the overall median price has stayed within about three percent. The year-to-date median close price for detached homes is $650,000, matching each of the past two years. The close-price-to-list-price ratio was 98.45 percent this September, up from 98.32 percent last September, and the median days in the MLS came in at 32, down from 35 year-over-year. Inventory followed its usual seasonal arc, climbing through the summer to 13,567 active listings at month's end.

This consistency shows where the openings are. With 4.76 months of inventory, buyers have more selection and more room to negotiate. Condos and townhomes offer the greatest leverage. With 7.21 months of inventory and a median close price of $365,500, down 6.28 percent year-over-year, the attached segment favors prepared buyers and sellers who price with HOA fees and insurance costs in mind.

As October begins, the fourth quarter tends to reward buyers who keep moving while others wait for a fresh start after the New Year. Active listings typically taper through the fourth quarter, and some sellers will pull their homes for the holidays. Buyers who remain in the market will face less competition than at any other time of year. With rates now in the seven percent range, the conversation has shifted to how to structure the purchase. Rate buydowns, seller-paid concessions and adjustable-rate loans are all on the negotiating table right now, and sellers who build those options into their pricing strategy will find a ready audience.

The real test of September's rate climb comes over the next two months. If the market responds the way it has to every other shift over the past four years, the lesson will be the same one it keeps teaching: the opportunities here don't hinge on rates falling or prices climbing—they belong to the buyers and sellers who keep an eye on where the market is going and have the right people in their corner to get there.

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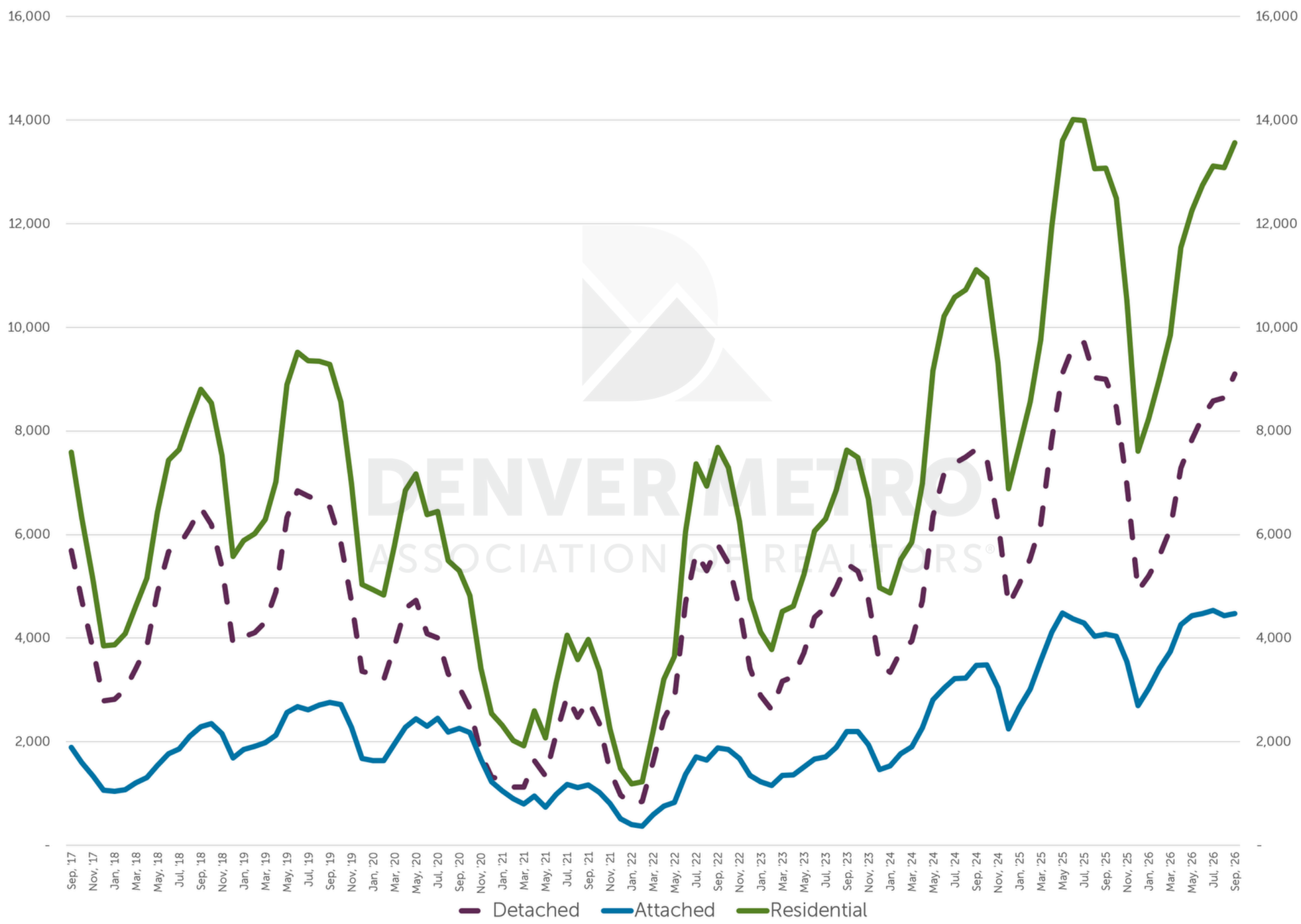
Active Listings at Month's End

DMAR Market Trends | September 2026
Denver Metro Association of Realtors®
Source of MLS Data: REcolorado.com



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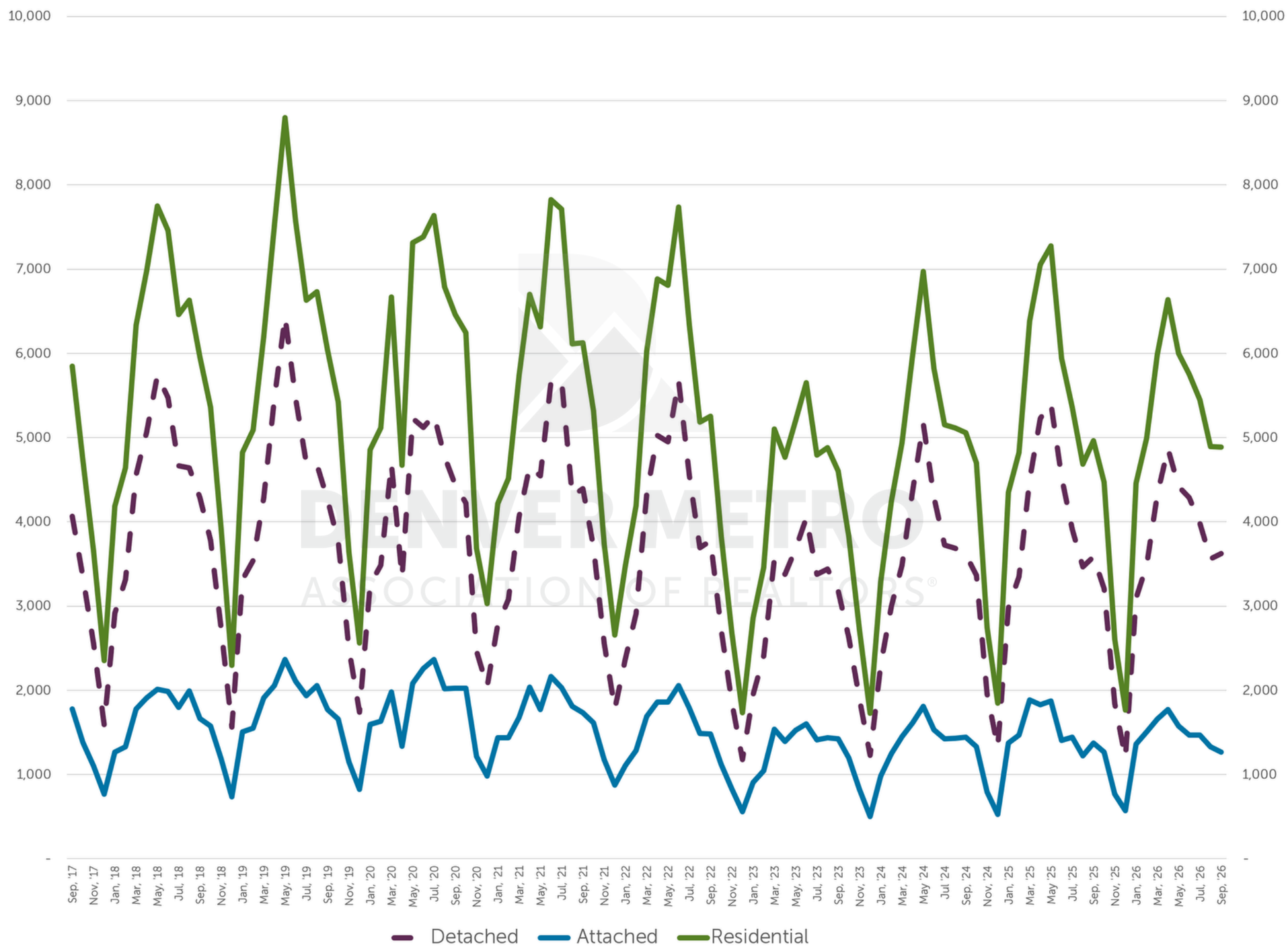
New Listings

DMAR Market Trends | September 2026
Denver Metro Association of Realtors®
Source of MLS Data: REcolorado.com



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Pending Sales

DMAR Market Trends | September 2026
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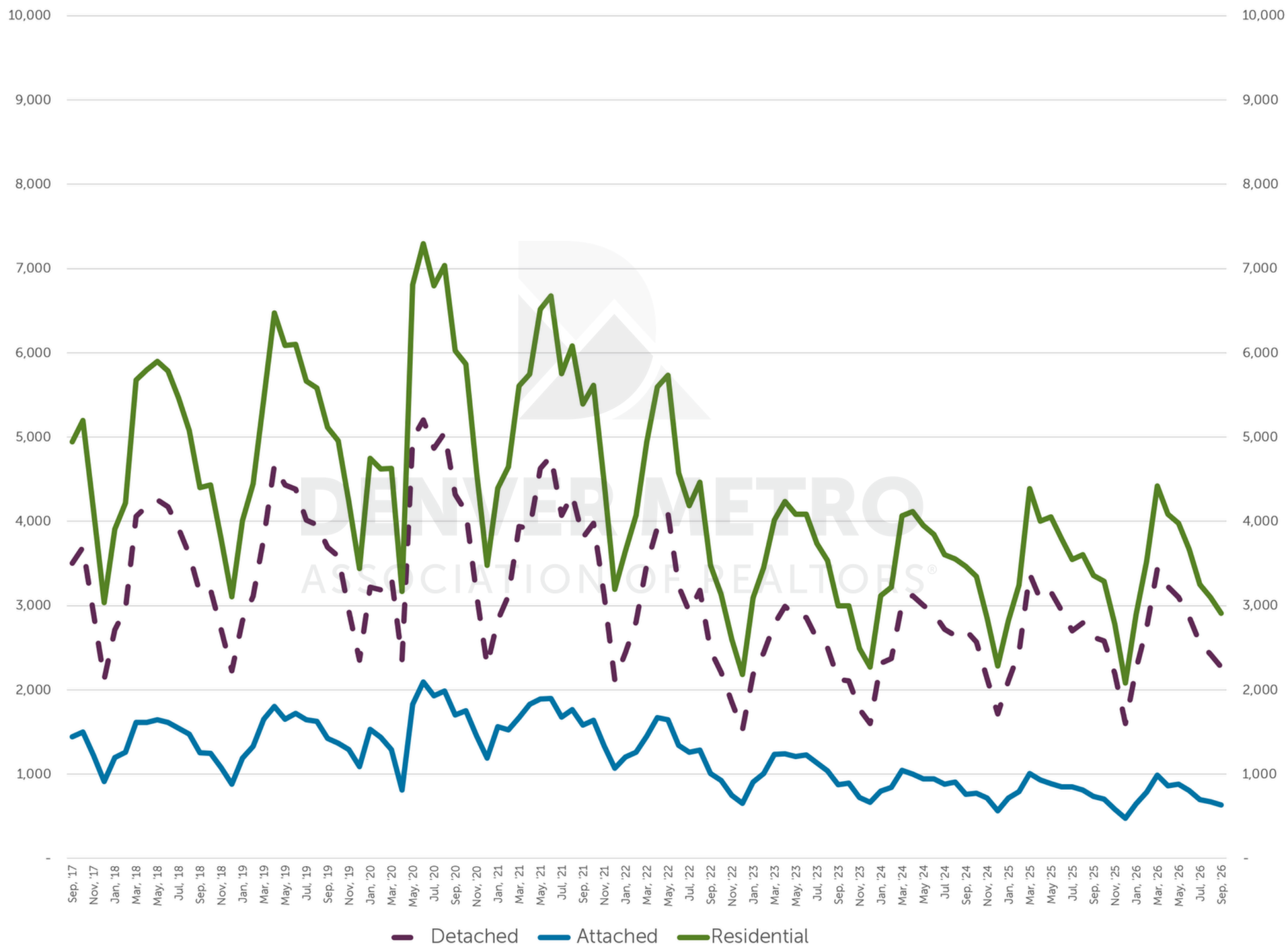
Source of MLS Data: REcolorado.com



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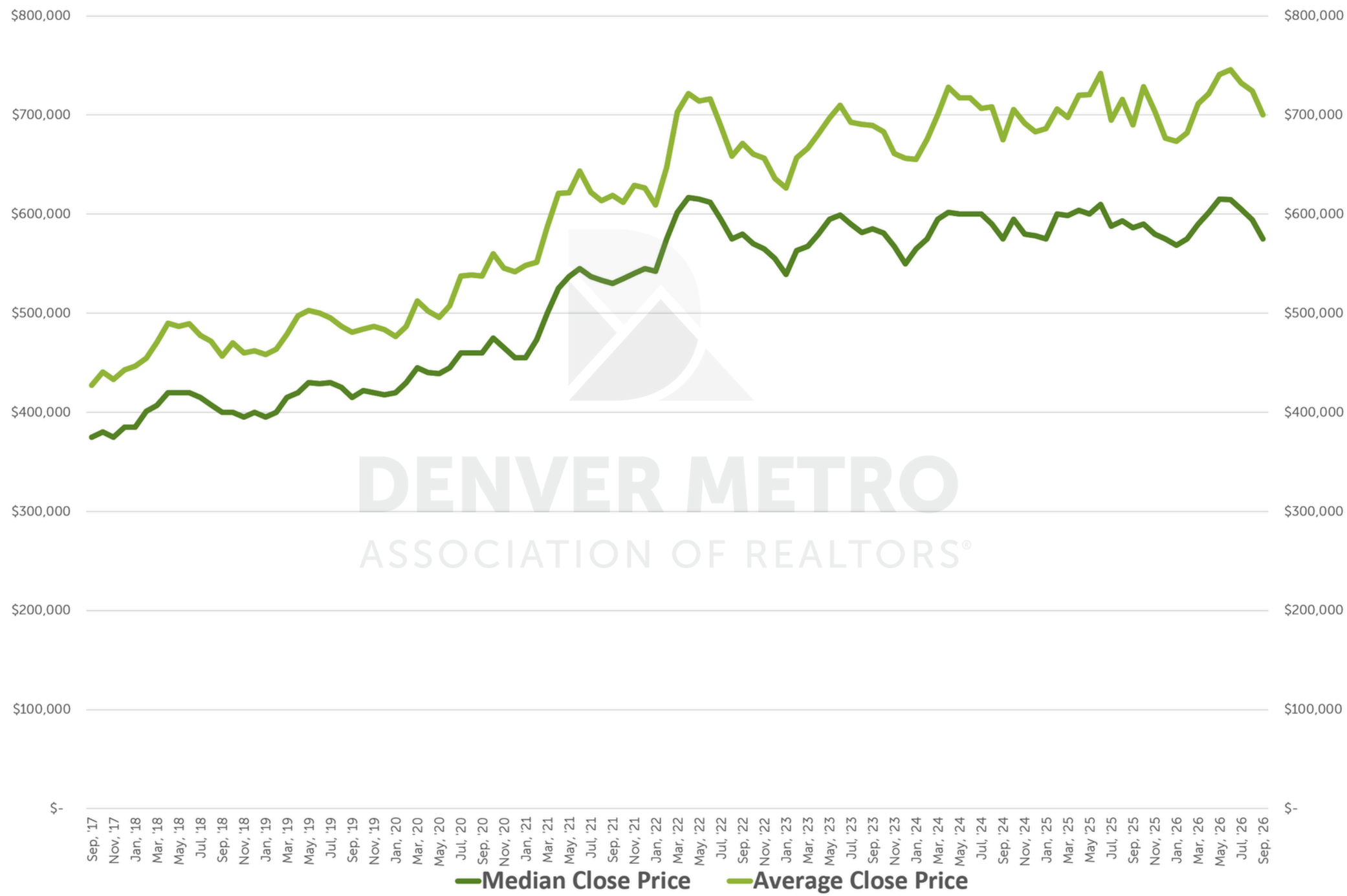
Residential Median + Average Close Price

10-year view

DMAR Market Trends | September 2026
Denver Metro Association of Realtors®
Source of MLS Data: REcolorado.com



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Residential Median + Average Close Price

1-year snapshot

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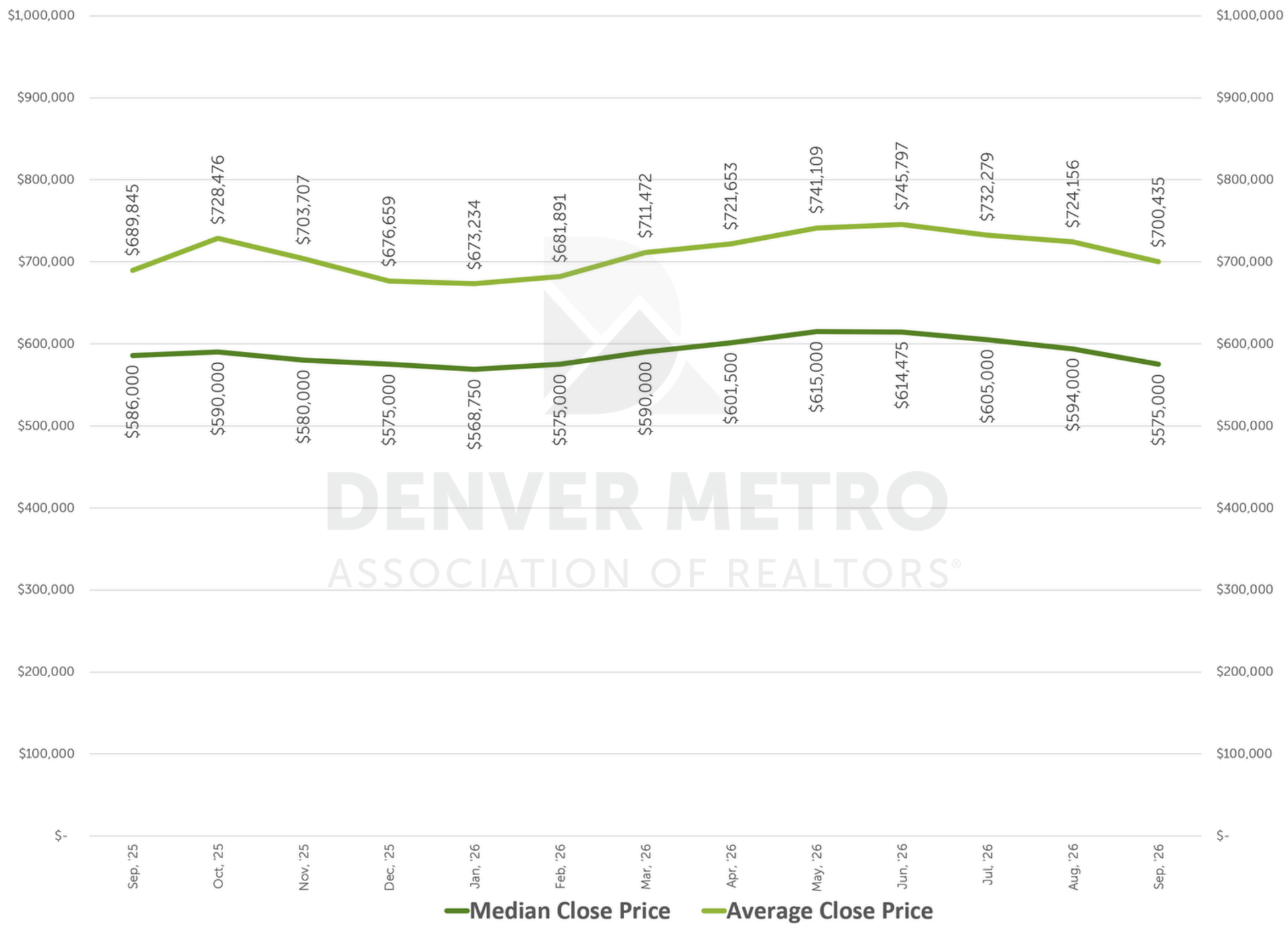
Source of MLS Data: REcolorado.com



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Median Days in MLS

DMAR Market Trends | September 2026
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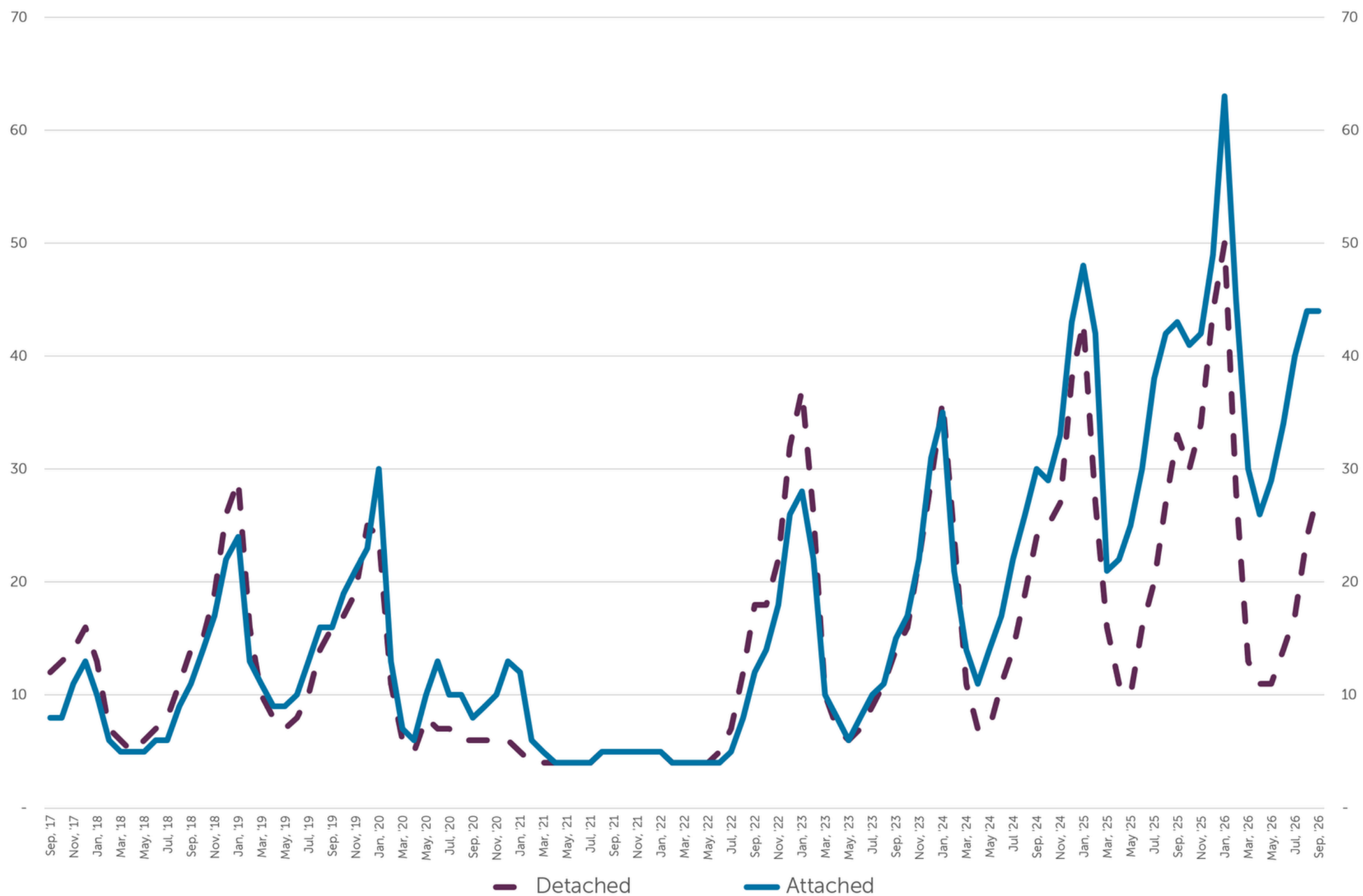
Source of MLS Data: REcolorado.com



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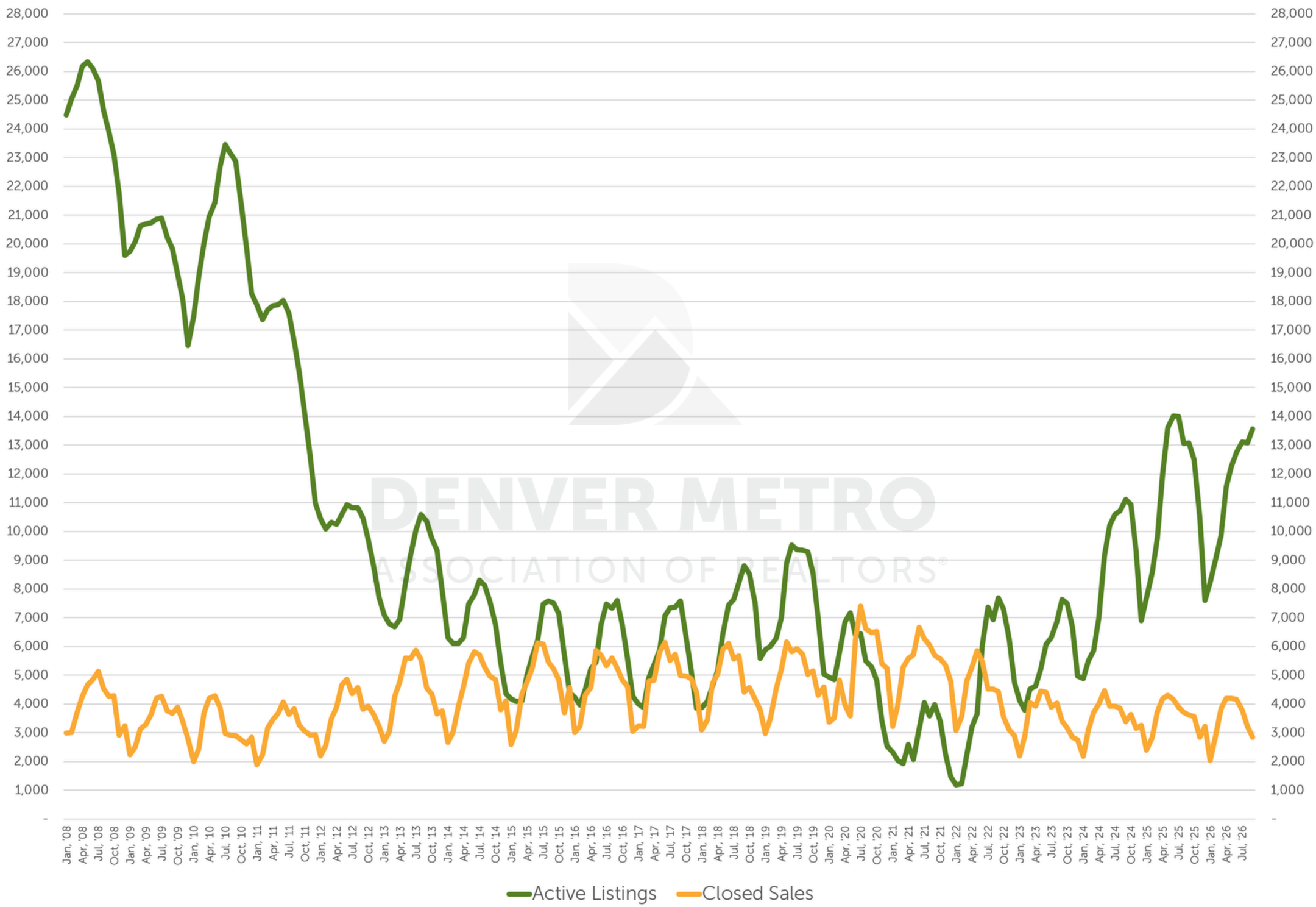
Residential Active Listings + Closed Sales at Month's End

DMAR Market Trends | September 2026
Denver Metro Association of Realtors®
Source of MLS Data: REcolorado.com



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DENVER METRO ASSOCIATION OF REALTORS®

September Data Year-to-Date | 2026 to 2022

	YTD 2026	YTD 2025	YTD 2024	YTD 2023	YTD 2022	'26 vs '25	'26 vs '24	'26 vs '23	'26 vs '22
Residential (Detached + Attached)									
Active Listings at Month's End	13,567	13,074	11,115	7,629	7,683	3.77%	22.06%	77.83%	76.58%
New Listings	49,081	50,836	46,573	41,310	51,925	-3.45%	5.39%	18.81%	-5.48%
Closed	31,180	32,806	32,595	33,255	41,506	-4.96%	-4.34%	-6.24%	-24.88%
Close Price - Average	$ 719,150	$ 709,956	$ 701,764	$ 682,953	$ 687,366	1.30%	2.48%	5.30%	4.62%
Close Price - Median	$ 598,208	$ 595,350	$ 590,415	$ 580,000	$ 595,000	0.48%	1.32%	3.14%	0.54%
Sales Volume	$ 22,423,093,035	$23,290,820,804	$ 22,874,012,635	$ 22,711,605,475	$ 28,529,826,006	-3.73%	-1.97%	-1.27%	-21.40%
Days in MLS - Average	46	44	35	30	14	4.55%	31.43%	53.33%	228.57%
Days in MLS - Median	21	22	15	10	5	-4.55%	40.00%	110.00%	320.00%
Close-Price-to-List-Price Ratio	98.93%	98.91%	99.31%	99.71%	103.20%	0.02%	-0.38%	-0.78%	-4.14%
Detached									
Active Listings at Month's End	9,096	9,001	7,646	5,435	5,798	1.06%	18.96%	67.36%	56.88%
New Listings	35,660	36,963	33,635	30,442	38,685	-3.53%	6.02%	17.14%	-7.82%
Closed	24,399	25,230	24,521	24,452	29,966	-3.29%	-0.50%	-0.22%	-18.58%
Close Price - Average	$ 797,834	$ 790,938	$ 782,088	$ 765,768	$ 776,441	0.87%	2.01%	4.19%	2.76%
Close Price - Median	$ 650,000	$ 650,000	$ 650,000	$ 635,000	$ 650,000	0.00%	0.00%	2.36%	0.00%
Sales Volume	$ 19,466,347,876	$ 19,955,356,071	$ 19,177,580,278	$ 18,724,568,580	$ 23,266,819,950	-2.45%	1.51%	3.96%	-16.33%
Days in MLS - Average	43	41	34	31	14	4.88%	26.47%	38.71%	207.14%
Days in MLS - Median	17	19	14	10	5	-10.53%	21.43%	70.00%	240.00%
Close-Price-to-List-Price Ratio	99.08%	99.01%	99.40%	99.71%	103.23%	0.07%	-0.32%	-0.63%	-4.02%
Attached									
Active Listings at Month's End	4,471	4,073	3,469	2,194	1,885	9.77%	28.88%	103.78%	137.19%
New Listings	13,421	13,873	12,938	10,868	13,240	-3.26%	3.73%	23.49%	1.37%
Closed	6,781	7,576	8,074	8,803	11,540	-10.49%	-16.01%	-22.97%	-41.24%
Close Price - Average	$ 436,034	$ 440,267	$ 457,819	$ 452,918	$ 456,066	-0.96%	-4.76%	-3.73%	-4.39%
Close Price - Median	$ 385,000	$ 395,000	$ 405,000	$ 400,000	$ 405,000	-2.53%	-4.94%	-3.75%	-4.94%
Sales Volume	$ 2,956,745,159	$ 3,335,464,733	$ 3,696,432,357	$ 3,987,036,895	$ 5,263,006,056	-11.35%	-20.01%	-25.84%	-43.82%
Days in MLS - Average	60	54	37	27	13	11.11%	62.16%	122.22%	361.54%
Days in MLS - Median	37	33	19	10	4	12.12%	94.74%	270.00%	825.00%
Close-Price-to-List-Price Ratio	98.43%	98.59%	99.05%	99.71%	103.12%	-0.16%	-0.63%	-1.28%	-4.55%

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DENVER METRO ASSOCIATION OF REALTORS®

Months of Inventory

Price Range	Detached			Attached		
	Closed	Active	MOI	Closed	Active	MOI
$0 to $299,999	38	87	2.29	182	1,507	8.28
$300,000 to $499,999	500	1,849	3.70	291	1,886	6.48
$500,000 to $749,999	925	3,630	3.92	109	756	6.94
$750,000 to $999,999	403	1,686	4.18	19	182	9.58
$1,000,000 to $1,499,999	220	957	4.35	12	83	6.92
$1,500,000 to $1,999,999	68	366	5.38	4	21	5.25
$2,000,000 and over	75	521	6.95	3	36	12.00
TOTALS	2,229	9,096	4.08	620	4,471	7.21

Month-Over-Month

Price Range	Detached		% change	Attached		% change
	Closed Sep. 2026	Closed Aug. 2026		Closed Sep. 2026	Closed Aug. 2026	
$0 to $299,999	38	35	8.57%	182	188	-3.19%
$300,000 to $499,999	500	509	-1.77%	291	340	-14.41%
$500,000 to $749,999	925	1,072	-13.71%	109	121	-9.92%
$750,000 to $999,999	403	465	-13.33%	19	20	-5.00%
$1,000,000 to $1,499,999	220	271	-18.82%	12	11	9.09%
$1,500,000 to $1,999,999	68	93	-26.88%	4	3	33.33%
$2,000,000 and over	75	93	-19.35%	3	6	-50.00%
TOTALS	2,229	2,538	-12.17%	620	689	-10.01%

Year-Over-Year

Price Range	Detached		% change	Attached		% change
	YTD Sep. 2026	YTD Sep. 2025		YTD Sep. 2026	YTD Sep. 2025	
$0 to $299,999	267	213	25.35%	1,781	1,730	2.95%
$300,000 to $499,999	4,797	4,567	5.04%	3,252	3,810	-14.65%
$500,000 to $749,999	10,472	11,374	-7.93%	1,298	1,550	-16.26%
$750,000 to $999,999	4,615	4,903	-5.87%	249	297	-16.16%
$1,000,000 to $1,499,999	2,559	2,580	-0.81%	132	125	5.60%
$1,500,000 to $1,999,999	870	828	5.07%	39	37	5.41%
$2,000,000 and over	819	765	7.06%	30	27	11.11%
TOTALS	24,399	25,230	-3.29%	6,781	7,576	-10.49%

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Breakdown by Price Range

Michelle Schwinghammer
Member of the DMAR
Market Trends Committee
and Denver Realtor®

Properties sold for $1 million or more
Football is officially back, Colorado's aspens are aglow and apparently so is Denver's luxury real estate market. While the broader market is under pressure, and Colorado just ranked number one nationwide for price cuts, the $1 million+ segment is telling a different story.

While year-to-date sales across the metro area were down 4.96 percent, sales in the $1 million+ segment were up 1.99 percent, with 4,449 closed sales so far. Sales volume in this segment was also up 3.17 percent, reaching $7.30 billion, barely shy of its 2022 peak. In September, new listings in this segment jumped 12.15 percent month-over-month, suggesting increased seller confidence. Buyers within the segment aren't exactly taking the scenic route either. $1 million+ listings spent a median of just 21 days in the MLS in September, compared with 32 days across the broader market. Detached homes moved even faster, selling in a median of 19 days.

Attached properties across the broader Denver Metro market continue to struggle, yet the $1 million+ segment is bucking that trend. Year-to-date closed sales for attached homes in the $1 million+ segment were up 6.35 percent, with homes selling in a median of 23 days in the MLS. And that strength isn't confined to just one section of this market. Sales are up across all three luxury attached segments analyzed in the report: 5.60 percent in the $1 million to $1.5 million range; 5.41 percent in the $1.5 million to $2 million range; and 11.11 percent in the $2 million+ range. That's not a random signal—it's a message.

But enough with percentages. Let's look at sales. The highest single-family detached sale was "The Garden House" in Castle Rock. This four-bedroom, six-bath estate in Castle Pines Village spans more than 10,000 square feet. It sold for $7.4 million after 44 days on the market in a cash deal. The highest attached sale was in Cherry Creek North at 500 Adams Street. The four-bedroom, seven-bath custom-built townhome spans 6,060 square feet and features a three-car garage and a private elevator. It spent just eight days in the MLS before selling for $4.3 million in cash.

When you have room to maneuver, you can make a move—and right now, Denver's $1 million+ market has plenty of it. While lower price segments struggle, this segment isn't waiting for conditions to improve. It's capitalizing on the opportunities already in front of it.

Brad Colburn
Member of the DMAR
Market Trends Committee
and Denver Realtor®

Properties sold between $750,000 and $999,999
We all have a tendency to look backward at the market—where it has been and how it got here. In today's climate, however, our energy is better spent understanding the market we are in now and where it may be headed. We can't control the market, but we can educate ourselves, interpret the data and work towards acceptance that this may be the market we're in for the foreseeable future.

Just like the overall market, the $750,000 to $999,999 segment continues to show a clear difference between the attached and detached markets. The detached market improved slightly, with median days in MLS declining by one day to 24. Meanwhile, the attached market added 20 days—an increase of 48.78 percent. That continues to highlight the challenges facing attached properties.

One positive sign is that the number of attached units going under contract remained unchanged from August to September, showing some consistency despite the broader slowdown. It would be easy to attribute the market's softness entirely to seasonal trends. The numbers suggest there is more at play. In the $750,000 to $999,999 segment, pending transactions declined 8.49 percent in September, while closed transactions fell 12.99 percent. Compared to a year ago, the declines were even more significant: pending transactions were down 24.96 percent and closings were down 23.27 percent.

These numbers suggest that interest rates and elevated inventory continue to weigh on the market and contribute to the ongoing reduction in closed transactions. The $500,000 to $749,999 segment continues to lead the market in closings. We might expect many of those sellers to be move-up buyers into the $750,000 to $999,999 range, but the sluggish number of closings in this segment tells a different story.

With 4.76 months of inventory, sellers need to be especially thoughtful about both presentation and pricing. In today's market, pricing for the future—not the past—is critical. The question isn't simply, "What did homes sell for?" but rather, "Where is the market headed, and where does this property need to be priced to compete?" Strategy also becomes increasingly important as buyers have more choices and listings continue to come to market. Understanding financing options, seller credits and the advantages available to today's buyers—while simultaneously managing seller expectations—is where Realtors® can provide real value.

The market may be different than it was a few years ago, but be careful what you wish for. The fundamentals of good real estate representation haven't changed: understand the data, anticipate where the market is going and help our clients make decisions based on where the market is today and where it's headed—not where it used to be.

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Breakdown by Price Range

Christina Ray
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Market Trends Committee
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Properties sold between $500,000 and $749,999
More than one out of every three new listings this year has fallen within the $500,000 to $749,999 price range. With 17,521 new listings year-to-date, this segment represents 35.70 percent of all new inventory and nearly one-third (31.98 percent) of total sales volume. When this much market activity is concentrated in one price range, understanding what is happening within it becomes essential to understanding the market as a whole.

The year-over-year numbers reinforce the importance of working with the market we have today rather than waiting for the market we remember. Compared to September 2025, new listings were down 5.14 percent, closed sales were down 29.56 percent, average days in MLS were up 8.51 percent and sales volume declined 29.74 percent. September was also the second-lowest month for new listings this year and the lowest in six months, suggesting continued seller hesitation. Interest rates and broader economic factors continue to heavily influence behavior on both sides of the transaction and this segment is one of the most affected by those factors.

On paper, this segment leads the market with a 99.36 percent close-price-to-list-price ratio year-to-date. That number deserves context, however, because it does not account for seller concessions. Buyers may be negotiating value through closing-cost credits, rate buydowns, repairs or other concessions rather than through purchase price alone. As Realtors®, understanding and communicating what is happening beyond the headline numbers is increasingly important when setting expectations around pricing, affordability and negotiating leverage.

Perhaps the bigger takeaway is that this isn't a market we should simply be waiting to "get through." We are navigating a combination we haven't experienced at this level: home prices at historic highs alongside mortgage rates hovering around seven percent. Comparing today's market to the historically low-rate years is like using yesterday's weather forecast to plan for today. It provides context, but it doesn't change the conditions we're navigating.

Our opportunity as Realtors® is to adapt rather than wait. That means sharpening our skills, understanding financing and affordability strategies, pricing properties for today's buyer and helping our clients recognize opportunities that may look different than they did several years ago. The market isn't waiting for the past to return, and neither should we. Our value is in understanding the conditions in front of us, anticipating where the market is headed and helping our buyers and sellers make informed, confident decisions within it.

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	Sep. 2026	Aug. 2026	Sep. 2025	Month-Over-Month	Year-Over-Year
Residential (Detached + Attached)					
New Listings	720	642	714	12.15%	0.84%
Pending	418	444	467	-5.86%	-10.49%
Closed	382	477	425	-19.92%	-10.12%
Sales Volume	$ 633,611,459	$ 800,525,378	$ 693,825,916	-20.85%	-8.68%
Days in MLS - Average	44	49	57	-10.20%	-22.81%
Days in MLS - Median	21	24	40	-12.50%	-47.50%
Close-Price-to-List-Price Ratio	97.80%	97.63%	97.15%	0.17%	0.67%
PSF Total	$ 382	$ 377	$ 374	1.33%	2.14%
Detached					
New Listings	676	605	664	11.74%	1.81%
Pending	394	423	443	-6.86%	-11.06%
Closed	363	457	404	-20.57%	-10.15%
Sales Volume	$ 602,787,687	$ 766,576,055	$ 667,162,078	-21.37%	-9.65%
Days in MLS - Average	43	46	55	-6.52%	-21.82%
Days in MLS - Median	19	23	40	-17.39%	-52.50%
Close-Price-to-List-Price Ratio	97.91%	97.77%	97.21%	0.14%	0.72%
PSF Total	$ 373	$ 369	$ 365	1.08%	2.19%
Attached					
New Listings	44	37	50	18.92%	-12.00%
Pending	24	21	24	14.29%	0.00%
Closed	19	20	21	-5.00%	-9.52%
Sales Volume	$ 30,823,772	$ 33,949,323	$ 26,663,838	-9.21%	15.60%
Days in MLS - Average	57	99	91	-42.42%	-37.36%
Days in MLS - Median	40	59	32	-32.20%	25.00%
Close-Price-to-List-Price Ratio	95.66%	94.36%	95.87%	1.38%	-0.22%
PSF Total	$ 562	$ 559	$ 541	0.54%	3.88%

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DENVER METRO ASSOCIATION OF REALTORS®

	YTD 2026	YTD 2025	YTD 2024	YTD 2023	YTD 2022	'26 vs '25	'26 vs '24	'26 vs '23	'26 vs '22
Residential (Detached + Attached)									
New Listings	7,020	7,289	6,451	5,446	5,866	-3.69%	8.82%	28.90%	19.67%
Pending	4,428	4,366	4,105	3,610	4,174	1.42%	7.87%	22.66%	6.09%
Closed	4,449	4,362	4,105	3,716	4,795	1.99%	8.38%	19.73%	-7.22%
Sales Volume	$ 7,303,081,087	$ 7,078,717,771	$ 6,605,360,100	$ 6,094,389,643	$ 7,577,043,439	3.17%	10.56%	19.83%	-3.62%
Days in MLS - Average	45	45	41	34	19	0.00%	9.76%	32.35%	136.84%
Days in MLS - Median	16	18	15	10	5	-11.11%	6.67%	60.00%	220.00%
Close-Price-to-List-Price Ratio	98.31%	98.09%	98.39%	99.06%	103.98%	0.22%	-0.08%	-0.76%	-5.45%
PSF Total	$ 381	$ 379	$ 379	$ 387	$ 392	0.53%	0.53%	-1.55%	-2.81%
Detached									
New Listings	6,612	6,876	6,032	5,037	5,446	-3.84%	9.62%	31.27%	21.41%
Pending	4,224	4,175	3,879	3,369	3,898	1.17%	8.89%	25.38%	8.36%
Closed	4,248	4,173	3,867	3,467	4,496	1.80%	9.85%	22.53%	-5.52%
Sales Volume	$ 6,987,402,162	$ 6,787,944,016	$ 6,224,592,852	$ 5,712,576,228	$ 7,123,838,921	2.94%	12.25%	22.32%	-1.92%
Days in MLS - Average	45	45	40	33	18	0.00%	12.50%	36.36%	150.00%
Days in MLS - Median	15	18	15	9	5	-16.67%	0.00%	66.67%	200.00%
Close-Price-to-List-Price Ratio	98.35%	98.12%	98.42%	99.15%	104.17%	0.23%	-0.07%	-0.81%	-5.59%
PSF Total	$ 373	$ 369	$ 368	$ 372	$ 376	1.08%	1.36%	0.27%	-0.80%
Attached									
New Listings	408	413	419	409	420	-1.21%	-2.63%	-0.24%	-2.86%
Pending	204	191	226	241	276	6.81%	-9.73%	-15.35%	-26.09%
Closed	201	189	238	249	299	6.35%	-15.55%	-19.28%	-32.78%
Sales Volume	$ 315,678,925	$ 290,773,755	$ 380,767,248	$ 381,813,415	$ 453,204,518	8.57%	-17.09%	-17.32%	-30.35%
Days in MLS - Average	54	52	52	46	40	3.85%	3.85%	17.39%	35.00%
Days in MLS - Median	23	20	18	14	6	15.00%	27.78%	64.29%	283.33%
Close-Price-to-List-Price Ratio	97.34%	97.38%	97.85%	97.82%	101.12%	-0.04%	-0.52%	-0.49%	-3.74%
PSF Total	$ 550	$ 596	$ 564	$ 586	$ 620	-7.72%	-2.48%	-6.14%	-11.29%

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	Sep. 2026	Aug. 2026	Sep. 2026	Month-Over-Month	Year-Over-Year
Residential (Detached + Attached)					
New Listings	744	747	761	-0.40%	-2.23%
Pending	442	483	589	-8.49%	-24.96%
Closed	422	485	550	-12.99%	-23.27%
Sales Volume	$ 357,669,577	$ 413,527,379	$ 465,930,080	-13.51%	-23.24%
Days in MLS - Average	47	43	50	9.30%	-6.00%
Days in MLS - Median	26	25	36	4.00%	-27.78%
Close-Price-to-List-Price Ratio	98.56%	99.06%	98.40%	-0.50%	0.16%
PSF Total	$ 279	$ 274	$ 278	1.82%	0.36%
Detached					
New Listings	685	683	694	0.29%	-1.30%
Pending	418	459	552	-8.93%	-24.28%
Closed	403	465	516	-13.33%	-21.90%
Sales Volume	$ 341,872,427	$ 396,890,504	$ 437,213,104	-13.86%	-21.81%
Days in MLS - Average	46	43	50	6.98%	-8.00%
Days in MLS - Median	24	25	35	-4.00%	-31.43%
Close-Price-to-List-Price Ratio	98.61%	99.12%	98.44%	-0.51%	0.17%
PSF Total	$ 272	$ 268	$ 269	1.49%	1.12%
Attached					
New Listings	59	64	67	-7.81%	-11.94%
Pending	24	24	37	0.00%	-35.14%
Closed	19	20	34	-5.00%	-44.12%
Sales Volume	$ 15,797,150	$ 16,636,875	$ 28,716,976	-5.05%	-44.99%
Days in MLS - Average	68	59	58	15.25%	17.24%
Days in MLS - Median	61	41	50	48.78%	22.00%
Close-Price-to-List-Price Ratio	97.35%	97.61%	97.67%	-0.27%	-0.33%
PSF Total	$ 418	$ 413	$ 420	1.21%	-0.48%

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DENVER METRO ASSOCIATION OF REALTORS®

	YTD 2026	YTD 2025	YTD 2024	YTD 2023	YTD 2022	'26 vs '25	'26 vs '24	'26 vs '23	'26 vs '22
Residential (Detached + Attached)									
New Listings	7,513	8,139	7,536	6,495	8,015	-7.69%	-0.31%	15.67%	-6.26%
Pending	5,069	5,403	5,328	5,015	6,043	-6.18%	-4.86%	1.08%	-16.12%
Closed	4,864	5,200	5,078	4,826	6,395	-6.46%	-4.21%	0.79%	-23.94%
Sales Volume	$ 4,144,683,881	$ 4,424,262,273	$ 4,308,683,024	$ 4,087,173,881	$ 5,416,016,582	-6.32%	-3.81%	1.41%	-23.47%
Days in MLS - Average	42	41	35	31	15	2.44%	20.00%	35.48%	180.00%
Days in MLS - Median	16	19	13	11	5	-15.79%	23.08%	45.45%	220.00%
Close-Price-to-List-Price Ratio	99.15%	99.09%	99.55%	99.68%	103.48%	0.06%	-0.40%	-0.53%	-4.18%
PSF Total	$ 282	$ 283	$ 287	$ 286	$ 300	-0.35%	-1.74%	-1.40%	-6.00%
Detached									
New Listings	6,953	7,525	6,905	5,982	7,440	-7.60%	0.70%	16.23%	-6.55%
Pending	4,803	5,093	4,969	4,659	5,604	-5.69%	-3.34%	3.09%	-14.29%
Closed	4,615	4,903	4,740	4,468	5,864	-5.87%	-2.64%	3.29%	-21.30%
Sales Volume	$ 3,935,468,202	$ 4,172,942,031	$ 4,023,522,086	$ 3,786,192,012	$ 4,968,473,305	-5.69%	-2.19%	3.94%	-20.79%
Days in MLS - Average	41	40	34	31	15	2.50%	20.59%	32.26%	173.33%
Days in MLS - Median	16	18	13	11	5	-11.11%	23.08%	45.45%	220.00%
Close-Price-to-List-Price Ratio	99.21%	99.13%	99.56%	99.70%	103.57%	0.08%	-0.35%	-0.49%	-4.21%
PSF Total	$ 276	$ 275	$ 276	$ 274	$ 285	0.36%	0.00%	0.73%	-3.16%
Attached									
New Listings	560	614	631	513	575	-8.79%	-11.25%	9.16%	-2.61%
Pending	266	310	359	356	439	-14.19%	-25.91%	-25.28%	-39.41%
Closed	249	297	338	358	531	-16.16%	-26.33%	-30.45%	-53.11%
Sales Volume	$ 209,215,679	$ 251,320,242	$ 285,160,938	$ 300,981,869	$ 447,543,277	-16.75%	-26.63%	-30.49%	-53.25%
Days in MLS - Average	57	57	44	32	23	0.00%	29.55%	78.13%	147.83%
Days in MLS - Median	29	29	14	11	5	0.00%	107.14%	163.64%	480.00%
Close-Price-to-List-Price Ratio	97.99%	98.44%	99.31%	99.53%	102.48%	-0.46%	-1.33%	-1.55%	-4.38%
PSF Total	$ 402	$ 426	$ 439	$ 444	$ 463	-5.63%	-8.43%	-9.46%	-13.17%

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	Sep. 2026	Aug. 2026	Sep. 2026	Month-Over-Month	Year-Over-Year
Residential (Detached + Attached)					
New Listings	1,736	1,711	1,830	1.46%	-5.14%
Pending	1,029	1,078	1,261	-4.55%	-18.40%
Closed	1,034	1,193	1,468	-13.33%	-29.56%
Sales Volume	$ 627,079,064	$ 724,860,409	$ 892,515,105	-13.49%	-29.74%
Days in MLS - Average	51	41	47	24.39%	8.51%
Days in MLS - Median	33	25	33	32.00%	0.00%
Close-Price-to-List-Price Ratio	98.97%	99.07%	98.88%	-0.10%	0.09%
PSF Total	$ 264	$ 267	$ 267	-1.12%	-1.12%
Detached					
New Listings	1,493	1,465	1,535	1.91%	-2.74%
Pending	925	968	1,107	-4.44%	-16.44%
Closed	925	1,072	1,309	-13.71%	-29.34%
Sales Volume	$ 564,154,777	$ 655,283,376	$ 799,253,830	-13.91%	-29.41%
Days in MLS - Average	50	40	47	25.00%	6.38%
Days in MLS - Median	32	25	32	28.00%	0.00%
Close-Price-to-List-Price Ratio	99.03%	99.14%	98.92%	-0.11%	0.11%
PSF Total	$ 257	$ 260	$ 258	-1.15%	-0.39%
Attached					
New Listings	243	246	295	-1.22%	-17.63%
Pending	104	110	154	-5.45%	-32.47%
Closed	109	121	159	-9.92%	-31.45%
Sales Volume	$ 62,924,287	$ 69,577,033	$ 93,261,275	-9.56%	-32.53%
Days in MLS - Average	60	49	54	22.45%	11.11%
Days in MLS - Median	33	34	42	-2.94%	-21.43%
Close-Price-to-List-Price Ratio	98.44%	98.48%	98.57%	-0.04%	-0.13%
PSF Total	$ 322	$ 327	$ 339	-1.53%	-5.01%

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DENVER METRO ASSOCIATION OF REALTORS®

	YTD 2026	YTD 2025	YTD 2024	YTD 2023	YTD 2022	'26 vs '25	'26 vs '24	'26 vs '23	'26 vs '22
Residential (Detached + Attached)									
New Listings	17,521	18,727	17,913	16,163	21,294	-6.44%	-2.19%	8.40%	-17.72%
Pending	11,759	12,792	13,245	13,391	16,412	-8.08%	-11.22%	-12.19%	-28.35%
Closed	11,770	12,924	13,275	13,593	17,411	-8.93%	-11.34%	-13.41%	-32.40%
Sales Volume	$ 7,171,946,257	$ 7,869,494,686	$ 8,058,804,348	$ 8,260,171,186	$10,622,399,032	-8.86%	-11.00%	-13.17%	-32.48%
Days in MLS - Average	42	41	34	32	14	2.44%	23.53%	31.25%	200.00%
Days in MLS - Median	19	21	14	11	5	-9.52%	35.71%	72.73%	280.00%
Close-Price-to-List-Price Ratio	99.36%	99.37%	99.71%	99.92%	103.25%	-0.01%	-0.35%	-0.56%	-3.77%
PSF Total	$ 271	$ 276	$ 280	$ 277	$ 294	-1.81%	-3.21%	-2.17%	-7.82%
Detached									
New Listings	15,005	15,891	14,999	13,814	18,558	-5.58%	0.04%	8.62%	-19.15%
Pending	10,454	11,252	11,497	11,611	14,247	-7.09%	-9.07%	-9.96%	-26.62%
Closed	10,472	11,374	11,538	11,790	14,923	-7.93%	-9.24%	-11.18%	-29.83%
Sales Volume	$ 6,407,461,251	$ 6,958,378,963	$ 7,044,832,685	$ 7,195,541,205	$ 9,154,602,935	-7.92%	-9.05%	-10.95%	-30.01%
Days in MLS - Average	41	40	33	32	14	2.50%	24.24%	28.13%	192.86%
Days in MLS - Median	18	20	14	11	5	-10.00%	28.57%	63.64%	260.00%
Close-Price-to-List-Price Ratio	99.44%	99.44%	99.76%	99.96%	103.28%	0.00%	-0.32%	-0.52%	-3.72%
PSF Total	$ 264	$ 268	$ 271	$ 266	$ 281	-1.49%	-2.58%	-0.75%	-6.05%
Attached									
New Listings	2,516	2,836	2,914	2,349	2,736	-11.28%	-13.66%	7.11%	-8.04%
Pending	1,305	1,540	1,748	1,780	2,165	-15.26%	-25.34%	-26.69%	-39.72%
Closed	1,298	1,550	1,737	1,803	2,488	-16.26%	-25.27%	-28.01%	-47.83%
Sales Volume	$ 764,485,006	$ 911,115,723	$ 1,013,971,663	$ 1,064,629,981	$ 1,467,796,097	-16.09%	-24.60%	-28.19%	-47.92%
Days in MLS - Average	55	48	41	36	15	14.58%	34.15%	52.78%	266.67%
Days in MLS - Median	33	30	19	14	4	10.00%	73.68%	135.71%	725.00%
Close-Price-to-List-Price Ratio	98.64%	98.88%	99.34%	99.69%	103.07%	-0.24%	-0.70%	-1.05%	-4.30%
PSF Total	$ 331	$ 337	$ 342	$ 354	$ 367	-1.78%	-3.22%	-6.50%	-9.81%

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Spotlight on Mortgages

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Local Politics and the Impact on the Denver Mortgage Industry
Denver's mortgage market is shaped by much more than interest rates and economic conditions. In recent years, local political decisions surrounding housing affordability, zoning reform, property taxes and development regulations are having a direct impact on homebuyers, lenders, real estate professionals and mortgage originators. Understanding these political influences is essential for anyone involved in Denver's housing market.

Affordable Housing
One of the most significant political issues affecting mortgages in Denver is the city's focus on affordable housing, according to denvergov.org. The City and County of Denver expanded its affordable housing efforts through the Expanding Housing Affordability (EHA) policy, which requires many residential developments to include affordable housing options or contribute funding toward affordable housing programs. City leaders have stated that the policy is intended to ensure that as new housing is built, affordable housing opportunities grow alongside market-rate inventory.

From a mortgage perspective, affordable housing initiatives can create new opportunities for first-time homebuyers through down payment assistance programs and workforce housing initiatives. At the same time, additional development requirements may increase construction costs, which can influence home prices and ultimately affect mortgage affordability for borrowers.

Zoning Reform
Another major political factor is zoning reform. Denver officials have actively pursued policies aimed at increasing housing density through initiatives such as "Unlocking Housing Choices." The proposal[1] seeks to encourage more duplexes, triplexes, accessory dwelling units and other forms of middle housing throughout the city. Denver planners have noted that expanding housing choices can help address supply shortages and improve affordability over time.

Property Tax Policy
Property taxes represent another area where politics and mortgages intersect. Colorado lawmakers continue to adjust property tax policies to balance homeowner relief with funding for schools and local governments.[2,3] Legislative changes to assessment rates and tax classifications can significantly impact housing affordability because property taxes are included in a borrower's monthly mortgage payment. Changes in tax obligations can affect debt-to-income ratios and purchasing power, influencing how much home buyers can afford.

Local revenue measures also play an important role. Denver voters and city leaders have increasingly used tax initiatives to fund housing and community programs. For example, the city referred a measure to voters in 2024 titled Ballot Issue 2R.[4] The measure would have generated $100 million a year dedicated to affordable housing development and related housing support services. It did not pass by a narrow margin.

Looking ahead, Denver's housing industry will remain closely tied to local political decisions. Policies that successfully expand housing supply, improve affordability and create stable tax environments are likely to support a healthier mortgage market. For real estate professionals, staying informed about Denver's political landscape is now just as important as monitoring interest rate trends, because local government decisions increasingly shape the future of homeownership in our city.

1. Denvergov.org, Unlocking Housing Choices, Proposed Strategy Updates, City Council Budget & Policy Committee and Planning Board, September 2026
2. SB26-116 Property Tax Modifications | Colorado General Assembly, Property Tax Modifications
3. SB26-046 Property Tax Administrative Procedures | Colorado General Assembly, Property Tax Administrative Procedures
4. Ballot Issue 2R: Denver voters reject affordable housing sales tax - The Colorado Sun, November 11, 2024, by Brian Eason.

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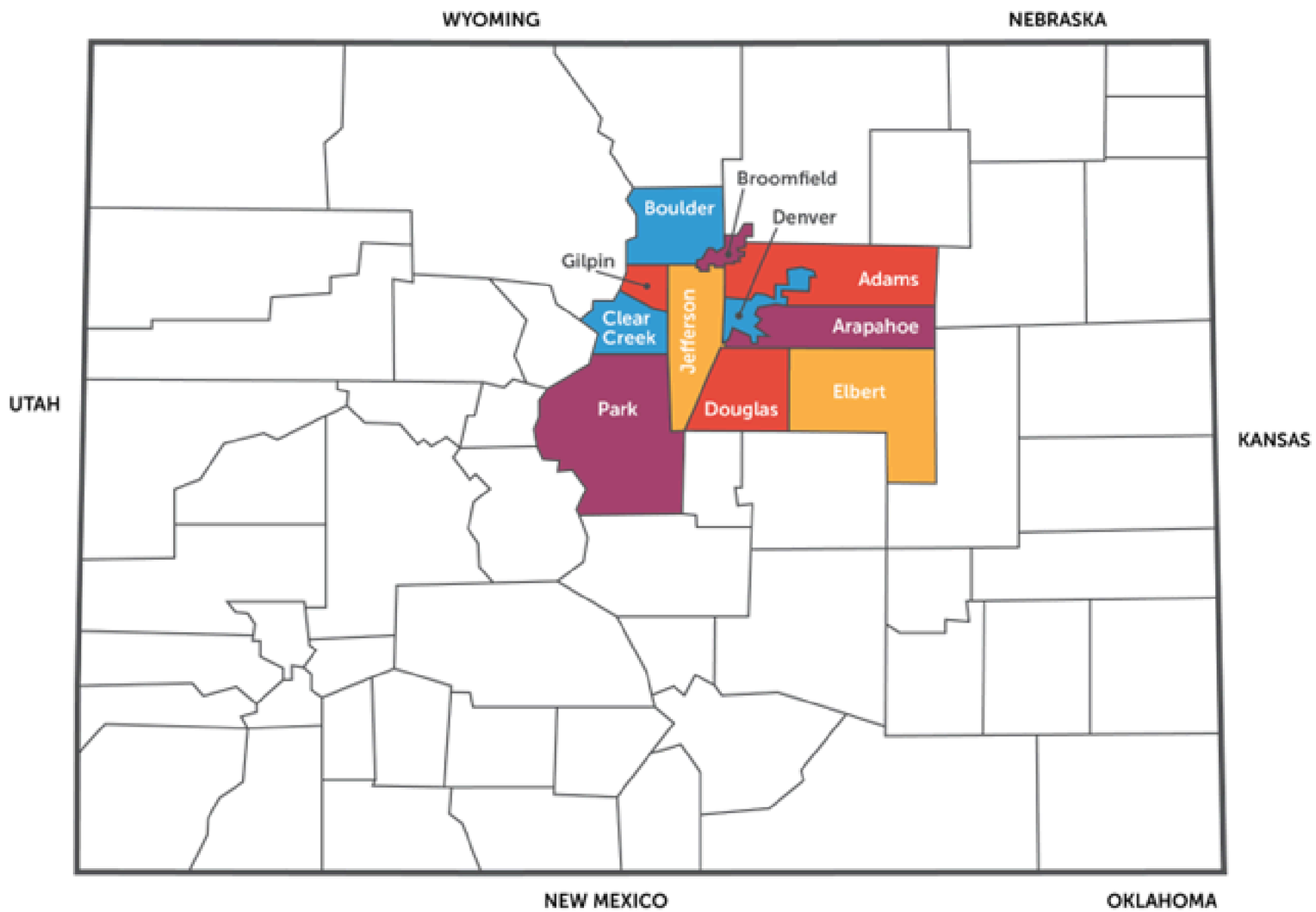
11-County Map

This report, according to recent data provided by the Denver Metro Association of Realtors® Market Trends Committee, showcases the market transactions encompassing the 11 counties of the Denver Metro Area (Adams, Arapahoe, Boulder, Broomfield, Clear Creek, Denver, Douglas, Elbert, Gilpin, Jefferson and Park).



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Glossary

Active Listings: The number of properties available for sale at the end of a reported period. The availability of homes for sale has a big impact on supply and demand dynamics and home prices.

Attached Home: A structure that shares a common wall or walls with another unit. Examples include townhomes, condominiums, row houses, apartment buildings and high-rise residential towers.

Average Close Price: A sum of all home sales prices divided by the total number of sales. Not considered the most accurate gauge since data from the high-end can easily skew the results.

Closed Listings: A measure of home sales that sold and closed during the reported period.

Detached Home (also called a single-family home): A single-family home that sits on its own lot and does not share any walls with another home or building. Basically, this is another term for your traditional stand-alone house or single-family home.

Median Close Price: A measure of home values in a market area where 50 percent of activity was higher and 50 percent was lower than this price point. This method is preferred because it's more insulated from outlying activity occurring at either tail end of the market.

Months of Inventory (MOI): A measure of how balanced the market is between buyers and sellers. It is expressed as the number of months it would hypothetically take to sell through all the available homes for sale currently, given current levels of home sales. A balanced market ranges from four to six months of supply. A buyer's market has a higher number and a seller's market has a lower number.

New Listings: The number of properties that became available during the reported period.

Pending: The number of listings that were changed status from "active" to "pending" at the end of the reported period. Pending listings are counted at the end of the reported period. Each listing can only be counted one time. If a listing goes to pending, out of pending, then back to pending all in one reported period, the listing would only be counted once. This is the most real-time measure possible for homebuyer activity, as it measures signed contracts on sales rather than the actual closed sale. As such, it is called a "leading indicator" of buyer demand.

REcolorado: Colorado's largest Multiple Listing Service (MLS) and the source of data for the DMAR Market Trends Report.

Residential: Represents the overall housing market, which includes activity of detached single-family homes as well as attached homes.

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About

DMAR Market Trends Committee
The DMAR Market Trends Committee, part of the Denver Metro Association of Realtors®, The Voice of Real Estate® in the Denver Metro Area, provides timely, consistent and relevant monthly summaries of valuable local real estate market statistical data for both its members and the general public. Statistics from the "Denver Metro Real Estate Market Trends Report" provide data for the following counties: Adams, Arapahoe, Boulder, Broomfield, Clear Creek, Denver, Douglas, Elbert, Gilpin, Jefferson and Park.

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To stay up to date with relevant real estate news and statistics, please visit dmarealtors.com, and follow DMAR on social media.

Data Source
REcolorado, the state's largest network of real estate professionals, serves as the primary source of MLS data for the Market Trends Committee. REcolorado.com provides the most accurate and up-to-date property information for Realtors®, real estate professionals and consumers.

Disclaimer
All data presented in this report was provided by REcolorado. The data was pulled at 8:00 AM (mountain time) on the first business day of the month for the preceding month(s).

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Denver Metro Association of Realtors®
The Denver Metro Association of Realtors®, The Voice of Real Estate® in the Denver Metro Area, is a membership-based organization comprised of over 6,000 real estate professionals in the Denver Metropolitan area. The Association offers continuing education, advocacy for the real estate community and is a resource for industry news and market statistics.

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