

## Market Overview

	Feb. 2026	Jan. 2026	Feb. 2025	Month-Over-Month	Year-Over-Year
<b>Residential (Detached + Attached)</b>					
Active Listings at Month's End	8,988	8,228	8,554	9.24%	5.07%
New Listings	4,995	4,454	4,822	12.15%	3.59%
Pending	3,737	2,891	3,242	29.26%	15.27%
Closed	2,629	2,024	2,821	29.89%	-6.81%
Close Price - Average	\$ 682,215	\$ 673,234	\$ 706,169	1.33%	-3.39%
Close Price - Median	\$ 580,000	\$ 568,750	\$ 600,000	1.98%	-3.33%
Sales Volume	\$ 1,793,542,217	\$ 1,362,625,963	\$ 1,992,103,430	31.62%	-9.97%
Days in MLS - Average	59	73	55	-19.18%	7.27%
Days in MLS - Median	33	53	29	-37.74%	13.79%
Close-Price-to-List-Price Ratio	98.70%	97.96%	99.03%	0.76%	-0.33%
<b>Detached</b>					
Active Listings at Month's End	5,578	5,201	5,541	7.25%	0.67%
New Listings	3,490	3,095	3,353	12.76%	4.09%
Pending	2,896	2,244	2,449	29.06%	18.25%
Closed	2,060	1,560	2,152	32.05%	-4.28%
Close Price - Average	\$ 753,921	\$ 741,211	\$ 783,631	1.71%	-3.79%
Close Price - Median	\$ 630,000	\$ 615,000	\$ 644,500	2.44%	-2.25%
Sales Volume	\$ 1,553,077,075	\$ 1,156,289,717	\$ 1,686,373,542	34.32%	-7.90%
Days in MLS - Average	58	70	54	-17.14%	7.41%
Days in MLS - Median	30	50	27	-40.00%	11.11%
Close-Price-to-List-Price Ratio	98.89%	98.06%	99.17%	0.85%	-0.28%
<b>Attached</b>					
Active Listings at Month's End	3,410	3,027	3,013	12.65%	13.18%
New Listings	1,505	1,359	1,469	10.74%	2.45%
Pending	841	647	793	29.98%	6.05%
Closed	569	464	669	22.63%	-14.95%
Close Price - Average	\$ 422,610	\$ 444,690	\$ 456,995	-4.97%	-7.52%
Close Price - Median	\$ 379,000	\$ 390,000	\$ 399,990	-2.82%	-5.25%
Sales Volume	\$ 240,465,142	\$ 206,336,246	\$ 305,729,888	16.54%	-21.35%
Days in MLS - Average	64	84	60	-23.81%	6.67%
Days in MLS - Median	44	63	42	-30.16%	4.76%
Close-Price-to-List-Price Ratio	98.00%	97.63%	98.57%	0.38%	-0.58%

# Market Highlights

### Realtor® Insights:

- The market is seeing multiple offers on homes that are truly dialed in—well-staged, clean, in great condition, located in strong areas with desirable views and priced appropriately. It's not the frenzy of the COVID years, but the best listings are receiving two to three offers and typically selling at asking price or \$10,000 to \$15,000 over.
- A newer trend has emerged in the Denver market over the past few years, with more homes hitting the market on Wednesday or Thursday instead of Thursday or Friday ahead of the weekend. Especially during ski season—yes, even this year—buyers are leaning toward showings later in the week to preserve their weekends.

### Local News:

- The City of Denver is a finalist to host the 2028 Democratic National Convention, which would mark its first time hosting the event since 2008.
- The Colorado Department of Local Affairs awarded more than \$13 million to upgrade infrastructure in four Front Range communities.
- Denver launched a public process on Feb. 26 to update its energy code for new and renovated small buildings, including single-family homes and duplexes. The proposed updates would extend efficiency and electrification-readiness standards that began in 2023 with energy compliance goals for large commercial and multi-family buildings.
- Newly released plans offer a clearer look at an ambitious \$300 million proposal to transform a full block of downtown Denver office space into a vibrant “vertical village,” featuring apartments, restaurants and an art-activated public plaza.
- Colorado real estate agents are being warned about a new scam where criminals pose as potential buyers to steal personal information during fake Zoom meetings. In this scheme, “buyers” request a Zoom meeting to begin their home search. When an agent clicks the meeting link, malware is installed on their computer, potentially accessing files, passwords, data and, most concerning, sensitive client information.
- Colorado lawmakers blocked a bill that would have allowed local communities to impose taxes on long-vacant homes to help fund affordable housing. Opponents argued it would unfairly burden property owners and be difficult to implement.
- Colorado homeowners’ insurance premiums are rising steeply due to costly severe storms. In many areas, hail, not wildfire, is the leading driver of rate increases.
- Denver’s Skyline Park is undergoing a \$30 million overhaul, its second major redesign since opening in 1973, with completion expected in 2027. The project will remove barriers and add flexible green space to better activate the downtown gathering spot.
- Denver City Council approved a \$12.7 million pedestrian bridge to connect the National Western Center with nearby transit, improving access across rail lines ahead of the campus’s next major development phase.

### National News:

- Two Democrats joined Republicans on a legislative panel to reject a proposal that would have made several changes to eviction filings and proceedings, including requiring judges to suppress certain court records.
- Older homeowners, particularly those 70 and older, tend to see lower returns when selling their homes compared to younger sellers. Their properties often reflect deferred maintenance and are more likely to be sold privately or to investors, limiting competition and potentially lowering sale prices.
- Homeowners are increasingly replacing traditional grass lawns with more sustainable, low-maintenance alternatives such as native plants, stone and ground-covers. These options help conserve water, reduce upkeep and support biodiversity.
- Single women now make up a significantly larger share of U.S. homebuyers than single men, continuing to outpace them in homeownership. This trend highlights both the ambition and financial commitment of single women, as well as potential opportunities to expand homeownership among single men.
- Lithium batteries are becoming one of the fastest-growing home fire risks, according to Kord Fire Protection in Los Angeles.

### Mortgage News:

- Mortgage rates have dipped below six percent for the first time since 2022, with the 30-year fixed averaging approximately 5.98 percent. The move offers meaningful psychological and affordability relief, has already boosted refinancing activity, and could gradually encourage more buyers to re-enter the market if sustained.
- Lower mortgage rates are a positive sign heading into the critical spring market, giving today’s buyers more purchasing power than they had a year ago. For example, a buyer putting 20 percent down on a \$400,000 median-priced home would pay approximately \$1,916 per month in principal and interest, compared to \$2,105 last year, a savings of about \$189 per month.

### Quick Stats:

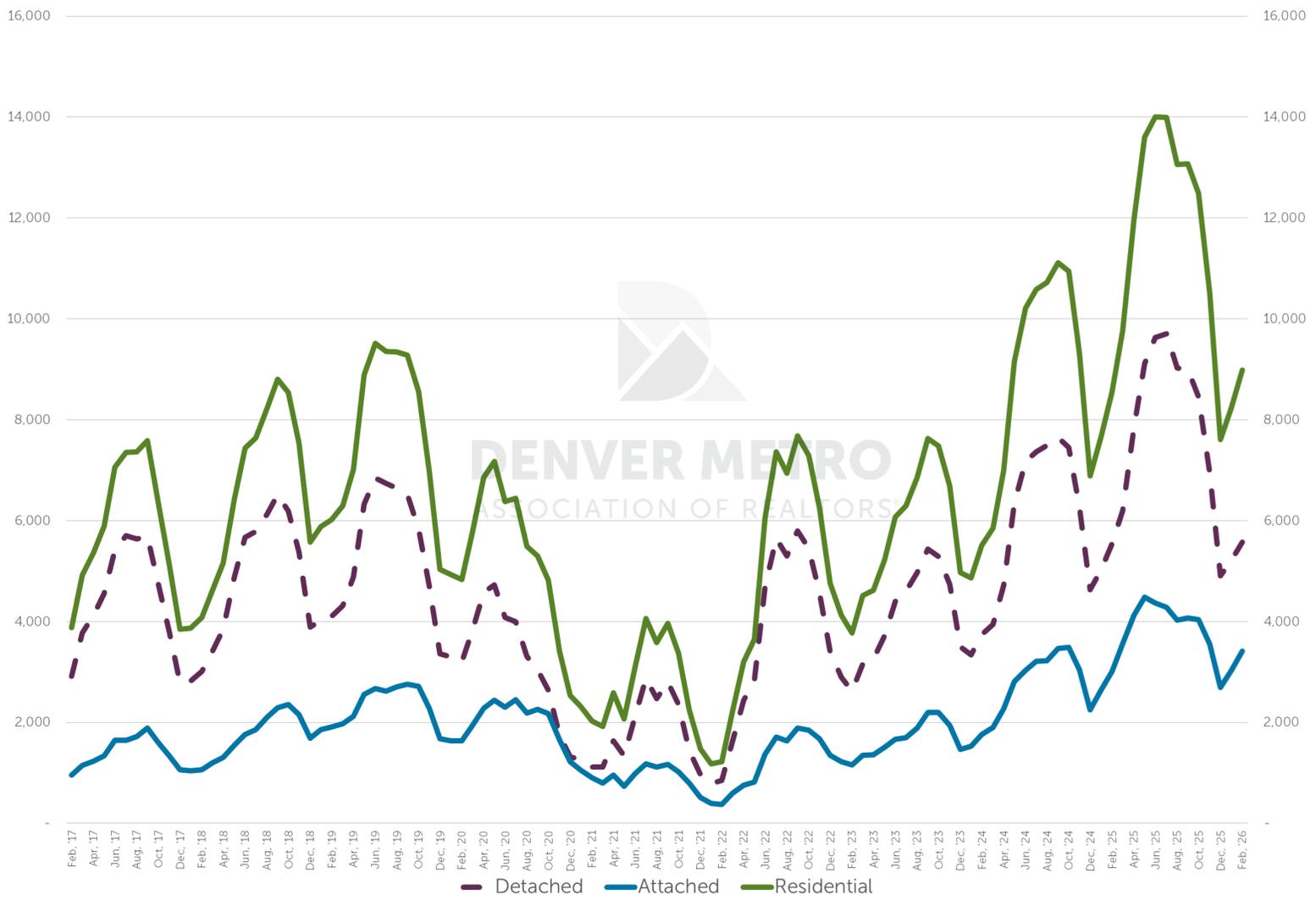
- The historical average number of active listings in February (1985–2025) is 12,396.
- The record-high February occurred in 2006, with 25,484 listings, while the record-low was set in 2022 with just 1,226 listings.
- Historically, active listings increase an average of 0.45 percent from January to February. This February’s 9.24 percent increase represents the fourth-largest percentage gain on record, behind 2001’s 23.0 percent increase.

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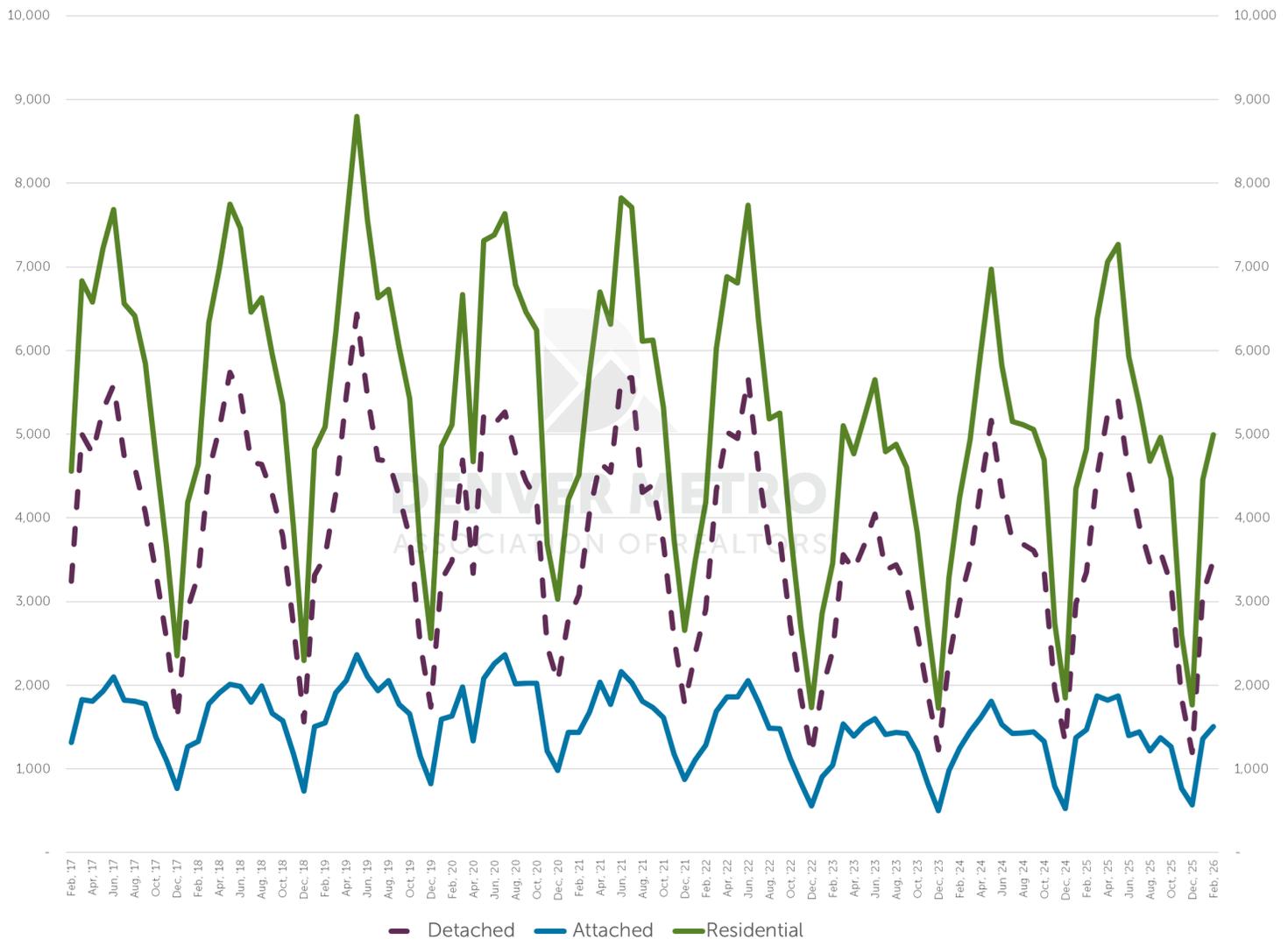
# Active Listings at Month's End

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



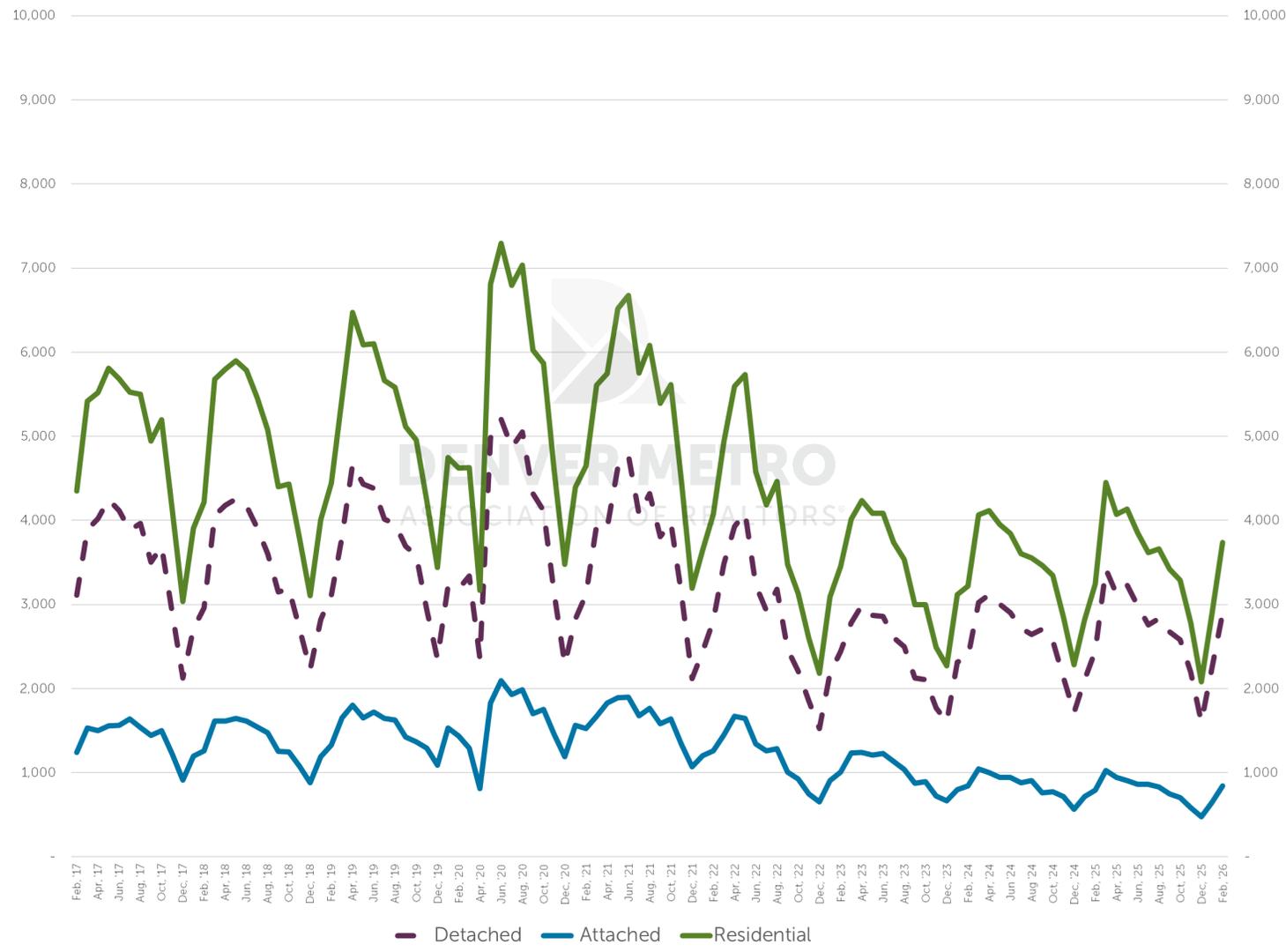
# New Listings

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



# Pending Sales

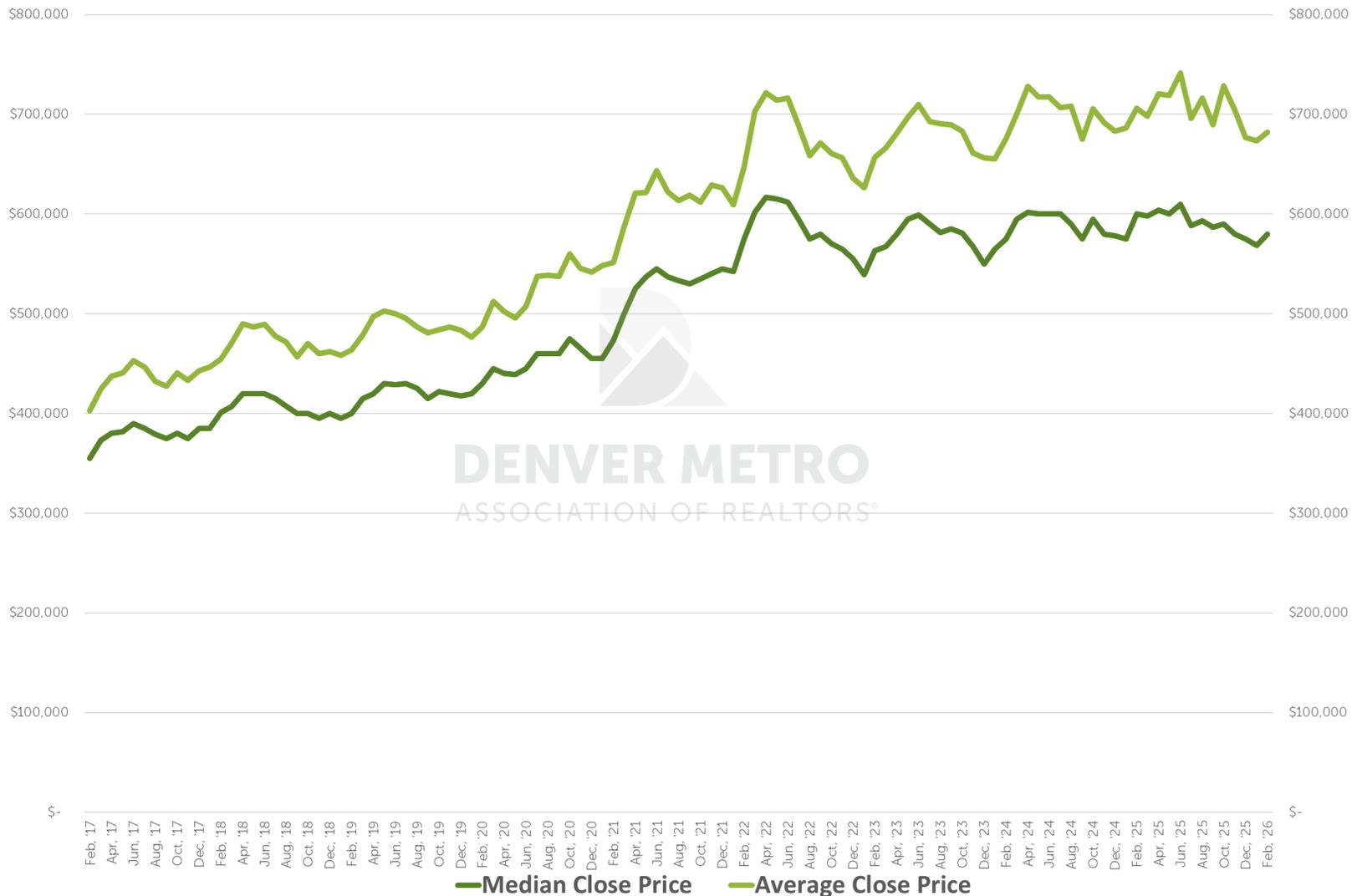
DMAR Market Trends | February 2026  
Denver Metro Association of Realtors®  
Source of MLS Data: REcolorado.com



# Residential Median + Average Close Price

10-year view

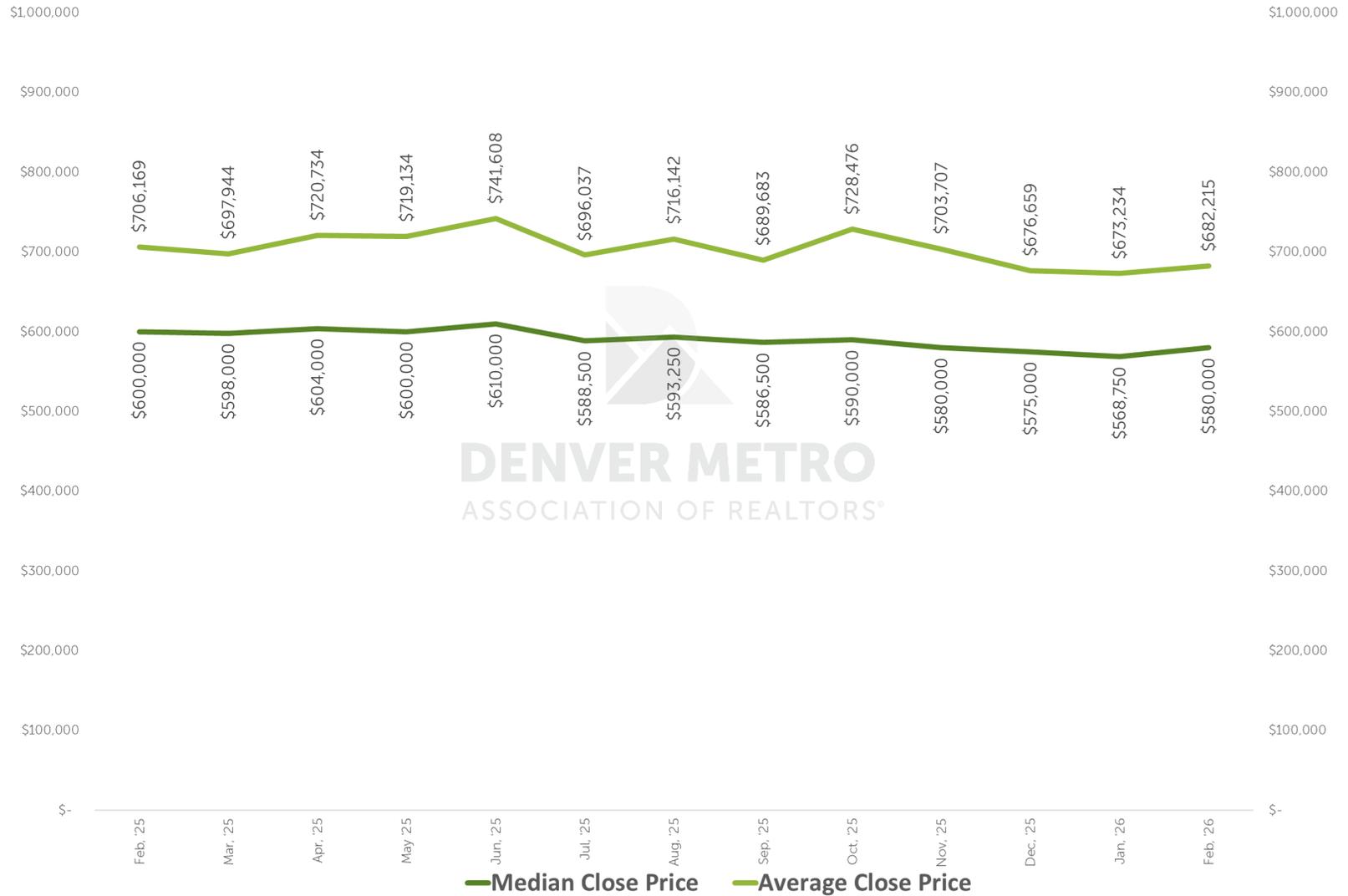
DMAR Market Trends | February 2026  
Denver Metro Association of Realtors®  
Source of MLS Data: REcolorado.com



# Residential Median + Average Close Price

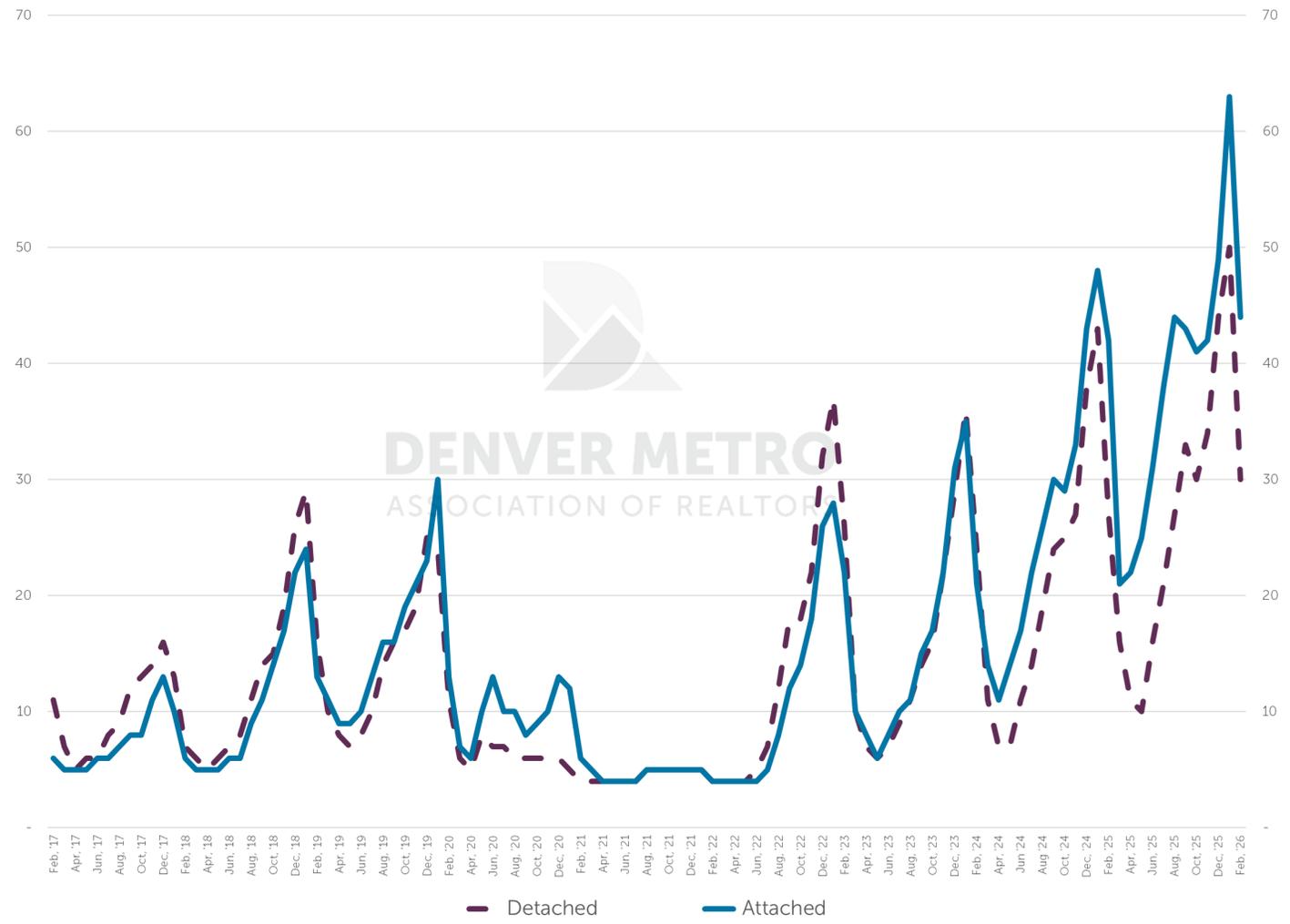
1-year snapshot

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



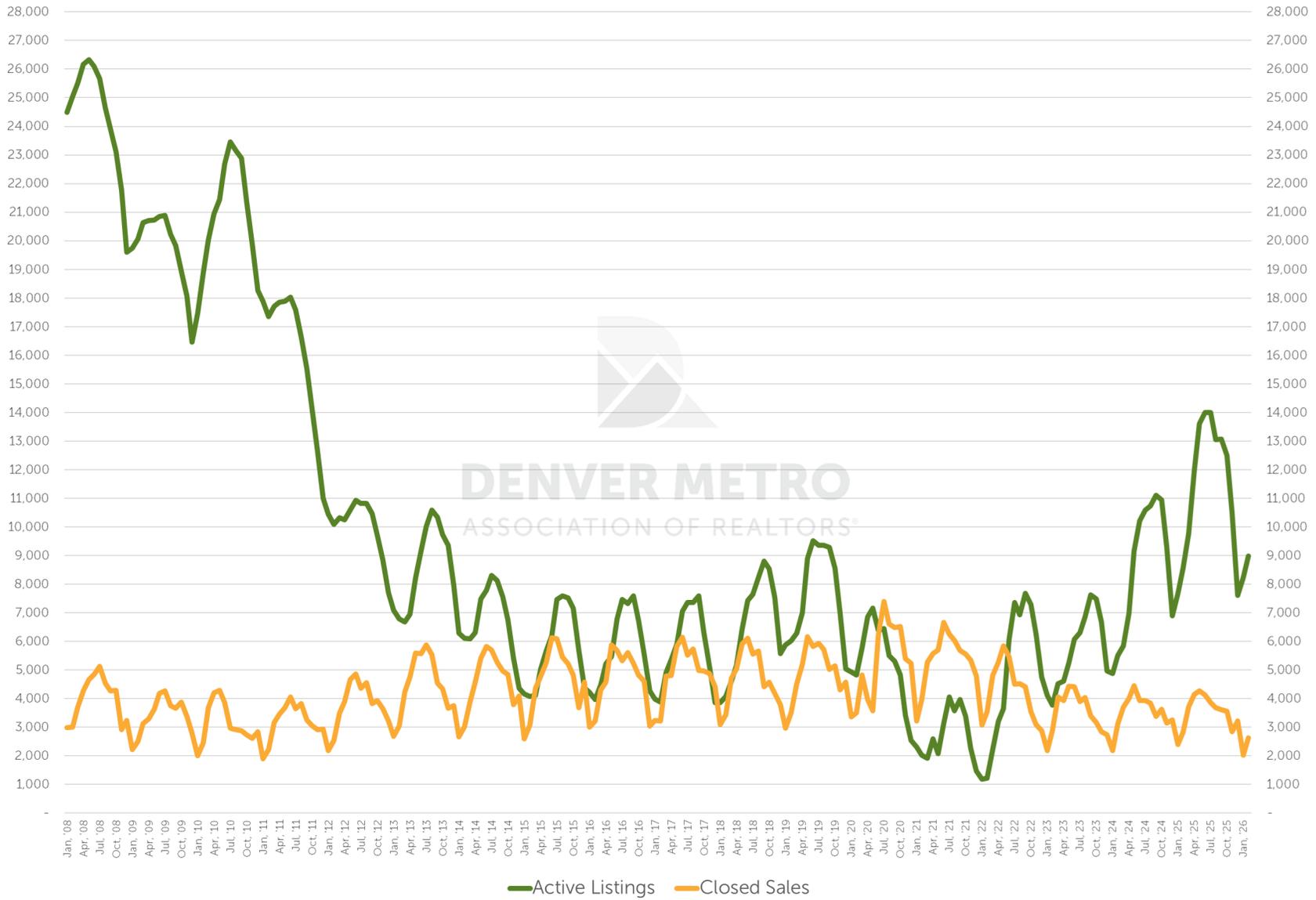
# Median Days in MLS

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



# Residential Active Listings + Closed Sales at Month's End

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



## February 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
<b>Residential (Detached + Attached)</b>									
Active Listings at Month's End	8,988	8,554	5,511	3,778	1,226	5.07%	63.09%	137.90%	633.12%
New Listings	9,449	9,172	7,532	6,321	7,680	3.02%	25.45%	49.49%	23.03%
Closed	4,653	5,213	5,320	5,067	6,615	-10.74%	-12.54%	-8.17%	-29.66%
Close Price - Average	\$ 678,308	\$ 697,268	\$ 666,805	\$ 643,417	\$ 630,715	-2.72%	1.73%	5.42%	7.55%
Close Price - Median	\$ 575,000	\$ 588,000	\$ 570,000	\$ 550,500	\$ 560,000	-2.21%	0.88%	4.45%	2.68%
Sales Volume	\$ 3,156,168,180	\$ 3,634,855,627	\$ 3,547,404,119	\$ 3,260,193,556	\$ 4,172,176,806	-13.17%	-11.03%	-3.19%	-24.35%
Days in MLS - Average	66	58	47	47	17	13.79%	40.43%	40.43%	288.24%
Days in MLS - Median	45	38	29	30	4	18.42%	55.17%	50.00%	1025.00%
Close-Price-to-List-Price Ratio	98.38%	98.79%	98.91%	98.58%	103.51%	-0.42%	-0.54%	-0.20%	-4.96%
<b>Detached</b>									
Active Listings at Month's End	5,578	5,541	3,748	2,618	853	0.67%	48.83%	113.06%	553.93%
New Listings	6,585	6,332	5,298	4,593	5,471	4.00%	24.29%	43.37%	20.36%
Closed	3,620	3,924	3,964	3,739	4,580	-7.75%	-8.68%	-3.18%	-20.96%
Close Price - Average	\$ 748,444	\$ 778,798	\$ 743,100	\$ 714,966	\$ 716,155	-3.90%	0.72%	4.68%	4.51%
Close Price - Median	\$ 625,000	\$ 640,000	\$ 625,500	\$ 600,000	\$ 617,750	-2.34%	-0.08%	4.17%	1.17%
Sales Volume	\$ 2,709,366,792	\$ 3,056,002,382	\$ 2,945,648,968	\$ 2,673,257,580	\$ 3,279,991,294	-11.34%	-8.02%	1.35%	-17.40%
Days in MLS - Average	63	57	48	49	16	10.53%	31.25%	28.57%	293.75%
Days in MLS - Median	41	36	31	33	4	13.89%	32.26%	24.24%	925.00%
Close-Price-to-List-Price Ratio	98.53%	98.88%	98.91%	98.47%	103.77%	-0.35%	-0.38%	0.06%	-5.05%
<b>Attached</b>									
Active Listings at Month's End	3,410	3,013	1,763	1,160	373	13.18%	93.42%	193.97%	814.21%
New Listings	2,864	2,840	2,234	1,728	2,209	0.85%	28.20%	65.74%	29.65%
Closed	1,033	1,289	1,356	1,328	2,035	-19.86%	-23.82%	-22.21%	-49.24%
Close Price - Average	\$ 432,528	\$ 449,072	\$ 443,772	\$ 441,970	\$ 438,420	-3.68%	-2.53%	-2.14%	-1.34%
Close Price - Median	\$ 385,000	\$ 399,900	\$ 390,000	\$ 387,500	\$ 390,000	-3.73%	-1.28%	-0.65%	-1.28%
Sales Volume	\$ 446,801,388	\$ 578,853,245	\$ 601,755,151	\$ 586,935,976	\$ 892,185,512	-22.81%	-25.75%	-23.88%	-49.92%
Days in MLS - Average	73	61	45	40	18	19.67%	62.22%	82.50%	305.56%
Days in MLS - Median	54	45	24	24	4	20.00%	125.00%	125.00%	1250.00%
Close-Price-to-List-Price Ratio	97.83%	98.49%	98.93%	98.89%	102.93%	-0.67%	-1.11%	-1.07%	-4.95%

## Market Trends

Price Range	Detached			Attached		
	Closed	Active	MOI	Closed	Active	MOI
Months of Inventory						
\$0 to \$299,999	20	57	2.85	167	1,034	6.19
\$300,000 to \$499,999	445	960	2.16	251	1,471	5.86
\$500,000 to \$749,999	936	2,114	2.26	115	631	5.49
\$750,000 to \$999,999	346	1,062	3.07	19	145	7.63
\$1,000,000 to \$1,499,999	199	662	3.33	15	73	4.87
\$1,500,000 to \$1,999,999	68	302	4.44	2	26	13.00
\$2,000,000 and over	46	421	9.15	-	30	
TOTALS	2,060	5,578	2.71	569	3,410	5.99

Price Range	Detached		% change	Attached		% change
	Closed Feb. 2026	Closed Jan. 2026		Closed Feb. 2026	Closed Jan. 2026	
Month-Over-Month						
\$0 to \$299,999	20	28	-28.57%	167	126	32.54%
\$300,000 to \$499,999	445	378	17.72%	251	210	19.52%
\$500,000 to \$749,999	936	679	37.85%	115	93	23.66%
\$750,000 to \$999,999	346	240	44.17%	19	23	-17.39%
\$1,000,000 to \$1,499,999	199	147	35.37%	15	7	114.29%
\$1,500,000 to \$1,999,999	68	41	65.85%	2	4	-50.00%
\$2,000,000 and over	46	47	-2.13%	-	1	-100.00%
TOTALS	2,060	1,560	32.05%	569	464	22.63%

Price Range	Detached		% change	Attached		% change
	YTD Feb. 2026	YTD Feb. 2025		YTD Feb. 2026	YTD Feb. 2025	
Year-Over-Year						
\$0 to \$299,999	48	30	60.00%	293	297	-1.35%
\$300,000 to \$499,999	823	744	10.62%	461	629	-26.71%
\$500,000 to \$749,999	1,615	1,846	-12.51%	208	271	-23.25%
\$750,000 to \$999,999	586	711	-17.58%	42	57	-26.32%
\$1,000,000 to \$1,499,999	346	368	-5.98%	22	22	0.00%
\$1,500,000 to \$1,999,999	109	102	6.86%	6	7	-14.29%
\$2,000,000 and over	93	123	-24.39%	1	6	-83.33%
TOTALS	3,620	3,924	-7.75%	1,033	1,289	-19.86%

## Properties Sold for \$1 Million or More

	Feb. 2026	Jan. 2026	Feb. 2025	Month-Over-Month	Year-Over-Year
<b>Residential (Detached + Attached)</b>					
New Listings	829	620	699	33.71%	18.60%
Pending	504	329	418	53.19%	20.57%
Closed	330	247	358	33.60%	-7.82%
Sales Volume	\$ 509,029,846	\$ 393,376,994	\$ 590,492,359	29.40%	-13.80%
Days in MLS - Average	67	96	55	-30.21%	21.82%
Days in MLS - Median	26	70	15	-62.86%	73.33%
Close-Price-to-List-Price Ratio	97.65%	96.14%	98.78%	1.57%	-1.14%
PSF Total	\$ 366	\$ 374	\$ 402	-2.14%	-8.96%
<b>Detached</b>					
New Listings	779	580	656	34.31%	18.75%
Pending	483	317	396	52.37%	21.97%
Closed	313	235	336	33.19%	-6.85%
Sales Volume	\$ 487,198,346	\$ 370,817,994	\$ 554,033,359	31.38%	-12.06%
Days in MLS - Average	69	93	56	-25.81%	23.21%
Days in MLS - Median	27	70	16	-61.43%	68.75%
Close-Price-to-List-Price Ratio	97.67%	96.15%	98.80%	1.58%	-1.14%
PSF Total	\$ 362	\$ 365	\$ 383	-0.82%	-5.48%
<b>Attached</b>					
New Listings	50	40	43	25.00%	16.28%
Pending	21	12	22	75.00%	-4.55%
Closed	17	12	22	41.67%	-22.73%
Sales Volume	\$ 21,831,500	\$ 22,559,000	\$ 36,459,000	-3.22%	-40.12%
Days in MLS - Average	44	154	40	-71.43%	10.00%
Days in MLS - Median	9	100	9	-91.00%	0.00%
Close-Price-to-List-Price Ratio	97.25%	95.95%	98.51%	1.35%	-1.28%
PSF Total	\$ 437	\$ 561	\$ 694	-22.10%	-37.03%

## Properties Sold for \$1 Million or More

	YTD 2026	YTD 2025	YTD 2024	YTD 2023	YTD 2022	'26 vs '25	'26 vs '24	'26 vs '23	'26 vs '22
<b>Residential (Detached + Attached)</b>									
New Listings	1,449	1,266	1,075	777	754	14.45%	34.79%	86.49%	92.18%
Pending	833	728	723	591	697	14.42%	15.21%	40.95%	19.51%
Closed	577	628	530	452	571	-8.12%	8.87%	27.65%	1.05%
Sales Volume	\$ 902,406,840	\$ 1,047,119,985	\$ 863,839,712	\$ 754,567,313	\$ 879,445,927	-13.82%	4.46%	19.59%	2.61%
Days in MLS - Average	80	63	59	56	29	26.98%	35.59%	42.86%	175.86%
Days in MLS - Median	50	35	37	32	5	42.86%	35.14%	56.25%	900.00%
Close-Price-to-List-Price Ratio	97.00%	97.98%	97.58%	97.58%	104.09%	-1.00%	-0.59%	-0.59%	-6.81%
PSF Total	\$ 370	\$ 393	\$ 383	\$ 389	\$ 382	-5.85%	-3.39%	-4.88%	-3.14%
<b>Detached</b>									
New Listings	1,359	1,183	987	714	687	14.88%	37.69%	90.34%	97.82%
Pending	800	689	677	552	641	16.11%	18.17%	44.93%	24.80%
Closed	548	593	497	417	523	-7.59%	10.26%	31.41%	4.78%
Sales Volume	\$ 858,016,340	\$ 988,598,985	\$ 808,640,256	\$ 701,935,613	\$ 804,986,631	-13.21%	6.11%	22.24%	6.59%
Days in MLS - Average	79	65	60	56	24	21.54%	31.67%	41.07%	229.17%
Days in MLS - Median	50	36	39	30	5	38.89%	28.21%	66.67%	900.00%
Close-Price-to-List-Price Ratio	97.02%	97.97%	97.60%	97.68%	104.27%	-0.97%	-0.59%	-0.68%	-6.95%
PSF Total	\$ 363	\$ 376	\$ 370	\$ 370	\$ 359	-3.46%	-1.89%	-1.89%	1.11%
<b>Attached</b>									
New Listings	90	83	88	63	67	8.43%	2.27%	42.86%	34.33%
Pending	33	39	46	39	56	-15.38%	-28.26%	-15.38%	-41.07%
Closed	29	35	33	35	48	-17.14%	-12.12%	-17.14%	-39.58%
Sales Volume	\$ 44,390,500	\$ 58,521,000	\$ 55,199,456	\$ 52,631,700	\$ 74,459,296	-24.15%	-19.58%	-15.66%	-40.38%
Days in MLS - Average	90	34	49	55	87	164.71%	83.67%	63.64%	3.45%
Days in MLS - Median	25	8	24	43	4	212.50%	4.17%	-41.86%	525.00%
Close-Price-to-List-Price Ratio	96.65%	98.14%	97.26%	96.34%	102.13%	-1.52%	-0.63%	0.32%	-5.37%
PSF Total	\$ 489	\$ 684	\$ 577	\$ 619	\$ 634	-28.51%	-15.25%	-21.00%	-22.87%

## Properties Sold Between \$750,000 and \$999,999

	Feb. 2026	Jan. 2026	Feb. 2025	Month-Over-Month	Year-Over-Year
<b>Residential</b> (Detached + Attached)					
New Listings	754	659	751	14.42%	0.40%
Pending	616	401	537	53.62%	14.71%
Closed	365	263	411	38.78%	-11.19%
Sales Volume	\$ 313,529,196	\$ 221,818,963	\$ 351,281,059	41.34%	-10.75%
Days in MLS - Average	57	76	54	-25.00%	5.56%
Days in MLS - Median	23	54	26	-57.41%	-11.54%
Close-Price-to-List-Price Ratio	99.20%	98.01%	99.26%	1.21%	-0.06%
PSF Total	\$ 282	\$ 283	\$ 279	-0.35%	1.08%
<b>Detached</b>					
New Listings	693	592	682	17.06%	1.61%
Pending	579	374	507	54.81%	14.20%
Closed	346	240	384	44.17%	-9.90%
Sales Volume	\$ 297,551,429	\$ 202,818,963	\$ 328,290,459	46.71%	-9.36%
Days in MLS - Average	56	77	54	-27.27%	3.70%
Days in MLS - Median	24	54	27	-55.56%	-11.11%
Close-Price-to-List-Price Ratio	99.21%	98.12%	99.31%	1.11%	-0.10%
PSF Total	\$ 274	\$ 274	\$ 270	0.00%	1.48%
<b>Attached</b>					
New Listings	61	67	69	-8.96%	-11.59%
Pending	37	27	30	37.04%	23.33%
Closed	19	23	27	-17.39%	-29.63%
Sales Volume	\$ 15,977,767	\$ 19,000,000	\$ 22,990,600	-15.91%	-30.50%
Days in MLS - Average	68	72	56	-5.56%	21.43%
Days in MLS - Median	7	50	24	-86.00%	-70.83%
Close-Price-to-List-Price Ratio	99.04%	96.95%	98.51%	2.16%	0.54%
PSF Total	\$ 420	\$ 380	\$ 402	10.53%	4.48%

# Properties Sold Between \$750,000 and \$999,999

	YTD 2026	YTD 2025	YTD 2024	YTD 2023	YTD 2022	'26 vs '25	'26 vs '24	'26 vs '23	'26 vs '22
<b>Residential (Detached + Attached)</b>									
New Listings	1,413	1,371	1,114	912	1,048	3.06%	26.84%	54.93%	34.83%
Pending	1,017	972	962	875	1,016	4.63%	5.72%	16.23%	0.10%
Closed	628	768	792	612	853	-18.23%	-20.71%	2.61%	-26.38%
Sales Volume	\$ 535,348,159	\$ 654,566,207	\$ 671,187,550	\$ 515,910,411	\$ 719,241,928	-18.21%	-20.24%	3.77%	-25.57%
Days in MLS - Average	65	60	54	47	19	8.33%	20.37%	38.30%	242.11%
Days in MLS - Median	40	42	34	34	4	-4.76%	17.65%	17.65%	900.00%
Close-Price-to-List-Price Ratio	98.71%	99.04%	99.10%	98.55%	104.19%	-0.33%	-0.39%	0.16%	-5.26%
PSF Total	\$ 282	\$ 281	\$ 279	\$ 283	\$ 301	0.36%	1.08%	-0.35%	-6.31%
<b>Detached</b>									
New Listings	1,285	1,238	994	825	942	3.80%	29.28%	55.76%	36.41%
Pending	953	916	881	799	916	4.04%	8.17%	19.27%	4.04%
Closed	586	711	735	556	757	-17.58%	-20.27%	5.40%	-22.59%
Sales Volume	\$ 500,370,392	\$ 606,618,922	\$ 622,557,038	\$ 468,405,959	\$ 638,760,579	-17.51%	-19.63%	6.82%	-21.67%
Days in MLS - Average	65	59	54	49	17	10.17%	20.37%	32.65%	282.35%
Days in MLS - Median	40	42	35	35	4	-4.76%	14.29%	14.29%	900.00%
Close-Price-to-List-Price Ratio	98.77%	99.10%	99.10%	98.50%	104.53%	-0.33%	-0.33%	0.27%	-5.51%
PSF Total	\$ 274	\$ 271	\$ 267	\$ 265	\$ 280	1.11%	2.62%	3.40%	-2.14%
<b>Attached</b>									
New Listings	128	133	120	87	106	-3.76%	6.67%	47.13%	20.75%
Pending	64	56	81	76	100	14.29%	-20.99%	-15.79%	-36.00%
Closed	42	57	57	56	96	-26.32%	-26.32%	-25.00%	-56.25%
Sales Volume	\$ 34,977,767	\$ 47,947,285	\$ 48,630,512	\$ 47,504,452	\$ 80,481,349	-27.05%	-28.07%	-26.37%	-56.54%
Days in MLS - Average	70	64	57	33	39	9.38%	22.81%	112.12%	79.49%
Days in MLS - Median	43	61	19	9	9	-29.51%	126.32%	377.78%	377.78%
Close-Price-to-List-Price Ratio	97.86%	98.38%	99.06%	99.08%	101.48%	-0.53%	-1.21%	-1.23%	-3.57%
PSF Total	\$ 398	\$ 409	\$ 436	\$ 459	\$ 462	-2.69%	-8.72%	-13.29%	-13.85%

## Properties Sold Between \$500,000 and \$749,999

	Feb. 2026	Jan. 2026	Feb. 2025	Month-Over-Month	Year-Over-Year
<b>Residential</b> (Detached + Attached)					
New Listings	1,777	1,562	1,685	13.76%	5.46%
Pending	1,335	1,185	1,258	12.66%	6.12%
Closed	1,051	772	1,161	36.14%	-9.47%
Sales Volume	\$ 638,644,747	\$ 466,923,129	\$ 709,436,941	36.78%	-9.98%
Days in MLS - Average	60	70	53	-14.29%	13.21%
Days in MLS - Median	33	56	28	-41.07%	17.86%
Close-Price-to-List-Price Ratio	99.37%	98.77%	99.41%	0.61%	-0.04%
PSF Total	\$ 271	\$ 261	\$ 275	3.83%	-1.45%
<b>Detached</b>					
New Listings	1,458	1,297	1,384	12.41%	5.35%
Pending	1,182	1,042	1,097	13.44%	7.75%
Closed	936	679	1,026	37.85%	-8.77%
Sales Volume	\$ 570,624,301	\$ 412,748,132	\$ 629,605,955	38.25%	-9.37%
Days in MLS - Average	59	68	54	-13.24%	9.26%
Days in MLS - Median	33	54	28	-38.89%	17.86%
Close-Price-to-List-Price Ratio	99.45%	98.88%	99.44%	0.58%	0.01%
PSF Total	\$ 263	\$ 251	\$ 267	4.78%	-1.50%
<b>Attached</b>					
New Listings	319	265	301	20.38%	5.98%
Pending	153	143	161	6.99%	-4.97%
Closed	115	93	135	23.66%	-14.81%
Sales Volume	\$ 68,020,446	\$ 54,174,997	\$ 79,830,986	25.56%	-14.79%
Days in MLS - Average	63	85	44	-25.88%	43.18%
Days in MLS - Median	34	70	22	-51.43%	54.55%
Close-Price-to-List-Price Ratio	98.77%	97.99%	99.22%	0.80%	-0.45%
PSF Total	\$ 339	\$ 332	\$ 336	2.11%	0.89%

## Properties Sold Between \$500,000 and \$749,999

	YTD 2026	YTD 2025	YTD 2024	YTD 2023	YTD 2022	'26 vs '25	'26 vs '24	'26 vs '23	'26 vs '22
<b>Residential (Detached + Attached)</b>									
New Listings	3,339	3,336	2,911	2,424	3,100	0.09%	14.70%	37.75%	7.71%
Pending	2,520	2,400	2,578	2,696	3,103	5.00%	-2.25%	-6.53%	-18.79%
Closed	1,823	2,117	2,188	2,062	2,727	-13.89%	-16.68%	-11.59%	-33.15%
Sales Volume	\$ 1,105,567,876	\$ 1,288,741,662	\$ 1,320,937,977	\$ 1,247,011,749	\$ 1,650,684,782	-14.21%	-16.30%	-11.34%	-33.02%
Days in MLS - Average	64	56	48	51	17	14.29%	33.33%	25.49%	276.47%
Days in MLS - Median	46	38	31	35	4	21.05%	48.39%	31.43%	1050.00%
Close-Price-to-List-Price Ratio	99.12%	99.27%	99.23%	98.92%	103.56%	-0.15%	-0.11%	0.20%	-4.29%
PSF Total	\$ 267	\$ 275	\$ 275	\$ 265	\$ 283	-2.91%	-2.91%	0.75%	-5.65%
<b>Detached</b>									
New Listings	2,755	2,726	2,407	2,061	2,675	1.06%	14.46%	33.67%	2.99%
Pending	2,224	2,079	2,232	2,384	2,655	6.97%	-0.36%	-6.71%	-16.23%
Closed	1,615	1,846	1,925	1,819	2,353	-12.51%	-16.10%	-11.21%	-31.36%
Sales Volume	983,372,433	1,130,285,952	1,168,121,126	1,100,854,988	1,431,112,420	-13.00%	-15.82%	-10.67%	-31.29%
Days in MLS - Average	63	57	47	52	15	10.53%	34.04%	21.15%	320.00%
Days in MLS - Median	45	38	32	36	4	18.42%	40.63%	25.00%	1025.00%
Close-Price-to-List-Price Ratio	99.21%	99.32%	99.26%	98.90%	103.74%	-0.11%	-0.05%	0.31%	-4.37%
PSF Total	\$ 258	\$ 266	\$ 265	\$ 252	\$ 269	-3.01%	-2.64%	2.38%	-4.09%
<b>Attached</b>									
New Listings	584	610	504	363	425	-4.26%	15.87%	60.88%	37.41%
Pending	296	321	346	312	448	-7.79%	-14.45%	-5.13%	-33.93%
Closed	208	271	263	243	374	-23.25%	-20.91%	-14.40%	-44.39%
Sales Volume	\$ 122,195,443	\$ 158,455,710	\$ 152,816,851	\$ 146,156,761	\$ 219,572,362	-22.88%	-20.04%	-16.39%	-44.35%
Days in MLS - Average	73	53	59	47	24	37.74%	23.73%	55.32%	204.17%
Days in MLS - Median	59	39	28	28	5	51.28%	110.71%	110.71%	1080.00%
Close-Price-to-List-Price Ratio	98.42%	98.92%	99.05%	99.06%	102.46%	-0.51%	-0.64%	-0.65%	-3.94%
PSF Total	\$ 336	\$ 339	\$ 346	\$ 364	\$ 370	-0.88%	-2.89%	-7.69%	-9.19%

# Knowledge is **POWER**

I'm here to **educate** you on  
current market conditions  
so you'll be **empowered**  
to make **better decisions**  
when its time to buy or sell.

**Denver Metro Association of Realtors  
Monthly Market Trends Report**

COMPLIMENTS OF



## 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 which 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 data for the DMAR Market Trends Report.

**RentalBeast:** Rental Beast is the National Association of Realtors®' exclusive recommended software provider in the rental space. With a cutting-edge platform designed to empower real estate professionals, and the nation's most comprehensive database of more than 10 million rental properties, Rental Beast provides Realtors® with rental-centric tools simplifying every aspect of the rental process and is the source of rental 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.

The **A** to **Z** of Real Estate

[Click Here for Full Glossary >>](#)