



OVERVIEW & STATS

Denver's housing market is **stabilizing** as new listings decline seasonally for the first time in three years, showing more sellers are staying put. That lower inventory is helping support steady values, even as buyers remain selective. Overall, Denver home values remain near the all-time highs reached during COVID.

What market are we in?
Balanced Market

Which stat are we tracking?

3.1

MONTHS OF INVENTORY

< 3.0 = seller's market

3.0-5.0 = balanced

> 5.0 = buyer's market

Months of Inventory (MOI) describes how long it would take to sell off existing inventory given the current rate of sales.



Single Family

7,829 Homes

↓ 14.1%

\$675,000

↑ 1.5%

11 Days

↑ 10.0%



Condos & Townhomes

4,430 Homes

↓ 1.3%

\$395,000

↓ 2.5%

29 Days

↑ 16.0%

MARKET FORECAST

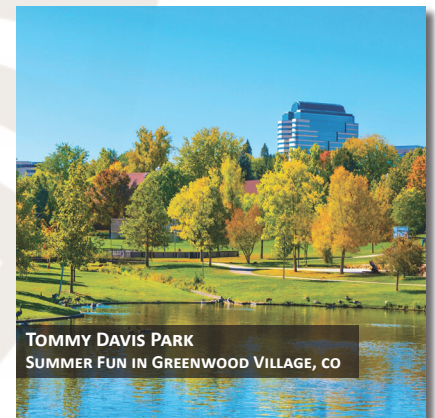
We expect the Denver market to experience a **slight seasonal dip** during the second half of the year, with single family homes decreasing in the **0-2%** range and condos/townhomes dipping **2-4%**. Buyer selectivity should remain high, making pricing, condition, presentation, and location more important than the broader market average. Builders appear less optimistic than earlier in the cycle, which may restrain new supply and limit downward pressure on resale values. Single family homes should remain the strongest segment, while condos and townhomes are likely to stay softer, which will likely create attractive investor opportunities from September through December as seasonal demand slows and low offers, seller concessions, and value-based purchases become common.

INTERESTING INSIGHTS

Baby Boomer Sales - Nationally, experts anticipate a "silver tsunami" of Baby Boomer home sales over the next decade, but faster-growing, younger markets like the Denver area should see less inventory pressure and be **less affected**.

Eye on Inventory - Active listings in June averaged roughly 15K over the past 40 years and ranged from 2K in 2021 to 30K in 2006. This year's 6.0% May-to-June increase trailed the **9.0% historical average**, signaling more moderate spring inventory growth.

Appreciation in Perspective - The median sale price rose from roughly \$380K to \$615K over the past 10 years, an average annual increase of **6%**, which falls in line with Denver metro's 40-year norm. The flat market of the past four years followed the COVID-fueled gains from 2020-2022.



TOMMY DAVIS PARK
SUMMER FUN IN GREENWOOD VILLAGE, CO

INTEREST RATES

Currently, a 30-year fixed rate conventional mortgage for an owner-occupant single family home purchase with 20% down and a 740+ credit score is **6.625%**. Even with leadership changes at the Federal Reserve, no significant interest rate changes are expected.

NOTES: Above statistics are based on information from REColorado for the period 1/1/2025 - 6/30/2026. The representations herein are based in whole or in part on content supplied by REColorado which does not guarantee nor is in any way responsible for its accuracy. Content may not reflect all market activity.



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