SMDRA SOUTH METRO DENVER REALTOR® ASSOCIATION

Market Statistics - February 2026

YEAR OVER YEAR NUMBERS

PENDING are up **20.9%**

NEW LISTINGS are up **4.4%**

LISTINGS CLOSED are up **2.2%**

MEDIAN PRICES are down **-2.3%**

MEDIAN DAYS IN MLS are up **4**

MONTHS OF SUPPLY **2.4**

DETACHED HOMES

PENDING
2,647
FEBRUARY 2025: 2,190

NEW LISTINGS
3,099
FEBRUARY 2025: 2,968

LISTINGS CLOSED
1,926
FEBRUARY 2025: 1,884

MEDIAN PRICE
$625,000
FEBRUARY 2025: $640,000

MEDIAN DIM
31
FEBRUARY 2025: 27

MONTHS OF SUPPLY
2.4

*Median provides a more accurate representation of DOM, by lessening the impact of anomalies & outliers. The South Metro Denver REALTOR® Association (SMDRA) Statistics Committee provides this information for SMDRA REALTOR® and Affiliate member use, and for distribution to their clients. SMDRA REALTORS® are the voice of real estate. Data provided by REcolorado. Market data current as of the 4th business day of the month, for residential single family and condo/townhomes in Adams, Arapahoe, Broomfield, Denver, Douglas, Elbert and Jefferson counties. This information deemed reliable, but not guaranteed. REcolorado. All rights reserved.

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