

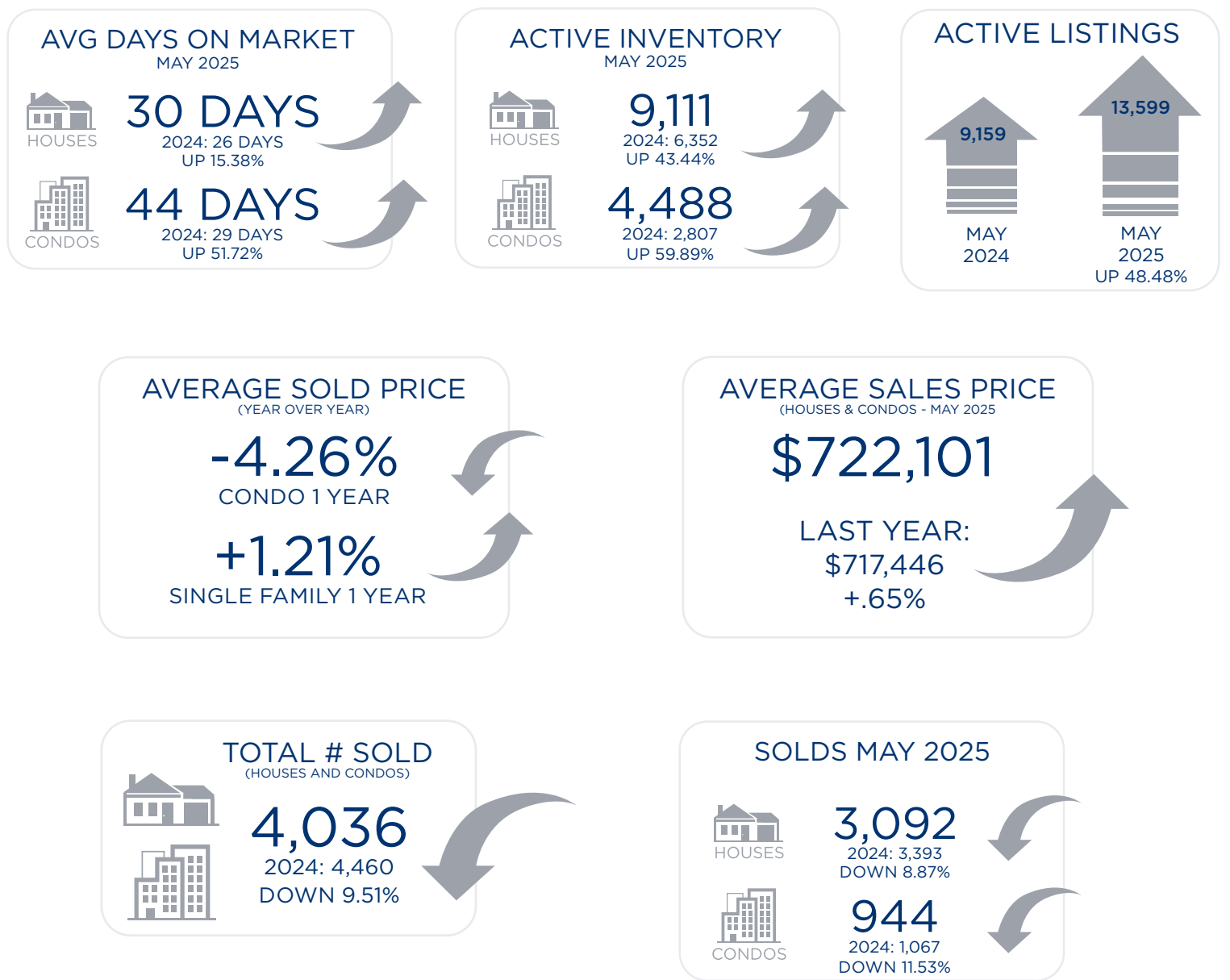


REAL ESTATE MARKET UPDATE

JUNE 2025

The Denver Real Estate Market has Officially Shifted!

Denver Real Estate, long known for its tight housing supply, is now among the top U.S. Metro areas for rapidly growing unsold inventory. This surge places Denver in third place right behind San Jose and Las Vegas, with only a fraction of a difference for Inventory growth year to date! The Active Listings at the end of May increased again to 13,599 which is 48% higher than this time last year. This is the highest level of inventory the Denver Metro area has seen since 2011! Closed homes were at 4,036 in May, and that is down 9.5% from May of 2024. There is some good news however, in that Pending Sales were 4,349 in May and that is up over 10% from May of last year! The balance between supply and demand remains the key driver of market direction. The early Spring slowdown has been a cause for concern, however the renewed burst of buyer interest in the May pendings may lead to a rare Summer surge of buyer activity. Sellers are getting a masterclass in patience in this market, and getting more realistic on pricing as price reductions and seller concessions continue to be more common. Buyers have been very patient this year, and have continued to wait for the right home at the right price, condition and location. This market has some fantastic opportunities right now, and reminds us that real estate is nuanced, and that nuance is where a skilled Realtor at RE/MAX Professionals brings real value. We know this process is deeply personal, and commit to you our very personal attention to your individual needs! This Summer may be one to remember, so let's talk about your real estate needs today!



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3.4 BILLION IN SALES IN 2024



Market data for residential single family & condo/townhomes. Based on information from RE COLORADO, for the period 5-31-24 through 5-31-25 RE/MAX Professionals does not guarantee or is in any way responsible for its accuracy. Data maintained by RE Colorado may not reflect all real estate activity in the market. Copyright © 2025 REALTOR® Services Corp.