



REAL ESTATE MARKET UPDATE

JULY 2025

Denver made the TOP 10 List for Major Cities!

As we close out the first half of the year for the 2025 Real Estate Market, we see that re-aligning expectations with some present day conditions is the reality of the day! Contracts are slow, homes are lingering on the market and price reductions are becoming more common! In fact, the Denver Housing Market for 2025 was in the Top 10 Major Cities for Price Reductions and corrections in the market according to Inman News and additional data from Realtor.com! We all entered this year with high hopes and anticipation of falling interest rates and renewed buyer activity, however new listings in April and May significantly outpaced the buyer demand and we now have just over 14,000 Active Listings on the market. New Listing activity typically peaks in May or June, so we do expect this to level off soon. The balance of Supply and Demand has shifted this market into a transition time, which gives both Buyers and Sellers some fantastic opportunities right now! Homes are still selling every month, and year to date homes Sold is within 1% of homes sold in 2024! Sellers, this is a great time to adapt in this market and price competitively and make your home show the very best you can! It will Sell! Buyers, your opportunities abound right now as you have more homes to look at and a great selection of homes to fit every need and every price point! The second half of the year will see some consistent activity, and some of the best pricing all year!

