

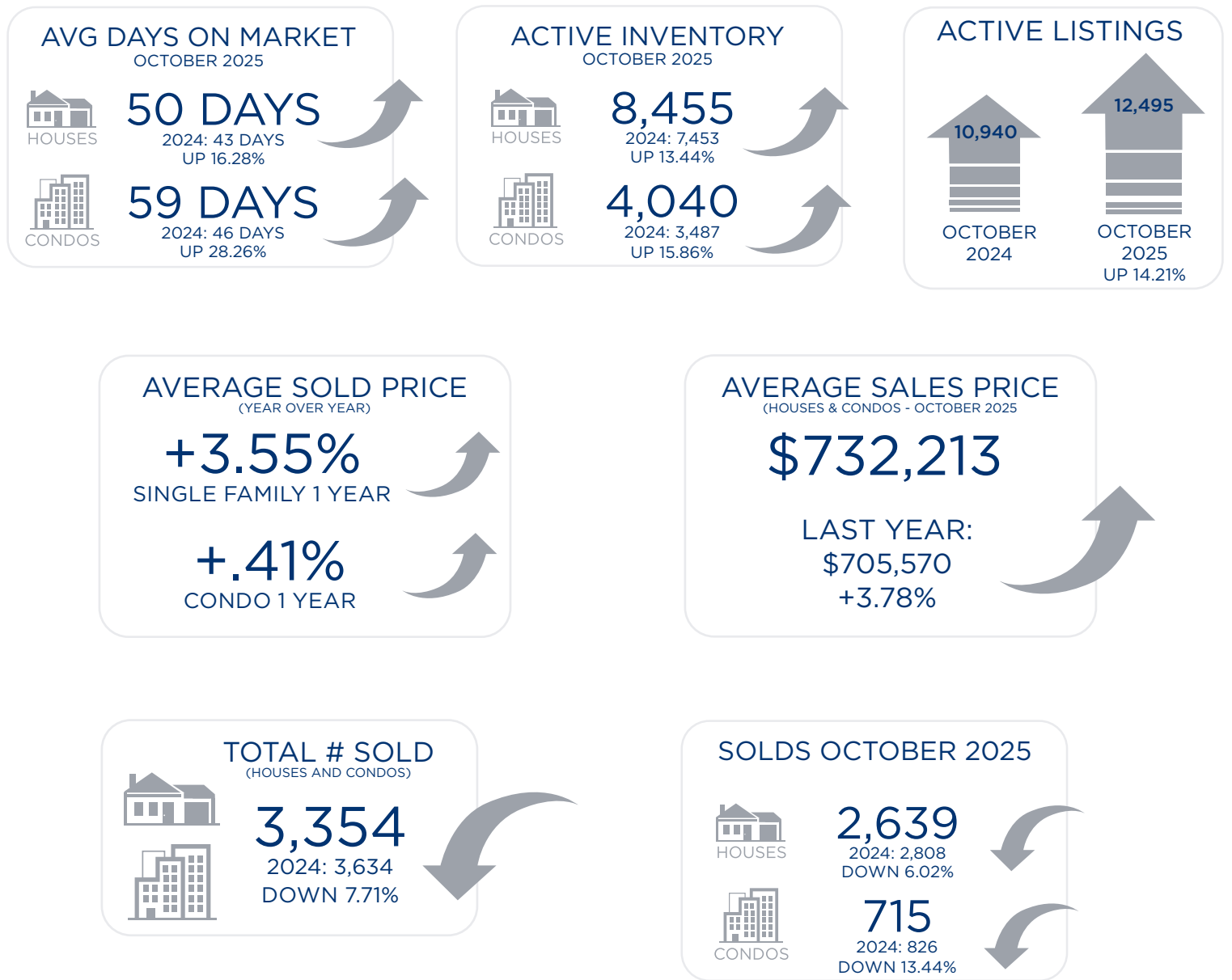


REAL ESTATE MARKET UPDATE

NOVEMBER 2025

A Season of Gratitude in a Market that feels less than Thankful!

The Denver Real Estate Market has felt a little upside down this year, as the typically active Spring Market felt less than active with Sellers New Listings outpacing Buyers Demand and Inventory growing to levels we haven't seen since 2012! We are excited to announce that the late Fall Market that typically slows a little appears to be gaining some speed as Buyers used October as their moment to get off the fence. This new activity looks like the "Recalibration" we mentioned last month as prices have stabilized while Sellers are adjusting their expectations and Buyers and Buyer Demand is still motivated when the numbers make sense and affordability is in reach. By the numbers, we ended October with 12,495 Active Listings, and Pending's increased by 3.4% in October over last year and Closed Sales were actually down almost 8% from October of 2024. The Closed Sale numbers are down due to a lack luster market in August and September, but this October activity should provide a nice boost in Closings in November and December. Sellers: prices are stabilizing and market times are reasonable for those who prepare their home properly for the market and price it accurately, however it is still very competitive and varies from area to area and price range. Buyers: your opportunities to get the best values and interest rates we've seen all year are right now! Please prepare your finances with a Pre-Approval with a Lender and be prepared to move quickly if you see the home that fits your needs, as the good homes will move quickly! It's also a great time to be patient with the Inspection process, and don't panic. Remember that almost all issues at inspection are fixable and can be worked out with a reasonable Seller rather than terminating. The best news is that you can still find and close on a home before the Holiday Season and we are really good at helping you complete your Real Estate transactions.



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3.4 BILLION IN SALES IN 2024



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