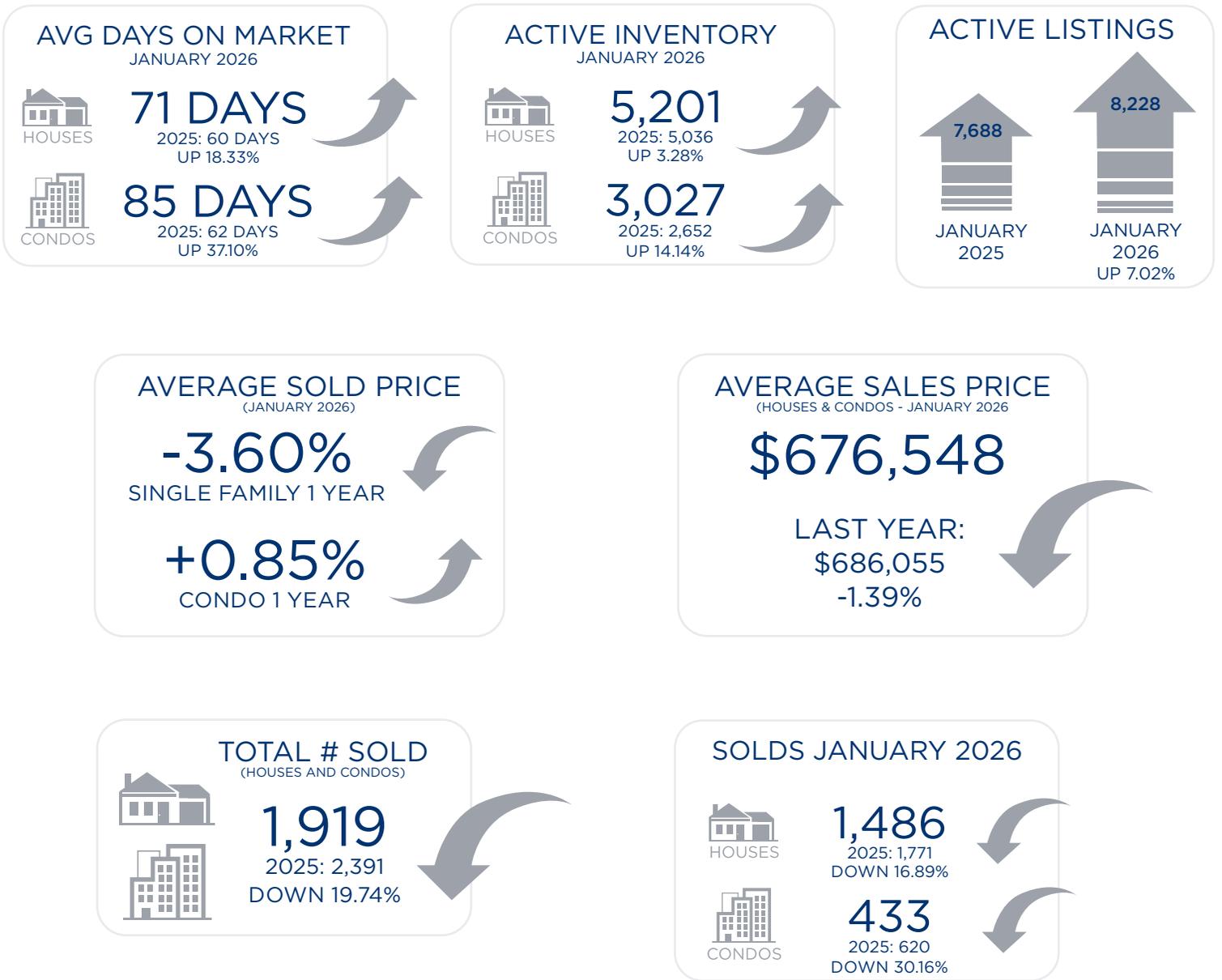




REAL ESTATE MARKET UPDATE

FEBRUARY 2026

A warmer than usual January has just past as we experience a Winter of 60 Degree days, and you would expect that the Denver Real Estate Market would warm up quickly as well! Unfortunately, this has not been the case in January as our numbers are showing a much slower pace than expected. We all have high expectations for this 2026 Real Estate Market after the last three years of frustratingly flat performance. Our optimism may have exceeded the market performance so far, however one month does not make an entire market for the year! Here are the concerning numbers for January 2026! Bad News First: The Denver Market closed only 1,919 homes in January, and that isn't too surprising since the December buyer market paused and reevaluated their plans and expectations. This is the lowest number of Sold homes in Denver Metro since 2008, and the only time we were below 2,000 homes sold was in January 2010 and January 2011, both post-financial crisis years! Second: The average price of a Single Family home in January was down 3.6% and attached homes were mostly flat compared to January 2025. Third: The Average Days on market was up substantially to 74 vs 60 this time last year and that is up 23%. Now for some Good News: Active Listings were up to 8,228 and that is an increase of 7% from last year and 8% from last month. Historically, Active Listings go down from December to January, so it looks like we will see some good inventory to choose from this year. Also, Pendings were up 8.5% from January of 2025 so we are seeing some silver linings in this data! We do not expect extremes in this year's market, but do expect that the market will gradually improve throughout the year!



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Market data for residential single family & condo/townhomes. Based on information from DENVER METRO ASSOCIATION OF REALTORS, for the period 1-31-25 through 1-31-26 RE/MAX Professionals does not guarantee or is in any way responsible for its accuracy. Data maintained by DENVER METRO ASSOCIATION OF REALTORS may not reflect all real estate activity in the market.