

QUESTIONS FOR A BUYER

Start with the homes that fit your move.

Market context helps you compare options. Your budget, timeline and constraints decide which options deserve attention.

01 CHOICE

13,211 homes were available at Metro month end, -1.8% year over year. Inventory was still 25.9% above August 2024.

After your must-haves, how many credible alternatives remain?

02 PACE

Metro report medians were 24 days for detached and 46 for attached homes. Closing context: 2,356 and 762, respectively.

What do recent agreements among your actual alternatives suggest about timing?

03 PRICE & TERMS

Denver CITY condominium median final-ask ratio: 97.9%; Single Family Residence: 99.4%. Closing context: 134 and 509.

What do comparable contracts and verified concessions suggest about the terms worth discussing?

IF YOU ARE SELLING AND BUYING

Review the home you are leaving and the one you want separately. These medians do not calculate net proceeds or affordability.

August 2026. Sources: REcolorado Market Watch / InfoSparks Denver CITY; retrieved September 11, 2026. Ratios use final ask before concessions. Closing counts are context, not exact eligibility. Data courtesy of REcolorado. InfoSparks © 2026 ShowingTime Plus, LLC. Property-specific evidence is still needed.