

Is Denver's Housing Market Finding Stability?

New data reveals shifting buyer behavior in the Mile High City.

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THE DATA

8.5%

Year-over-Year Price Growth

Denver metro median home price rose 8.5% in Q2 2026.

This marks a notable slowdown from the peak growth rates seen in 2021–2023, suggesting that Denver’s housing market may be entering a more sustainable phase. The shift signals increased buyer caution and reduced speculative momentum. A key driver is the narrowing of inventory supply, which continues to outpace new construction.



Source: Kansas City Fed · Published August 25, 2026

01

Supply Constraints Persist Despite Growth

While price growth has moderated, the median time on market remains below the national average. This suggests that demand is not collapsing but rather becoming more selective. The housing stock in Denver continues to be under pressure from buyer preferences for newer, energy-efficient properties, which are disproportionately scarce.



02

Affordability Challenges Persist

Despite slowing price increases, median home prices in Denver remain well above pre-pandemic levels. The affordability index has not improved significantly, and many first-time buyers are priced out of the market. This suggests a structural issue that will require targeted policy interventions or increased supply to resolve.

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