



MARKET UPDATE

In Q3 2025, the Denver housing market showed signs of cooling as inventory reached its highest levels in over a decade. Buyers began to gain the upper hand, with more active listings, homes staying on the market longer, and greater room for negotiation. Median home prices dipped slightly year over year, reflecting softening demand despite steady consumer interest. The influx of new listings eased the tight supply seen in previous years, shifting the balance toward a more buyer-friendly market. Well-priced homes continued to sell quickly, while others lingered unless competitively marketed. Overall, sellers are feeling increased pressure to differentiate and price strategically, while buyers are finding more opportunities and flexibility as the market trends toward equilibrium.

Rising interest rates earlier in the year tempered buyer urgency, but recent stabilization has brought renewed activity from well-qualified buyers and move-up purchasers. Demand remains particularly strong in neighborhoods offering lifestyle value; proximity to parks, restaurants, and transit continue to drive interest. The luxury segment is seeing selective movement, with cash buyers maintaining an edge amid higher borrowing costs. As Denver enters the final quarter of 2025, the market reflects a healthy recalibration, favoring realism, strategy, and quality over speed, setting the stage for a more balanced 2026.

2025 Q3

Inventory Growth



Denver's housing inventory climbed nearly 25% year-over-year in Q3 2025, giving buyers the most options seen in over a decade.

Increased Buyer Activity



Qualified move-up and first-time buyers returned to the market this quarter, driving renewed energy across key Denver neighborhoods.

Price Stabilization



Home prices held steady in Q3, signaling a more balanced market after years of rapid appreciation.

Longer Time on Market



Homes spent an average of 32 days on the market, as buyers took more time to compare options and negotiate.



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INSIGHTS Q3 2025

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Get Your Home Winter-Ready: Fall Tips for a Warm and Worry-Free Season

As the air turns crisp and leaves begin to fall, now is the perfect time to make sure your home is ready for the colder months ahead. A little preparation in the fall can save you from expensive repairs later and help you stay cozy and comfortable all winter long.

When temperatures drop and snow begins to fly, small maintenance issues can quickly become big headaches. By taking care of a few key tasks now — from sealing drafts

to servicing your heating system — you can keep your home running efficiently and protect it from the elements.



Start with your heating system. Schedule a professional inspection of your furnace or HVAC unit, replace the filters, and check that your thermostat is working properly. A well-maintained system not only keeps you warm but also saves on energy costs throughout the winter.

Next, protect your pipes. Exposed pipes in basements, garages, or crawl spaces are vulnerable to freezing temperatures. Adding insulation or foam covers can prevent them from bursting, which is one of the most common and costly winter home disasters.

Before the first freeze, check your windows and doors for drafts. Use caulking or weatherstripping to seal gaps and keep the warm air in — and the cold air out. This simple fix can make a noticeable difference in comfort and heating efficiency.

Don't forget your gutters and roof. After the leaves have fallen, clear out gutters and downspouts to prevent ice dams that can cause leaks and water damage. Inspect your roof for missing shingles or cracks, and schedule repairs if needed before snow piles on.

Your outdoor spaces need attention too. Drain and disconnect hoses, shut off outdoor faucets, and store patio furniture or cover it securely. If you have a sprinkler system, have it professionally winterized to prevent pipe damage underground.

Lastly, make sure your smoke and carbon monoxide detectors are working properly. Replace batteries and test them regularly — heating equipment and fireplaces can increase risks during the winter months.

Taking the time now to prepare your home for winter ensures a smooth, comfortable, and worry-free season. From cozy nights by the fire to mornings without burst pipes or energy waste, your future self will thank you for the effort.

Q3 2025 U.S. Housing Market Report

The national housing market continued to rebalance in Q3 2025, with more supply and longer selling timelines giving buyers extra leverage. Active listings climbed to roughly 2.06 million homes for sale in September, up 8.6% year over year, while the median time on market rose to about 50 days, signaling softer, more selective demand. Existing-home sales remained relatively flat, but the median sale price still increased 2% year over year to \$422,600, highlighting price resilience even as activity cooled.

New construction remained a bright spot, with new home sales running at an annualized rate of roughly 800,000 units, up about 15% compared to a year earlier, and new-home prices showing modest gains. Across major metros, more listings, longer market times, and an uptick in price reductions reflected a continued shift toward balance rather than a downturn.

Regionally, markets in the South and Mountain West saw the largest growth in available inventory, while parts of the Northeast and Midwest remained tighter due to limited supply. Looking ahead, builders and economists are cautiously optimistic that stabilizing mortgage rates will encourage more buyers to reenter the market in Q4, setting the stage for a more balanced and sustainable 2026.

Fall in Full Color: Can't-Miss Denver Events

Fall in Denver is the perfect blend of crisp mountain air, golden leaves, and vibrant community energy. As the season transitions, the city comes alive with festivals, art shows, and celebrations that capture the best of Colorado's culture — here are a few not-to-miss events happening

Glow at the Gardens

October 21–27, 2025

The Denver Botanic Gardens lights up the night with hundreds of hand-carved pumpkins and glowing sculptures — a magical, family-friendly way to celebrate fall evenings before Halloween.

Fall Festival at Four Mile Historic Park

October 26–27, 2025

Celebrate Colorado's frontier roots with hayrides, live bluegrass, local food, and pumpkin decorating at this charming heritage park in Denver.

Dia de los Muertos Celebration at La Raza Park

October 27, 2025

Experience a beautiful cultural tradition honoring loved ones with live music, community ofrendas, and traditional food in one of Denver's most historic neighborhoods.

Pumpkin Nights at Adams County Fairgrounds

October 25–30, 2025

Stroll through larger-than-life pumpkin displays, creative light installations, and fall photo spots that make for a festive evening under the autumn sky.

