

# DENVER MARKET REPORT

# DEN

MARKET INSIGHTS • 2Q25



4.4%

Denver Unemployment Rate



-11.9%

YoY New Home Starts Down



-7.2%

YoY New Home Closings Down

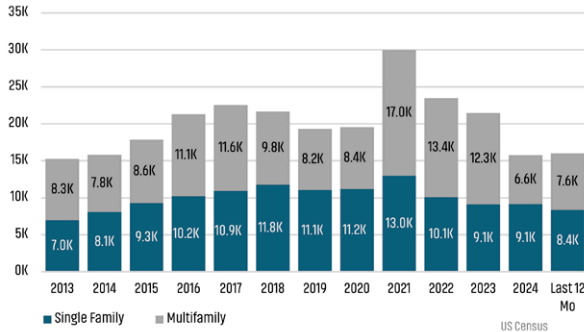


\$701,767

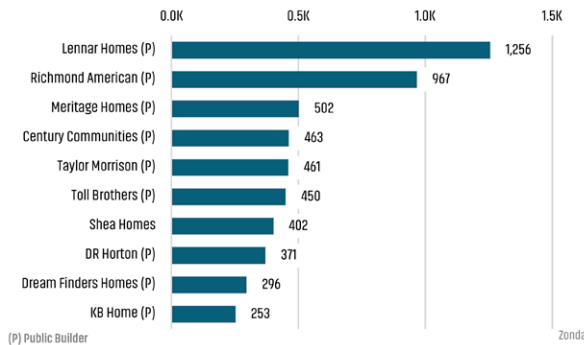
Average New Home Price

NEW HOUSING TRENDS<sup>1</sup>

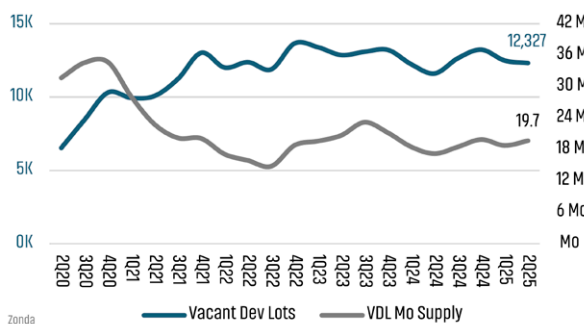
## Single &amp; Multi-Family Permits



## 12 Month Homebuilder Ranking by Closings



## Vacant Developed Lot Supply



## ANNUALIZED NEW HOME STARTS



Jun 2024  
8,113  
Jun 2025  
7,147  
-11.9%

## ANNUALIZED NEW HOME CLOSINGS

-7.2%

Jun 2024  
8,101  
Jun 2025  
7,520

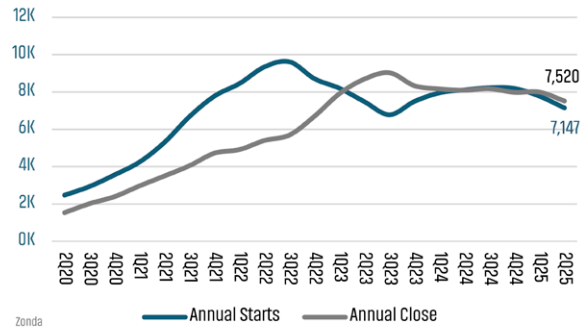


## AVERAGE NEW HOME PRICE



Jun 2024  
\$675,899  
Jun 2025  
\$701,767  
3.8%

## Annual Starts vs Closings

MLS RESALE STATISTICS - DENVER MSA SINGLE FAMILY HOMES<sup>2</sup>

## CLOSED SALES YTD

Jun 2024  
15,830  
Jun 2025  
15,422  
-2.6%

## WEEKS OF INVENTORY

Jun 2024  
11 Weeks  
Jun 2025  
15 Weeks  
▲ 6 Weeks

## MEDIAN SALE PRICE

Jun 2024  
\$600,000  
Jun 2025  
\$609,925  
▲ 1.7%

## DAYS ON MARKET

Jun 2024  
13 Days  
Jun 2025  
19 Days  
▲ 6 Days

ECONOMIC TRENDS<sup>3</sup>

## UNEMPLOYMENT RATE (unadjusted)

## DENVER

Jun 2024	Jun 2025
4.3%	4.4%
▲ 0.1%	

## COLORADO

Jun 2024	Jun 2025
4.2%	4.7%
▲ 0.5%	



## TOTAL NONFARM EMPLOYMENT (in thousands)

## DENVER

Jun 2024	Jun 2025
1,654	1,657
▲ 0.2%	

## COLORADO

Jun 2024	Jun 2025
2,996	3,005
▲ 0.3%	



## EMPLOYMENT CHANGE

## DENVER

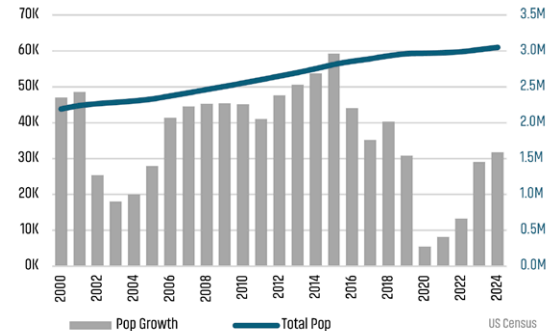
Annualized Employment Change
0.4%

## COLORADO

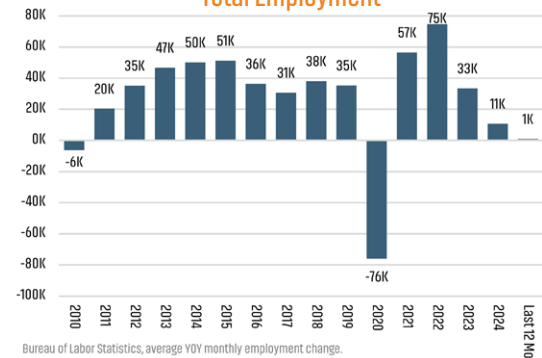
Annualized Employment Change
0.7%



## Population Growth &amp; Total Population



## Total Employment



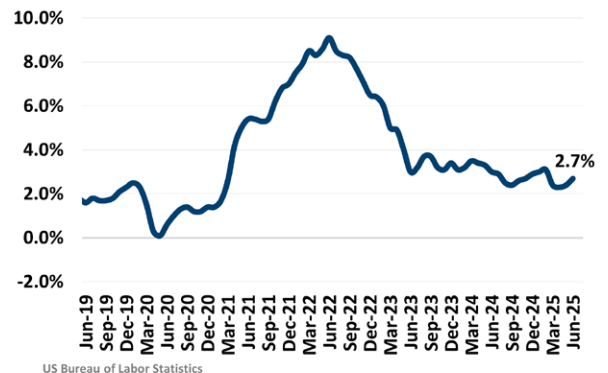
Bureau of Labor Statistics, average YOY monthly employment change.

## 30 Year Fixed Mortgage Rate



St. Louis Fed

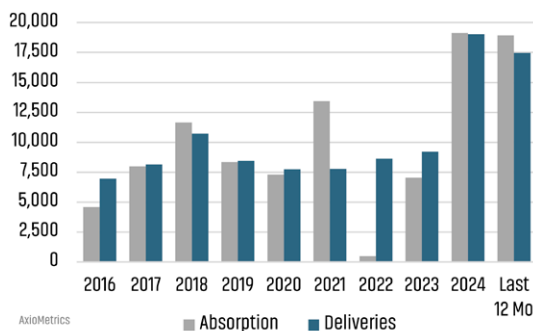
## US Inflation Rate



US Bureau of Labor Statistics

## MULTIFAMILY STATISTICS

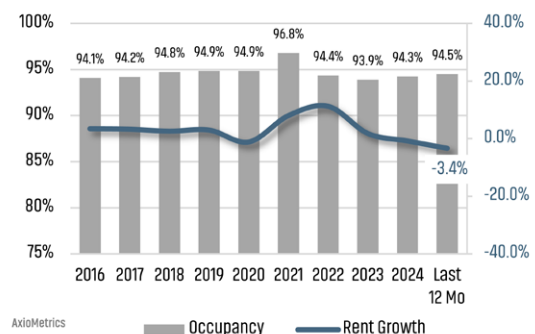
## Absorption &amp; Deliveries



AxioMetrics

■ Absorption ■ Deliveries

## Occupancy &amp; Rent Growth



AxioMetrics

■ Occupancy ■ Rent Growth

# THE NATION'S LEADING LAND BROKERAGE & ADVISORY FIRM



30 Offices Across the Nation



85+ Specialized Advisors



45+ Staff Professionals



\$15+ Billion in Sales Since 2017

PHOENIX, AZ (HQ)

CASA GRANDE, AZ

PRESCOTT, AZ

TUCSON, AZ

BAY AREA, CA

IRVINE, CA

LODI, CA

PASADENA, CA

ROSEVILLE, CA

SACRAMENTO VALLEY, CA

SAN DIEGO, CA

SANTA BARBARA, CA

VALENCIA, CA

DENVER, CO

JACKSONVILLE, FL

ORLANDO, FL

TAMPA BAY, FL

ATLANTA, GA

BOISE, ID

KANSAS CITY, KS/MO

CHARLOTTE, NC

LAS VEGAS, NV

RENO, NV

GREENVILLE, SC

NASHVILLE, TN

AUSTIN, TX

DALLAS-FORT WORTH, TX

HOUSTON, TX

SALT LAKE CITY, UT

BELLEVUE, WA

## FUTURE OFFICES

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CHARLESTON, SC

COLORADO SPRINGS, CO

RALEIGH-DURHAM, NC

SAN ANTONIO, TX

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