



Denver Real Estate School Highlights Broker Opportunities as Colorado Market Shifts

August 10, 2026

WESTMINSTER, CO - August 10, 2026 -

As Colorado's housing market moves into a more balanced phase, Denver Real Estate School is drawing attention to how the shift in market conditions connects to career opportunity for prospective real estate brokers. The Westminster-based state-approved pre-licensing provider said it wants Coloradans considering a move into real estate to have an accurate picture of what the current market looks like and what the path to licensure involves.

According to the Colorado Association of Realtors' Q1 2026 Market Trends Housing Report, the Denver metro posted 5,798 pending contracts in March 2026, up 6.5 percent year-over-year, alongside 4,540 closed sales and 7,576 new listings. The Denver metro median sale price held at \$575,000 in March 2026, a figure the Colorado Association of Realtors noted was in line with Q1 results from 2023, 2024, and 2025. According to the Colorado Association of Realtors' May 2026 statewide report, pending sales climbed 7 percent compared to May 2025, statewide inventory reached 4.3 months of supply, and homes averaged 56 days on the market statewide.

The school noted that a market with more inventory and longer average days on the market creates

conditions where buyers and sellers typically seek greater guidance from their agents than in a fast-moving seller's market, where transactions moved so quickly that the window for professional input was compressed. Denver Real Estate School said it wants prospective students to understand that transaction volume and agent demand are connected, and that the current market is generating more activity than the low-inventory period of recent years.

"The market that is coming into focus right now rewards brokers who are well-prepared and who can genuinely guide clients through a process that takes longer and involves more decisions than it did a few years ago," said Brandon Lyon, co-founder of Denver Real Estate School. "That is the kind of broker our curriculum is designed to produce, someone who understands the market they are walking into, not just the material they needed to pass the exam."

Denver Real Estate School said its curriculum is taught by active Colorado real estate brokers, an approach intended to ensure that the practical realities of working in Colorado's current market are reflected in what students learn before they sit for the licensing exam. The school noted that Colorado requires 168 hours of pre-licensing education before a candidate is eligible to sit for the state broker exam, and that its courses fulfill that requirement in full through formats including a three-week intensive available in-person at its Westminster, Colorado classroom or via livestream, and a self-paced online option.

The school said that students who complete the 168-hour coursework, pass the Colorado broker exam administered by PSI, submit fingerprints for a background check through the Colorado Bureau of Investigation, and submit a complete broker license application to DORA can expect the Division to process their application in approximately 10 business days once all required documents are received. The school noted that fingerprint submissions can be completed concurrently with coursework, which allows students who begin the background check process early to reduce the overall time between completing the course and receiving their license.

Denver Real Estate School also reaffirmed its Pass Guarantee, through which the school commits to continuing support for any student who completes the course but does not pass the state exam on the first attempt. The school said this policy reflects its focus on student outcomes rather than course completion alone, and that it remains in effect subject to the terms and conditions available at enrollment.

Denver Real Estate School is fully certified by the Colorado Department of Regulatory Agencies and the Division of Private Occupational Schools, the two state bodies governing real estate licensing education in Colorado, and its courses fulfill the state's complete pre-licensing requirement as defined by current law.

More information about Denver Real Estate School's pre-licensing courses, class schedules, and enrollment options is available at on the Denver Real Estate School website.

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Denver Real Estate School

Denver Real Estate School (DRES) provides certified in-person and online pre-licensing education, exam preparation, and continuing education for Colorado real estate professionals.

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