



JUNE 2025

The Luxury Market is continuing to out perform expectations for 2025. While the total number of sales in May declined by approximately 12% prices have held steady with a 3.5% increase over this time last year. Days on the market is holding steady at 32 for single family homes and 37 for attached homes. An increase in new listing during the month of May is allowing buyers more selection and requiring that Sellers are being realistic about the prices of the home that they are selling. Approximately 30% of listings are selling in the first 7 days on the market at or near list price and in some cases over list price. The opposite of this is that nearly 40% of listings are experiencing price reductions in the 5-6% range. The houses that are most likely to sell quickly are houses in what are perceived as good neighborhoods, newer or updated with little to no work needed for the new buyer to move in and once again, priced correctly. Buyers are seizing the opportunities that the price reductions are allowing in this category of homes to allow them to purchase a more affordable option. As always luxury real estate in the Denver metro market is very neighborhood specific. Consult your favorite RE/MAX Professionals broker for the details on what is happening in your neighborhood.

AVG DAYS ON MARKET

MAY 2025

32 DAYS

2024: 31 days
UP 3.23%
Single Family 1 yr

37 DAYS

2024: 42 days
DOWN 11.90%
Condo 1 yr

NEW LISTINGS

MAY 2025

1187

2024: 967
UP 22.75%
Single Family 1 yr

52

2024: 63
DOWN 17.46%
Condo 1 yr

AVERAGE SALES PRICE

(HOUSES & CONDOS) MAY 2025

This Year: \$1,644,793

Last Year: \$1,589,098

+3.5%

AVERAGE SOLD YTD

+4.13%

Condo 1 yr

-.12%

Single Family 1 yr

TOTAL # SOLD

MAY 2025

546

2024: 619
DOWN 11.79%
Single Family & Condo

TOTAL SOLDS YTD

2,121

2024: 2,023
UP 4.84%
Single Family 1 yr

100

2024: 130
DOWN 23.08%
Condo 1 yr

Why Choose RE/MAX Professionals?

445 REAL ESTATE BROKERS | 39 PROFESSIONAL TEAM MEMBERS

6 MARKETING & ONLINE MEDIA SPECIALISTS | 7 STRATEGICALLY LOCATED OFFICES

3.4 BILLION IN SALES IN 2024



Market data for residential single family & condo/townhomes. Based on information from RE COLORADO, for the period 5-31-24 through 5-31-25 RE/MAX Professionals does not guarantee or is in any way responsible for its accuracy. Data maintained by RE Colorado may not reflect all real estate activity in the market. Copyright © 2024 REALTOR® Services Corp.