

Luxury



MARCH 2026

The luxury home market in Denver is transitioning into a more balanced and opportunity-rich environment for both buyers and sellers this spring. While days on market have increased and pricing has softened slightly—down roughly 6.5%—the shift is largely the result of rising inventory and a more deliberate pace of decision-making across the market. Active listings have increased and buyers now have more selection, creating room for thoughtful negotiations and strategic purchasing opportunities. Denver metropolitan area has seen inventory growth of more than 17% year-over-year in some segments, giving buyers leverage and more time to evaluate properties. In spite of these factors there is still steady demand for well-priced homes. Sellers who price their homes accurately and present them well are still attracting motivated buyers, particularly in desirable neighborhoods and for turnkey luxury properties. For buyers, this market provides a rare window to secure premium homes with less competition and potentially favorable terms. For sellers, the opportunity lies in strategic pricing, strong marketing, and positioning properties to stand out in a growing inventory environment—ensuring that well-prepared listings continue to command strong attention and successful outcomes. As always, the metro Denver market is very neighborhood specific. Consult with your favorite RE/MAX Professionals' agent for information on your neighborhood and your home.

AVG DAYS ON MARKET

FEBRUARY 2026

69 DAYS

2025: 56 days
UP 23.21%
Single Family 1 yr



44 DAYS

2025: 40 days
UP 10.00%
Condo 1 yr



NEW LISTINGS

FEBRUARY 2026

779

2025: 656
UP 18.75%
Single Family 1 yr



50

2025: 43
UP 16.28%
Condo 1 yr



AVERAGE SALES PRICE

(HOUSES & CONDOS) FEBRUARY 2026

This Year: **\$1,542,515**

Last Year: **\$1,649,420**

-6.48%



AVERAGE SOLD YTD

-6.08%

Single Family 1 yr

-8.45%

Condo 1 yr



TOTAL # SOLD

FEBRUARY 2026

330

2024: 358
DOWN 7.82%
Single Family & Condo



TOTAL SOLDS YTD

313

2025: 336
DOWN 6.85%
Single Family 1 yr



17

2025: 22
DOWN 22.73%
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

3.78 BILLION IN SALES IN 2025



Market data for residential single family & condo/townhomes. Based on information from DENVER METRO ASSOCIATION OF REALTORS, for the period 2-28-25 through 2-28-26 RE/MAX Professionals does not guarantee or is in any way responsible for its accuracy. Data maintained by DENVER METRO ASSOCIATION OF REALTORS may not reflect all real estate activity in the market. Copyright © 2026 REALTOR® Services Corp.