

Luxury



APRIL 2026

The luxury segment of the metro Denver housing market in early 2026 is showing clear signs of renewed momentum, but within a more disciplined and balanced environment than the pandemic-era boom. High-end prices are rising again—roughly 4-6% year over year depending on price tier—while days on market have come down significantly (for example, from -52 days last year to closer to the high-30s in some luxury brackets). This lines up with what you're seeing: stronger sales activity and faster absorption as the spring market ramps up. At the same time, luxury inventory remains relatively contained (around 3-4 months of supply), which is enough to create choice for buyers but still supports pricing power for well-positioned listings. That said, this is not a "runaway seller's market." The defining characteristic right now is selectivity and pricing discipline. Luxury homes are still averaging roughly 60-70 days on market in many cases and often trade below list if overpriced. Buyers are more patient, comparing options and negotiating, especially as overall inventory has risen. So while your stats show prices up -2-3%, sales up -8%, and DOM compressing, these numbers are accurate for the current spring cycle, they sit within a broader context of a normalized, more strategic market rather than a frenzied one. Is it a good time for buyers and sellers? It's actually one of those relatively rare windows where the answer is "yes" for both—depending on strategy. For sellers, improving demand, lower days on market, and modest price appreciation mean properly priced luxury homes—especially turnkey, lifestyle-oriented properties—are selling efficiently and sometimes with strong terms. For buyers, increased inventory versus prior years and more negotiating leverage especially on homes that linger or are aspirationally priced create real opportunities to capture value. Always consult your favorite RE/MAX Professionals agent for specific information for the neighborhood you are interested in.

AVG DAYS ON MARKET

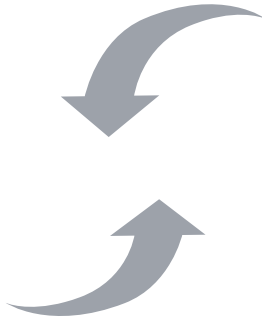
MARCH 2026

42 DAYS

2025: 48 days
DOWN 12.50%
Single Family 1 yr

43 DAYS

2025: 36 days
UP 19.44%
Condo 1 yr



NEW LISTINGS

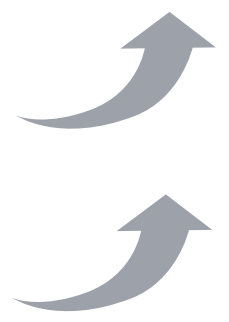
MARCH 2026

899

2025: 882
UP 1.93%
Single Family 1 yr

67

2025: 63
UP 6.35%
Condo 1 yr



AVERAGE SALES PRICE

(HOUSES & CONDOS) MARCH 2026

This Year: **\$1,613,965**

Last Year: **\$1,573,201**

+2.59%



AVERAGE SOLD YTD

-2.27%

Single Family 1 yr

+3.98%

Condo 1 yr



TOTAL # SOLD

MARCH 2026

504

2024: 464
UP 8.62%
Single Family & Condo



TOTAL SOLDS YTD

481

2025: 442
UP 8.82%
Single Family 1 yr

23

2025: 22
UP 4.55%
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 3-31-25 through 3-31-26 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.