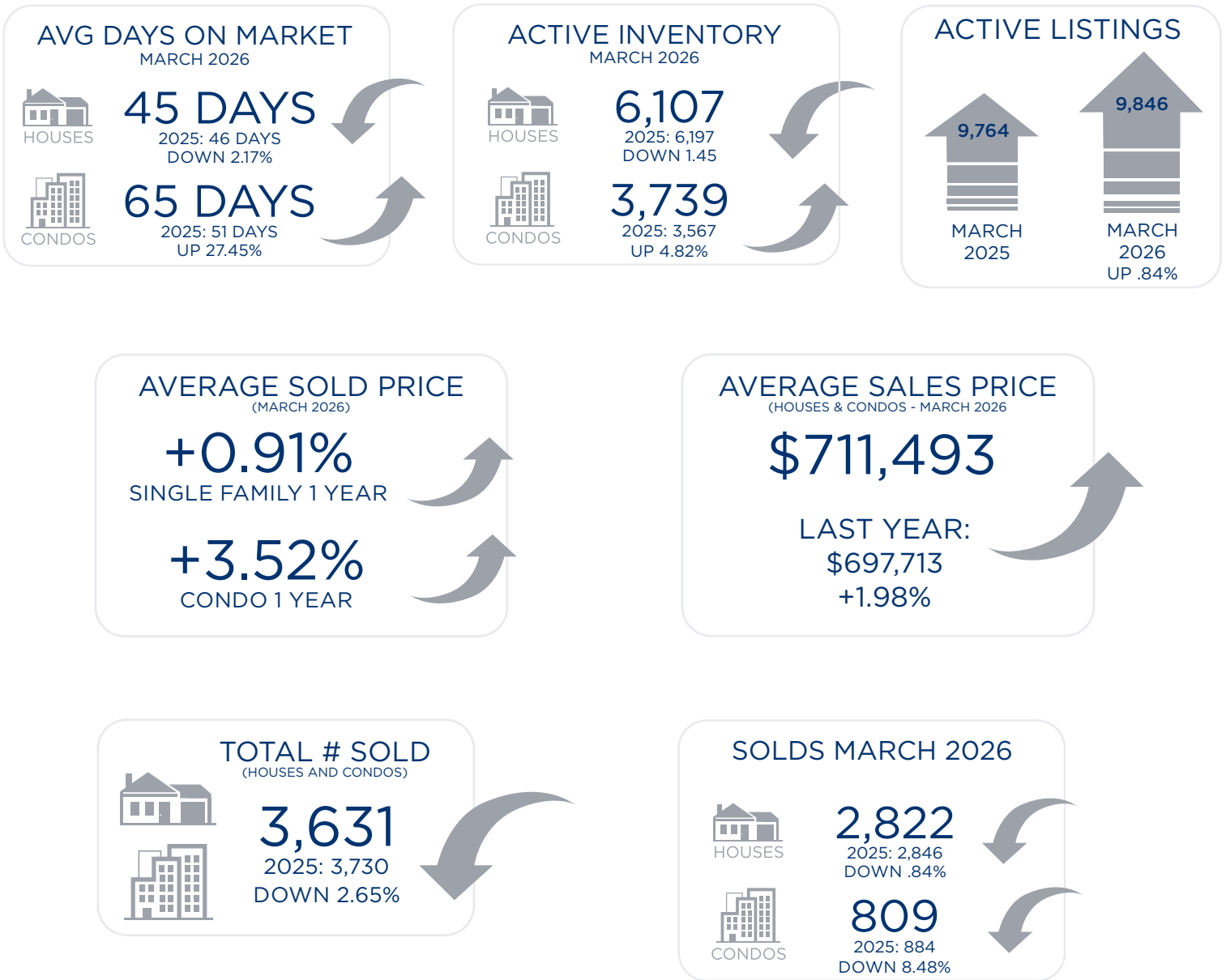




APRIL 2026

It seems in the World today the only reliable forecast is to expect the unexpected. Geopolitical uncertainty rattled financial markets impacting consumer mindset, and March 2026 delivered a pleasant surprise with market trends that pointed towards the positive. With seesawing mortgage rates that threatened to stall the momentum we saw building in February - March surprised with nearly 6,000 new listings coming on the market - up nearly 20% from February. Pending sales jumped as well - up 31 percent month-over-month - with buyers absorbing the new inventory quickly. In fact, average days in the MLS dropped 15 percent month-over-month to 50 days from 59 - a signal that buyers are no longer just browsing, they are buying. Market activity wasn't isolated to a single segment or price point - it was broad-based across both single family and attached homes. The average price of a Single Family home rose to over \$785,000 up 4% from February and \$453,000 for Condos and Townhomes up 7.5% from February. Demand has softened over the past two years and 2026 continues to lag 2025 with closed sales down 5 percent and the median close price down 1.7 percent at \$580,000. The close-price-to-list price ratio ticked up to 99.13 percent, and well-priced homes in desirable locations saw multiple offers. Overall March's numbers show a positive trend for both buyers and sellers heading into spring. Despite fluctuating rates and some uncertainty in the World it clearly illustrates that the real estate market is still alive and well, and people still are moving. As Inventory normalizes, and pricing adjusts, demand is returning. Now more than ever you need to work with a professional who can assist you in understanding your specific needs and how they match the market. Accurate pricing, professional preparation and offering the right concessions will be an important part of success heading into the Spring Selling Season!

REAL ESTATE MARKET UPDATE



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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.