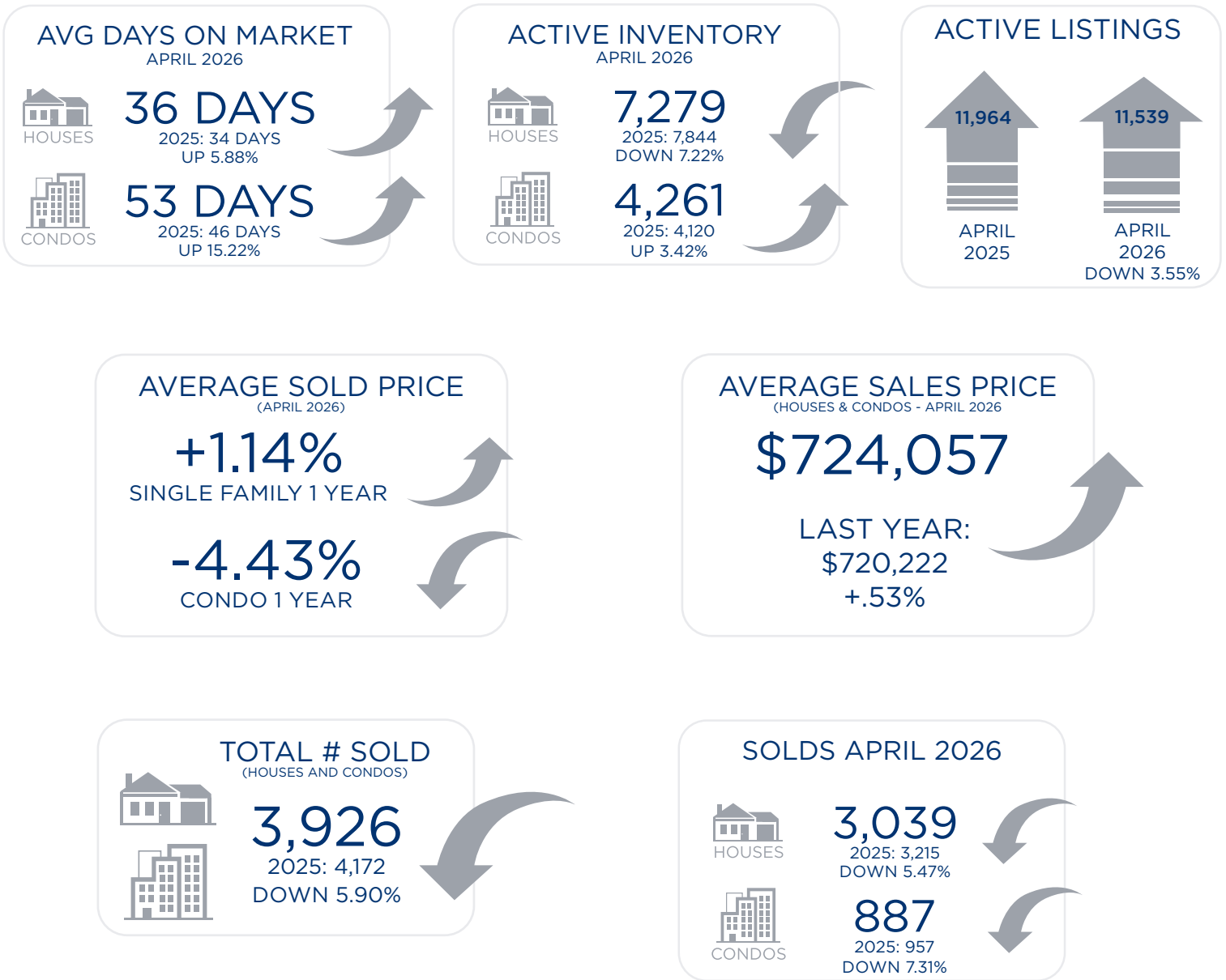




REAL ESTATE MARKET UPDATE

MAY 2026

The 2026 Denver Real Estate Market has become less seasonal with the Spring and Summer peaks and valleys. Actually, the Denver Metro Market is settling into something much more consistent and far less dramatic. We saw such an aggressive market from 2017 through the Pandemic boom with Median prices going from \$473,000 in early 2021 to over \$616,000 in April 2022. Now, it truly has felt like a slow and steady groundhog year again as the Median price has been nearly identical at \$602,000 in April 2024, and \$604,000 in April 2025 and we ended April 2026 at \$605,000. General household needs are creating a much more consistent real estate market versus the human behavior of the Seasons. This also shows the resiliency of the market with the Global economic uncertainty and the rise in Mortgage rates this year! Supply and Demand continue to support the foundation as the Active Inventory rose substantially from last month to 11,539 up over 17%, while Pending's and Closed homes stayed almost identical to the month before! Sellers: we are seeing a clear pattern where homes that are prepared and show well and priced correctly will sell in the first 7-10 days, otherwise they tend to fall closer to the Average days on the market which is currently 40. Buyers, you have a great supply of homes to preview and compare and finally a little time to think about your purchase, compare and negotiate. Prices are staying fairly consistent this year, but be careful not to rely on the wait and see approach too much as you see the next home for you, please make a decision quickly before you have to work with competing offers! This market isn't unpredictable like it seemed the past few years - it's becoming reliable and steady! Right now, reliable and steady is a good place to be!



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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 4-30-25 through 4-30-26 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.