

Luxury



MAY 2026

Denver's luxury real estate market is showing clear signs of stabilization, suggesting a healthier and more balanced environment for both buyers and sellers. While average days on market have ticked up slightly to 38, this modest shift points to a cooling from the frenetic pace of recent years rather than any loss of demand. Home prices continuing to rise—albeit at a more sustainable rate of just under 2% year over year—signal ongoing confidence in the high-end segment without the volatility of sharp spikes. At the same time, annual sales volume is essentially flat, down by less than 1%, and new listings have increased by only 1%, indicating that supply and demand are moving in near alignment. For buyers, this means more breathing room to make thoughtful decisions without facing intense bidding wars, while still needing to act decisively on desirable properties. For sellers, it reinforces the importance of strategic pricing and strong presentation, as homes are still selling but with a bit more scrutiny from discerning buyers. Overall, the market appears to be transitioning into a more predictable, sustainable phase. As always please consult your favorite RE/MAX Professionals agent as data for each neighborhood in Denver varies.

AVG DAYS ON MARKET

APRIL 2026

38 DAYS

2025: 36 days
UP 5.56%
Single Family 1 yr



29 DAYS

2025: 39 days
DOWN 25.64%
Condo 1 yr



NEW LISTINGS

APRIL 2026

1,005

2025: 1,003
UP .20%
Single Family 1 yr



59

2025: 51
UP 15.69%
Condo 1 yr



AVERAGE SALES PRICE

(HOUSES & CONDOS) APRIL 2026

This Year: **\$1,629,892**

Last Year: **\$1,602,101**

+1.73%



AVERAGE SOLD YTD

-.60%

Single Family 1 yr

-4.24%

Condo 1 yr



TOTAL # SOLD

APRIL 2026

557

2024: 596
DOWN 6.54%
Single Family & Condo



TOTAL SOLDS YTD

537

2025: 569
DOWN 5.62%
Single Family 1 yr



20

2025: 27
DOWN 25.93%
Condo 1 yr

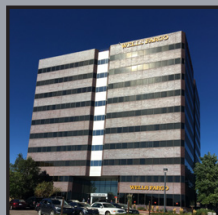


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3.78 BILLION IN SALES IN 2025



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.