

# Luxury



JUNE 2026

The Denver-area luxury real estate market continues to demonstrate remarkable stability despite a shifting housing landscape. In May, new luxury listings declined by 20% compared to the same period last year, while average sales prices remained virtually unchanged. At the same time, year-to-date luxury sales activity is tracking even with 2025 levels, and the total number of luxury homes sold in May increased by 6%. Taken together, these metrics point to a market that remains healthy and balanced, supported by steady demand and a limited supply of new inventory. Luxury buyers continue to be active, but they are approaching purchases with greater selectivity and confidence than during the frenzied market conditions of recent years.

For sellers, the reduction in new listings presents an opportunity to stand out in a less crowded marketplace. Stable pricing indicates that well-positioned luxury properties are continuing to command strong values, particularly when priced appropriately and presented at a high level. For buyers, the market offers a different advantage. While prices have held firm, inventory constraints have prevented excessive competition, creating an environment where thoughtful negotiation and careful property selection remain possible. The combination of flat pricing, steady sales volume, and fewer new listings suggests that Denver's luxury market is neither strongly favoring buyers nor sellers, but rather operating from a position of equilibrium. As we move deeper into the summer season, this balance should continue to support confidence on both sides of the transaction.

## AVG DAYS ON MARKET

MAY 2026

**35 DAYS**

2025: 32 days

UP 9.38%

Single Family 1 yr



**34 DAYS**

2025: 35 days

DOWN 2.86%

Condo 1 yr



## NEW LISTINGS

MAY 2026

**869**

2025: 1,097

DOWN 20.78%

Single Family 1 yr



**46**

2025: 45

UP 2.22%

Condo 1 yr



## AVERAGE SALES PRICE

(HOUSES & CONDOS) MAY 2026

This Year: **\$1,644,006**

Last Year: **\$1,647,770**

**-.23%**



## AVERAGE SOLD YTD

**-.55%**

Single Family 1 yr

**-1.23%**

Condo 1 yr



## TOTAL # SOLD

MAY 2026

**617**

2024: 580

UP 6.38%

Single Family & Condo



## TOTAL SOLDS YTD

**2,234**

2025: 2,167

UP 3.09%

Single Family 1 yr



**110**

2025: 103

UP 6.80%

Condo 1 yr

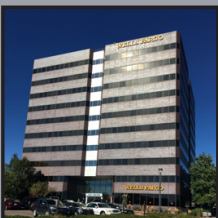


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3.78 BILLION IN SALES IN 2025



Market data for residential single family & condo/townhomes. Based on information from DENVER METRO ASSOCIATION OF REALTORS, for the period 5-31-25 through 5-31-26 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.