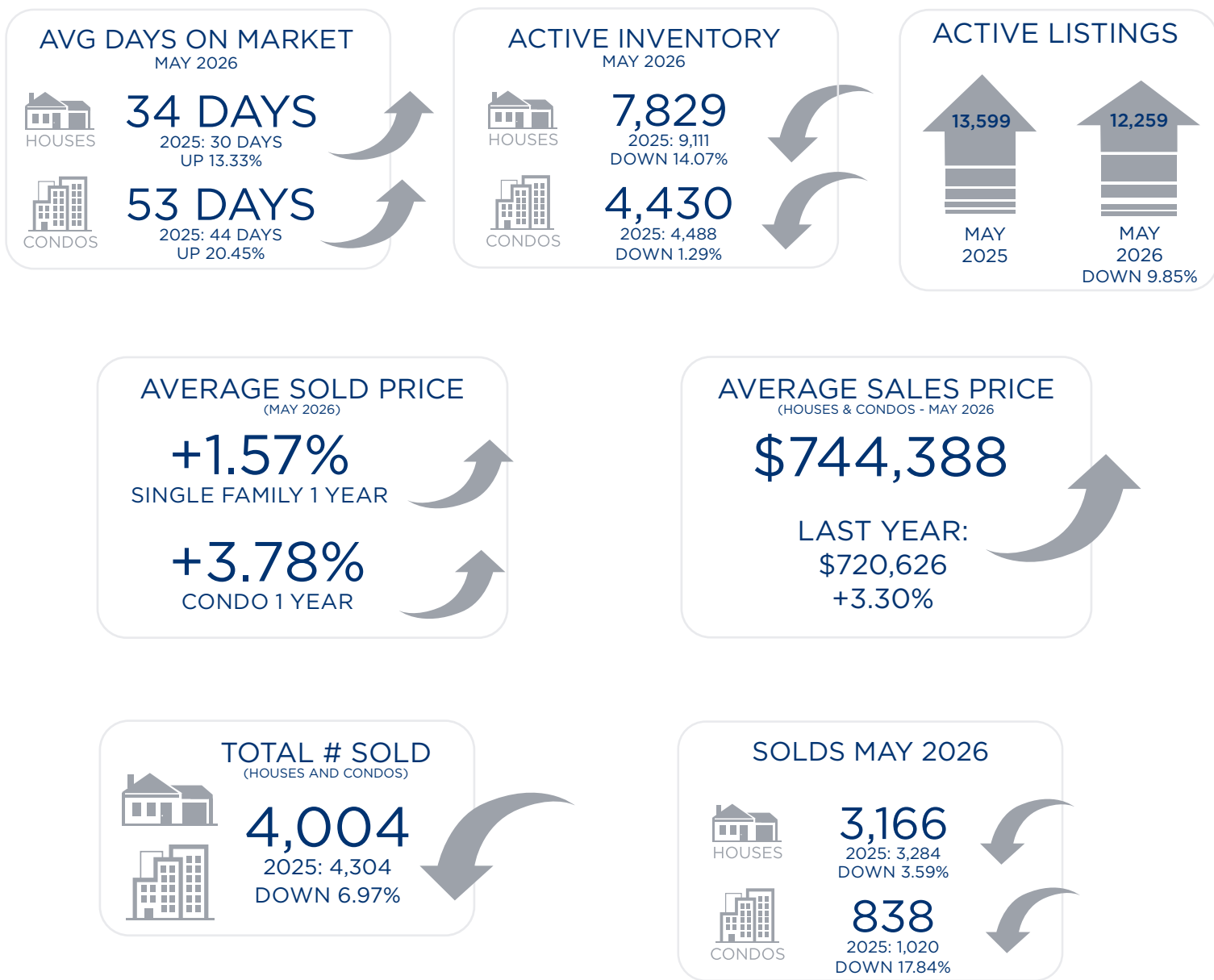


JUNE 2026



REAL ESTATE MARKET UPDATE

Outside forces seem to be at work in the Denver Real Estate Market, as we feel the residual affects of wars and rumors of wars in our costs of living, potential higher inflation and maybe a stronger economy with more jobs being created which in turn increases the risk of higher interest rates! Stubbornly high and fluctuating mortgage rates are impacting BOTH seller activity and buyer demand. May saw some nice late Spring activity as the Pending Sales were just over 4,100 which is up 2% from May of 2025 and Closed homes were right at 4,000 however that is down almost 7% from May of last year! The inner market story for seller's is new listings in May were down 9.5 percent from last month and 17.5 percent from last year. Buyers continue to be active signaling that demand has not disappeared; it is simply taking its time within a tighter pool of available homes. Inventory is at 13 weeks - just over 3 months - and that is an indication of an emerging balanced market if new listings don't keep pace with demand this Summer! Median Residential home prices reached \$615,000, a 2.5% increase from last year at this time, and the Average price of a Residential home was \$744,000, a 3.3% increase from May of 2025! For Sellers: preserving market value without having to move on price, means preparing your property to anticipate inspection contingencies, and potentially offering concessions to buyers for rate buydowns. Well-priced homes that show value are still attracting strong interest and going under contract at a healthy rate. For Buyers: new purchase, move up, and downsizing buyers can expect interest rates to continue in the mid to high sixes which means you are better served looking for a rate solution than waiting for a substantial price correction. In an adjusting market everyone needs to be open to negotiation, which demands professional skills and focus on client outcomes.



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