# REAL ESTATE MARKET UPDATE

RE/MAX PROFESSIONALS

## AUGUST 2026

As we look at the numbers for the Denver Metro Real Estate Market through the end of July there are two glaring statistics that stand out! First, new listings year to date are down almost 5% and the number of homes Sold year to date are down just over 2% and that is after the lackluster numbers for the last three years! Why are we in the Top 5? Real Estate is hyperlocal, and in a growing number of markets, buyers are gaining leverage as sellers compete harder to sell and close a home. Homesellers in Austin, San Antonio, Tampa, Dallas and Denver at #5 are cutting prices more aggressively than sellers in other major U.S. housing markets. According to real-time listing data from Parcl Labs, the Denver market listings with a price cut was at 50.9% of the market and the median price cut was 4.4% and almost 15% of the market is listed below their prior purchase price. The Price Change from the June 2022 peak is down 14.1%! Across the Denver Metro market in July, homes that never needed a price cut sold in 6 days at 99.6% of the asking price. Sellers who had to cut their price took 54 days to sell and settled for 92.8% of the original asking price! 62.8% of closings had a seller concession where the seller helped pay for buyers closing costs. Roughly 1 in 5 contracts terminated before getting to the closing table!

Sellers these numbers are screaming how important it is to price your home correctly when you first come on the market! Buyers, the best houses are selling quickly but if you are looking for a good deal you may want to re-look at those homes that have been listed for a while.

### AVG DAYS ON MARKET
JULY 2026

HOUSES
35 DAYS
2025: 36 DAYS
DOWN 2.78%

CONDOS
61 DAYS
2025: 54 DAYS
UP 12.96%

### ACTIVE INVENTORY
JULY 2026

HOUSES
8,584
2025: 9,707
DOWN 11.57%

CONDOS
4,531
2025: 4,288
UP 5.67%

### ACTIVE LISTINGS

13,995
JULY 2025

13,115
JULY 2026
DOWN 6.29%

### AVERAGE SOLD PRICE
(JULY 2026)

+4.80%
SINGLE FAMILY 1 YEAR

+2.43%
CONDO 1 YEAR

### AVERAGE SALES PRICE
(HOUSES & CONDOS - JULY 2026)

$731,961

LAST YEAR:
$694,937
+5.33%

### TOTAL # SOLD
(HOUSES AND CONDOS)

3,667
2025: 3,888
DOWN 5.68%

### SOLDS JULY 2026

HOUSES
2,874
2025: 2,985
DOWN 3.72%

CONDOS
793
2025: 903
DOWN 12.18%

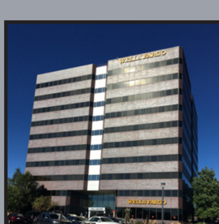
## Why Choose RE/MAX Professionals?

445 REAL ESTATE BROKERS | 39 PROFESSIONAL TEAM MEMBERS

6 MARKETING & ONLINE MEDIA SPECIALISTS | 7 STRATEGICALLY LOCATED OFFICES

## 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 7-31-25 through 7-31-26 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.