Luxury

RE/MAX PROFESSIONALS

AUGUST 2026

The overall Denver market has settled into a more balanced environment, with buyers having more choices, negotiating power remaining elevated, and home-price appreciation staying relatively modest. In fact, recent Denver Metro Association of Realtors data describes the broader market as being in a state of equilibrium, with inventory near decade highs and buyers becoming increasingly selective. But the luxury market is telling a very different story. For homes at the higher end of the market, demand has strengthened significantly. As of August 2026, Denver's luxury segment is showing several encouraging trends:

- Average days on market: 38 days — down
- Average sales price: up 6.87%
- Homes sold: up 6.94%
- New listings: up 6.35%

That combination is important. More luxury homes are coming to market, more are selling, prices are increasing, and homes are selling faster.

So, what is driving the divergence?

- Luxury buyers are less dependent on mortgage rates.
- Wealth is increasingly concentrated at the top end of the market.
- Scarcity still matters, especially for exceptional properties.
- Today's luxury buyer is selective, but ready to make a decision now.

What does this mean for Sellers – pricing, presentation, condition, marketing and condition matter more than ever. What does this mean for Buyers – Buyers have more choices to find the perfect property.

AVG DAYS ON MARKET
JULY 2026

38 DAYS
2025: 41 days
DOWN 7.32%
Single Family 1 yr

48 DAYS
2025: 38 days
UP 26.32%
Condo 1 yr

NEW LISTINGS
JULY 2026

703
2025: 661
UP 6.35%
Single Family 1 yr

34
2025: 42
DOWN 19.05%
Condo 1 yr

AVERAGE SALES PRICE
(HOUSES & CONDOS) JULY 2026

This Year: $1,651,945

Last Year: $1,545,755

+6.87%

AVERAGE SOLD YTD

+4.02%
Single Family 1 yr

-.71%
Condo 1 yr

TOTAL # SOLD
JULY 2026

555
2024: 519
UP 6.94%
Single Family & Condo

TOTAL SOLDS YTD

3,407
2025: 3,267
UP 4.29%
Single Family 1 yr

162
2025: 136
UP 19.12%
Condo 1 yr

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