RE/MAX PROFESSIONALS

REAL ESTATE MARKET UPDATE

SEPTEMBER 2026

Summer is winding down, our kids are back in school, and the Labor Day weekend has come and gone and many believe the Real Estate market is on the downhill path for the year! Something unexpected may be happening in the market as Buyers are returning and appropriately priced homes are seeing increased showing activity and more offers! Maybe some of that typical Spring momentum has shifted to the Fall Market? Almost everyday we get asked is the Real Estate market good or bad, hot or cold, a buyer's market or a seller's market? This year that answer is Yes! We have three signals pointing us in three directions as Closed Sales in August were down 19 percent from last month and over 17 percent from August of last year. However, Inventory levels for Active Listings are just over 13,000 and that is almost identical to last month and last year and average prices remained almost flat as well! Looking closer at the detached and attached home markets separately, the two are moving in very different ways: Attached homes average days on market was at 62 days, over 5% higher than last year and the average price was down over 4% from last year. Detached homes average days on market was at 42 and that is down 4.5% from last year and average prices are up 1.7% from August 2026. A client selling a condo or townhome faces challenges that a single-family seller does not. Our job as your RE/MAX Realtor is to understand your individual needs and give you our best advice and expertise on how to get the best value in this current market! Here is our first piece of advice: The Fall Market is typically the second busiest time of the year, and you have a fantastic window of opportunity between now and Thanksgiving to sell your home if needed or to buy at a great time.

AVG DAYS ON MARKET
AUGUST 2026

HOUSES
42 DAYS
2025: 44 DAYS
DOWN 4.55%

CONDOS
62 DAYS
2025: 59 DAYS
UP 5.08%

ACTIVE INVENTORY
AUGUST 2026

HOUSES
8,645
2025: 9,025
DOWN 4.21%

CONDOS
4,435
2025: 4,034
UP 9.94%

ACTIVE LISTINGS

13,059
AUGUST 2025

13,080
AUGUST 2026
UP 0.16%

AVERAGE SOLD PRICE
(AUGUST 2026)

+1.70%
SINGLE FAMILY 1 YEAR

-4.26%
CONDO 1 YEAR

AVERAGE SALES PRICE
(HOUSES & CONDOS - AUGUST 2026)

$728,127

LAST YEAR:
$715,577
+1.75%

TOTAL # SOLD
(HOUSES AND CONDOS)

3,068
2025: 3,712
DOWN 17.35%

SOLDS AUGUST 2026

HOUSES
2,413
2025: 2,856
DOWN 15.51%

CONDOS
655
2025: 856
DOWN 23.48%

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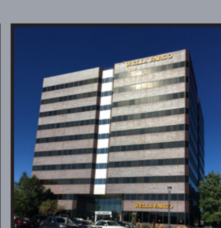
445 REAL ESTATE BROKERS | 39 PROFESSIONAL TEAM MEMBERS

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 8-31-25 through 8-31-26 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.