Luxury

RE/MAX PROFESSIONALS

SEPTBEMER 2026

Denver's luxury real estate market showed a mix of resilience and seasonal slowing in August. Average sales prices increased nearly 4.5%, even as the number of completed sales declined by just over 14%. Single-family luxury homes continued to outperform the attached market, averaging 47 days on the market, down slightly from a year ago. Luxury condos, by comparison, averaged 99 days on the market, highlighting the very different dynamics buyers and sellers are experiencing depending on property type.

The decline in August sales appears less like a change in the direction of the luxury market and more like a late-summer pause. Vacations, travel and families preparing for the new school year traditionally compete for buyers' attention as summer winds down. With Labor Day behind us, attention now turns to Denver's fall selling season. Buyers remain selective, but they are still active, making thoughtful pricing, exceptional presentation and a strong marketing strategy especially important for sellers hoping to stand out as activity picks up this fall. August also helped out buyers by having more choices in the market as the number of active listings coming on the market increased. As always, Denver's real estate market is very specific to each neighborhood. Please consult your favorite RE/MAX Professionals' agent for information on exactly what is going on in your neighborhood.

AVG DAYS ON MARKET
AUGUST 2026

47 DAYS
2025: 51 days
DOWN 7.84%
Single Family 1 yr

99 DAYS
2025: 50 days
UP 98%
Condo 1 yr

NEW LISTINGS
AUGUST 2026

628
2025: 550
UP 14.18%
Single Family 1 yr

40
2025: 39
UP 2.56%
Condo 1 yr

AVERAGE SALES PRICE
(HOUSES & CONDOS) AUGUST 2026

This Year: $1,691,722

Last Year: $1,618,971

+4.49%

AVERAGE SOLD YTD

+1.25%
Single Family 1 yr

-.44%
Condo 1 yr

TOTAL # SOLD
AUGUST 2026

458
2024: 534
DOWN 14.23%
Single Family & Condo

TOTAL SOLDS YTD

3,864
2025: 3,769
UP 2.52%
Single Family 1 yr

182
2025: 168
UP 8.33%
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