RE/MAX PROFESSIONALS

REAL ESTATE MARKET UPDATE

NOVEMBER 2026

The Denver Metro Real Estate Market is experiencing the Fall Seasonal Market, some Fear from both Buyers and Sellers and the anticipation of the Thanksgiving and Holiday Season! he Fall Market typically creates more buyer activity with the opportunity to get better value for a home as well as getting into a new home before the Holidays or end of the year! This year the fear of market uncertainty and affordability has held many buyers back from making a real estate move as the Denver Metro Pending Sales were down over 20% from October 2025 and Closings were down over 23% from October last year and this was the fewest October Closings since 2010. Active Inventory for sale has held steady at about 13,000, however Average prices for a single family home have fallen approximately 2% and almost 3% for attached homes in October. Buyers who are well prepared and well-advised have excellent opportunities to negotiate a solid deal on a property. Depending on the property and the seller's circumstances, that could mean offering below asking price, negotiating repairs or credits or asking for a mortgage rate buydown. The right terms depend on the home, the competition and the seller's priorities but buyers have options in today's market! Sellers are adjusting as well, as price reductions are part of this market, offering concessions to help with closing costs or buying down the interest rate and possibly doing some updates or repairs. These are substantial changes in expectations as 65% of the homes that sold in October involved a seller concession. We have learned from the past that these market opportunities don't last very long, and the greatest risk in today's market may not be making the wrong move, but allowing uncertainty to prevent the right one. We bring together market knowledge, thoughtful negotiation and professional communication to help buyers and sellers navigate those decisions with confidence. We are so Thankful for each of you this Thanksgiving Season!

AVG DAYS ON MARKET
OCTOBER 2026

HOUSES: 45 DAYS
2025: 50 DAYS
DOWN 10.00%

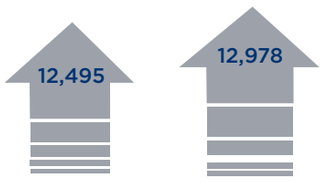
CONDOS: 69 DAYS
2025: 59 DAYS
UP 16.95%

ACTIVE INVENTORY
OCTOBER 2026

HOUSES: 8,779
2025: 8,455
UP 3.83%

CONDOS: 4,199
2025: 4,040
UP 3.94%

ACTIVE LISTINGS



OCTOBER 2025

OCTOBER 2026
UP 3.87%

AVERAGE SOLD PRICE
(OCTOBER 2026)

-1.92%
SINGLE FAMILY 1 YEAR

-2.53%
CONDO 1 YEAR

AVERAGE SALES PRICE
(HOUSES & CONDOS - OCTOBER 2026

$715,560

LAST YEAR:
$729,400
-1.90%

TOTAL # SOLD
(HOUSES AND CONDOS)

2,748
2025: 3,594
DOWN 23.54%

SOLDS OCTOBER 2026

HOUSES: 2,170
2025: 2,830
DOWN 23.32%

CONDOS: 578
2025: 764
DOWN 24.35%

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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 10-31-25 through 10-31-26 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.
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