

# Luxury



## AUGUST 2025

The Luxury market is robust in the Denver metro area with an overall increase in single family home sales of 7% over this time last year. This doesn't mean that there isn't reason for caution. Buyers are seizing opportunities in the market as prices have begun to moderate and correct slightly with an overall reduction in pricing this year of 3% over last year's prices. Some outstanding properties in great neighborhoods that are priced correctly are still achieving list prices and in some cases over list price while other properties not in top condition and not priced correctly for condition are experiencing price reductions to achieve a sale. Condition, good presentation and correct pricing are critical for Sellers. Buyer opportunities are at their best level in years with increased inventory, tempering prices and sellers willing to offer incentives toward interest rate buy downs and closing costs. We are also starting to see some slight reduction in interest rates which are bringing buyers out. There are great opportunities for both buyers and sellers but as always, the Denver metro area is very neighborhood specific, always consult your favorite RE/MAX Professionals agent for the best information on what is going on in your neighborhood.

### AVG DAYS ON MARKET

JULY 2025

#### 41 DAYS

2024: 35 days  
UP 17.14%  
Single Family 1 yr



#### 39 DAYS

2024: 42 days  
DOWN 7.14%  
Condo 1 yr



### NEW LISTINGS

JULY 2025

#### 728

2024: 584  
UP 24.66%  
Single Family 1 yr



#### 46

2024: 33  
UP 39.39%  
Condo 1 yr



### AVERAGE SALES PRICE

(HOUSES & CONDOS) JULY 2025

This Year: **\$1,555,861**

Last Year: **\$1,607,809**

**-3.23%**



### AVERAGE SOLD YTD

#### +0.84%

Condo 1 yr

#### +0.72%

Single Family 1 yr



### TOTAL # SOLD

JULY 2025

#### 499

2024: 506  
DOWN 1.38%  
Single Family & Condo



### TOTAL SOLDS YTD

#### 3,229

2024: 3,015  
UP 7.10%  
Single Family 1 yr



#### 130

2024: 190  
DOWN 31.58%  
Condo 1 yr



## Why Choose RE/MAX Professionals?

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6 MARKETING & ONLINE MEDIA SPECIALISTS | 7 STRATEGICALLY LOCATED OFFICES

### 3.4 BILLION IN SALES IN 2024



Market data for residential single family & condo/townhomes. Based on information from RE COLORADO, for the period 7-31-24 through 7-31-25 RE/MAX Professionals does not guarantee or is in any way responsible for its accuracy. Data maintained by RE Colorado may not reflect all real estate activity in the market. Copyright © 2025 REALTOR® Services Corp.