

Local Market Update for May 2026

A Research Tool Provided by the Colorado Association of REALTORS®



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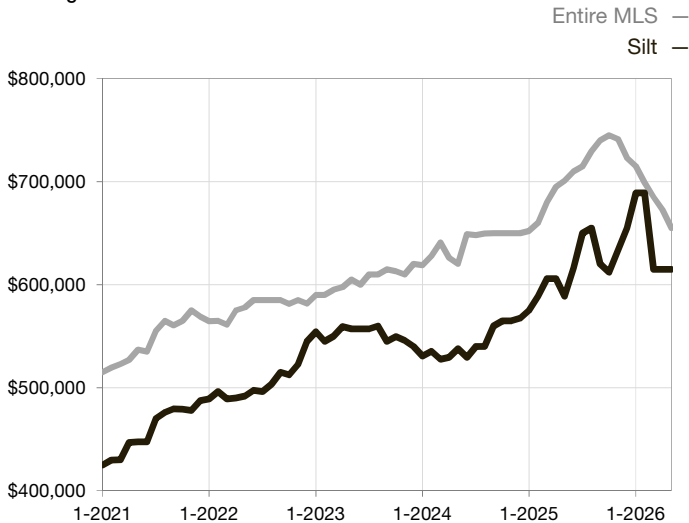
Single Family	May			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 05-2025	Thru 5-2026	Percent Change from Previous Year
New Listings	12	11	- 8.3%	42	42	0.0%
Sold Listings	3	11	+ 266.7%	21	19	- 9.5%
Median Sales Price*	\$575,500	\$583,000	+ 1.3%	\$655,000	\$615,000	- 6.1%
Average Sales Price*	\$525,500	\$565,595	+ 7.6%	\$668,026	\$601,502	- 10.0%
Percent of List Price Received*	99.1%	98.1%	- 1.0%	97.5%	97.9%	+ 0.4%
Days on Market Until Sale	61	102	+ 67.2%	86	106	+ 23.3%
Inventory of Homes for Sale	20	31	+ 55.0%	--	--	--
Months Supply of Inventory	3.8	6.3	+ 65.8%	--	--	--

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse/Condo	May			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 05-2025	Thru 5-2026	Percent Change from Previous Year
New Listings	0	4	--	6	9	+ 50.0%
Sold Listings	1	1	0.0%	3	3	0.0%
Median Sales Price*	\$417,500	\$499,000	+ 19.5%	\$425,000	\$485,000	+ 14.1%
Average Sales Price*	\$417,500	\$499,000	+ 19.5%	\$450,500	\$488,000	+ 8.3%
Percent of List Price Received*	92.8%	100.0%	+ 7.8%	96.5%	96.7%	+ 0.2%
Days on Market Until Sale	58	35	- 39.7%	51	95	+ 86.3%
Inventory of Homes for Sale	3	5	+ 66.7%	--	--	--
Months Supply of Inventory	2.0	2.1	+ 5.0%	--	--	--

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation

