

# Local Market Update for May 2026

A Research Tool Provided by the Colorado Association of REALTORS®



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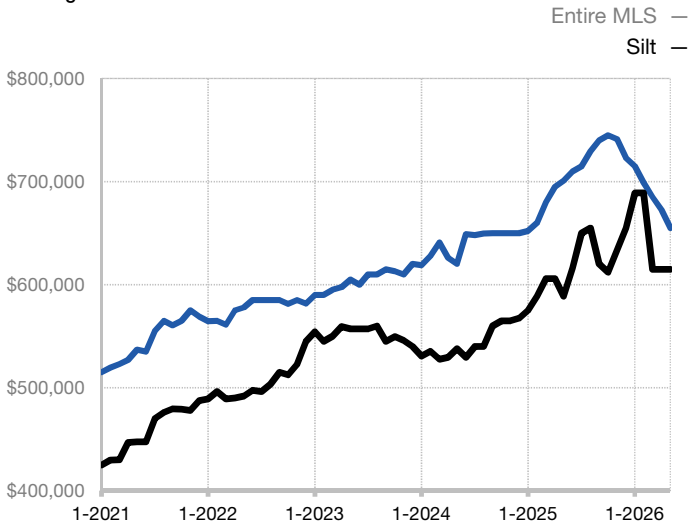
Single Family	May			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 05-2025	Thru 05-2026	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	12	11	- 8.3%	42	42	0.0%
Sold Listings	3	11	+ 266.7%	21	19	- 9.5%
Median Sales Price*	\$575,500	<b>\$583,000</b>	+ 1.3%	\$655,000	<b>\$615,000</b>	- 6.1%
Average Sales Price*	\$525,500	<b>\$565,595</b>	+ 7.6%	\$668,026	<b>\$601,502</b>	- 10.0%
Percent of List Price Received*	99.1%	<b>98.1%</b>	- 1.0%	97.5%	<b>97.9%</b>	+ 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		
	2025	2026	Percent Change from Previous Year	Thru 05-2025	Thru 05-2026	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	0	4	--	6	9	+ 50.0%
Sold Listings	1	1	0.0%	3	3	0.0%
Median Sales Price*	\$417,500	<b>\$499,000</b>	+ 19.5%	\$425,000	<b>\$485,000</b>	+ 14.1%
Average Sales Price*	\$417,500	<b>\$499,000</b>	+ 19.5%	\$450,500	<b>\$488,000</b>	+ 8.3%
Percent of List Price Received*	92.8%	<b>100.0%</b>	+ 7.8%	96.5%	<b>96.7%</b>	+ 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

