

Local Market Update for May 2026

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Brighton

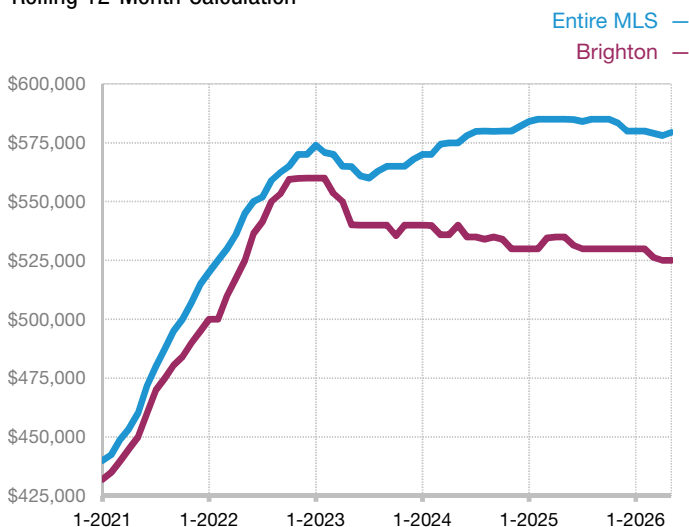
Single Family	May			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 05-2025	Thru 05-2026	Percent Change from Previous Year
Inventory of Active Listings	308	236	- 23.4%	--	--	--
Under Contract	87	85	- 2.3%	453	402	- 11.3%
New Listings	160	126	- 21.3%	621	512	- 17.6%
Sold Listings	90	66	- 26.7%	413	343	- 16.9%
Days on Market Until Sale	46	42	- 8.7%	59	63	+ 6.8%
Median Sales Price*	\$529,900	\$510,000	- 3.8%	\$535,000	\$525,000	- 1.9%
Average Sales Price*	\$587,824	\$576,477	- 1.9%	\$584,116	\$588,469	+ 0.7%
Percent of List Price Received*	99.5%	99.6%	+ 0.1%	99.5%	99.3%	- 0.2%

* 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 05-2026	Percent Change from Previous Year
Inventory of Active Listings	16	28	+ 75.0%	--	--	--
Under Contract	5	7	+ 40.0%	37	27	- 27.0%
New Listings	7	5	- 28.6%	43	46	+ 7.0%
Sold Listings	7	5	- 28.6%	37	24	- 35.1%
Days on Market Until Sale	50	63	+ 26.0%	43	54	+ 25.6%
Median Sales Price*	\$348,800	\$328,287	- 5.9%	\$372,960	\$341,400	- 8.5%
Average Sales Price*	\$374,793	\$331,295	- 11.6%	\$382,295	\$347,120	- 9.2%
Percent of List Price Received*	99.7%	99.2%	- 0.5%	99.5%	99.5%	0.0%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

