

# Local Market Update for May 2026

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Centennial

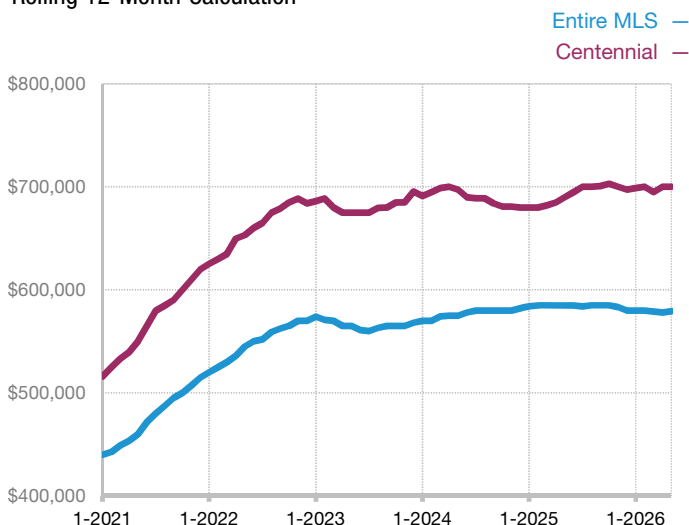
Single Family	May			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 05-2025	Thru 05-2026	Percent Change from Previous Year
Inventory of Active Listings	257	187	- 27.2%	--	--	--
Under Contract	124	117	- 5.6%	500	551	+ 10.2%
New Listings	200	164	- 18.0%	698	688	- 1.4%
Sold Listings	117	133	+ 13.7%	431	496	+ 15.1%
Days on Market Until Sale	16	21	+ 31.3%	32	33	+ 3.1%
Median Sales Price*	\$735,000	\$768,000	+ 4.5%	\$705,000	\$720,000	+ 2.1%
Average Sales Price*	\$794,570	\$817,940	+ 2.9%	\$781,976	\$793,687	+ 1.5%
Percent of List Price Received*	100.6%	100.6%	0.0%	99.9%	99.7%	- 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	82	84	+ 2.4%	--	--	--
Under Contract	22	20	- 9.1%	130	125	- 3.8%
New Listings	45	35	- 22.2%	188	192	+ 2.1%
Sold Listings	32	20	- 37.5%	121	115	- 5.0%
Days on Market Until Sale	37	37	0.0%	39	49	+ 25.6%
Median Sales Price*	\$492,500	\$447,500	- 9.1%	\$485,000	\$445,000	- 8.2%
Average Sales Price*	\$461,276	\$442,410	- 4.1%	\$459,696	\$449,003	- 2.3%
Percent of List Price Received*	100.0%	98.1%	- 1.9%	99.3%	98.6%	- 0.7%

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**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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

