

Local Market Update for May 2026

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
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Denver

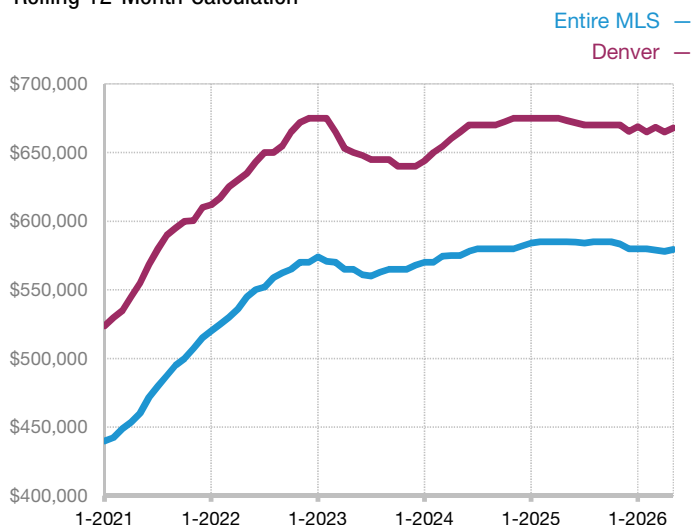
Single Family	May			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 05-2025	Thru 05-2026	Percent Change from Previous Year
Inventory of Active Listings	2,206	1,596	- 27.7%	--	--	--
Under Contract	610	695	+ 13.9%	2,838	3,078	+ 8.5%
New Listings	1,093	938	- 14.2%	4,597	4,420	- 3.9%
Sold Listings	624	739	+ 18.4%	2,598	2,672	+ 2.8%
Days on Market Until Sale	27	31	+ 14.8%	40	41	+ 2.5%
Median Sales Price*	\$691,750	\$699,000	+ 1.0%	\$676,450	\$680,000	+ 0.5%
Average Sales Price*	\$864,399	\$901,465	+ 4.3%	\$848,984	\$875,307	+ 3.1%
Percent of List Price Received*	99.2%	99.3%	+ 0.1%	99.1%	98.9%	- 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	2,270	1,929	- 15.0%	--	--	--
Under Contract	284	321	+ 13.0%	1,425	1,434	+ 0.6%
New Listings	731	617	- 15.6%	3,302	3,121	- 5.5%
Sold Listings	312	296	- 5.1%	1,338	1,242	- 7.2%
Days on Market Until Sale	53	59	+ 11.3%	58	67	+ 15.5%
Median Sales Price*	\$396,500	\$407,250	+ 2.7%	\$390,000	\$396,000	+ 1.5%
Average Sales Price*	\$476,123	\$514,280	+ 8.0%	\$486,998	\$485,855	- 0.2%
Percent of List Price Received*	98.4%	98.1%	- 0.3%	98.4%	98.0%	- 0.4%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

