

# Local Market Update for May 2026

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Elbert County

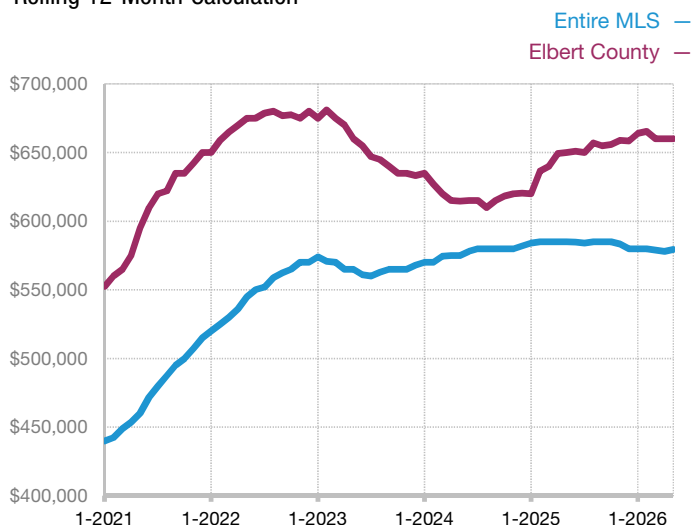
Single Family	May			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 05-2025	Thru 05-2026	Percent Change from Previous Year
Inventory of Active Listings	264	<b>227</b>	- 14.0%	--	--	--
Under Contract	62	<b>56</b>	- 9.7%	301	<b>267</b>	- 11.3%
New Listings	90	<b>84</b>	- 6.7%	460	<b>397</b>	- 13.7%
Sold Listings	55	<b>56</b>	+ 1.8%	284	<b>248</b>	- 12.7%
Days on Market Until Sale	40	<b>55</b>	+ 37.5%	58	<b>77</b>	+ 32.8%
Median Sales Price*	\$675,000	<b>\$679,500</b>	+ 0.7%	\$657,500	<b>\$672,500</b>	+ 2.3%
Average Sales Price*	\$723,883	<b>\$775,215</b>	+ 7.1%	\$732,736	<b>\$759,087</b>	+ 3.6%
Percent of List Price Received*	99.3%	<b>97.9%</b>	- 1.4%	98.9%	<b>98.2%</b>	- 0.7%

\* 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	4	<b>2</b>	- 50.0%	--	--	--
Under Contract	0	<b>0</b>	--	1	<b>1</b>	0.0%
New Listings	2	<b>1</b>	- 50.0%	5	<b>4</b>	- 20.0%
Sold Listings	0	<b>1</b>	--	1	<b>1</b>	0.0%
Days on Market Until Sale	0	<b>27</b>	--	13	<b>27</b>	+ 107.7%
Median Sales Price*	\$0	<b>\$309,000</b>	--	\$375,000	<b>\$309,000</b>	- 17.6%
Average Sales Price*	\$0	<b>\$309,000</b>	--	\$375,000	<b>\$309,000</b>	- 17.6%
Percent of List Price Received*	0.0%	<b>95.4%</b>	--	100.0%	<b>95.4%</b>	- 4.6%

\* 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

