

Local Market Update for May 2026

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Evergreen/Conifer

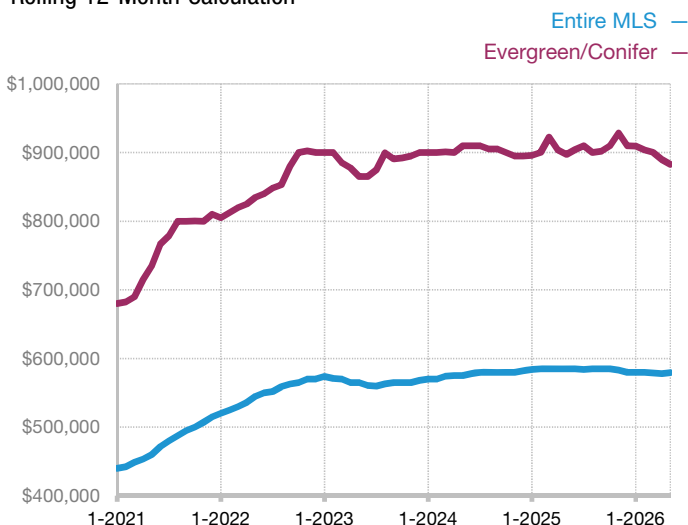
Single Family	May			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 05-2025	Thru 05-2026	Percent Change from Previous Year
Inventory of Active Listings	267	258	- 3.4%	--	--	--
Under Contract	46	64	+ 39.1%	234	268	+ 14.5%
New Listings	130	118	- 9.2%	426	473	+ 11.0%
Sold Listings	56	56	0.0%	205	227	+ 10.7%
Days on Market Until Sale	24	60	+ 150.0%	47	67	+ 42.6%
Median Sales Price*	\$919,500	\$902,500	- 1.8%	\$925,000	\$868,000	- 6.2%
Average Sales Price*	\$1,202,141	\$1,078,251	- 10.3%	\$1,128,513	\$1,042,528	- 7.6%
Percent of List Price Received*	98.9%	98.2%	- 0.7%	98.8%	98.2%	- 0.6%

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

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	17	28	+ 64.7%	--	--	--
Under Contract	5	6	+ 20.0%	20	17	- 15.0%
New Listings	9	7	- 22.2%	36	39	+ 8.3%
Sold Listings	3	2	- 33.3%	19	12	- 36.8%
Days on Market Until Sale	8	26	+ 225.0%	30	102	+ 240.0%
Median Sales Price*	\$600,000	\$627,500	+ 4.6%	\$515,000	\$570,000	+ 10.7%
Average Sales Price*	\$622,117	\$627,500	+ 0.9%	\$563,923	\$558,567	- 0.9%
Percent of List Price Received*	100.3%	98.4%	- 1.9%	99.6%	96.6%	- 3.0%

* 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

