

Local Market Update for May 2026

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Golden

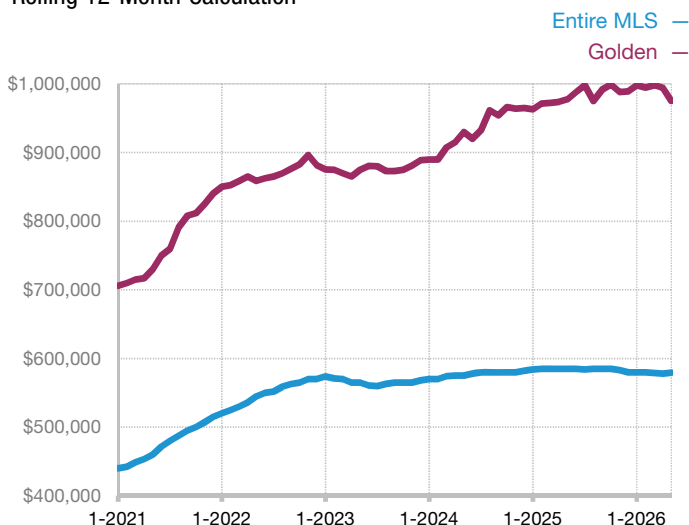
Single Family	May			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 05-2025	Thru 05-2026	Percent Change from Previous Year
Inventory of Active Listings	200	150	- 25.0%	--	--	--
Under Contract	66	72	+ 9.1%	241	296	+ 22.8%
New Listings	134	91	- 32.1%	407	398	- 2.2%
Sold Listings	64	67	+ 4.7%	207	241	+ 16.4%
Days on Market Until Sale	20	27	+ 35.0%	40	43	+ 7.5%
Median Sales Price*	\$1,098,500	\$1,085,000	- 1.2%	\$1,010,000	\$998,000	- 1.2%
Average Sales Price*	\$1,255,563	\$1,135,629	- 9.6%	\$1,154,688	\$1,086,901	- 5.9%
Percent of List Price Received*	99.2%	100.5%	+ 1.3%	99.4%	99.0%	- 0.4%

* 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	36	60	+ 66.7%	--	--	--
Under Contract	10	10	0.0%	46	43	- 6.5%
New Listings	26	28	+ 7.7%	73	95	+ 30.1%
Sold Listings	11	14	+ 27.3%	42	36	- 14.3%
Days on Market Until Sale	49	33	- 32.7%	42	54	+ 28.6%
Median Sales Price*	\$450,000	\$602,250	+ 33.8%	\$480,000	\$602,500	+ 25.5%
Average Sales Price*	\$445,727	\$639,736	+ 43.5%	\$529,307	\$625,935	+ 18.3%
Percent of List Price Received*	98.0%	98.4%	+ 0.4%	99.2%	98.5%	- 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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

