

# Local Market Update for May 2026

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Jefferson County

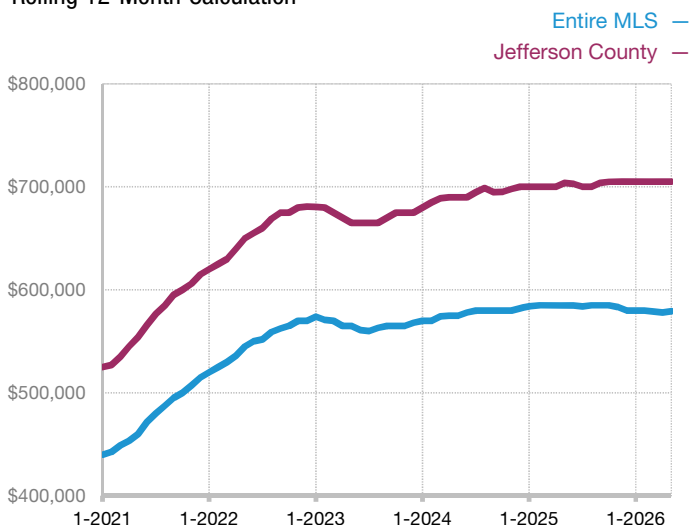
Single Family	May			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 05-2025	Thru 05-2026	Percent Change from Previous Year
Inventory of Active Listings	1,640	<b>1,218</b>	- 25.7%	--	--	--
Under Contract	619	<b>656</b>	+ 6.0%	2,633	<b>2,896</b>	+ 10.0%
New Listings	1,036	<b>788</b>	- 23.9%	3,870	<b>3,728</b>	- 3.7%
Sold Listings	624	<b>621</b>	- 0.5%	2,324	<b>2,506</b>	+ 7.8%
Days on Market Until Sale	21	<b>30</b>	+ 42.9%	33	<b>39</b>	+ 18.2%
Median Sales Price*	\$729,000	<b>\$725,000</b>	- 0.5%	\$708,000	<b>\$710,000</b>	+ 0.3%
Average Sales Price*	\$853,265	<b>\$844,743</b>	- 1.0%	\$828,143	<b>\$809,456</b>	- 2.3%
Percent of List Price Received*	99.8%	<b>100.0%</b>	+ 0.2%	99.7%	<b>99.4%</b>	- 0.3%

\* 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	767	<b>693</b>	- 9.6%	--	--	--
Under Contract	184	<b>183</b>	- 0.5%	853	<b>788</b>	- 7.6%
New Listings	339	<b>297</b>	- 12.4%	1,433	<b>1,335</b>	- 6.8%
Sold Listings	189	<b>178</b>	- 5.8%	805	<b>669</b>	- 16.9%
Days on Market Until Sale	42	<b>54</b>	+ 28.6%	47	<b>60</b>	+ 27.7%
Median Sales Price*	\$395,000	<b>\$384,749</b>	- 2.6%	\$402,500	<b>\$382,000</b>	- 5.1%
Average Sales Price*	\$410,444	<b>\$409,283</b>	- 0.3%	\$425,270	<b>\$411,103</b>	- 3.3%
Percent of List Price Received*	99.0%	<b>99.2%</b>	+ 0.2%	99.0%	<b>98.7%</b>	- 0.3%

\* 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

