

Local Market Update for May 2026

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Louisville

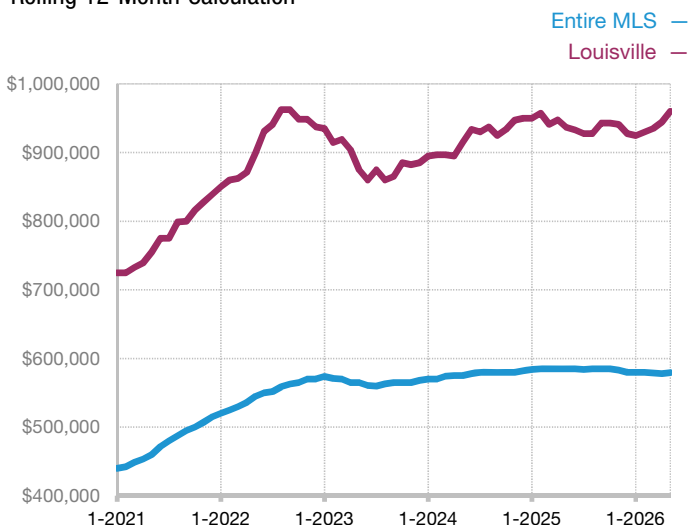
| Single Family | May | | | Year to Date | | |
|---------------------------------|-------------|-------------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics | 2025 | 2026 | Percent Change from Previous Year | Thru 05-2025 | Thru 05-2026 | Percent Change from Previous Year |
| Inventory of Active Listings | 70 | 37 | - 47.1% | -- | -- | -- |
| Under Contract | 20 | 21 | + 5.0% | 100 | 110 | + 10.0% |
| New Listings | 46 | 27 | - 41.3% | 152 | 140 | - 7.9% |
| Sold Listings | 19 | 24 | + 26.3% | 89 | 91 | + 2.2% |
| Days on Market Until Sale | 47 | 54 | + 14.9% | 67 | 56 | - 16.4% |
| Median Sales Price* | \$960,000 | \$1,115,000 | + 16.1% | \$947,500 | \$1,057,000 | + 11.6% |
| Average Sales Price* | \$1,020,432 | \$1,257,653 | + 23.2% | \$1,128,413 | \$1,188,059 | + 5.3% |
| Percent of List Price Received* | 98.7% | 100.5% | + 1.8% | 98.4% | 99.7% | + 1.3% |

* 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 | 26 | 22 | - 15.4% | -- | -- | -- |
| Under Contract | 11 | 4 | - 63.6% | 31 | 25 | - 19.4% |
| New Listings | 9 | 9 | 0.0% | 58 | 53 | - 8.6% |
| Sold Listings | 7 | 2 | - 71.4% | 26 | 24 | - 7.7% |
| Days on Market Until Sale | 98 | 37 | - 62.2% | 68 | 61 | - 10.3% |
| Median Sales Price* | \$278,400 | \$748,750 | + 168.9% | \$460,000 | \$439,500 | - 4.5% |
| Average Sales Price* | \$316,971 | \$748,750 | + 136.2% | \$546,146 | \$513,642 | - 6.0% |
| Percent of List Price Received* | 99.0% | 99.8% | + 0.8% | 98.2% | 97.8% | - 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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

