

Local Market Update for May 2026

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Superior

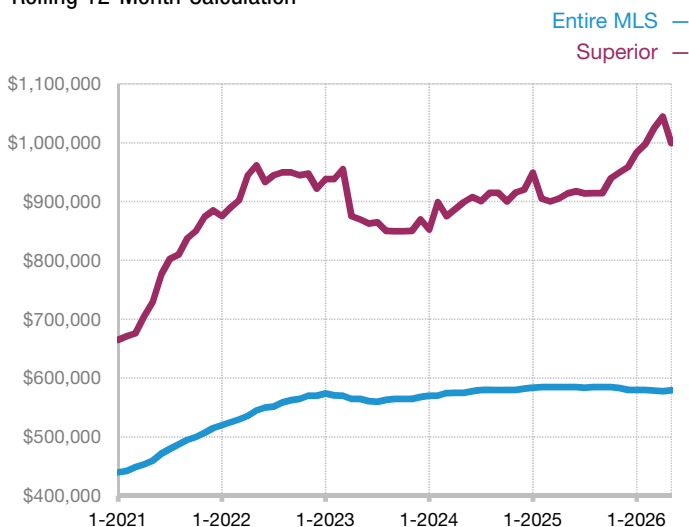
Single Family	May			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 05-2025	Thru 05-2026	Percent Change from Previous Year
Inventory of Active Listings	45	28	- 37.8%	--	--	--
Under Contract	22	16	- 27.3%	68	62	- 8.8%
New Listings	33	16	- 51.5%	107	84	- 21.5%
Sold Listings	12	13	+ 8.3%	59	51	- 13.6%
Days on Market Until Sale	42	29	- 31.0%	71	56	- 21.1%
Median Sales Price*	\$1,065,000	\$842,000	- 20.9%	\$885,500	\$967,500	+ 9.3%
Average Sales Price*	\$1,077,342	\$992,971	- 7.8%	\$990,873	\$1,063,170	+ 7.3%
Percent of List Price Received*	98.0%	101.1%	+ 3.2%	99.0%	100.2%	+ 1.2%

* 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	43	40	- 7.0%	--	--	--
Under Contract	10	5	- 50.0%	36	21	- 41.7%
New Listings	15	11	- 26.7%	59	51	- 13.6%
Sold Listings	10	3	- 70.0%	30	16	- 46.7%
Days on Market Until Sale	135	31	- 77.0%	95	124	+ 30.5%
Median Sales Price*	\$662,500	\$695,000	+ 4.9%	\$627,500	\$721,500	+ 15.0%
Average Sales Price*	\$601,933	\$627,667	+ 4.3%	\$616,094	\$751,844	+ 22.0%
Percent of List Price Received*	99.8%	99.2%	- 0.6%	97.8%	98.0%	+ 0.2%

* 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

