

Local Market Update for May 2026

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Westminster

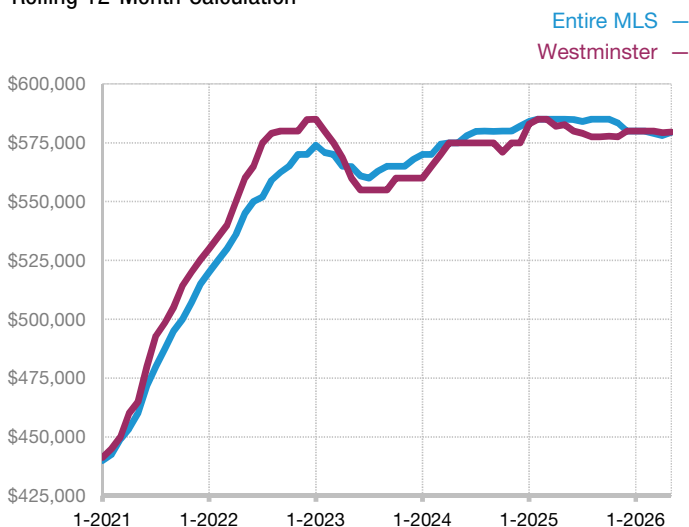
Single Family	May			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 05-2025	Thru 05-2026	Percent Change from Previous Year
Inventory of Active Listings	164	109	- 33.5%	--	--	--
Under Contract	50	64	+ 28.0%	263	353	+ 34.2%
New Listings	106	73	- 31.1%	396	450	+ 13.6%
Sold Listings	66	70	+ 6.1%	248	316	+ 27.4%
Days on Market Until Sale	20	25	+ 25.0%	31	30	- 3.2%
Median Sales Price*	\$578,750	\$577,500	- 0.2%	\$585,000	\$579,263	- 1.0%
Average Sales Price*	\$620,049	\$675,291	+ 8.9%	\$656,586	\$652,345	- 0.6%
Percent of List Price Received*	99.7%	99.7%	0.0%	99.6%	99.9%	+ 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	117	77	- 34.2%	--	--	--
Under Contract	27	22	- 18.5%	136	120	- 11.8%
New Listings	54	27	- 50.0%	232	174	- 25.0%
Sold Listings	31	21	- 32.3%	121	100	- 17.4%
Days on Market Until Sale	55	48	- 12.7%	52	61	+ 17.3%
Median Sales Price*	\$405,000	\$390,000	- 3.7%	\$400,000	\$398,950	- 0.3%
Average Sales Price*	\$428,088	\$428,403	+ 0.1%	\$418,583	\$436,695	+ 4.3%
Percent of List Price Received*	98.5%	99.6%	+ 1.1%	98.4%	98.7%	+ 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

