

Local Market Update for May 2026

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Wheat Ridge

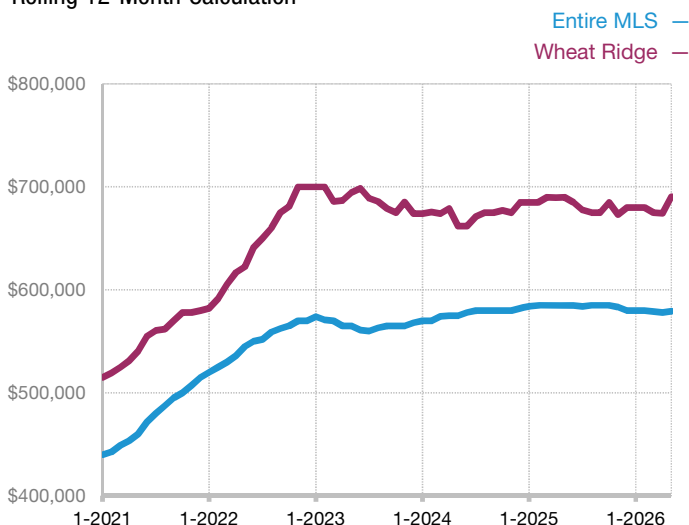
Single Family	May			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 05-2025	Thru 05-2026	Percent Change from Previous Year
Inventory of Active Listings	89	58	- 34.8%	--	--	--
Under Contract	37	38	+ 2.7%	136	157	+ 15.4%
New Listings	61	36	- 41.0%	214	192	- 10.3%
Sold Listings	36	28	- 22.2%	126	133	+ 5.6%
Days on Market Until Sale	9	28	+ 211.1%	32	40	+ 25.0%
Median Sales Price*	\$663,500	\$742,500	+ 11.9%	\$682,500	\$700,000	+ 2.6%
Average Sales Price*	\$754,363	\$857,289	+ 13.6%	\$735,764	\$780,071	+ 6.0%
Percent of List Price Received*	102.6%	100.0%	- 2.5%	100.7%	99.6%	- 1.1%

* 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	35	43	+ 22.9%	--	--	--
Under Contract	5	6	+ 20.0%	42	36	- 14.3%
New Listings	9	19	+ 111.1%	73	80	+ 9.6%
Sold Listings	9	6	- 33.3%	47	36	- 23.4%
Days on Market Until Sale	40	125	+ 212.5%	49	69	+ 40.8%
Median Sales Price*	\$565,000	\$290,000	- 48.7%	\$524,995	\$326,250	- 37.9%
Average Sales Price*	\$495,611	\$355,833	- 28.2%	\$464,946	\$377,125	- 18.9%
Percent of List Price Received*	99.9%	100.3%	+ 0.4%	98.6%	98.4%	- 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

