

# Monthly Indicators



## May 2026

Percent changes calculated using year-over-year comparisons.

New Listings were down 17.3 percent for single family homes and 15.3 percent for townhouse-condo properties. Under Contracts increased 5.8 percent for single family homes and 5.7 percent for townhouse-condo properties.

The Median Sales Price was up 1.6 percent to \$645,000 for single family homes but decreased 1.7 percent to \$395,000 for townhouse-condo properties. Days on Market increased 8.3 percent for single family homes and 21.3 percent for townhouse-condo properties.

National inventory climbed 5.8% month-over-month and 1.4% year-over-year, with approximately 1.47 million properties listed for sale heading into May, NAR reported. At the current sales pace, that represents a 4.4-month supply, reflecting a modest improvement in inventory conditions compared to a year earlier. Homes spent a median of 32 days on the market, down from 41 days the previous month, while the median existing-home price increased to \$417,700, up 0.9% from a year ago.

## Activity Snapshot

**- 18.4%**      **- 2.5%**      **+ 3.4%**

One-Year Change in Active Listings All Properties	One-Year Change in Sold Listings All Properties	One-Year Change in Median Sales Price All Properties
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All residential real estate activity in the MLS of REcolorado® composed of single-family properties, townhomes and condominiums. Percent changes are calculated using rounded figures.

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# Single Family Market Overview



Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	5-2025	5-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
Active Listings		14,287	11,316	- 20.8%	--	--	--
Under Contract		4,000	4,230	+ 5.8%	18,146	18,958	+ 4.5%
New Listings		7,017	5,804	- 17.3%	27,532	26,181	- 4.9%
Sold Listings		4,025	4,028	+ 0.1%	16,259	16,325	+ 0.4%
Days on Market		36	39	+ 8.3%	49	52	+ 6.1%
Median Sales Price		\$635,000	\$645,000	+ 1.6%	\$625,000	\$621,250	- 0.6%
Average Sales Price		\$765,924	\$781,691	+ 2.1%	\$749,322	\$746,220	- 0.4%
Pct. of List Price Received		99.3%	99.3%	0.0%	99.1%	99.0%	- 0.1%
Affordability Index		68	69	+ 1.5%	69	72	+ 4.3%

# Townhouse-Condo Market Overview



Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	5-2025	5-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
Active Listings		5,986	5,220	- 12.8%	--	--	--
Under Contract		1,006	1,063	+ 5.7%	4,911	4,744	- 3.4%
New Listings		2,130	1,804	- 15.3%	9,416	8,921	- 5.3%
Sold Listings		1,111	977	- 12.1%	4,554	4,106	- 9.8%
Days on Market		47	57	+ 21.3%	55	65	+ 18.2%
Median Sales Price		\$402,000	\$395,000	- 1.7%	\$399,700	\$395,000	- 1.2%
Average Sales Price		\$444,227	\$461,478	+ 3.9%	\$457,294	\$455,101	- 0.5%
Pct. of List Price Received		98.8%	98.5%	- 0.3%	98.7%	98.3%	- 0.4%
Affordability Index		110	117	+ 6.4%	111	117	+ 5.4%

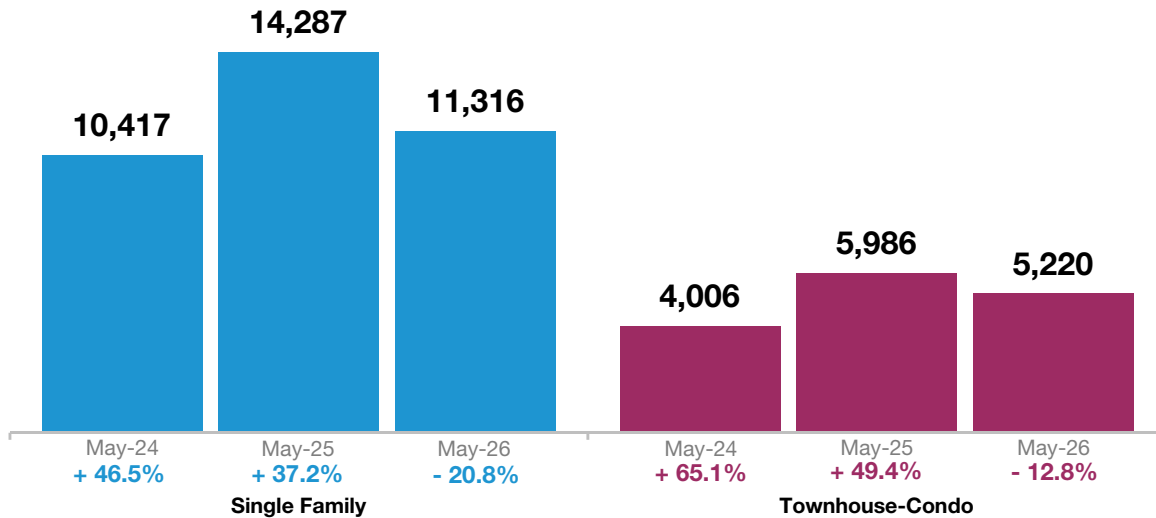
# Inventory of Active Listings

The number of properties available for sale in active status at the end of a given month.



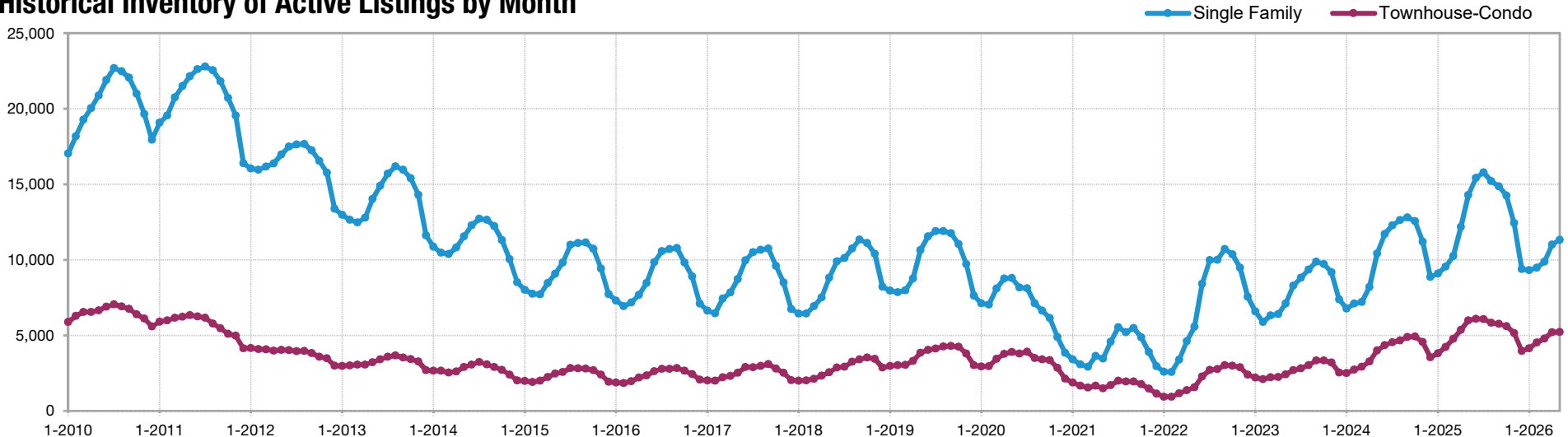
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May



Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jun-2025	15,413	+31.6%	6,100	+40.0%
Jul-2025	15,790	+28.7%	6,083	+33.8%
Aug-2025	15,215	+20.4%	5,834	+25.2%
Sep-2025	14,863	+16.2%	5,758	+17.9%
Oct-2025	14,251	+13.5%	5,606	+13.8%
Nov-2025	12,435	+11.0%	5,151	+13.1%
Dec-2025	9,397	+5.9%	3,978	+12.0%
Jan-2026	9,322	+2.6%	4,138	+8.4%
Feb-2026	9,472	-0.8%	4,533	+7.3%
Mar-2026	9,871	-3.6%	4,795	+0.7%
Apr-2026	11,014	-9.6%	5,198	-3.2%
May-2026	11,316	-20.8%	5,220	-12.8%

## Historical Inventory of Active Listings by Month



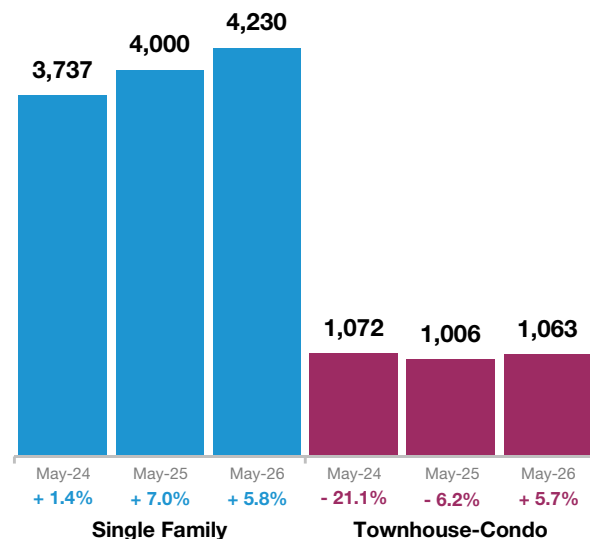
# Under Contract

A count of the properties that have offers accepted on them in a given month.

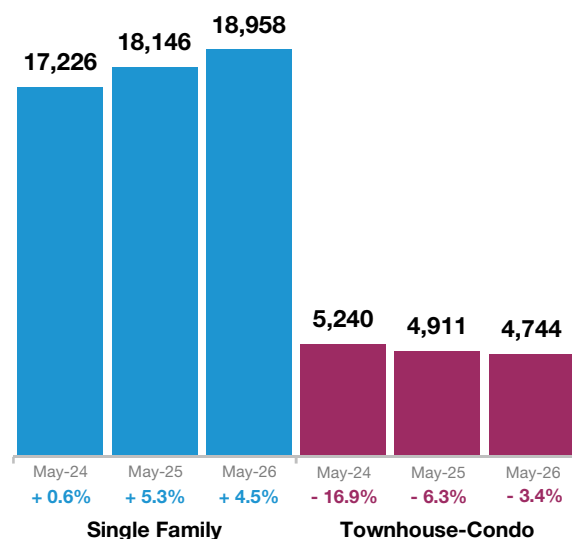


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## May

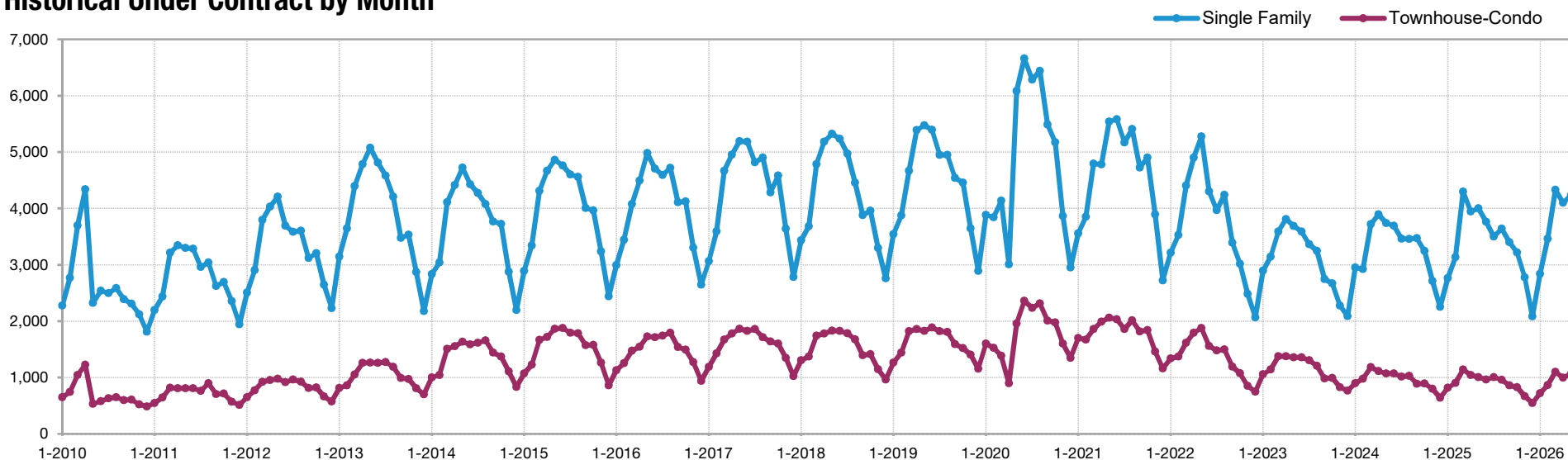


## Year to Date



Under Contract	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jun-2025	3,764	+2.0%	962	-10.3%
Jul-2025	3,498	+1.0%	1,003	-1.1%
Aug-2025	3,638	+5.3%	960	-6.8%
Sep-2025	3,399	-2.0%	858	-3.5%
Oct-2025	3,217	-1.0%	829	-7.1%
Nov-2025	2,777	+2.4%	668	-16.2%
Dec-2025	2,085	-7.5%	544	-15.1%
Jan-2026	2,837	+2.6%	721	-11.6%
Feb-2026	3,463	+10.4%	863	-4.2%
Mar-2026	4,328	+0.7%	1,099	-3.8%
Apr-2026	4,100	+3.9%	998	-4.5%
<b>May-2026</b>	<b>4,230</b>	<b>+5.8%</b>	<b>1,063</b>	<b>+5.7%</b>

## Historical Under Contract by Month



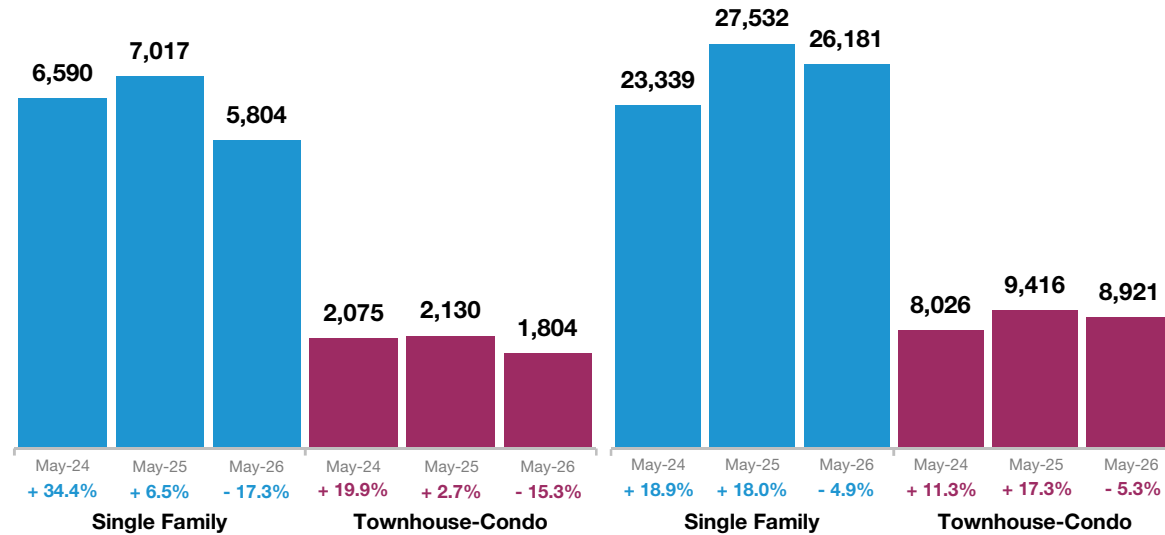
# New Listings

A count of the properties that have been newly listed on the market in a given month.

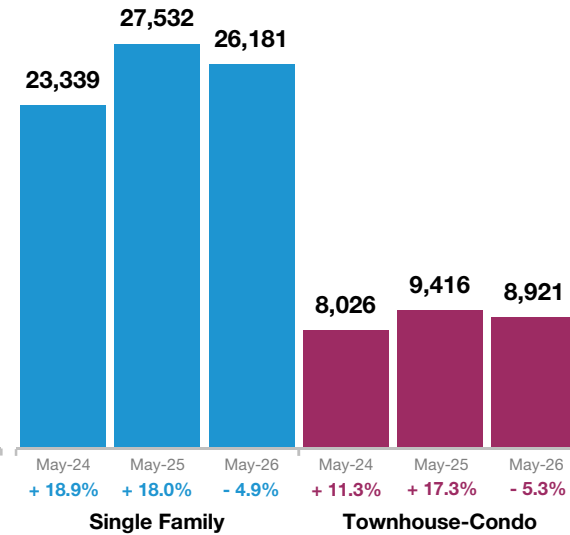


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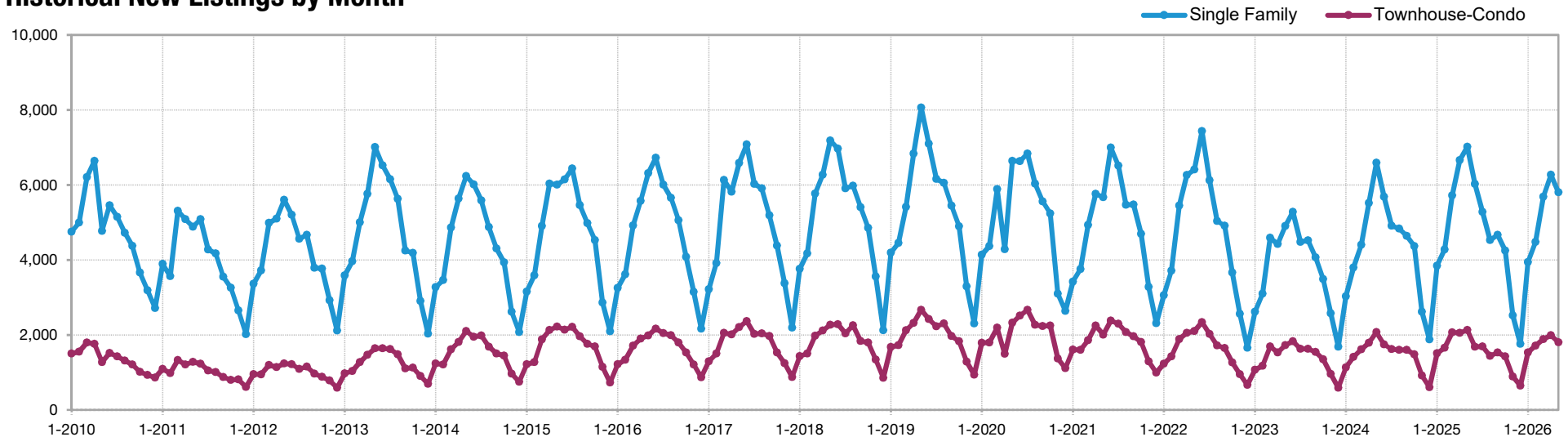


## Year to Date



New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jun-2025	6,024	+5.9%	1,682	-3.7%
Jul-2025	5,280	+7.5%	1,695	+4.4%
Aug-2025	4,531	-6.3%	1,441	-10.0%
Sep-2025	4,665	+0.5%	1,534	-4.3%
Oct-2025	4,250	-2.7%	1,427	-3.6%
Nov-2025	2,520	-3.8%	894	-2.8%
Dec-2025	1,760	-6.4%	646	+6.4%
Jan-2026	3,942	+2.5%	1,530	+1.5%
Feb-2026	4,480	+4.7%	1,711	+3.2%
Mar-2026	5,684	-0.7%	1,885	-8.8%
Apr-2026	6,271	-5.9%	1,991	-3.1%
<b>May-2026</b>	<b>5,804</b>	<b>-17.3%</b>	<b>1,804</b>	<b>-15.3%</b>

## Historical New Listings by Month



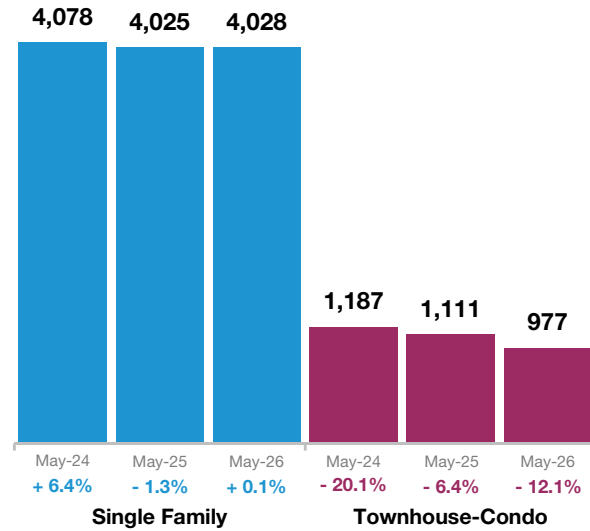
# Sold Listings

A count of the actual sales that closed in a given month.

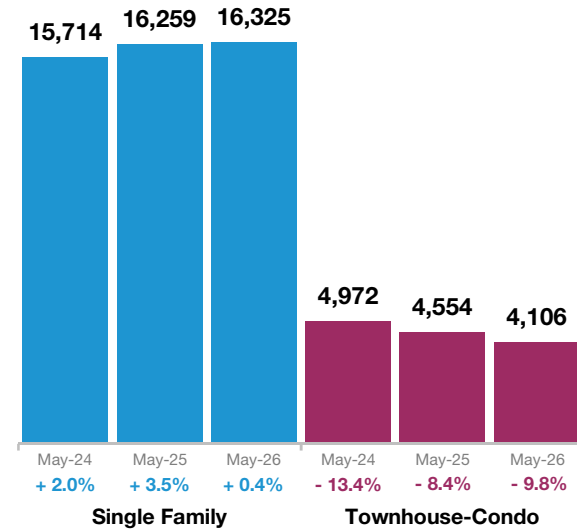


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## May

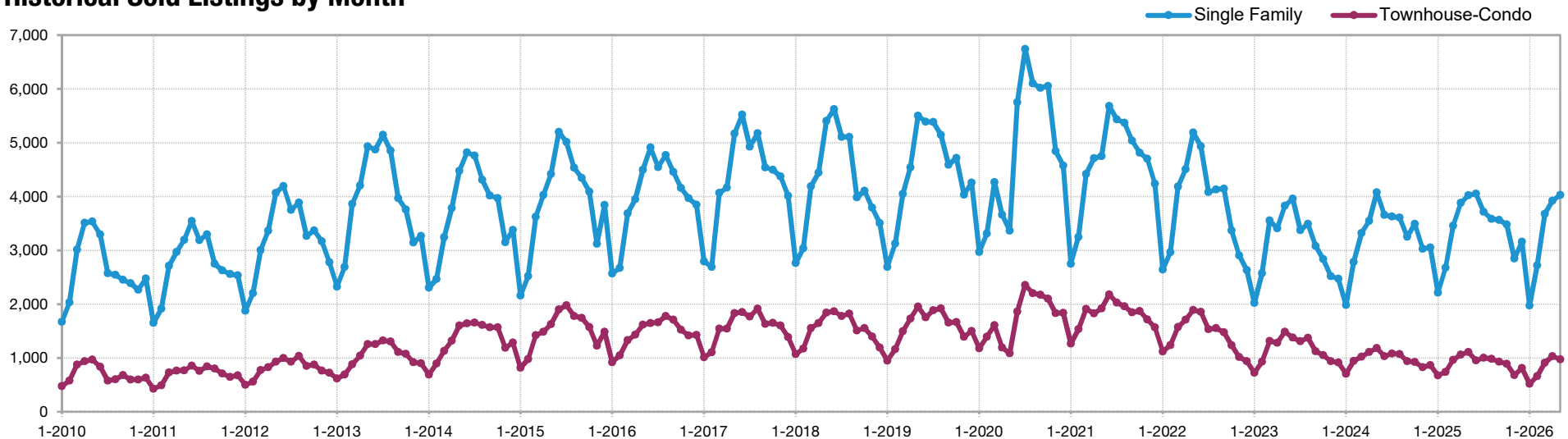


## Year to Date



Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jun-2025	4,051	+10.8%	957	-7.5%
Jul-2025	3,719	+2.5%	1,005	-7.0%
Aug-2025	3,585	-0.6%	984	-8.3%
Sep-2025	3,567	+9.7%	933	-1.1%
Oct-2025	3,484	-0.3%	891	-4.0%
Nov-2025	2,846	-6.1%	682	-17.6%
Dec-2025	3,160	+3.4%	814	-6.3%
Jan-2026	1,977	-10.8%	521	-22.8%
Feb-2026	2,722	+1.7%	665	-10.3%
Mar-2026	3,676	+6.3%	912	-5.4%
Apr-2026	3,922	+1.0%	1,031	-3.0%
<b>May-2026</b>	<b>4,028</b>	<b>+0.1%</b>	<b>977</b>	<b>-12.1%</b>

## Historical Sold Listings by Month

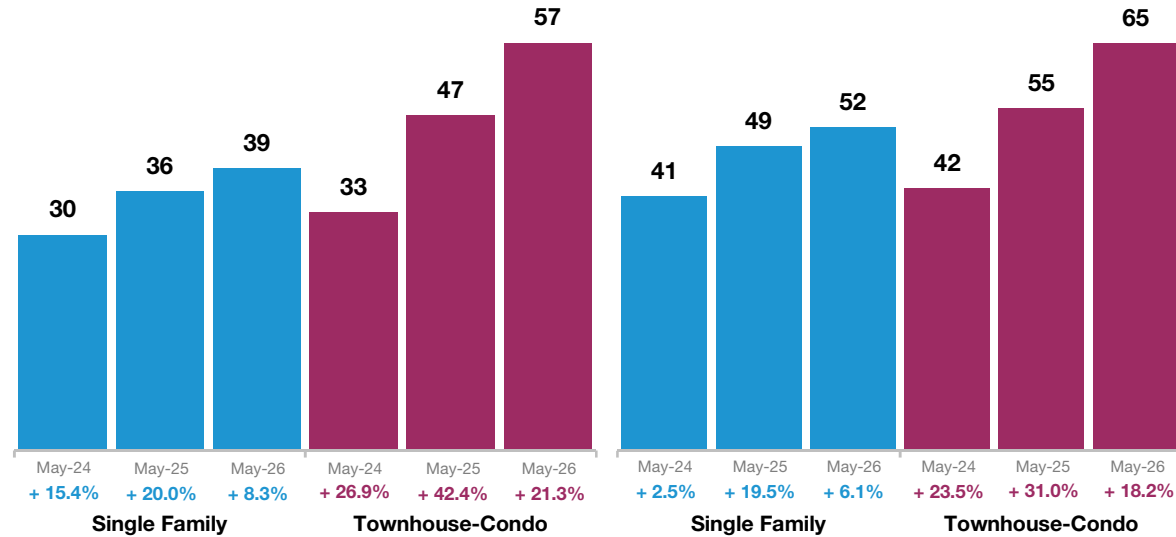


# Days on Market Until Sale

Average number of days between when a property is listed and when an offer is accepted in a given month.

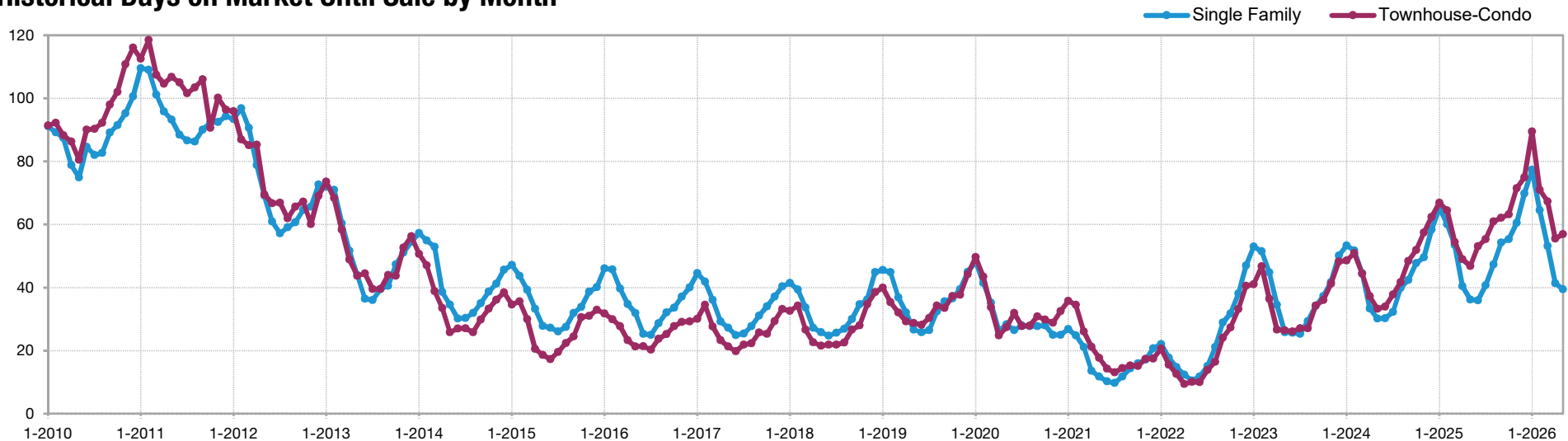
## May

## Year to Date



Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jun-2025	36	+20.0%	53	+55.9%
Jul-2025	41	+28.1%	55	+44.7%
Aug-2025	47	+17.5%	61	+45.2%
Sep-2025	54	+28.6%	62	+29.2%
Oct-2025	55	+14.6%	63	+21.2%
Nov-2025	61	+22.0%	72	+26.3%
Dec-2025	70	+20.7%	75	+21.0%
Jan-2026	77	+18.5%	89	+32.8%
Feb-2026	65	+8.3%	71	+10.9%
Mar-2026	53	0.0%	67	+24.1%
Apr-2026	41	+2.5%	56	+14.3%
<b>May-2026</b>	<b>39</b>	<b>+8.3%</b>	<b>57</b>	<b>+21.3%</b>

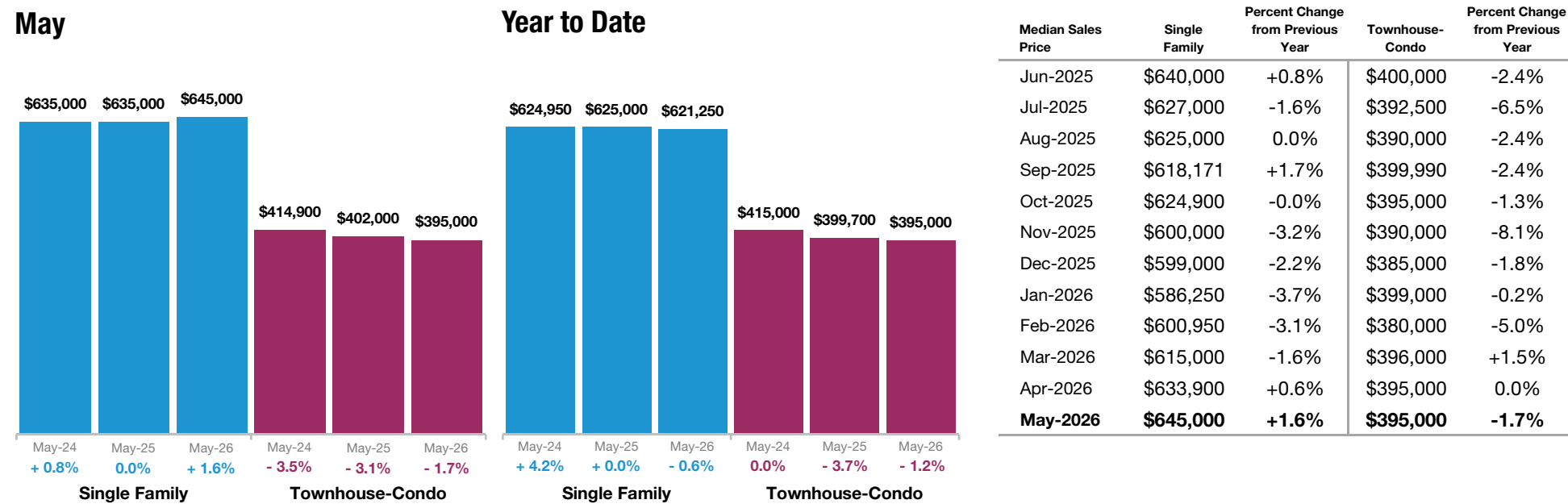
## Historical Days on Market Until Sale by Month



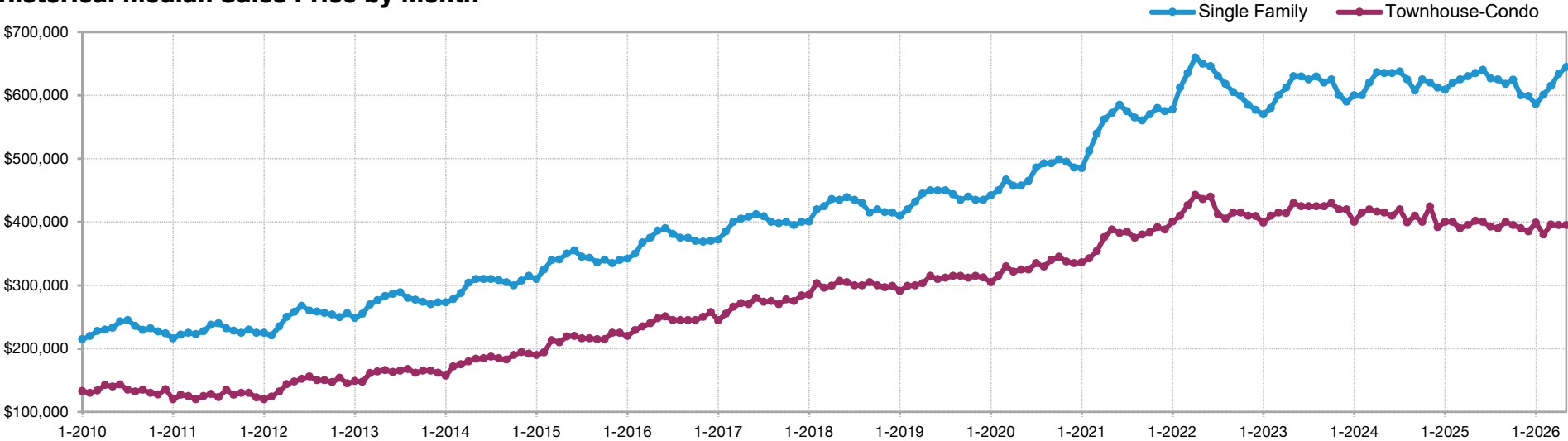


# Median Sales Price

Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



## Historical Median Sales Price by Month



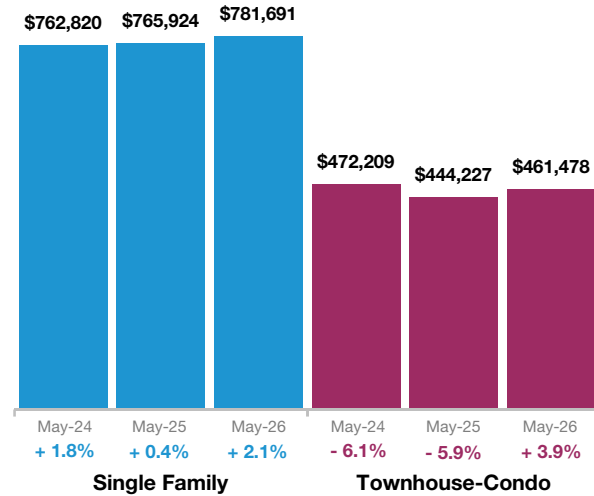
# Average Sales Price

Average sales price for all closed sales, not accounting for seller concessions, in a given month.

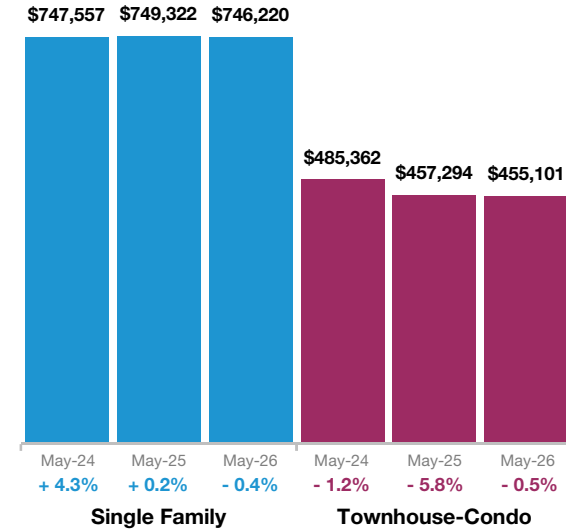


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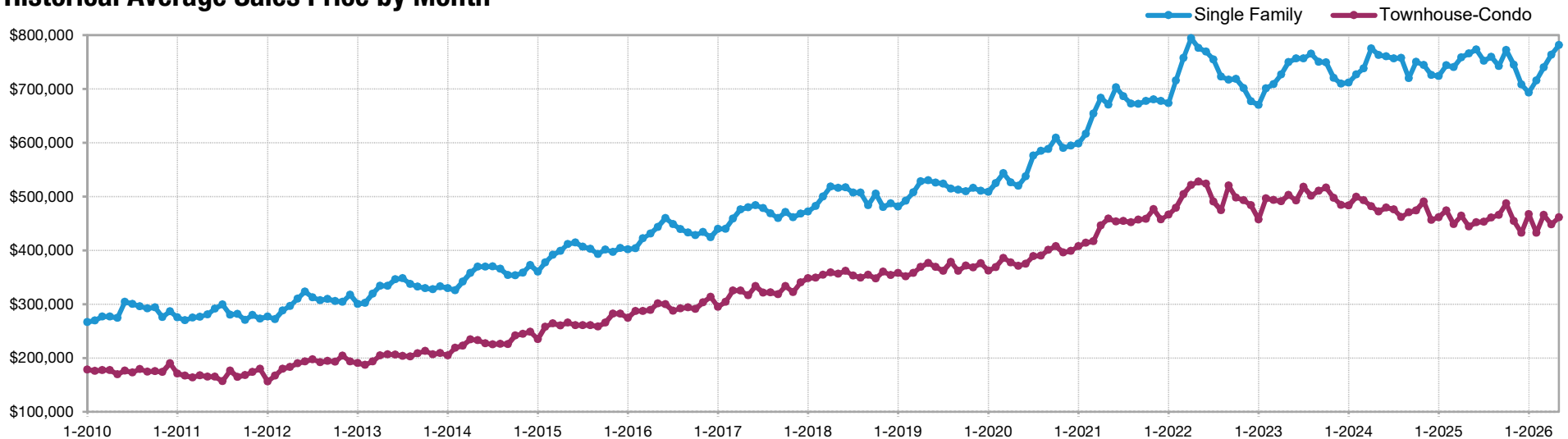


## Year to Date



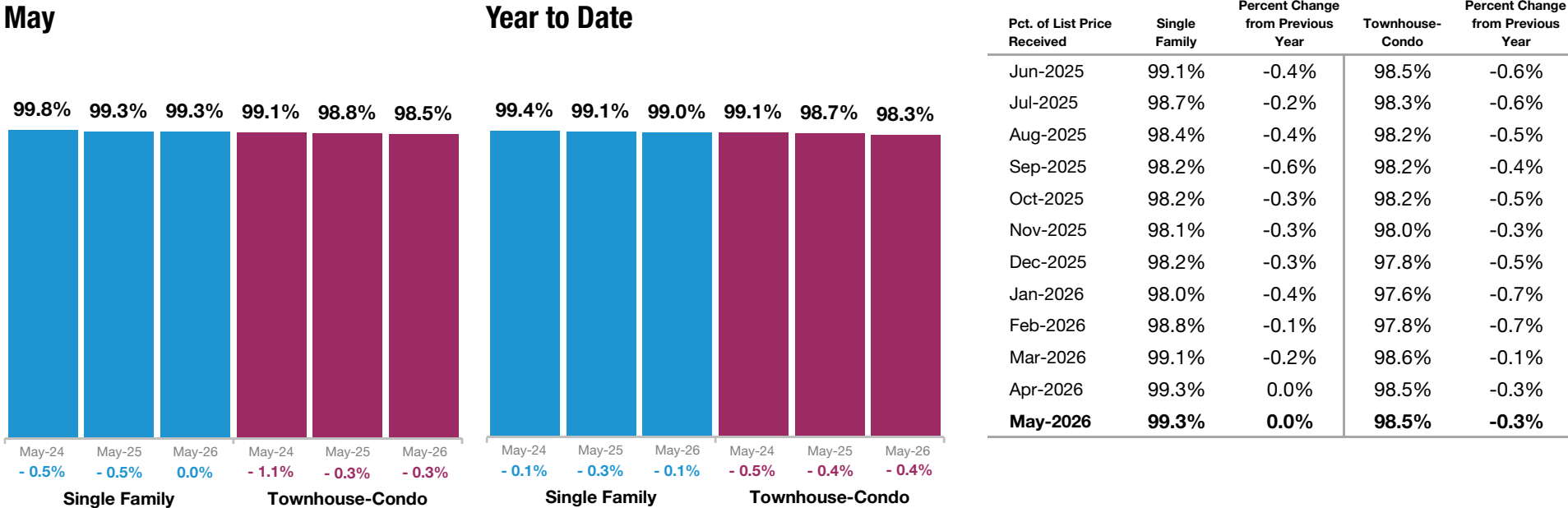
Avg. Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jun-2025	\$773,185	+1.7%	\$452,372	-5.7%
Jul-2025	\$752,165	-0.6%	\$453,210	-4.8%
Aug-2025	\$759,501	+0.2%	\$461,149	-0.2%
Sep-2025	\$742,617	+3.2%	\$465,828	-1.0%
Oct-2025	\$772,261	+2.9%	\$487,446	+2.8%
Nov-2025	\$744,715	+0.1%	\$454,732	-7.4%
Dec-2025	\$708,080	-2.4%	\$432,701	-5.2%
Jan-2026	\$693,407	-4.2%	\$467,075	+1.2%
Feb-2026	\$715,806	-3.8%	\$432,470	-8.8%
Mar-2026	\$739,996	-0.0%	\$465,856	+3.8%
Apr-2026	\$763,345	+0.7%	\$448,076	-3.5%
<b>May-2026</b>	<b>\$781,691</b>	<b>+2.1%</b>	<b>\$461,478</b>	<b>+3.9%</b>

## Historical Average Sales Price by Month

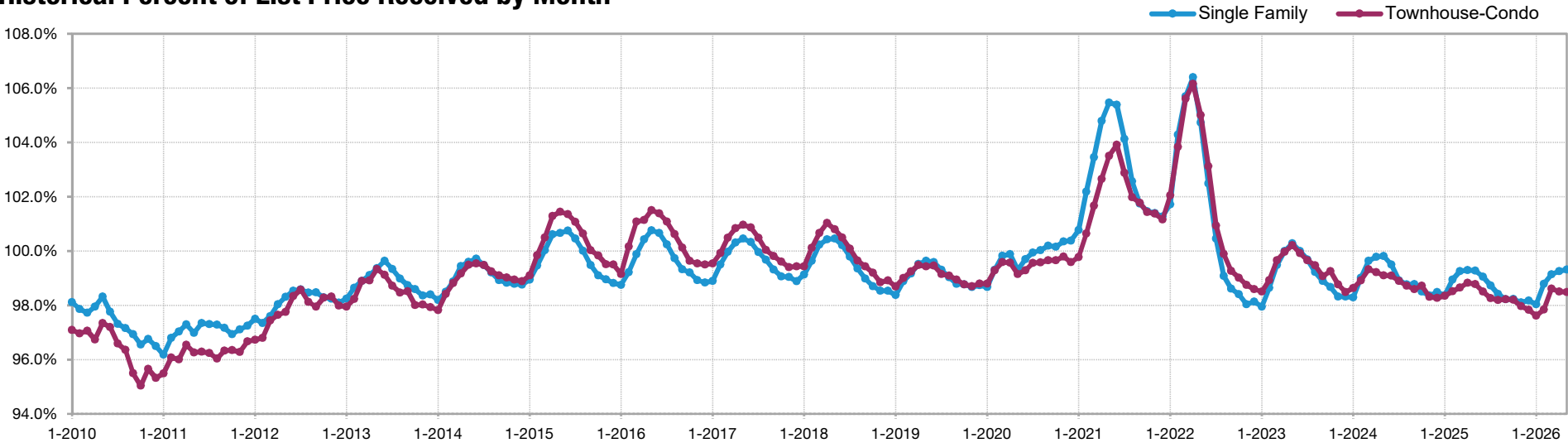


# Percent of List Price Received

Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

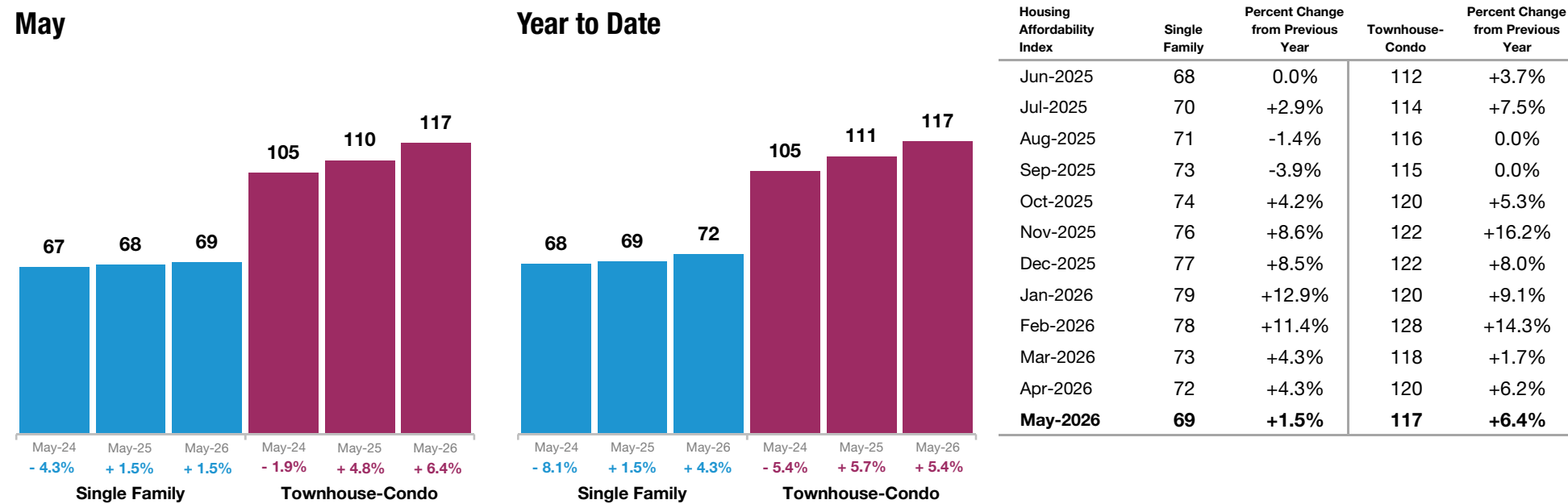


## Historical Percent of List Price Received by Month

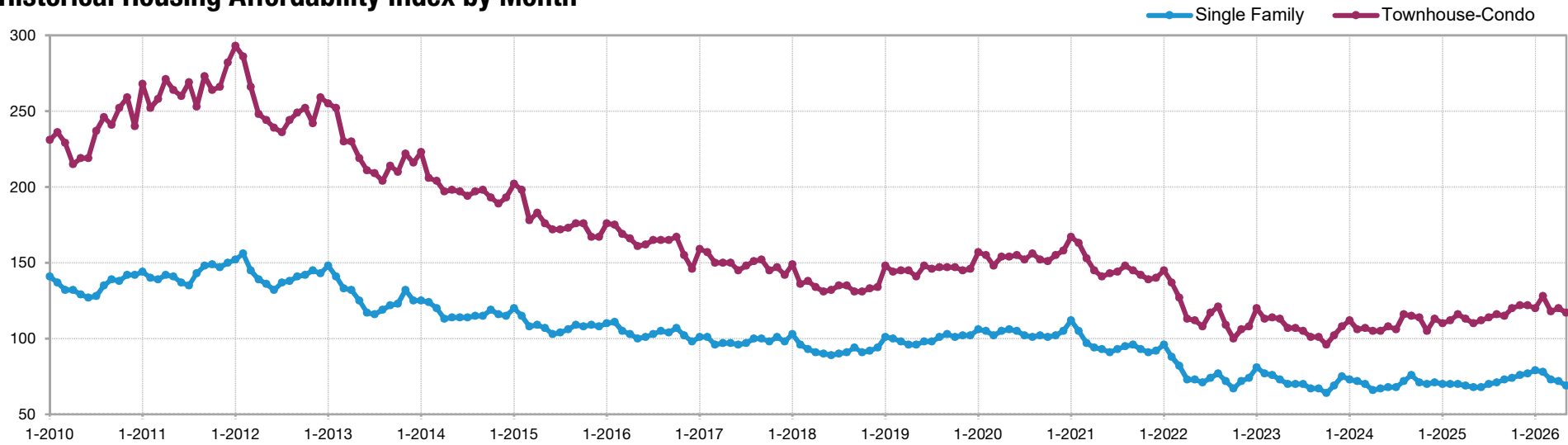


# Housing Affordability Index

This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



## Historical Housing Affordability Index by Month



# Total Market Overview



Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	5-2025	5-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
Active Listings		20,285	16,549	- 18.4%	--	--	--
Under Contract		5,006	5,294	+ 5.8%	23,061	23,706	+ 2.8%
New Listings		9,148	7,613	- 16.8%	36,956	35,111	- 5.0%
Sold Listings		5,136	5,006	- 2.5%	20,817	20,435	- 1.8%
Days on Market		39	43	+ 10.3%	50	55	+ 10.0%
Median Sales Price		\$580,000	\$600,000	+ 3.4%	\$577,500	\$575,000	- 0.4%
Average Sales Price		\$696,309	\$719,096	+ 3.3%	\$685,327	\$687,712	+ 0.3%
Pct. of List Price Received		99.2%	99.2%	0.0%	99.0%	98.9%	- 0.1%
Affordability Index		68	69	+ 1.5%	69	72	+ 4.3%

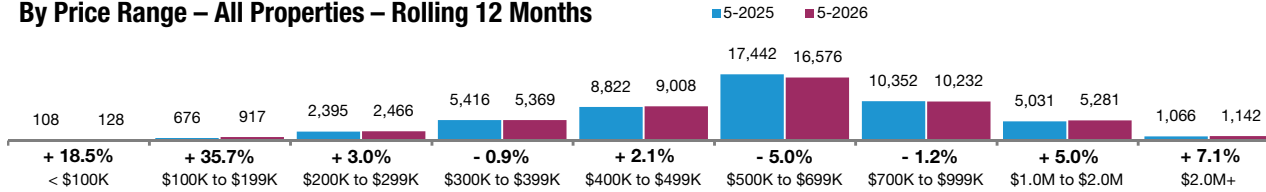
# Sold Listings

Actual sales that have closed in a given month.

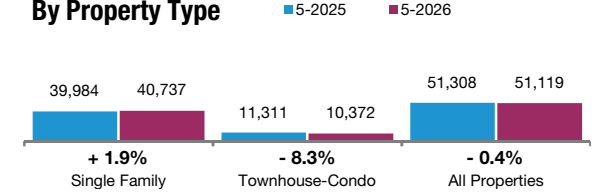


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## By Price Range – All Properties – Rolling 12 Months



## By Property Type



### Rolling 12 Months

By Price Range	Single Family			Townhouse-Condo		
	5-2025	5-2026	Change	5-2025	5-2026	Change
\$99,999 and Below	74	84	+ 13.5%	27	39	+ 44.4%
\$100,000 to \$199,999	249	270	+ 8.4%	426	645	+ 51.4%
\$200,000 to \$299,999	588	677	+ 15.1%	1,807	1,788	- 1.1%
\$300,000 to \$399,999	2,149	2,491	+ 15.9%	3,265	2,878	- 11.9%
\$400,000 to \$499,999	6,344	6,923	+ 9.1%	2,476	2,085	- 15.8%
\$500,000 to \$699,999	15,277	14,699	- 3.8%	2,164	1,877	- 13.3%
\$700,000 to \$999,999	9,629	9,556	- 0.8%	723	675	- 6.6%
\$1,000,000 to \$1,999,999	4,669	4,950	+ 6.0%	362	330	- 8.8%
\$2,000,000 and Above	1,005	1,087	+ 8.2%	61	55	- 9.8%
<b>All Price Ranges</b>	<b>39,984</b>	<b>40,737</b>	<b>+ 1.9%</b>	<b>11,311</b>	<b>10,372</b>	<b>- 8.3%</b>

### Compared to Prior Month

	Single Family			Townhouse-Condo		
	4-2026	5-2026	Change	4-2026	5-2026	Change
	10	3	- 70.0%	4	2	- 50.0%
	19	31	+ 63.2%	57	56	- 1.8%
	51	53	+ 3.9%	168	177	+ 5.4%
	220	210	- 4.5%	301	262	- 13.0%
	660	616	- 6.7%	226	188	- 16.8%
	1,382	1,423	+ 3.0%	187	188	+ 0.5%
	985	1,033	+ 4.9%	57	62	+ 8.8%
	487	529	+ 8.6%	28	34	+ 21.4%
	108	130	+ 20.4%	3	8	+ 166.7%
<b>All Price Ranges</b>	<b>3,922</b>	<b>4,028</b>	<b>+ 2.7%</b>	<b>1,031</b>	<b>977</b>	<b>- 5.2%</b>

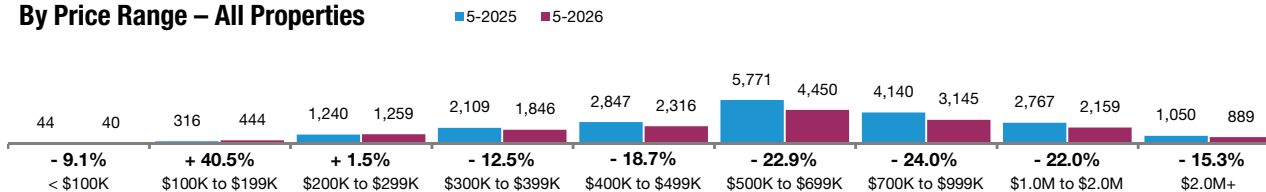
### Year to Date

	Single Family			Townhouse-Condo		
	5-2025	5-2026	Change	5-2025	5-2026	Change
	24	28	+ 16.7%	16	20	+ 25.0%
	81	107	+ 32.1%	194	262	+ 35.1%
	239	256	+ 7.1%	731	709	- 3.0%
	878	989	+ 12.6%	1,354	1,120	- 17.3%
	2,650	2,842	+ 7.2%	970	837	- 13.7%
	6,126	5,862	- 4.3%	849	743	- 12.5%
	3,951	3,839	- 2.8%	295	260	- 11.9%
	1,888	1,969	+ 4.3%	122	133	+ 9.0%
	422	433	+ 2.6%	23	22	- 4.3%
<b>All Price Ranges</b>	<b>16,259</b>	<b>16,325</b>	<b>+ 0.4%</b>	<b>4,554</b>	<b>4,106</b>	<b>- 9.8%</b>

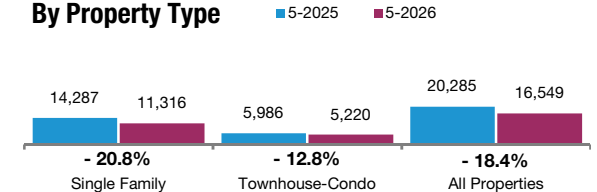
# Inventory of Active Listings

A measure of the number of homes available for sale at a given time.

## By Price Range – All Properties



## By Property Type



### Year over Year

By Price Range	Single Family			Townhouse-Condo		
	5-2025	5-2026	Change	5-2025	5-2026	Change
\$99,999 and Below	30	34	+ 13.3%	12	3	- 75.0%
\$100,000 to \$199,999	102	116	+ 13.7%	212	326	+ 53.8%
\$200,000 to \$299,999	217	219	+ 0.9%	1,023	1,037	+ 1.4%
\$300,000 to \$399,999	571	553	- 3.2%	1,536	1,293	- 15.8%
\$400,000 to \$499,999	1,672	1,409	- 15.7%	1,174	906	- 22.8%
\$500,000 to \$699,999	4,604	3,476	- 24.5%	1,166	974	- 16.5%
\$700,000 to \$999,999	3,629	2,758	- 24.0%	510	384	- 24.7%
\$1,000,000 to \$1,999,999	2,486	1,931	- 22.3%	281	228	- 18.9%
\$2,000,000 and Above	975	819	- 16.0%	72	69	- 4.2%
<b>All Price Ranges</b>	<b>14,287</b>	<b>11,316</b>	<b>- 20.8%</b>	<b>5,986</b>	<b>5,220</b>	<b>- 12.8%</b>

### Compared to Prior Month

	Single Family			Townhouse-Condo		
	4-2026	5-2026	Change	4-2026	5-2026	Change
	32	34	+ 6.3%	5	3	- 40.0%
	109	116	+ 6.4%	325	326	+ 0.3%
	233	219	- 6.0%	1,036	1,037	+ 0.1%
	541	553	+ 2.2%	1,340	1,293	- 3.5%
	1,391	1,409	+ 1.3%	856	906	+ 5.8%
	3,363	3,476	+ 3.4%	955	974	+ 2.0%
	2,648	2,758	+ 4.2%	391	384	- 1.8%
	1,911	1,931	+ 1.0%	220	228	+ 3.6%
	785	819	+ 4.3%	70	69	- 1.4%
<b>All Price Ranges</b>	<b>11,014</b>	<b>11,316</b>	<b>+ 2.7%</b>	<b>5,198</b>	<b>5,220</b>	<b>+ 0.4%</b>

### Year to Date

Single Family	Townhouse-Condo
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There are no year-to-date figures for inventory because it is simply a snapshot frozen in time at the end of each month. It does not add up over a period of months.

# Glossary of Terms

A research tool provided by the Colorado Association of REALTORS®

<b>Inventory of Active Listings</b>	A measure of the number of homes available for sale at a given time. The availability of homes for sale has a big effect on supply-demand dynamics and home prices.
<b>Under Contract</b>	A count of the properties that have offers accepted on them in a given month.
<b>New Listings</b>	A measure of how much new supply is coming onto the market from sellers.
<b>Sold Listings</b>	A measure of home sales that were closed to completion during the report period.
<b>Days on Market Until Sale</b>	A measure of how long it takes homes to sell, on average.
<b>Median Sales Price</b>	A measure of home values in a market area where 50% of activity was higher and 50% was lower than this price point.
<b>Average Sales Price</b>	A sum of all home sales prices divided by total number of sales.
<b>Percent of List Price Received</b>	A mathematical calculation of the percent difference from last list price and sold price for those listings sold in the reported period.
<b>Housing Affordability Index</b>	A measure of how affordable a region's housing is to its consumers. A higher number means greater affordability. The index is based on interest rates, median sales price and median income by county.