

Local Market Update for May 2026

A Research Tool Provided by the Colorado Association of REALTORS®

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Denver County

Contact the Denver Metro Association of REALTORS® or South Metro Denver REALTOR® Association for more detailed local statistics or to find a REALTOR® in the area.

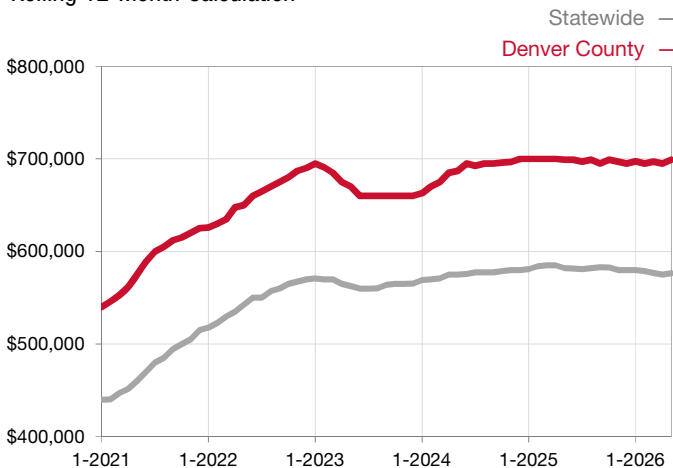
Single Family	May			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 05-2025	Thru 05-2026	Percent Change from Previous Year
Key Metrics						
New Listings	997	864	- 13.3%	4,231	4,042	- 4.5%
Sold Listings	569	666	+ 17.0%	2,363	2,435	+ 3.0%
Median Sales Price*	\$710,000	\$718,000	+ 1.1%	\$700,000	\$704,000	+ 0.6%
Average Sales Price*	\$892,291	\$935,946	+ 4.9%	\$874,955	\$906,551	+ 3.6%
Percent of List Price Received*	99.2%	99.3%	+ 0.1%	99.1%	99.0%	- 0.1%
Days on Market Until Sale	26	30	+ 15.4%	40	40	0.0%
Inventory of Homes for Sale	2,025	1,456	- 28.1%	--	--	--
Months Supply of Inventory	4.3	3.0	- 30.2%	--	--	--

* 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		
	2025	2026	Percent Change from Previous Year	Thru 05-2025	Thru 05-2026	Percent Change from Previous Year
Key Metrics						
New Listings	678	566	- 16.5%	3,081	2,903	- 5.8%
Sold Listings	285	276	- 3.2%	1,215	1,142	- 6.0%
Median Sales Price*	\$402,000	\$426,450	+ 6.1%	\$400,000	\$410,000	+ 2.5%
Average Sales Price*	\$489,233	\$528,438	+ 8.0%	\$504,760	\$502,204	- 0.5%
Percent of List Price Received*	98.3%	98.2%	- 0.1%	98.4%	98.1%	- 0.3%
Days on Market Until Sale	51	60	+ 17.6%	57	68	+ 19.3%
Inventory of Homes for Sale	2,131	1,790	- 16.0%	--	--	--
Months Supply of Inventory	8.2	7.5	- 8.5%	--	--	--

* 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

