

Local Market Update for May 2026

A Research Tool Provided by the Colorado Association of REALTORS®

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Boulder County

Contact the Boulder Area REALTOR® Association, Longmont Association of REALTORS® or Estes Park Board of REALTORS® for more detailed local statistics or to find a REALTOR® in the area.

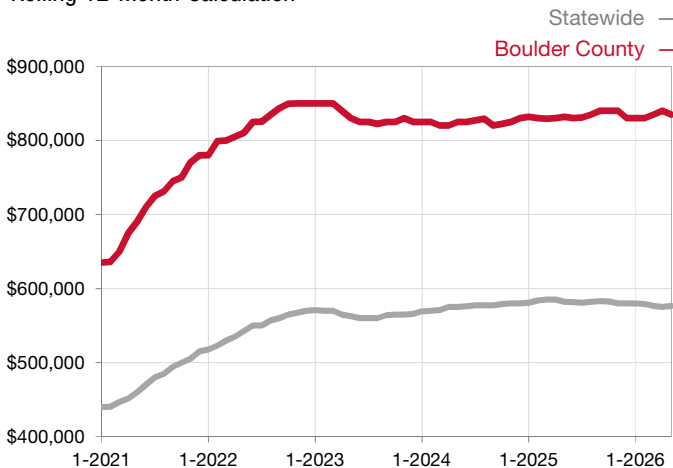
Single Family	May			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 05-2025	Thru 05-2026	Percent Change from Previous Year
Key Metrics						
New Listings	595	444	- 25.4%	2,291	2,023	- 11.7%
Sold Listings	324	331	+ 2.2%	1,198	1,216	+ 1.5%
Median Sales Price*	\$893,188	\$847,000	- 5.2%	\$840,975	\$847,500	+ 0.8%
Average Sales Price*	\$1,138,346	\$1,056,147	- 7.2%	\$1,102,240	\$1,065,361	- 3.3%
Percent of List Price Received*	98.3%	99.2%	+ 0.9%	98.3%	98.5%	+ 0.2%
Days on Market Until Sale	56	53	- 5.4%	68	66	- 2.9%
Inventory of Homes for Sale	1,093	810	- 25.9%	--	--	--
Months Supply of Inventory	4.5	3.1	- 31.1%	--	--	--

* 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		
	2025	2026	Percent Change from Previous Year	Thru 05-2025	Thru 05-2026	Percent Change from Previous Year
Key Metrics						
New Listings	232	151	- 34.9%	942	766	- 18.7%
Sold Listings	114	81	- 28.9%	445	371	- 16.6%
Median Sales Price*	\$556,250	\$495,000	- 11.0%	\$515,000	\$490,000	- 4.9%
Average Sales Price*	\$571,678	\$542,147	- 5.2%	\$600,289	\$538,476	- 10.3%
Percent of List Price Received*	98.8%	98.7%	- 0.1%	98.5%	98.2%	- 0.3%
Days on Market Until Sale	70	81	+ 15.7%	77	84	+ 9.1%
Inventory of Homes for Sale	533	412	- 22.7%	--	--	--
Months Supply of Inventory	5.9	4.9	- 16.9%	--	--	--

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Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation

