

Local Market Update for May 2026

A Research Tool Provided by the Colorado Association of REALTORS®

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Third Congressional District

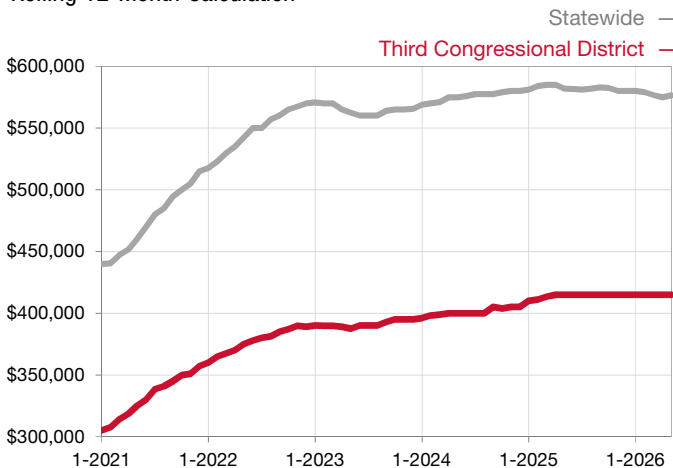
Single Family	May			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 05-2025	Thru 05-2026	Percent Change from Previous Year
Key Metrics						
New Listings	1,694	1,476	- 12.9%	6,440	6,487	+ 0.7%
Sold Listings	872	799	- 8.4%	3,434	3,397	- 1.1%
Median Sales Price*	\$410,000	\$417,000	+ 1.7%	\$405,000	\$405,000	0.0%
Average Sales Price*	\$668,552	\$700,431	+ 4.8%	\$818,340	\$674,908	- 17.5%
Percent of List Price Received*	97.6%	97.4%	- 0.2%	97.4%	97.1%	- 0.3%
Days on Market Until Sale	97	101	+ 4.1%	105	113	+ 7.6%
Inventory of Homes for Sale	4,342	4,536	+ 4.5%	--	--	--
Months Supply of Inventory	5.8	6.0	+ 3.4%	--	--	--

* 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	240	216	- 10.0%	1,073	1,078	+ 0.5%
Sold Listings	150	115	- 23.3%	551	506	- 8.2%
Median Sales Price*	\$468,500	\$465,000	- 0.7%	\$436,000	\$450,750	+ 3.4%
Average Sales Price*	\$1,033,318	\$938,846	- 9.1%	\$1,214,772	\$1,039,751	- 14.4%
Percent of List Price Received*	97.7%	96.8%	- 0.9%	97.2%	97.1%	- 0.1%
Days on Market Until Sale	128	128	0.0%	115	122	+ 6.1%
Inventory of Homes for Sale	756	843	+ 11.5%	--	--	--
Months Supply of Inventory	6.1	7.3	+ 19.7%	--	--	--

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

