

# Local Market Update for May 2026

A Research Tool Provided by the Colorado Association of REALTORS®

Make Sure Your Agent is a REALTOR®

Not all agents are the same!



## Jefferson County

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

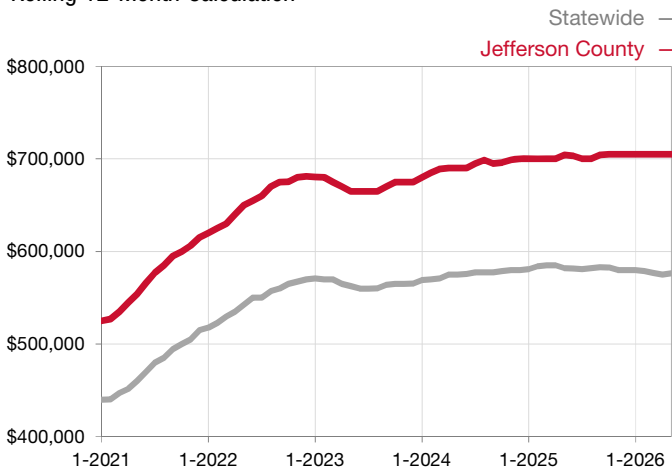
Single Family	May			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 05-2025	Thru 05-2026	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	1,036	792	- 23.6%	3,873	3,736	- 3.5%
Sold Listings	624	621	- 0.5%	2,325	2,506	+ 7.8%
Median Sales Price*	\$729,000	<b>\$725,000</b>	- 0.5%	\$708,000	<b>\$710,000</b>	+ 0.3%
Average Sales Price*	\$853,265	<b>\$844,743</b>	- 1.0%	\$828,106	<b>\$809,456</b>	- 2.3%
Percent of List Price Received*	99.8%	<b>100.0%</b>	+ 0.2%	99.7%	<b>99.4%</b>	- 0.3%
Days on Market Until Sale	21	30	+ 42.9%	33	39	+ 18.2%
Inventory of Homes for Sale	1,642	1,224	- 25.5%	--	--	--
Months Supply of Inventory	3.3	2.4	- 27.3%	--	--	--

\* 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
<b>Key Metrics</b>						
New Listings	340	297	- 12.6%	1,436	1,336	- 7.0%
Sold Listings	189	178	- 5.8%	806	669	- 17.0%
Median Sales Price*	\$395,000	<b>\$384,749</b>	- 2.6%	\$403,700	<b>\$382,000</b>	- 5.4%
Average Sales Price*	\$410,444	<b>\$409,283</b>	- 0.3%	\$425,363	<b>\$411,103</b>	- 3.4%
Percent of List Price Received*	99.0%	<b>99.2%</b>	+ 0.2%	99.0%	<b>98.7%</b>	- 0.3%
Days on Market Until Sale	42	54	+ 28.6%	47	60	+ 27.7%
Inventory of Homes for Sale	768	693	- 9.8%	--	--	--
Months Supply of Inventory	4.6	4.9	+ 6.5%	--	--	--

\* 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

