

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!



Larimer County

Contact the Estes Park Board of REALTORS®, Fort Collins Board of REALTORS®, Boulder Area REALTOR® Association, Longmont Association of REALTORS®, Loveland/Berthoud Association of REALTORS®, or Northern Colorado Commercial Association of REALTORS® for more detailed local statistics or to find a REALTOR® in the area.

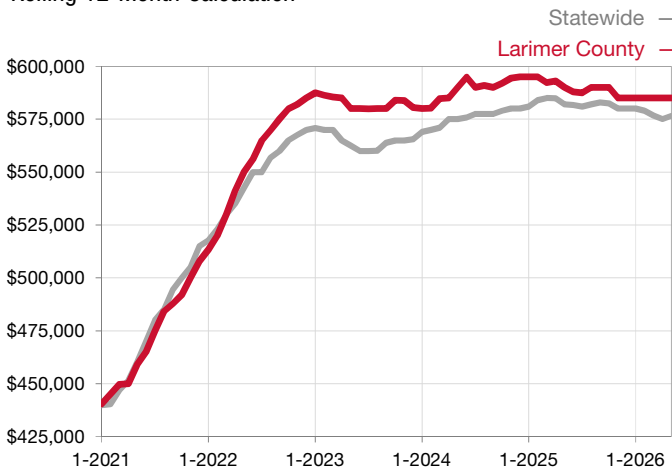
Single Family	May			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 05-2025	Thru 05-2026	Percent Change from Previous Year
Key Metrics						
New Listings	791	706	- 10.7%	3,142	3,123	- 0.6%
Sold Listings	478	477	- 0.2%	1,818	1,820	+ 0.1%
Median Sales Price*	\$590,000	\$599,900	+ 1.7%	\$587,250	\$580,000	- 1.2%
Average Sales Price*	\$686,507	\$698,321	+ 1.7%	\$697,978	\$683,159	- 2.1%
Percent of List Price Received*	99.2%	99.3%	+ 0.1%	99.0%	99.0%	0.0%
Days on Market Until Sale	66	64	- 3.0%	76	80	+ 5.3%
Inventory of Homes for Sale	1,406	1,251	- 11.0%	--	--	--
Months Supply of Inventory	3.9	3.3	- 15.4%	--	--	--

* 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	198	141	- 28.8%	860	725	- 15.7%
Sold Listings	115	94	- 18.3%	410	375	- 8.5%
Median Sales Price*	\$400,000	\$407,200	+ 1.8%	\$420,000	\$405,000	- 3.6%
Average Sales Price*	\$431,956	\$433,560	+ 0.4%	\$440,487	\$439,237	- 0.3%
Percent of List Price Received*	99.2%	98.9%	- 0.3%	98.9%	98.7%	- 0.2%
Days on Market Until Sale	80	81	+ 1.3%	89	88	- 1.1%
Inventory of Homes for Sale	453	340	- 24.9%	--	--	--
Months Supply of Inventory	4.8	3.8	- 20.8%	--	--	--

* 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

