



colorado association of REALTORS® HOUSING REPORTS

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Statewide Report Single Family and Townhouse-Condo May 2026



Single Family Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

May 2026
Statewide Report

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Key Metrics	Historical Sparkbars	5-2025	5-2026	Percent Change	YTD-2025	YTD-2026	Percent Change
New Listings		11,820	10,098	- 14.6%	46,053	44,744	- 2.8%
Pending / Under Contract		6,577	7,084	+ 7.7%	29,934	31,479	+ 5.2%
Sold Listings		6,731	6,725	- 0.1%	26,746	26,993	+ 0.9%
Median Sales Price		\$589,000	\$599,000	+ 1.7%	\$583,000	\$575,000	- 1.4%
Average Sales Price		\$750,330	\$761,302	+ 1.5%	\$761,575	\$734,684	- 3.5%
Percent of List Price Received		99.0%	99.0%	0.0%	98.8%	98.7%	- 0.1%
Days on Market Until Sale		50	52	+ 4.0%	62	65	+ 4.8%
Housing Affordability Index		73	74	+ 1.4%	74	77	+ 4.1%
Inventory of Active Listings		24,391	21,407	- 12.2%	--	--	--
Months Supply of Inventory		4.4	3.8	- 13.6%	--	--	--

Townhouse-Condo Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

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Key Metrics	Historical Sparkbars	5-2025	5-2026	Percent Change	YTD-2025	YTD-2026	Percent Change
New Listings		3,343	2,799	- 16.3%	14,379	13,471	- 6.3%
Pending / Under Contract		1,603	1,599	- 0.2%	7,743	7,281	- 6.0%
Sold Listings		1,758	1,491	- 15.2%	7,091	6,412	- 9.6%
Median Sales Price		\$420,000	\$409,745	- 2.4%	\$412,500	\$405,000	- 1.8%
Average Sales Price		\$554,004	\$577,940	+ 4.3%	\$584,278	\$573,132	- 1.9%
Percent of List Price Received		98.7%	98.2%	- 0.5%	98.5%	98.1%	- 0.4%
Days on Market Until Sale		62	68	+ 9.7%	66	76	+ 15.2%
Housing Affordability Index		103	109	+ 5.8%	105	110	+ 4.8%
Inventory of Active Listings		9,135	8,367	- 8.4%	--	--	--
Months Supply of Inventory		6.1	6.0	- 1.6%	--	--	--

New Listings

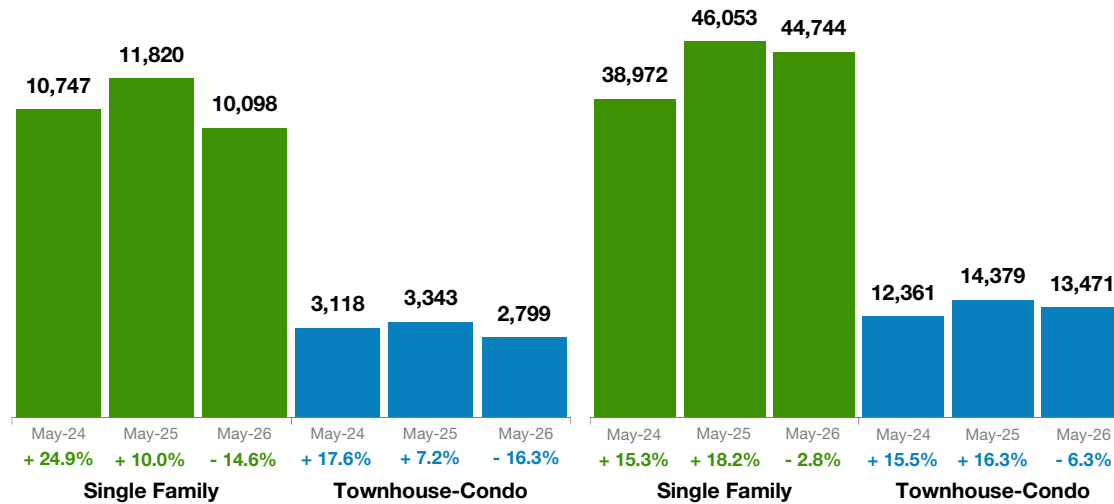
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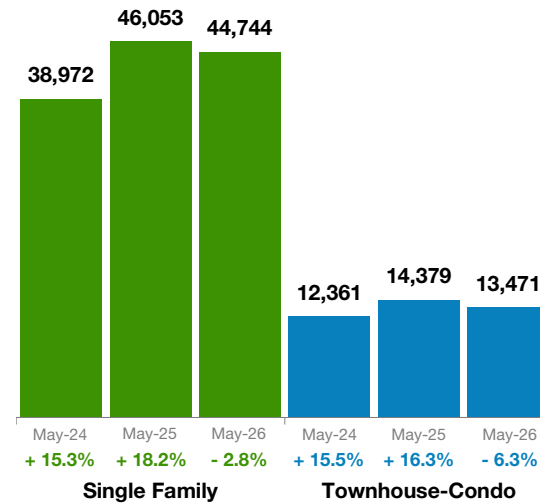
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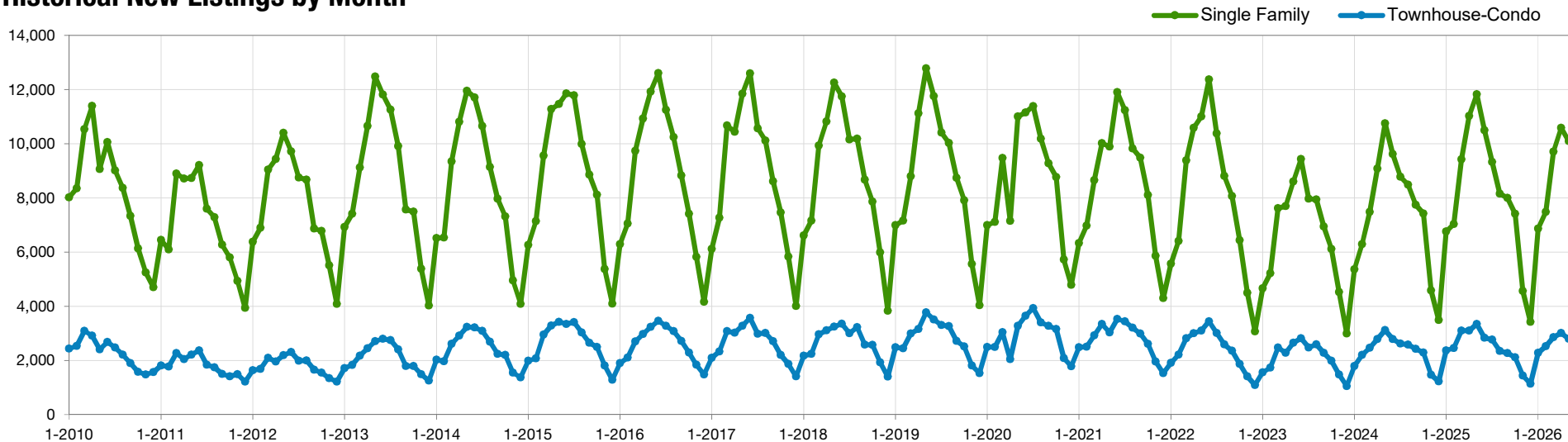


Year to Date



New Listings	Single Family	% Change from Prior Year	% Change from Prior Month	Townhouse-Condo	% Change from Prior Year	% Change from Prior Month
Jun-2025	10,493	+9.1%	-11.2%	2,835	+1.7%	-15.2%
Jul-2025	9,331	+6.3%	-11.1%	2,765	+5.6%	-2.5%
Aug-2025	8,152	-4.0%	-12.6%	2,350	-9.2%	-15.0%
Sep-2025	7,996	+3.3%	-1.9%	2,268	-6.5%	-3.5%
Oct-2025	7,412	-0.1%	-7.3%	2,116	-7.5%	-6.7%
Nov-2025	4,561	-0.5%	-38.5%	1,444	-1.7%	-31.8%
Dec-2025	3,424	-1.8%	-24.9%	1,144	-6.5%	-20.8%
Jan-2026	6,865	+1.6%	+100.5%	2,278	-3.8%	+99.1%
Feb-2026	7,485	+6.5%	+9.0%	2,522	+2.5%	+10.7%
Mar-2026	9,711	+3.1%	+29.7%	2,860	-7.9%	+13.4%
Apr-2026	10,585	-4.0%	+9.0%	3,012	-2.9%	+5.3%
May-2026	10,098	-14.6%	-4.6%	2,799	-16.3%	-7.1%

Historical New Listings by Month



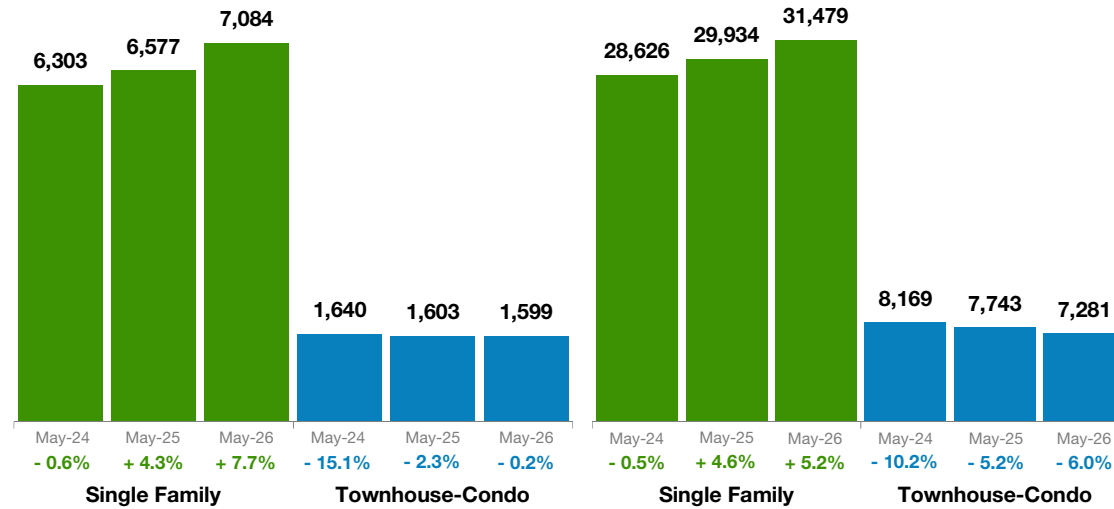
Pending / Under Contract

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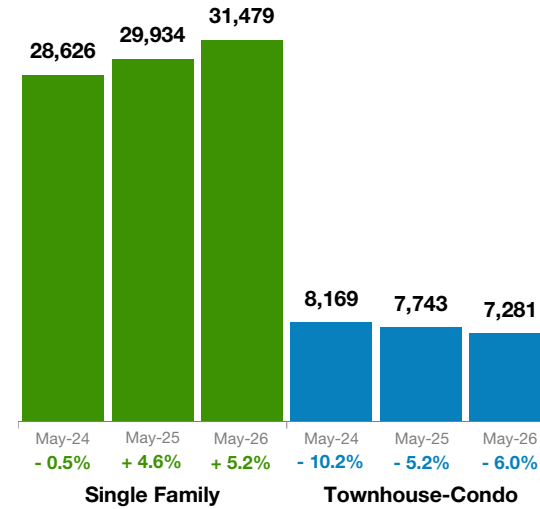
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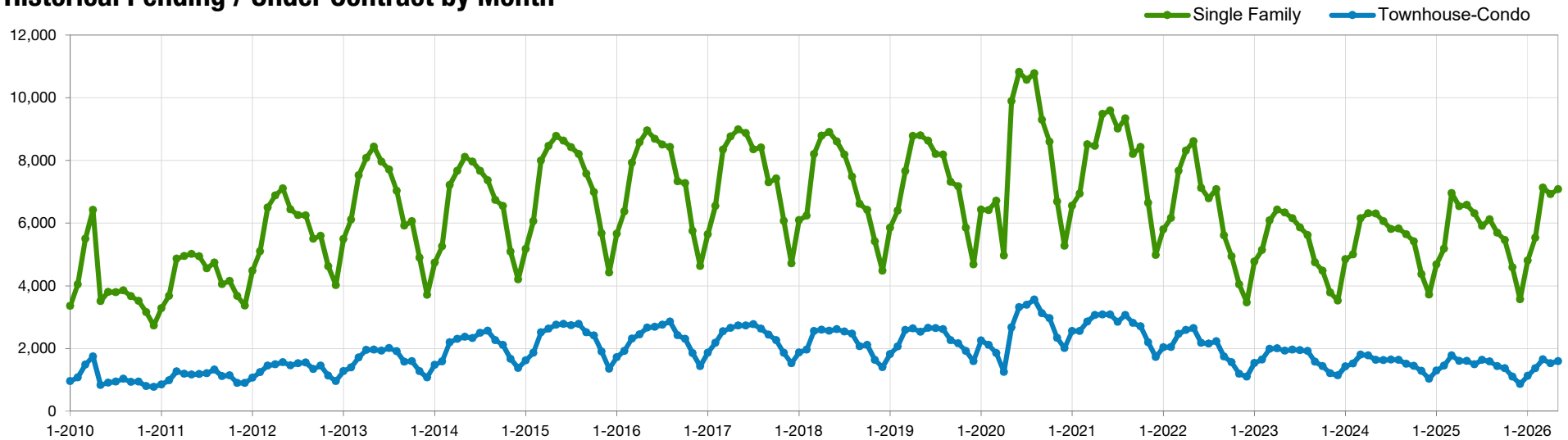


Year to Date



Pending / Under Contract	Single Family	% Change from Prior Year	% Change from Prior Month	Townhouse-Condo	% Change from Prior Year	% Change from Prior Month
Jun-2025	6,317	+4.1%	-4.0%	1,495	-8.2%	-6.7%
Jul-2025	5,912	+1.8%	-6.4%	1,638	-0.2%	+9.6%
Aug-2025	6,121	+5.0%	+3.5%	1,588	-2.8%	-3.1%
Sep-2025	5,691	+0.9%	-7.0%	1,435	-5.2%	-9.6%
Oct-2025	5,461	+0.9%	-4.0%	1,367	-5.3%	-4.7%
Nov-2025	4,589	+5.0%	-16.0%	1,105	-13.9%	-19.2%
Dec-2025	3,567	-4.2%	-22.3%	870	-16.2%	-21.3%
Jan-2026	4,808	+2.8%	+34.8%	1,126	-13.1%	+29.4%
Feb-2026	5,533	+6.7%	+15.1%	1,372	-5.8%	+21.8%
Mar-2026	7,130	+2.5%	+28.9%	1,656	-7.1%	+20.7%
Apr-2026	6,924	+5.9%	-2.9%	1,528	-4.9%	-7.7%
May-2026	7,084	+7.7%	+2.3%	1,599	-0.2%	+4.6%

Historical Pending / Under Contract by Month



Sold Listings

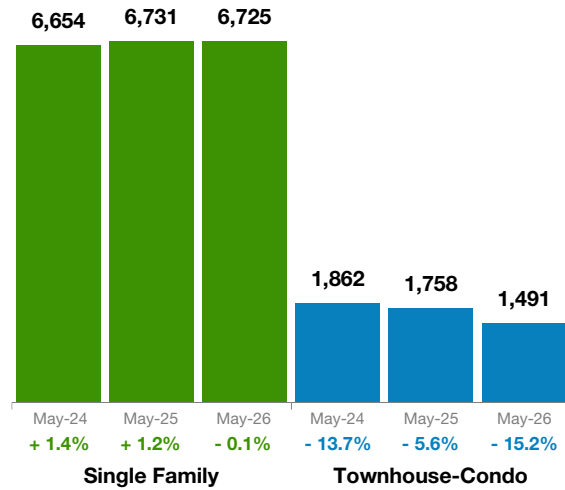
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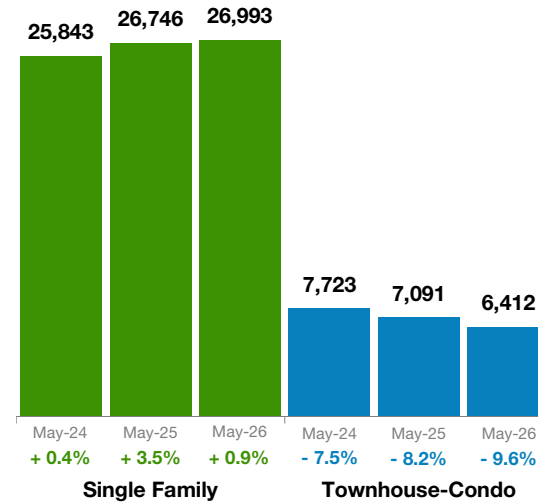
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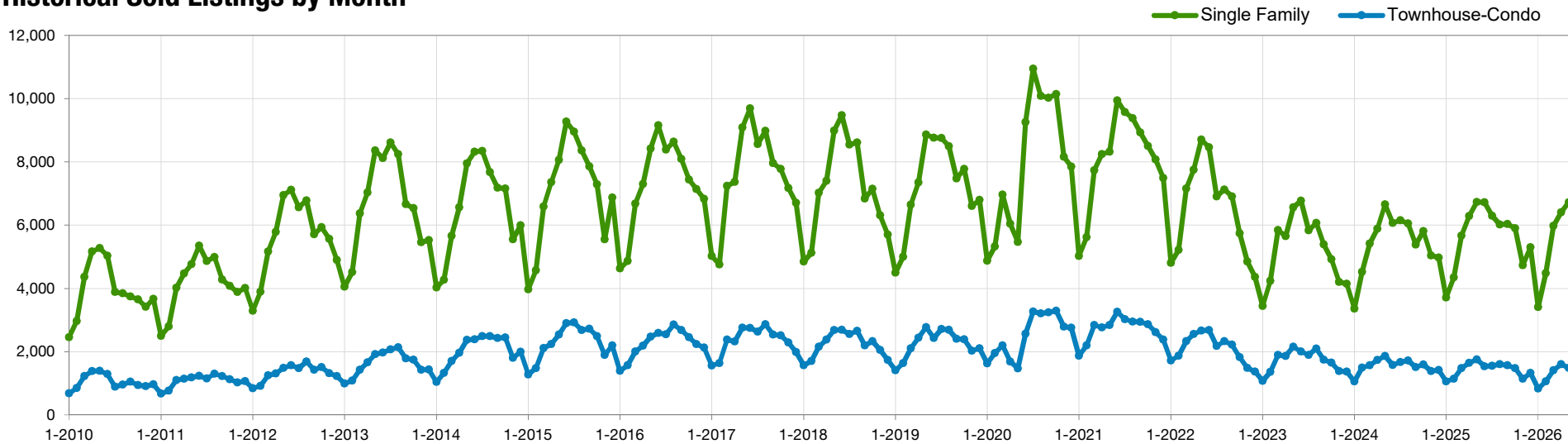


Year to Date



Sold Listings	Single Family	% Change from Prior Year	% Change from Prior Month	Townhouse-Condo	% Change from Prior Year	% Change from Prior Month
Jun-2025	6,723	+10.8%	-0.1%	1,540	-2.6%	-12.4%
Jul-2025	6,297	+2.3%	-6.3%	1,556	-6.7%	+1.0%
Aug-2025	6,023	-0.4%	-4.4%	1,601	-6.9%	+2.9%
Sep-2025	6,035	+12.0%	+0.2%	1,567	+3.8%	-2.1%
Oct-2025	5,899	+1.6%	-2.3%	1,481	-7.0%	-5.5%
Nov-2025	4,732	-6.2%	-19.8%	1,142	-17.5%	-22.9%
Dec-2025	5,304	+6.6%	+12.1%	1,328	-6.7%	+16.3%
Jan-2026	3,407	-8.2%	-35.8%	838	-21.0%	-36.9%
Feb-2026	4,483	+3.2%	+31.6%	1,060	-7.3%	+26.5%
Mar-2026	5,976	+5.4%	+33.3%	1,415	-4.6%	+33.5%
Apr-2026	6,402	+1.7%	+7.1%	1,608	-2.2%	+13.6%
May-2026	6,725	-0.1%	+5.0%	1,491	-15.2%	-7.3%

Historical Sold Listings by Month



Median Sales Price

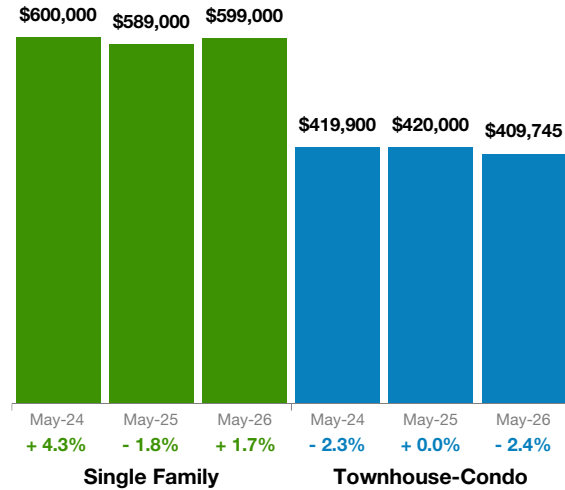
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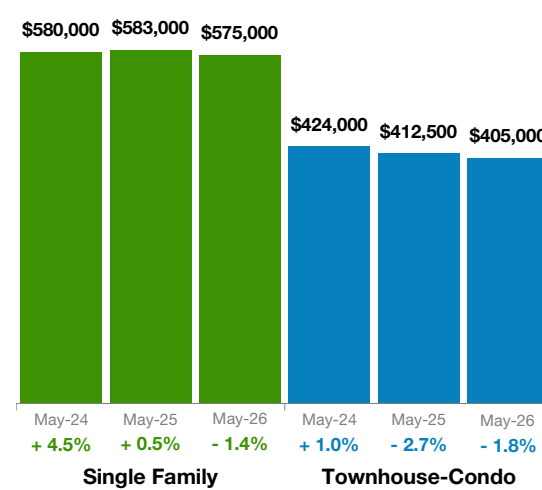
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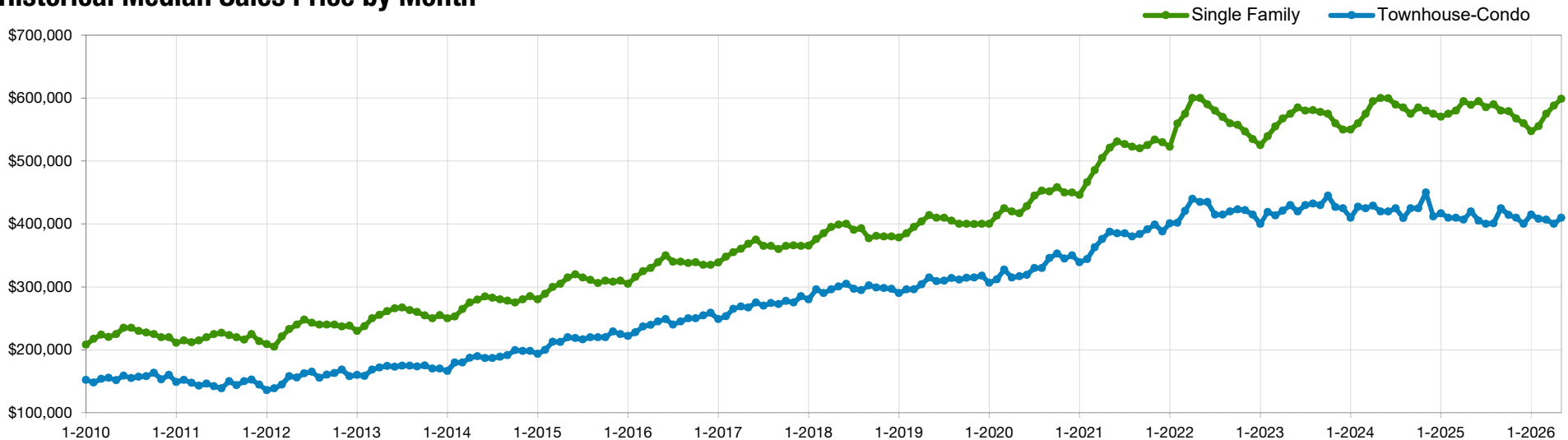


Year to Date



Median Sales Price	Single Family	% Change from Prior Year	% Change from Prior Month	Townhouse-Condo	% Change from Prior Year	% Change from Prior Month
Jun-2025	\$595,000	-0.8%	+1.0%	\$405,000	-3.6%	-3.6%
Jul-2025	\$585,300	-0.7%	-1.6%	\$400,000	-5.9%	-1.2%
Aug-2025	\$590,000	+0.9%	+0.8%	\$401,000	-2.1%	+0.2%
Sep-2025	\$580,000	+0.9%	-1.7%	\$424,900	-0.0%	+6.0%
Oct-2025	\$579,000	-1.0%	-0.2%	\$414,192	-2.5%	-2.5%
Nov-2025	\$567,500	-2.1%	-2.0%	\$410,000	-8.9%	-1.0%
Dec-2025	\$560,000	-2.6%	-1.3%	\$400,000	-2.9%	-2.4%
Jan-2026	\$547,500	-4.0%	-2.2%	\$415,000	-0.5%	+3.8%
Feb-2026	\$555,400	-3.4%	+1.4%	\$408,280	-0.4%	-1.6%
Mar-2026	\$575,000	-0.9%	+3.5%	\$407,000	-0.7%	-0.3%
Apr-2026	\$588,000	-1.2%	+2.3%	\$400,000	-1.7%	-1.7%
May-2026	\$599,000	+1.7%	+1.9%	\$409,745	-2.4%	+2.4%

Historical Median Sales Price by Month



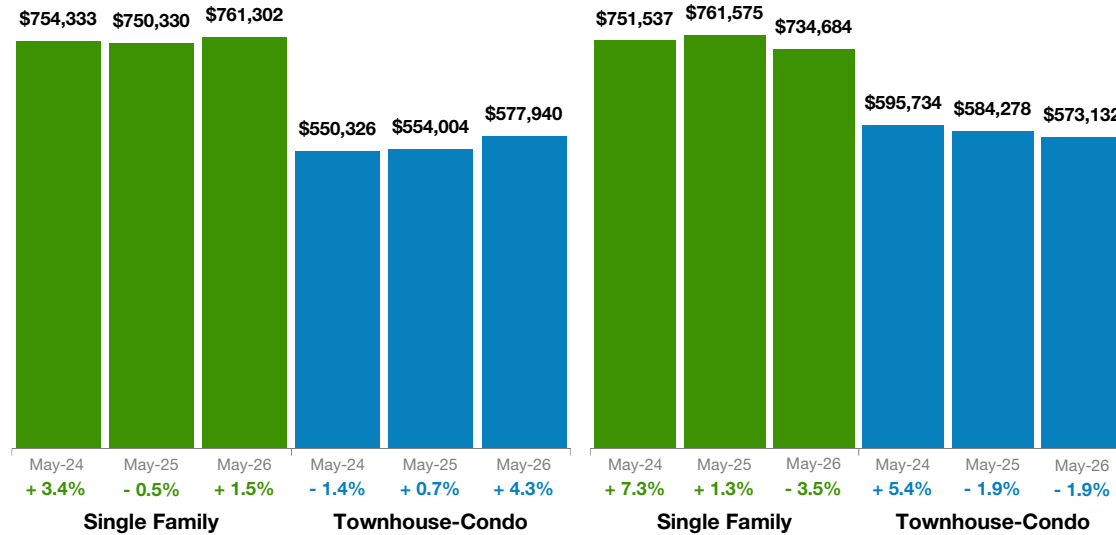
Average Sales Price

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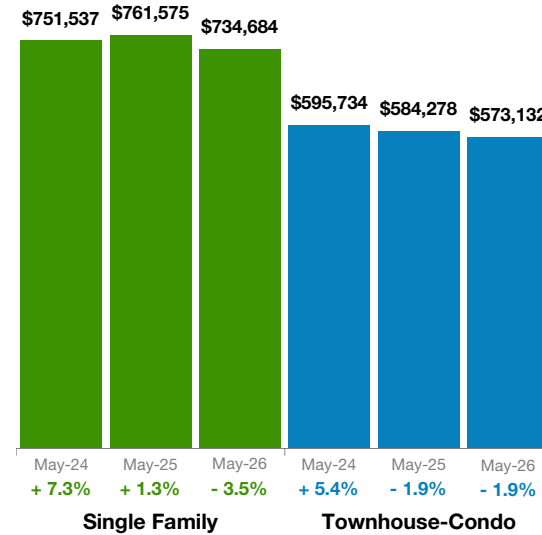
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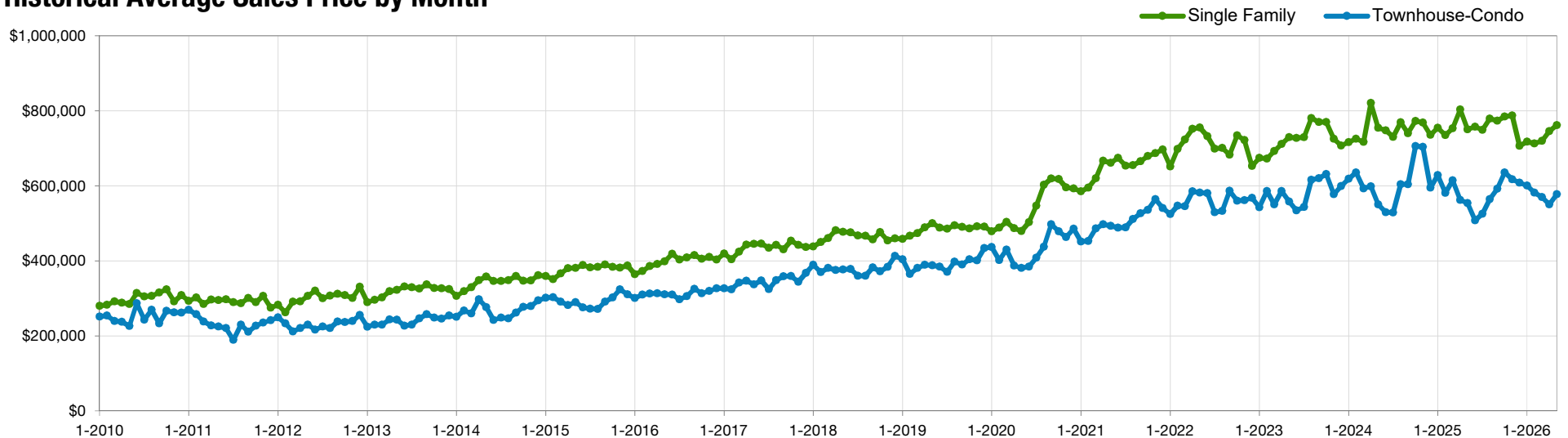


Year to Date



Average Sales Price	Single Family	% Change from Prior Year	% Change from Prior Month	Townhouse-Condo	% Change from Prior Year	% Change from Prior Month
Jun-2025	\$757,628	+1.4%	+1.0%	\$507,711	-4.1%	-8.4%
Jul-2025	\$749,047	+2.6%	-1.1%	\$525,357	-0.6%	+3.5%
Aug-2025	\$779,291	+1.3%	+4.0%	\$564,587	-6.5%	+7.5%
Sep-2025	\$773,523	+4.5%	-0.7%	\$592,360	-2.0%	+4.9%
Oct-2025	\$784,302	+1.5%	+1.4%	\$635,812	-9.9%	+7.3%
Nov-2025	\$787,757	+2.5%	+0.4%	\$617,320	-12.3%	-2.9%
Dec-2025	\$706,321	-4.1%	-10.3%	\$608,140	+2.2%	-1.5%
Jan-2026	\$717,411	-5.0%	+1.6%	\$600,884	-4.4%	-1.2%
Feb-2026	\$712,810	-3.0%	-0.6%	\$582,063	+0.2%	-3.1%
Mar-2026	\$719,571	-4.5%	+0.9%	\$570,310	-7.2%	-2.0%
Apr-2026	\$745,339	-7.2%	+3.6%	\$550,765	-2.1%	-3.4%
May-2026	\$761,302	+1.5%	+2.1%	\$577,940	+4.3%	+4.9%

Historical Average Sales Price by Month



Percent of List Price Received

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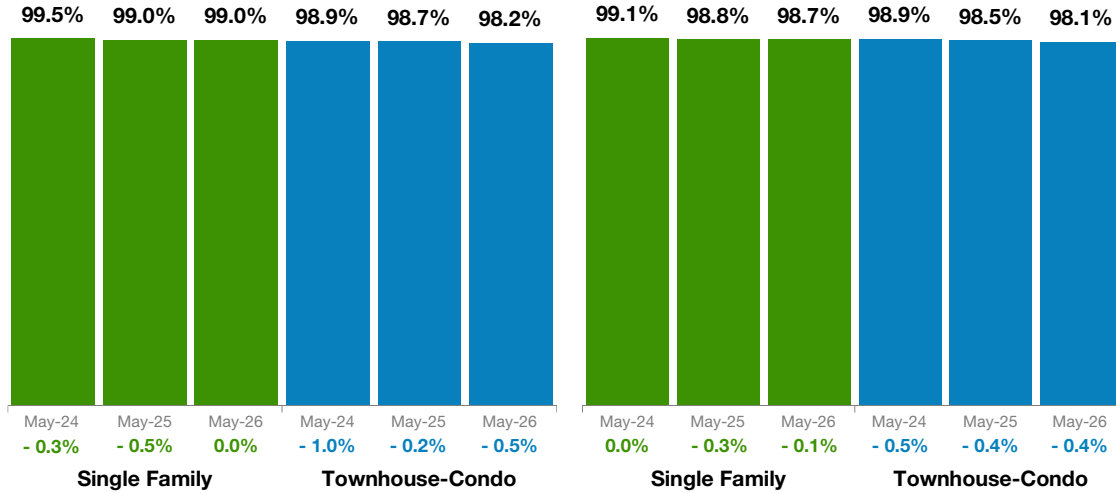
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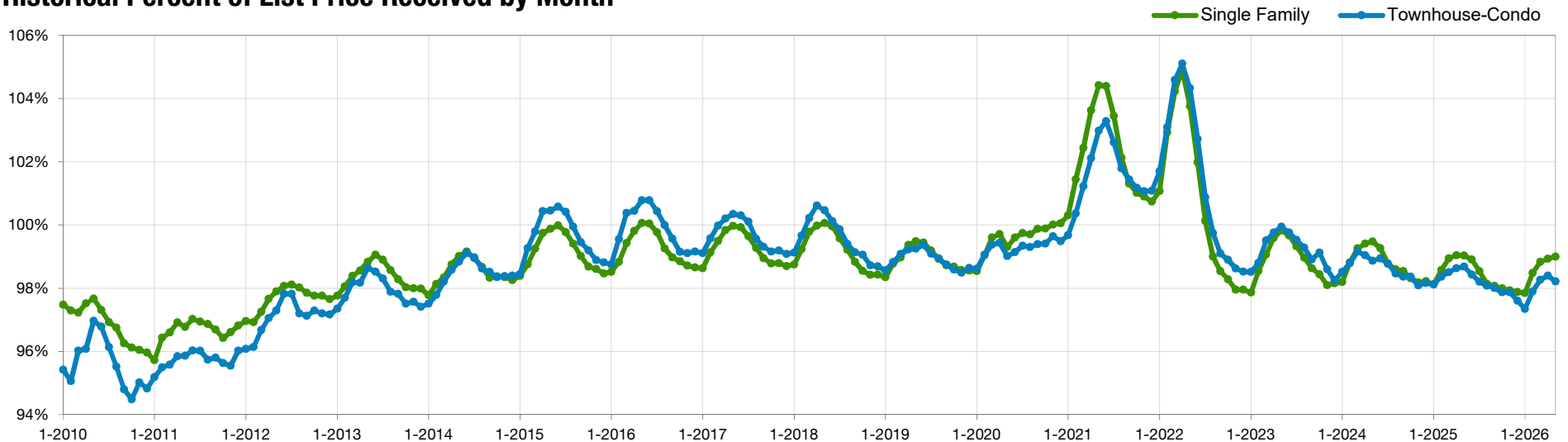
May

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Pct. of List Price Received	Single Family	% Change from Prior Year	% Change from Prior Month	Townhouse-Condo	% Change from Prior Year	% Change from Prior Month
Jun-2025	98.9%	-0.4%	-0.1%	98.4%	-0.5%	-0.3%
Jul-2025	98.5%	-0.3%	-0.4%	98.2%	-0.6%	-0.2%
Aug-2025	98.1%	-0.5%	-0.4%	98.1%	-0.4%	-0.1%
Sep-2025	98.1%	-0.4%	0.0%	98.0%	-0.4%	-0.1%
Oct-2025	98.0%	-0.3%	-0.1%	97.9%	-0.5%	-0.1%
Nov-2025	97.9%	-0.3%	-0.1%	97.9%	-0.2%	0.0%
Dec-2025	97.9%	-0.3%	0.0%	97.6%	-0.6%	-0.3%
Jan-2026	97.8%	-0.3%	-0.1%	97.3%	-0.8%	-0.3%
Feb-2026	98.5%	-0.1%	+0.7%	97.9%	-0.5%	+0.6%
Mar-2026	98.8%	-0.1%	+0.3%	98.3%	-0.2%	+0.4%
Apr-2026	98.9%	-0.1%	+0.1%	98.4%	-0.2%	+0.1%
May-2026	99.0%	0.0%	+0.1%	98.2%	-0.5%	-0.2%

Historical Percent of List Price Received by Month



Days on Market Until Sale

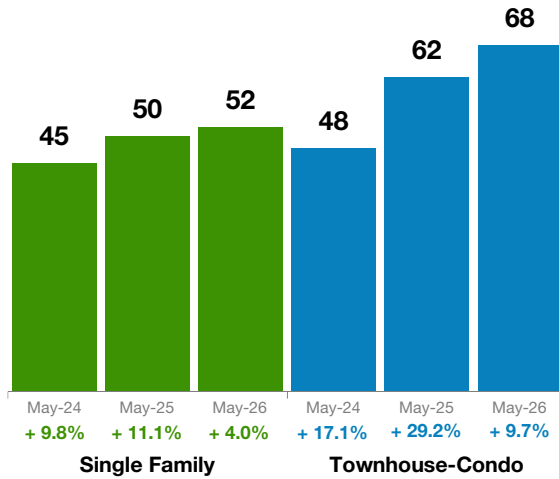
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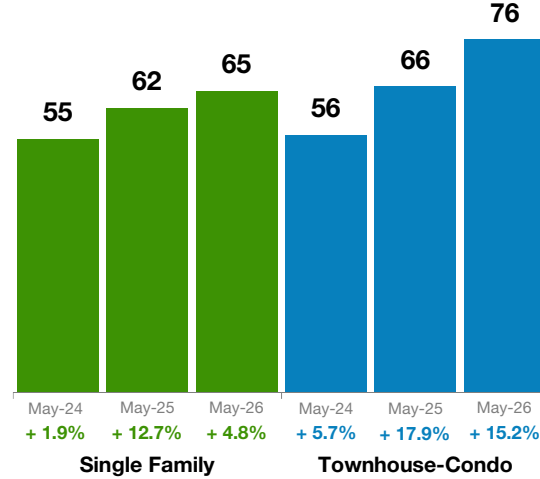
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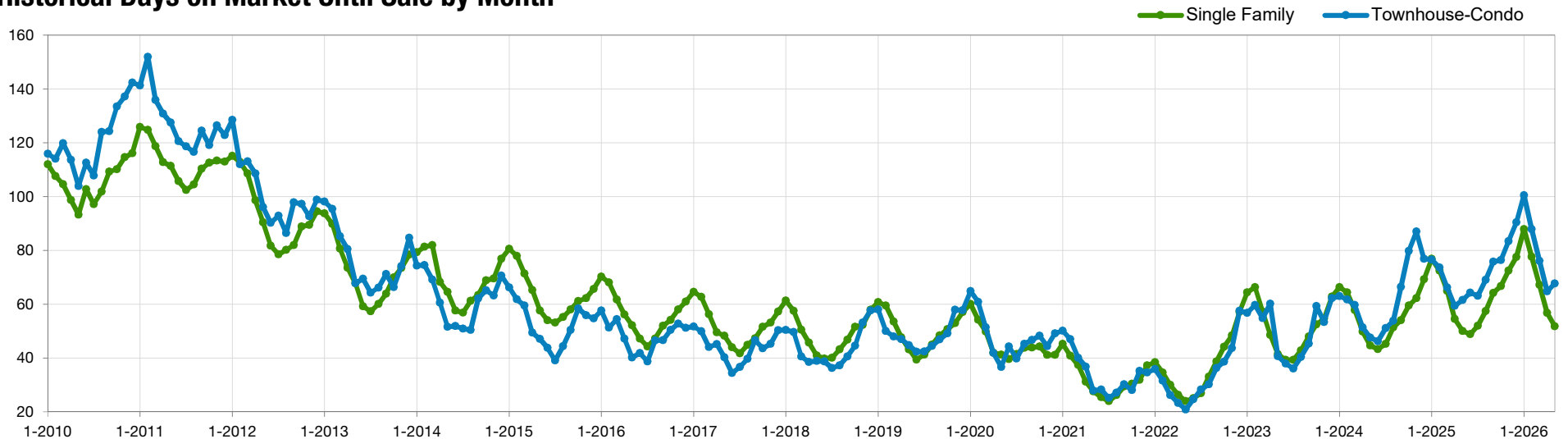


Year to Date



Days on Market Until Sale	Single Family	% Change from Prior Year	% Change from Prior Month	Townhouse-Condo	% Change from Prior Year	% Change from Prior Month
Jun-2025	49	+14.0%	-2.0%	64	+39.1%	+3.2%
Jul-2025	52	+15.6%	+6.1%	63	+23.5%	-1.6%
Aug-2025	57	+11.8%	+9.6%	69	+27.8%	+9.5%
Sep-2025	64	+18.5%	+12.3%	76	+15.2%	+10.1%
Oct-2025	67	+11.7%	+4.7%	76	-5.0%	0.0%
Nov-2025	73	+17.7%	+9.0%	83	-4.6%	+9.2%
Dec-2025	78	+13.0%	+6.8%	90	+16.9%	+8.4%
Jan-2026	88	+14.3%	+12.8%	101	+31.2%	+12.2%
Feb-2026	78	+6.8%	-11.4%	88	+18.9%	-12.9%
Mar-2026	67	+3.1%	-14.1%	76	+15.2%	-13.6%
Apr-2026	57	+3.6%	-14.9%	65	+10.2%	-14.5%
May-2026	52	+4.0%	-8.8%	68	+9.7%	+4.6%

Historical Days on Market Until Sale by Month



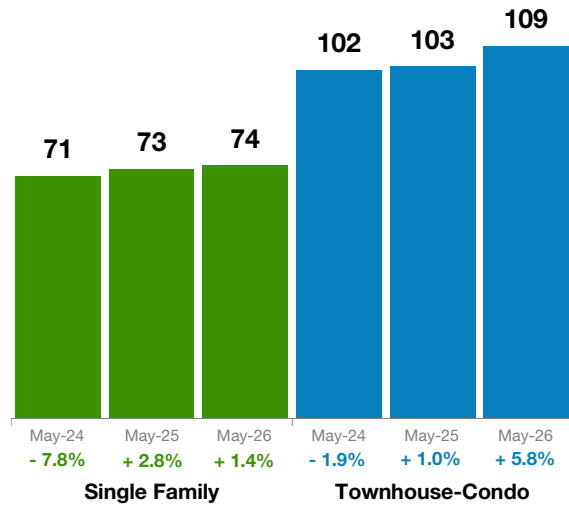
Housing Affordability Index

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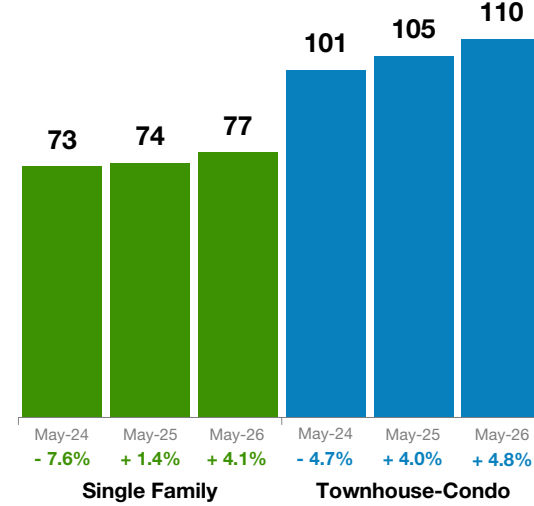
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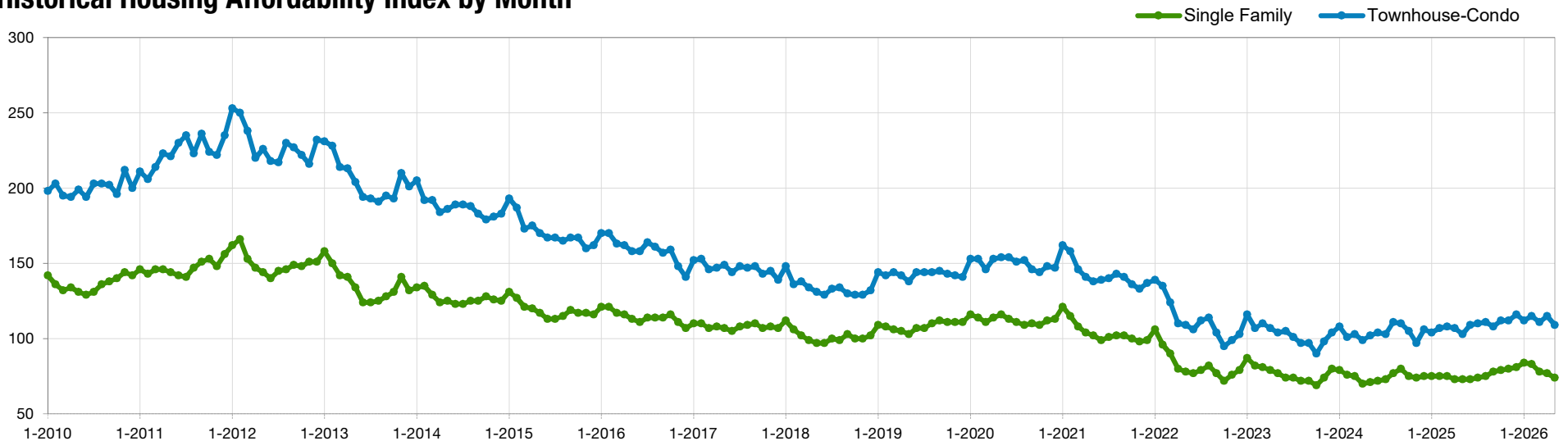


Year to Date



Housing Affordability Index	Single Family	% Change from Prior Year	% Change from Prior Month	Townhouse-Condo	% Change from Prior Year	% Change from Prior Month
Jun-2025	73	+1.4%	0.0%	109	+4.8%	+5.8%
Jul-2025	74	+1.4%	+1.4%	110	+6.8%	+0.9%
Aug-2025	75	-2.6%	+1.4%	111	0.0%	+0.9%
Sep-2025	78	-2.5%	+4.0%	108	-1.8%	-2.7%
Oct-2025	79	+5.3%	+1.3%	112	+6.7%	+3.7%
Nov-2025	80	+8.1%	+1.3%	112	+15.5%	0.0%
Dec-2025	81	+8.0%	+1.3%	116	+9.4%	+3.6%
Jan-2026	84	+12.0%	+3.7%	112	+7.7%	-3.4%
Feb-2026	83	+10.7%	-1.2%	115	+7.5%	+2.7%
Mar-2026	78	+4.0%	-6.0%	111	+2.8%	-3.5%
Apr-2026	77	+5.5%	-1.3%	115	+7.5%	+3.6%
May-2026	74	+1.4%	-3.9%	109	+5.8%	-5.2%

Historical Housing Affordability Index by Month



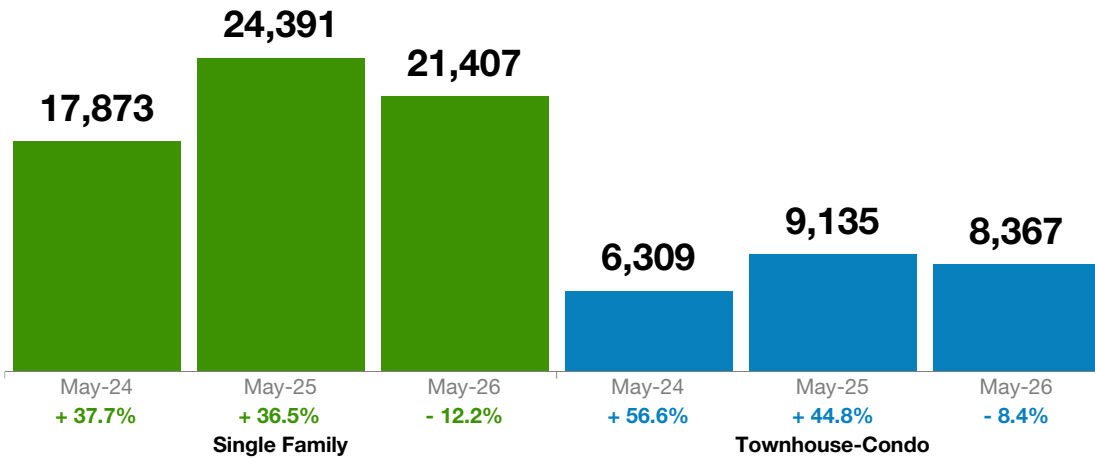
Inventory of Active Listings

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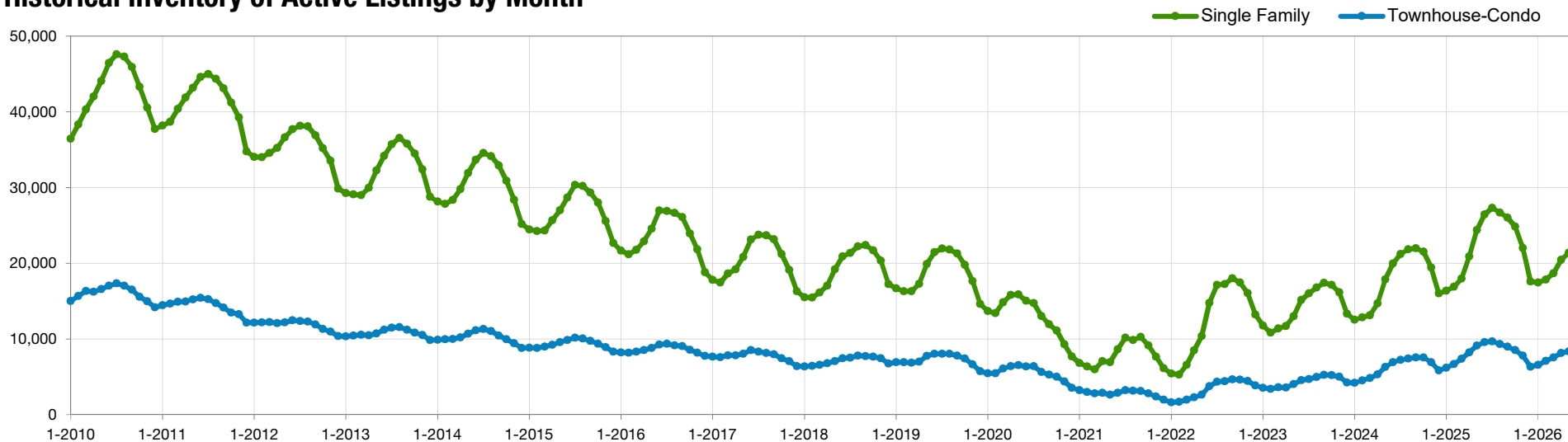


May



Active Listings	Single Family	% Change from Prior Year	% Change from Prior Month	Townhouse-Condo	% Change from Prior Year	% Change from Prior Month
Jun-2025	26,446	+32.5%	+8.4%	9,594	+38.7%	+5.0%
Jul-2025	27,320	+28.8%	+3.3%	9,665	+33.6%	+0.7%
Aug-2025	26,701	+22.3%	-2.3%	9,338	+25.7%	-3.4%
Sep-2025	26,030	+18.4%	-2.5%	8,969	+18.5%	-4.0%
Oct-2025	24,851	+15.3%	-4.5%	8,517	+12.8%	-5.0%
Nov-2025	22,013	+13.2%	-11.4%	7,791	+12.2%	-8.5%
Dec-2025	17,588	+9.7%	-20.1%	6,341	+8.5%	-18.6%
Jan-2026	17,449	+6.6%	-0.8%	6,595	+6.2%	+4.0%
Feb-2026	17,831	+5.5%	+2.2%	7,108	+6.5%	+7.8%
Mar-2026	18,663	+3.7%	+4.7%	7,542	+2.1%	+6.1%
Apr-2026	20,443	-2.3%	+9.5%	8,142	-1.0%	+8.0%
May-2026	21,407	-12.2%	+4.7%	8,367	-8.4%	+2.8%

Historical Inventory of Active Listings by Month



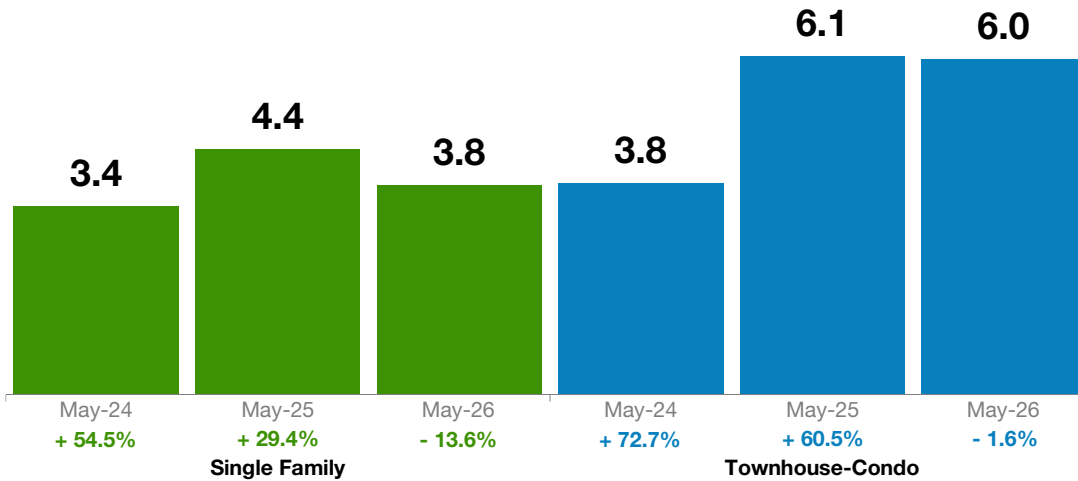
Months Supply of Inventory

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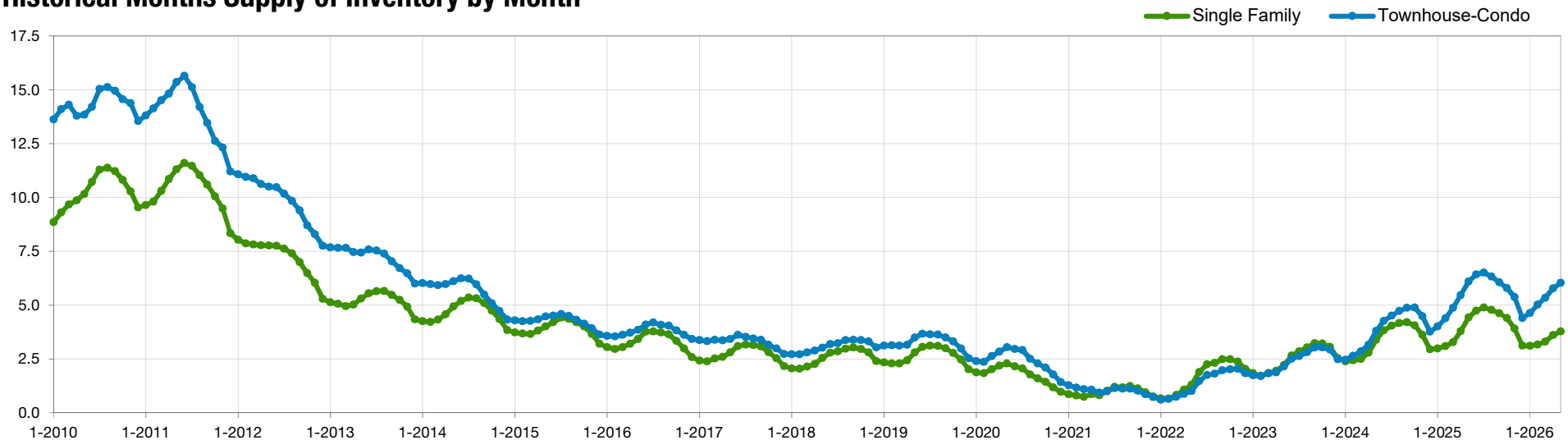


May



Months Supply	Single Family	% Change from Prior Year	% Change from Prior Month	Townhouse-Condo	% Change from Prior Year	% Change from Prior Month
Jun-2025	4.7	+23.7%	+6.8%	6.4	+48.8%	+4.9%
Jul-2025	4.9	+19.5%	+4.3%	6.5	+44.4%	+1.6%
Aug-2025	4.8	+14.3%	-2.0%	6.3	+34.0%	-3.1%
Sep-2025	4.6	+9.5%	-4.2%	6.1	+24.5%	-3.2%
Oct-2025	4.4	+7.3%	-4.3%	5.8	+18.4%	-4.9%
Nov-2025	3.9	+8.3%	-11.4%	5.4	+20.0%	-6.9%
Dec-2025	3.1	+6.9%	-20.5%	4.4	+15.8%	-18.5%
Jan-2026	3.1	+3.3%	0.0%	4.6	+15.0%	+4.5%
Feb-2026	3.2	+3.2%	+3.2%	5.0	+13.6%	+8.7%
Mar-2026	3.3	0.0%	+3.1%	5.3	+8.2%	+6.0%
Apr-2026	3.6	-5.3%	+9.1%	5.8	+5.5%	+9.4%
May-2026	3.8	-13.6%	+5.6%	6.0	-1.6%	+3.4%

Historical Months Supply of Inventory by Month



Total Market Overview Report

Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

May 2026
Statewide Report

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Key Metrics	Historical Sparkbars	5-2025	5-2026	Percent Change	YTD-2025	YTD-2026	Percent Change
New Listings		15,323	13,205	- 13.8%	61,118	59,514	- 2.6%
Pending / Under Contract		8,264	8,845	+ 7.0%	38,198	39,481	+ 3.4%
Sold Listings		8,596	8,368	- 2.7%	34,321	34,011	- 0.9%
Median Sales Price		\$550,000	\$565,000	+ 2.7%	\$549,950	\$545,000	- 0.9%
Average Sales Price		\$708,366	\$731,618	+ 3.3%	\$723,572	\$704,271	- 2.7%
Percent of List Price Received		98.9%	98.8%	- 0.1%	98.7%	98.6%	- 0.1%
Days on Market Until Sale		53	56	+ 5.7%	63	68	+ 7.9%
Housing Affordability Index		78	78	0.0%	78	81	+ 3.8%
Inventory of Active Listings		33,996	30,644	- 9.9%	--	--	--
Months Supply of Inventory		4.8	4.3	- 10.4%	--	--	--

Glossary of Terms

A research tool provided by the Colorado Association of REALTORS®.

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New Listings

A measure of how much new supply is coming onto the market from sellers.

Pending/Under Contract

A count of all the listings that went into Pending / Under Contract during the reported period. Pending / Under Contract listings are counted at the end of the reported period. Each listing can only be counted one time. If a listing goes into Pending / Under Contract, out of Pending / Under Contract, then back into Pending / Under Contract all in one reported period, this listing would only be counted once. This is the most real-time measure possible for home buyer activity, as it measures signed contracts on sales rather than the actual closed sale. As such, it is called a “leading indicator” of buyer demand.

Sold Listings

A measure of home sales that were closed to completion during the report period.

Median Sales Price

A measure of home values in a market area where 50% of activity was higher and 50% was lower than this price point.

Average Sales Price

A sum of all home sales prices divided by total number of sales.

Percent of List Price Received

A mathematical calculation of the percent difference from last list price and sold price for those listings sold in the reported period.

Days on Market Until Sale

A measure of how long it takes homes to sell, on average.

Housing Affordability Index

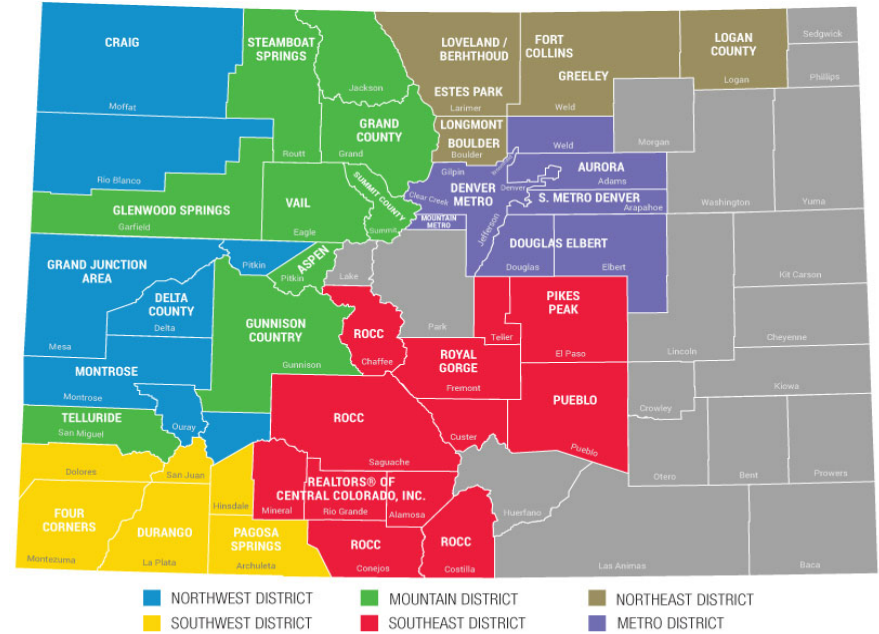
A measure of how affordable a region’s housing is to its consumers. A higher number means greater affordability. The index is based on interest rates, median sales price and median income by county.

Inventory of Active Listings

A measure of the number of homes available for sale at a given time. The availability of homes for sale has a big effect on supply-demand dynamics and home prices.

Months Supply of Inventory

A measure of how balanced the market is between buyers and sellers. It is expressed as the number of months it would hypothetically take to sell through all the available homes for sale, given current levels of home sales. A balanced market ranges from 4 to 7 months of supply. A buyer’s market has a higher number, reflecting fewer buyers relative to homes for sale. A seller’s market has a lower number, reflecting more buyers relative to homes for sale.



Colorado Association of REALTORS® Board Map Associations/Boards by District

Metro

Aurora Association
Denver Metro Association
Denver Metro Commercial Assn.
Douglas Elbert Association
Mountain Metro Association
South Metro Association

Mountain

Aspen Board
Glenwood Springs Association
Grand County Board
Gunnison Country Association
Steamboat Springs Board
Summit Association
Telluride Association
Vail Board

Northeast

Boulder Area Association
Estes Park Board
Fort Collins Board
Greeley Area Association
Logan County Board
Longmont Association
Loveland/Berthoud Association
Northern Colorado Commercial Assn.

Northwest

Craig Association
Delta Board
Grand Junction Area Association
Montrose Association

Southeast

Pikes Peak Association
Pueblo Association
REALTORS® of Central Colorado, Inc. (ROCC)
Royal Gorge Association

Southwest

Durango Area Association
Four Corners Board
Pagosa Springs Area Association

The gray areas are not represented by a local association/board of REALTORS® or Multiple Listing Service. Transaction numbers in those areas are low and would not affect the overall state statistics.