

Monthly Indicators

Residential real estate activity in Arapahoe, Douglas, Jefferson and Denver Counties, comprised of single-family properties, townhomes and condominiums.



May 2026

Percent changes calculated using year-over-year comparisons and rounded figures.

New Listings were down 17.7 percent for single family homes and 15.5 percent for townhouse-condo properties. Under Contracts increased 5.6 percent for single family homes and 1.8 percent for townhouse-condo properties.

The Median Sales Price was up 1.4 percent to \$710,000 for single family homes but decreased 1.3 percent to \$395,000 for townhouse-condo properties. Days on Market increased 10.3 percent for single family homes and 25.0 percent for townhouse-condo properties.

National inventory climbed 5.8% month-over-month and 1.4% year-over-year, with approximately 1.47 million properties listed for sale heading into May, NAR reported. At the current sales pace, that represents a 4.4-month supply, reflecting a modest improvement in inventory conditions compared to a year earlier. Homes spent a median of 32 days on the market, down from 41 days the previous month, while the median existing-home price increased to \$417,700, up 0.9% from a year ago.

Activity Snapshot

- 20.0% **- 2.0%** **+ 2.2%**

One-Year Change in Active Listings All Properties	One-Year Change in Sold Listings All Properties	One-Year Change in Median Sales Price All Properties
----------------------------------------------------------------	--------------------------------------------------------------	-------------------------------------------------------------------

Single Family Market Overview	2
Townhouse-Condo	3
Inventory of Active Listings	4
Under Contract	5
New Listings	6
Sold Listings	7
Days on Market Until Sale	8
Median Sales Price	9
Average Sales Price	10
Percent of List Price Received	11
Housing Affordability Index	12
Total Market Overview	13
Sold Listings and Inventory by Price Range	14
Glossary of Terms	15

Single Family Market Overview

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



Key Metrics	Historical Sparkbars	5-2025	5-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
Active Listings		7,255	5,458	- 24.8%	--	--	--
Under Contract		2,377	2,510	+ 5.6%	10,516	11,003	+ 4.6%
New Listings		4,004	3,294	- 17.7%	15,798	14,992	- 5.1%
Sold Listings		2,367	2,407	+ 1.7%	9,375	9,482	+ 1.1%
Days on Market		29	32	+ 10.3%	41	43	+ 4.9%
Median Sales Price		\$700,000	\$710,000	+ 1.4%	\$690,000	\$685,000	- 0.7%
Avg. Sales Price		\$852,331	\$869,673	+ 2.0%	\$831,528	\$829,941	- 0.2%
Pct. of List Price Received		99.5%	99.6%	+ 0.1%	99.3%	99.2%	- 0.1%
Affordability Index		69	70	+ 1.4%	70	72	+ 2.9%

Townhouse-Condo Market Overview



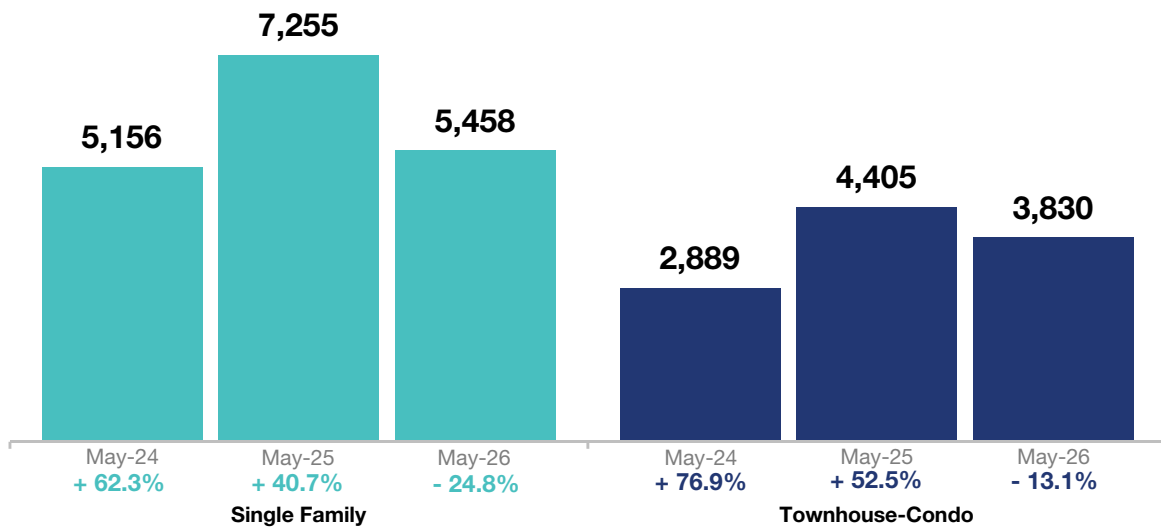
Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	5-2025	5-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
Active Listings		4,405	3,830	- 13.1%	--	--	--
Under Contract		769	783	+ 1.8%	3,700	3,505	- 5.3%
New Listings		1,602	1,353	- 15.5%	7,149	6,712	- 6.1%
Sold Listings		826	723	- 12.5%	3,431	3,039	- 11.4%
Days on Market		44	55	+ 25.0%	53	63	+ 18.9%
Median Sales Price		\$400,000	\$395,000	- 1.3%	\$392,000	\$389,000	- 0.8%
Avg. Sales Price		\$438,375	\$453,913	+ 3.5%	\$441,429	\$439,813	- 0.4%
Pct. of List Price Received		98.8%	98.5%	- 0.3%	98.7%	98.3%	- 0.4%
Affordability Index		120	125	+ 4.2%	122	127	+ 4.1%

Inventory of Active Listings

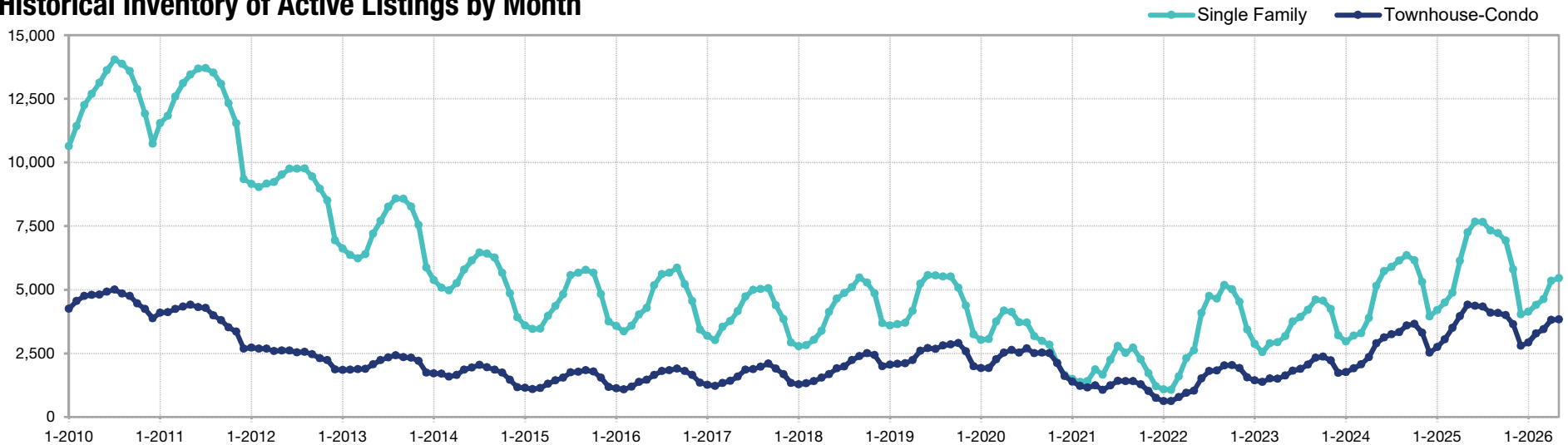


May



Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jun-2025	7,671	+33.9%	4,364	+39.6%
Jul-2025	7,659	+30.0%	4,336	+33.5%
Aug-2025	7,322	+19.2%	4,094	+22.7%
Sep-2025	7,223	+13.6%	4,081	+13.5%
Oct-2025	6,925	+12.5%	4,003	+9.6%
Nov-2025	5,796	+9.2%	3,650	+10.3%
Dec-2025	4,033	+2.0%	2,800	+10.6%
Jan-2026	4,135	-1.6%	2,930	+6.7%
Feb-2026	4,397	-2.1%	3,279	+7.5%
Mar-2026	4,633	-5.1%	3,453	-1.5%
Apr-2026	5,349	-12.8%	3,811	-3.8%
May-2026	5,458	-24.8%	3,830	-13.1%

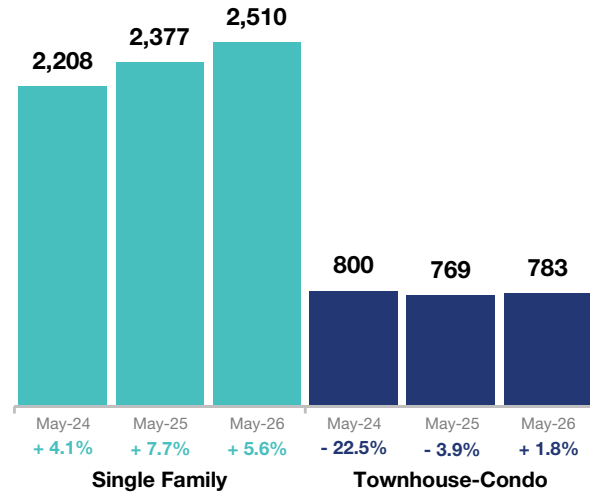
Historical Inventory of Active Listings by Month



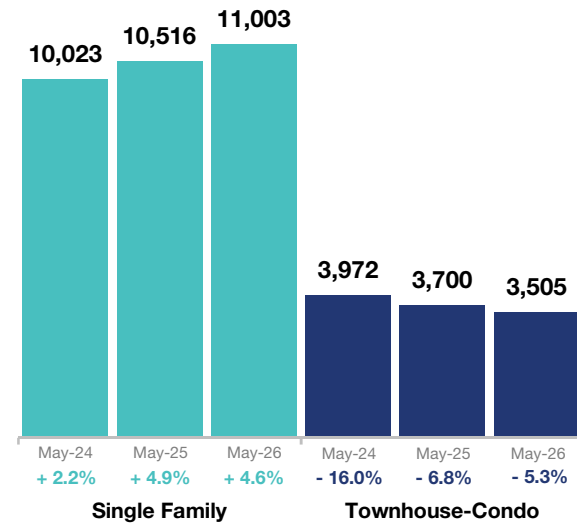
Under Contract



May

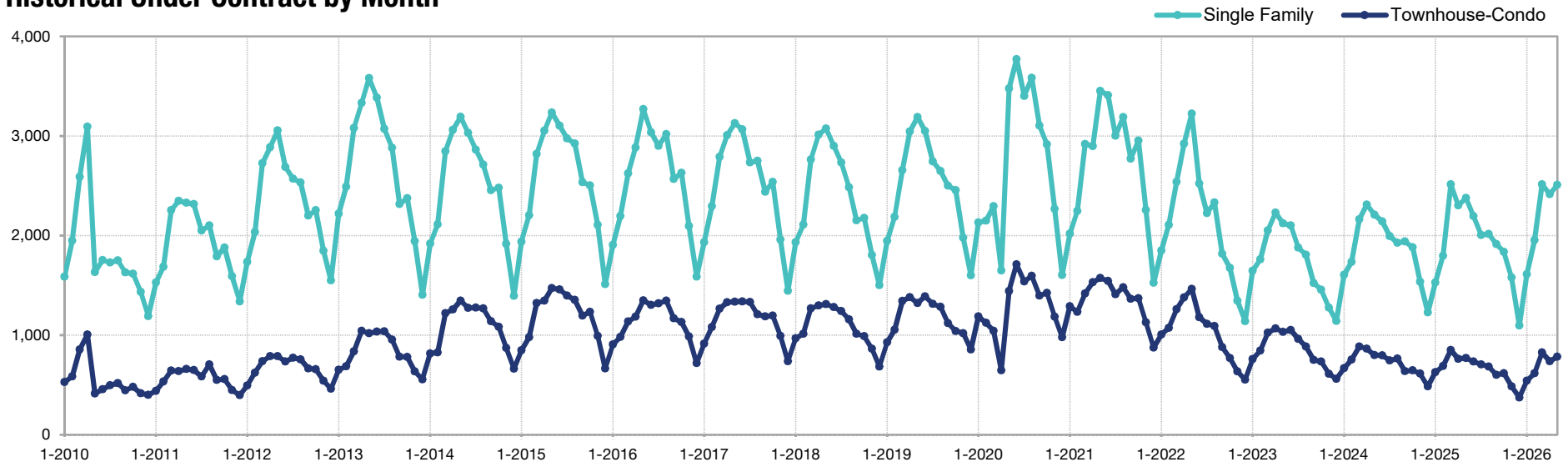


Year to Date



Under Contract	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jun-2025	2,195	+2.4%	734	-8.0%
Jul-2025	2,004	+0.5%	706	-5.5%
Aug-2025	2,016	+4.6%	683	-10.6%
Sep-2025	1,915	-1.3%	600	-6.3%
Oct-2025	1,837	-2.3%	618	-4.6%
Nov-2025	1,578	+2.7%	487	-20.7%
Dec-2025	1,098	-10.7%	374	-22.9%
Jan-2026	1,610	+5.4%	543	-13.7%
Feb-2026	1,955	+8.9%	616	-10.7%
Mar-2026	2,514	0.0%	826	-2.8%
Apr-2026	2,414	+4.9%	737	-3.3%
May-2026	2,510	+5.6%	783	+1.8%

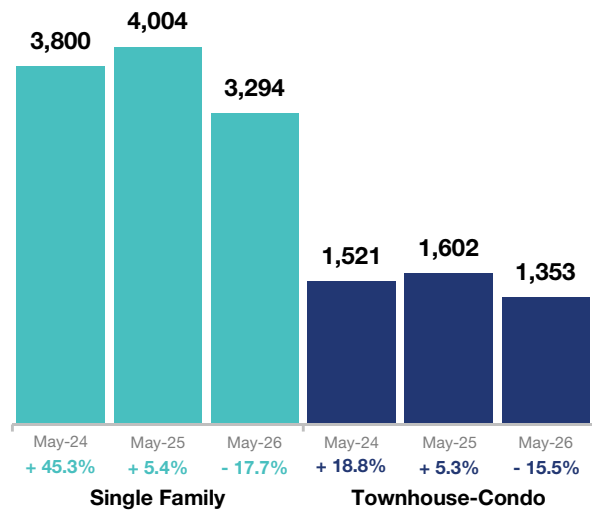
Historical Under Contract by Month



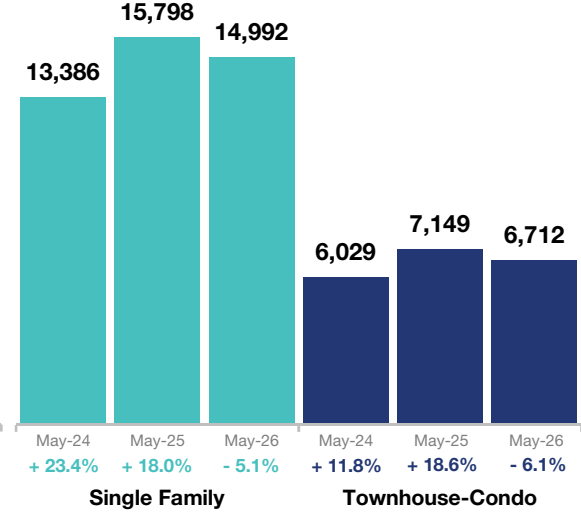
New Listings



May

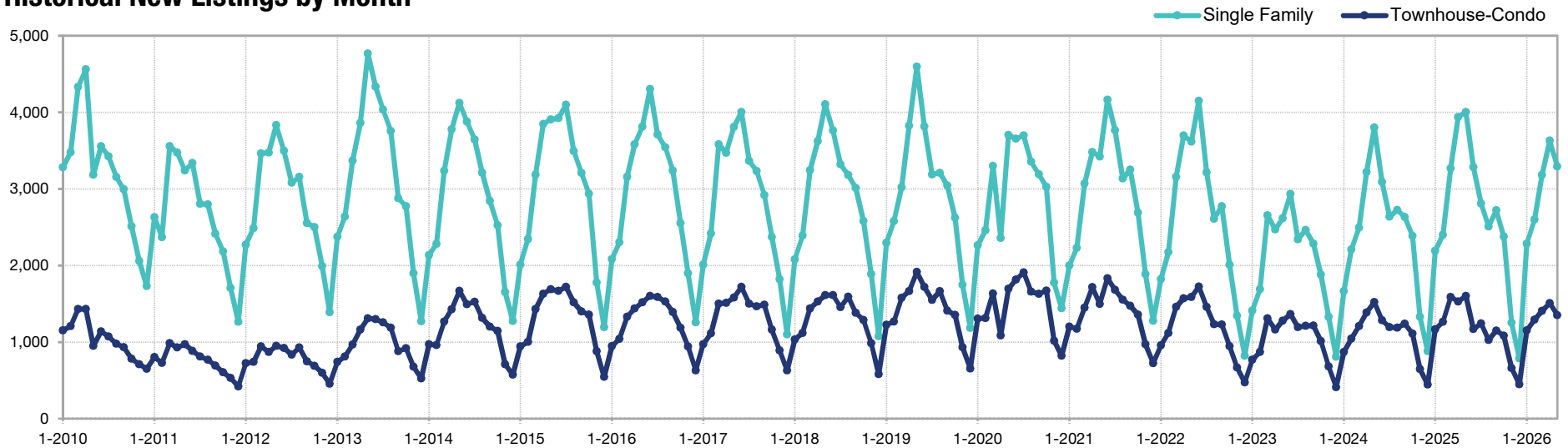


Year to Date



New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jun-2025	3,286	+6.3%	1,169	-9.1%
Jul-2025	2,807	+6.4%	1,243	+4.1%
Aug-2025	2,509	-7.9%	1,026	-13.6%
Sep-2025	2,720	+3.3%	1,149	-7.4%
Oct-2025	2,378	-0.4%	1,083	-2.6%
Nov-2025	1,253	-5.7%	660	+1.7%
Dec-2025	787	-10.8%	450	+0.7%
Jan-2026	2,287	+4.4%	1,154	-1.0%
Feb-2026	2,599	+8.3%	1,292	+2.2%
Mar-2026	3,182	-2.6%	1,406	-11.5%
Apr-2026	3,630	-7.8%	1,507	-1.4%
May-2026	3,294	-17.7%	1,353	-15.5%

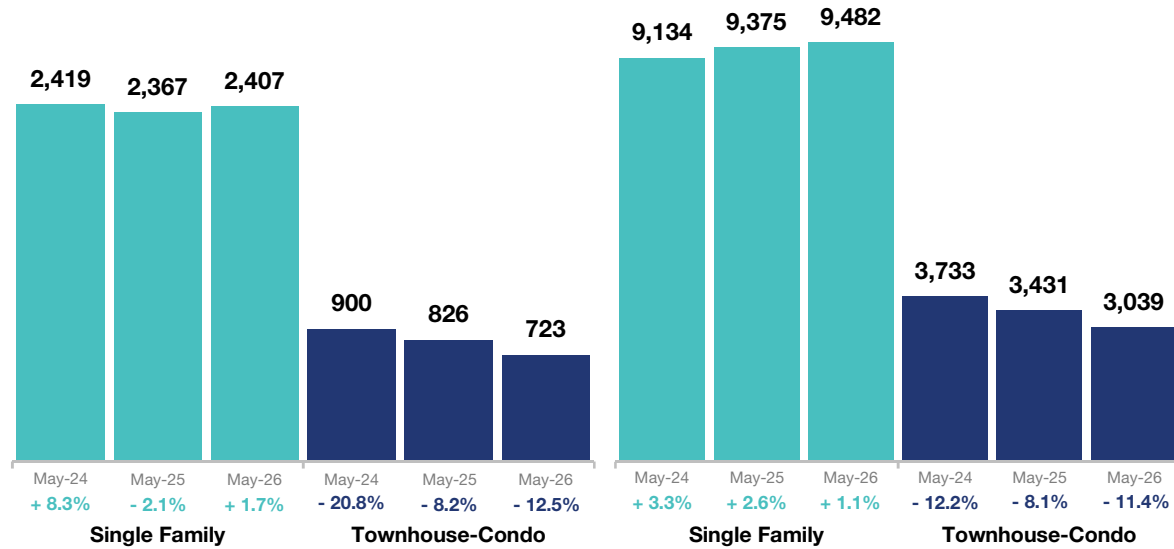
Historical New Listings by Month



Sold Listings

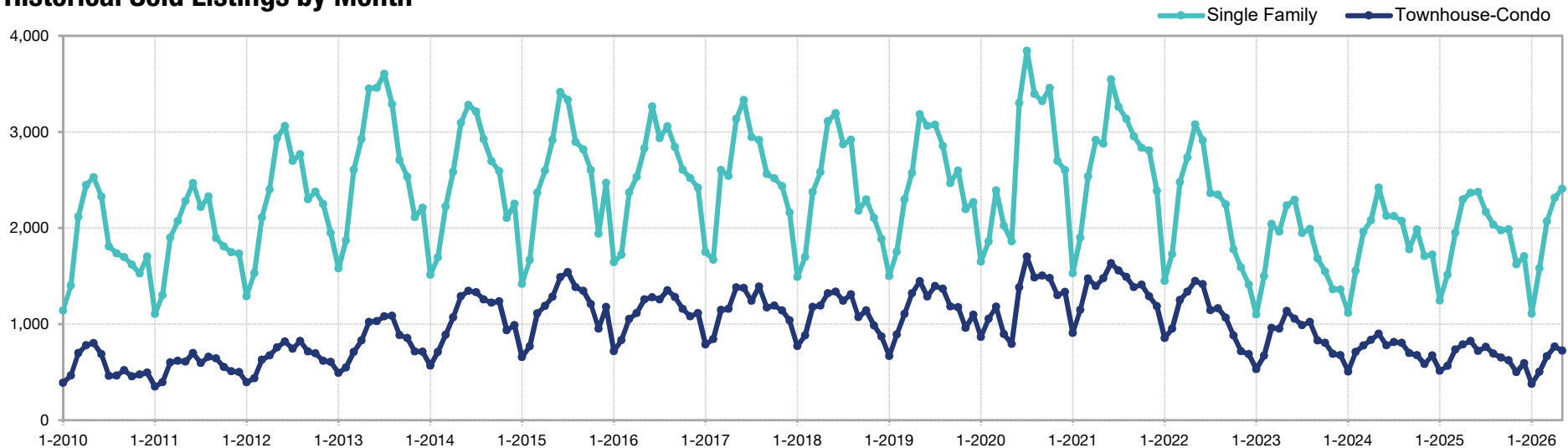


May



Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jun-2025	2,375	+11.6%	721	-7.6%
Jul-2025	2,168	+2.1%	763	-6.2%
Aug-2025	2,035	-1.8%	695	-13.7%
Sep-2025	1,975	+11.1%	652	-6.7%
Oct-2025	1,986	+0.1%	623	-7.8%
Nov-2025	1,621	-5.1%	501	-14.2%
Dec-2025	1,705	-1.0%	594	-12.0%
Jan-2026	1,110	-10.9%	378	-26.5%
Feb-2026	1,579	+4.3%	505	-10.8%
Mar-2026	2,072	+6.1%	666	-9.5%
Apr-2026	2,314	+0.8%	767	-2.8%
May-2026	2,407	+1.7%	723	-12.5%

Historical Sold Listings by Month

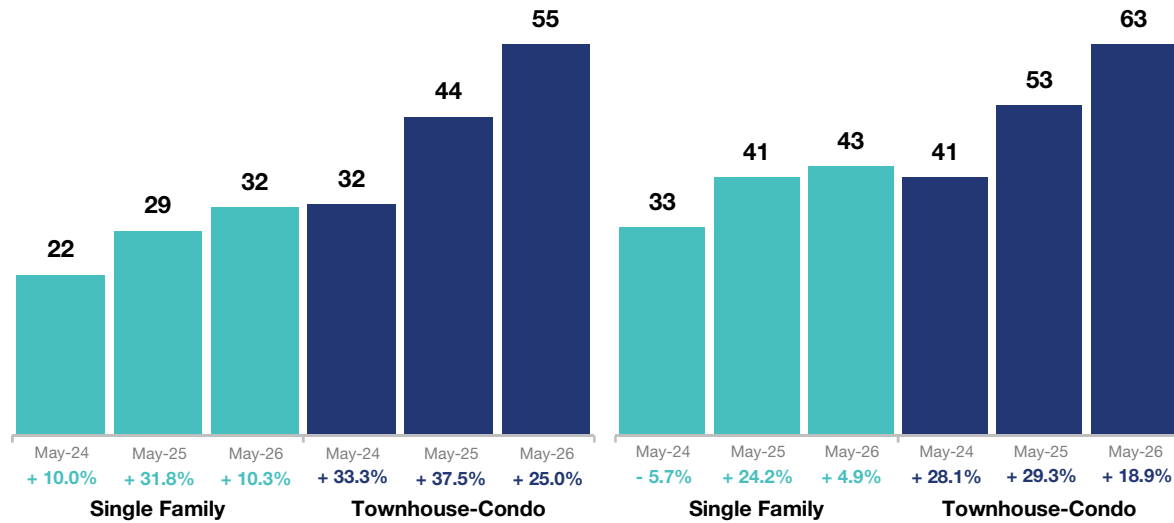


Days on Market Until Sale



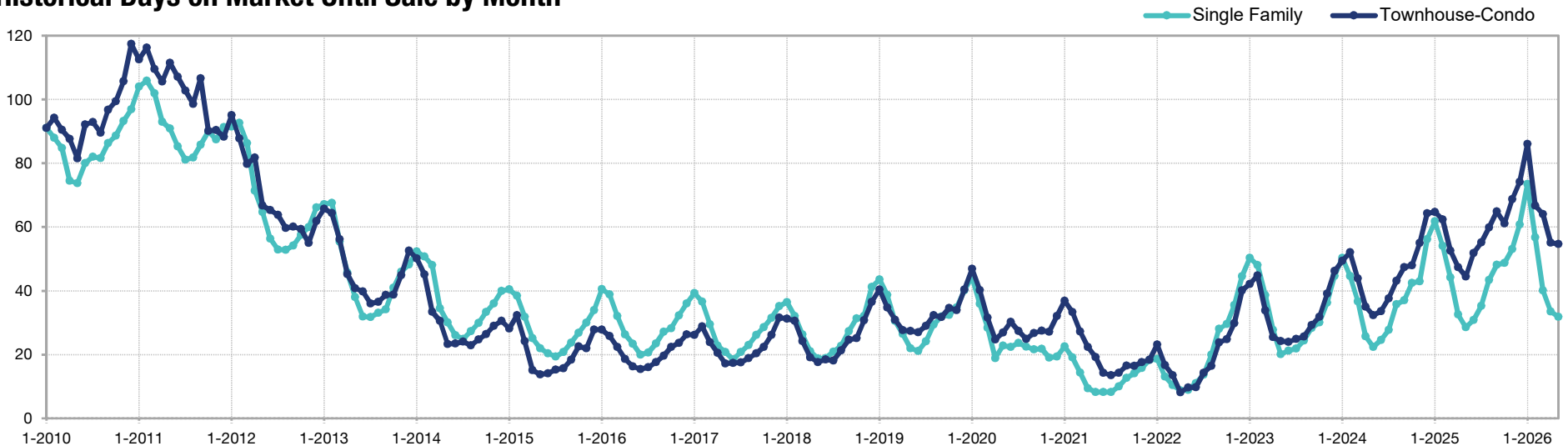
May

Year to Date



Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jun-2025	31	+24.0%	52	+52.9%
Jul-2025	35	+25.0%	55	+44.7%
Aug-2025	43	+19.4%	60	+39.5%
Sep-2025	48	+29.7%	65	+38.3%
Oct-2025	49	+16.7%	61	+27.1%
Nov-2025	53	+23.3%	69	+25.5%
Dec-2025	61	+8.9%	74	+15.6%
Jan-2026	73	+17.7%	86	+32.3%
Feb-2026	57	+5.6%	67	+8.1%
Mar-2026	40	-9.1%	64	+20.8%
Apr-2026	33	0.0%	55	+17.0%
May-2026	32	+10.3%	55	+25.0%

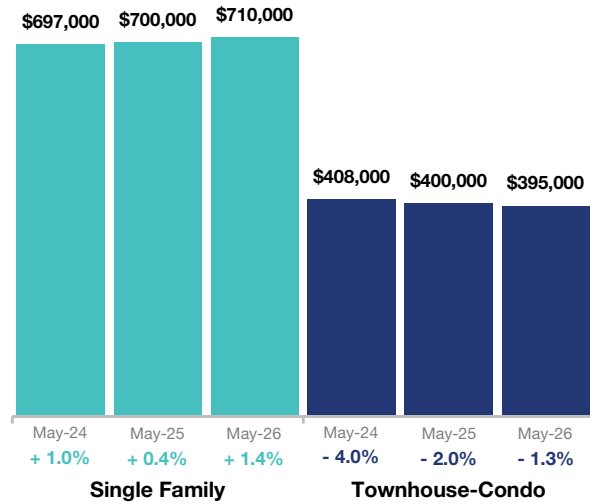
Historical Days on Market Until Sale by Month



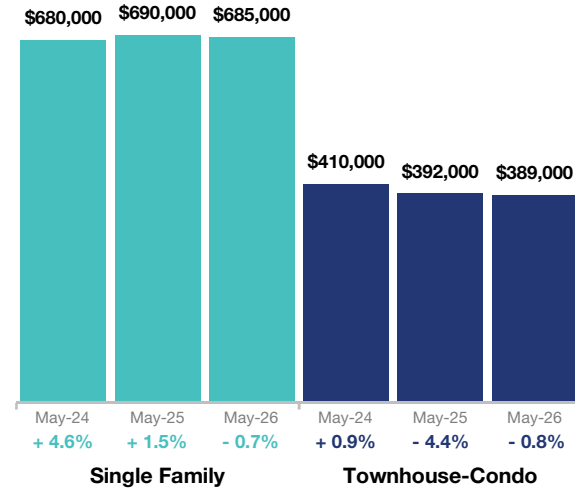
Median Sales Price



May

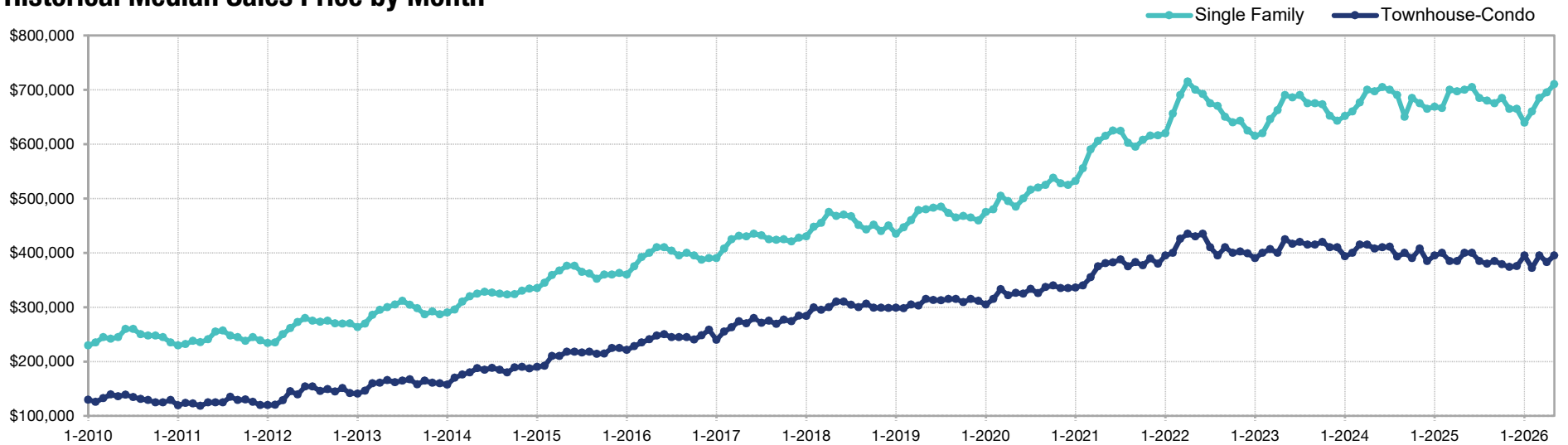


Year to Date



Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jun-2025	\$705,000	0.0%	\$399,950	-2.5%
Jul-2025	\$685,000	-2.1%	\$385,000	-6.3%
Aug-2025	\$680,000	-1.4%	\$380,000	-3.3%
Sep-2025	\$675,000	+3.8%	\$385,000	-3.8%
Oct-2025	\$685,000	0.0%	\$379,000	-2.8%
Nov-2025	\$665,000	-1.5%	\$374,000	-8.3%
Dec-2025	\$665,000	0.0%	\$375,645	-2.4%
Jan-2026	\$639,450	-4.4%	\$395,000	0.0%
Feb-2026	\$660,000	-1.0%	\$372,000	-7.0%
Mar-2026	\$685,000	-2.1%	\$394,950	+2.6%
Apr-2026	\$695,000	-0.3%	\$383,000	-0.5%
May-2026	\$710,000	+1.4%	\$395,000	-1.3%

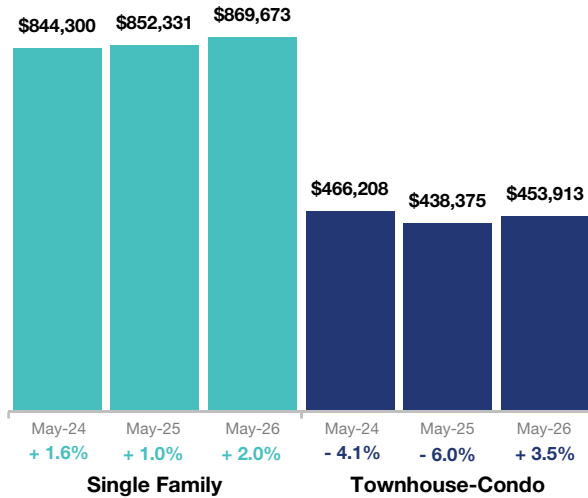
Historical Median Sales Price by Month



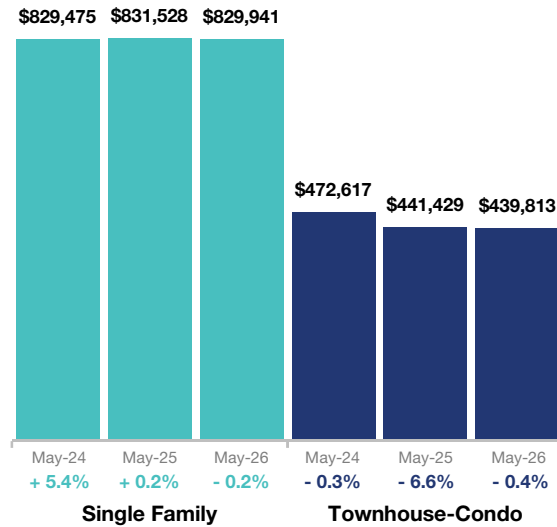
Average Sales Price



May

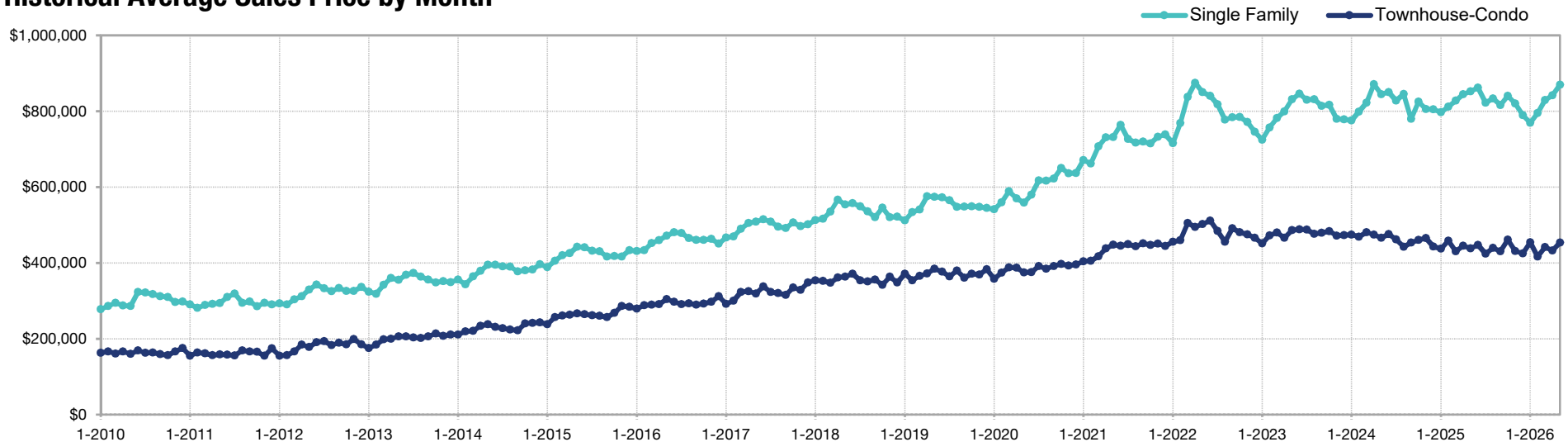


Year to Date



Avg. Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jun-2025	\$862,062	+1.4%	\$447,298	-6.1%
Jul-2025	\$821,962	-0.7%	\$424,226	-8.2%
Aug-2025	\$833,768	-1.4%	\$439,365	-0.8%
Sep-2025	\$815,782	+4.6%	\$430,695	-5.1%
Oct-2025	\$840,653	+1.9%	\$461,518	+0.2%
Nov-2025	\$820,525	+1.9%	\$430,997	-7.4%
Dec-2025	\$789,440	-1.9%	\$425,347	-4.1%
Jan-2026	\$769,570	-3.5%	\$454,532	+3.9%
Feb-2026	\$794,968	-2.1%	\$416,978	-9.0%
Mar-2026	\$829,344	+0.2%	\$441,643	+2.5%
Apr-2026	\$841,987	-0.3%	\$432,712	-2.8%
May-2026	\$869,673	+2.0%	\$453,913	+3.5%

Historical Average Sales Price by Month

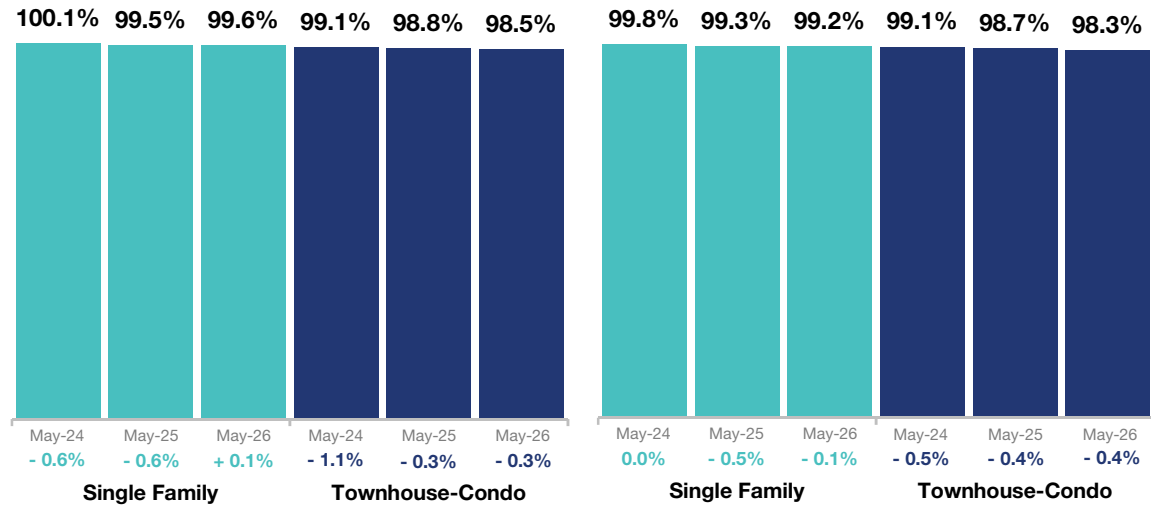


Percent of List Price Received



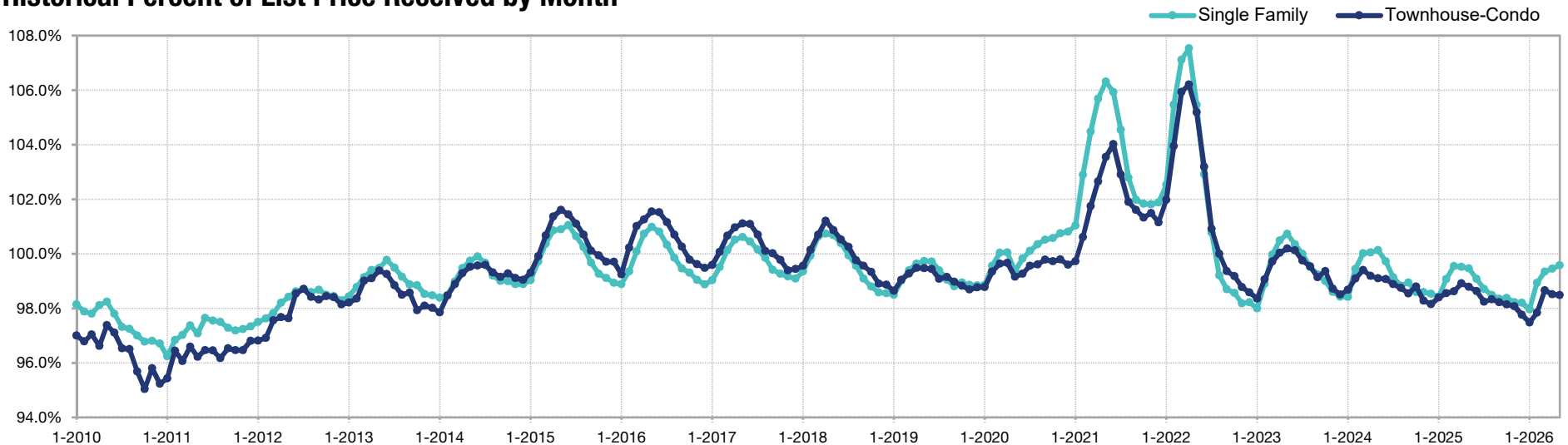
May

Year to Date



Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jun-2025	99.1%	-0.6%	98.6%	-0.5%
Jul-2025	98.7%	-0.4%	98.2%	-0.7%
Aug-2025	98.5%	-0.3%	98.3%	-0.4%
Sep-2025	98.4%	-0.5%	98.2%	-0.3%
Oct-2025	98.4%	-0.2%	98.1%	-0.7%
Nov-2025	98.2%	-0.4%	98.1%	-0.2%
Dec-2025	98.2%	-0.3%	97.8%	-0.4%
Jan-2026	98.0%	-0.4%	97.5%	-0.9%
Feb-2026	98.9%	-0.2%	97.8%	-0.8%
Mar-2026	99.3%	-0.3%	98.7%	+0.1%
Apr-2026	99.5%	0.0%	98.5%	-0.4%
May-2026	99.6%	+0.1%	98.5%	-0.3%

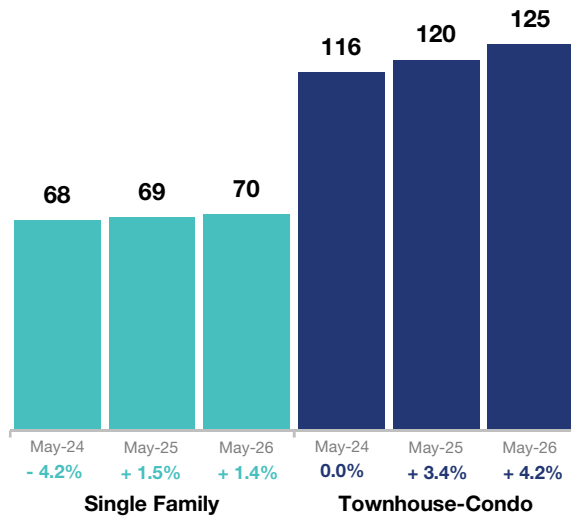
Historical Percent of List Price Received by Month



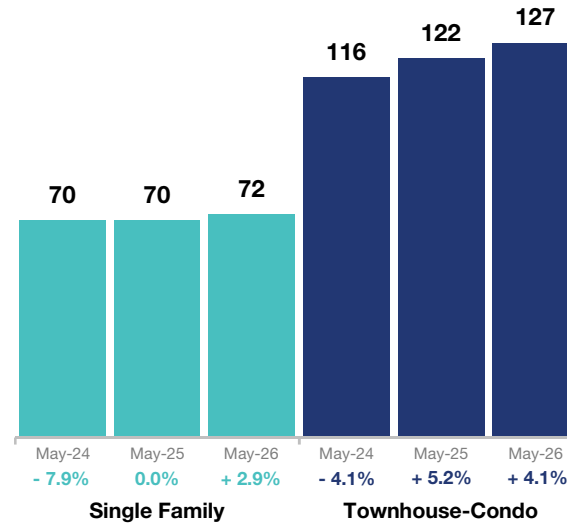
Housing Affordability Index



May

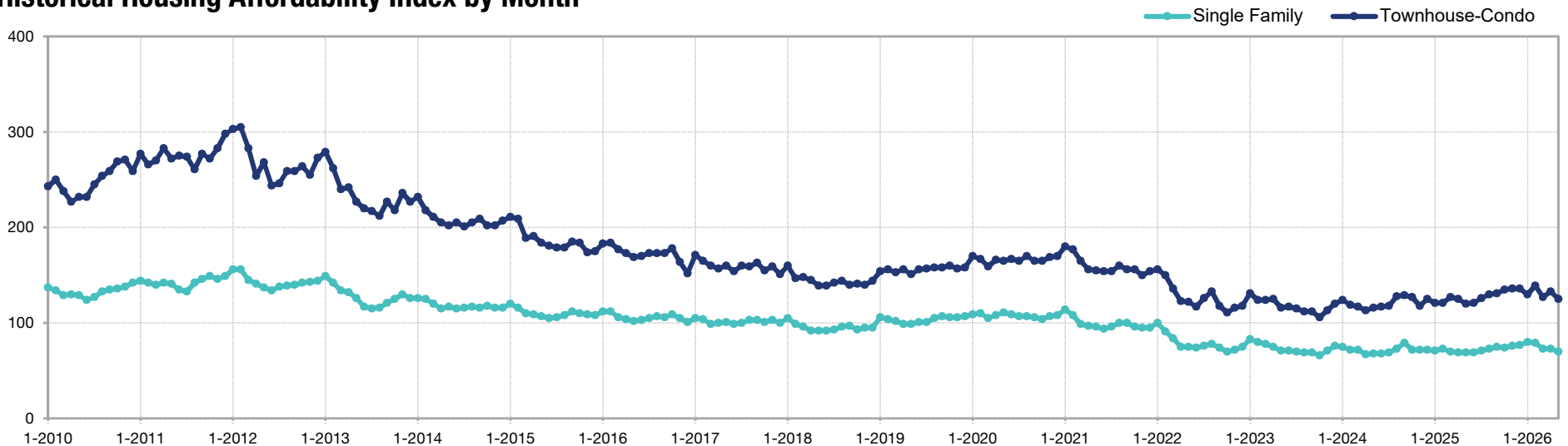


Year to Date



Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jun-2025	69	+1.5%	121	+3.4%
Jul-2025	71	+2.9%	126	+6.8%
Aug-2025	73	0.0%	130	+1.6%
Sep-2025	75	-5.1%	131	+1.6%
Oct-2025	74	+2.8%	135	+6.3%
Nov-2025	76	+5.6%	136	+15.3%
Dec-2025	77	+6.9%	136	+8.8%
Jan-2026	80	+12.7%	130	+7.4%
Feb-2026	79	+8.2%	139	+14.9%
Mar-2026	73	+4.3%	127	0.0%
Apr-2026	73	+5.8%	133	+6.4%
May-2026	70	+1.4%	125	+4.2%

Historical Housing Affordability Index by Month



Total Market Overview



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

Key Metrics	Historical Sparkbars	5-2025	5-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
Active Listings		11,667	9,331	- 20.0%	--	--	--
Under Contract		3,146	3,299	+ 4.9%	14,226	14,534	+ 2.2%
New Listings		5,608	4,665	- 16.8%	22,958	21,784	- 5.1%
Sold Listings		3,197	3,134	- 2.0%	12,816	12,545	- 2.1%
Days on Market		33	37	+ 12.1%	45	48	+ 6.7%
Median Sales Price		\$630,000	\$644,000	+ 2.2%	\$620,000	\$620,000	0.0%
Avg. Sales Price		\$746,868	\$773,044	+ 3.5%	\$727,438	\$734,680	+ 1.0%
Pct. of List Price Received		99.3%	99.3%	0.0%	99.1%	99.0%	- 0.1%
Affordability Index		76	77	+ 1.3%	77	80	+ 3.9%

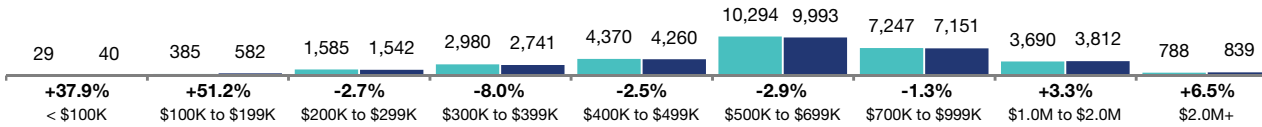
Sold Listings

Actual sales that have closed in a given month.



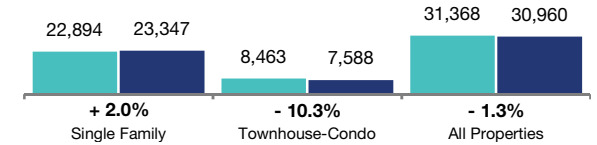
By Price Range – All Properties – Rolling 12 Months

■ 5-2025 ■ 5-2026



By Property Type

■ 5-2025 ■ 5-2026



Rolling 12 Months

Compared to Prior Month

Year to Date

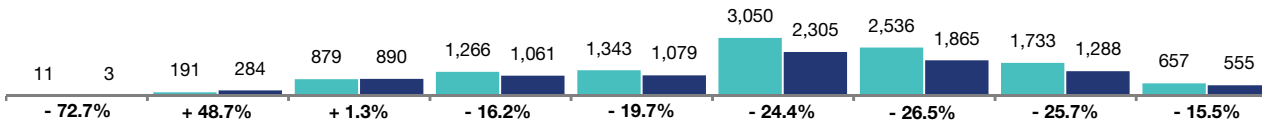
By Price Range	Single Family			Townhouse-Condo			Single Family			Townhouse-Condo			Single Family			Townhouse-Condo		
	5-2025	5-2026	Change	5-2025	5-2026	Change	4-2026	5-2026	Change	4-2026	5-2026	Change	5-2025	5-2026	Change	5-2025	5-2026	Change
\$99,999 and Below	2	1	-50.0%	27	38	+40.7%	0	0	--	4	2	-50.0%	0	0	--	16	20	+25.0%
\$100,000 to \$199,999	13	18	+38.5%	371	562	+51.5%	4	3	-25.0%	52	49	-5.8%	3	10	+233.3%	172	227	+32.0%
\$200,000 to \$299,999	67	111	+65.7%	1,517	1,424	-6.1%	13	13	0.0%	130	138	+6.2%	33	52	+57.6%	615	552	-10.2%
\$300,000 to \$399,999	604	696	+15.2%	2,375	2,040	-14.1%	50	65	+30.0%	225	181	-19.6%	237	278	+17.3%	983	801	-18.5%
\$400,000 to \$499,999	2,565	2,777	+8.3%	1,801	1,480	-17.8%	254	238	-6.3%	156	143	-8.3%	1,089	1,145	+5.1%	705	603	-14.5%
\$500,000 to \$699,999	8,668	8,620	-0.6%	1,625	1,371	-15.6%	847	845	-0.2%	137	140	+2.2%	3,464	3,466	+0.1%	656	561	-14.5%
\$700,000 to \$999,999	6,738	6,694	-0.7%	509	454	-10.8%	706	735	+4.1%	42	43	+2.4%	2,795	2,717	-2.8%	202	183	-9.4%
\$1,000,000 to \$1,999,999	3,492	3,621	+3.7%	197	189	-4.1%	357	400	+12.0%	20	21	+5.0%	1,429	1,478	+3.4%	70	82	+17.1%
\$2,000,000 and Above	745	809	+8.6%	41	30	-26.8%	83	108	+30.1%	1	6	+500.0%	325	336	+3.4%	12	10	-16.7%
All Price Ranges	22,894	23,347	+2.0%	8,463	7,588	-10.3%	2,314	2,407	+4.0%	767	723	-5.7%	9,375	9,482	+1.1%	3,431	3,039	-11.4%

Inventory of Active Listings

A measure of the number of homes available for sale at a given time.

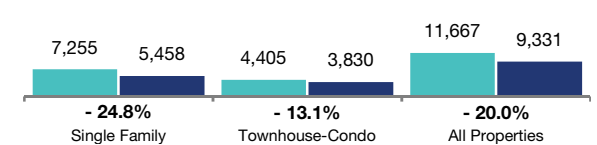
By Price Range – All Properties

■ 5-2025 ■ 5-2026



By Property Type

■ 5-2025 ■ 5-2026



Year over Year

Compared to Prior Month

Year to Date

By Price Range	Single Family			Townhouse-Condo			Single Family			Townhouse-Condo			Single Family		Townhouse-Condo	
	5-2025	5-2026	Change	5-2025	5-2026	Change	4-2026	5-2026	Change	4-2026	5-2026	Change				
\$99,999 and Below	1	0	-100.0%	10	2	-80.0%	0	0	--	4	2	-50.0%				
\$100,000 to \$199,999	6	1	-83.3%	185	279	+50.8%	2	1	-50.0%	274	279	+1.8%				
\$200,000 to \$299,999	14	12	-14.3%	863	869	+0.7%	14	12	-14.3%	872	869	-0.3%				
\$300,000 to \$399,999	95	101	+6.3%	1,170	953	-18.5%	104	101	-2.9%	981	953	-2.9%				
\$400,000 to \$499,999	548	469	-14.4%	793	604	-23.8%	440	469	+6.6%	569	604	+6.2%				
\$500,000 to \$699,999	2,183	1,596	-26.9%	865	705	-18.5%	1,557	1,596	+2.5%	691	705	+2.0%				
\$700,000 to \$999,999	2,196	1,604	-27.0%	340	258	-24.1%	1,547	1,604	+3.7%	262	258	-1.5%				
\$1,000,000 to \$1,999,999	1,599	1,157	-27.6%	134	123	-8.2%	1,174	1,157	-1.4%	119	123	+3.4%				
\$2,000,000 and Above	612	517	-15.5%	45	37	-17.8%	510	517	+1.4%	39	37	-5.1%				
All Price Ranges	7,255	5,458	-24.8%	4,405	3,830	-13.1%	5,349	5,458	+2.0%	3,811	3,830	+0.5%				

There are no year-to-date figures for inventory because it is simply a snapshot frozen in time at the end of each month. It does not add up over a period of months.

Glossary of Terms

A research tool provided by the Colorado Association of REALTORS®



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.
Under Contract	A count of the properties that have offers accepted on them in a given month.
New Listings	A measure of how much new supply is coming onto the market from sellers.
Sold Listings	A measure of home sales that were closed to completion during the report period.
Days on Market Until Sale	A measure of how long it takes homes to sell, on average.
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.
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.

Local Market Update for May 2026

A Research Tool Provided by the Colorado Association of REALTORS®



Arapahoe County

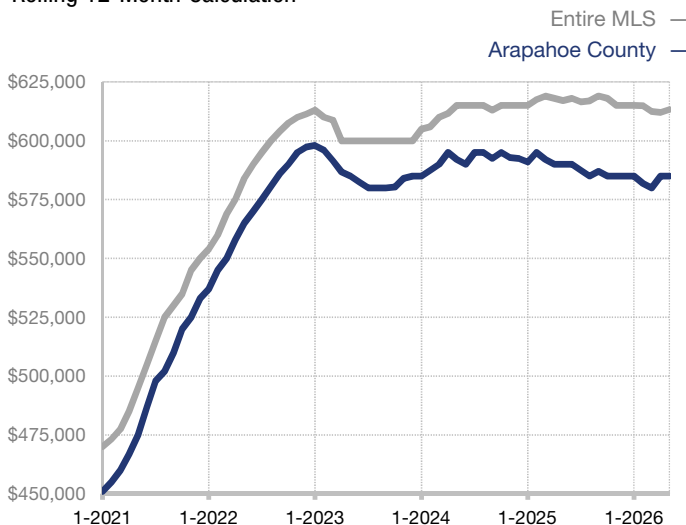
Single Family	May			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 05-2025	Thru 05-2026	Percent Change from Previous Year
Inventory of Active Listings	1,701	1,225	- 28.0%	--	--	--
Under Contract	591	616	+ 4.2%	2,617	2,722	+ 4.0%
New Listings	945	834	- 11.7%	3,754	3,525	- 6.1%
Sold Listings	566	595	+ 5.1%	2,318	2,370	+ 2.2%
Days on Market Until Sale	32	31	- 3.1%	41	41	0.0%
Median Sales Price*	\$596,000	\$615,000	+ 3.2%	\$589,125	\$590,000	+ 0.1%
Average Sales Price*	\$786,361	\$798,405	+ 1.5%	\$740,053	\$736,788	- 0.4%
Percent of List Price Received*	99.6%	99.8%	+ 0.2%	99.4%	99.4%	0.0%

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

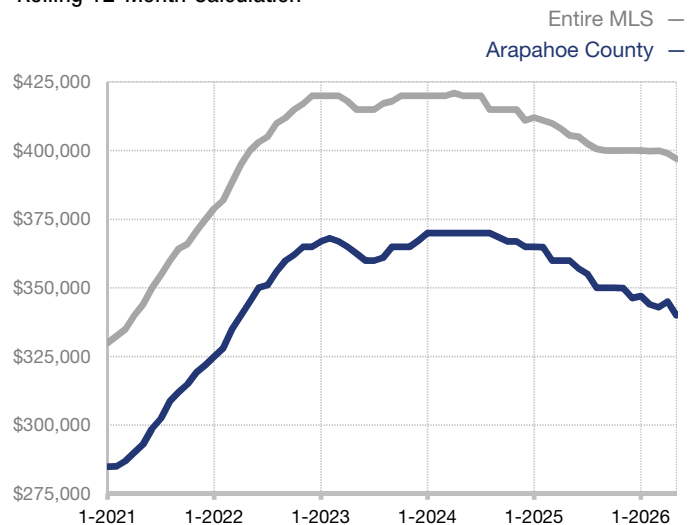
Townhouse/Condo	May			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 05-2025	Thru 05-2026	Percent Change from Previous Year
Inventory of Active Listings	1,175	1,032	- 12.2%	--	--	--
Under Contract	233	219	- 6.0%	1,170	1,009	- 13.8%
New Listings	449	371	- 17.4%	2,043	1,842	- 9.8%
Sold Listings	264	185	- 29.9%	1,079	889	- 17.6%
Days on Market Until Sale	40	49	+ 22.5%	53	62	+ 17.0%
Median Sales Price*	\$381,500	\$330,000	- 13.5%	\$355,000	\$344,000	- 3.1%
Average Sales Price*	\$387,132	\$366,610	- 5.3%	\$368,583	\$364,855	- 1.0%
Percent of List Price Received*	99.2%	98.2%	- 1.0%	98.7%	98.1%	- 0.6%

* 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



Local Market Update for May 2026

A Research Tool Provided by the Colorado Association of REALTORS®



Arvada

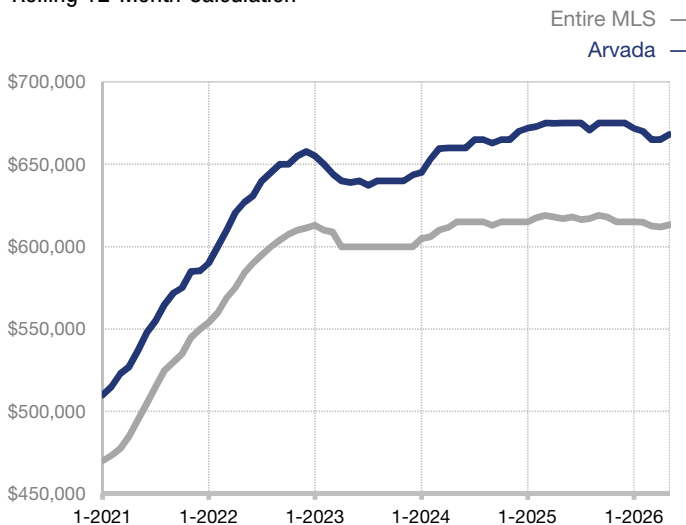
Single Family	May			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 05-2025	Thru 05-2026	Percent Change from Previous Year
Inventory of Active Listings	386	297	- 23.1%	--	--	--
Under Contract	144	167	+ 16.0%	676	776	+ 14.8%
New Listings	224	203	- 9.4%	961	979	+ 1.9%
Sold Listings	134	156	+ 16.4%	619	678	+ 9.5%
Days on Market Until Sale	21	29	+ 38.1%	31	36	+ 16.1%
Median Sales Price*	\$705,500	\$715,000	+ 1.3%	\$695,000	\$675,000	- 2.9%
Average Sales Price*	\$752,610	\$768,862	+ 2.2%	\$747,067	\$728,340	- 2.5%
Percent of List Price Received*	100.3%	99.9%	- 0.4%	100.1%	99.7%	- 0.4%

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

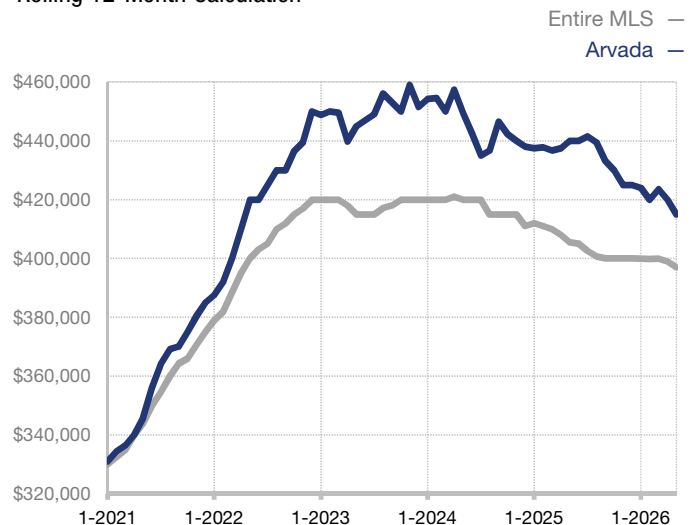
Townhouse/Condo	May			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 05-2025	Thru 05-2026	Percent Change from Previous Year
Inventory of Active Listings	188	146	- 22.3%	--	--	--
Under Contract	43	38	- 11.6%	191	183	- 4.2%
New Listings	80	59	- 26.3%	343	287	- 16.3%
Sold Listings	36	47	+ 30.6%	170	160	- 5.9%
Days on Market Until Sale	46	51	+ 10.9%	49	70	+ 42.9%
Median Sales Price*	\$438,225	\$405,000	- 7.6%	\$440,000	\$419,500	- 4.7%
Average Sales Price*	\$437,951	\$401,792	- 8.3%	\$439,608	\$426,930	- 2.9%
Percent of List Price Received*	99.2%	99.0%	- 0.2%	99.0%	98.7%	- 0.3%

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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



Local Market Update for May 2026

A Research Tool Provided by the Colorado Association of REALTORS®



Aurora

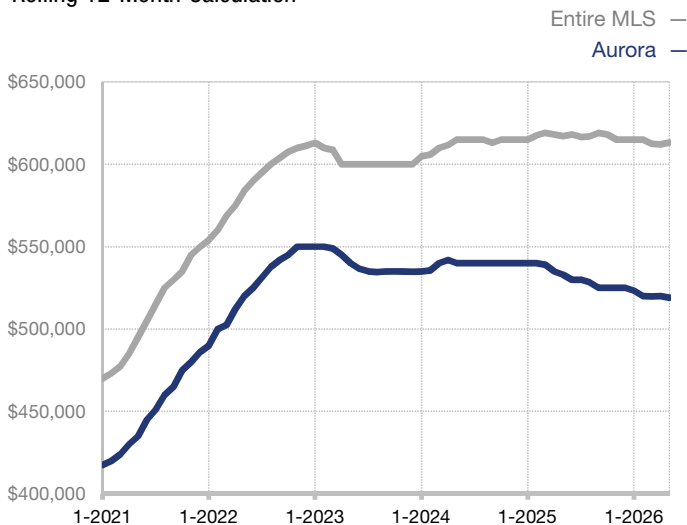
Single Family	May			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 05-2025	Thru 05-2026	Percent Change from Previous Year
Inventory of Active Listings	1,277	888	- 30.5%	--	--	--
Under Contract	404	423	+ 4.7%	1,936	1,887	- 2.5%
New Listings	591	532	- 10.0%	2,605	2,298	- 11.8%
Sold Listings	407	384	- 5.7%	1,748	1,656	- 5.3%
Days on Market Until Sale	40	43	+ 7.5%	49	54	+ 10.2%
Median Sales Price*	\$526,000	\$522,000	- 0.8%	\$525,000	\$511,000	- 2.7%
Average Sales Price*	\$567,563	\$565,554	- 0.4%	\$569,145	\$555,109	- 2.5%
Percent of List Price Received*	99.5%	99.7%	+ 0.2%	99.4%	99.4%	0.0%

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

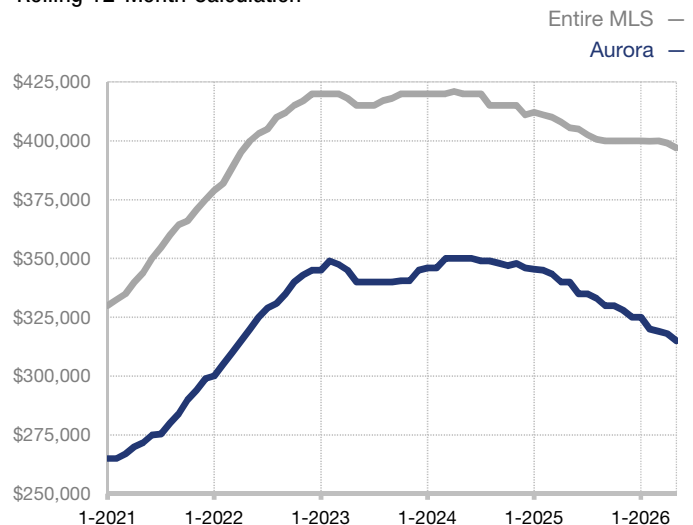
Townhouse/Condo	May			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 05-2025	Thru 05-2026	Percent Change from Previous Year
Inventory of Active Listings	898	746	- 16.9%	--	--	--
Under Contract	165	157	- 4.8%	807	665	- 17.6%
New Listings	314	255	- 18.8%	1,477	1,278	- 13.5%
Sold Listings	180	119	- 33.9%	749	579	- 22.7%
Days on Market Until Sale	40	51	+ 27.5%	56	64	+ 14.3%
Median Sales Price*	\$350,250	\$315,000	- 10.1%	\$335,000	\$310,000	- 7.5%
Average Sales Price*	\$349,672	\$328,215	- 6.1%	\$338,676	\$313,068	- 7.6%
Percent of List Price Received*	99.1%	98.3%	- 0.8%	98.9%	98.2%	- 0.7%

* 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



Local Market Update for May 2026

A Research Tool Provided by the Colorado Association of REALTORS®



Castle Pines

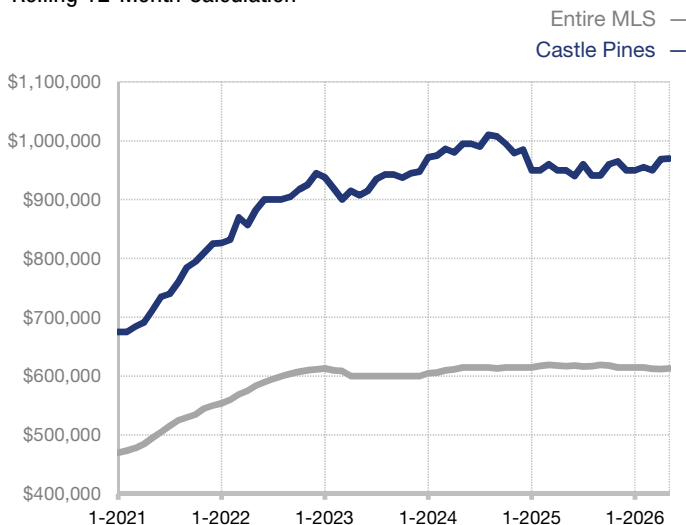
Single Family	May			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 05-2025	Thru 05-2026	Percent Change from Previous Year
Inventory of Active Listings	105	82	- 21.9%	--	--	--
Under Contract	28	30	+ 7.1%	111	122	+ 9.9%
New Listings	62	38	- 38.7%	207	171	- 17.4%
Sold Listings	27	27	0.0%	96	103	+ 7.3%
Days on Market Until Sale	35	33	- 5.7%	45	53	+ 17.8%
Median Sales Price*	\$1,225,000	\$1,024,000	- 16.4%	\$972,544	\$1,000,000	+ 2.8%
Average Sales Price*	\$1,168,260	\$1,226,856	+ 5.0%	\$1,064,588	\$1,129,716	+ 6.1%
Percent of List Price Received*	98.7%	99.7%	+ 1.0%	98.7%	98.1%	- 0.6%

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

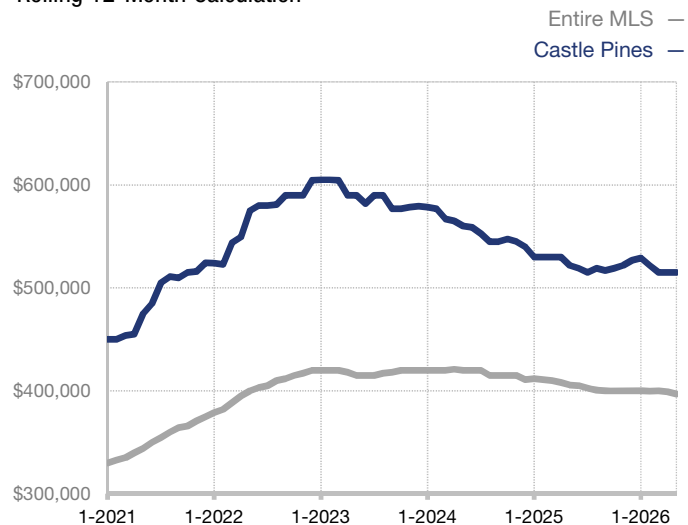
Townhouse/Condo	May			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 05-2025	Thru 05-2026	Percent Change from Previous Year
Inventory of Active Listings	15	20	+ 33.3%	--	--	--
Under Contract	6	3	- 50.0%	33	10	- 69.7%
New Listings	2	3	+ 50.0%	33	24	- 27.3%
Sold Listings	7	3	- 57.1%	29	8	- 72.4%
Days on Market Until Sale	36	102	+ 183.3%	65	95	+ 46.2%
Median Sales Price*	\$500,000	\$499,990	- 0.0%	\$529,990	\$498,995	- 5.8%
Average Sales Price*	\$523,634	\$507,663	- 3.1%	\$520,978	\$502,621	- 3.5%
Percent of List Price Received*	93.6%	99.7%	+ 6.5%	95.6%	97.0%	+ 1.5%

* 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



Local Market Update for May 2026

A Research Tool Provided by the Colorado Association of REALTORS®



Castle Rock

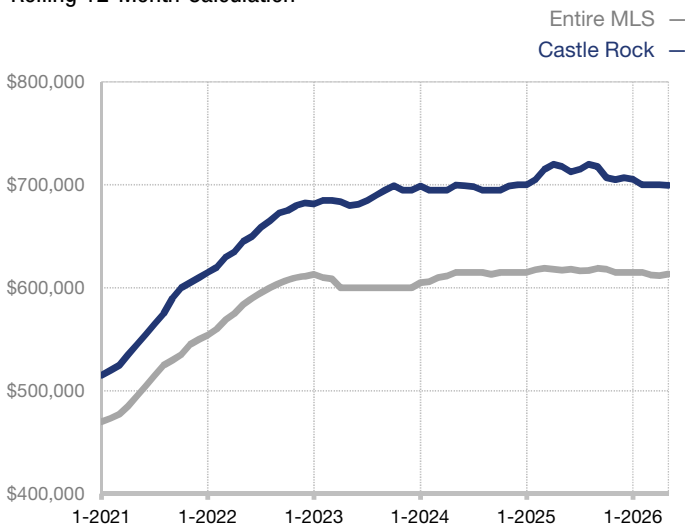
Single Family	May			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 05-2025	Thru 05-2026	Percent Change from Previous Year
Inventory of Active Listings	569	473	- 16.9%	--	--	--
Under Contract	155	154	- 0.6%	720	754	+ 4.7%
New Listings	282	195	- 30.9%	1,098	1,070	- 2.6%
Sold Listings	173	158	- 8.7%	651	663	+ 1.8%
Days on Market Until Sale	41	46	+ 12.2%	57	63	+ 10.5%
Median Sales Price*	\$717,229	\$712,500	- 0.7%	\$720,000	\$699,990	- 2.8%
Average Sales Price*	\$846,917	\$853,710	+ 0.8%	\$880,624	\$862,838	- 2.0%
Percent of List Price Received*	98.9%	98.8%	- 0.1%	99.0%	99.0%	0.0%

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

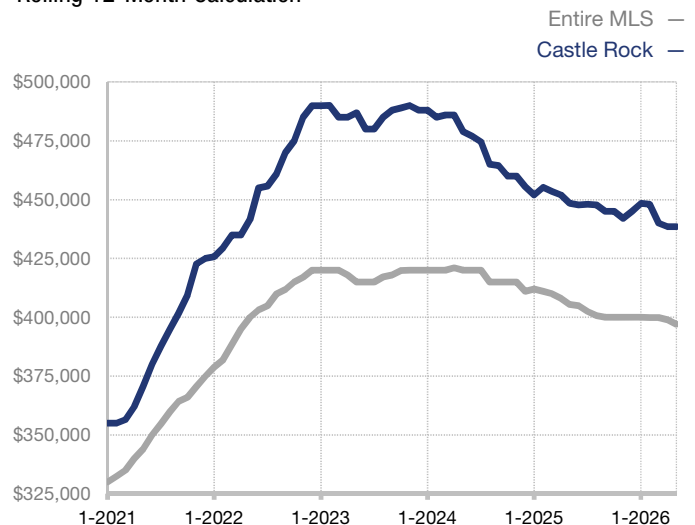
Townhouse/Condo	May			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 05-2025	Thru 05-2026	Percent Change from Previous Year
Inventory of Active Listings	74	72	- 2.7%	--	--	--
Under Contract	12	13	+ 8.3%	68	79	+ 16.2%
New Listings	28	27	- 3.6%	124	132	+ 6.5%
Sold Listings	16	14	- 12.5%	69	71	+ 2.9%
Days on Market Until Sale	28	38	+ 35.7%	49	54	+ 10.2%
Median Sales Price*	\$440,159	\$448,950	+ 2.0%	\$449,900	\$435,000	- 3.3%
Average Sales Price*	\$413,826	\$487,055	+ 17.7%	\$479,992	\$456,349	- 4.9%
Percent of List Price Received*	99.0%	99.1%	+ 0.1%	99.1%	98.4%	- 0.7%

* 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



Local Market Update for May 2026

A Research Tool Provided by the Colorado Association of REALTORS®



Centennial

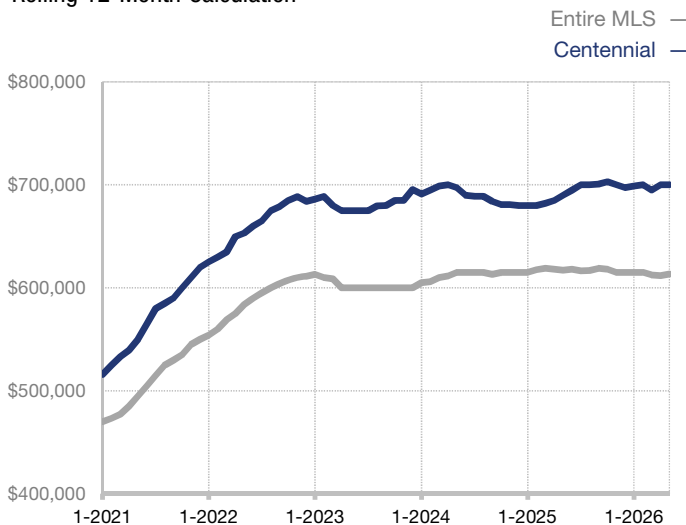
Single Family	May			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 05-2025	Thru 05-2026	Percent Change from Previous Year
Inventory of Active Listings	257	187	- 27.2%	--	--	--
Under Contract	124	117	- 5.6%	500	551	+ 10.2%
New Listings	200	164	- 18.0%	698	688	- 1.4%
Sold Listings	117	133	+ 13.7%	431	496	+ 15.1%
Days on Market Until Sale	16	21	+ 31.3%	32	33	+ 3.1%
Median Sales Price*	\$735,000	\$768,000	+ 4.5%	\$705,000	\$720,000	+ 2.1%
Average Sales Price*	\$794,570	\$817,940	+ 2.9%	\$781,976	\$793,687	+ 1.5%
Percent of List Price Received*	100.6%	100.6%	0.0%	99.9%	99.7%	- 0.2%

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

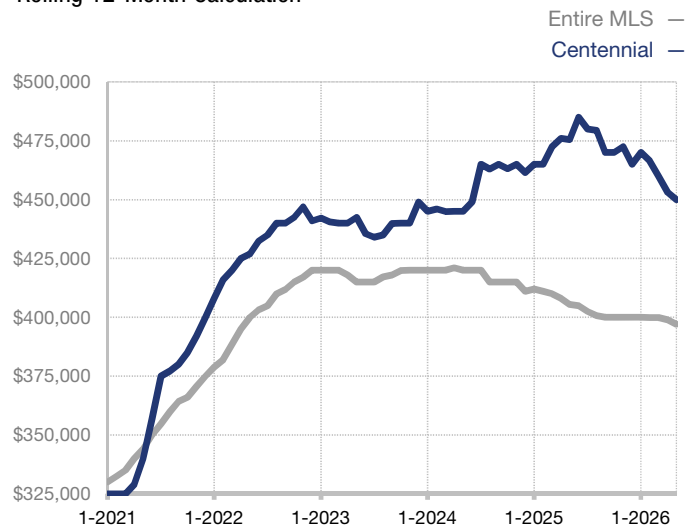
Townhouse/Condo	May			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 05-2025	Thru 05-2026	Percent Change from Previous Year
Inventory of Active Listings	82	84	+ 2.4%	--	--	--
Under Contract	22	20	- 9.1%	130	125	- 3.8%
New Listings	45	35	- 22.2%	188	192	+ 2.1%
Sold Listings	32	20	- 37.5%	121	115	- 5.0%
Days on Market Until Sale	37	37	0.0%	39	49	+ 25.6%
Median Sales Price*	\$492,500	\$447,500	- 9.1%	\$485,000	\$445,000	- 8.2%
Average Sales Price*	\$461,276	\$442,410	- 4.1%	\$459,696	\$449,003	- 2.3%
Percent of List Price Received*	100.0%	98.1%	- 1.9%	99.3%	98.6%	- 0.7%

* 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



Local Market Update for May 2026

A Research Tool Provided by the Colorado Association of REALTORS®



Denver

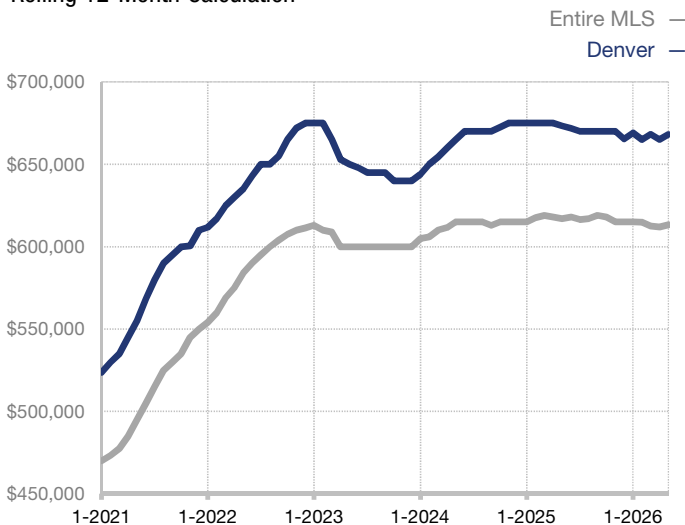
Single Family	May			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 05-2025	Thru 05-2026	Percent Change from Previous Year
Inventory of Active Listings	2,206	1,596	- 27.7%	--	--	--
Under Contract	610	695	+ 13.9%	2,838	3,078	+ 8.5%
New Listings	1,093	938	- 14.2%	4,597	4,420	- 3.9%
Sold Listings	624	739	+ 18.4%	2,598	2,672	+ 2.8%
Days on Market Until Sale	27	31	+ 14.8%	40	41	+ 2.5%
Median Sales Price*	\$691,750	\$699,000	+ 1.0%	\$676,450	\$680,000	+ 0.5%
Average Sales Price*	\$864,399	\$901,465	+ 4.3%	\$848,984	\$875,307	+ 3.1%
Percent of List Price Received*	99.2%	99.3%	+ 0.1%	99.1%	98.9%	- 0.2%

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

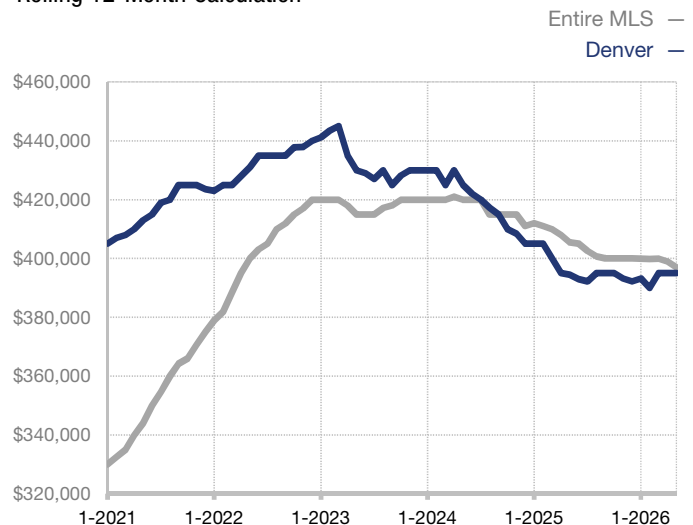
Townhouse/Condo	May			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 05-2025	Thru 05-2026	Percent Change from Previous Year
Inventory of Active Listings	2,270	1,929	- 15.0%	--	--	--
Under Contract	284	321	+ 13.0%	1,425	1,434	+ 0.6%
New Listings	731	617	- 15.6%	3,302	3,121	- 5.5%
Sold Listings	312	296	- 5.1%	1,338	1,242	- 7.2%
Days on Market Until Sale	53	59	+ 11.3%	58	67	+ 15.5%
Median Sales Price*	\$396,500	\$407,250	+ 2.7%	\$390,000	\$396,000	+ 1.5%
Average Sales Price*	\$476,123	\$514,280	+ 8.0%	\$486,998	\$485,855	- 0.2%
Percent of List Price Received*	98.4%	98.1%	- 0.3%	98.4%	98.0%	- 0.4%

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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



Local Market Update for May 2026

A Research Tool Provided by the Colorado Association of REALTORS®



Denver County

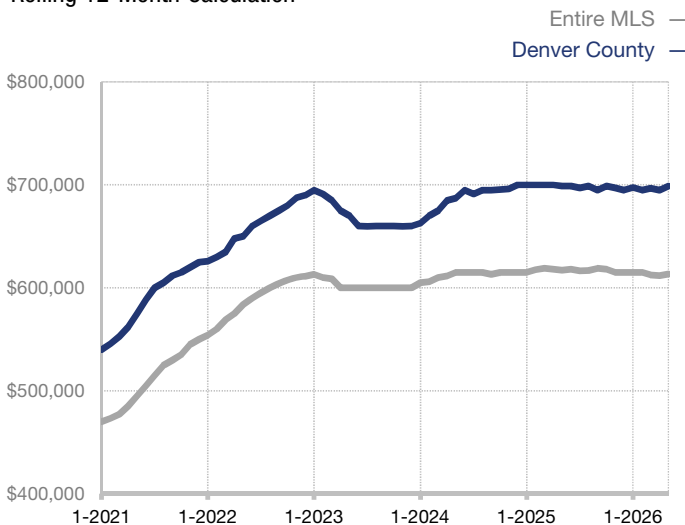
Single Family	May			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 05-2025	Thru 05-2026	Percent Change from Previous Year
Inventory of Active Listings	2,022	1,453	- 28.1%	--	--	--
Under Contract	569	639	+ 12.3%	2,599	2,806	+ 8.0%
New Listings	995	864	- 13.2%	4,223	4,035	- 4.5%
Sold Listings	568	666	+ 17.3%	2,360	2,428	+ 2.9%
Days on Market Until Sale	26	30	+ 15.4%	40	40	0.0%
Median Sales Price*	\$710,000	\$718,000	+ 1.1%	\$700,000	\$704,000	+ 0.6%
Average Sales Price*	\$888,950	\$935,946	+ 5.3%	\$874,325	\$907,232	+ 3.8%
Percent of List Price Received*	99.2%	99.3%	+ 0.1%	99.1%	99.0%	- 0.1%

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

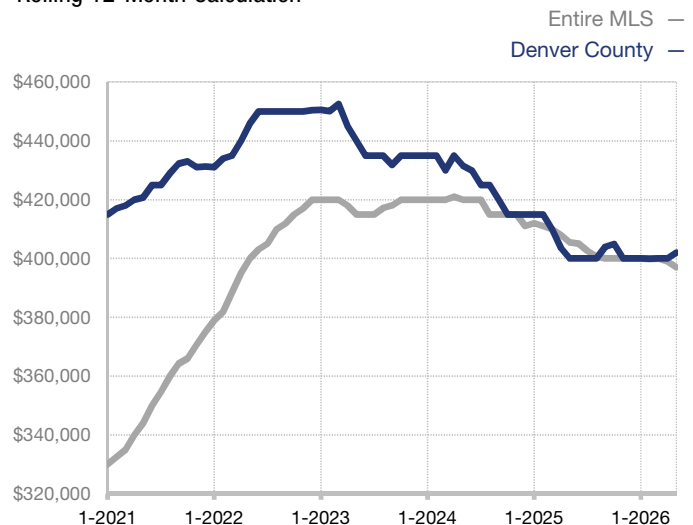
Townhouse/Condo	May			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 05-2025	Thru 05-2026	Percent Change from Previous Year
Inventory of Active Listings	2,130	1,786	- 16.2%	--	--	--
Under Contract	268	296	+ 10.4%	1,304	1,321	+ 1.3%
New Listings	677	566	- 16.4%	3,078	2,896	- 5.9%
Sold Listings	285	276	- 3.2%	1,214	1,142	- 5.9%
Days on Market Until Sale	51	60	+ 17.6%	57	68	+ 19.3%
Median Sales Price*	\$402,000	\$426,450	+ 6.1%	\$399,950	\$410,000	+ 2.5%
Average Sales Price*	\$489,233	\$528,438	+ 8.0%	\$504,735	\$502,204	- 0.5%
Percent of List Price Received*	98.3%	98.2%	- 0.1%	98.4%	98.1%	- 0.3%

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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



Local Market Update for May 2026

A Research Tool Provided by the Colorado Association of REALTORS®



Douglas County

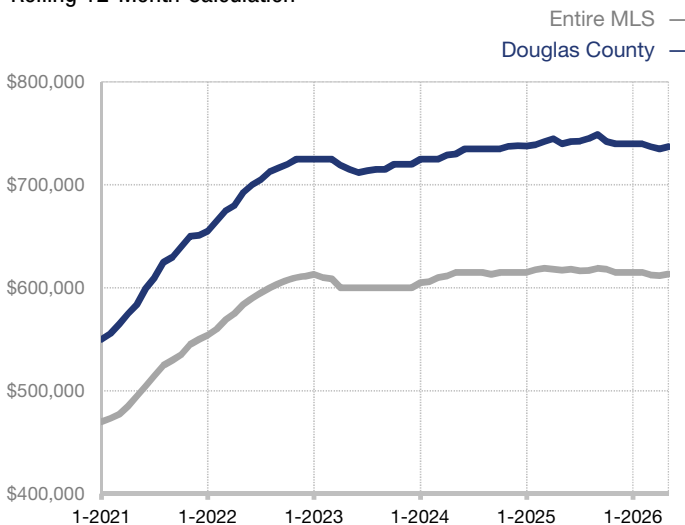
Single Family	May			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 05-2025	Thru 05-2026	Percent Change from Previous Year
Inventory of Active Listings	1,891	1,561	- 17.5%	--	--	--
Under Contract	598	599	+ 0.2%	2,667	2,579	- 3.3%
New Listings	1,027	808	- 21.3%	3,949	3,702	- 6.3%
Sold Listings	609	525	- 13.8%	2,373	2,178	- 8.2%
Days on Market Until Sale	35	37	+ 5.7%	51	52	+ 2.0%
Median Sales Price*	\$750,000	\$770,000	+ 2.7%	\$745,000	\$732,470	- 1.7%
Average Sales Price*	\$878,534	\$895,858	+ 2.0%	\$881,634	\$868,776	- 1.5%
Percent of List Price Received*	99.2%	99.1%	- 0.1%	99.0%	99.0%	0.0%

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

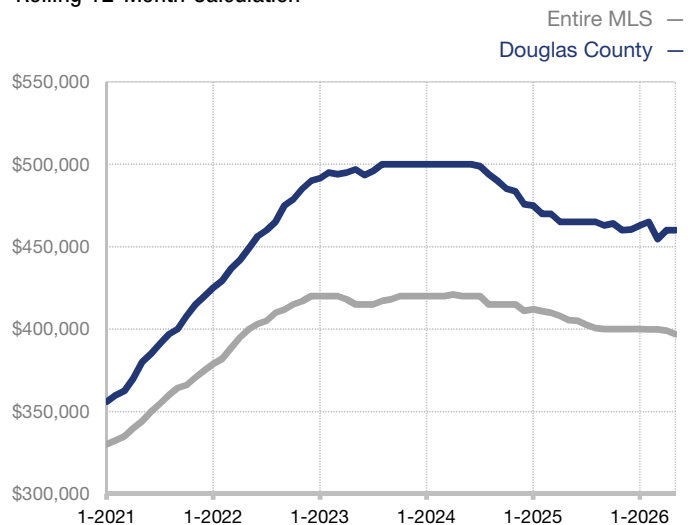
Townhouse/Condo	May			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 05-2025	Thru 05-2026	Percent Change from Previous Year
Inventory of Active Listings	333	319	- 4.2%	--	--	--
Under Contract	84	85	+ 1.2%	372	387	+ 4.0%
New Listings	137	119	- 13.1%	594	639	+ 7.6%
Sold Listings	88	84	- 4.5%	332	339	+ 2.1%
Days on Market Until Sale	42	49	+ 16.7%	50	53	+ 6.0%
Median Sales Price*	\$472,725	\$479,500	+ 1.4%	\$467,500	\$465,000	- 0.5%
Average Sales Price*	\$487,383	\$495,892	+ 1.7%	\$485,698	\$482,858	- 0.6%
Percent of List Price Received*	98.6%	98.8%	+ 0.2%	98.7%	98.6%	- 0.1%

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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



Local Market Update for May 2026

A Research Tool Provided by the Colorado Association of REALTORS®



Elbert County

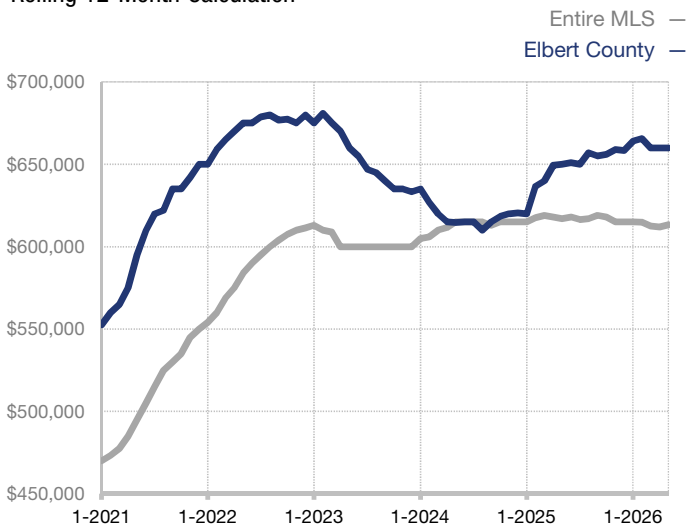
Single Family	May			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 05-2025	Thru 05-2026	Percent Change from Previous Year
Inventory of Active Listings	264	227	- 14.0%	--	--	--
Under Contract	62	56	- 9.7%	301	267	- 11.3%
New Listings	90	84	- 6.7%	460	397	- 13.7%
Sold Listings	55	56	+ 1.8%	284	248	- 12.7%
Days on Market Until Sale	40	55	+ 37.5%	58	77	+ 32.8%
Median Sales Price*	\$675,000	\$679,500	+ 0.7%	\$657,500	\$672,500	+ 2.3%
Average Sales Price*	\$723,883	\$775,215	+ 7.1%	\$732,736	\$759,087	+ 3.6%
Percent of List Price Received*	99.3%	97.9%	- 1.4%	98.9%	98.2%	- 0.7%

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

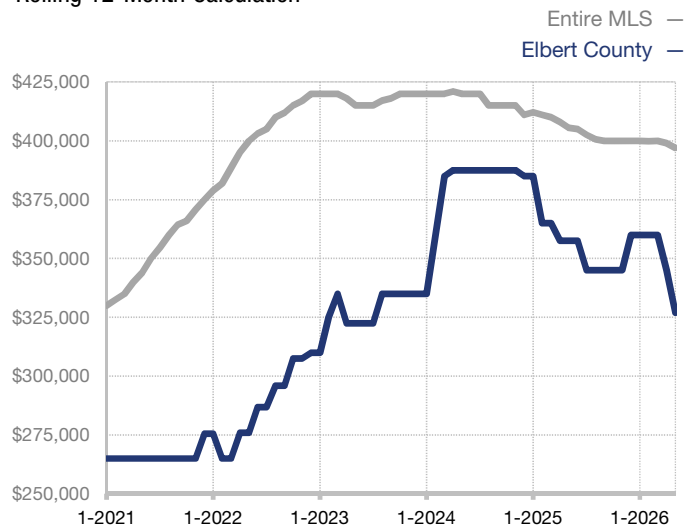
Townhouse/Condo	May			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 05-2025	Thru 05-2026	Percent Change from Previous Year
Inventory of Active Listings	4	2	- 50.0%	--	--	--
Under Contract	0	0	--	1	1	0.0%
New Listings	2	1	- 50.0%	5	4	- 20.0%
Sold Listings	0	1	--	1	1	0.0%
Days on Market Until Sale	0	27	--	13	27	+ 107.7%
Median Sales Price*	\$0	\$309,000	--	\$375,000	\$309,000	- 17.6%
Average Sales Price*	\$0	\$309,000	--	\$375,000	\$309,000	- 17.6%
Percent of List Price Received*	0.0%	95.4%	--	100.0%	95.4%	- 4.6%

* 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



Local Market Update for May 2026

A Research Tool Provided by the Colorado Association of REALTORS®



Greenwood Village

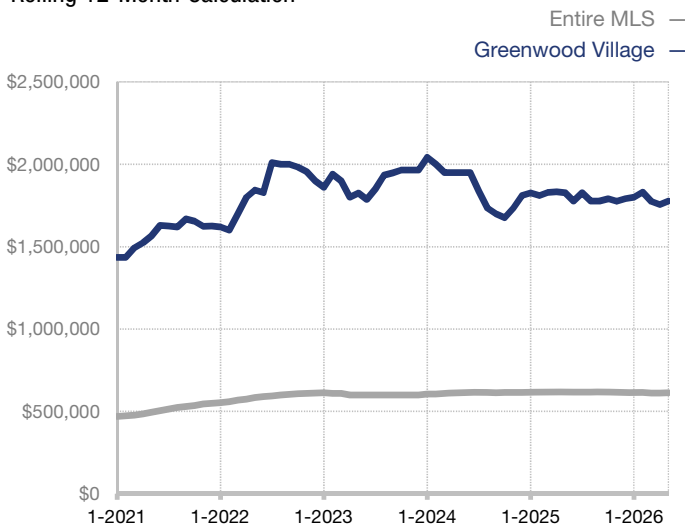
Single Family	May			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 05-2025	Thru 05-2026	Percent Change from Previous Year
Inventory of Active Listings	51	34	- 33.3%	--	--	--
Under Contract	15	16	+ 6.7%	63	63	0.0%
New Listings	33	17	- 48.5%	106	92	- 13.2%
Sold Listings	16	17	+ 6.3%	51	53	+ 3.9%
Days on Market Until Sale	100	29	- 71.0%	48	46	- 4.2%
Median Sales Price*	\$1,812,500	\$1,945,000	+ 7.3%	\$1,850,000	\$1,850,000	0.0%
Average Sales Price*	\$2,282,713	\$2,013,176	- 11.8%	\$2,232,689	\$2,003,341	- 10.3%
Percent of List Price Received*	95.5%	96.7%	+ 1.3%	97.7%	97.6%	- 0.1%

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

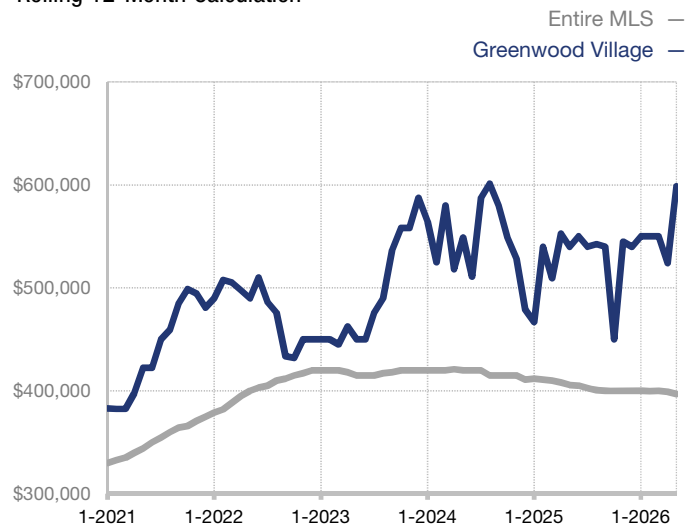
Townhouse/Condo	May			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 05-2025	Thru 05-2026	Percent Change from Previous Year
Inventory of Active Listings	23	21	- 8.7%	--	--	--
Under Contract	3	2	- 33.3%	17	12	- 29.4%
New Listings	8	7	- 12.5%	35	34	- 2.9%
Sold Listings	6	5	- 16.7%	15	14	- 6.7%
Days on Market Until Sale	17	22	+ 29.4%	61	74	+ 21.3%
Median Sales Price*	\$425,000	\$660,000	+ 55.3%	\$450,000	\$620,000	+ 37.8%
Average Sales Price*	\$408,833	\$618,200	+ 51.2%	\$635,933	\$704,850	+ 10.8%
Percent of List Price Received*	98.3%	97.7%	- 0.6%	98.0%	97.0%	- 1.0%

* 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



Local Market Update for May 2026

A Research Tool Provided by the Colorado Association of REALTORS®



Highlands Ranch

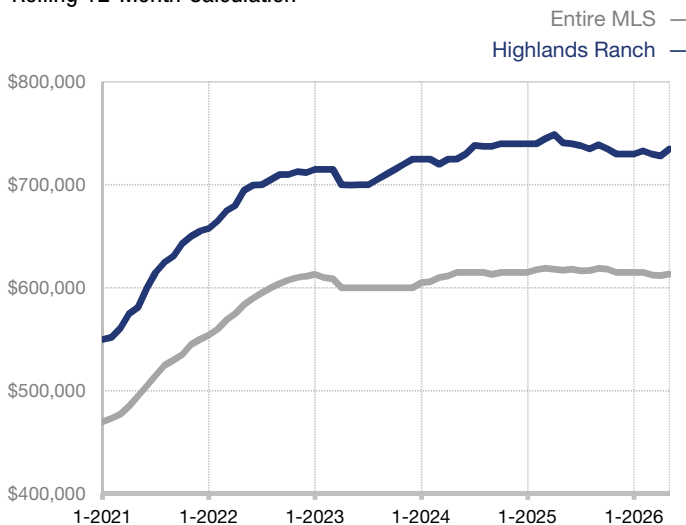
Single Family	May			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 05-2025	Thru 05-2026	Percent Change from Previous Year
Inventory of Active Listings	238	194	- 18.5%	--	--	--
Under Contract	124	114	- 8.1%	529	497	- 6.0%
New Listings	171	147	- 14.0%	707	641	- 9.3%
Sold Listings	126	124	- 1.6%	465	423	- 9.0%
Days on Market Until Sale	22	27	+ 22.7%	33	35	+ 6.1%
Median Sales Price*	\$726,500	\$797,900	+ 9.8%	\$735,000	\$750,000	+ 2.0%
Average Sales Price*	\$862,700	\$903,163	+ 4.7%	\$842,763	\$878,504	+ 4.2%
Percent of List Price Received*	99.9%	99.7%	- 0.2%	99.8%	99.6%	- 0.2%

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

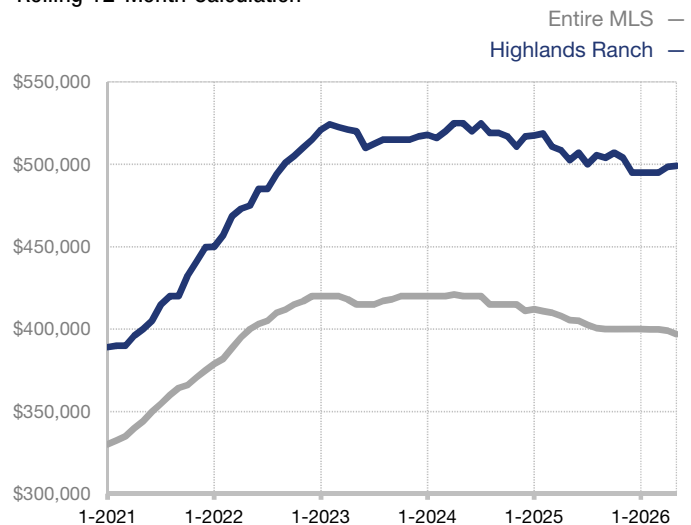
Townhouse/Condo	May			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 05-2025	Thru 05-2026	Percent Change from Previous Year
Inventory of Active Listings	78	66	- 15.4%	--	--	--
Under Contract	27	24	- 11.1%	102	109	+ 6.9%
New Listings	38	28	- 26.3%	157	157	0.0%
Sold Listings	18	28	+ 55.6%	84	96	+ 14.3%
Days on Market Until Sale	26	42	+ 61.5%	39	55	+ 41.0%
Median Sales Price*	\$480,000	\$482,500	+ 0.5%	\$485,000	\$496,500	+ 2.4%
Average Sales Price*	\$509,000	\$534,323	+ 5.0%	\$510,141	\$538,098	+ 5.5%
Percent of List Price Received*	99.2%	98.9%	- 0.3%	98.9%	98.6%	- 0.3%

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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



Local Market Update for May 2026

A Research Tool Provided by the Colorado Association of REALTORS®



Jefferson County

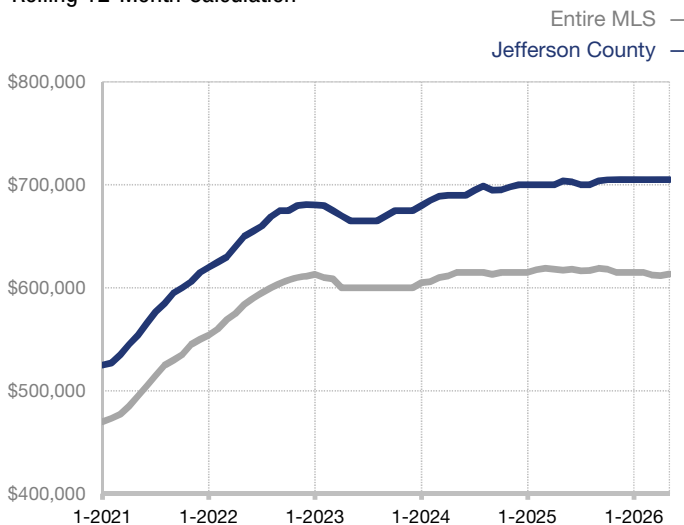
Single Family	May			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 05-2025	Thru 05-2026	Percent Change from Previous Year
Inventory of Active Listings	1,640	1,218	- 25.7%	--	--	--
Under Contract	619	656	+ 6.0%	2,633	2,896	+ 10.0%
New Listings	1,036	788	- 23.9%	3,870	3,728	- 3.7%
Sold Listings	624	621	- 0.5%	2,324	2,506	+ 7.8%
Days on Market Until Sale	21	30	+ 42.9%	33	39	+ 18.2%
Median Sales Price*	\$729,000	\$725,000	- 0.5%	\$708,000	\$710,000	+ 0.3%
Average Sales Price*	\$853,265	\$844,743	- 1.0%	\$828,143	\$809,456	- 2.3%
Percent of List Price Received*	99.8%	100.0%	+ 0.2%	99.7%	99.4%	- 0.3%

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

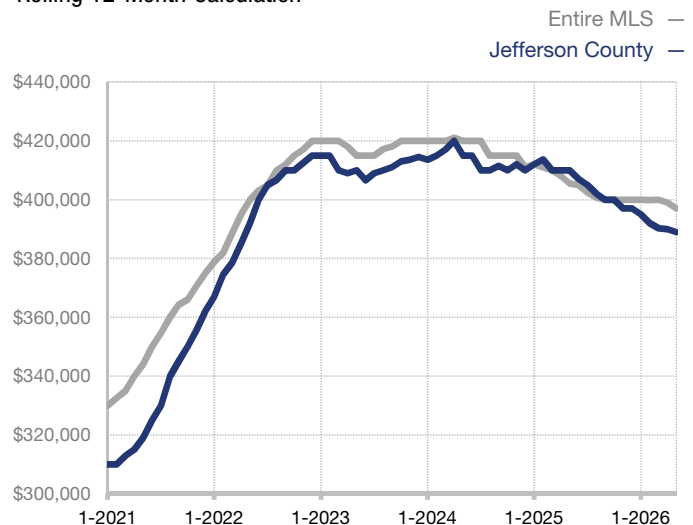
Townhouse/Condo	May			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 05-2025	Thru 05-2026	Percent Change from Previous Year
Inventory of Active Listings	767	693	- 9.6%	--	--	--
Under Contract	184	183	- 0.5%	853	788	- 7.6%
New Listings	339	297	- 12.4%	1,433	1,335	- 6.8%
Sold Listings	189	178	- 5.8%	805	669	- 16.9%
Days on Market Until Sale	42	54	+ 28.6%	47	60	+ 27.7%
Median Sales Price*	\$395,000	\$384,749	- 2.6%	\$402,500	\$382,000	- 5.1%
Average Sales Price*	\$410,444	\$409,283	- 0.3%	\$425,270	\$411,103	- 3.3%
Percent of List Price Received*	99.0%	99.2%	+ 0.2%	99.0%	98.7%	- 0.3%

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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



Local Market Update for May 2026

A Research Tool Provided by the Colorado Association of REALTORS®



Lakewood

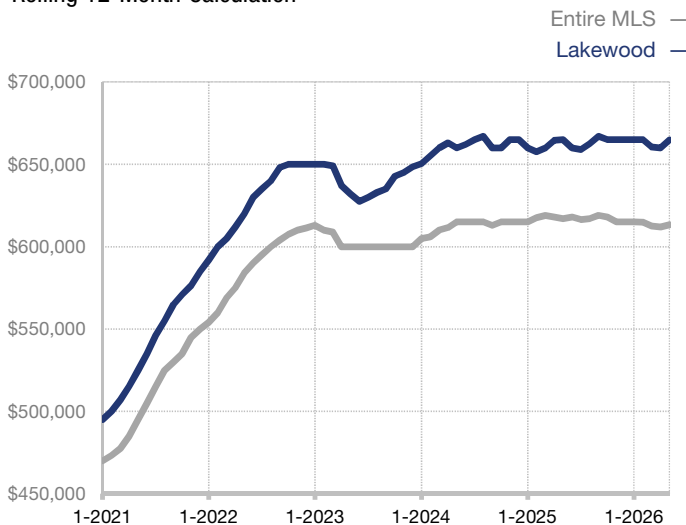
Single Family	May			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 05-2025	Thru 05-2026	Percent Change from Previous Year
Inventory of Active Listings	259	213	- 17.8%	--	--	--
Under Contract	140	123	- 12.1%	524	537	+ 2.5%
New Listings	199	146	- 26.6%	721	705	- 2.2%
Sold Listings	120	115	- 4.2%	448	483	+ 7.8%
Days on Market Until Sale	23	23	0.0%	29	33	+ 13.8%
Median Sales Price*	\$650,500	\$667,500	+ 2.6%	\$655,500	\$659,000	+ 0.5%
Average Sales Price*	\$733,022	\$729,522	- 0.5%	\$733,679	\$714,588	- 2.6%
Percent of List Price Received*	99.7%	100.4%	+ 0.7%	99.8%	99.5%	- 0.3%

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

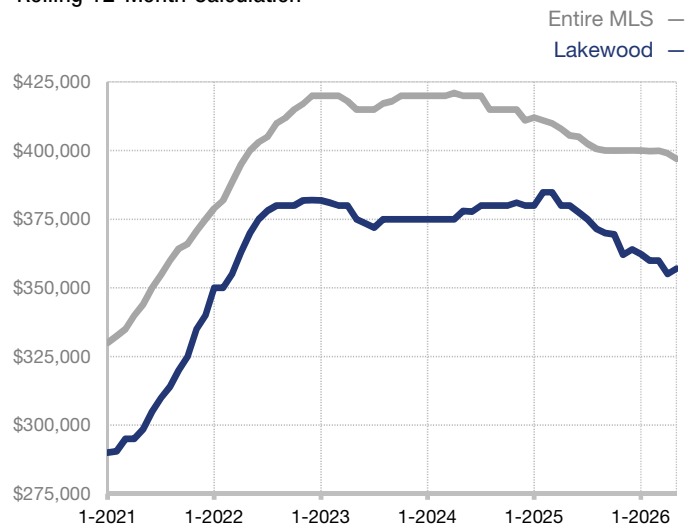
Townhouse/Condo	May			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 05-2025	Thru 05-2026	Percent Change from Previous Year
Inventory of Active Listings	260	238	- 8.5%	--	--	--
Under Contract	69	56	- 18.8%	292	273	- 6.5%
New Listings	111	103	- 7.2%	486	456	- 6.2%
Sold Listings	63	53	- 15.9%	281	236	- 16.0%
Days on Market Until Sale	41	44	+ 7.3%	48	56	+ 16.7%
Median Sales Price*	\$348,500	\$351,033	+ 0.7%	\$375,000	\$355,500	- 5.2%
Average Sales Price*	\$365,083	\$360,001	- 1.4%	\$385,988	\$375,828	- 2.6%
Percent of List Price Received*	99.3%	99.5%	+ 0.2%	99.2%	98.8%	- 0.4%

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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



Local Market Update for May 2026

A Research Tool Provided by the Colorado Association of REALTORS®



Littleton

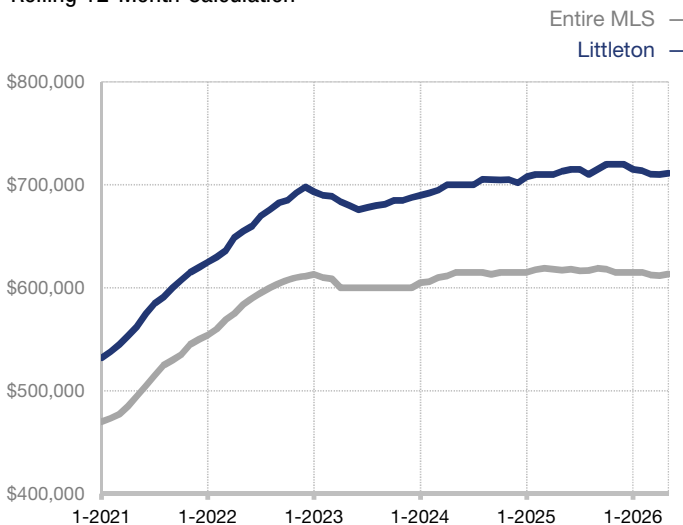
Single Family	May			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 05-2025	Thru 05-2026	Percent Change from Previous Year
Inventory of Active Listings	596	415	- 30.4%	--	--	--
Under Contract	238	238	0.0%	1,003	982	- 2.1%
New Listings	351	292	- 16.8%	1,394	1,240	- 11.0%
Sold Listings	223	206	- 7.6%	872	836	- 4.1%
Days on Market Until Sale	32	29	- 9.4%	45	44	- 2.2%
Median Sales Price*	\$730,000	\$731,250	+ 0.2%	\$725,000	\$713,000	- 1.7%
Average Sales Price*	\$838,848	\$883,129	+ 5.3%	\$840,130	\$836,012	- 0.5%
Percent of List Price Received*	99.6%	100.1%	+ 0.5%	99.4%	99.4%	0.0%

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

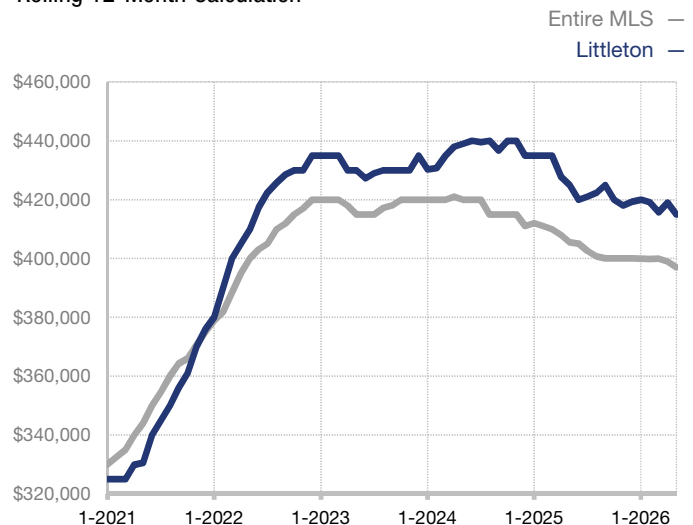
Townhouse/Condo	May			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 05-2025	Thru 05-2026	Percent Change from Previous Year
Inventory of Active Listings	285	256	- 10.2%	--	--	--
Under Contract	70	83	+ 18.6%	326	329	+ 0.9%
New Listings	138	112	- 18.8%	518	536	+ 3.5%
Sold Listings	82	73	- 11.0%	295	280	- 5.1%
Days on Market Until Sale	40	59	+ 47.5%	49	52	+ 6.1%
Median Sales Price*	\$420,000	\$380,000	- 9.5%	\$415,000	\$401,538	- 3.2%
Average Sales Price*	\$440,598	\$408,843	- 7.2%	\$438,244	\$426,352	- 2.7%
Percent of List Price Received*	98.9%	98.4%	- 0.5%	99.0%	98.7%	- 0.3%

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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



Local Market Update for May 2026

A Research Tool Provided by the Colorado Association of REALTORS®



Lone Tree

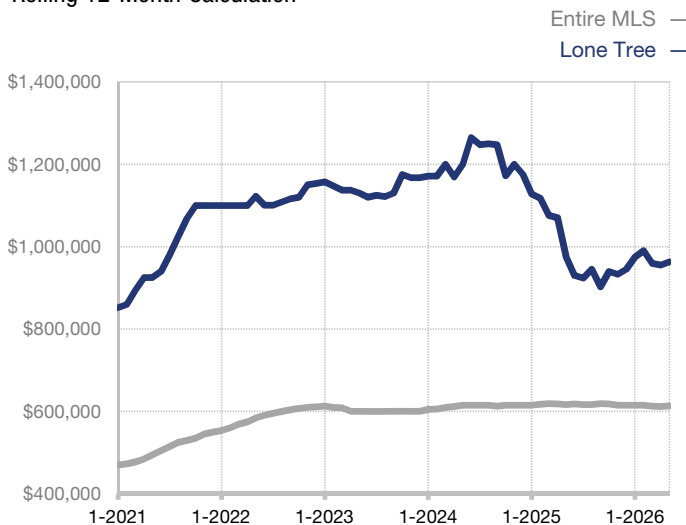
Single Family	May			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 05-2025	Thru 05-2026	Percent Change from Previous Year
Inventory of Active Listings	63	52	- 17.5%	--	--	--
Under Contract	35	18	- 48.6%	112	86	- 23.2%
New Listings	52	23	- 55.8%	166	124	- 25.3%
Sold Listings	30	18	- 40.0%	99	66	- 33.3%
Days on Market Until Sale	30	36	+ 20.0%	37	38	+ 2.7%
Median Sales Price*	\$912,500	\$989,420	+ 8.4%	\$870,000	\$857,000	- 1.5%
Average Sales Price*	\$1,138,029	\$1,099,359	- 3.4%	\$1,050,595	\$1,013,306	- 3.5%
Percent of List Price Received*	98.6%	98.0%	- 0.6%	98.5%	98.8%	+ 0.3%

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

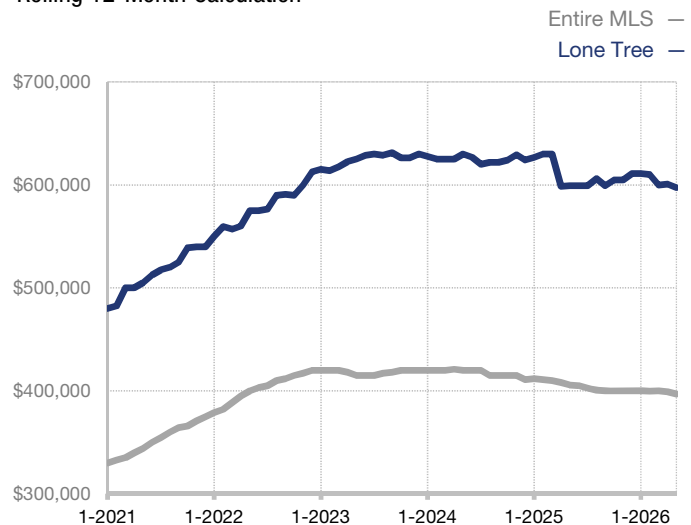
Townhouse/Condo	May			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 05-2025	Thru 05-2026	Percent Change from Previous Year
Inventory of Active Listings	29	24	- 17.2%	--	--	--
Under Contract	3	8	+ 166.7%	25	36	+ 44.0%
New Listings	10	12	+ 20.0%	45	58	+ 28.9%
Sold Listings	9	7	- 22.2%	22	30	+ 36.4%
Days on Market Until Sale	70	46	- 34.3%	61	47	- 23.0%
Median Sales Price*	\$709,000	\$610,000	- 14.0%	\$615,000	\$567,000	- 7.8%
Average Sales Price*	\$649,117	\$613,571	- 5.5%	\$606,230	\$593,922	- 2.0%
Percent of List Price Received*	99.9%	98.9%	- 1.0%	98.7%	98.4%	- 0.3%

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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



Local Market Update for May 2026

A Research Tool Provided by the Colorado Association of REALTORS®



Morrison

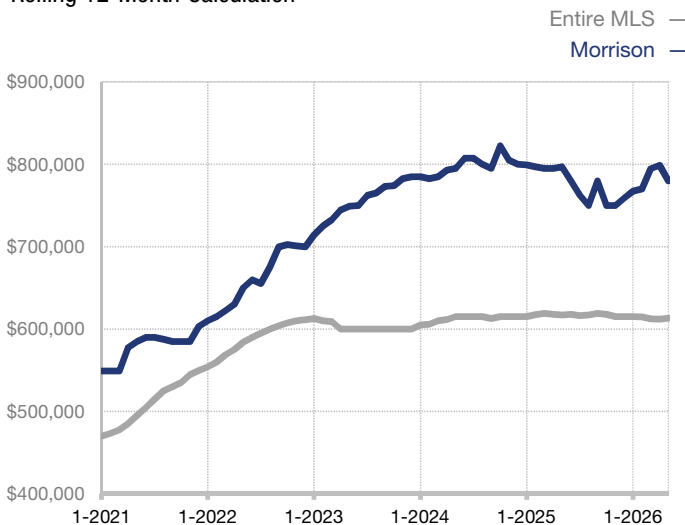
Single Family	May			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 05-2025	Thru 05-2026	Percent Change from Previous Year
Inventory of Active Listings	95	66	- 30.5%	--	--	--
Under Contract	25	31	+ 24.0%	120	126	+ 5.0%
New Listings	46	31	- 32.6%	192	174	- 9.4%
Sold Listings	24	27	+ 12.5%	104	104	0.0%
Days on Market Until Sale	27	41	+ 51.9%	42	46	+ 9.5%
Median Sales Price*	\$900,000	\$800,000	- 11.1%	\$774,950	\$850,000	+ 9.7%
Average Sales Price*	\$1,077,338	\$928,723	- 13.8%	\$984,047	\$942,231	- 4.2%
Percent of List Price Received*	98.4%	99.4%	+ 1.0%	98.4%	98.6%	+ 0.2%

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

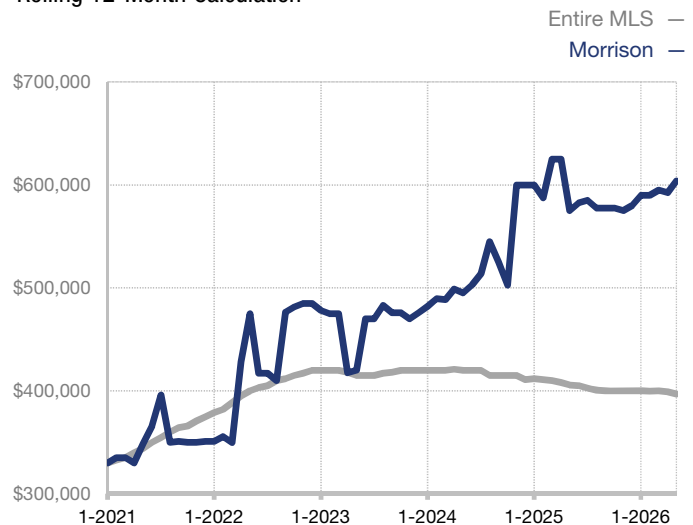
Townhouse/Condo	May			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 05-2025	Thru 05-2026	Percent Change from Previous Year
Inventory of Active Listings	9	18	+ 100.0%	--	--	--
Under Contract	5	2	- 60.0%	15	10	- 33.3%
New Listings	2	5	+ 150.0%	21	30	+ 42.9%
Sold Listings	4	3	- 25.0%	12	8	- 33.3%
Days on Market Until Sale	44	54	+ 22.7%	56	35	- 37.5%
Median Sales Price*	\$440,000	\$619,990	+ 40.9%	\$540,000	\$644,990	+ 19.4%
Average Sales Price*	\$438,750	\$631,660	+ 44.0%	\$497,230	\$687,026	+ 38.2%
Percent of List Price Received*	98.2%	100.0%	+ 1.8%	99.0%	98.4%	- 0.6%

* 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



Local Market Update for May 2026

A Research Tool Provided by the Colorado Association of REALTORS®



Parker

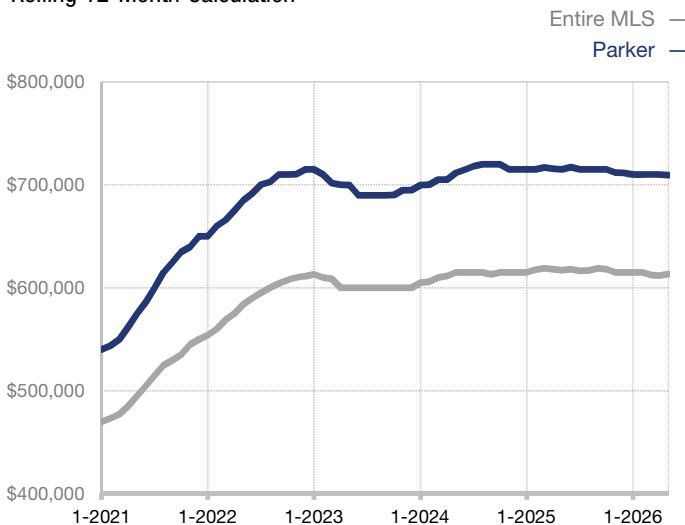
Single Family	May			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 05-2025	Thru 05-2026	Percent Change from Previous Year
Inventory of Active Listings	549	446	- 18.8%	--	--	--
Under Contract	163	200	+ 22.7%	802	759	- 5.4%
New Listings	292	276	- 5.5%	1,168	1,144	- 2.1%
Sold Listings	180	141	- 21.7%	716	622	- 13.1%
Days on Market Until Sale	31	32	+ 3.2%	45	45	0.0%
Median Sales Price*	\$725,000	\$705,000	- 2.8%	\$718,310	\$709,500	- 1.2%
Average Sales Price*	\$785,291	\$825,753	+ 5.2%	\$815,309	\$792,349	- 2.8%
Percent of List Price Received*	99.3%	99.2%	- 0.1%	98.9%	99.1%	+ 0.2%

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

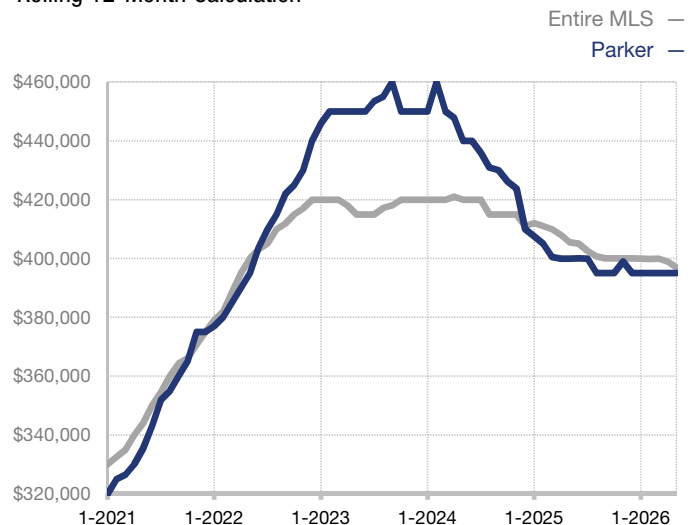
Townhouse/Condo	May			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 05-2025	Thru 05-2026	Percent Change from Previous Year
Inventory of Active Listings	89	97	+ 9.0%	--	--	--
Under Contract	21	28	+ 33.3%	102	109	+ 6.9%
New Listings	36	34	- 5.6%	156	189	+ 21.2%
Sold Listings	27	22	- 18.5%	96	91	- 5.2%
Days on Market Until Sale	41	40	- 2.4%	48	44	- 8.3%
Median Sales Price*	\$406,500	\$397,487	- 2.2%	\$400,000	\$400,000	0.0%
Average Sales Price*	\$430,256	\$410,631	- 4.6%	\$420,095	\$400,124	- 4.8%
Percent of List Price Received*	98.9%	98.6%	- 0.3%	99.0%	98.9%	- 0.1%

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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



Local Market Update for May 2026

A Research Tool Provided by the Colorado Association of REALTORS®



Sheridan

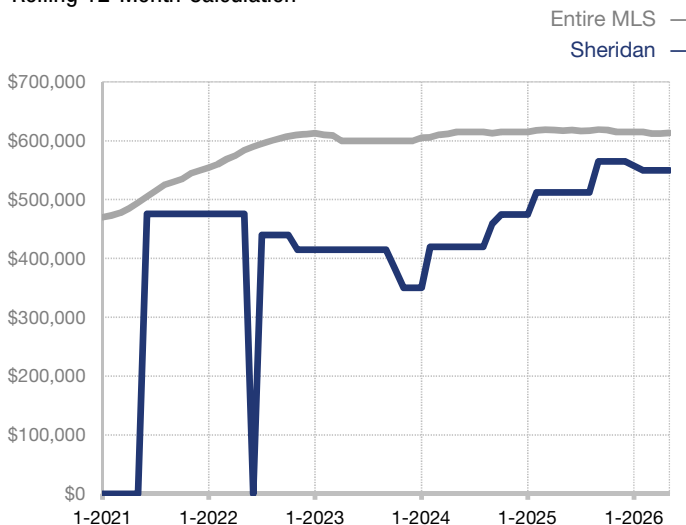
Single Family	May			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 05-2025	Thru 05-2026	Percent Change from Previous Year
Inventory of Active Listings	1	0	- 100.0%	--	--	--
Under Contract	0	0	--	0	0	--
New Listings	0	0	--	1	0	- 100.0%
Sold Listings	0	0	--	1	1	0.0%
Days on Market Until Sale	0	0	--	253	177	- 30.0%
Median Sales Price*	\$0	\$0	--	\$565,000	\$550,000	- 2.7%
Average Sales Price*	\$0	\$0	--	\$565,000	\$550,000	- 2.7%
Percent of List Price Received*	0.0%	0.0%	--	94.3%	95.7%	+ 1.5%

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

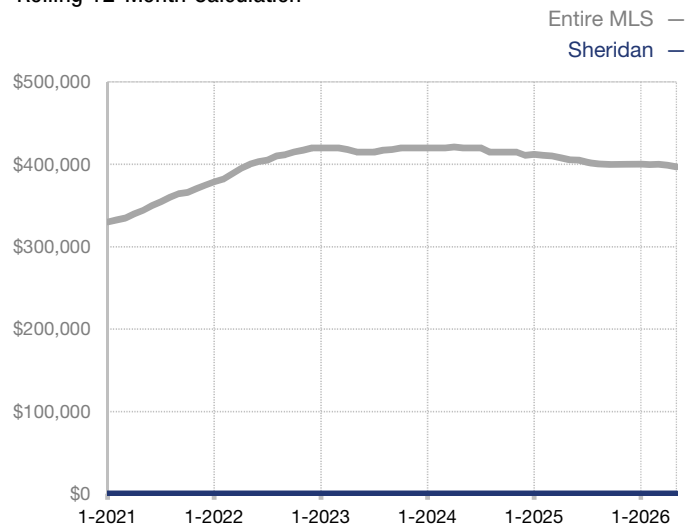
Townhouse/Condo	May			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 05-2025	Thru 05-2026	Percent Change from Previous Year
Inventory of Active Listings	0	0	--	--	--	--
Under Contract	0	0	--	0	0	--
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Days on Market Until Sale	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--

* 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



Local Market Update for May 2026

A Research Tool Provided by the Colorado Association of REALTORS®



Wheat Ridge

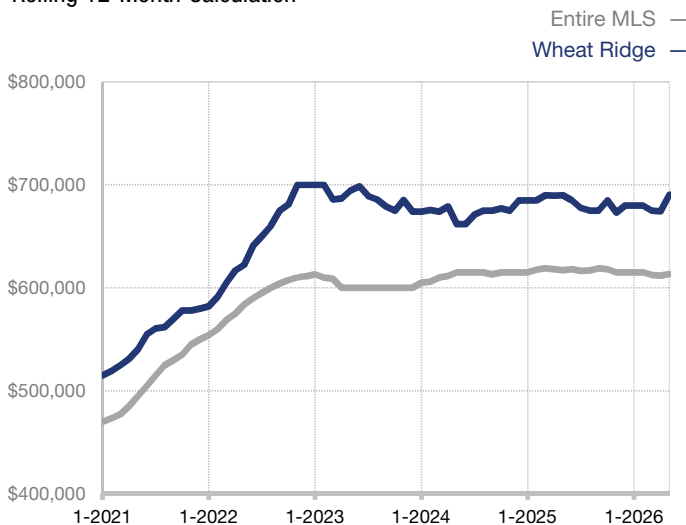
Single Family	May			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 05-2025	Thru 05-2026	Percent Change from Previous Year
Inventory of Active Listings	89	58	- 34.8%	--	--	--
Under Contract	37	38	+ 2.7%	136	157	+ 15.4%
New Listings	61	36	- 41.0%	214	192	- 10.3%
Sold Listings	36	28	- 22.2%	126	133	+ 5.6%
Days on Market Until Sale	9	28	+ 211.1%	32	40	+ 25.0%
Median Sales Price*	\$663,500	\$742,500	+ 11.9%	\$682,500	\$700,000	+ 2.6%
Average Sales Price*	\$754,363	\$857,289	+ 13.6%	\$735,764	\$780,071	+ 6.0%
Percent of List Price Received*	102.6%	100.0%	- 2.5%	100.7%	99.6%	- 1.1%

* 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
Inventory of Active Listings	35	43	+ 22.9%	--	--	--
Under Contract	5	6	+ 20.0%	42	36	- 14.3%
New Listings	9	19	+ 111.1%	73	80	+ 9.6%
Sold Listings	9	6	- 33.3%	47	36	- 23.4%
Days on Market Until Sale	40	125	+ 212.5%	49	69	+ 40.8%
Median Sales Price*	\$565,000	\$290,000	- 48.7%	\$524,995	\$326,250	- 37.9%
Average Sales Price*	\$495,611	\$355,833	- 28.2%	\$464,946	\$377,125	- 18.9%
Percent of List Price Received*	99.9%	100.3%	+ 0.4%	98.6%	98.4%	- 0.2%

* 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

