

Local Market Update for May 2026

A Research Tool Provided by the Colorado Association of REALTORS®



Windsor

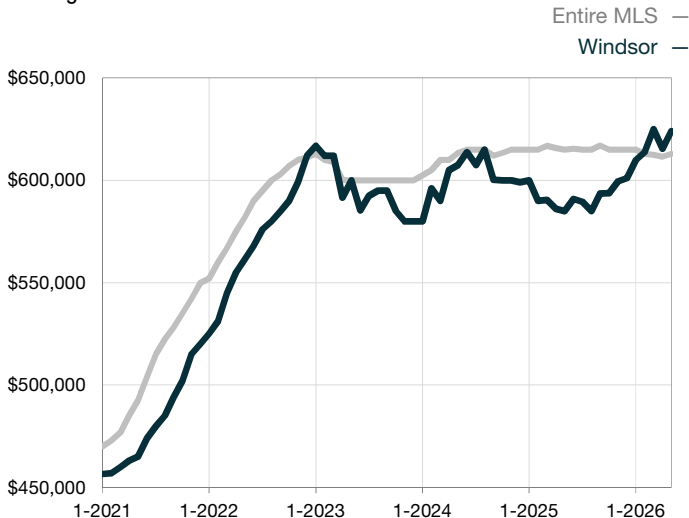
Single Family	May			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 05-2025	Thru 05-2026	Percent Change from Previous Year
Key Metrics						
New Listings	139	102	- 26.6%	616	525	- 14.8%
Sold Listings	107	81	- 24.3%	391	320	- 18.2%
Median Sales Price*	\$580,000	\$632,975	+ 9.1%	\$575,000	\$610,000	+ 6.1%
Average Sales Price*	\$692,666	\$776,775	+ 12.1%	\$692,221	\$694,617	+ 0.3%
Percent of List Price Received*	100.1%	99.0%	- 1.1%	99.7%	99.0%	- 0.7%
Days on Market Until Sale	85	96	+ 12.9%	90	101	+ 12.2%
Inventory of Homes for Sale	270	217	- 19.6%	--	--	--
Months Supply of Inventory	3.7	3.2	- 13.5%	--	--	--

* 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
Key Metrics						
New Listings	12	12	0.0%	86	64	- 25.6%
Sold Listings	11	14	+ 27.3%	38	37	- 2.6%
Median Sales Price*	\$499,000	\$430,000	- 13.8%	\$489,000	\$399,900	- 18.2%
Average Sales Price*	\$485,255	\$460,946	- 5.0%	\$503,520	\$431,993	- 14.2%
Percent of List Price Received*	100.1%	98.2%	- 1.9%	99.2%	97.8%	- 1.4%
Days on Market Until Sale	62	95	+ 53.2%	117	106	- 9.4%
Inventory of Homes for Sale	50	36	- 28.0%	--	--	--
Months Supply of Inventory	6.1	4.9	- 19.7%	--	--	--

* 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

