

MAY 2026

LOCAL MARKET UPDATE

BATTLEMENT MESA/PARACHUTE



COLDWELL BANKER
MASON MORSE

A Research Tool Provided by the Colorado Association of REALTORS®

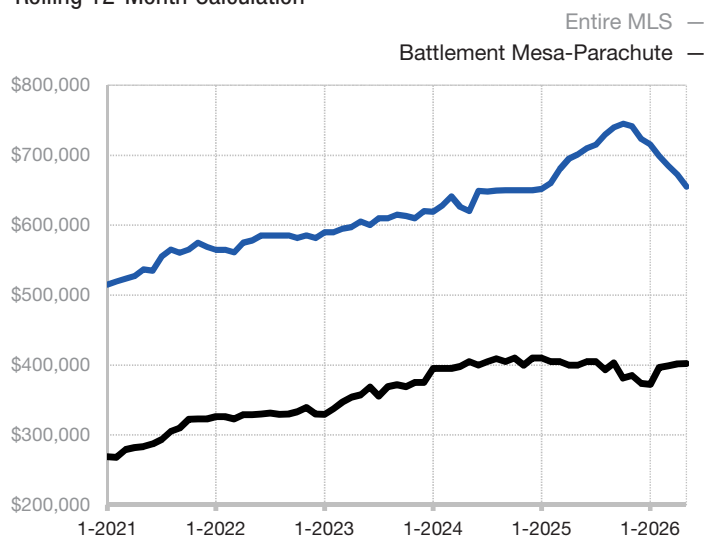
Single Family	May			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 05-2025	Thru 05-2026	Percent Change from Previous Year
New Listings	9	14	+ 55.6%	33	55	+ 66.7%
Sold Listings	4	6	+ 50.0%	24	30	+ 25.0%
Median Sales Price*	\$460,000	\$520,000	+ 13.0%	\$390,750	\$429,250	+ 9.9%
Average Sales Price*	\$469,125	\$508,167	+ 8.3%	\$405,688	\$460,485	+ 13.5%
Percent of List Price Received*	99.9%	98.1%	- 1.8%	99.4%	97.8%	- 1.6%
Days on Market Until Sale	61	96	+ 57.4%	105	136	+ 29.5%
Inventory of Homes for Sale	18	39	+ 116.7%	--	--	--
Months Supply of Inventory	2.5	6.9	+ 176.0%	--	--	--

* 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		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 05-2025	Thru 05-2026	Percent Change from Previous Year
New Listings	3	1	- 66.7%	9	9	0.0%
Sold Listings	2	0	- 100.0%	10	3	- 70.0%
Median Sales Price*	\$315,000	\$0	- 100.0%	\$315,000	\$350,000	+ 11.1%
Average Sales Price*	\$315,000	\$0	- 100.0%	\$305,950	\$346,083	+ 13.1%
Percent of List Price Received*	98.3%	0.0%	- 100.0%	98.1%	100.0%	+ 1.9%
Days on Market Until Sale	49	0	- 100.0%	89	36	- 59.6%
Inventory of Homes for Sale	2	4	+ 100.0%	--	--	--
Months Supply of Inventory	1.2	2.2	+ 83.3%	--	--	--

* 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

