

# Local Market Update for May 2026

A Research Tool Provided by the Colorado Association of REALTORS®



## Vallecito

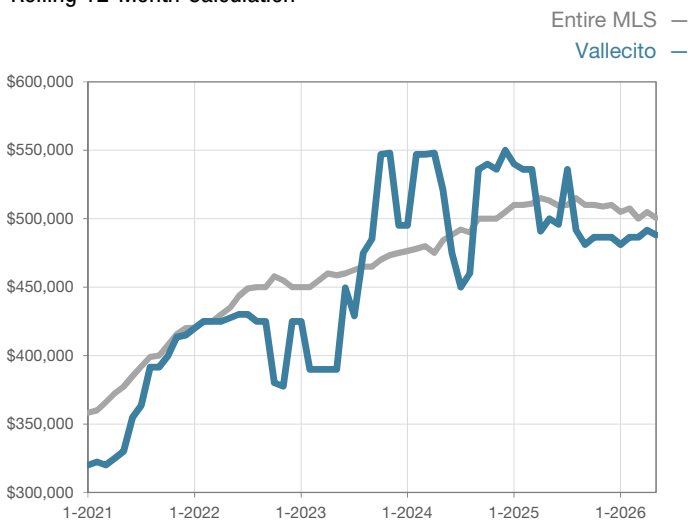
Single Family	May			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 05-2025	Thru 05-2026	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	10	15	+ 50.0%	30	30	0.0%
Sold Listings	3	2	- 33.3%	6	4	- 33.3%
Median Sales Price*	\$500,000	<b>\$809,500</b>	+ 61.9%	\$495,844	<b>\$648,250</b>	+ 30.7%
Average Sales Price*	\$561,896	<b>\$809,500</b>	+ 44.1%	\$523,848	<b>\$652,875</b>	+ 24.6%
Percent of List Price Received*	96.8%	<b>100.0%</b>	+ 3.3%	95.4%	<b>99.0%</b>	+ 3.8%
Days on Market Until Sale	70	45	- 35.7%	123	113	- 8.1%
Cumulative Days on Market Until Sale	70	45	- 35.7%	123	113	- 8.1%
Inventory of Homes for Sale	25	24	- 4.0%	--	--	--
Months Supply of Inventory	9.5	8.0	- 15.8%	--	--	--

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

Townhouse/Condo	May			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 05-2025	Thru 05-2026	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	<b>\$0</b>	--	\$0	<b>\$0</b>	--
Average Sales Price*	\$0	<b>\$0</b>	--	\$0	<b>\$0</b>	--
Percent of List Price Received*	0.0%	<b>0.0%</b>	--	0.0%	<b>0.0%</b>	--
Days on Market Until Sale	0	0	--	0	0	--
Cumulative Days on Market Until Sale	0	0	--	0	0	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	<b>0.0</b>	--	--	--	--

\* 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

