

# Local Market Update for January 2026

A Research Tool Provided by the Colorado Association of REALTORS®

**Make Sure  
Your Agent is a REALTOR®**

Not all agents  
are the same!



## Boulder County

Contact the Boulder Area REALTOR® Association, Longmont Association of REALTORS® or Estes Park Board of REALTORS® for more detailed local statistics or to find a REALTOR® in the area.

### Single Family

Key Metrics	January			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 01-2025	Thru 01-2026	Percent Change from Previous Year
New Listings	299	283	- 5.4%	299	283	- 5.4%
Sold Listings	159	145	- 8.8%	159	145	- 8.8%
Median Sales Price*	\$799,900	<b>\$799,000</b>	- 0.1%	\$799,900	<b>\$799,000</b>	- 0.1%
Average Sales Price*	\$1,046,018	<b>\$1,044,371</b>	- 0.2%	\$1,046,018	<b>\$1,044,371</b>	- 0.2%
Percent of List Price Received*	97.7%	<b>96.2%</b>	- 1.5%	97.7%	<b>96.2%</b>	- 1.5%
Days on Market Until Sale	79	84	+ 6.3%	79	84	+ 6.3%
Inventory of Homes for Sale	643	549	- 14.6%	--	--	--
Months Supply of Inventory	2.6	<b>2.1</b>	- 19.2%	--	--	--

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

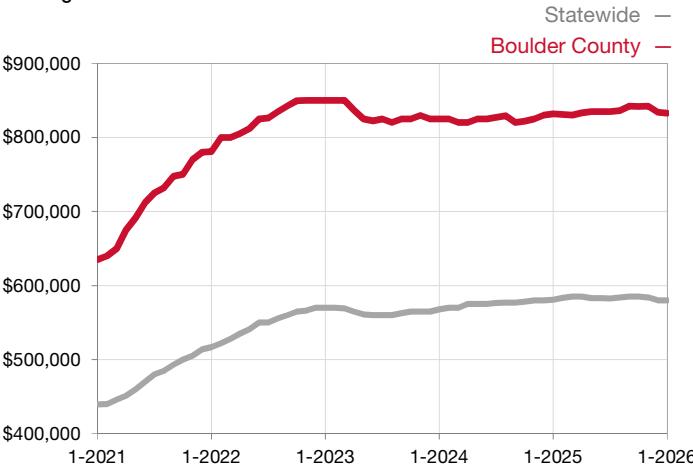
### Townhouse/Condo

Key Metrics	January			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 01-2025	Thru 01-2026	Percent Change from Previous Year
New Listings	157	163	+ 3.8%	157	163	+ 3.8%
Sold Listings	65	50	- 23.1%	65	50	- 23.1%
Median Sales Price*	\$472,000	<b>\$430,500</b>	- 8.8%	\$472,000	<b>\$430,500</b>	- 8.8%
Average Sales Price*	\$539,075	<b>\$485,444</b>	- 9.9%	\$539,075	<b>\$485,444</b>	- 9.9%
Percent of List Price Received*	98.1%	<b>96.8%</b>	- 1.3%	98.1%	<b>96.8%</b>	- 1.3%
Days on Market Until Sale	88	120	+ 36.4%	88	120	+ 36.4%
Inventory of Homes for Sale	372	337	- 9.4%	--	--	--
Months Supply of Inventory	4.0	<b>3.6</b>	- 10.0%	--	--	--

\* 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

