

Local Market Update for January 2026

A Research Tool Provided by the Colorado Association of REALTORS®

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Your Agent is a REALTOR®**

Not all agents
are the same!



Eighth Congressional District

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	852	936	+ 9.9%	852	936	+ 9.9%
Sold Listings	462	420	- 9.1%	462	420	- 9.1%
Median Sales Price*	\$509,500	\$491,500	- 3.5%	\$509,500	\$491,500	- 3.5%
Average Sales Price*	\$549,779	\$544,065	- 1.0%	\$549,779	\$544,065	- 1.0%
Percent of List Price Received*	99.0%	99.0%	0.0%	99.0%	99.0%	0.0%
Days on Market Until Sale	63	74	+ 17.5%	63	74	+ 17.5%
Inventory of Homes for Sale	1,781	1,659	- 6.9%	--	--	--
Months Supply of Inventory	2.6	2.4	- 7.7%	--	--	--

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

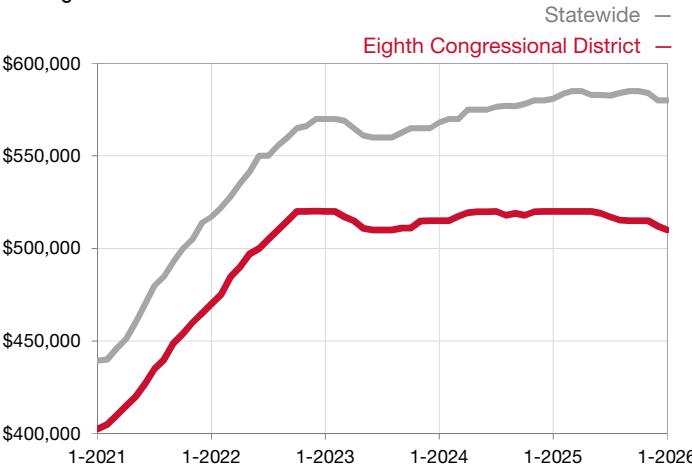
Townhouse/Condo

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	186	187	+ 0.5%	186	187	+ 0.5%
Sold Listings	76	76	0.0%	76	76	0.0%
Median Sales Price*	\$371,480	\$351,500	- 5.4%	\$371,480	\$351,500	- 5.4%
Average Sales Price*	\$383,552	\$365,966	- 4.6%	\$383,552	\$365,966	- 4.6%
Percent of List Price Received*	99.0%	98.5%	- 0.5%	99.0%	98.5%	- 0.5%
Days on Market Until Sale	75	78	+ 4.0%	75	78	+ 4.0%
Inventory of Homes for Sale	421	423	+ 0.5%	--	--	--
Months Supply of Inventory	3.5	3.7	+ 5.7%	--	--	--

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Median Sales Price – Single Family

Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation

