

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!



Fifth 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	1,000	1,006	+ 0.6%	1,000	1,006	+ 0.6%
Sold Listings	569	514	- 9.7%	569	514	- 9.7%
Median Sales Price*	\$485,000	\$470,000	- 3.1%	\$485,000	\$470,000	- 3.1%
Average Sales Price*	\$549,906	\$540,946	- 1.6%	\$549,906	\$540,946	- 1.6%
Percent of List Price Received*	98.7%	98.8%	+ 0.1%	98.7%	98.8%	+ 0.1%
Days on Market Until Sale	65	71	+ 9.2%	65	71	+ 9.2%
Inventory of Homes for Sale	2,251	2,363	+ 5.0%	--	--	--
Months Supply of Inventory	2.8	2.9	+ 3.6%	--	--	--

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

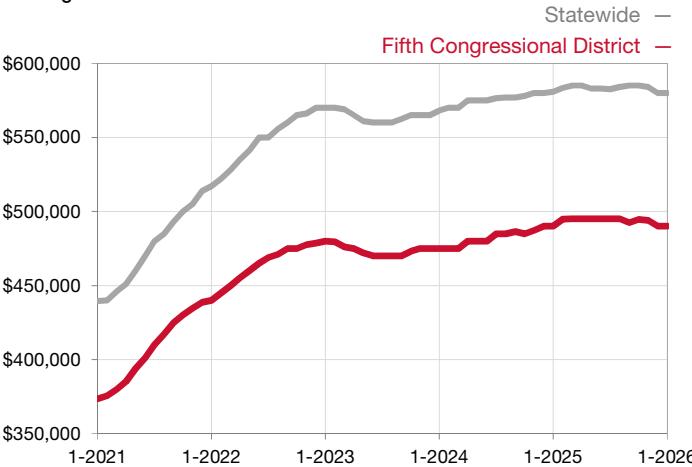
Townhouse/Condo

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	184	187	+ 1.6%	184	187	+ 1.6%
Sold Listings	83	67	- 19.3%	83	67	- 19.3%
Median Sales Price*	\$328,000	\$297,500	- 9.3%	\$328,000	\$297,500	- 9.3%
Average Sales Price*	\$366,976	\$325,432	- 11.3%	\$366,976	\$325,432	- 11.3%
Percent of List Price Received*	97.9%	98.2%	+ 0.3%	97.9%	98.2%	+ 0.3%
Days on Market Until Sale	72	98	+ 36.1%	72	98	+ 36.1%
Inventory of Homes for Sale	519	523	+ 0.8%	--	--	--
Months Supply of Inventory	4.0	4.3	+ 7.5%	--	--	--

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

Median Sales Price – Single Family

Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation

