

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!



First 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	610	636	+ 4.3%	610	636	+ 4.3%
Sold Listings	318	256	- 19.5%	318	256	- 19.5%
Median Sales Price*	\$627,500	\$634,500	+ 1.1%	\$627,500	\$634,500	+ 1.1%
Average Sales Price*	\$803,270	\$825,702	+ 2.8%	\$803,270	\$825,702	+ 2.8%
Percent of List Price Received*	97.7%	97.4%	- 0.3%	97.7%	97.4%	- 0.3%
Days on Market Until Sale	62	69	+ 11.3%	62	69	+ 11.3%
Inventory of Homes for Sale	1,137	961	- 15.5%	--	--	--
Months Supply of Inventory	2.4	2.1	- 12.5%	--	--	--

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

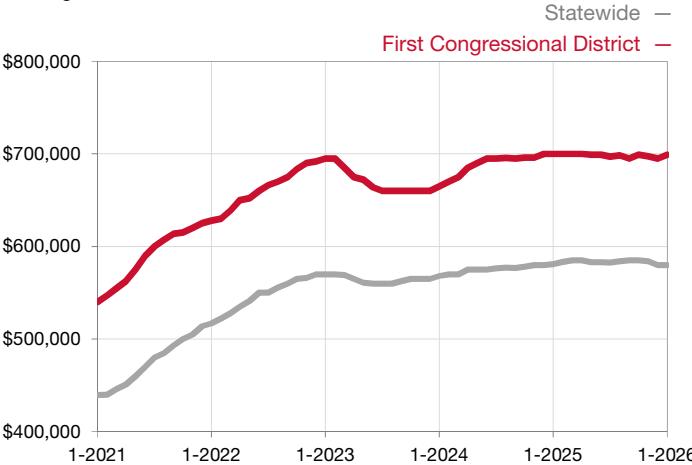
Townhouse/Condo

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	507	521	+ 2.8%	507	521	+ 2.8%
Sold Listings	196	138	- 29.6%	196	138	- 29.6%
Median Sales Price*	\$407,000	\$420,000	+ 3.2%	\$407,000	\$420,000	+ 3.2%
Average Sales Price*	\$496,819	\$534,964	+ 7.7%	\$496,819	\$534,964	+ 7.7%
Percent of List Price Received*	98.1%	96.8%	- 1.3%	98.1%	96.8%	- 1.3%
Days on Market Until Sale	65	96	+ 47.7%	65	96	+ 47.7%
Inventory of Homes for Sale	1,276	1,233	- 3.4%	--	--	--
Months Supply of Inventory	4.5	5.2	+ 15.6%	--	--	--

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Median Sales Price – Single Family

Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation

