

Local Market Update for January 2026

A Research Tool Provided by the Colorado Association of REALTORS®

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are the same!



First Congressional District

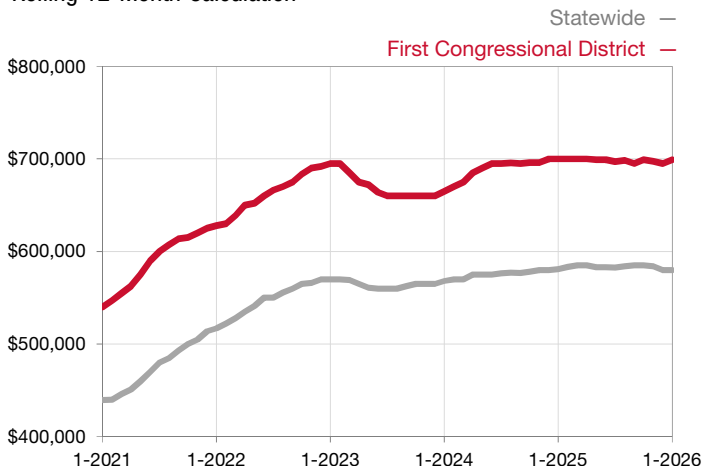
| Single Family | January | | | Year to Date | | |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics | 2025 | 2026 | Percent Change from Previous Year | Thru 01-2025 | Thru 01-2026 | 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 | January | | | Year to Date | | |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics | 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% | -- | -- | -- |

* 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

