

# Local Market Update for January 2026

A Research Tool Provided by the Colorado Association of REALTORS®

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are the same!



## Fourth 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	1,089	<b>1,145</b>	+ 5.1%	1,089	<b>1,145</b>	+ 5.1%
Sold Listings	628	<b>532</b>	- 15.3%	628	<b>532</b>	- 15.3%
Median Sales Price*	\$630,000	<b>\$615,000</b>	- 2.4%	\$630,000	<b>\$615,000</b>	- 2.4%
Average Sales Price*	\$740,970	<b>\$706,180</b>	- 4.7%	\$740,970	<b>\$706,180</b>	- 4.7%
Percent of List Price Received*	98.2%	<b>97.9%</b>	- 0.3%	98.2%	<b>97.9%</b>	- 0.3%
Days on Market Until Sale	82	<b>89</b>	+ 8.5%	82	<b>89</b>	+ 8.5%
Inventory of Homes for Sale	2,536	<b>2,322</b>	- 8.4%	--	--	--
Months Supply of Inventory	2.9	<b>2.5</b>	- 13.8%	--	--	--

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

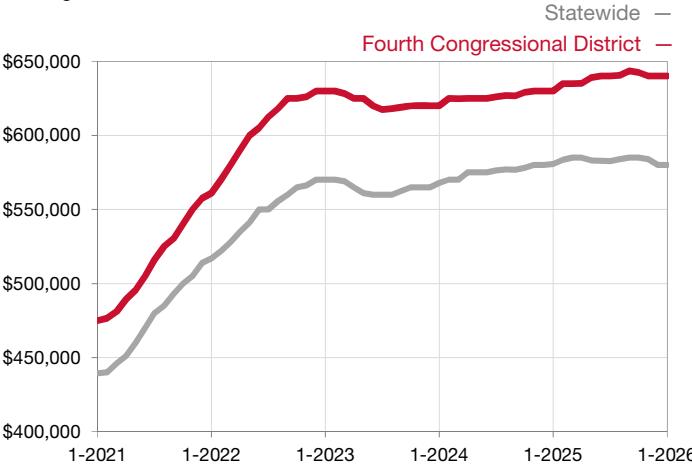
### Townhouse/Condo

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	165	<b>177</b>	+ 7.3%	165	<b>177</b>	+ 7.3%
Sold Listings	69	<b>57</b>	- 17.4%	69	<b>57</b>	- 17.4%
Median Sales Price*	\$441,500	<b>\$446,000</b>	+ 1.0%	\$441,500	<b>\$446,000</b>	+ 1.0%
Average Sales Price*	\$460,584	<b>\$469,464</b>	+ 1.9%	\$460,584	<b>\$469,464</b>	+ 1.9%
Percent of List Price Received*	98.4%	<b>97.7%</b>	- 0.7%	98.4%	<b>97.7%</b>	- 0.7%
Days on Market Until Sale	72	<b>87</b>	+ 20.8%	72	<b>87</b>	+ 20.8%
Inventory of Homes for Sale	367	<b>375</b>	+ 2.2%	--	--	--
Months Supply of Inventory	3.3	<b>3.6</b>	+ 9.1%	--	--	--

\* 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

