

Local Market Update for January 2026

A Research Tool Provided by the Colorado Association of REALTORS®

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Fourth Congressional District

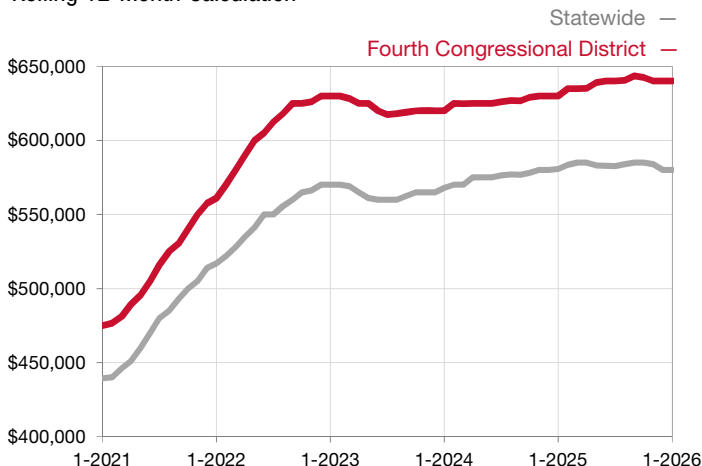
Single Family	January			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 01-2025	Thru 01-2026	Percent Change from Previous Year
New Listings	1,089	1,145	+ 5.1%	1,089	1,145	+ 5.1%
Sold Listings	628	532	- 15.3%	628	532	- 15.3%
Median Sales Price*	\$630,000	\$615,000	- 2.4%	\$630,000	\$615,000	- 2.4%
Average Sales Price*	\$740,970	\$706,180	- 4.7%	\$740,970	\$706,180	- 4.7%
Percent of List Price Received*	98.2%	97.9%	- 0.3%	98.2%	97.9%	- 0.3%
Days on Market Until Sale	82	89	+ 8.5%	82	89	+ 8.5%
Inventory of Homes for Sale	2,536	2,322	- 8.4%	--	--	--
Months Supply of Inventory	2.9	2.5	- 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	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	165	177	+ 7.3%	165	177	+ 7.3%
Sold Listings	69	57	- 17.4%	69	57	- 17.4%
Median Sales Price*	\$441,500	\$446,000	+ 1.0%	\$441,500	\$446,000	+ 1.0%
Average Sales Price*	\$460,584	\$469,464	+ 1.9%	\$460,584	\$469,464	+ 1.9%
Percent of List Price Received*	98.4%	97.7%	- 0.7%	98.4%	97.7%	- 0.7%
Days on Market Until Sale	72	87	+ 20.8%	72	87	+ 20.8%
Inventory of Homes for Sale	367	375	+ 2.2%	--	--	--
Months Supply of Inventory	3.3	3.6	+ 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

