

# 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®

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are the same!



## Larimer County

Contact the Estes Park Board of REALTORS®, Fort Collins Board of REALTORS®, Boulder Area REALTOR® Association, Longmont Association of REALTORS®, Loveland/Berthoud Association of REALTORS®, or Northern Colorado Commercial Association of REALTORS® for more detailed local statistics or to find a REALTOR® in the area.

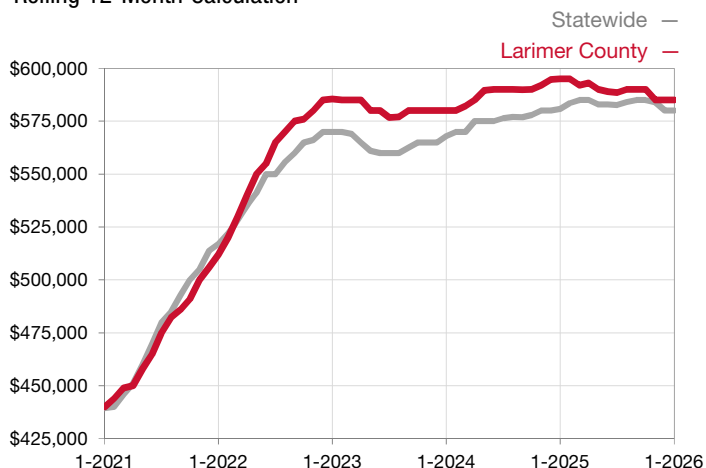
Single Family	January			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 01-2025	Thru 01-2026	Percent Change from Previous Year
New Listings	480	461	- 4.0%	480	461	- 4.0%
Sold Listings	242	233	- 3.7%	242	233	- 3.7%
Median Sales Price*	\$577,000	\$570,000	- 1.2%	\$577,000	\$570,000	- 1.2%
Average Sales Price*	\$702,203	\$702,753	+ 0.1%	\$702,203	\$702,753	+ 0.1%
Percent of List Price Received*	98.4%	98.4%	0.0%	98.4%	98.4%	0.0%
Days on Market Until Sale	80	91	+ 13.8%	80	91	+ 13.8%
Inventory of Homes for Sale	899	904	+ 0.6%	--	--	--
Months Supply of Inventory	2.5	2.3	- 8.0%	--	--	--

\* 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	144	159	+ 10.4%	144	159	+ 10.4%
Sold Listings	60	49	- 18.3%	60	49	- 18.3%
Median Sales Price*	\$418,624	\$435,000	+ 3.9%	\$418,624	\$435,000	+ 3.9%
Average Sales Price*	\$456,201	\$459,270	+ 0.7%	\$456,201	\$459,270	+ 0.7%
Percent of List Price Received*	98.4%	98.3%	- 0.1%	98.4%	98.3%	- 0.1%
Days on Market Until Sale	109	129	+ 18.3%	109	129	+ 18.3%
Inventory of Homes for Sale	338	337	- 0.3%	--	--	--
Months Supply of Inventory	3.4	3.5	+ 2.9%	--	--	--

\* 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

