

## Local Market Update for January 2026

A Research Tool Provided by the Colorado Association of REALTORS®

# 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

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	480	<b>461</b>	- 4.0%	480	<b>461</b>	- 4.0%
Sold Listings	242	<b>233</b>	- 3.7%	242	<b>233</b>	- 3.7%
Median Sales Price*	\$577,000	<b>\$570,000</b>	- 1.2%	\$577,000	<b>\$570,000</b>	- 1.2%
Average Sales Price*	\$702,203	<b>\$702,753</b>	+ 0.1%	\$702,203	<b>\$702,753</b>	+ 0.1%
Percent of List Price Received*	98.4%	<b>98.4%</b>	0.0%	98.4%	<b>98.4%</b>	0.0%
Days on Market Until Sale	80	<b>91</b>	+ 13.8%	80	<b>91</b>	+ 13.8%
Inventory of Homes for Sale	899	<b>904</b>	+ 0.6%	--	--	--
Months Supply of Inventory	2.5	<b>2.3</b>	- 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.

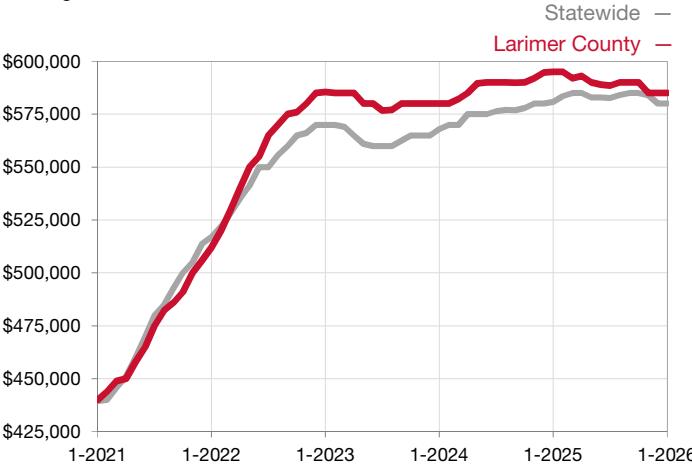
### Townhouse/Condo

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

