

# Local Market Update for January 2026

A Research Tool Provided by the Colorado Association of REALTORS®

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## Second Congressional District

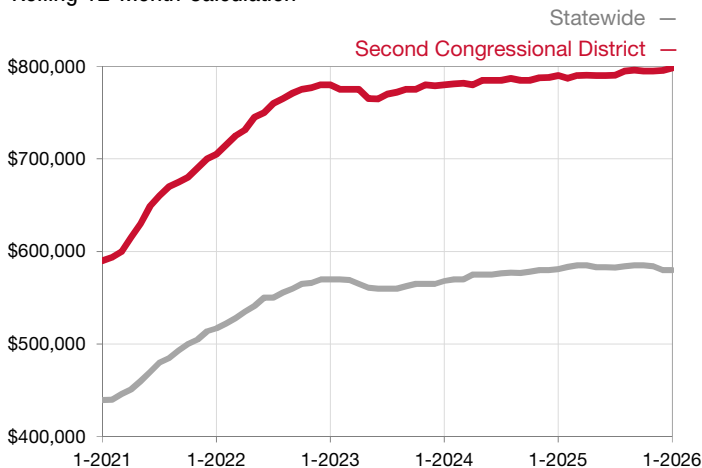
Single Family	January			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 01-2025	Thru 01-2026	Percent Change from Previous Year
New Listings	740	708	- 4.3%	740	708	- 4.3%
Sold Listings	419	379	- 9.5%	419	379	- 9.5%
Median Sales Price*	\$792,000	\$800,000	+ 1.0%	\$792,000	\$800,000	+ 1.0%
Average Sales Price*	\$1,198,613	\$1,121,416	- 6.4%	\$1,198,613	\$1,121,416	- 6.4%
Percent of List Price Received*	97.4%	96.8%	- 0.6%	97.4%	96.8%	- 0.6%
Days on Market Until Sale	86	98	+ 14.0%	86	98	+ 14.0%
Inventory of Homes for Sale	2,049	1,973	- 3.7%	--	--	--
Months Supply of Inventory	3.2	2.9	- 9.4%	--	--	--

\* 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	525	498	- 5.1%	525	498	- 5.1%
Sold Listings	256	199	- 22.3%	256	199	- 22.3%
Median Sales Price*	\$644,500	\$555,000	- 13.9%	\$644,500	\$555,000	- 13.9%
Average Sales Price*	\$872,853	\$815,636	- 6.6%	\$872,853	\$815,636	- 6.6%
Percent of List Price Received*	97.9%	96.6%	- 1.3%	97.9%	96.6%	- 1.3%
Days on Market Until Sale	81	122	+ 50.6%	81	122	+ 50.6%
Inventory of Homes for Sale	1,606	1,621	+ 0.9%	--	--	--
Months Supply of Inventory	4.4	4.7	+ 6.8%	--	--	--

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

Median Sales Price – Single Family  
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo  
Rolling 12-Month Calculation

