

Local Market Update for January 2026

A Research Tool Provided by the Colorado Association of REALTORS®

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Seventh Congressional District

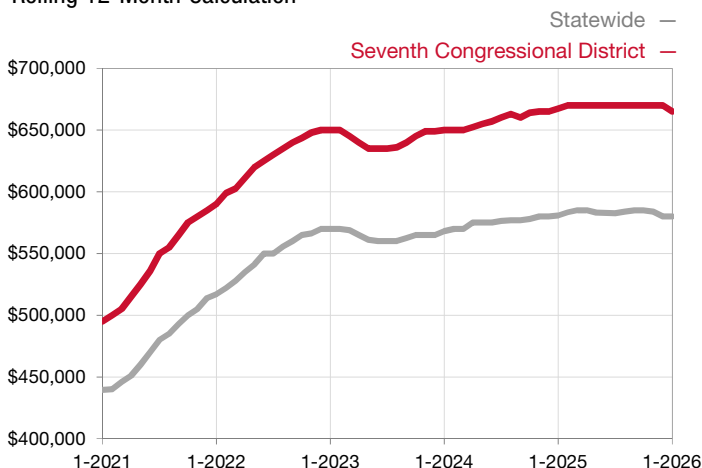
Single Family	January			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 01-2025	Thru 01-2026	Percent Change from Previous Year
New Listings	751	774	+ 3.1%	751	774	+ 3.1%
Sold Listings	441	387	- 12.2%	441	387	- 12.2%
Median Sales Price*	\$650,000	\$615,000	- 5.4%	\$650,000	\$615,000	- 5.4%
Average Sales Price*	\$730,822	\$708,109	- 3.1%	\$730,822	\$708,109	- 3.1%
Percent of List Price Received*	98.4%	97.3%	- 1.1%	98.4%	97.3%	- 1.1%
Days on Market Until Sale	66	82	+ 24.2%	66	82	+ 24.2%
Inventory of Homes for Sale	1,882	1,803	- 4.2%	--	--	--
Months Supply of Inventory	2.8	2.6	- 7.1%	--	--	--

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

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	251	207	- 17.5%	251	207	- 17.5%
Sold Listings	135	88	- 34.8%	135	88	- 34.8%
Median Sales Price*	\$425,000	\$421,433	- 0.8%	\$425,000	\$421,433	- 0.8%
Average Sales Price*	\$438,297	\$439,439	+ 0.3%	\$438,297	\$439,439	+ 0.3%
Percent of List Price Received*	99.1%	97.7%	- 1.4%	99.1%	97.7%	- 1.4%
Days on Market Until Sale	60	88	+ 46.7%	60	88	+ 46.7%
Inventory of Homes for Sale	553	492	- 11.0%	--	--	--
Months Supply of Inventory	3.2	3.2	0.0%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

