

# 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

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	751	774	+ 3.1%	751	774	+ 3.1%
Sold Listings	441	387	- 12.2%	441	387	- 12.2%
Median Sales Price*	\$650,000	<b>\$615,000</b>	- 5.4%	\$650,000	<b>\$615,000</b>	- 5.4%
Average Sales Price*	\$730,822	<b>\$708,109</b>	- 3.1%	\$730,822	<b>\$708,109</b>	- 3.1%
Percent of List Price Received*	98.4%	<b>97.3%</b>	- 1.1%	98.4%	<b>97.3%</b>	- 1.1%
Days on Market Until Sale	66	82	+ 24.2%	66	82	+ 24.2%
Inventory of Homes for Sale	1,882	<b>1,803</b>	- 4.2%	--	--	--
Months Supply of Inventory	2.8	<b>2.6</b>	- 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.

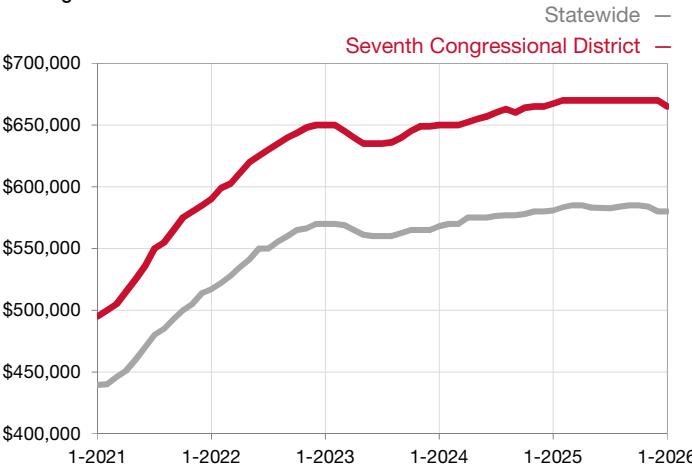
## Townhouse/Condo

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

