

Local Market Update for January 2026

A Research Tool Provided by the Colorado Association of REALTORS®

Sixth 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	640	635	- 0.8%	640	635	- 0.8%
Sold Listings	370	351	- 5.1%	370	351	- 5.1%
Median Sales Price*	\$575,250	\$565,000	- 1.8%	\$575,250	\$565,000	- 1.8%
Average Sales Price*	\$670,555	\$651,616	- 2.8%	\$670,555	\$651,616	- 2.8%
Percent of List Price Received*	98.9%	98.9%	0.0%	98.9%	98.9%	0.0%
Days on Market Until Sale	57	65	+ 14.0%	57	65	+ 14.0%
Inventory of Homes for Sale	1,358	1,071	- 21.1%	--	--	--
Months Supply of Inventory	2.5	1.9	- 24.0%	--	--	--

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

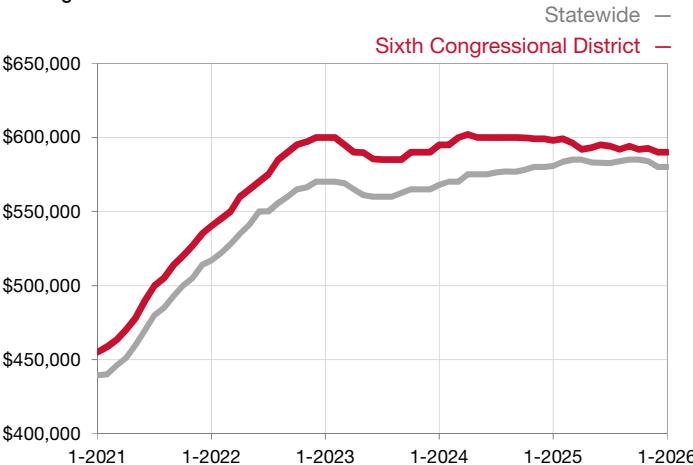
Townhouse/Condo

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	383	394	+ 2.9%	383	394	+ 2.9%
Sold Listings	159	135	- 15.1%	159	135	- 15.1%
Median Sales Price*	\$352,000	\$347,500	- 1.3%	\$352,000	\$347,500	- 1.3%
Average Sales Price*	\$356,643	\$377,044	+ 5.7%	\$356,643	\$377,044	+ 5.7%
Percent of List Price Received*	98.4%	98.1%	- 0.3%	98.4%	98.1%	- 0.3%
Days on Market Until Sale	71	79	+ 11.3%	71	79	+ 11.3%
Inventory of Homes for Sale	866	829	- 4.3%	--	--	--
Months Supply of Inventory	3.5	3.6	+ 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

