

Local Market Update for January 2026

A Research Tool Provided by the Colorado Association of REALTORS®

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Sixth Congressional District

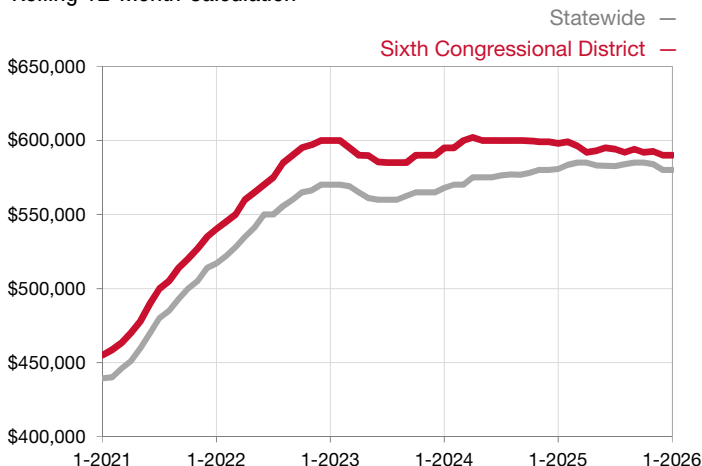
| Single Family | January | | | Year to Date | | |
|---------------------------------|-----------|------------------|-----------------------------------|--------------|------------------|-----------------------------------|
| Key Metrics | 2025 | 2026 | Percent Change from Previous Year | Thru 01-2025 | Thru 01-2026 | Percent Change from Previous Year |
| New Listings | 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 | 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 | 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

