

Local Market Update for January 2026

A Research Tool Provided by the Colorado Association of REALTORS®

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are the same!



Third Congressional District

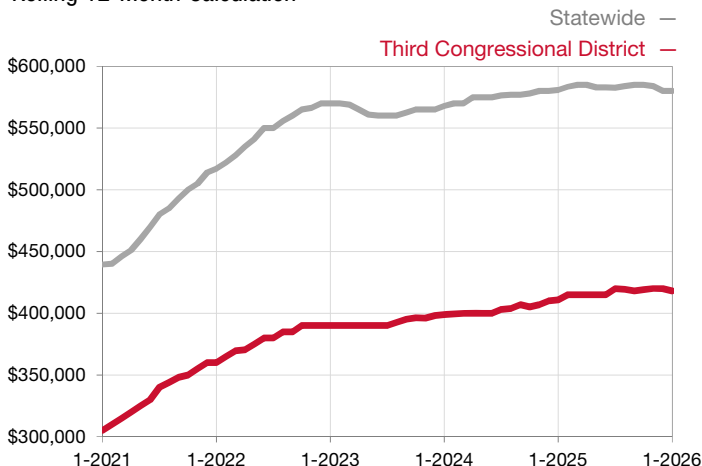
| Single Family | January | | | Year to Date | | |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics | 2025 | 2026 | Percent Change from Previous Year | Thru 01-2025 | Thru 01-2026 | Percent Change from Previous Year |
| New Listings | 1,061 | 996 | - 6.1% | 1,061 | 996 | - 6.1% |
| Sold Listings | 522 | 516 | - 1.1% | 522 | 516 | - 1.1% |
| Median Sales Price* | \$427,650 | \$400,000 | - 6.5% | \$427,650 | \$400,000 | - 6.5% |
| Average Sales Price* | \$877,868 | \$780,318 | - 11.1% | \$877,868 | \$780,318 | - 11.1% |
| Percent of List Price Received* | 96.6% | 96.6% | 0.0% | 96.6% | 96.6% | 0.0% |
| Days on Market Until Sale | 115 | 126 | + 9.6% | 115 | 126 | + 9.6% |
| Inventory of Homes for Sale | 3,342 | 3,510 | + 5.0% | -- | -- | -- |
| Months Supply of Inventory | 4.4 | 4.6 | + 4.5% | -- | -- | -- |

* 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 | 210 | 193 | - 8.1% | 210 | 193 | - 8.1% |
| Sold Listings | 97 | 81 | - 16.5% | 97 | 81 | - 16.5% |
| Median Sales Price* | \$473,500 | \$559,000 | + 18.1% | \$473,500 | \$559,000 | + 18.1% |
| Average Sales Price* | \$1,497,553 | \$1,277,089 | - 14.7% | \$1,497,553 | \$1,277,089 | - 14.7% |
| Percent of List Price Received* | 96.6% | 96.7% | + 0.1% | 96.6% | 96.7% | + 0.1% |
| Days on Market Until Sale | 110 | 145 | + 31.8% | 110 | 145 | + 31.8% |
| Inventory of Homes for Sale | 695 | 712 | + 2.4% | -- | -- | -- |
| Months Supply of Inventory | 5.4 | 5.9 | + 9.3% | -- | -- | -- |

* 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

