

Local Market Update for January 2026

A Research Tool Provided by the Colorado Association of REALTORS®

Third 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	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.

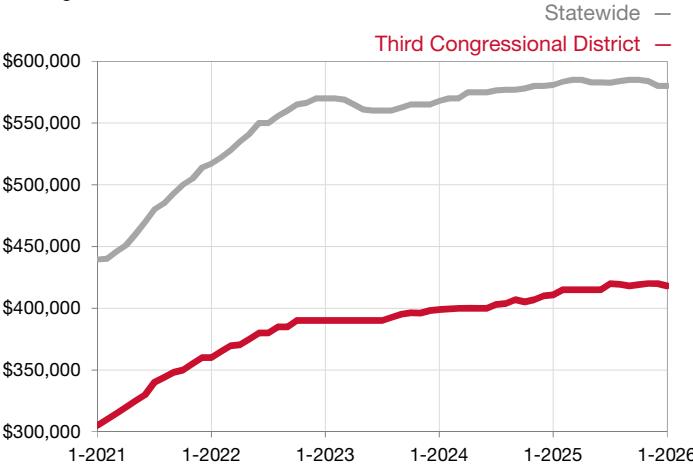
Townhouse/Condo

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	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

