

Local Market Update for February 2026

A Research Tool Provided by the Colorado Association of REALTORS®

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Eighth Congressional District

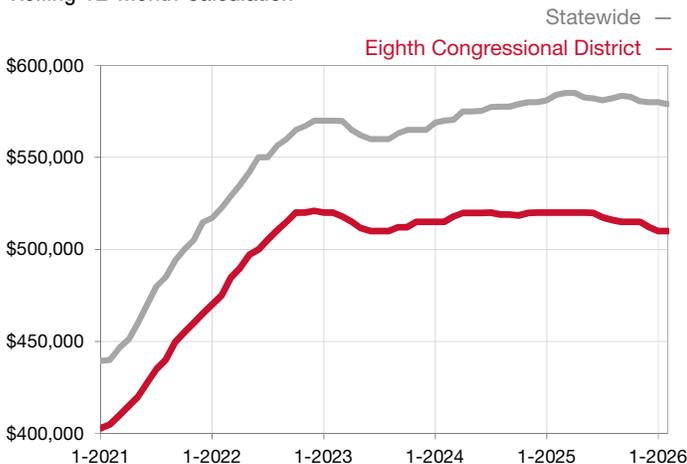
Single Family	February			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 02-2025	Thru 02-2026	Percent Change from Previous Year
New Listings	892	897	+ 0.6%	1,737	1,819	+ 4.7%
Sold Listings	567	591	+ 4.2%	1,026	1,011	- 1.5%
Median Sales Price*	\$520,000	\$507,500	- 2.4%	\$515,000	\$500,000	- 2.9%
Average Sales Price*	\$560,062	\$540,210	- 3.5%	\$554,131	\$542,323	- 2.1%
Percent of List Price Received*	99.3%	99.2%	- 0.1%	99.2%	99.1%	- 0.1%
Days on Market Until Sale	67	69	+ 3.0%	66	73	+ 10.6%
Inventory of Homes for Sale	1,868	1,597	- 14.5%	--	--	--
Months Supply of Inventory	2.7	2.3	- 14.8%	--	--	--

* 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	February			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 02-2025	Thru 02-2026	Percent Change from Previous Year
New Listings	171	189	+ 10.5%	355	372	+ 4.8%
Sold Listings	82	85	+ 3.7%	158	161	+ 1.9%
Median Sales Price*	\$368,500	\$355,000	- 3.7%	\$370,000	\$353,000	- 4.6%
Average Sales Price*	\$369,237	\$365,077	- 1.1%	\$376,123	\$365,876	- 2.7%
Percent of List Price Received*	98.7%	98.2%	- 0.5%	98.8%	98.3%	- 0.5%
Days on Market Until Sale	65	74	+ 13.8%	71	77	+ 8.5%
Inventory of Homes for Sale	432	433	+ 0.2%	--	--	--
Months Supply of Inventory	3.6	3.8	+ 5.6%	--	--	--

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Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation

