

Local Market Update for February 2026

A Research Tool Provided by the Colorado Association of REALTORS®

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Fifth Congressional District

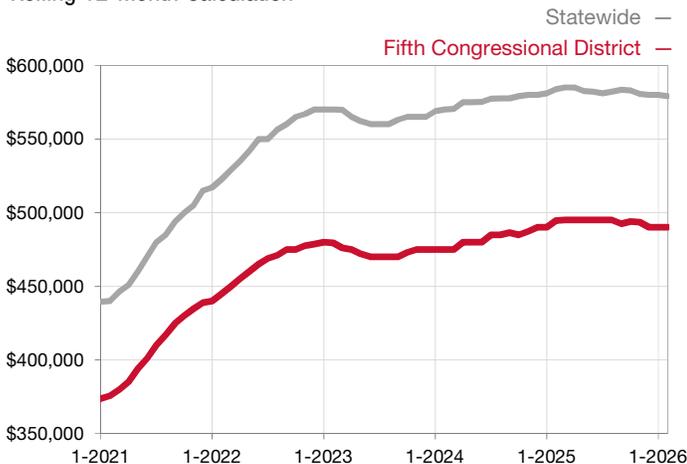
Single Family	February			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 02-2025	Thru 02-2026	Percent Change from Previous Year
New Listings	930	1,136	+ 22.2%	1,930	2,127	+ 10.2%
Sold Listings	639	666	+ 4.2%	1,208	1,181	- 2.2%
Median Sales Price*	\$479,900	\$465,000	- 3.1%	\$481,500	\$469,950	- 2.4%
Average Sales Price*	\$552,867	\$526,620	- 4.7%	\$551,460	\$533,022	- 3.3%
Percent of List Price Received*	99.0%	99.0%	0.0%	98.8%	98.9%	+ 0.1%
Days on Market Until Sale	60	66	+ 10.0%	63	68	+ 7.9%
Inventory of Homes for Sale	2,167	2,415	+ 11.4%	--	--	--
Months Supply of Inventory	2.7	3.0	+ 11.1%	--	--	--

* 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	178	206	+ 15.7%	362	395	+ 9.1%
Sold Listings	98	84	- 14.3%	181	151	- 16.6%
Median Sales Price*	\$325,000	\$332,600	+ 2.3%	\$325,000	\$312,000	- 4.0%
Average Sales Price*	\$340,603	\$357,432	+ 4.9%	\$352,696	\$343,234	- 2.7%
Percent of List Price Received*	98.2%	98.3%	+ 0.1%	98.0%	98.2%	+ 0.2%
Days on Market Until Sale	75	85	+ 13.3%	73	91	+ 24.7%
Inventory of Homes for Sale	514	564	+ 9.7%	--	--	--
Months Supply of Inventory	4.0	4.6	+ 15.0%	--	--	--

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

