

# Local Market Update for February 2026

A Research Tool Provided by the Colorado Association of REALTORS®

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## First 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                    | 668       | <b>724</b>       | + 8.4%                            | 1,275        | <b>1,363</b>     | + 6.9%                            |
| Sold Listings                   | 412       | <b>388</b>       | - 5.8%                            | 729          | <b>647</b>       | - 11.2%                           |
| Median Sales Price*             | \$695,500 | <b>\$645,000</b> | - 7.3%                            | \$668,000    | <b>\$645,000</b> | - 3.4%                            |
| Average Sales Price*            | \$908,533 | <b>\$851,361</b> | - 6.3%                            | \$863,080    | <b>\$839,781</b> | - 2.7%                            |
| Percent of List Price Received* | 98.7%     | <b>98.6%</b>     | - 0.1%                            | 98.3%        | <b>98.1%</b>     | - 0.2%                            |
| Days on Market Until Sale       | 54        | <b>55</b>        | + 1.9%                            | 58           | <b>61</b>        | + 5.2%                            |
| Inventory of Homes for Sale     | 1,263     | <b>1,090</b>     | - 13.7%                           | --           | --               | --                                |
| Months Supply of Inventory      | 2.6       | <b>2.3</b>       | - 11.5%                           | --           | --               | --                                |

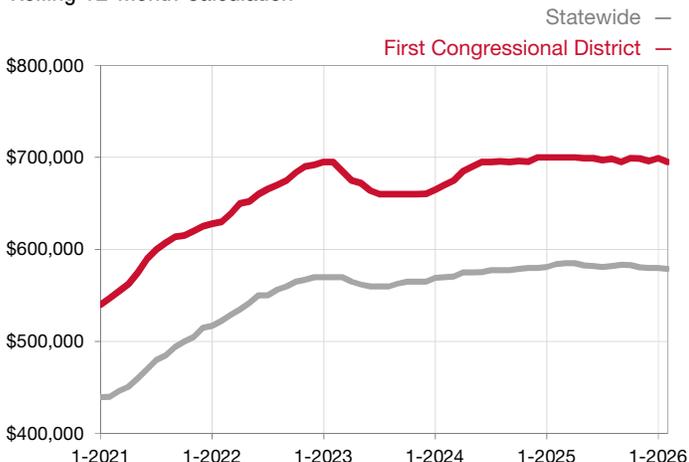
\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

| Townhouse/Condo                 | February  |                  |                                   | Year to Date |                  |                                   |
|---------------------------------|-----------|------------------|-----------------------------------|--------------|------------------|-----------------------------------|
|                                 | 2025      | 2026             | Percent Change from Previous Year | Thru 02-2025 | Thru 02-2026     | Percent Change from Previous Year |
| New Listings                    | 550       | <b>574</b>       | + 4.4%                            | 1,057        | <b>1,091</b>     | + 3.2%                            |
| Sold Listings                   | 195       | <b>192</b>       | - 1.5%                            | 391          | <b>331</b>       | - 15.3%                           |
| Median Sales Price*             | \$416,500 | <b>\$392,500</b> | - 5.8%                            | \$412,000    | <b>\$415,000</b> | + 0.7%                            |
| Average Sales Price*            | \$547,284 | <b>\$475,143</b> | - 13.2%                           | \$521,987    | <b>\$500,300</b> | - 4.2%                            |
| Percent of List Price Received* | 98.4%     | <b>98.1%</b>     | - 0.3%                            | 98.3%        | <b>97.6%</b>     | - 0.7%                            |
| Days on Market Until Sale       | 64        | <b>70</b>        | + 9.4%                            | 64           | <b>81</b>        | + 26.6%                           |
| Inventory of Homes for Sale     | 1,441     | <b>1,415</b>     | - 1.8%                            | --           | --               | --                                |
| Months Supply of Inventory      | 5.3       | <b>5.9</b>       | + 11.3%                           | --           | --               | --                                |

\* 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

