

Local Market Update for February 2026

A Research Tool Provided by the Colorado Association of REALTORS®

Morgan County

Contact the Morgan County Board of REALTORS®, Logan County Board of REALTORS® or Greeley Area REALTOR® Association for more detailed local statistics or to find a REALTOR® in the area.

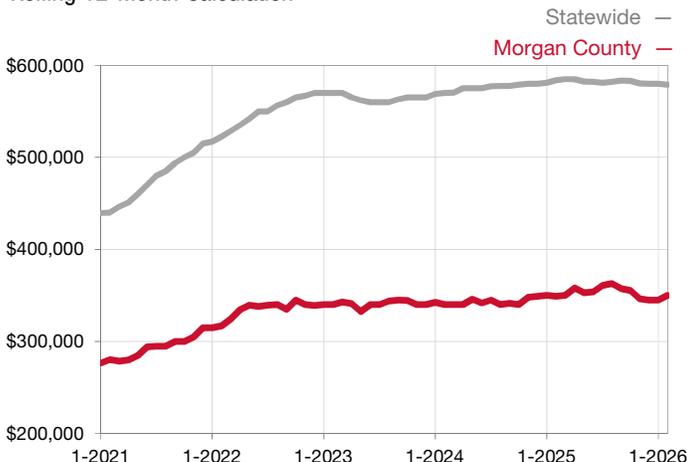
Single Family	February			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 02-2025	Thru 02-2026	Percent Change from Previous Year
Key Metrics						
New Listings	30	40	+ 33.3%	67	76	+ 13.4%
Sold Listings	20	26	+ 30.0%	41	39	- 4.9%
Median Sales Price*	\$277,500	\$360,000	+ 29.7%	\$345,000	\$360,000	+ 4.3%
Average Sales Price*	\$297,005	\$363,870	+ 22.5%	\$356,598	\$362,810	+ 1.7%
Percent of List Price Received*	91.2%	96.9%	+ 6.3%	95.2%	97.0%	+ 1.9%
Days on Market Until Sale	79	80	+ 1.3%	73	79	+ 8.2%
Inventory of Homes for Sale	117	105	- 10.3%	--	--	--
Months Supply of Inventory	4.4	4.2	- 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	February			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 02-2025	Thru 02-2026	Percent Change from Previous Year
Key Metrics						
New Listings	5	2	- 60.0%	8	3	- 62.5%
Sold Listings	1	1	0.0%	1	1	0.0%
Median Sales Price*	\$260,000	\$224,000	- 13.8%	\$260,000	\$224,000	- 13.8%
Average Sales Price*	\$260,000	\$224,000	- 13.8%	\$260,000	\$224,000	- 13.8%
Percent of List Price Received*	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%
Days on Market Until Sale	10	102	+ 920.0%	10	102	+ 920.0%
Inventory of Homes for Sale	12	6	- 50.0%	--	--	--
Months Supply of Inventory	6.7	2.5	- 62.7%	--	--	--

* 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

