

Local Market Update for February 2026

A Research Tool Provided by the Colorado Association of REALTORS®

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Second Congressional District

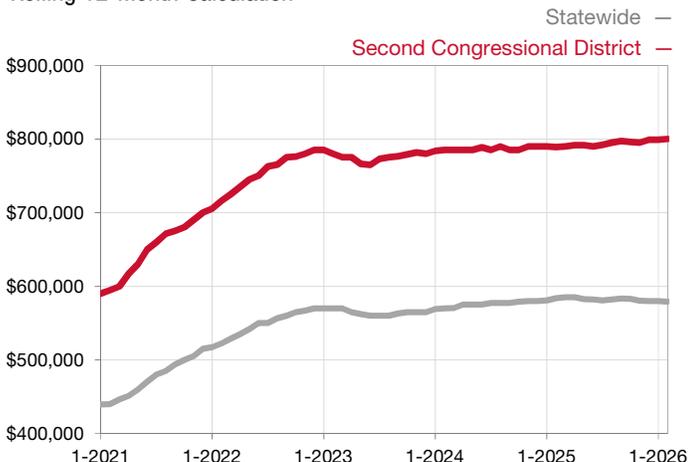
Single Family	February			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 02-2025	Thru 02-2026	Percent Change from Previous Year
Key Metrics						
New Listings	860	778	- 9.5%	1,583	1,471	- 7.1%
Sold Listings	465	460	- 1.1%	879	835	- 5.0%
Median Sales Price*	\$742,000	\$775,000	+ 4.4%	\$760,000	\$786,489	+ 3.5%
Average Sales Price*	\$1,148,150	\$1,149,329	+ 0.1%	\$1,174,264	\$1,137,763	- 3.1%
Percent of List Price Received*	98.0%	97.6%	- 0.4%	97.7%	97.3%	- 0.4%
Days on Market Until Sale	91	96	+ 5.5%	90	99	+ 10.0%
Inventory of Homes for Sale	2,146	1,978	- 7.8%	--	--	--
Months Supply of Inventory	3.4	2.9	- 14.7%	--	--	--

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

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	542	514	- 5.2%	1,052	952	- 9.5%
Sold Listings	255	240	- 5.9%	508	431	- 15.2%
Median Sales Price*	\$610,000	\$682,500	+ 11.9%	\$629,950	\$621,200	- 1.4%
Average Sales Price*	\$899,197	\$1,037,155	+ 15.3%	\$889,164	\$946,142	+ 6.4%
Percent of List Price Received*	98.2%	97.9%	- 0.3%	98.0%	97.3%	- 0.7%
Days on Market Until Sale	80	116	+ 45.0%	84	118	+ 40.5%
Inventory of Homes for Sale	1,710	1,594	- 6.8%	--	--	--
Months Supply of Inventory	4.9	4.6	- 6.1%	--	--	--

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

