

# Local Market Update for February 2026

A Research Tool Provided by the Colorado Association of REALTORS®

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## Seventh Congressional District

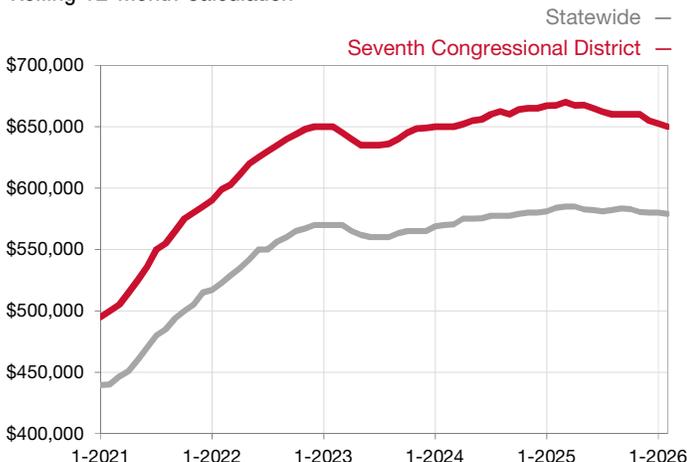
Single Family	February			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 02-2025	Thru 02-2026	Percent Change from Previous Year
New Listings	822	992	+ 20.7%	1,633	1,812	+ 11.0%
Sold Listings	541	557	+ 3.0%	990	971	- 1.9%
Median Sales Price*	\$649,450	\$637,665	- 1.8%	\$649,900	\$620,950	- 4.5%
Average Sales Price*	\$724,310	\$693,466	- 4.3%	\$723,317	\$688,399	- 4.8%
Percent of List Price Received*	99.1%	98.5%	- 0.6%	98.8%	98.0%	- 0.8%
Days on Market Until Sale	60	67	+ 11.7%	63	74	+ 17.5%
Inventory of Homes for Sale	2,028	2,112	+ 4.1%	--	--	--
Months Supply of Inventory	3.0	3.0	0.0%	--	--	--

\* 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	270	263	- 2.6%	521	465	- 10.7%
Sold Listings	138	113	- 18.1%	273	203	- 25.6%
Median Sales Price*	\$415,000	\$399,000	- 3.9%	\$419,000	\$405,000	- 3.3%
Average Sales Price*	\$447,220	\$414,327	- 7.4%	\$443,064	\$423,833	- 4.3%
Percent of List Price Received*	98.5%	98.2%	- 0.3%	98.8%	98.0%	- 0.8%
Days on Market Until Sale	60	84	+ 40.0%	60	85	+ 41.7%
Inventory of Homes for Sale	599	568	- 5.2%	--	--	--
Months Supply of Inventory	3.5	3.7	+ 5.7%	--	--	--

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Median Sales Price – Single Family  
Rolling 12-Month Calculation



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

