

# Local Market Update for February 2026

A Research Tool Provided by the Colorado Association of REALTORS®

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## Sixth Congressional District

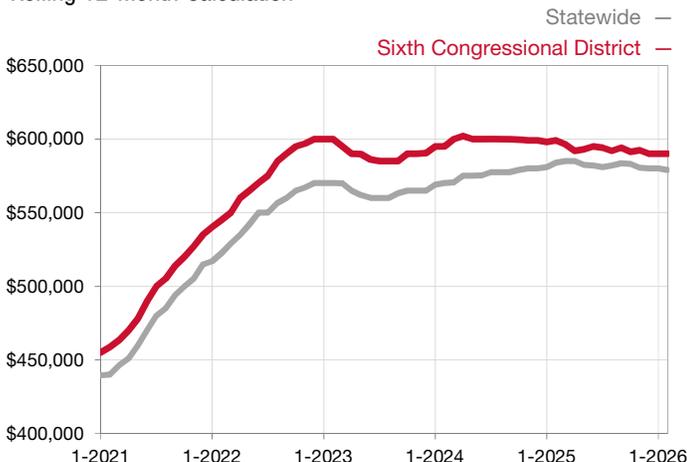
Single Family	February			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 02-2025	Thru 02-2026	Percent Change from Previous Year
New Listings	685	666	- 2.8%	1,325	1,299	- 2.0%
Sold Listings	419	442	+ 5.5%	789	796	+ 0.9%
Median Sales Price*	\$595,000	\$579,500	- 2.6%	\$586,000	\$570,000	- 2.7%
Average Sales Price*	\$699,047	\$699,059	+ 0.0%	\$685,686	\$677,555	- 1.2%
Percent of List Price Received*	99.2%	99.3%	+ 0.1%	99.1%	99.1%	0.0%
Days on Market Until Sale	55	56	+ 1.8%	56	60	+ 7.1%
Inventory of Homes for Sale	1,417	1,092	- 22.9%	--	--	--
Months Supply of Inventory	2.6	1.9	- 26.9%	--	--	--

\* 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	405	382	- 5.7%	788	769	- 2.4%
Sold Listings	196	163	- 16.8%	355	300	- 15.5%
Median Sales Price*	\$350,000	\$320,000	- 8.6%	\$350,000	\$329,750	- 5.8%
Average Sales Price*	\$368,432	\$334,688	- 9.2%	\$363,152	\$352,960	- 2.8%
Percent of List Price Received*	98.8%	97.2%	- 1.6%	98.6%	97.6%	- 1.0%
Days on Market Until Sale	64	60	- 6.3%	67	69	+ 3.0%
Inventory of Homes for Sale	937	903	- 3.6%	--	--	--
Months Supply of Inventory	3.9	4.0	+ 2.6%	--	--	--

\* 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

