

# Local Market Update for February 2026

A Research Tool Provided by the Colorado Association of REALTORS®

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## Third Congressional District

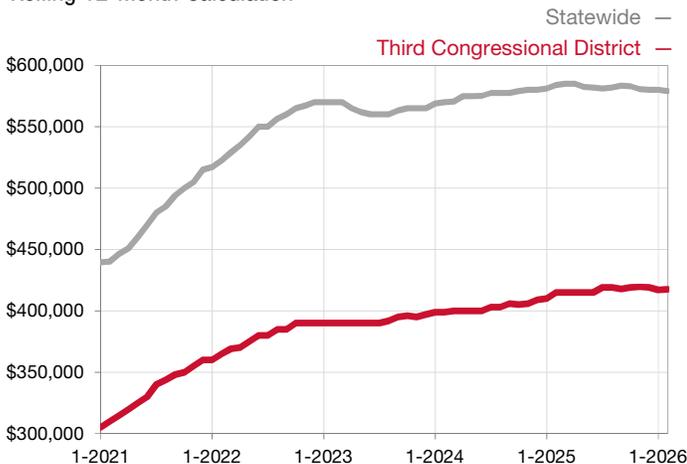
Single Family	February			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 02-2025	Thru 02-2026	Percent Change from Previous Year
New Listings	994	1,027	+ 3.3%	2,061	2,036	- 1.2%
Sold Listings	594	560	- 5.7%	1,116	1,087	- 2.6%
Median Sales Price*	\$405,900	\$415,000	+ 2.2%	\$415,000	\$407,500	- 1.8%
Average Sales Price*	\$719,676	\$715,730	- 0.5%	\$792,693	\$742,845	- 6.3%
Percent of List Price Received*	97.0%	96.9%	- 0.1%	96.8%	96.7%	- 0.1%
Days on Market Until Sale	112	128	+ 14.3%	114	126	+ 10.5%
Inventory of Homes for Sale	3,391	3,616	+ 6.6%	--	--	--
Months Supply of Inventory	4.4	4.7	+ 6.8%	--	--	--

\* 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	196	189	- 3.6%	407	385	- 5.4%
Sold Listings	89	86	- 3.4%	186	168	- 9.7%
Median Sales Price*	\$390,000	\$455,750	+ 16.9%	\$426,000	\$508,500	+ 19.4%
Average Sales Price*	\$1,042,524	\$837,114	- 19.7%	\$1,279,824	\$1,046,881	- 18.2%
Percent of List Price Received*	97.4%	97.0%	- 0.4%	97.0%	96.8%	- 0.2%
Days on Market Until Sale	119	127	+ 6.7%	114	133	+ 16.7%
Inventory of Homes for Sale	688	754	+ 9.6%	--	--	--
Months Supply of Inventory	5.4	6.2	+ 14.8%	--	--	--

\* 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

