

Local Market Update for March 2026

A Research Tool Provided by the Colorado Association of REALTORS®

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First Congressional District

Single Family	March			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 03-2025	Thru 03-2026	Percent Change from Previous Year
Key Metrics						
New Listings	880	849	- 3.5%	2,155	2,212	+ 2.6%
Sold Listings	490	535	+ 9.2%	1,219	1,186	- 2.7%
Median Sales Price*	\$699,850	\$725,000	+ 3.6%	\$680,000	\$679,900	- 0.0%
Average Sales Price*	\$850,827	\$930,720	+ 9.4%	\$858,155	\$880,045	+ 2.6%
Percent of List Price Received*	99.3%	99.2%	- 0.1%	98.7%	98.6%	- 0.1%
Days on Market Until Sale	42	37	- 11.9%	51	50	- 2.0%
Inventory of Homes for Sale	1,401	1,180	- 15.8%	--	--	--
Months Supply of Inventory	2.9	2.5	- 13.8%	--	--	--

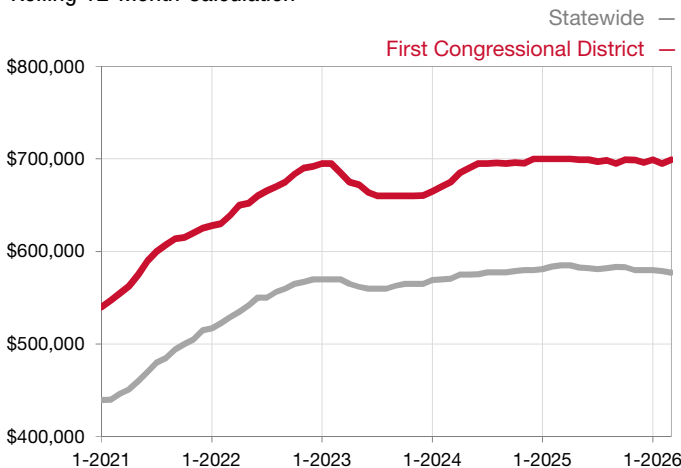
* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse/Condo	March			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 03-2025	Thru 03-2026	Percent Change from Previous Year
Key Metrics						
New Listings	683	605	- 11.4%	1,740	1,693	- 2.7%
Sold Listings	260	258	- 0.8%	651	589	- 9.5%
Median Sales Price*	\$390,000	\$430,750	+ 10.4%	\$402,000	\$419,000	+ 4.2%
Average Sales Price*	\$490,521	\$506,669	+ 3.3%	\$509,420	\$502,997	- 1.3%
Percent of List Price Received*	98.4%	98.4%	0.0%	98.3%	97.9%	- 0.4%
Days on Market Until Sale	58	64	+ 10.3%	62	73	+ 17.7%
Inventory of Homes for Sale	1,675	1,529	- 8.7%	--	--	--
Months Supply of Inventory	6.2	6.4	+ 3.2%	--	--	--

* 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

