

Local Market Update for April 2026

A Research Tool Provided by the Colorado Association of REALTORS®

Make Sure Your Agent is a REALTOR®

Not all agents are the same!



Eighth Congressional District

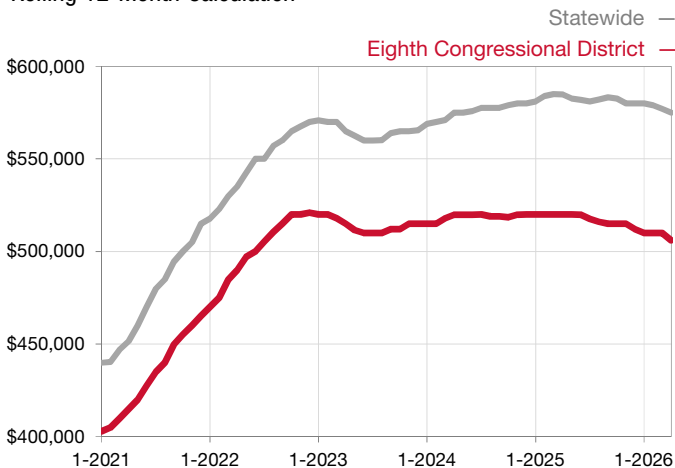
Single Family	April			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 04-2025	Thru 04-2026	Percent Change from Previous Year
New Listings	1,245	1,151	- 7.6%	4,081	4,124	+ 1.1%
Sold Listings	763	841	+ 10.2%	2,526	2,694	+ 6.7%
Median Sales Price*	\$525,000	\$499,000	- 5.0%	\$520,000	\$502,055	- 3.5%
Average Sales Price*	\$565,796	\$543,675	- 3.9%	\$555,783	\$543,448	- 2.2%
Percent of List Price Received*	99.6%	99.9%	+ 0.3%	99.4%	99.5%	+ 0.1%
Days on Market Until Sale	53	55	+ 3.8%	62	64	+ 3.2%
Inventory of Homes for Sale	2,160	1,804	- 16.5%	--	--	--
Months Supply of Inventory	3.2	2.5	- 21.9%	--	--	--

* 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	April			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 04-2025	Thru 04-2026	Percent Change from Previous Year
New Listings	221	222	+ 0.5%	825	785	- 4.8%
Sold Listings	161	155	- 3.7%	429	455	+ 6.1%
Median Sales Price*	\$383,700	\$360,000	- 6.2%	\$378,000	\$360,000	- 4.8%
Average Sales Price*	\$381,788	\$364,830	- 4.4%	\$379,132	\$371,295	- 2.1%
Percent of List Price Received*	99.6%	99.6%	0.0%	99.3%	99.0%	- 0.3%
Days on Market Until Sale	50	61	+ 22.0%	64	68	+ 6.3%
Inventory of Homes for Sale	511	488	- 4.5%	--	--	--
Months Supply of Inventory	4.3	4.2	- 2.3%	--	--	--

* 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

