

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!



First Congressional District

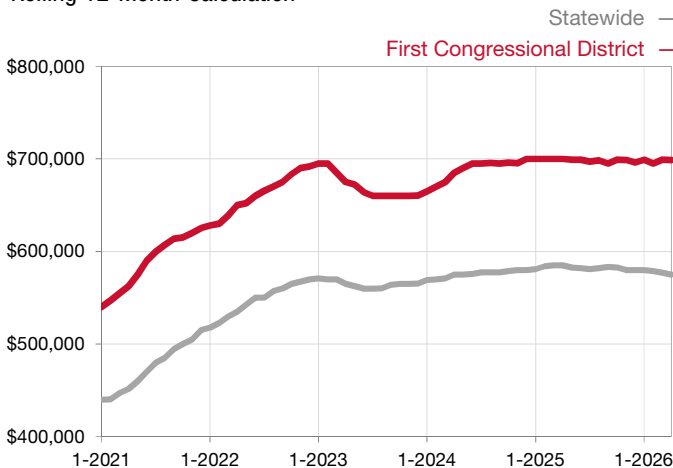
Single Family	April			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 04-2025	Thru 04-2026	Percent Change from Previous Year
New Listings	1,091	980	- 10.2%	3,246	3,192	- 1.7%
Sold Listings	587	588	+ 0.2%	1,806	1,779	- 1.5%
Median Sales Price*	\$735,000	\$725,000	- 1.4%	\$699,000	\$700,000	+ 0.1%
Average Sales Price*	\$889,950	\$934,852	+ 5.0%	\$868,489	\$898,272	+ 3.4%
Percent of List Price Received*	99.7%	99.3%	- 0.4%	99.0%	98.8%	- 0.2%
Days on Market Until Sale	29	33	+ 13.8%	44	44	0.0%
Inventory of Homes for Sale	1,779	1,384	- 22.2%	--	--	--
Months Supply of Inventory	3.7	2.9	- 21.6%	--	--	--

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

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	668	654	- 2.1%	2,408	2,345	- 2.6%
Sold Listings	275	277	+ 0.7%	926	867	- 6.4%
Median Sales Price*	\$375,000	\$387,500	+ 3.3%	\$395,000	\$405,000	+ 2.5%
Average Sales Price*	\$510,289	\$472,896	- 7.3%	\$509,678	\$493,388	- 3.2%
Percent of List Price Received*	98.8%	98.4%	- 0.4%	98.5%	98.1%	- 0.4%
Days on Market Until Sale	54	64	+ 18.5%	60	70	+ 16.7%
Inventory of Homes for Sale	1,927	1,743	- 9.5%	--	--	--
Months Supply of Inventory	7.2	7.3	+ 1.4%	--	--	--

* 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

