

Local Market Update for April 2026

A Research Tool Provided by the Colorado Association of REALTORS®

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Second Congressional District

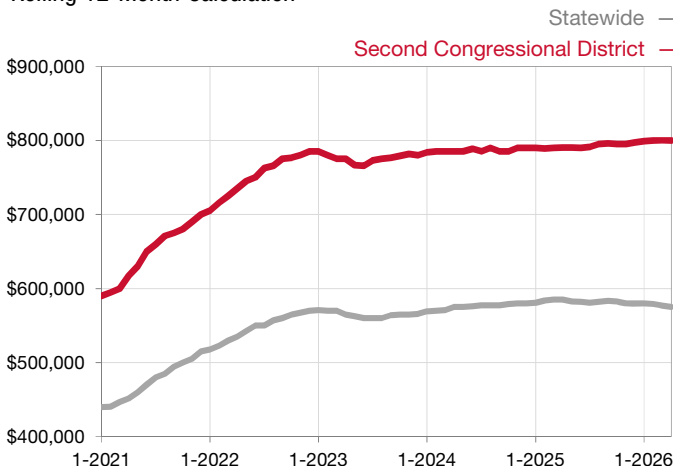
Single Family	April			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 04-2025	Thru 04-2026	Percent Change from Previous Year
New Listings	1,415	1,258	- 11.1%	4,127	3,946	- 4.4%
Sold Listings	721	679	- 5.8%	2,229	2,165	- 2.9%
Median Sales Price*	\$802,000	\$812,500	+ 1.3%	\$785,000	\$800,000	+ 1.9%
Average Sales Price*	\$1,203,144	\$1,187,596	- 1.3%	\$1,185,178	\$1,160,803	- 2.1%
Percent of List Price Received*	98.5%	98.7%	+ 0.2%	98.1%	98.0%	- 0.1%
Days on Market Until Sale	72	65	- 9.7%	81	84	+ 3.7%
Inventory of Homes for Sale	2,707	2,486	- 8.2%	--	--	--
Months Supply of Inventory	4.2	3.6	- 14.3%	--	--	--

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

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	731	594	- 18.7%	2,427	2,170	- 10.6%
Sold Listings	354	344	- 2.8%	1,177	1,098	- 6.7%
Median Sales Price*	\$561,250	\$590,000	+ 5.1%	\$599,000	\$600,000	+ 0.2%
Average Sales Price*	\$881,260	\$823,637	- 6.5%	\$895,899	\$875,987	- 2.2%
Percent of List Price Received*	97.9%	97.7%	- 0.2%	98.0%	97.5%	- 0.5%
Days on Market Until Sale	75	76	+ 1.3%	79	96	+ 21.5%
Inventory of Homes for Sale	2,032	1,851	- 8.9%	--	--	--
Months Supply of Inventory	5.9	5.5	- 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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation

