

Local Market Update for April 2026

A Research Tool Provided by the Colorado Association of REALTORS®

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Third Congressional District

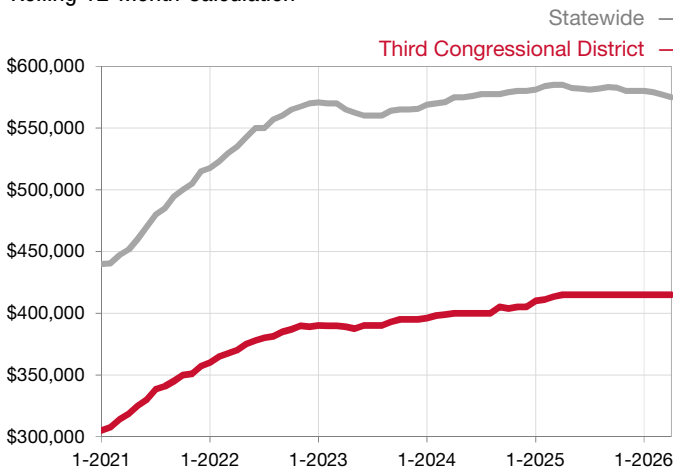
Single Family	April			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 04-2025	Thru 04-2026	Percent Change from Previous Year
Key Metrics						
New Listings	1,468	1,526	+ 4.0%	4,746	5,010	+ 5.6%
Sold Listings	772	761	- 1.4%	2,562	2,585	+ 0.9%
Median Sales Price*	\$405,000	\$403,000	- 0.5%	\$405,000	\$400,000	- 1.2%
Average Sales Price*	\$1,028,318	\$670,968	- 34.8%	\$869,362	\$667,729	- 23.2%
Percent of List Price Received*	97.8%	97.0%	- 0.8%	97.3%	97.0%	- 0.3%
Days on Market Until Sale	100	109	+ 9.0%	108	117	+ 8.3%
Inventory of Homes for Sale	3,817	4,153	+ 8.8%	--	--	--
Months Supply of Inventory	5.1	5.5	+ 7.8%	--	--	--

* 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	April			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 04-2025	Thru 04-2026	Percent Change from Previous Year
Key Metrics						
New Listings	227	230	+ 1.3%	833	851	+ 2.2%
Sold Listings	121	120	- 0.8%	401	388	- 3.2%
Median Sales Price*	\$392,500	\$415,550	+ 5.9%	\$425,000	\$447,500	+ 5.3%
Average Sales Price*	\$948,792	\$1,039,694	+ 9.6%	\$1,282,648	\$1,071,422	- 16.5%
Percent of List Price Received*	97.4%	97.9%	+ 0.5%	97.0%	97.2%	+ 0.2%
Days on Market Until Sale	98	107	+ 9.2%	110	121	+ 10.0%
Inventory of Homes for Sale	738	798	+ 8.1%	--	--	--
Months Supply of Inventory	6.0	6.8	+ 13.3%	--	--	--

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

