Local Market Update for October 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

	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 10-2025**	**Thru 10-2026**	Percent Change from Previous Year
New Listings	928	**849**	- 8.5%	10,182	**10,087**	- 0.9%
Sold Listings	696	**542**	- 22.1%	7,046	**6,790**	- 3.6%
Median Sales Price*	$505,000	**$500,000**	- 1.0%	$515,000	**$500,211**	- 2.9%
Average Sales Price*	$546,444	**$541,151**	- 1.0%	$551,811	**$544,527**	- 1.3%
Percent of List Price Received*	98.9%	**99.2%**	+ 0.3%	99.4%	**99.4%**	0.0%
Days on Market Until Sale	62	**63**	+ 1.6%	56	**56**	0.0%
Inventory of Homes for Sale	2,485	**2,426**	- 2.4%	--	**--**	--
Months Supply of Inventory	3.6	**3.6**	0.0%	--	**--**	--

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

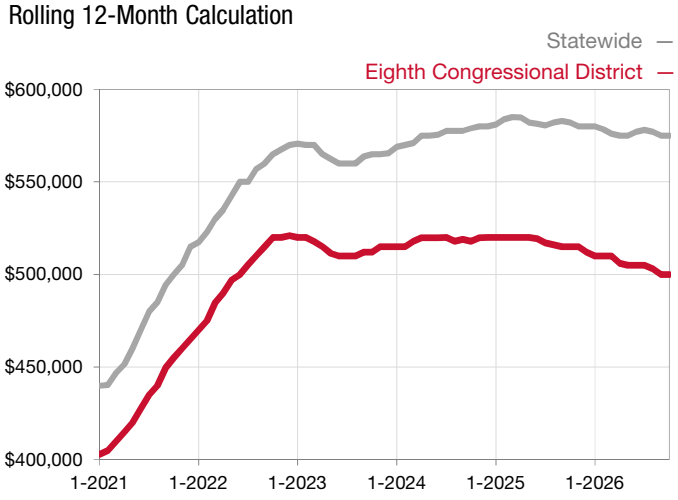
Townhouse/Condo

	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 10-2025**	**Thru 10-2026**	Percent Change from Previous Year
New Listings	170	**142**	- 16.5%	2,032	**1,821**	- 10.4%
Sold Listings	115	**75**	- 34.8%	1,180	**1,093**	- 7.4%
Median Sales Price*	$360,000	**$364,000**	+ 1.1%	$370,000	**$355,000**	- 4.1%
Average Sales Price*	$374,630	**$352,646**	- 5.9%	$375,973	**$366,133**	- 2.6%
Percent of List Price Received*	98.6%	**97.5%**	- 1.1%	99.1%	**98.9%**	- 0.2%
Days on Market Until Sale	61	**100**	+ 63.9%	61	**68**	+ 11.5%
Inventory of Homes for Sale	633	**476**	- 24.8%	--	**--**	--
Months Supply of Inventory	5.4	**4.5**	- 16.7%	--	**--**	--

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

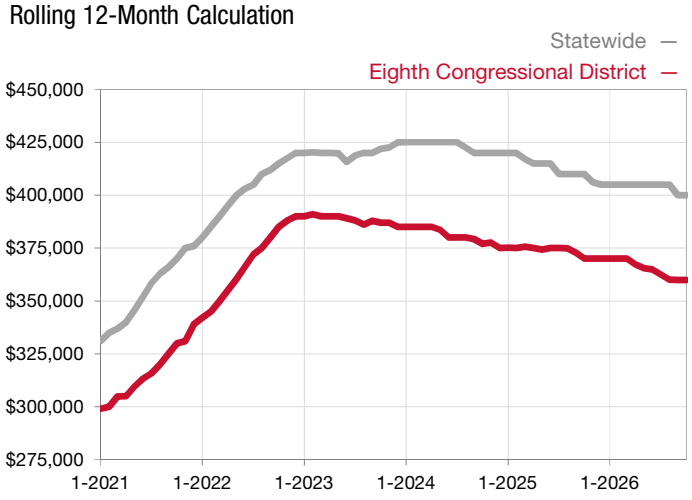
Median Sales Price – Single Family

Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation



Current as of November 4, 2026. All data from the multiple listing services in the state of Colorado. Report © 2026 ShowingTime Plus, LLC.