Local Market Update for October 2026

A Research Tool Provided by the Colorado Association of REALTORS®

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First Congressional District

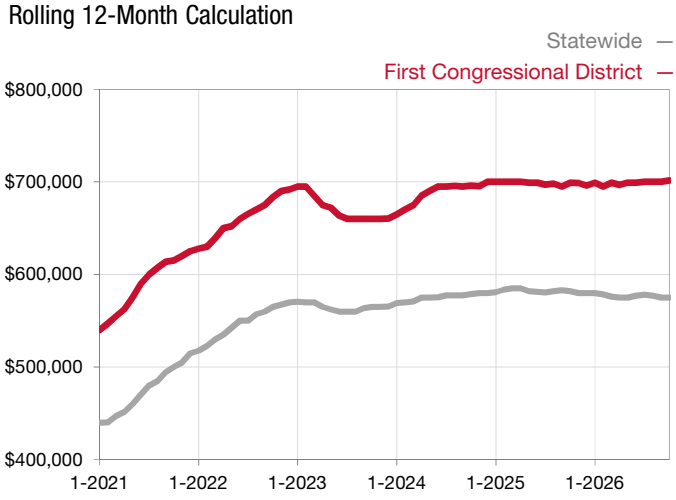
Single Family	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 10-2025**	**Thru 10-2026**	Percent Change from Previous Year
New Listings	670	**601**	- 10.3%	7,749	**7,648**	- 1.3%
Sold Listings	482	**389**	- 19.3%	4,857	**4,752**	- 2.2%
Median Sales Price*	$700,000	**$710,000**	+ 1.4%	$699,900	**$710,000**	+ 1.4%
Average Sales Price*	$918,221	**$905,430**	- 1.4%	$880,234	**$916,673**	+ 4.1%
Percent of List Price Received*	98.1%	**98.2%**	+ 0.1%	98.6%	**98.8%**	+ 0.2%
Days on Market Until Sale	45	**40**	- 11.1%	40	**39**	- 2.5%
Inventory of Homes for Sale	1,860	**1,626**	- 12.6%	--	**--**	--
Months Supply of Inventory	3.9	**3.5**	- 10.3%	--	**--**	--

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

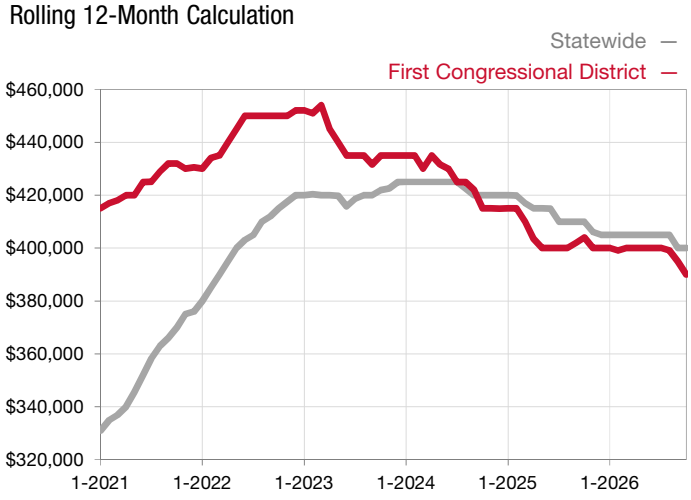
Townhouse/Condo	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 10-2025**	**Thru 10-2026**	Percent Change from Previous Year
New Listings	443	**376**	- 15.1%	5,465	**5,254**	- 3.9%
Sold Listings	228	**197**	- 13.6%	2,497	**2,236**	- 10.5%
Median Sales Price*	$404,000	**$357,000**	- 11.6%	$400,750	**$394,500**	- 1.6%
Average Sales Price*	$570,477	**$547,046**	- 4.1%	$506,032	**$504,725**	- 0.3%
Percent of List Price Received*	97.7%	**97.3%**	- 0.4%	98.2%	**97.9%**	- 0.3%
Days on Market Until Sale	65	**79**	+ 21.5%	61	**68**	+ 11.5%
Inventory of Homes for Sale	1,895	**1,665**	- 12.1%	--	**--**	--
Months Supply of Inventory	7.6	**7.5**	- 1.3%	--	**--**	--

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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.