Local Market Update for October 2026

A Research Tool Provided by the Colorado Association of REALTORS®

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Second Congressional District

Single Family

Key Metrics	October 2025	October 2026	Percent Change from Previous Year	Year to Date Thru 10-2025	Year to Date Thru 10-2026	Percent Change from Previous Year
New Listings	830	**749**	- 9.8%	11,294	**10,570**	- 6.4%
Sold Listings	816	**584**	- 28.4%	6,959	**6,562**	- 5.7%
Median Sales Price*	$800,000	**$810,000**	+ 1.3%	$795,000	**$815,000**	+ 2.5%
Average Sales Price*	$1,277,472	**$1,259,234**	- 1.4%	$1,183,553	**$1,174,456**	- 0.8%
Percent of List Price Received*	97.5%	**97.3%**	- 0.2%	97.9%	**98.0%**	+ 0.1%
Days on Market Until Sale	79	**83**	+ 5.1%	72	**73**	+ 1.4%
Inventory of Homes for Sale	3,226	**3,048**	- 5.5%	--	**--**	--
Months Supply of Inventory	4.7	**4.7**	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.

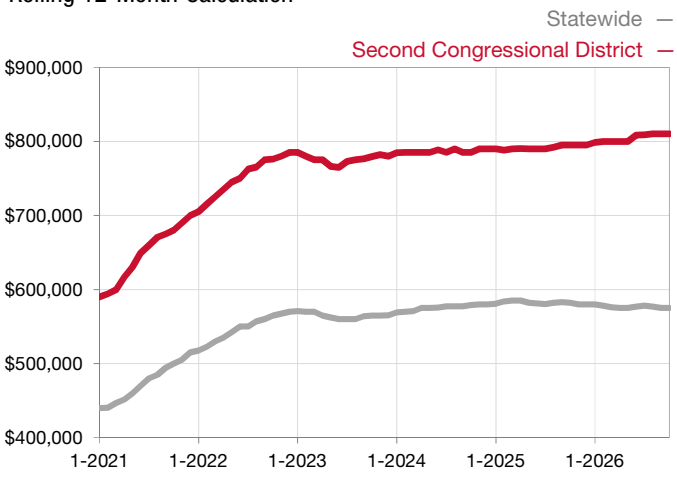
Townhouse/Condo

Key Metrics	October 2025	October 2026	Percent Change from Previous Year	Year to Date Thru 10-2025	Year to Date Thru 10-2026	Percent Change from Previous Year
New Listings	445	**372**	- 16.4%	6,051	**5,776**	- 4.5%
Sold Listings	384	**322**	- 16.1%	3,418	**3,107**	- 9.1%
Median Sales Price*	$655,500	**$615,000**	- 6.2%	$590,000	**$599,000**	+ 1.5%
Average Sales Price*	$966,674	**$974,558**	+ 0.8%	$856,540	**$905,504**	+ 5.7%
Percent of List Price Received*	97.1%	**96.8%**	- 0.3%	97.7%	**97.5%**	- 0.2%
Days on Market Until Sale	89	**86**	- 3.4%	78	**88**	+ 12.8%
Inventory of Homes for Sale	2,049	**2,163**	+ 5.6%	--	**--**	--
Months Supply of Inventory	6.0	**6.9**	+ 15.0%	--	**--**	--

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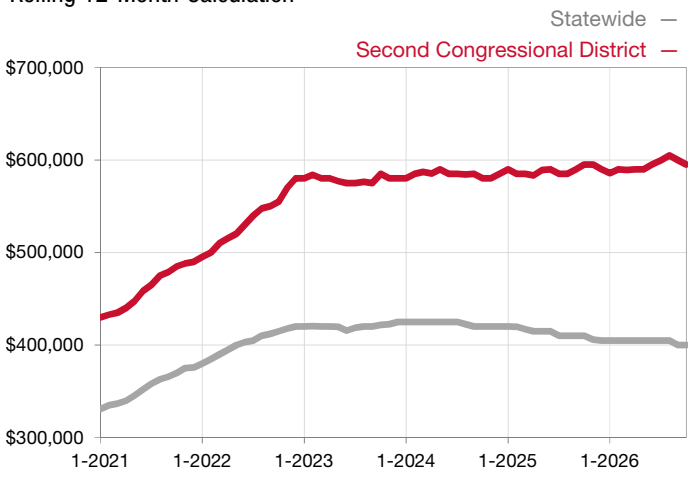
Median Sales Price – Single Family

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.