



Monthly Indicators

January 2026

Percent changes calculated using year-over-year comparisons.

New Listings were up 6.3 percent for single family homes but remained flat for townhouse-condo properties. Pending Sales landed at 109 for single family homes and 29 for townhouse-condo properties.

The Median Sales Price was up 0.3 percent to \$526,785 for single family homes but decreased 4.4 percent to \$404,995 for townhouse-condo properties. Days on Market increased 16.7 percent for single family homes and 16.8 percent for townhouse-condo properties.

Nationally, there were 1.18 million homes for sale heading into January, an 18.1% decline from the previous month but 3.5% higher compared to the same period last year, representing a 3.3-month supply at the current sales pace, according to NAR. Meanwhile, the median existing-home price rose 0.4% from a year ago to \$405,400, reflecting a continued moderation in national price growth.

Activity Snapshot

- 5.1%	- 2.3%	+ 17.3%
One-Year Change in Sold Listings All Properties	One-Year Change in Median Sales Price All Properties	One-Year Change in Days on Market All Properties

Residential real estate activity in Area 8 composed of single-family properties, townhomes and condominiums. Percent changes are calculated using rounded figures.

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Single Family Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year.



Key Metrics	Historical Sparkbars	1-2025	1-2026	Percent Change	YTD-2025	YTD-2026	Percent Change
New Listings		176	187	+ 6.3%	176	187	+ 6.3%
Pending / Under Contract		112	109	- 2.7%	112	109	- 2.7%
Sold Listings		85	79	- 7.1%	85	79	- 7.1%
Median Sales Price		\$525,000	\$526,785	+ 0.3%	\$525,000	\$526,785	+ 0.3%
Average Sales Price		\$669,232	\$637,308	- 4.8%	\$669,232	\$637,308	- 4.8%
Pct. of List Price Received		98.7%	98.7%	0.0%	98.7%	98.7%	0.0%
Days on Market		96	112	+ 16.7%	96	112	+ 16.7%
Affordability Index		83	88	+ 6.0%	83	88	+ 6.0%
Active Listings		288	324	+ 12.5%	--	--	--
Months Supply		2.4	2.5	+ 4.2%	--	--	--

Townhouse-Condo Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

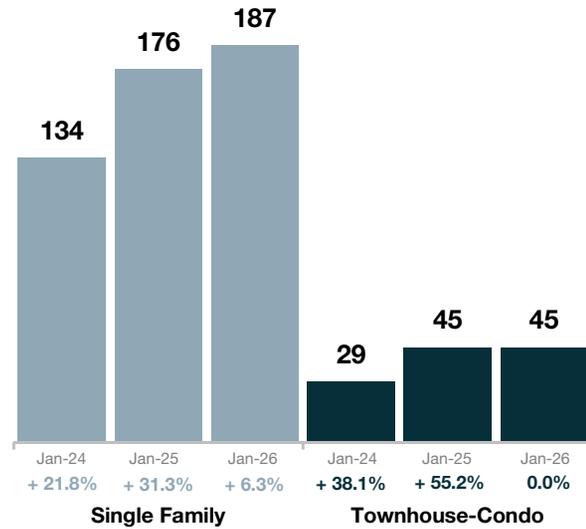


Key Metrics	Historical Sparkbars	1-2025	1-2026	Percent Change	YTD-2025	YTD-2026	Percent Change
New Listings		45	45	0.0%	45	45	0.0%
Pending / Under Contract		31	29	- 6.5%	31	29	- 6.5%
Sold Listings		12	14	+ 16.7%	12	14	+ 16.7%
Median Sales Price		\$423,750	\$404,995	- 4.4%	\$423,750	\$404,995	- 4.4%
Average Sales Price		\$486,014	\$438,435	- 9.8%	\$486,014	\$438,435	- 9.8%
Pct. of List Price Received		98.7%	98.6%	- 0.1%	98.7%	98.6%	- 0.1%
Days on Market		113	132	+ 16.8%	113	132	+ 16.8%
Affordability Index		102	115	+ 12.7%	102	115	+ 12.7%
Active Listings		89	100	+ 12.4%	--	--	--
Months Supply		3.8	3.9	+ 2.6%	--	--	--

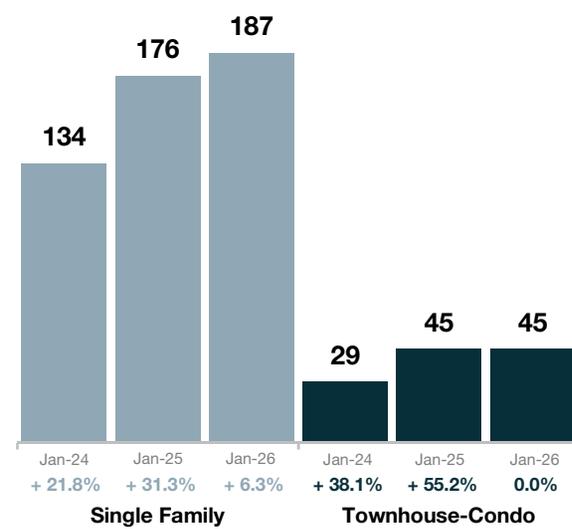
New Listings



January

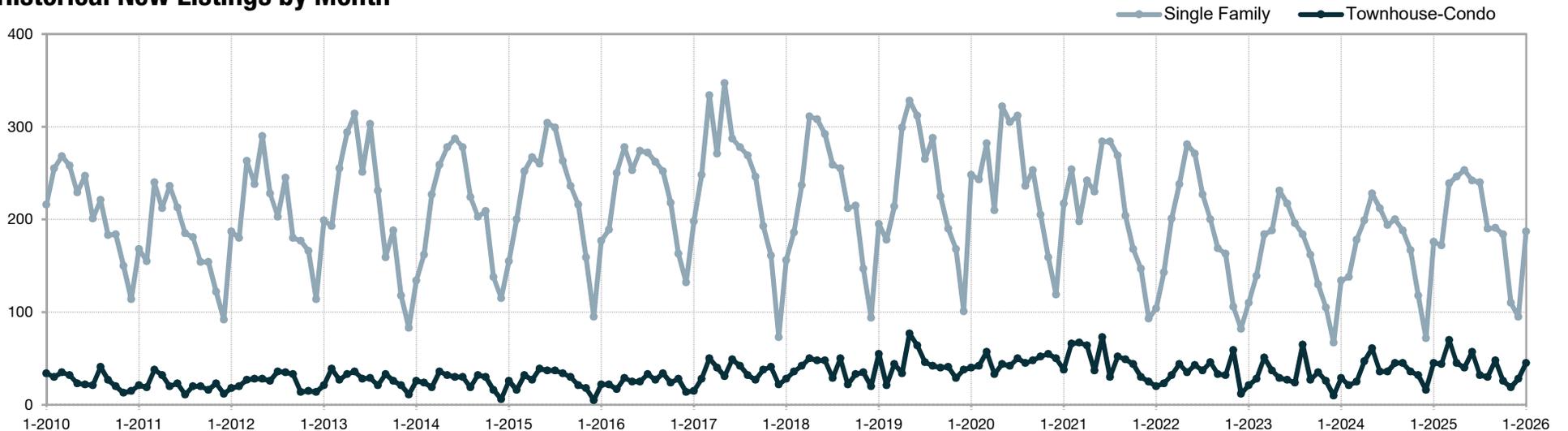


Year to Date



New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Feb-2025	172	+24.6%	44	+109.5%
Mar-2025	239	+34.3%	70	+180.0%
Apr-2025	246	+23.6%	45	-4.3%
May-2025	253	+11.0%	40	-34.4%
Jun-2025	242	+14.2%	57	+58.3%
Jul-2025	240	+23.7%	32	-11.1%
Aug-2025	190	-5.0%	30	-33.3%
Sep-2025	191	+1.6%	48	+6.7%
Oct-2025	184	+10.2%	26	-27.8%
Nov-2025	110	-6.8%	19	-40.6%
Dec-2025	95	+31.9%	28	+75.0%
Jan-2026	187	+6.3%	45	0.0%

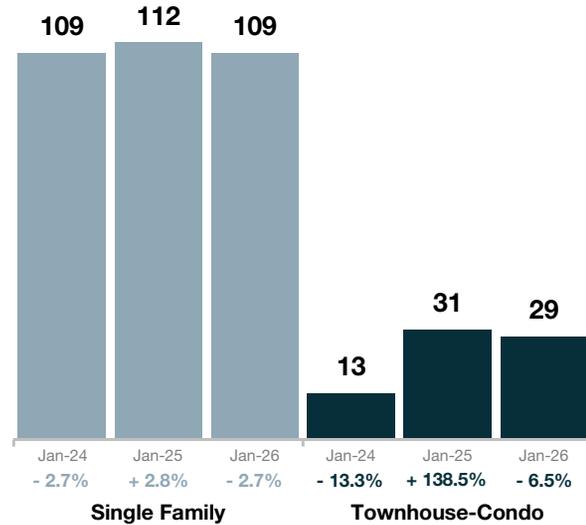
Historical New Listings by Month



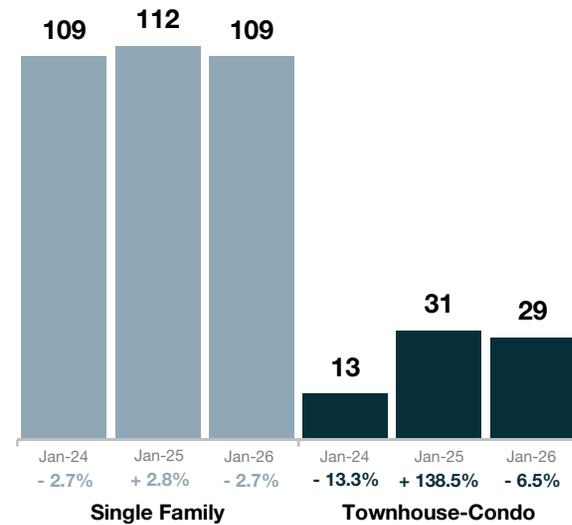
Pending / Under Contract



January

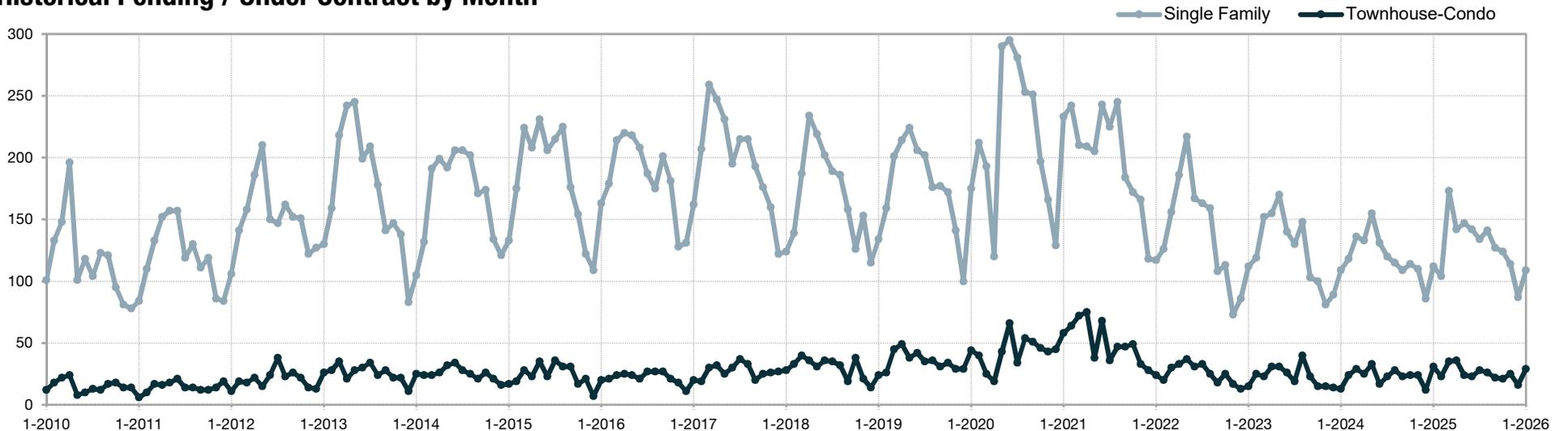


Year to Date



Pending / Under Contract	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Feb-2025	104	-11.9%	23	-4.2%
Mar-2025	173	+27.2%	35	+20.7%
Apr-2025	142	+6.8%	36	+44.0%
May-2025	147	-5.2%	24	-27.3%
Jun-2025	142	+8.4%	23	+35.3%
Jul-2025	134	+11.7%	28	+21.7%
Aug-2025	141	+22.6%	26	-7.1%
Sep-2025	127	+16.5%	22	-4.3%
Oct-2025	124	+8.8%	21	-12.5%
Nov-2025	114	+3.6%	25	+4.2%
Dec-2025	87	+1.2%	16	+33.3%
Jan-2026	109	-2.7%	29	-6.5%

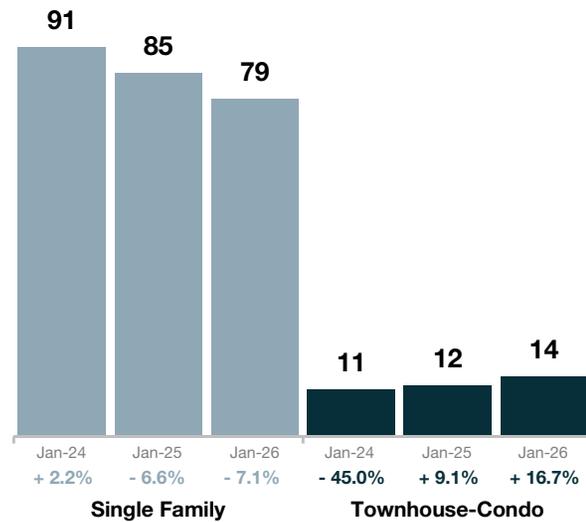
Historical Pending / Under Contract by Month



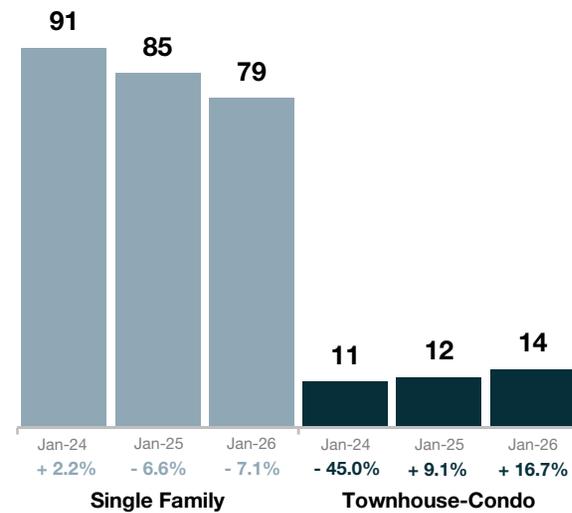
Sold Listings



January

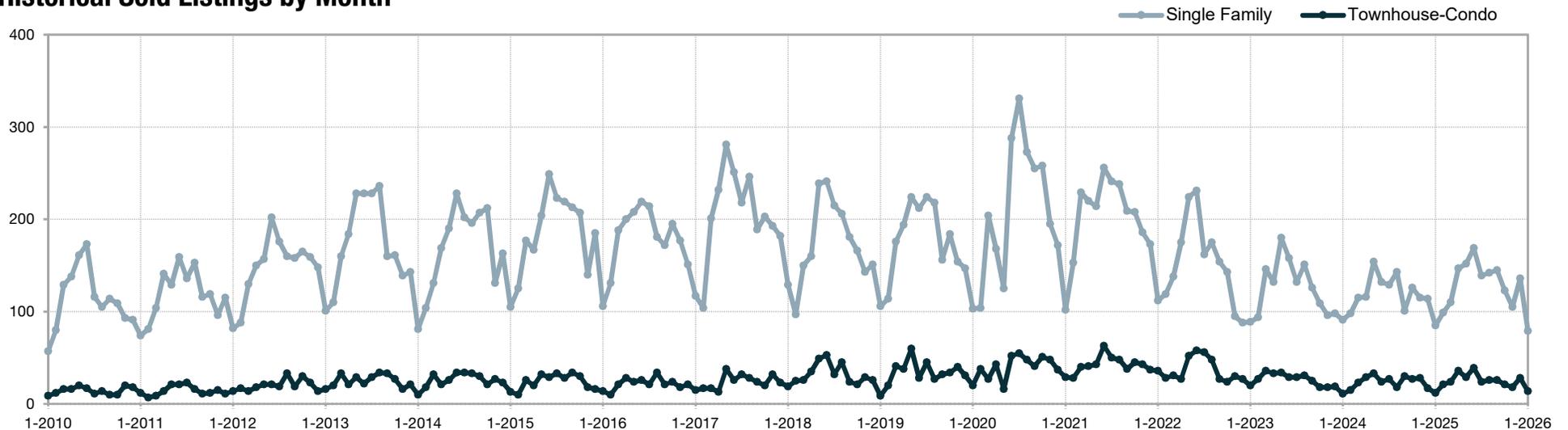


Year to Date



Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Feb-2025	99	+1.0%	21	+40.0%
Mar-2025	110	-4.3%	24	+4.3%
Apr-2025	147	+26.7%	36	+24.1%
May-2025	152	-1.3%	29	-12.1%
Jun-2025	169	+28.0%	39	+62.5%
Jul-2025	139	+7.8%	24	-11.1%
Aug-2025	142	-0.7%	26	+44.4%
Sep-2025	145	+43.6%	26	-13.3%
Oct-2025	123	-2.4%	21	-22.2%
Nov-2025	105	-8.7%	18	-35.7%
Dec-2025	136	+19.3%	28	+64.7%
Jan-2026	79	-7.1%	14	+16.7%

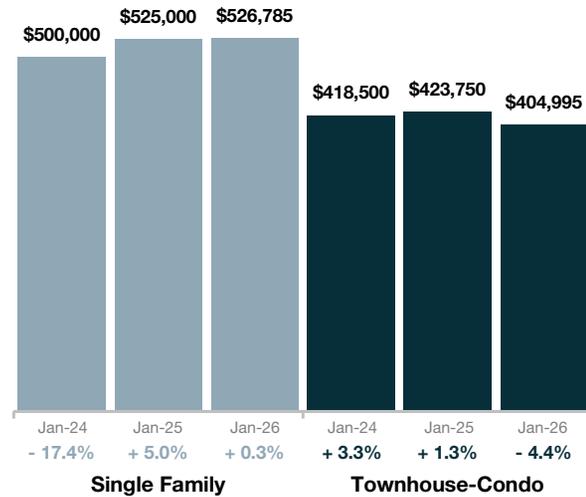
Historical Sold Listings by Month



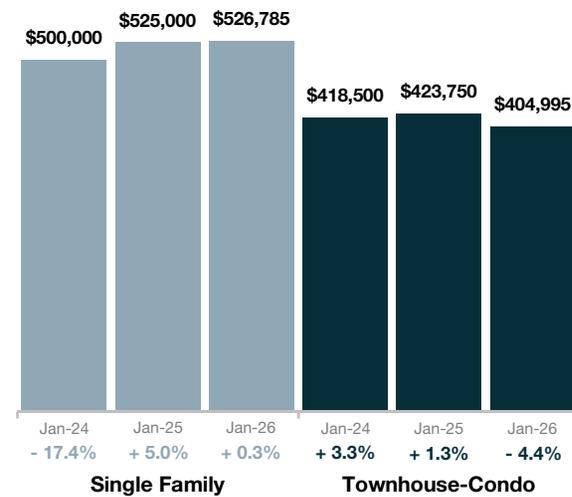
Median Sales Price



January

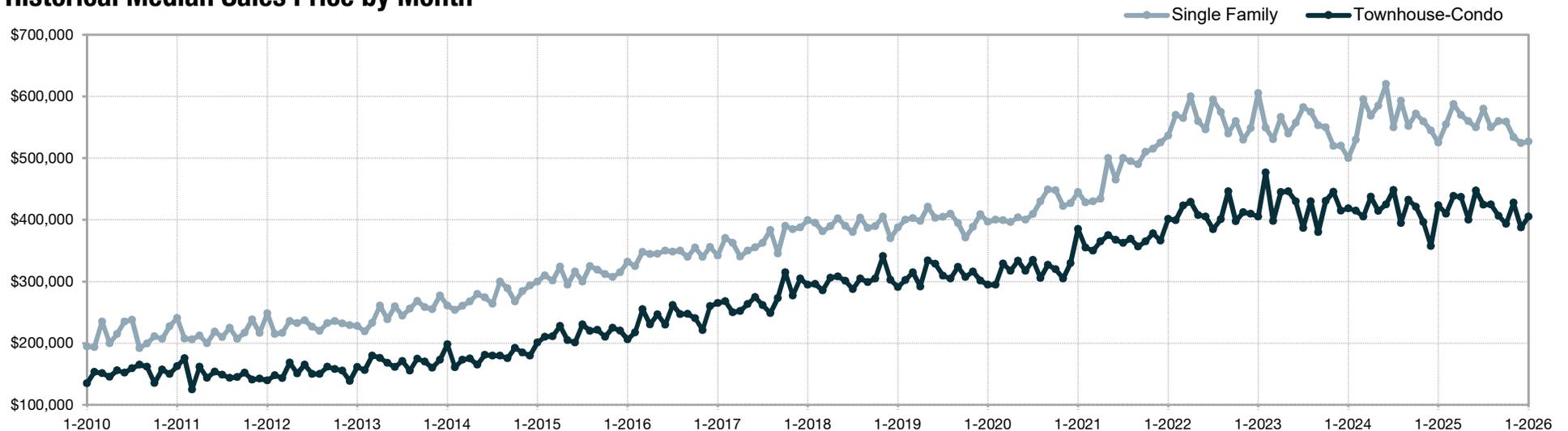


Year to Date



Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Feb-2025	\$555,000	+4.7%	\$410,000	-1.2%
Mar-2025	\$587,500	-1.3%	\$438,500	+8.3%
Apr-2025	\$570,000	+0.2%	\$437,000	-0.1%
May-2025	\$560,064	-4.3%	\$400,000	-3.5%
Jun-2025	\$550,000	-11.3%	\$447,400	+5.3%
Jul-2025	\$580,000	+5.5%	\$424,298	-5.3%
Aug-2025	\$550,000	-7.3%	\$424,950	+7.7%
Sep-2025	\$560,000	+1.4%	\$406,500	-6.0%
Oct-2025	\$559,000	-2.3%	\$393,500	-6.5%
Nov-2025	\$534,000	-4.6%	\$427,950	+8.0%
Dec-2025	\$524,450	-3.8%	\$387,495	+8.4%
Jan-2026	\$526,785	+0.3%	\$404,995	-4.4%

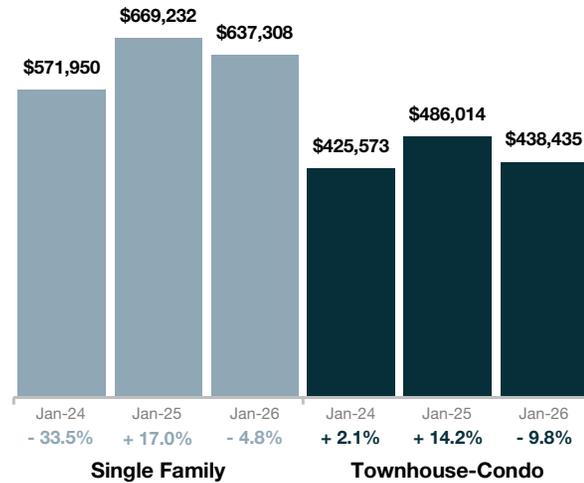
Historical Median Sales Price by Month



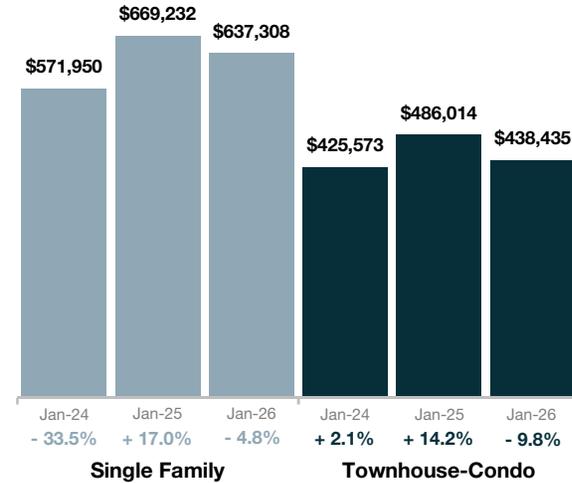
Average Sales Price



January

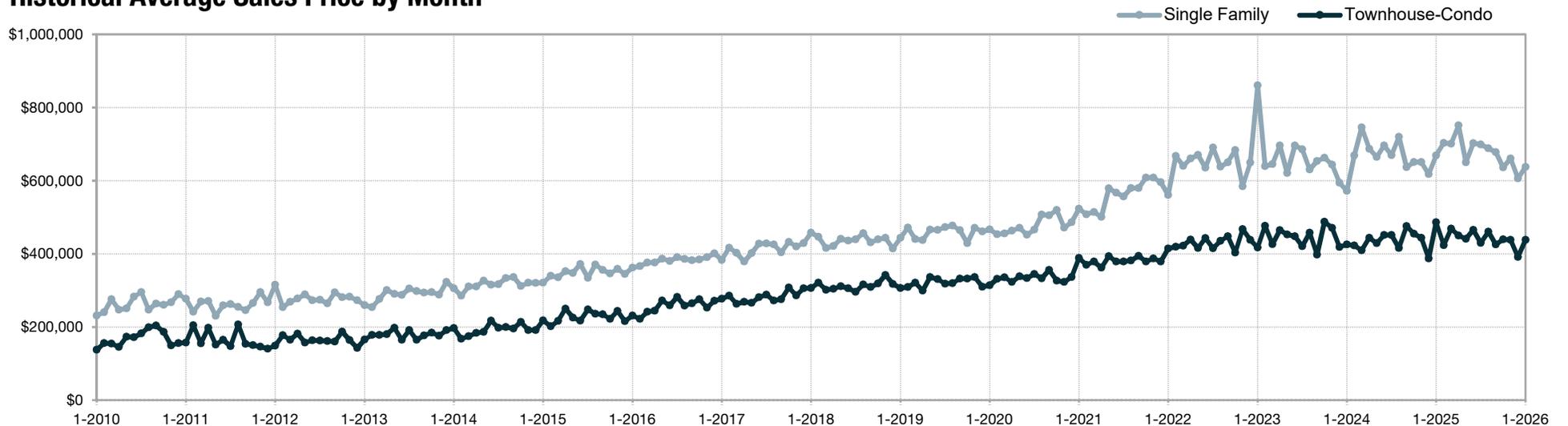


Year to Date



Average Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Feb-2025	\$703,117	+5.1%	\$423,763	+0.2%
Mar-2025	\$701,217	-6.0%	\$468,608	+14.3%
Apr-2025	\$751,379	+9.3%	\$449,974	+1.3%
May-2025	\$649,969	-2.3%	\$441,115	+2.8%
Jun-2025	\$702,279	+0.9%	\$465,332	+3.1%
Jul-2025	\$698,617	+4.3%	\$430,001	-4.7%
Aug-2025	\$688,287	-4.4%	\$460,798	+10.8%
Sep-2025	\$678,217	+6.5%	\$425,400	-10.6%
Oct-2025	\$636,278	-2.2%	\$439,843	-3.3%
Nov-2025	\$660,753	+1.5%	\$438,285	-1.2%
Dec-2025	\$606,272	-1.9%	\$391,293	+1.0%
Jan-2026	\$637,308	-4.8%	\$438,435	-9.8%

Historical Average Sales Price by Month

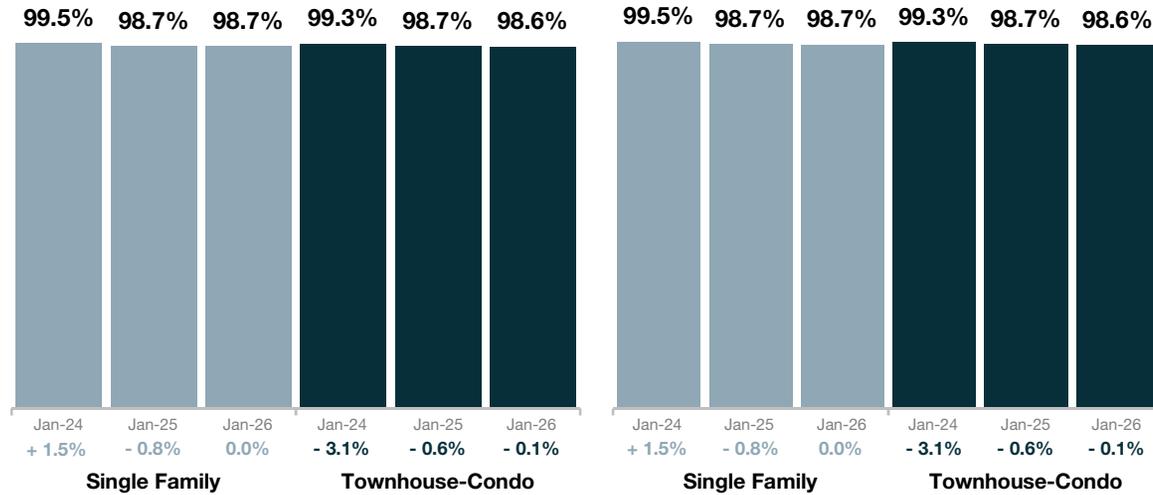


Percent of List Price Received



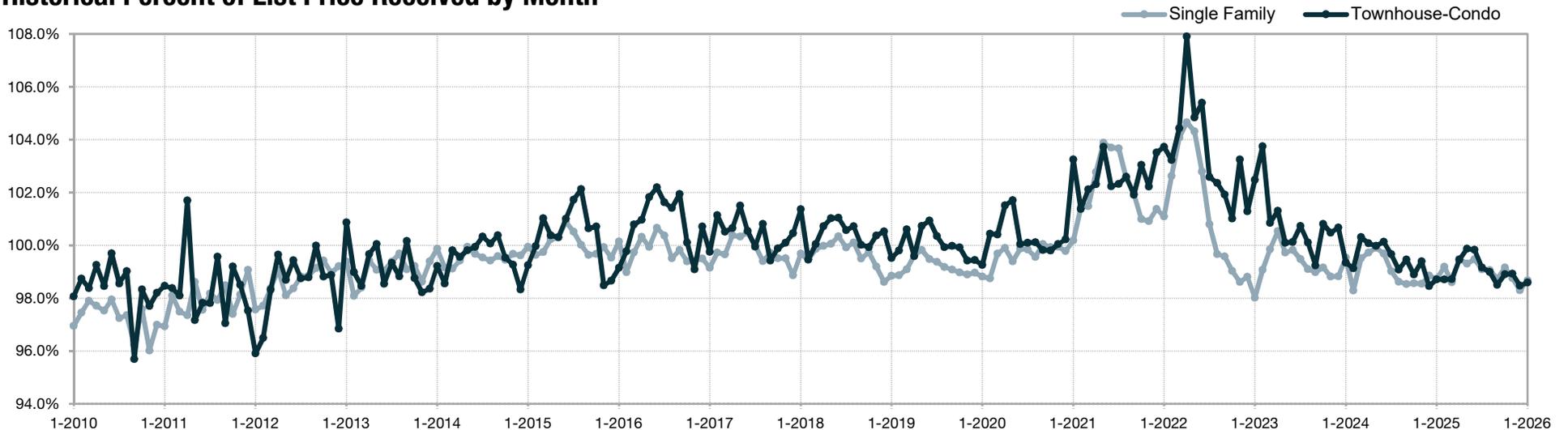
January

Year to Date



Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Feb-2025	99.2%	+0.9%	98.7%	-0.4%
Mar-2025	98.6%	-0.9%	98.7%	-1.6%
Apr-2025	99.5%	-0.2%	99.5%	-0.6%
May-2025	99.3%	-0.6%	99.9%	-0.1%
Jun-2025	99.5%	-0.2%	99.8%	-0.3%
Jul-2025	99.1%	+0.1%	99.2%	-0.5%
Aug-2025	99.1%	+0.5%	99.0%	-0.1%
Sep-2025	98.7%	+0.2%	98.5%	-1.0%
Oct-2025	99.2%	+0.6%	98.9%	0.0%
Nov-2025	98.8%	+0.3%	98.9%	-0.5%
Dec-2025	98.3%	-0.6%	98.5%	0.0%
Jan-2026	98.7%	0.0%	98.6%	-0.1%

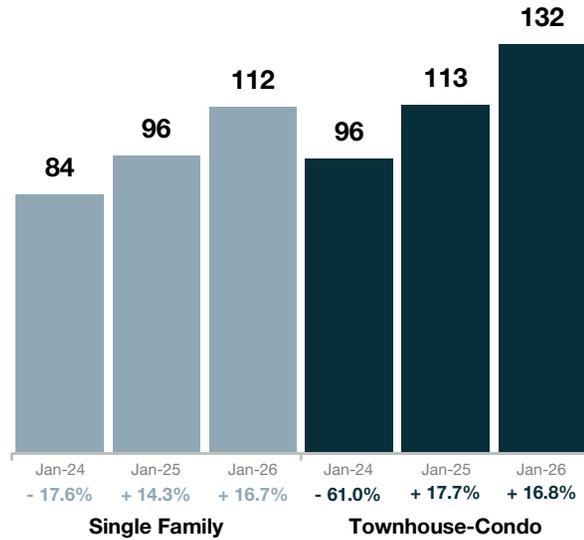
Historical Percent of List Price Received by Month



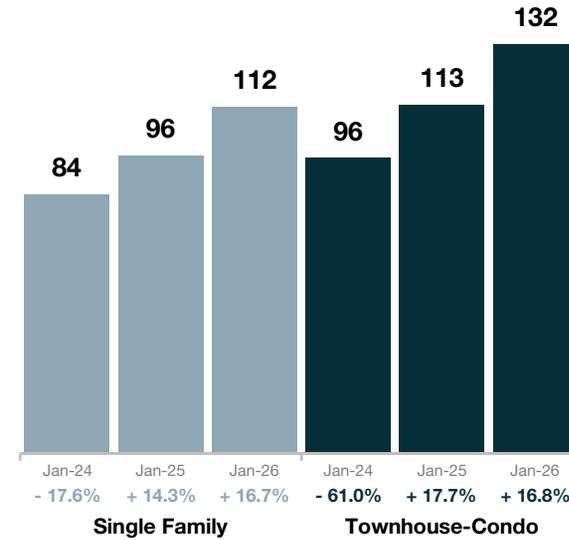
Days on Market Until Sale



January

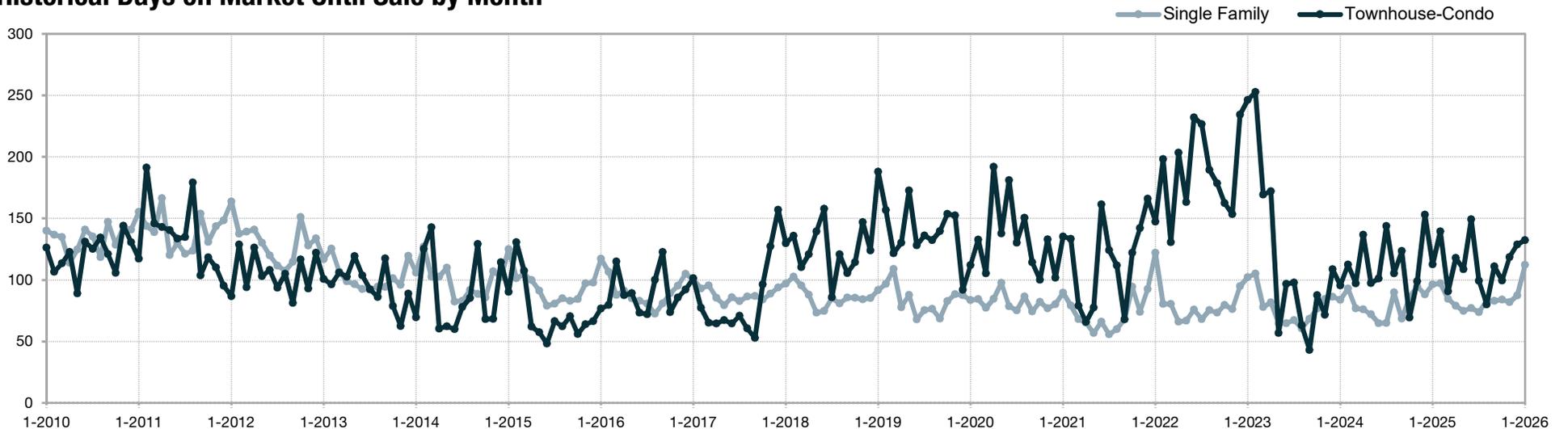


Year to Date



Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Feb-2025	97	+4.3%	139	+24.1%
Mar-2025	85	+10.4%	91	-6.2%
Apr-2025	79	+3.9%	118	-13.9%
May-2025	75	+4.2%	109	+12.4%
Jun-2025	77	+18.5%	149	+47.5%
Jul-2025	74	+13.8%	99	-31.3%
Aug-2025	83	-7.8%	80	-23.8%
Sep-2025	83	+20.3%	111	-9.8%
Oct-2025	84	-2.3%	100	+44.9%
Nov-2025	82	-13.7%	119	+20.2%
Dec-2025	87	-1.1%	129	-15.7%
Jan-2026	112	+16.7%	132	+16.8%

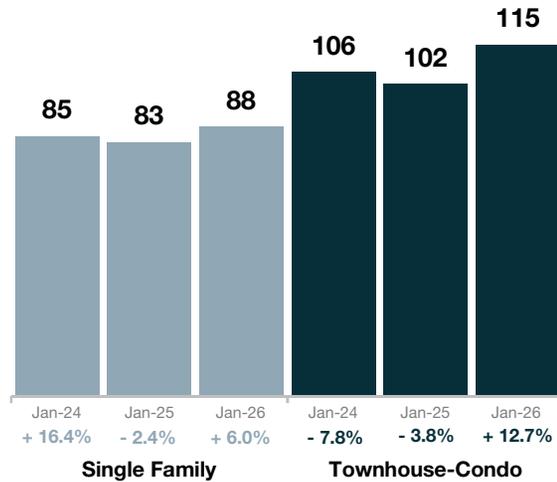
Historical Days on Market Until Sale by Month



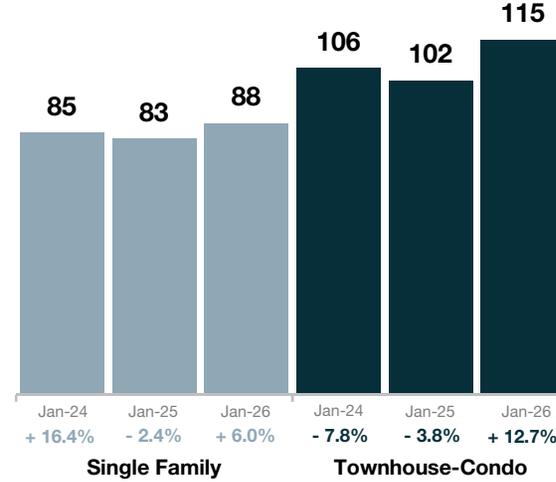
Housing Affordability Index



January

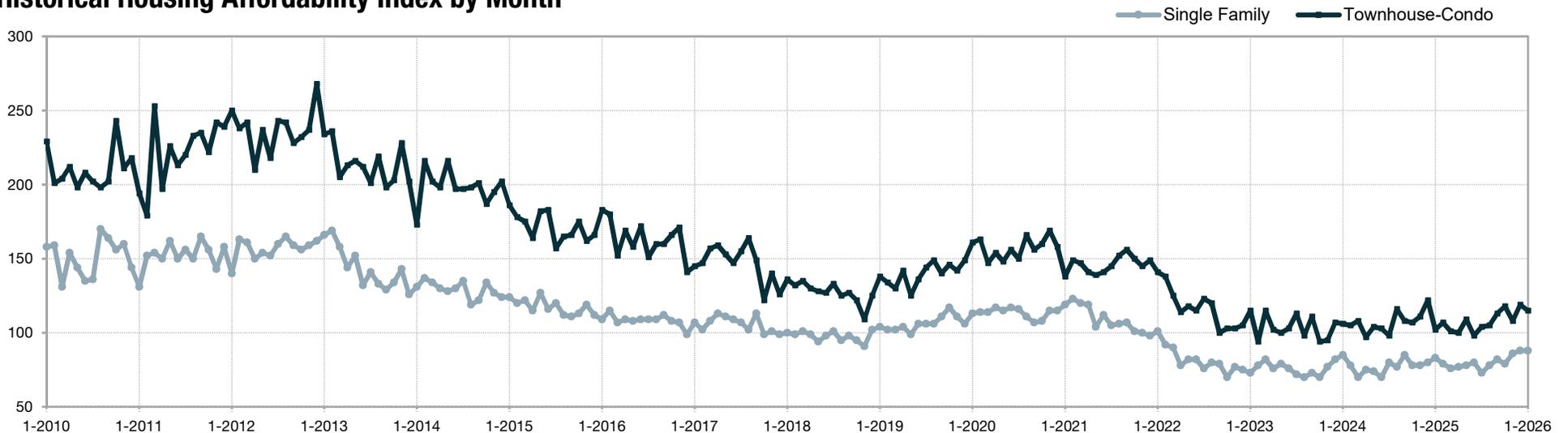


Year to Date



Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Feb-2025	79	+1.3%	107	+1.9%
Mar-2025	76	+8.6%	101	-6.5%
Apr-2025	77	+2.7%	100	+3.1%
May-2025	78	+5.4%	109	+4.8%
Jun-2025	80	+14.3%	98	-4.9%
Jul-2025	73	-8.8%	104	+6.1%
Aug-2025	78	+1.3%	105	-9.5%
Sep-2025	82	-3.5%	113	+4.6%
Oct-2025	79	+1.3%	118	+10.3%
Nov-2025	86	+10.3%	108	-2.7%
Dec-2025	88	+10.0%	119	-2.5%
Jan-2026	88	+6.0%	115	+12.7%

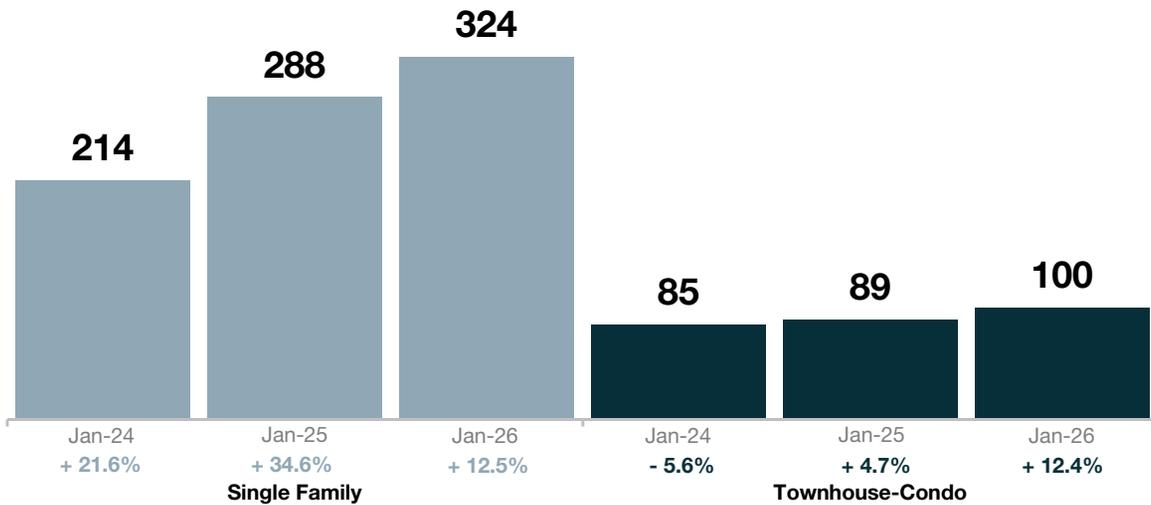
Historical Housing Affordability Index by Month



Inventory of Active Listings

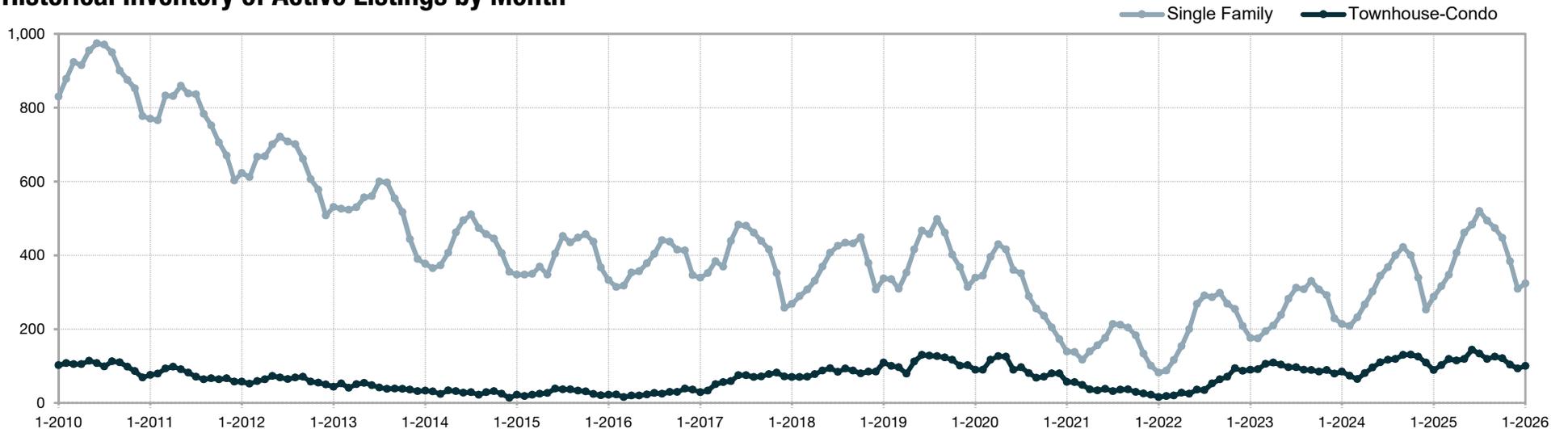


January



Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Feb-2025	316	+51.9%	102	+37.8%
Mar-2025	347	+49.6%	119	+83.1%
Apr-2025	407	+52.4%	115	+42.0%
May-2025	461	+52.6%	119	+24.0%
Jun-2025	483	+40.4%	144	+30.9%
Jul-2025	520	+41.3%	134	+14.5%
Aug-2025	494	+23.5%	119	0.0%
Sep-2025	474	+12.3%	125	-3.8%
Oct-2025	447	+11.8%	121	-7.6%
Nov-2025	384	+13.3%	104	-16.8%
Dec-2025	309	+22.1%	93	-14.7%
Jan-2026	324	+12.5%	100	+12.4%

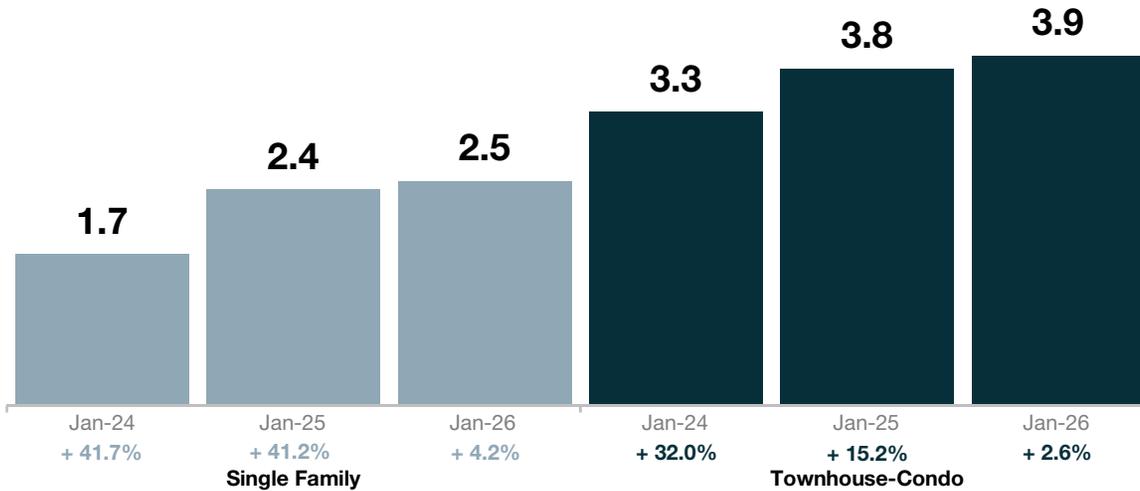
Historical Inventory of Active Listings by Month



Months Supply of Inventory

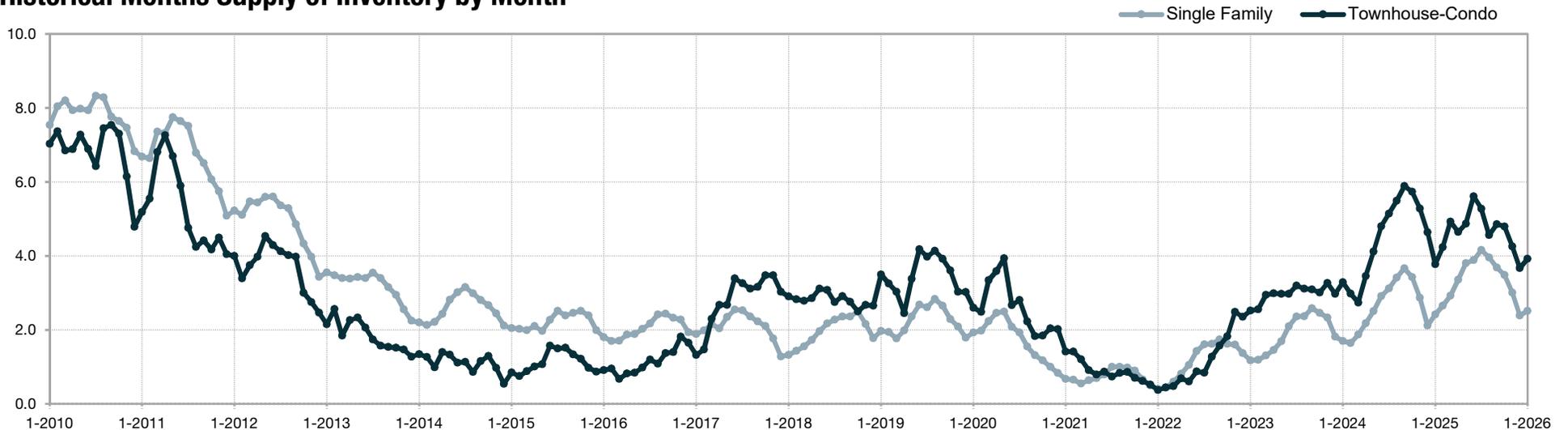


January



Months Supply	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Feb-2025	2.7	+68.8%	4.2	+40.0%
Mar-2025	2.9	+52.6%	4.9	+81.5%
Apr-2025	3.4	+54.5%	4.6	+31.4%
May-2025	3.8	+52.0%	4.9	+19.5%
Jun-2025	3.9	+34.5%	5.6	+16.7%
Jul-2025	4.2	+35.5%	5.3	+3.9%
Aug-2025	4.0	+17.6%	4.6	-16.4%
Sep-2025	3.7	0.0%	4.9	-16.9%
Oct-2025	3.5	+2.9%	4.8	-15.8%
Nov-2025	3.0	+3.4%	4.3	-18.9%
Dec-2025	2.4	+14.3%	3.7	-19.6%
Jan-2026	2.5	+4.2%	3.9	+2.6%

Historical Months Supply of Inventory by Month



Total Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year.



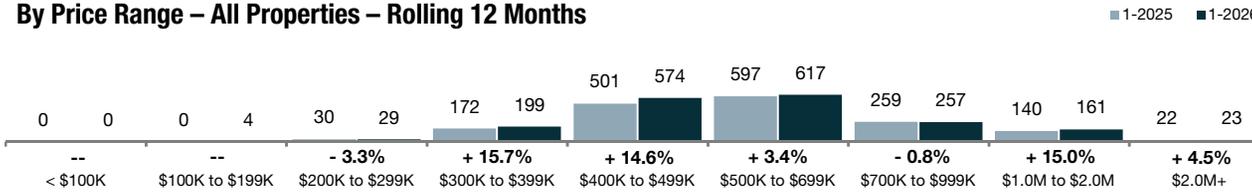
Key Metrics	Historical Sparkbars	1-2025	1-2026	Percent Change	YTD-2025	YTD-2026	Percent Change
New Listings		222	240	+ 8.1%	222	240	+ 8.1%
Pending / Under Contract		143	140	- 2.1%	143	140	- 2.1%
Sold Listings		99	94	- 5.1%	99	94	- 5.1%
Median Sales Price		\$520,000	\$507,911	- 2.3%	\$520,000	\$507,911	- 2.3%
Average Sales Price		\$646,181	\$607,451	- 6.0%	\$646,181	\$607,451	- 6.0%
Pct. of List Price Received		98.7%	98.7%	0.0%	98.7%	98.7%	0.0%
Days on Market		98	115	+ 17.3%	98	115	+ 17.3%
Affordability Index		80	92	+ 15.0%	80	92	+ 15.0%
Active Listings		379	440	+ 16.1%	--	--	--
Months Supply		2.6	2.8	+ 7.7%	--	--	--

Sold Listings

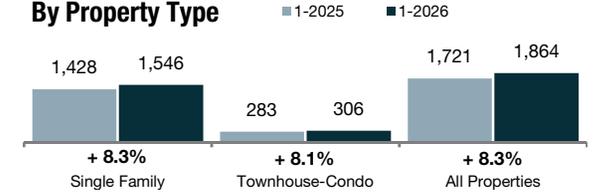
Actual sales that have closed in a given month.



By Price Range – All Properties – Rolling 12 Months



By Property Type



Rolling 12 Months

By Price Range	Single Family			Townhouse-Condo		
	1-2025	1-2026	Change	1-2025	1-2026	Change
\$99,999 and Below	0	0	--	0	0	--
\$100,000 to \$199,999	0	0	--	0	0	--
\$200,000 to \$299,999	15	11	-26.7%	11	16	+45.5%
\$300,000 to \$399,999	73	86	+17.8%	96	108	+12.5%
\$400,000 to \$499,999	379	446	+17.7%	120	128	+6.7%
\$500,000 to \$699,999	549	573	+4.4%	48	43	-10.4%
\$700,000 to \$999,999	251	249	-0.8%	7	8	+14.3%
\$1,000,000 to \$1,999,999	139	158	+13.7%	1	3	+200.0%
\$2,000,000 and Above	22	23	+4.5%	0	0	--
All Price Ranges	1,428	1,546	+8.3%	283	306	+8.1%

Compared to Prior Quarter

By Price Range	Single Family			Townhouse-Condo		
	12-2025	1-2026	Change	12-2025	1-2026	Change
\$99,999 and Below	0	0	--	0	0	--
\$100,000 to \$199,999	0	0	--	0	0	--
\$200,000 to \$299,999	1	1	0.0%	4	1	-75.0%
\$300,000 to \$399,999	12	5	-58.3%	12	6	-50.0%
\$400,000 to \$499,999	45	25	-44.4%	9	6	-33.3%
\$500,000 to \$699,999	53	25	-52.8%	3	0	-100.0%
\$700,000 to \$999,999	13	16	+23.1%	0	1	--
\$1,000,000 to \$1,999,999	11	7	-36.4%	0	0	--
\$2,000,000 and Above	1	0	-100.0%	0	0	--
All Price Ranges	136	79	-41.9%	28	14	-50.0%

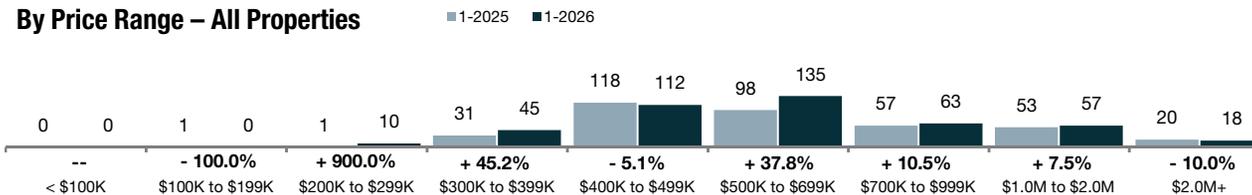
Year to Date

By Price Range	Single Family			Townhouse-Condo		
	1-2025	1-2026	Change	1-2025	1-2026	Change
\$99,999 and Below	0	0	--	0	0	--
\$100,000 to \$199,999	0	0	--	0	0	--
\$200,000 to \$299,999	0	1	--	0	1	--
\$300,000 to \$399,999	6	5	-16.7%	2	6	+200.0%
\$400,000 to \$499,999	27	25	-7.4%	6	6	0.0%
\$500,000 to \$699,999	31	25	-19.4%	3	0	-100.0%
\$700,000 to \$999,999	11	16	+45.5%	1	1	0.0%
\$1,000,000 to \$1,999,999	8	7	-12.5%	0	0	--
\$2,000,000 and Above	2	0	-100.0%	0	0	--
All Price Ranges	85	79	-7.1%	12	14	+16.7%

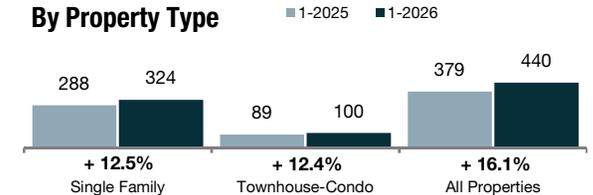
Inventory of Active Listings

A measure of the number of homes available for sale at a given time.

By Price Range – All Properties



By Property Type



Year over Year

By Price Range	Single Family			Townhouse-Condo		
	1-2025	1-2026	Change	1-2025	1-2026	Change
\$99,999 and Below	0	0	--	0	0	--
\$100,000 to \$199,999	0	0	--	0	0	--
\$200,000 to \$299,999	0	5	--	1	3	+200.0%
\$300,000 to \$399,999	9	14	+55.6%	22	29	+31.8%
\$400,000 to \$499,999	70	70	0.0%	48	39	-18.8%
\$500,000 to \$699,999	80	112	+40.0%	18	20	+11.1%
\$700,000 to \$999,999	57	55	-3.5%	0	4	--
\$1,000,000 to \$1,999,999	52	50	-3.8%	0	5	--
\$2,000,000 and Above	20	18	-10.0%	0	0	--
All Price Ranges	288	324	+12.5%	89	100	+12.4%

Compared to Prior Month

By Price Range	Single Family			Townhouse-Condo		
	12-2025	1-2026	Change	12-2025	1-2026	Change
\$99,999 and Below	0	0	--	0	0	--
\$100,000 to \$199,999	0	0	--	0	0	--
\$200,000 to \$299,999	3	5	+66.7%	6	3	-50.0%
\$300,000 to \$399,999	15	14	-6.7%	27	29	+7.4%
\$400,000 to \$499,999	75	70	-6.7%	31	39	+25.8%
\$500,000 to \$699,999	96	112	+16.7%	21	20	-4.8%
\$700,000 to \$999,999	55	55	0.0%	3	4	+33.3%
\$1,000,000 to \$1,999,999	51	50	-2.0%	5	5	0.0%
\$2,000,000 and Above	14	18	+28.6%	0	0	--
All Price Ranges	309	324	+4.9%	93	100	+7.5%

Year to Date

Property Type	1-2025	1-2026	% Change
Single Family	288	324	+12.5%
Townhouse-Condo	89	100	+12.4%
All Properties	379	440	+16.1%

There are no year-to-date figures for inventory because it is simply a snapshot frozen in time at the end of each month. It does not add up over a period of months.

Glossary of Terms

A research tool provided by the Colorado Association of REALTORS®



New Listings	A measure of how much new supply is coming onto the market from sellers.
Pending / Under Contract	A count of all listings that went into Pending status during the reported period. Pending listings are counted at the end of the reported period only once. So if a listing goes into, out of and back into Pending status during the reporting period, it is counted just one time. This is the most real-time measure possible for home buyer activity, as it measures signed contracts on sales rather than the actual closed sale. As such, it is called a leading indicator of buyer demand. The Pending/Under Contract metric includes Pending, Active/Backup and Active/First Right.
Sold Listings	A measure of home sales that were closed to completion during the report period.
Median Sales Price	A measure of home values in a market area where 50% of activity was higher and 50% was lower than this price point.
Average Sales Price	A sum of all home sales prices divided by total number of sales.
Percent of List Price Received	A mathematical calculation of the percent difference from last list price and sold price for those listings sold in the reported period.
Days on Market Until Sale	A measure of how long it takes homes to sell, on average.
Housing Affordability Index	A measure of how affordable a region's housing is to its consumers. A higher number means greater affordability. The index is based on interest rates, median sales price and median income by county.
Active Listings	A measure of the number of homes available for sale at a given time. The availability of homes for sale has a big effect on supply-demand dynamics and home prices.
Months Supply of Inventory	A measure of how balanced the market is between buyers and sellers. It is expressed as the number of months it would hypothetically take to sell through all the available homes for sale, given current levels of home sales. A balanced market ranges from 4 to 7 months of supply. A buyer's market has a higher number, reflecting fewer buyers relative to homes for sale. A seller's market has a lower number, reflecting more buyers relative to homes for sale.