

Local Market Update for January 2026

A Research Tool Provided by the Colorado Association of REALTORS®



Windsor

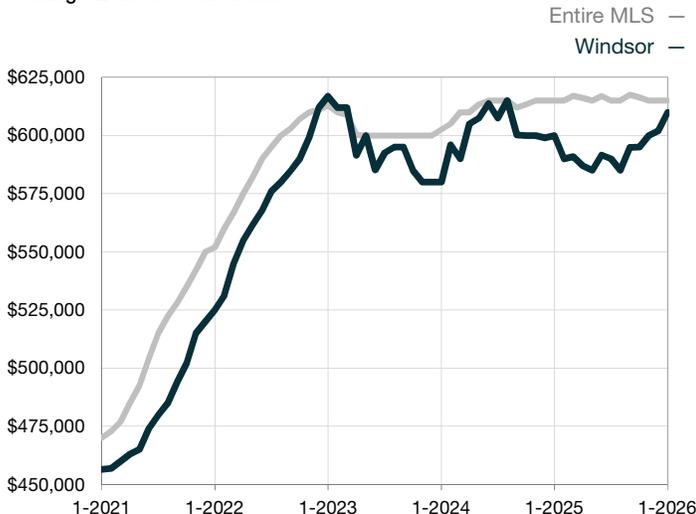
Single Family	January			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 01-2025	Thru 01-2026	Percent Change from Previous Year
Key Metrics						
New Listings	103	98	- 4.9%	103	98	- 4.9%
Sold Listings	53	36	- 32.1%	53	36	- 32.1%
Median Sales Price*	\$590,000	\$667,500	+ 13.1%	\$590,000	\$667,500	+ 13.1%
Average Sales Price*	\$719,025	\$719,021	- 0.0%	\$719,025	\$719,021	- 0.0%
Percent of List Price Received*	99.0%	98.5%	- 0.5%	99.0%	98.5%	- 0.5%
Days on Market Until Sale	93	100	+ 7.5%	93	100	+ 7.5%
Inventory of Homes for Sale	233	213	- 8.6%	--	--	--
Months Supply of Inventory	3.3	2.9	- 12.1%	--	--	--

* 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	January			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 01-2025	Thru 01-2026	Percent Change from Previous Year
Key Metrics						
New Listings	19	17	- 10.5%	19	17	- 10.5%
Sold Listings	4	4	0.0%	4	4	0.0%
Median Sales Price*	\$520,000	\$390,150	- 25.0%	\$520,000	\$390,150	- 25.0%
Average Sales Price*	\$516,875	\$393,825	- 23.8%	\$516,875	\$393,825	- 23.8%
Percent of List Price Received*	97.9%	96.6%	- 1.3%	97.9%	96.6%	- 1.3%
Days on Market Until Sale	147	128	- 12.9%	147	128	- 12.9%
Inventory of Homes for Sale	39	37	- 5.1%	--	--	--
Months Supply of Inventory	4.6	4.8	+ 4.3%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

