



Monthly Indicators

February 2026

Percent changes calculated using year-over-year comparisons.

New Listings were up 7.0 percent for single family homes but decreased 25.0 percent for townhouse-condo properties. Pending Sales landed at 149 for single family homes and 26 for townhouse-condo properties.

The Median Sales Price was down 3.9 percent to \$530,264 for single family homes and 6.5 percent to \$388,450 for townhouse-condo properties. Days on Market decreased 1.0 percent for single family homes but increased 20.2 percent for townhouse-condo properties.

Nationally, the median existing-home price inched up 0.9% year-over-year to \$396,800, a new high for the month, NAR reported. Home prices have continued to rise across much of the country, in part due to low supply, which remains below pre-pandemic levels. Total housing inventory stood at 1.22 million units as of the most recent reading, up 3.4% from one year earlier, representing a 3.7-month supply at the current sales pace.

Activity Snapshot

+ 5.8%	- 7.5%	+ 3.8%
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	2-2025	2-2026	Percent Change	YTD-2025	YTD-2026	Percent Change
New Listings		172	184	+ 7.0%	347	376	+ 8.4%
Pending / Under Contract		103	149	+ 44.7%	214	255	+ 19.2%
Sold Listings		96	97	+ 1.0%	181	177	- 2.2%
Median Sales Price		\$551,500	\$530,264	- 3.9%	\$540,000	\$529,000	- 2.0%
Average Sales Price		\$686,912	\$625,548	- 8.9%	\$678,610	\$630,285	- 7.1%
Pct. of List Price Received		99.3%	98.4%	- 0.9%	99.0%	98.5%	- 0.5%
Days on Market		96	95	- 1.0%	96	102	+ 6.3%
Affordability Index		80	89	+ 11.3%	82	89	+ 8.5%
Active Listings		317	324	+ 2.2%	--	--	--
Months Supply		2.7	2.5	- 7.4%	--	--	--

Townhouse-Condo Market Overview

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

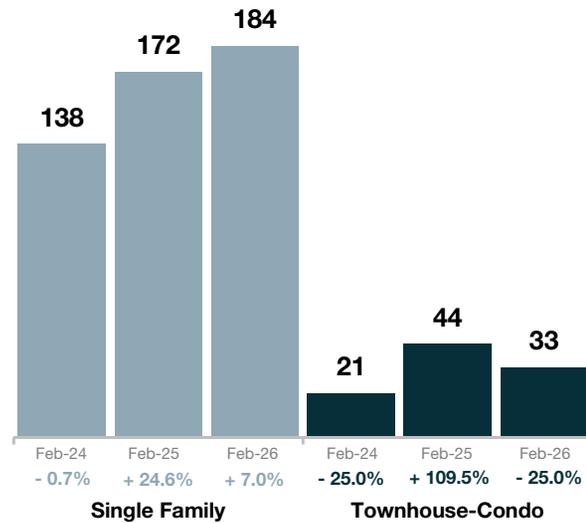


Key Metrics	Historical Sparkbars	2-2025	2-2026	Percent Change	YTD-2025	YTD-2026	Percent Change
New Listings		44	33	- 25.0%	89	78	- 12.4%
Pending / Under Contract		23	26	+ 13.0%	49	52	+ 6.1%
Sold Listings		16	22	+ 37.5%	28	36	+ 28.6%
Median Sales Price		\$415,313	\$388,450	- 6.5%	\$422,250	\$399,445	- 5.4%
Average Sales Price		\$444,159	\$412,576	- 7.1%	\$462,096	\$422,632	- 8.5%
Pct. of List Price Received		98.4%	99.2%	+ 0.8%	98.5%	99.0%	+ 0.5%
Days on Market		129	155	+ 20.2%	122	146	+ 19.7%
Affordability Index		106	121	+ 14.2%	104	118	+ 13.5%
Active Listings		102	93	- 8.8%	--	--	--
Months Supply		4.3	3.6	- 16.3%	--	--	--

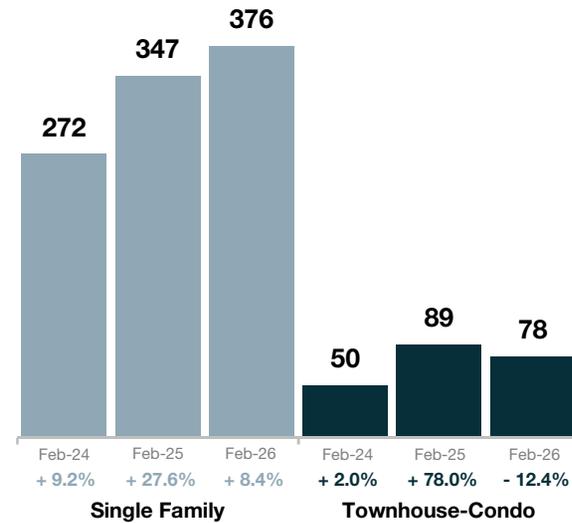
New Listings



February

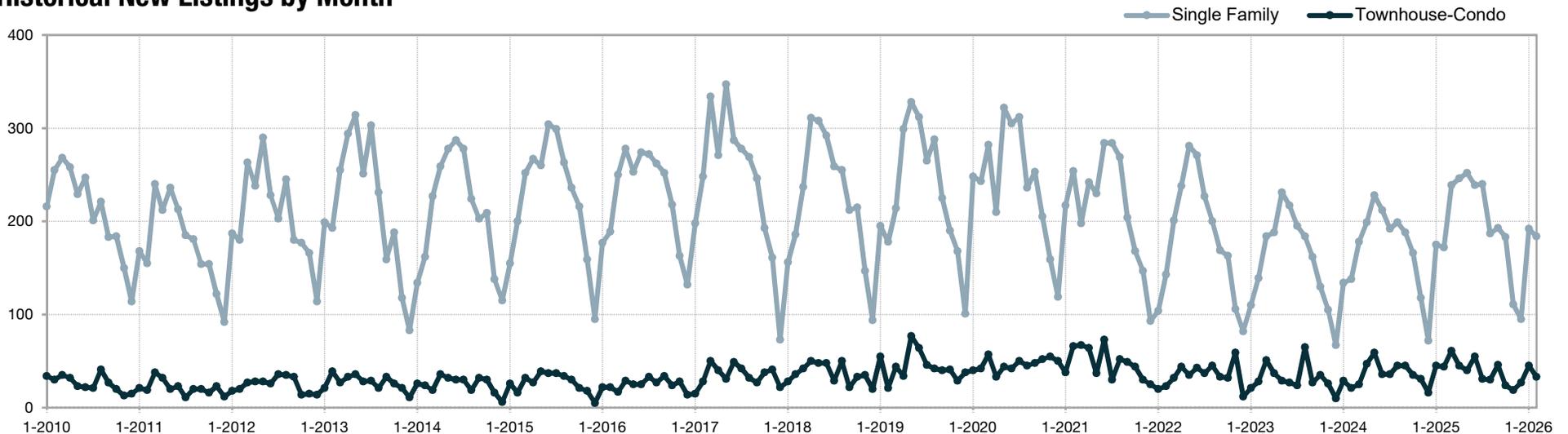


Year to Date



New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Mar-2025	239	+34.3%	61	+144.0%
Apr-2025	246	+23.6%	45	-4.3%
May-2025	252	+10.5%	40	-32.2%
Jun-2025	239	+12.7%	55	+52.8%
Jul-2025	240	+25.0%	31	-13.9%
Aug-2025	187	-6.0%	30	-33.3%
Sep-2025	193	+2.7%	46	+2.2%
Oct-2025	183	+10.2%	24	-31.4%
Nov-2025	111	-5.9%	19	-38.7%
Dec-2025	95	+31.9%	27	+68.8%
Jan-2026	192	+9.7%	45	0.0%
Feb-2026	184	+7.0%	33	-25.0%

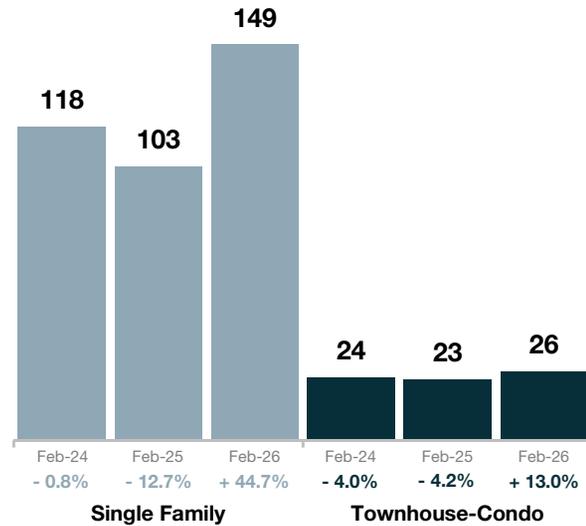
Historical New Listings by Month



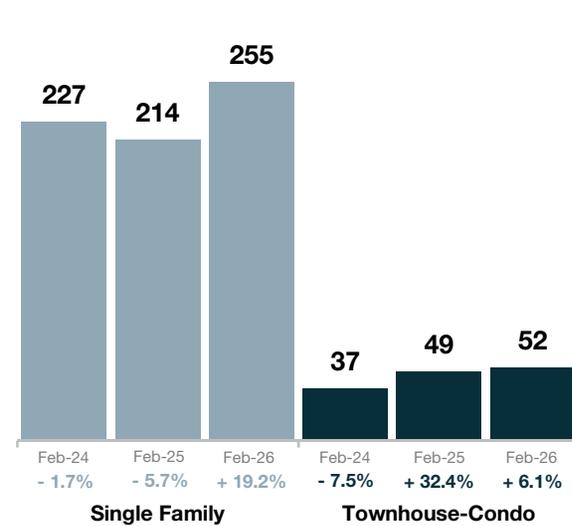
Pending / Under Contract



February

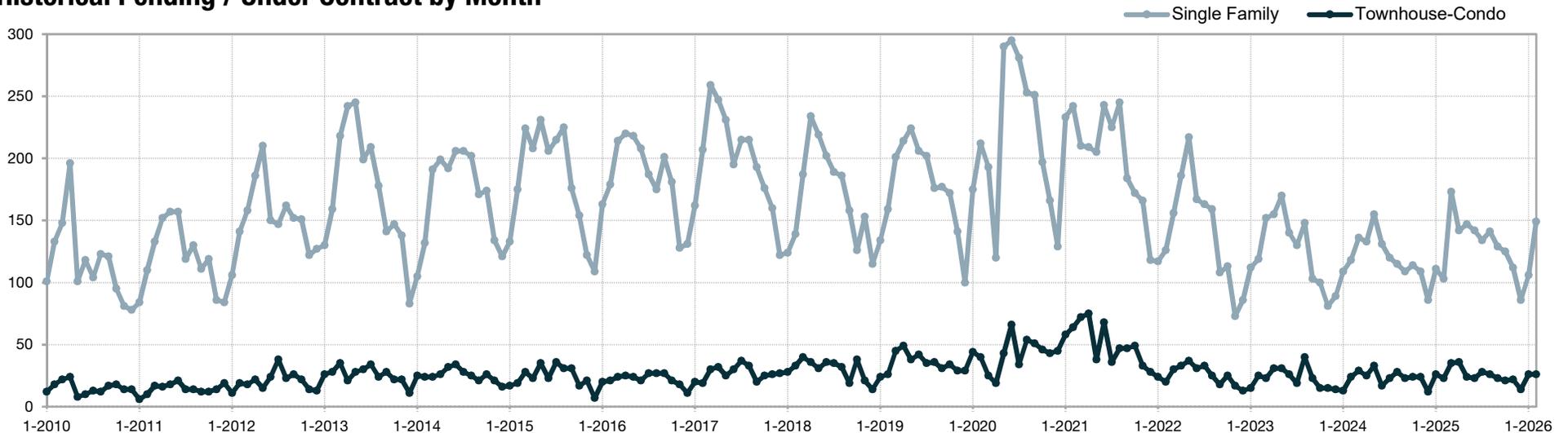


Year to Date



Pending / Under Contract	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	129	+18.3%	23	0.0%
Oct-2025	125	+9.6%	21	-12.5%
Nov-2025	112	+2.8%	22	-8.3%
Dec-2025	86	0.0%	14	+16.7%
Jan-2026	106	-4.5%	26	0.0%
Feb-2026	149	+44.7%	26	+13.0%

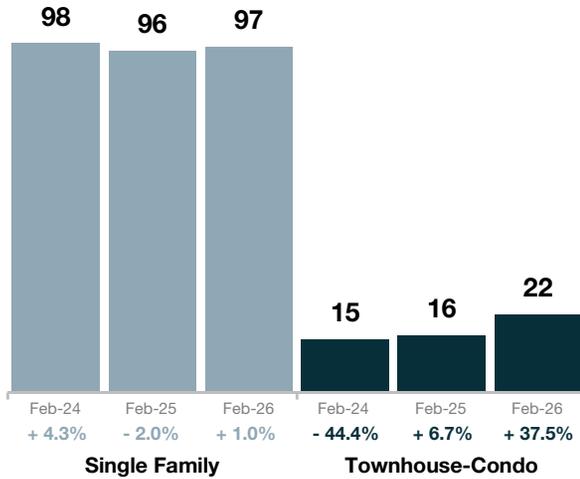
Historical Pending / Under Contract by Month



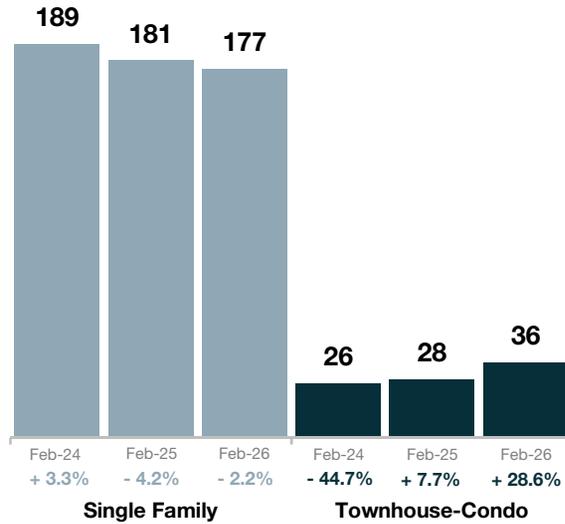
Sold Listings



February

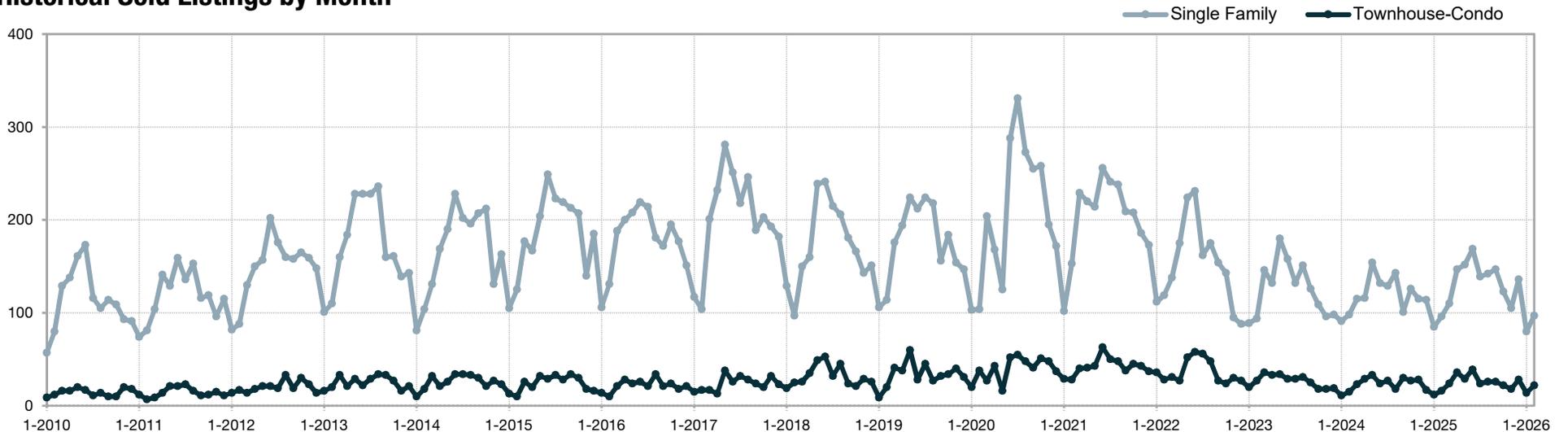


Year to Date



Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	147	+45.5%	26	-13.3%
Oct-2025	123	-2.4%	22	-18.5%
Nov-2025	105	-8.7%	18	-35.7%
Dec-2025	136	+19.3%	28	+64.7%
Jan-2026	80	-5.9%	14	+16.7%
Feb-2026	97	+1.0%	22	+37.5%

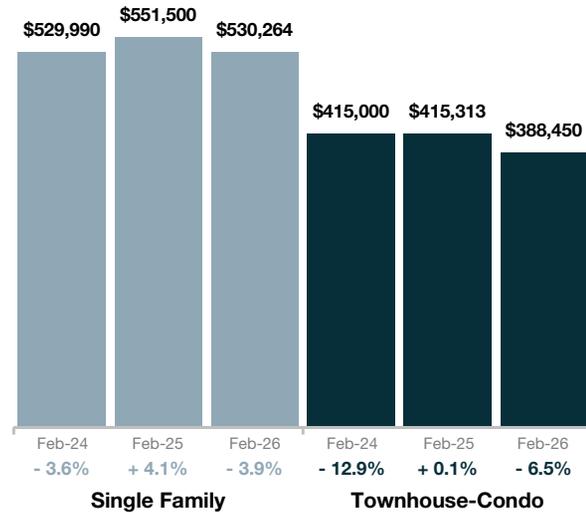
Historical Sold Listings by Month



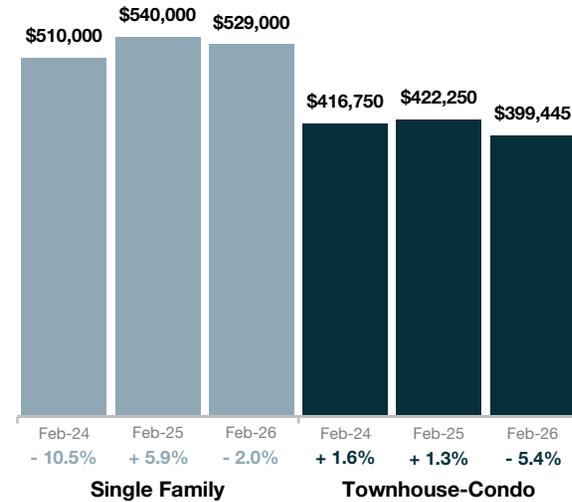
Median Sales Price



February

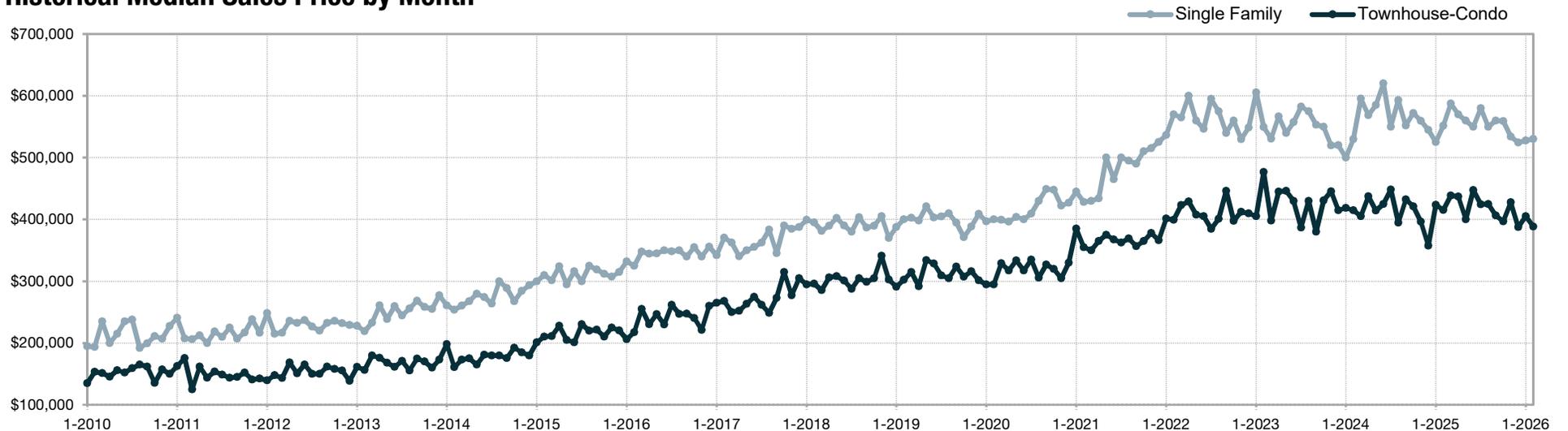


Year to Date



Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%	\$396,750	-5.8%
Nov-2025	\$534,000	-4.6%	\$427,950	+8.0%
Dec-2025	\$524,450	-3.8%	\$387,495	+8.4%
Jan-2026	\$527,893	+0.6%	\$404,995	-4.4%
Feb-2026	\$530,264	-3.9%	\$388,450	-6.5%

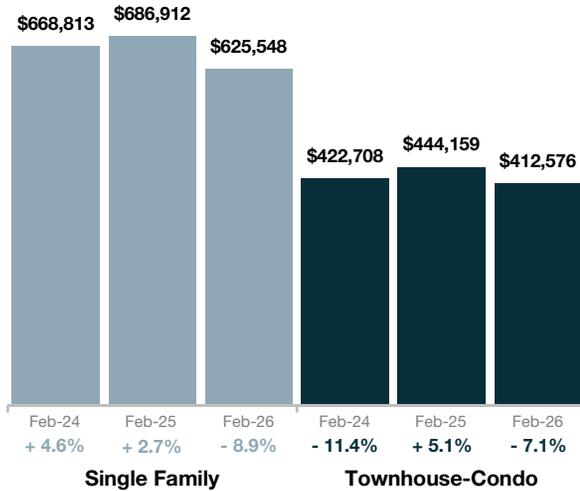
Historical Median Sales Price by Month



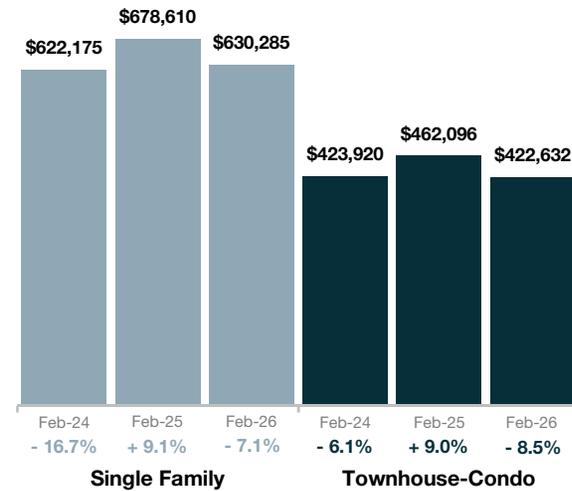
Average Sales Price



February

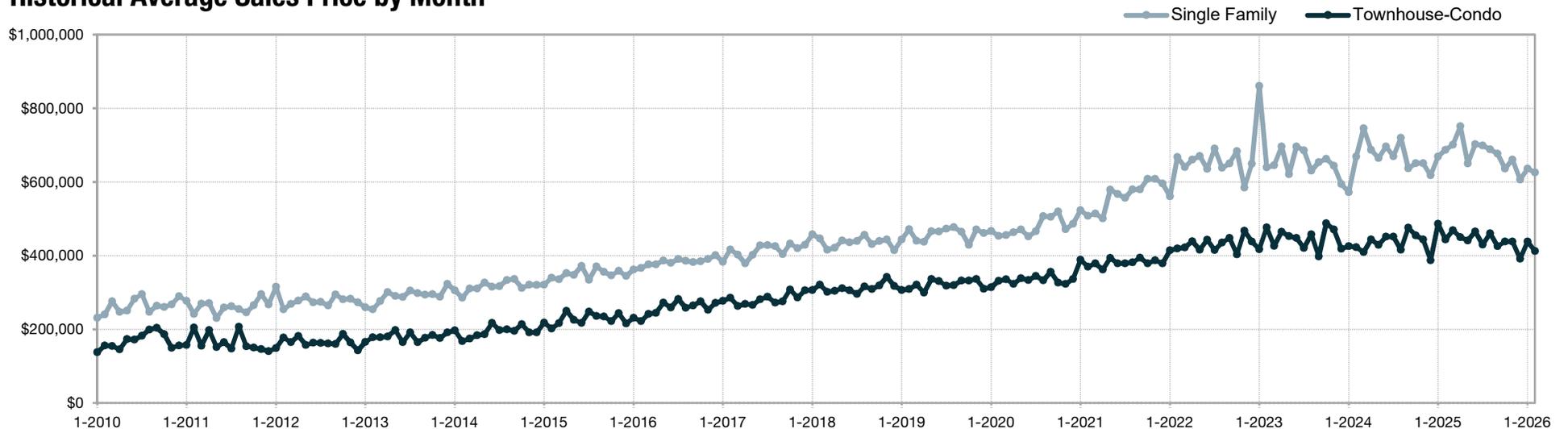


Year to Date



Average Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	\$676,418	+6.2%	\$425,400	-10.6%
Oct-2025	\$636,278	-2.2%	\$438,259	-3.6%
Nov-2025	\$660,753	+1.5%	\$438,285	-1.2%
Dec-2025	\$606,272	-1.9%	\$391,293	+1.0%
Jan-2026	\$636,029	-5.0%	\$438,435	-9.8%
Feb-2026	\$625,548	-8.9%	\$412,576	-7.1%

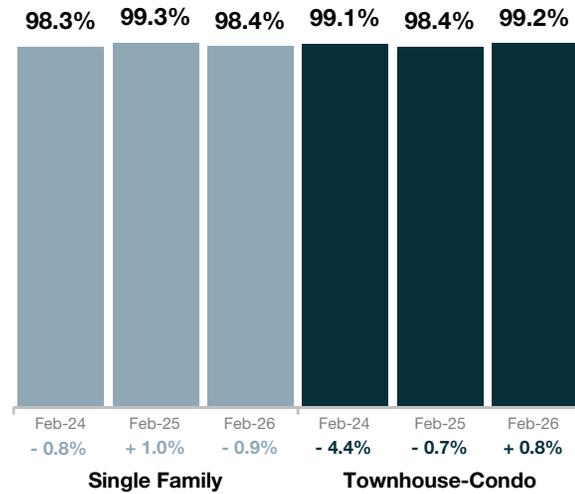
Historical Average Sales Price by Month



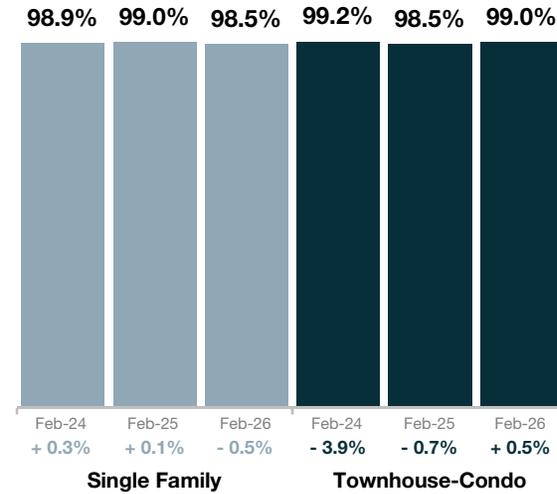
Percent of List Price Received



February

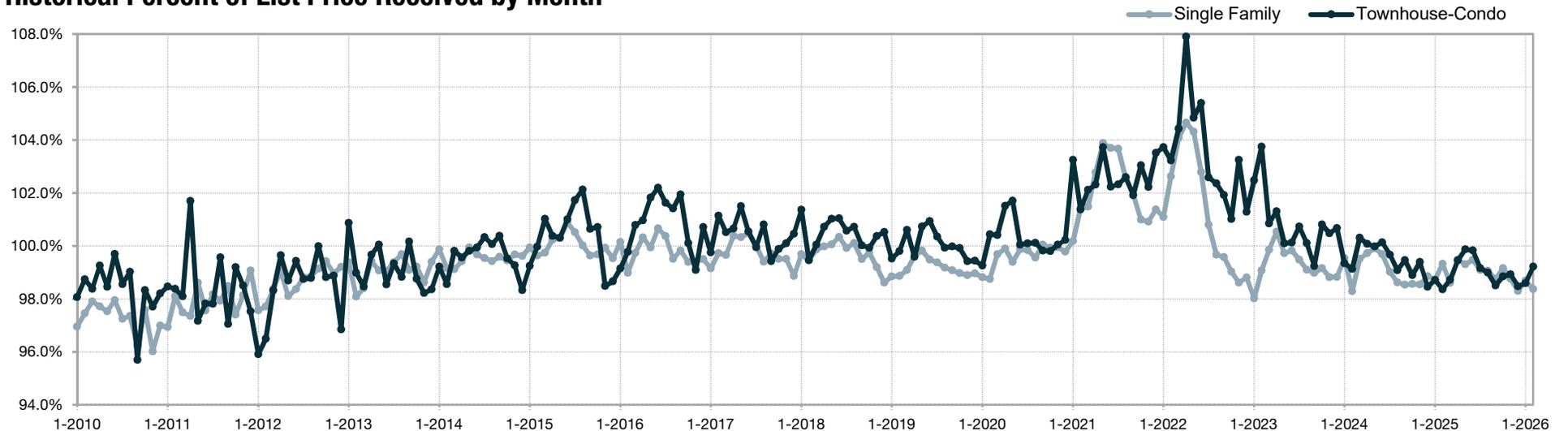


Year to Date



Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%	98.8%	-0.1%
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%
Feb-2026	98.4%	-0.9%	99.2%	+0.8%

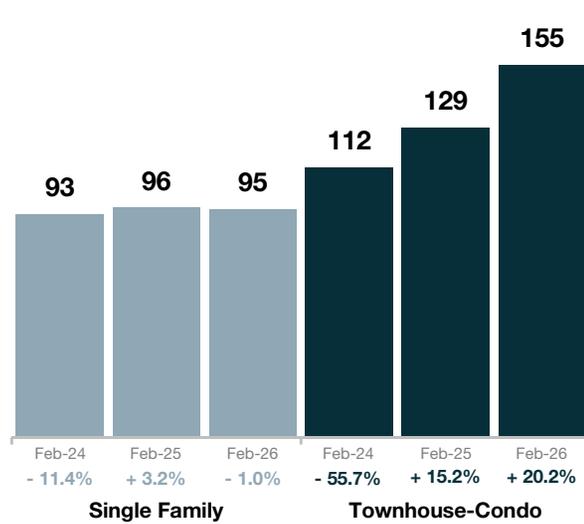
Historical Percent of List Price Received by Month



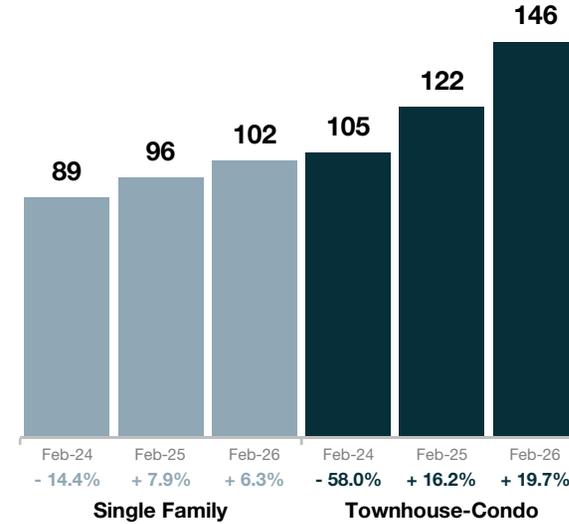
Days on Market Until Sale



February

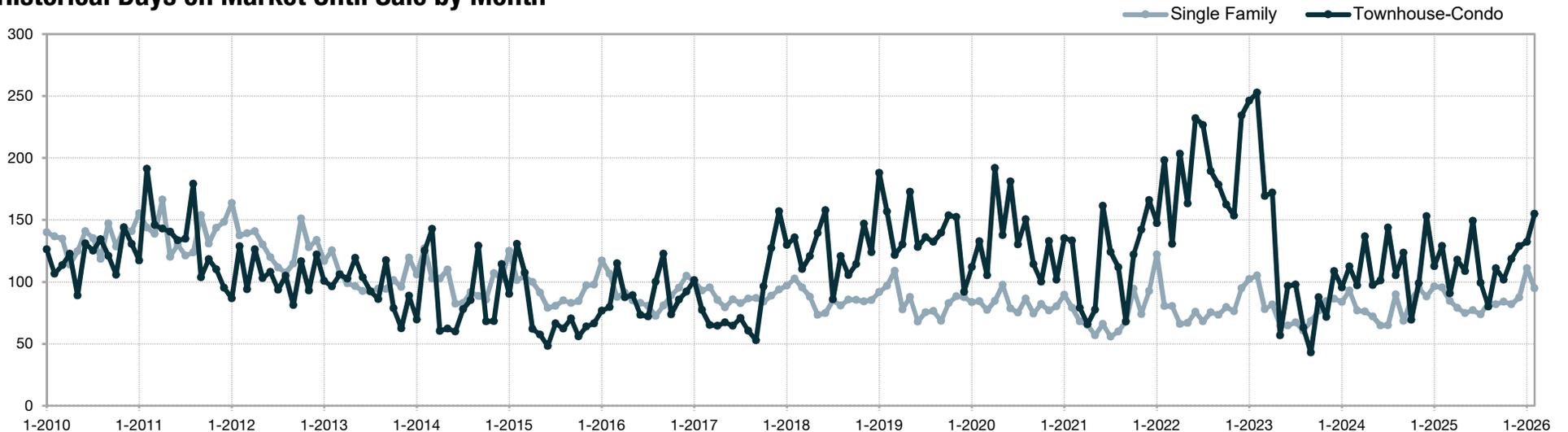


Year to Date



Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	82	+18.8%	111	-9.8%
Oct-2025	84	-2.3%	102	+47.8%
Nov-2025	82	-13.7%	119	+20.2%
Dec-2025	87	-1.1%	129	-15.7%
Jan-2026	111	+15.6%	132	+16.8%
Feb-2026	95	-1.0%	155	+20.2%

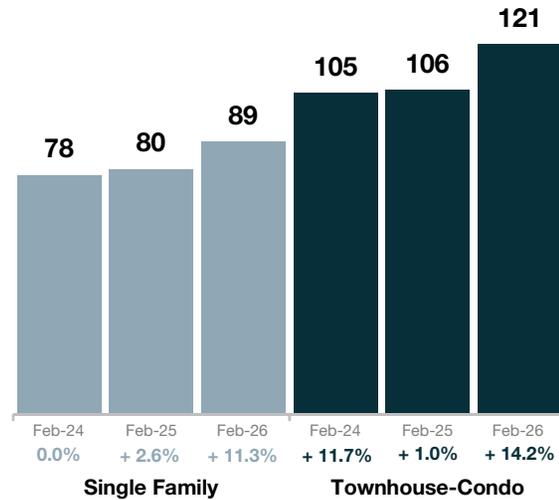
Historical Days on Market Until Sale by Month



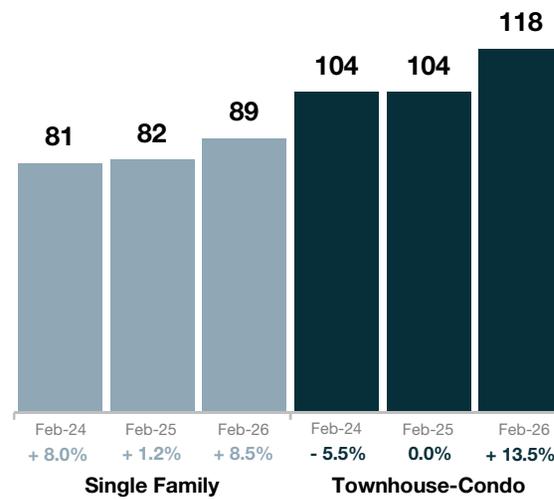
Housing Affordability Index



February

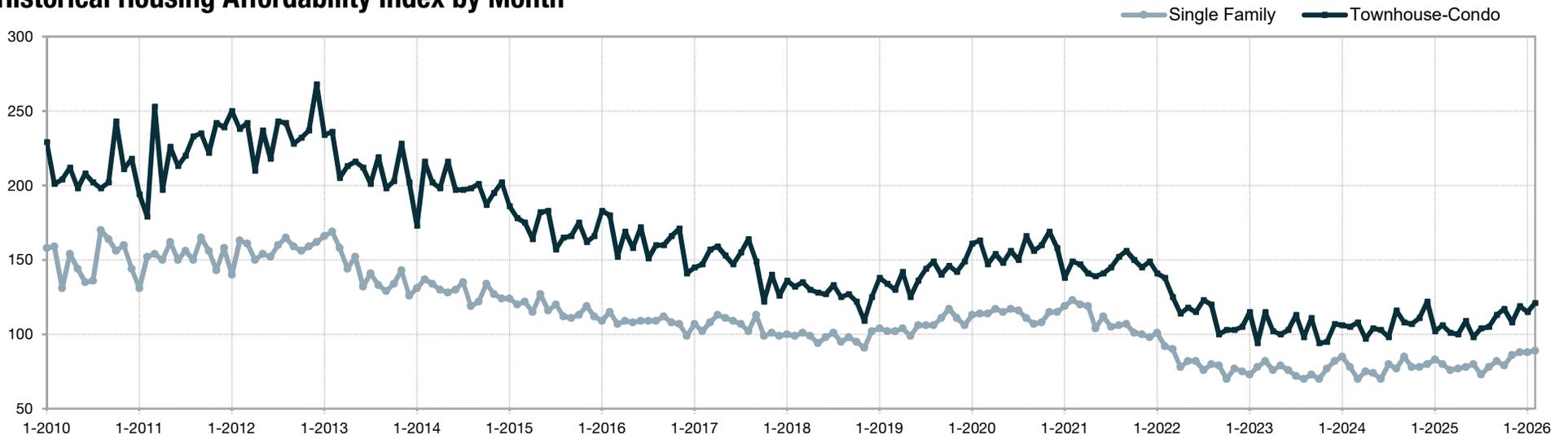


Year to Date



Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%	117	+9.3%
Nov-2025	86	+10.3%	108	-2.7%
Dec-2025	88	+10.0%	119	-2.5%
Jan-2026	88	+6.0%	115	+12.7%
Feb-2026	89	+11.3%	121	+14.2%

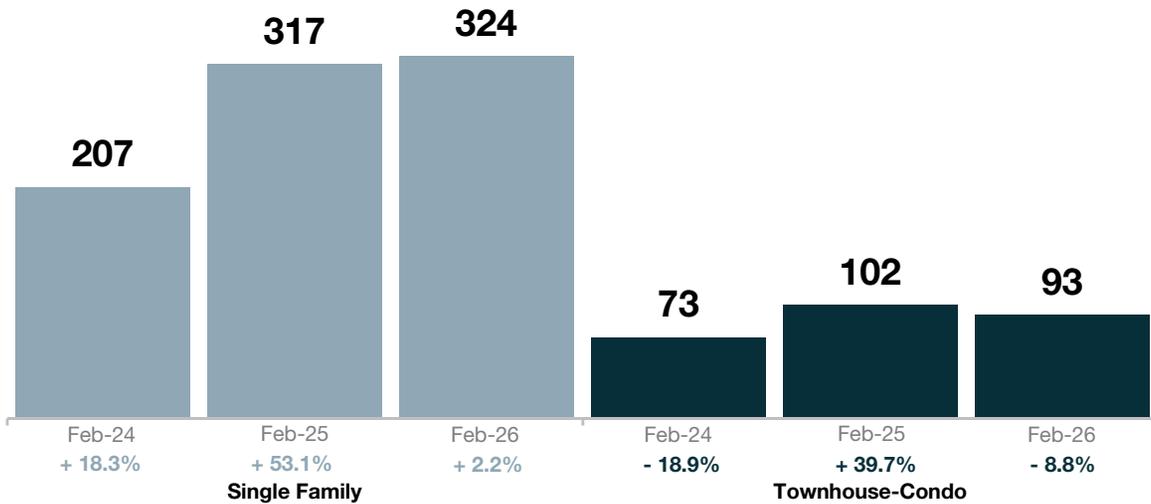
Historical Housing Affordability Index by Month



Inventory of Active Listings

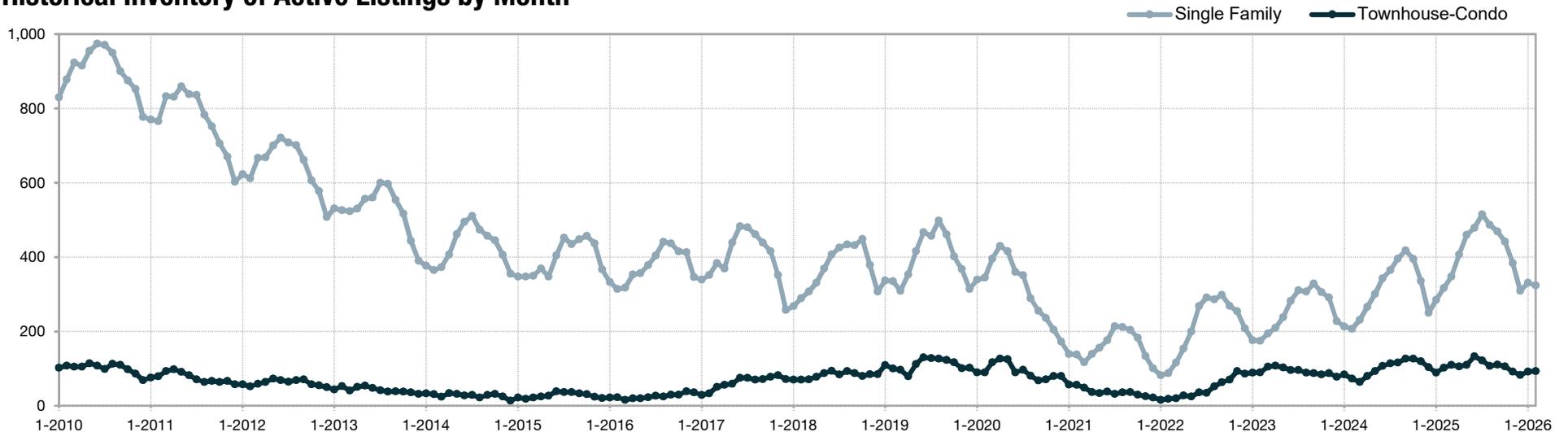


February



Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Mar-2025	348	+50.6%	110	+71.9%
Apr-2025	407	+53.0%	106	+32.5%
May-2025	460	+52.8%	110	+18.3%
Jun-2025	479	+39.7%	133	+24.3%
Jul-2025	515	+41.1%	122	+7.0%
Aug-2025	487	+23.0%	107	-7.8%
Sep-2025	469	+12.2%	111	-12.6%
Oct-2025	442	+11.9%	106	-16.5%
Nov-2025	384	+14.3%	92	-23.3%
Dec-2025	309	+23.6%	83	-20.2%
Jan-2026	331	+16.1%	92	+3.4%
Feb-2026	324	+2.2%	93	-8.8%

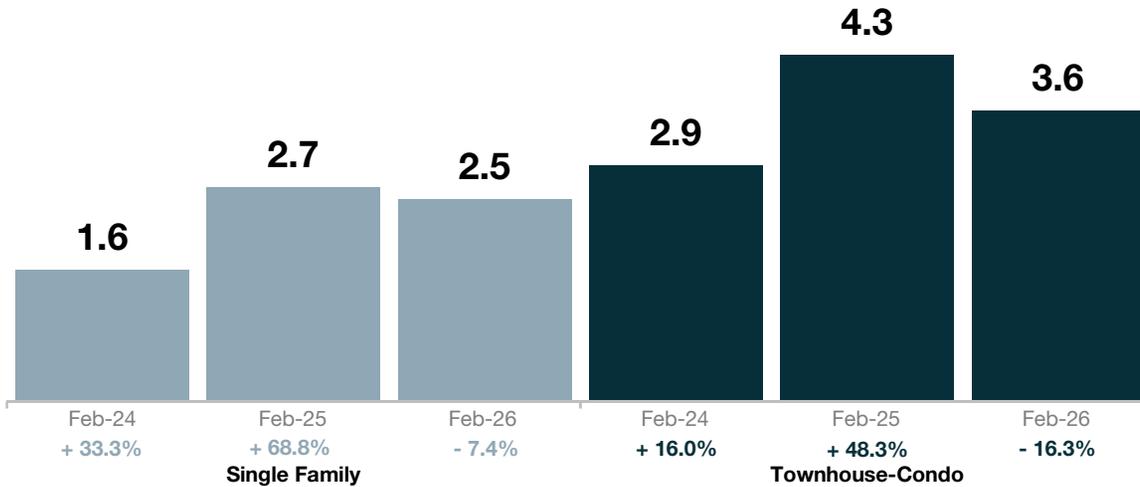
Historical Inventory of Active Listings by Month



Months Supply of Inventory

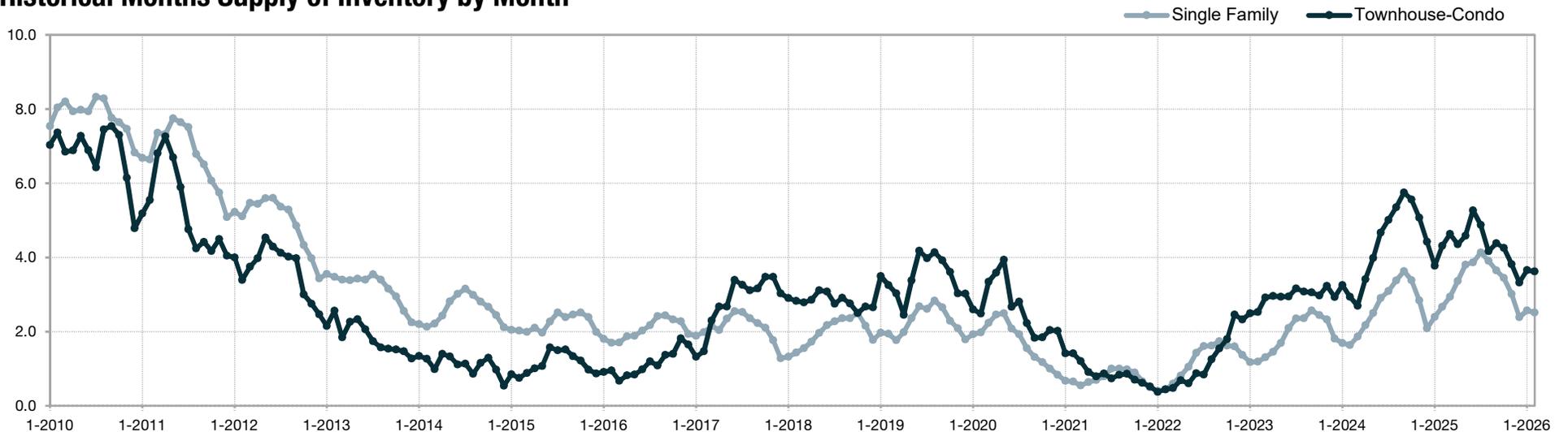


February



Months Supply	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Mar-2025	2.9	+52.6%	4.6	+70.4%
Apr-2025	3.4	+54.5%	4.4	+29.4%
May-2025	3.8	+52.0%	4.6	+15.0%
Jun-2025	3.9	+34.5%	5.3	+12.8%
Jul-2025	4.1	+32.3%	4.9	-2.0%
Aug-2025	3.9	+14.7%	4.2	-22.2%
Sep-2025	3.6	0.0%	4.4	-24.1%
Oct-2025	3.4	0.0%	4.3	-23.2%
Nov-2025	3.0	+7.1%	3.8	-25.5%
Dec-2025	2.4	+14.3%	3.3	-25.0%
Jan-2026	2.6	+8.3%	3.7	-2.6%
Feb-2026	2.5	-7.4%	3.6	-16.3%

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.



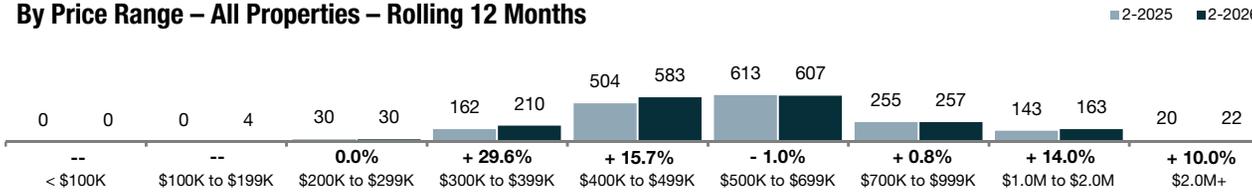
Key Metrics	Historical Sparkbars	2-2025	2-2026	Percent Change	YTD-2025	YTD-2026	Percent Change
New Listings		217	235	+ 8.3%	439	482	+ 9.8%
Pending / Under Contract		129	185	+ 43.4%	272	321	+ 18.0%
Sold Listings		120	127	+ 5.8%	219	223	+ 1.8%
Median Sales Price		\$535,000	\$495,000	- 7.5%	\$525,000	\$500,395	- 4.7%
Average Sales Price		\$654,230	\$595,495	- 9.0%	\$650,591	\$598,916	- 7.9%
Pct. of List Price Received		99.1%	98.4%	- 0.7%	98.9%	98.5%	- 0.4%
Days on Market		104	108	+ 3.8%	102	110	+ 7.8%
Affordability Index		79	95	+ 20.3%	80	94	+ 17.5%
Active Listings		421	460	+ 9.3%	--	--	--
Months Supply		2.9	2.9	0.0%	--	--	--

Sold Listings

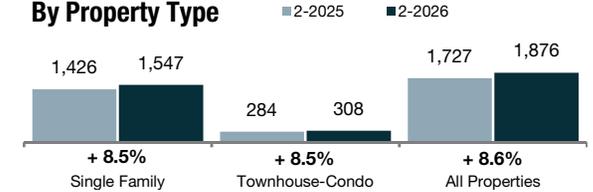
Actual sales that have closed in a given month.



By Price Range – All Properties – Rolling 12 Months



By Property Type



Rolling 12 Months

By Price Range	Single Family			Townhouse-Condo		
	2-2025	2-2026	Change	2-2025	2-2026	Change
\$99,999 and Below	0	0	--	0	0	--
\$100,000 to \$199,999	0	0	--	0	0	--
\$200,000 to \$299,999	14	12	-14.3%	11	13	+18.2%
\$300,000 to \$399,999	62	88	+41.9%	96	115	+19.8%
\$400,000 to \$499,999	381	456	+19.7%	119	127	+6.7%
\$500,000 to \$699,999	563	565	+0.4%	50	41	-18.0%
\$700,000 to \$999,999	247	246	-0.4%	7	9	+28.6%
\$1,000,000 to \$1,999,999	139	158	+13.7%	1	3	+200.0%
\$2,000,000 and Above	20	22	+10.0%	0	0	--
All Price Ranges	1,426	1,547	+8.5%	284	308	+8.5%

Compared to Prior Quarter

By Price Range	Single Family			Townhouse-Condo		
	1-2026	2-2026	Change	1-2026	2-2026	Change
\$99,999 and Below	0	0	--	0	0	--
\$100,000 to \$199,999	0	0	--	0	0	--
\$200,000 to \$299,999	1	2	+100.0%	1	0	-100.0%
\$300,000 to \$399,999	5	5	0.0%	6	13	+116.7%
\$400,000 to \$499,999	25	36	+44.0%	6	6	0.0%
\$500,000 to \$699,999	26	34	+30.8%	0	2	--
\$700,000 to \$999,999	16	9	-43.8%	1	1	0.0%
\$1,000,000 to \$1,999,999	7	11	+57.1%	0	0	--
\$2,000,000 and Above	0	0	--	0	0	--
All Price Ranges	80	97	+21.3%	14	22	+57.1%

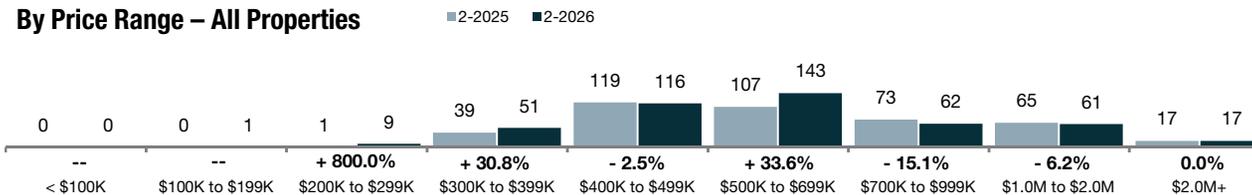
Year to Date

By Price Range	Single Family			Townhouse-Condo		
	2-2025	2-2026	Change	2-2025	2-2026	Change
\$99,999 and Below	0	0	--	0	0	--
\$100,000 to \$199,999	0	0	--	0	0	--
\$200,000 to \$299,999	1	3	+200.0%	1	1	0.0%
\$300,000 to \$399,999	9	10	+11.1%	7	19	+171.4%
\$400,000 to \$499,999	54	61	+13.0%	12	12	0.0%
\$500,000 to \$699,999	75	60	-20.0%	7	2	-71.4%
\$700,000 to \$999,999	23	25	+8.7%	1	2	+100.0%
\$1,000,000 to \$1,999,999	16	18	+12.5%	0	0	--
\$2,000,000 and Above	3	0	-100.0%	0	0	--
All Price Ranges	181	177	-2.2%	28	36	+28.6%

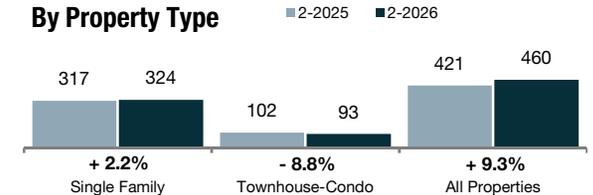
Inventory of Active Listings

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		
	2-2025	2-2026	Change	2-2025	2-2026	Change
\$99,999 and Below	0	0	--	0	0	--
\$100,000 to \$199,999	0	1	--	0	0	--
\$200,000 to \$299,999	0	5	--	1	2	+100.0%
\$300,000 to \$399,999	10	16	+60.0%	29	29	0.0%
\$400,000 to \$499,999	66	72	+9.1%	53	36	-32.1%
\$500,000 to \$699,999	88	117	+33.0%	19	22	+15.8%
\$700,000 to \$999,999	72	50	-30.6%	0	4	--
\$1,000,000 to \$1,999,999	64	48	-25.0%	0	0	--
\$2,000,000 and Above	17	15	-11.8%	0	0	--
All Price Ranges	317	324	+2.2%	102	93	-8.8%

Compared to Prior Month

By Price Range	Single Family			Townhouse-Condo		
	1-2026	2-2026	Change	1-2026	2-2026	Change
\$99,999 and Below	0	0	--	0	0	--
\$100,000 to \$199,999	0	1	--	0	0	--
\$200,000 to \$299,999	5	5	0.0%	2	2	0.0%
\$300,000 to \$399,999	15	16	+6.7%	34	29	-14.7%
\$400,000 to \$499,999	77	72	-6.5%	33	36	+9.1%
\$500,000 to \$699,999	109	117	+7.3%	20	22	+10.0%
\$700,000 to \$999,999	55	50	-9.1%	3	4	+33.3%
\$1,000,000 to \$1,999,999	54	48	-11.1%	0	0	--
\$2,000,000 and Above	16	15	-6.3%	0	0	--
All Price Ranges	331	324	-2.1%	92	93	+1.1%

Year to Date

Single Family	Townhouse-Condo
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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.