



Monthly Indicators

March 2026

Percent changes calculated using year-over-year comparisons.

New Listings were up 9.2 percent for single family homes but decreased 43.3 percent for townhouse-condo properties. Pending Sales landed at 205 for single family homes and 29 for townhouse-condo properties.

The Median Sales Price was down 6.4 percent to \$550,000 for single family homes and 10.8 percent to \$399,900 for townhouse-condo properties. Days on Market increased 4.7 percent for single family homes but decreased 16.7 percent for townhouse-condo properties.

Data from NAR show that inventory continued to grow nationwide, ticking up 2.4% month-over-month and 4.9% year-over-year to 1.29 million units heading into March, representing a 3.8-month supply at the current sales pace. Meanwhile, home prices increased for the 32nd consecutive month, climbing 0.3% year-over-year to \$398,000.

Activity Snapshot

+ 31.1%	- 3.4%	+ 5.9%
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	3-2025	3-2026	Percent Change	YTD-2025	YTD-2026	Percent Change
New Listings		239	261	+ 9.2%	584	660	+ 13.0%
Pending / Under Contract		173	205	+ 18.5%	387	455	+ 17.6%
Sold Listings		110	147	+ 33.6%	292	329	+ 12.7%
Median Sales Price		\$587,500	\$550,000	- 6.4%	\$555,000	\$539,900	- 2.7%
Average Sales Price		\$701,217	\$633,540	- 9.7%	\$686,337	\$631,232	- 8.0%
Pct. of List Price Received		98.6%	99.4%	+ 0.8%	98.9%	98.9%	0.0%
Days on Market		85	89	+ 4.7%	92	97	+ 5.4%
Affordability Index		76	83	+ 9.2%	80	84	+ 5.0%
Active Listings		348	355	+ 2.0%	--	--	--
Months Supply		2.9	2.7	- 6.9%	--	--	--

Townhouse-Condo Market Overview

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

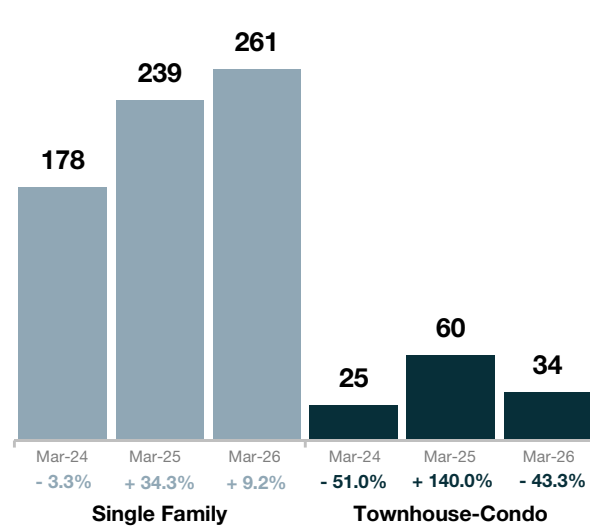


Key Metrics	Historical Sparkbars	3-2025	3-2026	Percent Change	YTD-2025	YTD-2026	Percent Change
New Listings		60	34	- 43.3%	148	114	- 23.0%
Pending / Under Contract		35	29	- 17.1%	81	80	- 1.2%
Sold Listings		22	23	+ 4.5%	50	60	+ 20.0%
Median Sales Price		\$448,500	\$399,900	- 10.8%	\$429,500	\$399,900	- 6.9%
Average Sales Price		\$477,862	\$442,410	- 7.4%	\$469,033	\$431,087	- 8.1%
Pct. of List Price Received		98.7%	97.9%	- 0.8%	98.6%	98.6%	0.0%
Days on Market		84	70	- 16.7%	105	116	+ 10.5%
Affordability Index		99	114	+ 15.2%	103	114	+ 10.7%
Active Listings		109	89	- 18.3%	--	--	--
Months Supply		4.6	3.5	- 23.9%	--	--	--

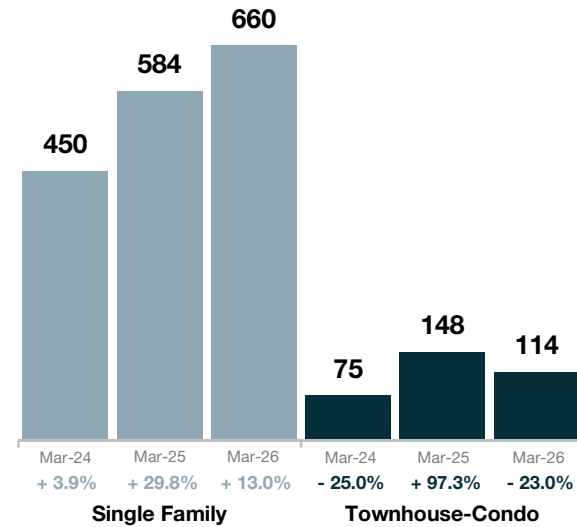
New Listings



March

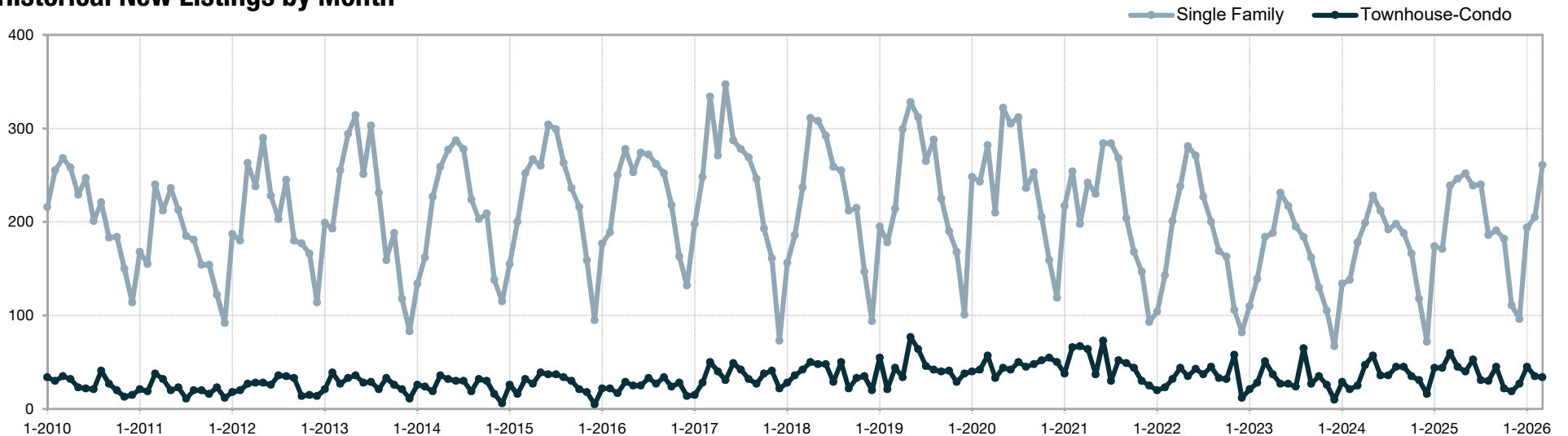


Year to Date



New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Apr-2025	246	+23.6%	45	-4.3%
May-2025	252	+10.5%	40	-29.8%
Jun-2025	239	+12.7%	53	+47.2%
Jul-2025	240	+25.0%	31	-13.9%
Aug-2025	186	-6.1%	30	-33.3%
Sep-2025	191	+1.6%	45	0.0%
Oct-2025	182	+9.6%	22	-37.1%
Nov-2025	111	-5.9%	19	-38.7%
Dec-2025	96	+33.3%	27	+68.8%
Jan-2026	194	+11.5%	45	+2.3%
Feb-2026	205	+19.9%	35	-20.5%
Mar-2026	261	+9.2%	34	-43.3%

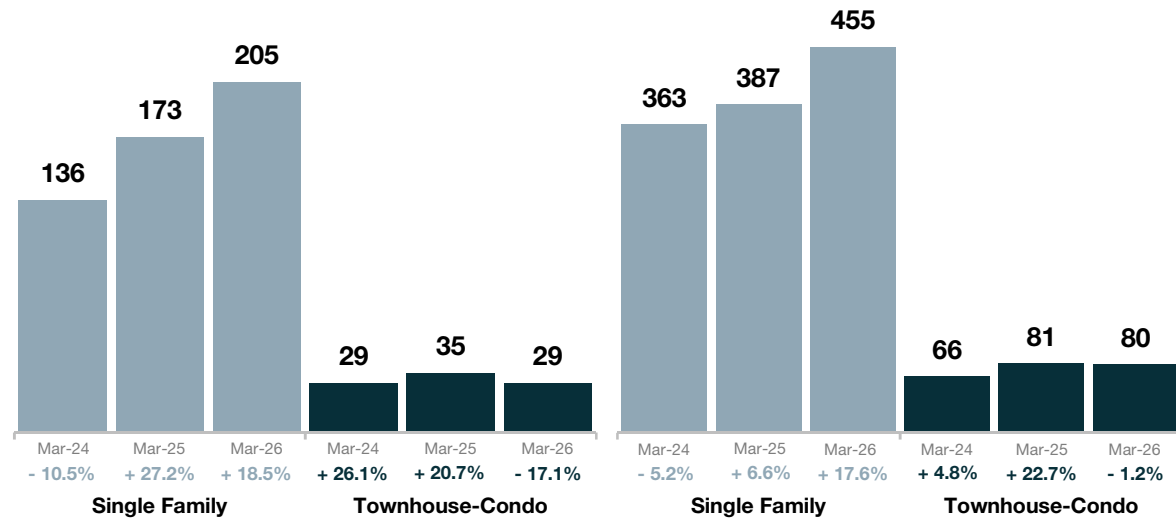
Historical New Listings by Month



Pending / Under Contract

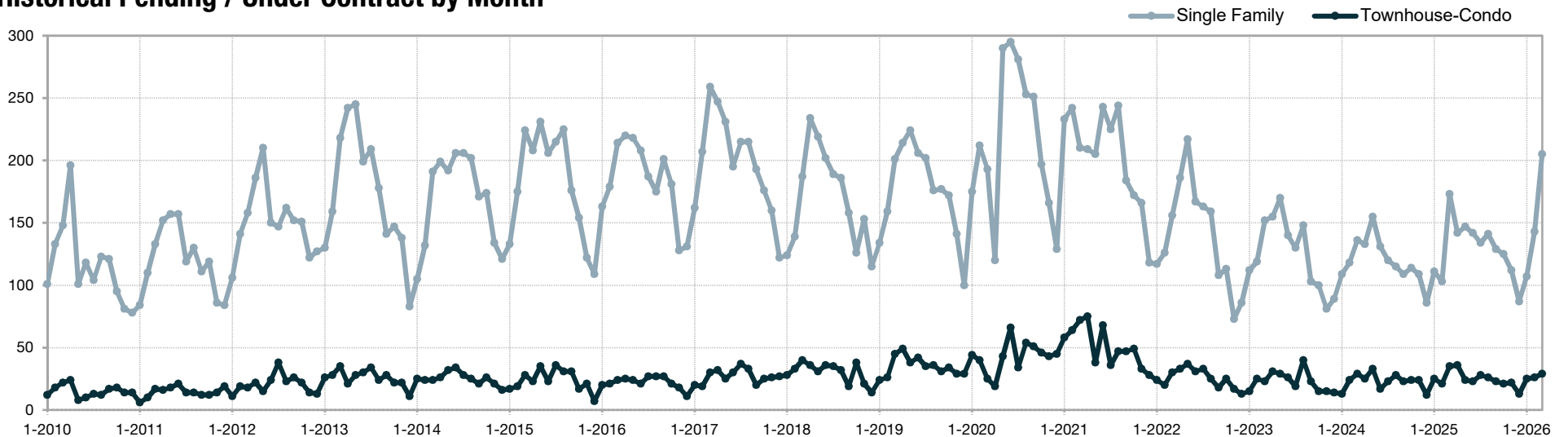


March



Pending / Under Contract	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	87	+1.2%	13	+8.3%
Jan-2026	107	-3.6%	25	0.0%
Feb-2026	143	+38.8%	26	+23.8%
Mar-2026	205	+18.5%	29	-17.1%

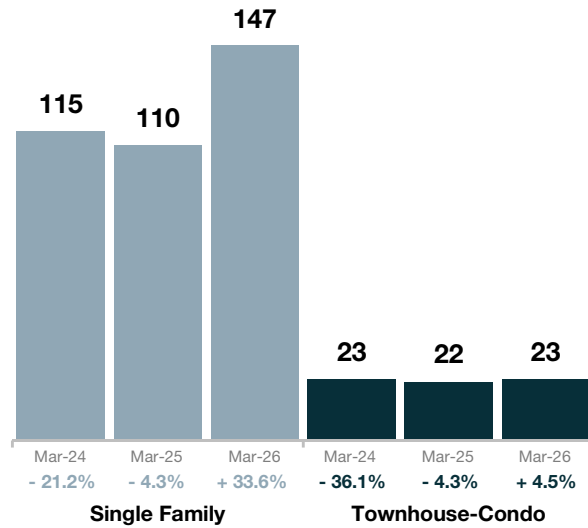
Historical Pending / Under Contract by Month



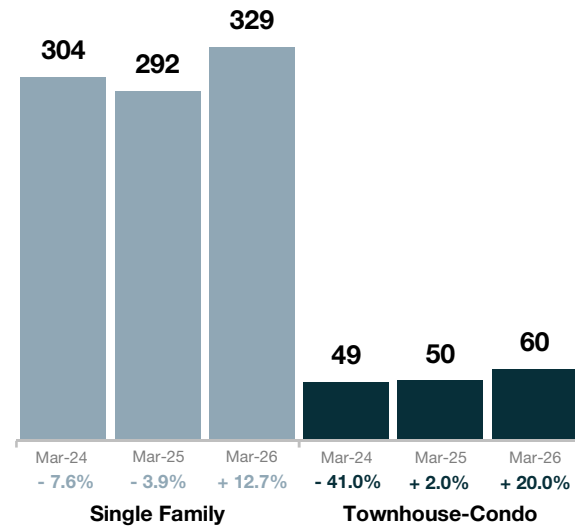
Sold Listings



March

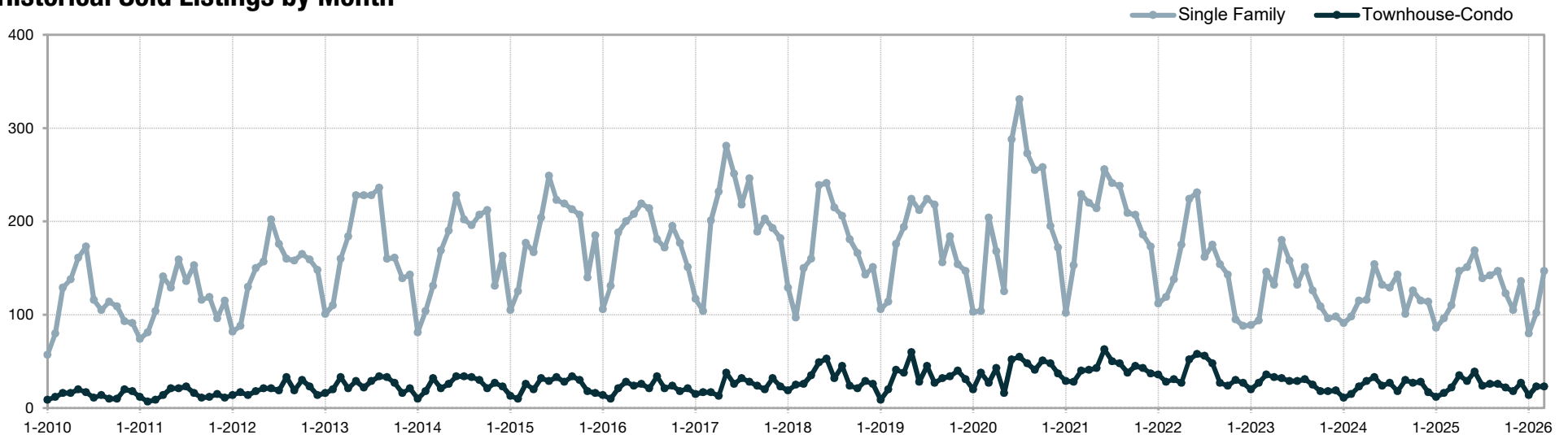


Year to Date



Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Apr-2025	147	+26.7%	35	+20.7%
May-2025	151	-1.9%	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%	27	+58.8%
Jan-2026	80	-7.0%	14	+16.7%
Feb-2026	102	+6.3%	23	+43.8%
Mar-2026	147	+33.6%	23	+4.5%

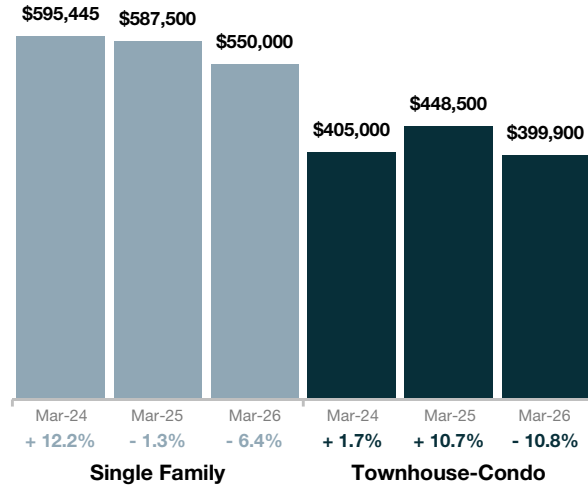
Historical Sold Listings by Month



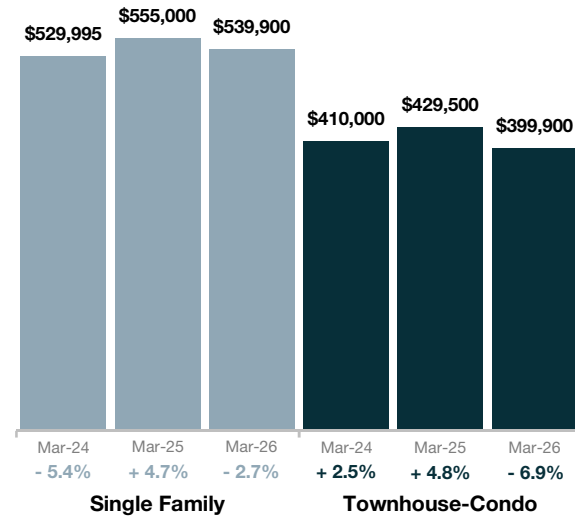
Median Sales Price



March

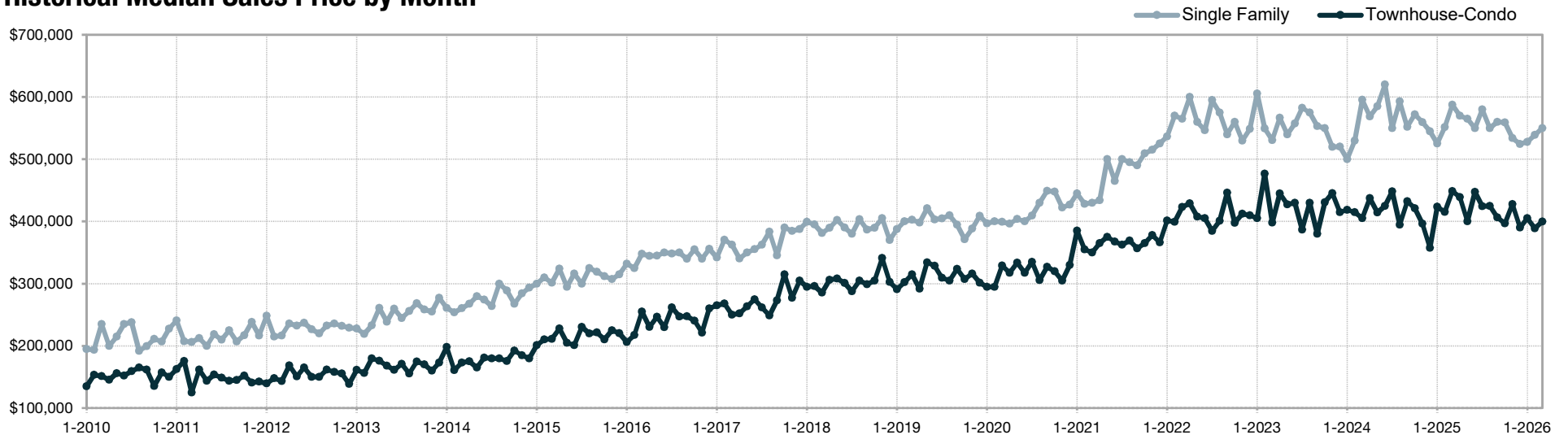


Year to Date



Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Apr-2025	\$570,000	+0.2%	\$439,000	+0.4%
May-2025	\$565,000	-3.4%	\$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%	\$390,000	+9.1%
Jan-2026	\$527,893	+0.6%	\$404,995	-4.4%
Feb-2026	\$539,000	-2.3%	\$388,900	-6.4%
Mar-2026	\$550,000	-6.4%	\$399,900	-10.8%

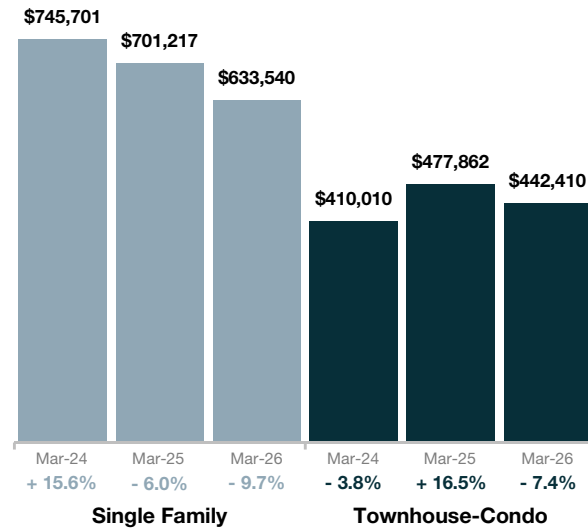
Historical Median Sales Price by Month



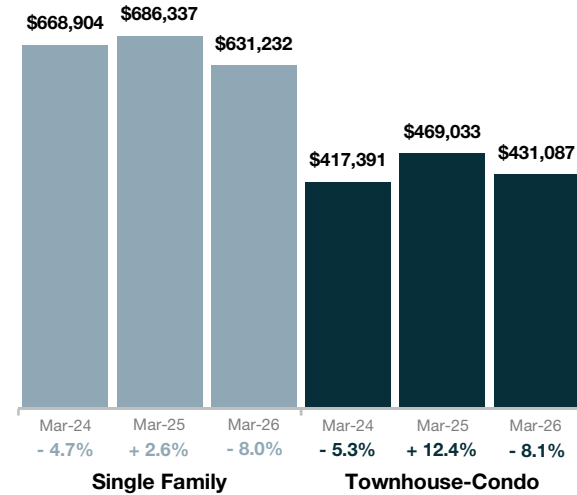
Average Sales Price



March

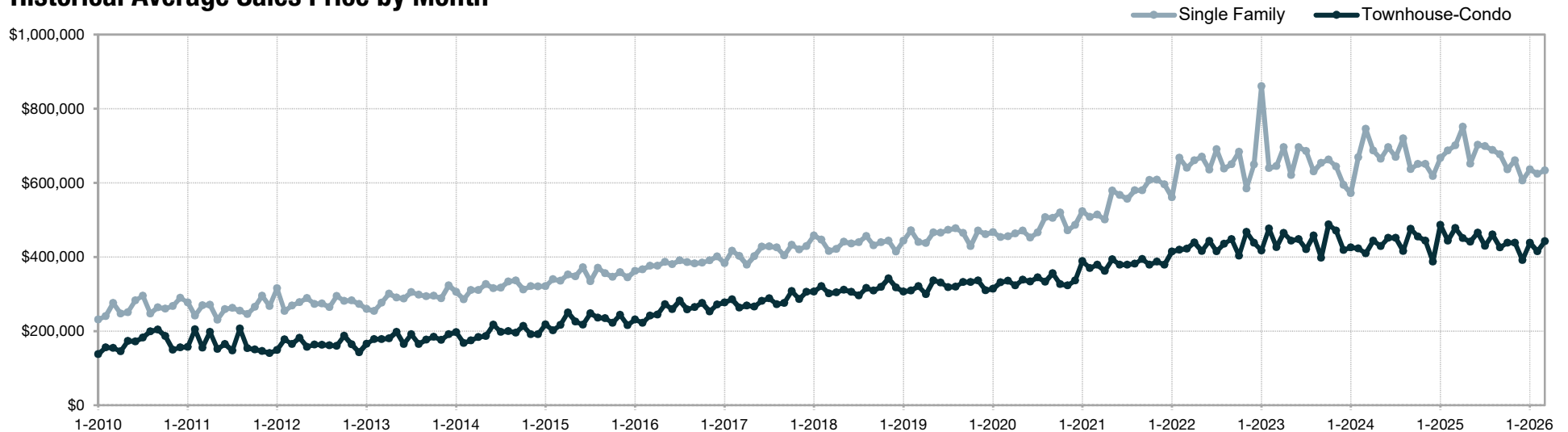


Year to Date



Average Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Apr-2025	\$751,379	+9.3%	\$450,778	+1.5%
May-2025	\$651,306	-2.1%	\$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%	\$391,769	+1.2%
Jan-2026	\$636,029	-4.6%	\$438,435	-9.8%
Feb-2026	\$624,145	-9.1%	\$415,290	-6.5%
Mar-2026	\$633,540	-9.7%	\$442,410	-7.4%

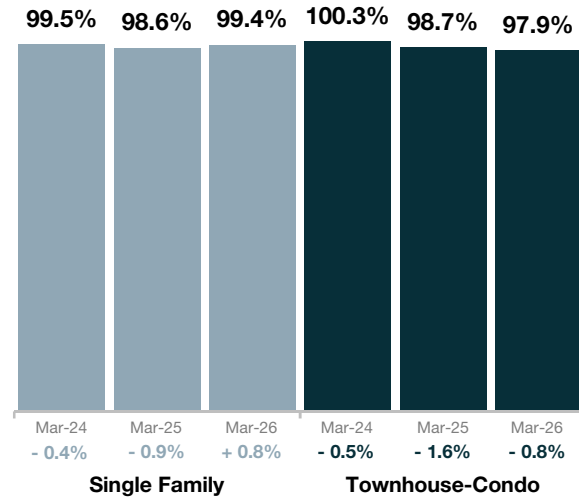
Historical Average Sales Price by Month



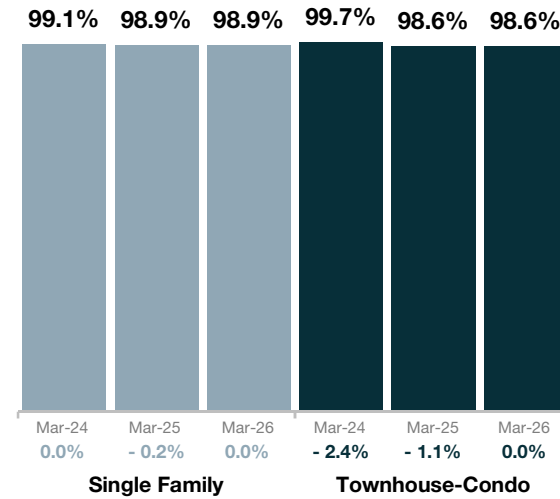
Percent of List Price Received



March

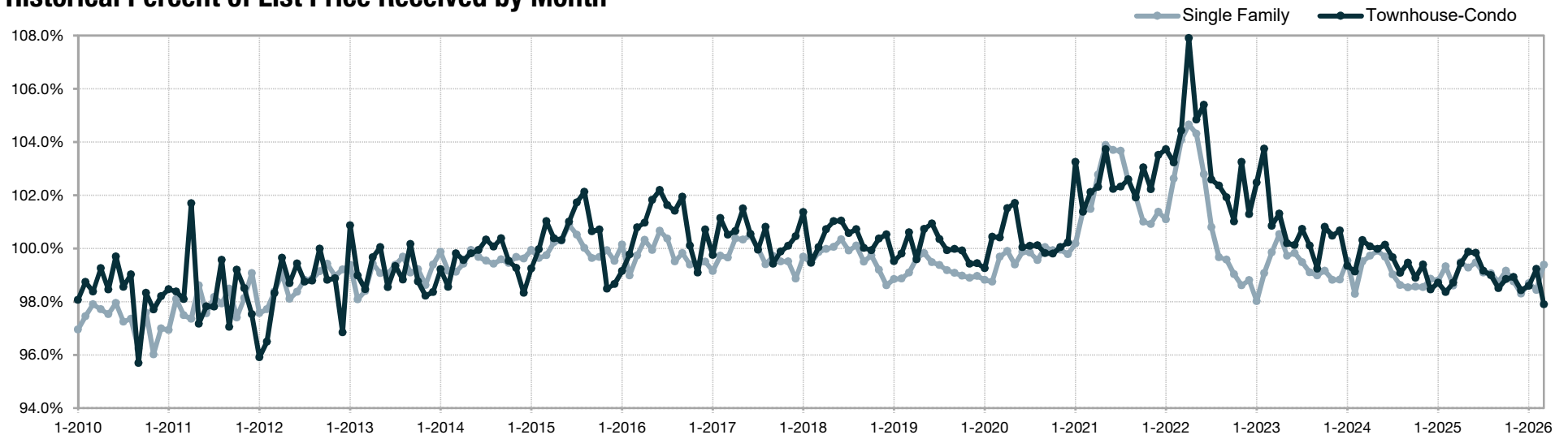


Year to Date



Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Apr-2025	99.5%	-0.2%	99.4%	-0.7%
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%	98.4%	-0.1%
Jan-2026	98.7%	-0.1%	98.6%	-0.1%
Feb-2026	98.4%	-0.9%	99.2%	+0.8%
Mar-2026	99.4%	+0.8%	97.9%	-0.8%

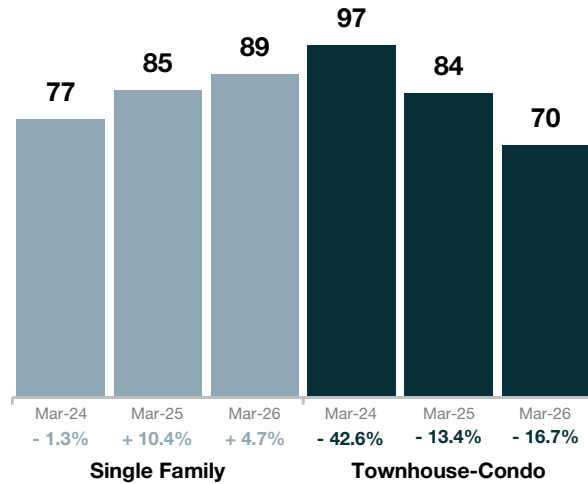
Historical Percent of List Price Received by Month



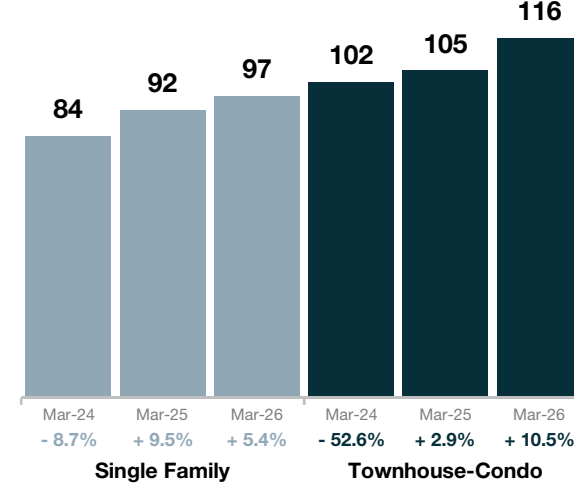
Days on Market Until Sale



March

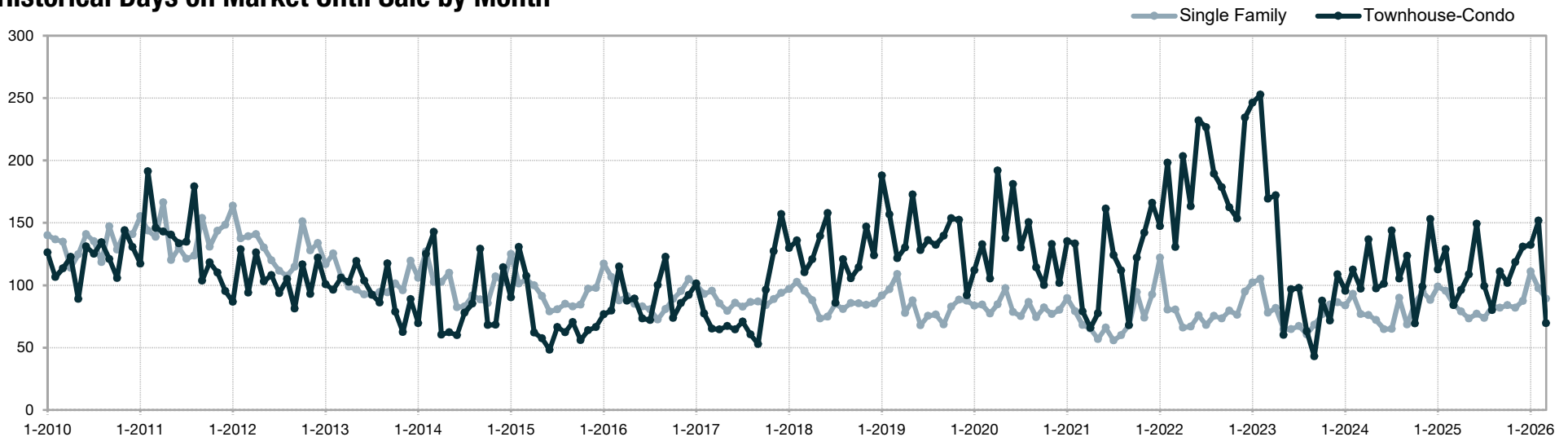


Year to Date



Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Apr-2025	79	+3.9%	96	-29.9%
May-2025	73	+1.4%	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%	131	-14.4%
Jan-2026	111	+12.1%	132	+16.8%
Feb-2026	98	+2.1%	152	+17.8%
Mar-2026	89	+4.7%	70	-16.7%

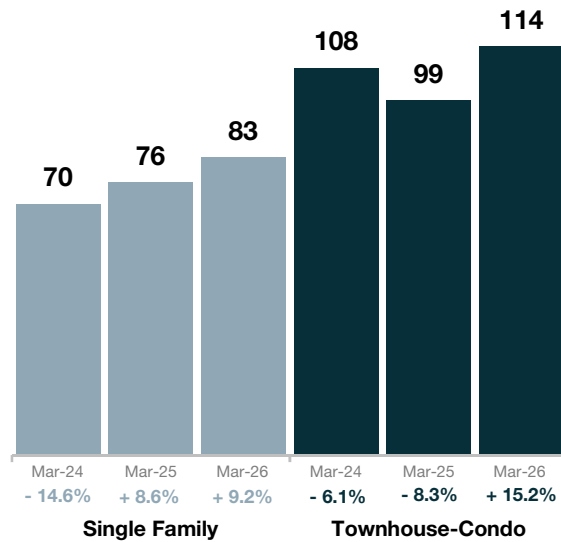
Historical Days on Market Until Sale by Month



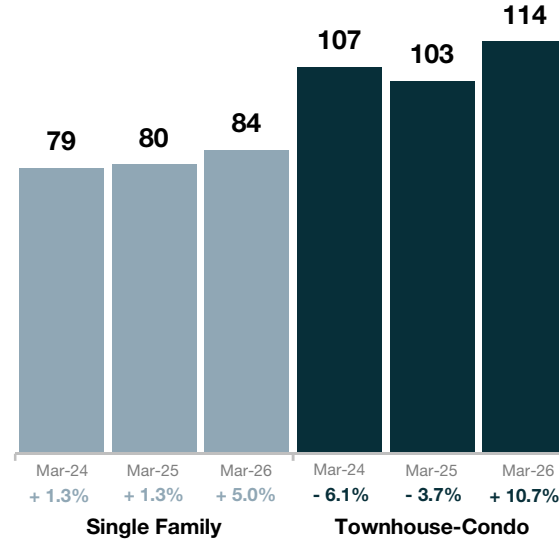
Housing Affordability Index



March

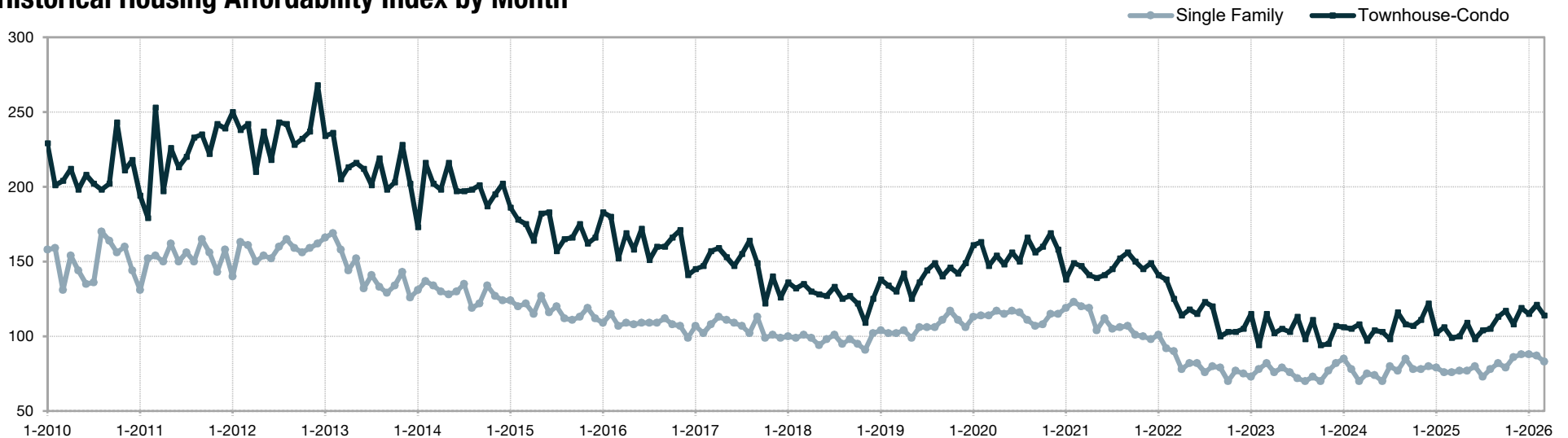


Year to Date



Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Apr-2025	77	+2.7%	100	+3.1%
May-2025	77	+4.1%	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	+11.4%	115	+12.7%
Feb-2026	87	+14.5%	121	+14.2%
Mar-2026	83	+9.2%	114	+15.2%

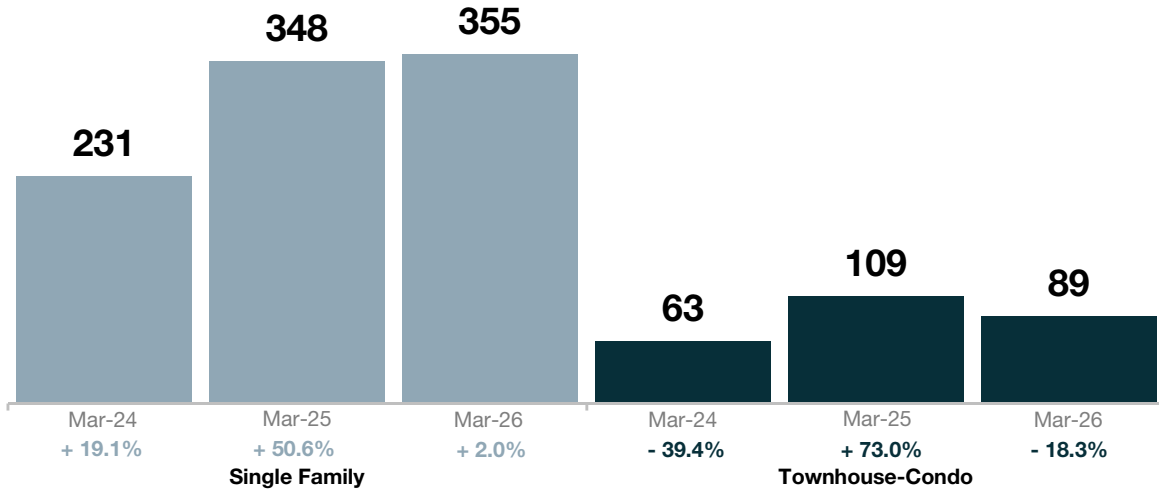
Historical Housing Affordability Index by Month



Inventory of Active Listings

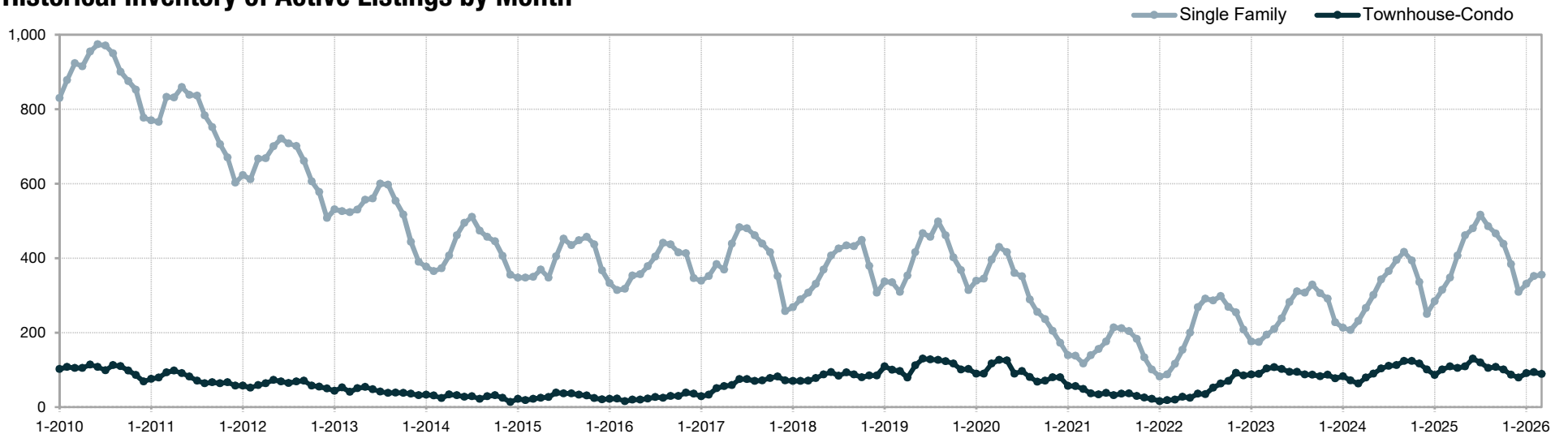


March



Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Apr-2025	407	+53.0%	105	+32.9%
May-2025	461	+53.2%	109	+21.1%
Jun-2025	480	+39.9%	130	+25.0%
Jul-2025	516	+41.4%	120	+8.1%
Aug-2025	486	+23.0%	105	-7.1%
Sep-2025	466	+11.8%	108	-12.9%
Oct-2025	438	+11.2%	101	-18.5%
Nov-2025	384	+14.3%	87	-25.6%
Dec-2025	309	+23.6%	79	-21.8%
Jan-2026	331	+16.5%	91	+5.8%
Feb-2026	352	+11.7%	94	-6.9%
Mar-2026	355	+2.0%	89	-18.3%

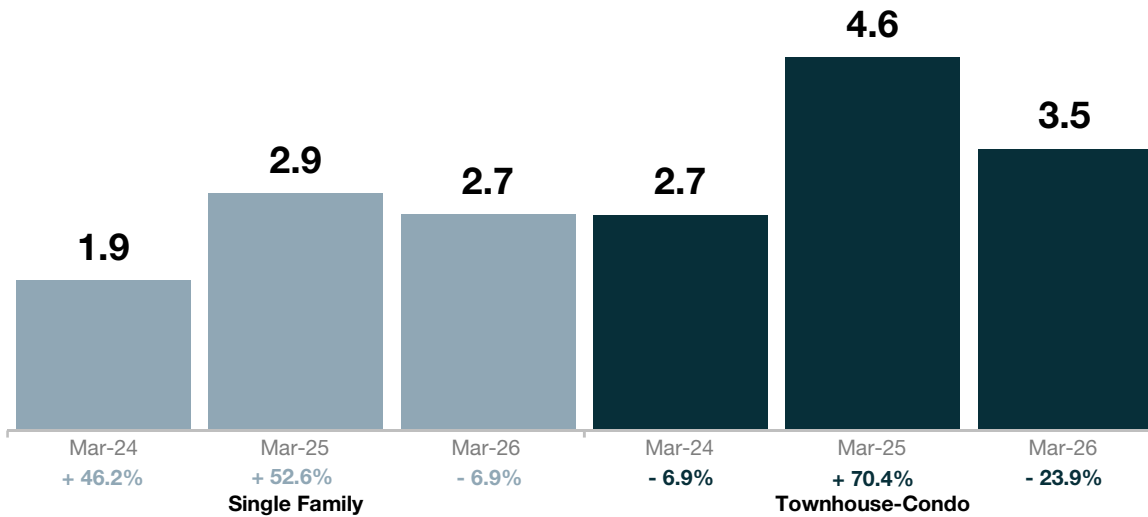
Historical Inventory of Active Listings by Month



Months Supply of Inventory

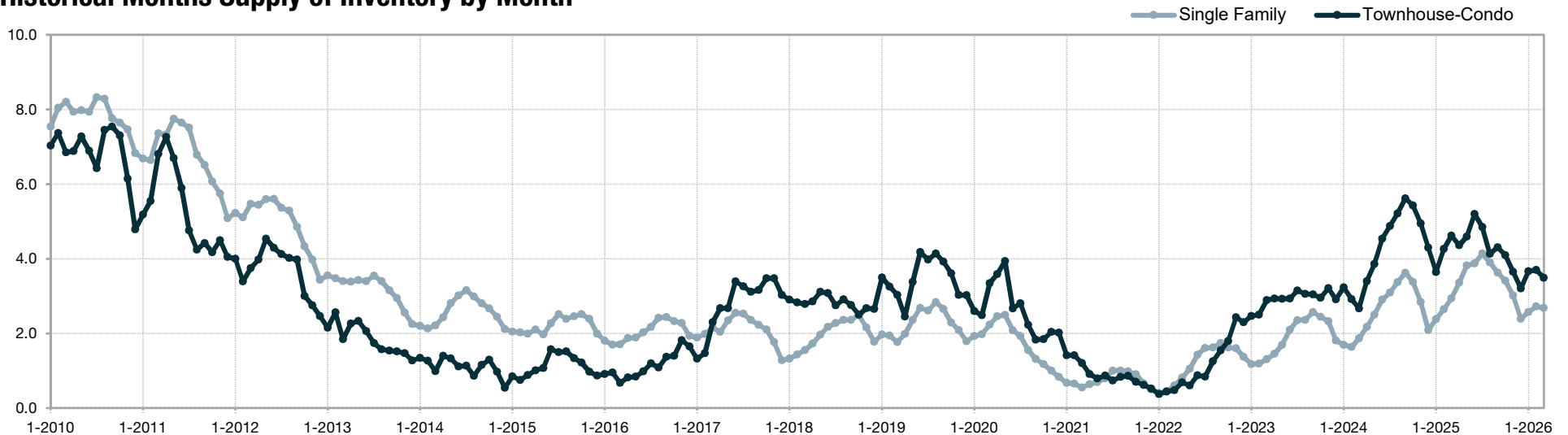


March



Months Supply	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Apr-2025	3.4	+54.5%	4.4	+29.4%
May-2025	3.8	+52.0%	4.6	+17.9%
Jun-2025	3.9	+34.5%	5.2	+15.6%
Jul-2025	4.1	+32.3%	4.8	-2.0%
Aug-2025	3.9	+14.7%	4.1	-21.2%
Sep-2025	3.6	0.0%	4.3	-23.2%
Oct-2025	3.4	0.0%	4.1	-24.1%
Nov-2025	3.0	+7.1%	3.7	-24.5%
Dec-2025	2.4	+14.3%	3.2	-25.6%
Jan-2026	2.6	+8.3%	3.7	+2.8%
Feb-2026	2.7	+3.8%	3.7	-14.0%
Mar-2026	2.7	-6.9%	3.5	-23.9%

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.



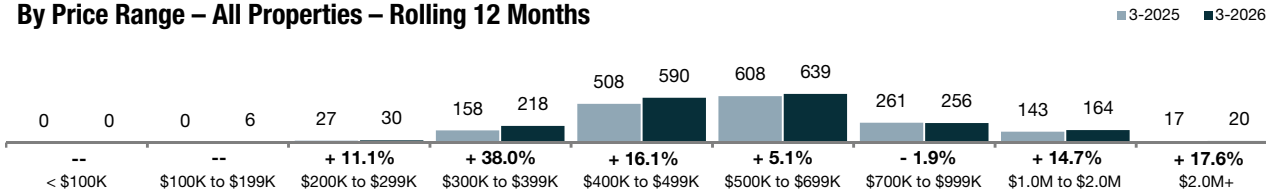
Key Metrics	Historical Sparkbars	3-2025	3-2026	Percent Change	YTD-2025	YTD-2026	Percent Change
New Listings		311	318	+ 2.3%	750	824	+ 9.9%
Pending / Under Contract		208	245	+ 17.8%	480	560	+ 16.7%
Sold Listings		135	177	+ 31.1%	355	406	+ 14.4%
Median Sales Price		\$550,000	\$531,500	- 3.4%	\$540,000	\$520,000	- 3.7%
Average Sales Price		\$656,856	\$610,086	- 7.1%	\$652,403	\$603,456	- 7.5%
Pct. of List Price Received		98.6%	99.1%	+ 0.5%	98.8%	98.8%	0.0%
Days on Market		85	90	+ 5.9%	96	102	+ 6.3%
Affordability Index		77	86	+ 11.7%	79	87	+ 10.1%
Active Listings		471	496	+ 5.3%	--	--	--
Months Supply		3.3	3.1	- 6.1%	--	--	--

Sold Listings

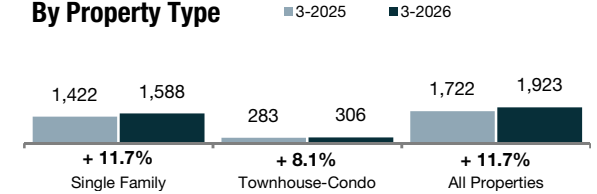
Actual sales that have closed in a given month.



By Price Range – All Properties – Rolling 12 Months



By Property Type



Rolling 12 Months

By Price Range	Single Family			Townhouse-Condo		
	3-2025	3-2026	Change	3-2025	3-2026	Change
\$99,999 and Below	0	0	--	0	0	--
\$100,000 to \$199,999	0	2	--	0	0	--
\$200,000 to \$299,999	13	12	- 7.7%	9	13	+ 44.4%
\$300,000 to \$399,999	62	89	+ 43.5%	92	121	+ 31.5%
\$400,000 to \$499,999	382	470	+ 23.0%	122	118	- 3.3%
\$500,000 to \$699,999	557	593	+ 6.5%	51	43	- 15.7%
\$700,000 to \$999,999	252	244	- 3.2%	8	8	0.0%
\$1,000,000 to \$1,999,999	139	158	+ 13.7%	1	3	+ 200.0%
\$2,000,000 and Above	17	20	+ 17.6%	0	0	--
All Price Ranges	1,422	1,588	+ 11.7%	283	306	+ 8.1%

Compared to Prior Quarter

By Price Range	Single Family			Townhouse-Condo		
	2-2026	3-2026	Change	2-2026	3-2026	Change
\$99,999 and Below	0	0	--	0	0	--
\$100,000 to \$199,999	0	2	--	0	0	--
\$200,000 to \$299,999	2	0	- 100.0%	0	0	--
\$300,000 to \$399,999	5	8	+ 60.0%	13	13	0.0%
\$400,000 to \$499,999	36	39	+ 8.3%	7	3	- 57.1%
\$500,000 to \$699,999	39	64	+ 64.1%	2	7	+ 250.0%
\$700,000 to \$999,999	9	22	+ 144.4%	1	0	- 100.0%
\$1,000,000 to \$1,999,999	11	12	+ 9.1%	0	0	--
\$2,000,000 and Above	0	0	--	0	0	--
All Price Ranges	102	147	+ 44.1%	23	23	0.0%

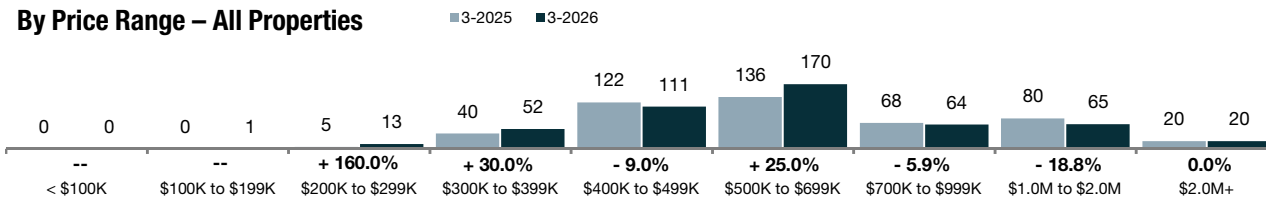
Year to Date

By Price Range	Single Family			Townhouse-Condo		
	3-2025	3-2026	Change	3-2025	3-2026	Change
\$99,999 and Below	0	0	--	0	0	--
\$100,000 to \$199,999	0	2	--	0	0	--
\$200,000 to \$299,999	1	3	+ 200.0%	1	1	0.0%
\$300,000 to \$399,999	16	18	+ 12.5%	11	32	+ 190.9%
\$400,000 to \$499,999	79	100	+ 26.6%	24	16	- 33.3%
\$500,000 to \$699,999	116	129	+ 11.2%	12	9	- 25.0%
\$700,000 to \$999,999	47	47	0.0%	2	2	0.0%
\$1,000,000 to \$1,999,999	28	30	+ 7.1%	0	0	--
\$2,000,000 and Above	5	0	- 100.0%	0	0	--
All Price Ranges	292	329	+ 12.7%	50	60	+ 20.0%

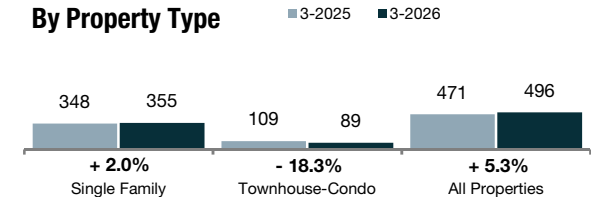
Inventory of Active Listings

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		
	3-2025	3-2026	Change	3-2025	3-2026	Change
\$99,999 and Below	0	0	--	0	0	--
\$100,000 to \$199,999	0	1	--	0	0	--
\$200,000 to \$299,999	1	4	+ 300.0%	3	3	0.0%
\$300,000 to \$399,999	6	15	+ 150.0%	33	28	- 15.2%
\$400,000 to \$499,999	70	69	- 1.4%	52	36	- 30.8%
\$500,000 to \$699,999	115	146	+ 27.0%	18	20	+ 11.1%
\$700,000 to \$999,999	64	52	- 18.8%	1	2	+ 100.0%
\$1,000,000 to \$1,999,999	72	51	- 29.2%	2	0	- 100.0%
\$2,000,000 and Above	20	17	- 15.0%	0	0	--
All Price Ranges	348	355	+ 2.0%	109	89	- 18.3%

Compared to Prior Month

By Price Range	Single Family			Townhouse-Condo		
	2-2026	3-2026	Change	2-2026	3-2026	Change
\$99,999 and Below	0	0	--	0	0	--
\$100,000 to \$199,999	1	1	0.0%	0	0	--
\$200,000 to \$299,999	6	4	- 33.3%	2	3	+ 50.0%
\$300,000 to \$399,999	16	15	- 6.3%	31	28	- 9.7%
\$400,000 to \$499,999	82	69	- 15.9%	36	36	0.0%
\$500,000 to \$699,999	134	146	+ 9.0%	21	20	- 4.8%
\$700,000 to \$999,999	50	52	+ 4.0%	4	2	- 50.0%
\$1,000,000 to \$1,999,999	47	51	+ 8.5%	0	0	--
\$2,000,000 and Above	16	17	+ 6.3%	0	0	--
All Price Ranges	352	355	+ 0.9%	94	89	- 5.3%

Year to Date

By Price Range	Single Family			Townhouse-Condo		
	3-2025	3-2026	Change	3-2025	3-2026	Change
\$99,999 and Below	0	0	--	0	0	--
\$100,000 to \$199,999	0	1	--	0	0	--
\$200,000 to \$299,999	1	4	+ 300.0%	3	3	0.0%
\$300,000 to \$399,999	6	15	+ 150.0%	33	28	- 15.2%
\$400,000 to \$499,999	70	69	- 1.4%	52	36	- 30.8%
\$500,000 to \$699,999	115	146	+ 27.0%	18	20	+ 11.1%
\$700,000 to \$999,999	64	52	- 18.8%	1	2	+ 100.0%
\$1,000,000 to \$1,999,999	72	51	- 29.2%	2	0	- 100.0%
\$2,000,000 and Above	20	17	- 15.0%	0	0	--
All Price Ranges	348	355	+ 2.0%	109	89	- 18.3%

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.