

Local Market Update for July 2026

A Research Tool Provided by the Colorado Association of REALTORS®



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Fourth Congressional District

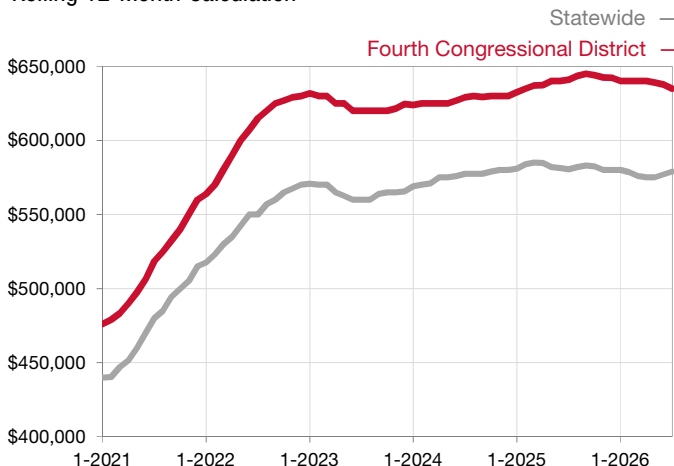
Single Family	July			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 07-2026	Percent Change from Previous Year
New Listings	1,344	1,428	+ 6.3%	10,355	9,921	- 4.2%
Sold Listings	959	1,028	+ 7.2%	6,502	6,391	- 1.7%
Median Sales Price*	\$660,000	\$649,500	- 1.6%	\$650,000	\$640,000	- 1.5%
Average Sales Price*	\$737,707	\$758,422	+ 2.8%	\$741,165	\$736,267	- 0.7%
Percent of List Price Received*	98.7%	98.6%	- 0.1%	98.8%	98.7%	- 0.1%
Days on Market Until Sale	54	53	- 1.9%	60	63	+ 5.0%
Inventory of Homes for Sale	4,053	3,370	- 16.9%	--	--	--
Months Supply of Inventory	4.5	3.7	- 17.8%	--	--	--

* 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	July			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 07-2026	Percent Change from Previous Year
New Listings	155	201	+ 29.7%	1,263	1,349	+ 6.8%
Sold Listings	104	106	+ 1.9%	745	739	- 0.8%
Median Sales Price*	\$420,675	\$434,950	+ 3.4%	\$440,317	\$430,000	- 2.3%
Average Sales Price*	\$442,372	\$467,152	+ 5.6%	\$461,783	\$458,020	- 0.8%
Percent of List Price Received*	98.7%	98.8%	+ 0.1%	98.8%	98.6%	- 0.2%
Days on Market Until Sale	64	72	+ 12.5%	64	68	+ 6.3%
Inventory of Homes for Sale	525	539	+ 2.7%	--	--	--
Months Supply of Inventory	5.0	5.3	+ 6.0%	--	--	--

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

