

Local Market Update for August 2026

A Research Tool Provided by the Colorado Association of REALTORS®

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Fourth Congressional District

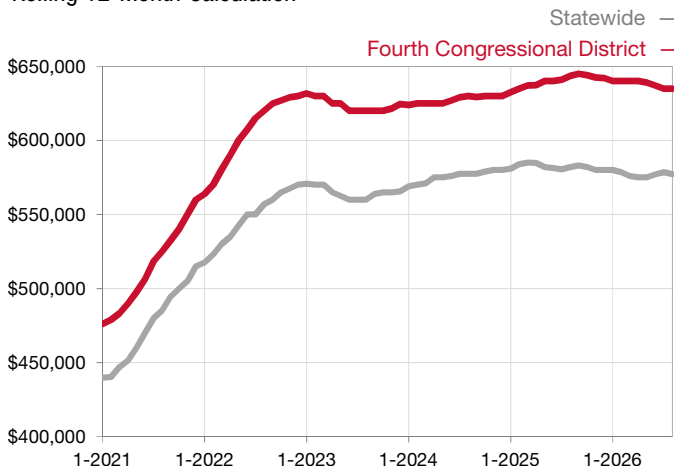
Single Family	August			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 08-2025	Thru 08-2026	Percent Change from Previous Year
New Listings	1,311	1,214	- 7.4%	11,657	11,133	- 4.5%
Sold Listings	978	861	- 12.0%	7,480	7,267	- 2.8%
Median Sales Price*	\$645,000	\$650,000	+ 0.8%	\$650,000	\$640,000	- 1.5%
Average Sales Price*	\$740,574	\$752,333	+ 1.6%	\$741,088	\$738,459	- 0.4%
Percent of List Price Received*	98.3%	98.4%	+ 0.1%	98.7%	98.7%	0.0%
Days on Market Until Sale	59	62	+ 5.1%	60	63	+ 5.0%
Inventory of Homes for Sale	3,931	3,338	- 15.1%	--	--	--
Months Supply of Inventory	4.4	3.7	- 15.9%	--	--	--

* 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	August			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 08-2025	Thru 08-2026	Percent Change from Previous Year
New Listings	136	164	+ 20.6%	1,394	1,514	+ 8.6%
Sold Listings	116	111	- 4.3%	861	852	- 1.0%
Median Sales Price*	\$432,500	\$428,000	- 1.0%	\$440,000	\$430,000	- 2.3%
Average Sales Price*	\$455,728	\$445,241	- 2.3%	\$460,967	\$456,402	- 1.0%
Percent of List Price Received*	98.6%	98.4%	- 0.2%	98.8%	98.6%	- 0.2%
Days on Market Until Sale	74	62	- 16.2%	66	68	+ 3.0%
Inventory of Homes for Sale	477	515	+ 8.0%	--	--	--
Months Supply of Inventory	4.5	5.1	+ 13.3%	--	--	--

* 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

