

# Monthly Indicators

Residential real estate activity in Arapahoe, Douglas, Jefferson and Denver Counties, comprised of single-family properties, townhomes and condominiums.



## January 2026

Percent changes calculated using year-over-year comparisons and rounded figures.

New Listings were up 4.2 percent for single family homes but decreased 1.0 percent for townhouse-condo properties. Under Contracts increased 14.0 percent for single family homes but decreased 6.0 percent for townhouse-condo properties.

The Median Sales Price was down 4.3 percent to \$640,000 for single family homes but increased 0.1 percent to \$395,500 for townhouse-condo properties. Days on Market increased 17.7 percent for single family homes and 32.3 percent for townhouse-condo properties.

Nationally, there were 1.18 million homes for sale heading into January, an 18.1% decline from the previous month but 3.5% higher compared to the same period last year, representing a 3.3-month supply at the current sales pace, according to NAR. Meanwhile, the median existing-home price rose 0.4% from a year ago to \$405,400, reflecting a continued moderation in national price growth.

## Activity Snapshot

**- 12.5%**      **- 16.6%**      **- 0.2%**

One-Year Change in <b>Active Listings</b> All Properties	One-Year Change in <b>Sold Listings</b> All Properties	One-Year Change in <b>Median Sales Price</b> All Properties
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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.

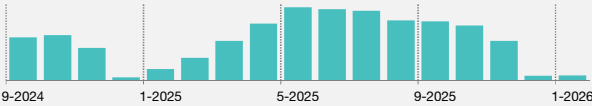
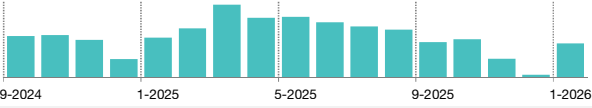
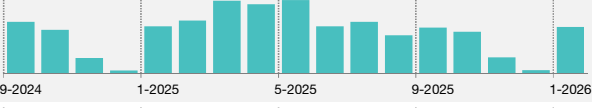
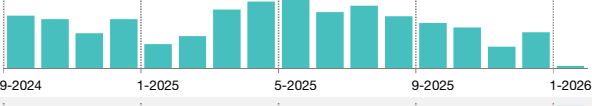
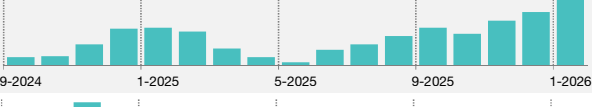
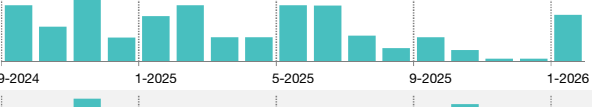
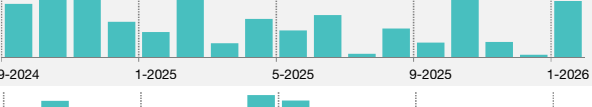
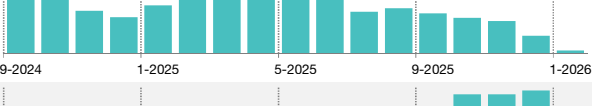
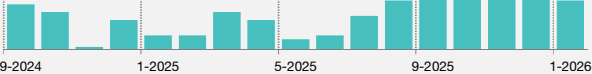


Key Metrics	Historical Sparkbars	1-2025	1-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
Active Listings		4,191	3,470	- 17.2%	--	--	--
Under Contract		1,529	1,743	+ 14.0%	1,529	1,743	+ 14.0%
New Listings		2,191	2,284	+ 4.2%	2,191	2,284	+ 4.2%
Sold Listings		1,246	1,092	- 12.4%	1,246	1,092	- 12.4%
Days on Market		62	73	+ 17.7%	62	73	+ 17.7%
Median Sales Price		\$669,000	\$640,000	- 4.3%	\$669,000	\$640,000	- 4.3%
Avg. Sales Price		\$797,201	\$770,167	- 3.4%	\$797,201	\$770,167	- 3.4%
Pct. of List Price Received		98.4%	98.0%	- 0.4%	98.4%	98.0%	- 0.4%
Affordability Index		71	80	+ 12.7%	71	80	+ 12.7%

# Townhouse-Condo Market Overview

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

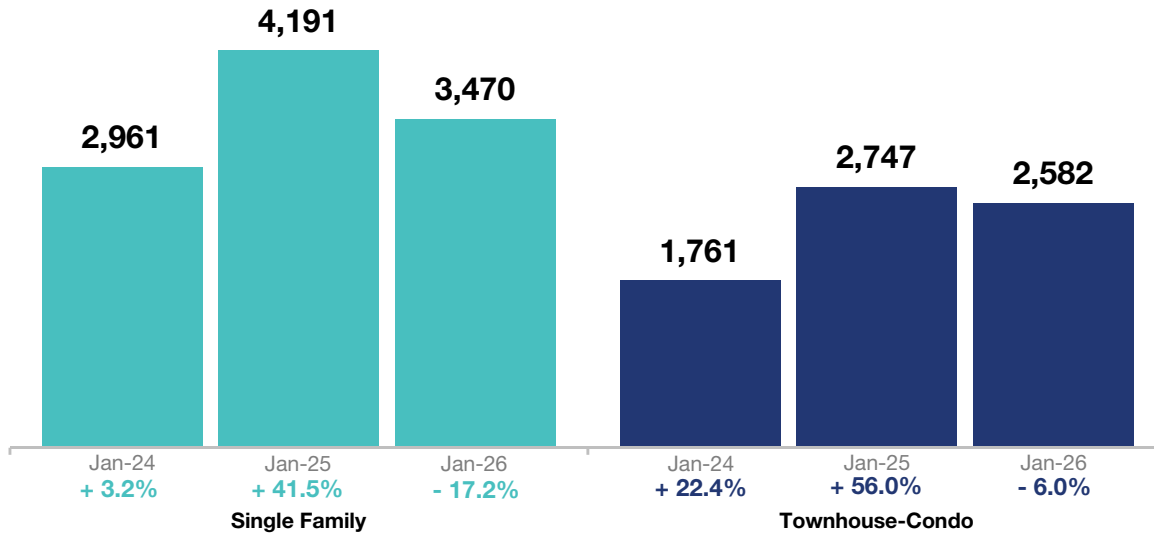


Key Metrics	Historical Sparkbars	1-2025	1-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
Active Listings		2,747	2,582	- 6.0%	--	--	--
Under Contract		630	592	- 6.0%	630	592	- 6.0%
New Listings		1,170	1,158	- 1.0%	1,170	1,158	- 1.0%
Sold Listings		514	374	- 27.2%	514	374	- 27.2%
Days on Market		65	86	+ 32.3%	65	86	+ 32.3%
Median Sales Price		\$395,000	\$395,500	+ 0.1%	\$395,000	\$395,500	+ 0.1%
Avg. Sales Price		\$437,356	\$455,598	+ 4.2%	\$437,356	\$455,598	+ 4.2%
Pct. of List Price Received		98.4%	97.5%	- 0.9%	98.4%	97.5%	- 0.9%
Affordability Index		121	130	+ 7.4%	121	130	+ 7.4%

# Inventory of Active Listings

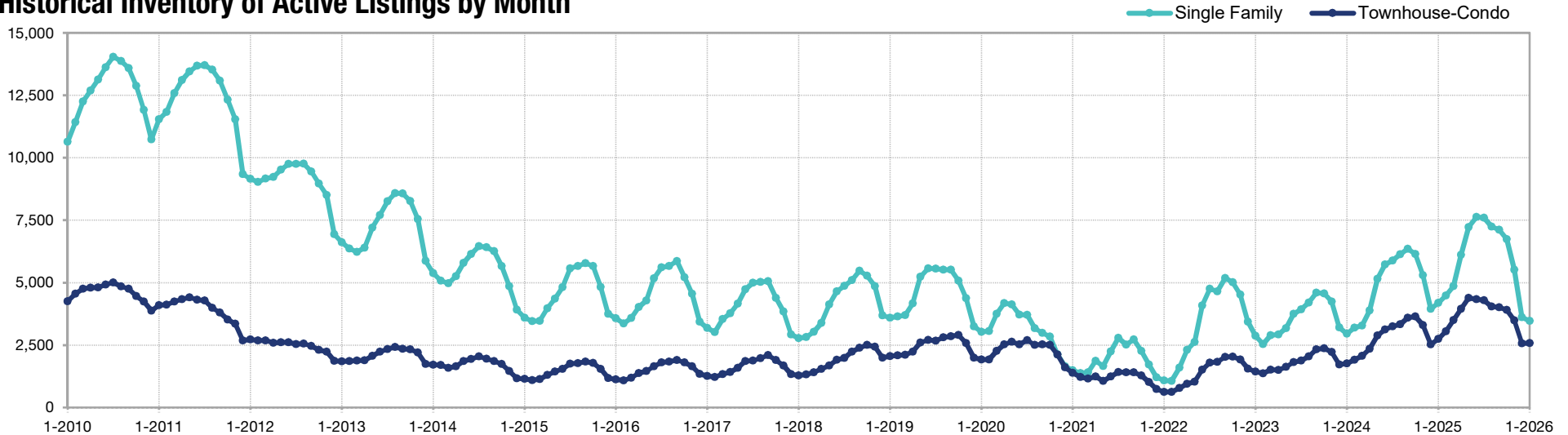


## January



Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Feb-2025	4,478	+40.2%	3,046	+59.1%
Mar-2025	4,864	+48.0%	3,498	+69.2%
Apr-2025	6,110	+57.3%	3,953	+68.1%
May-2025	7,220	+40.1%	4,391	+52.2%
Jun-2025	7,626	+33.2%	4,339	+38.9%
Jul-2025	7,599	+29.1%	4,296	+32.4%
Aug-2025	7,247	+18.1%	4,042	+21.3%
Sep-2025	7,121	+12.1%	4,014	+11.8%
Oct-2025	6,744	+9.7%	3,904	+7.0%
Nov-2025	5,514	+4.1%	3,495	+5.7%
Dec-2025	3,615	-8.4%	2,566	+1.5%
Jan-2026	3,470	-17.2%	2,582	-6.0%

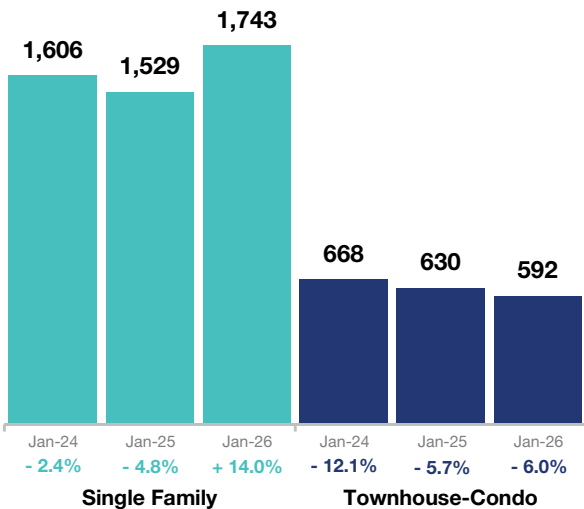
## Historical Inventory of Active Listings by Month



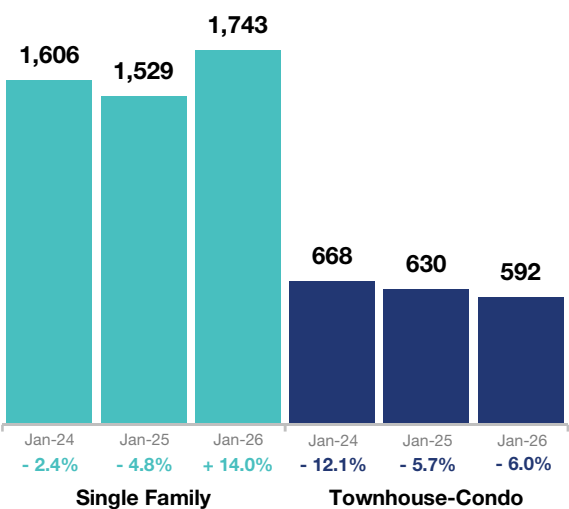
# Under Contract



## January

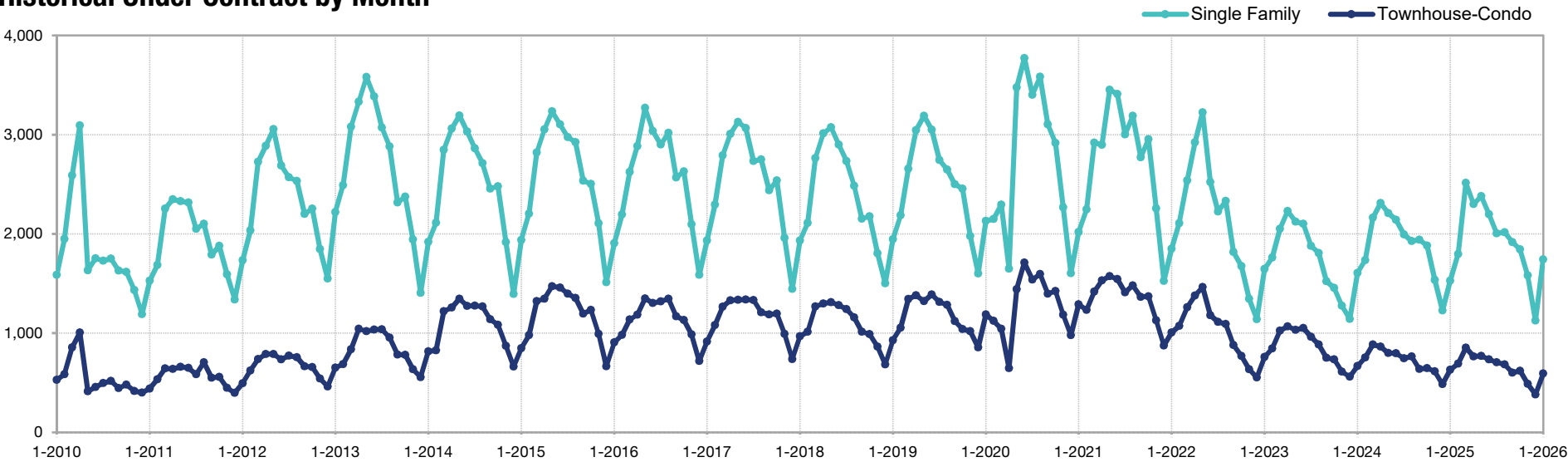


## Year to Date



Under Contract	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Feb-2025	1,797	+3.6%	692	-8.2%
Mar-2025	2,514	+16.2%	852	-3.7%
Apr-2025	2,301	-0.4%	764	-11.7%
May-2025	2,379	+7.7%	770	-3.8%
Jun-2025	2,197	+2.5%	734	-8.0%
Jul-2025	2,004	+0.5%	706	-5.5%
Aug-2025	2,017	+4.7%	684	-10.5%
Sep-2025	1,916	-1.2%	600	-6.3%
Oct-2025	1,844	-2.0%	619	-4.5%
Nov-2025	1,583	+3.1%	488	-20.5%
Dec-2025	1,125	-8.5%	381	-21.4%
Jan-2026	1,743	+14.0%	592	-6.0%

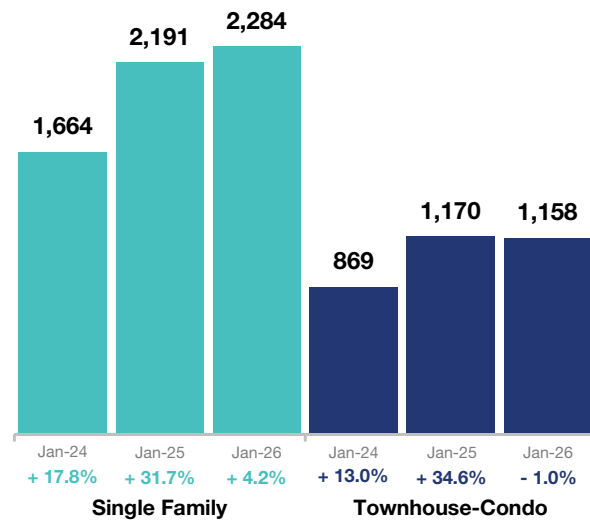
## Historical Under Contract by Month



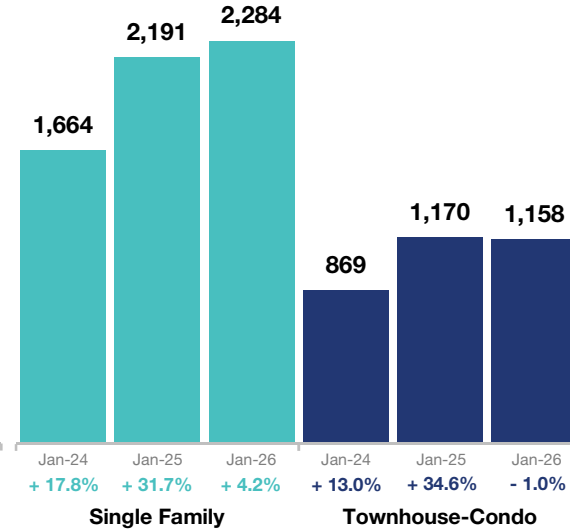
# New Listings



## January

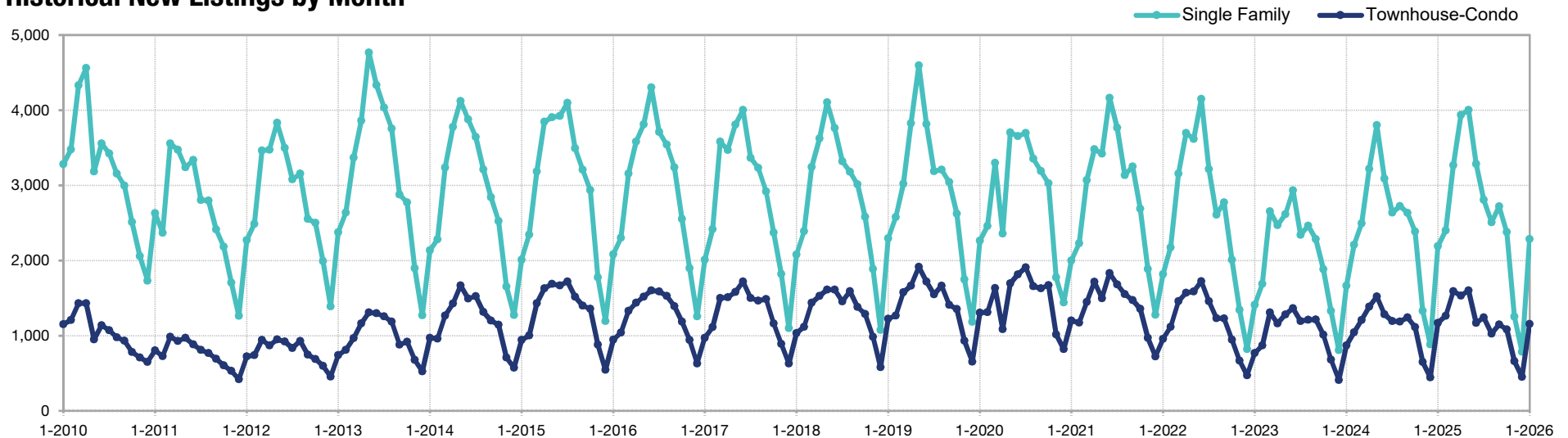


## Year to Date



New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Feb-2025	2,399	+8.7%	1,264	+21.1%
Mar-2025	3,267	+31.0%	1,591	+31.5%
Apr-2025	3,936	+22.2%	1,531	+10.5%
May-2025	4,004	+5.4%	1,602	+5.3%
Jun-2025	3,286	+6.3%	1,169	-9.1%
Jul-2025	2,807	+6.4%	1,244	+4.1%
Aug-2025	2,510	-7.8%	1,026	-13.6%
Sep-2025	2,721	+3.3%	1,151	-7.3%
Oct-2025	2,380	-0.3%	1,084	-2.6%
Nov-2025	1,253	-5.8%	662	+1.5%
Dec-2025	787	-11.0%	453	+1.3%
<b>Jan-2026</b>	<b>2,284</b>	<b>+4.2%</b>	<b>1,158</b>	<b>-1.0%</b>

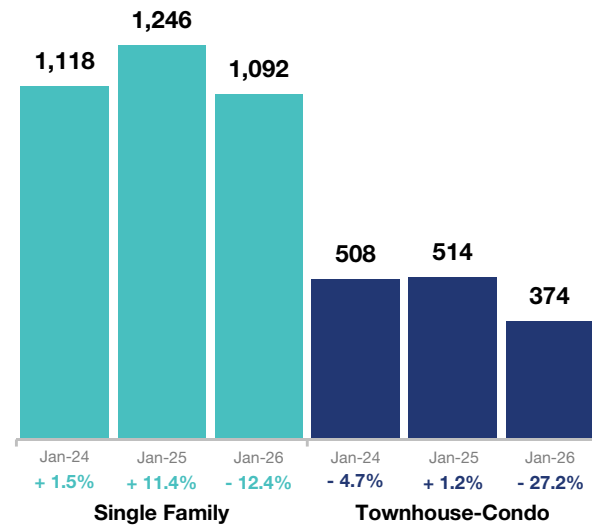
## Historical New Listings by Month



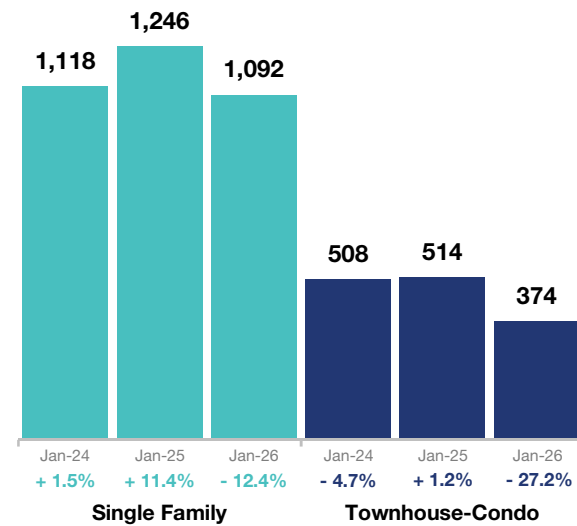
# Sold Listings



## January

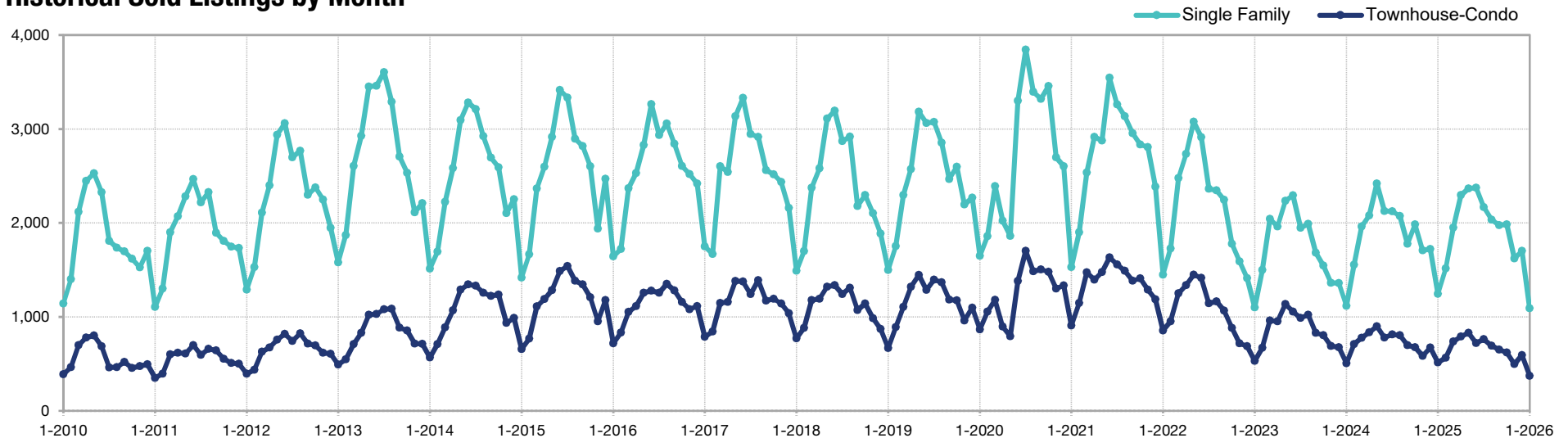


## Year to Date



Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Feb-2025	1,516	-2.5%	566	-20.3%
Mar-2025	1,952	-0.6%	738	-5.1%
Apr-2025	2,296	+10.4%	790	-5.6%
May-2025	2,366	-2.2%	829	-7.9%
Jun-2025	2,374	+11.6%	721	-7.6%
Jul-2025	2,168	+2.1%	762	-6.3%
Aug-2025	2,035	-1.8%	695	-13.7%
Sep-2025	1,976	+11.1%	651	-6.9%
Oct-2025	1,985	0.0%	621	-8.1%
Nov-2025	1,621	-5.1%	499	-14.6%
Dec-2025	1,703	-1.2%	592	-12.3%
<b>Jan-2026</b>	<b>1,092</b>	<b>-12.4%</b>	<b>374</b>	<b>-27.2%</b>

## Historical Sold Listings by Month

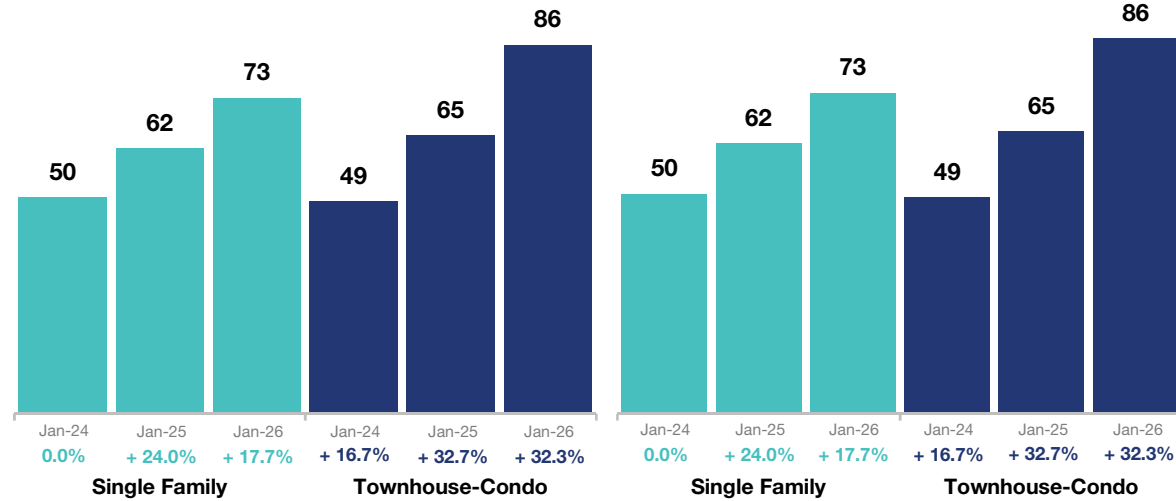


# Days on Market Until Sale



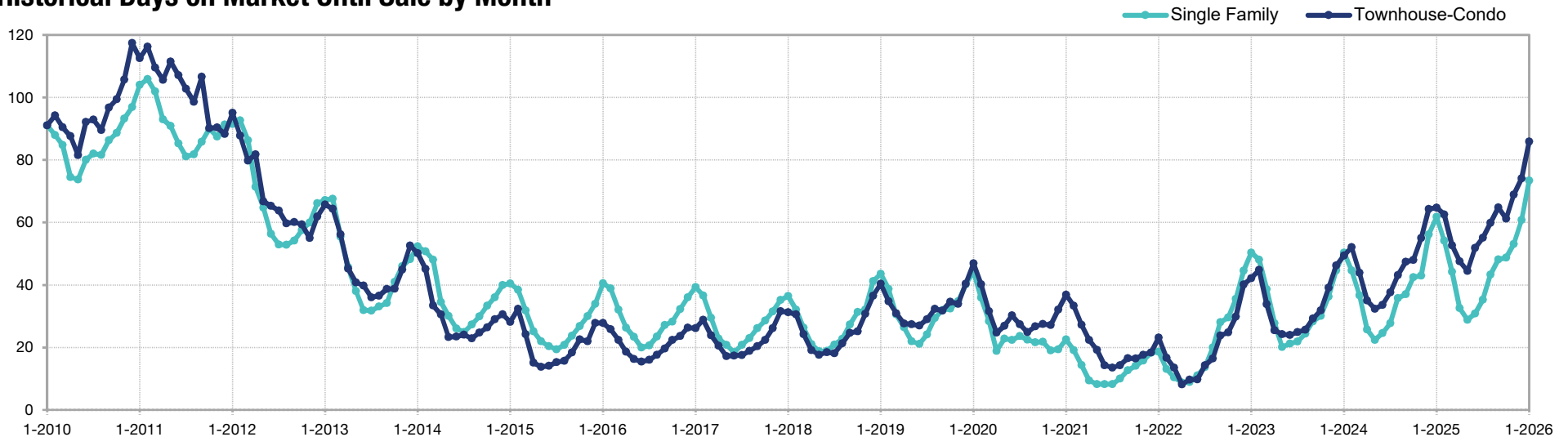
## January

## Year to Date



Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Feb-2025	54	+20.0%	63	+21.2%
Mar-2025	44	+18.9%	53	+20.5%
Apr-2025	33	+26.9%	48	+37.1%
May-2025	29	+31.8%	44	+37.5%
Jun-2025	31	+24.0%	52	+52.9%
Jul-2025	35	+25.0%	55	+44.7%
Aug-2025	43	+19.4%	60	+39.5%
Sep-2025	48	+29.7%	65	+38.3%
Oct-2025	49	+16.7%	61	+27.1%
Nov-2025	53	+23.3%	69	+25.5%
Dec-2025	61	+8.9%	74	+15.6%
Jan-2026	73	+17.7%	86	+32.3%

## Historical Days on Market Until Sale by Month

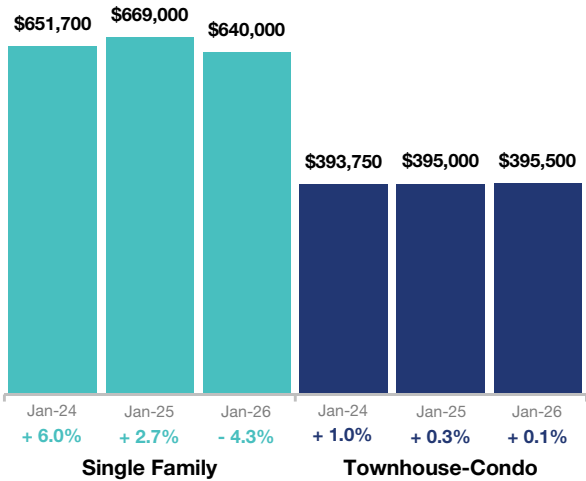




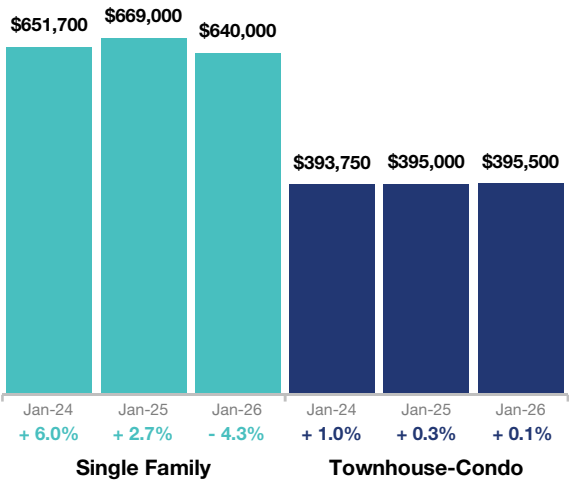
# Median Sales Price



## January

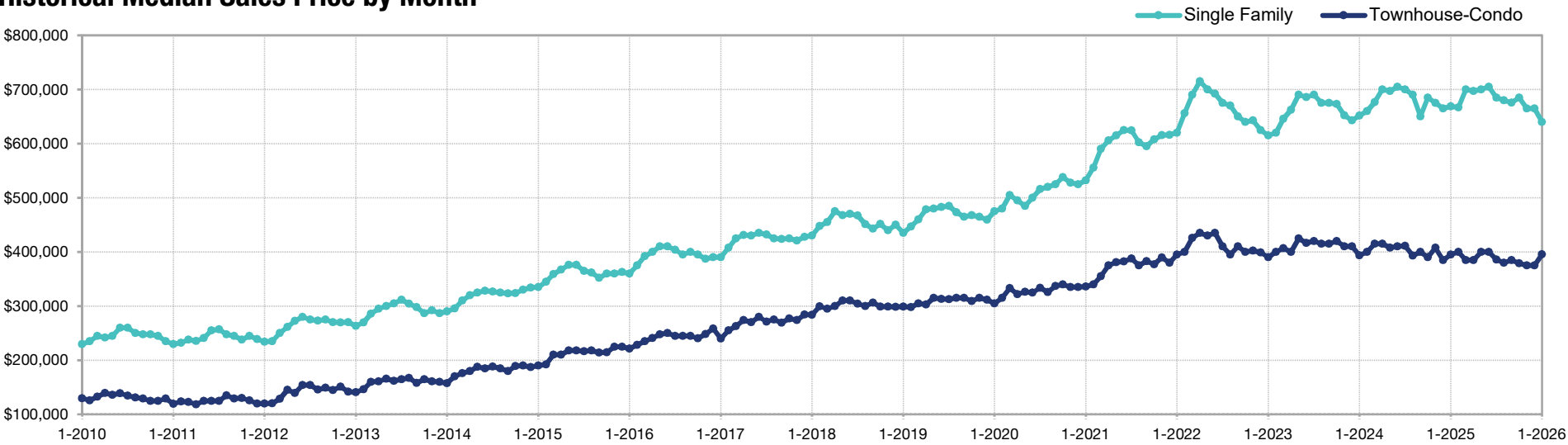


## Year to Date



Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Feb-2025	\$667,000	+1.1%	\$400,000	0.0%
Mar-2025	\$699,900	+3.5%	\$385,000	-7.2%
Apr-2025	\$697,250	-0.4%	\$385,000	-7.2%
May-2025	\$700,000	+0.4%	\$400,000	-2.0%
Jun-2025	\$705,000	0.0%	\$399,950	-2.5%
Jul-2025	\$685,000	-2.1%	\$385,750	-6.1%
Aug-2025	\$680,000	-1.4%	\$380,000	-3.3%
Sep-2025	\$675,500	+3.9%	\$385,000	-3.8%
Oct-2025	\$685,000	0.0%	\$379,000	-2.8%
Nov-2025	\$665,000	-1.5%	\$375,000	-8.1%
Dec-2025	\$665,000	0.0%	\$375,000	-2.6%
Jan-2026	\$640,000	-4.3%	\$395,500	+0.1%

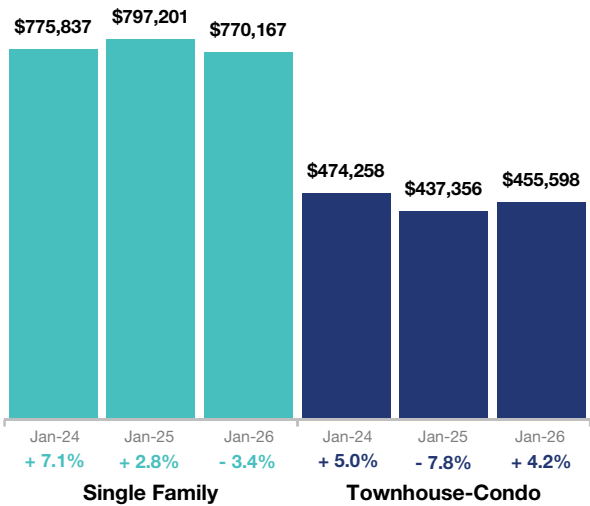
## Historical Median Sales Price by Month



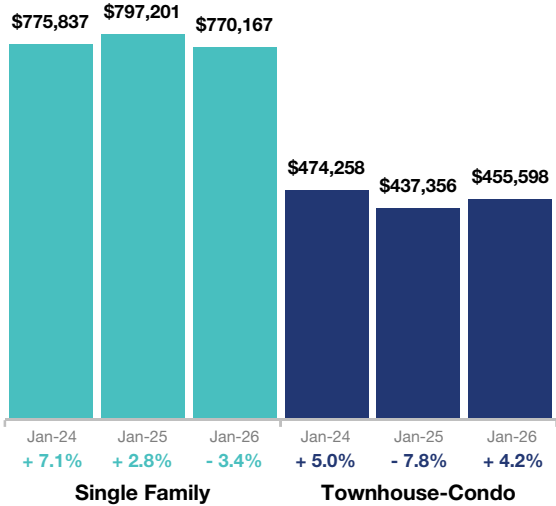
# Average Sales Price



## January

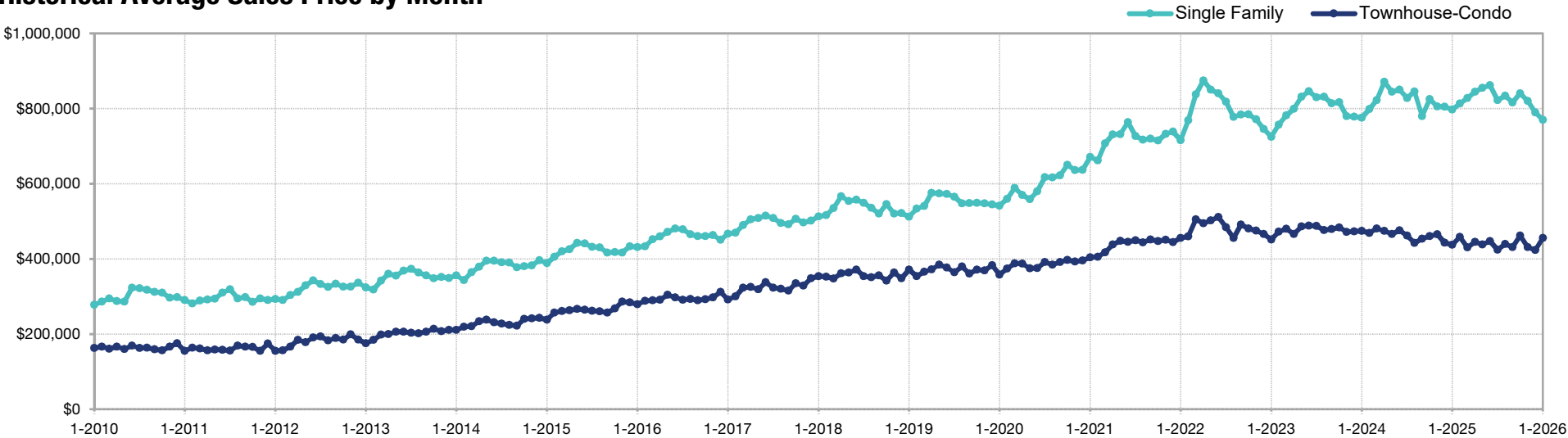


## Year to Date



Avg. Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Feb-2025	\$812,954	+1.8%	\$458,494	-2.2%
Mar-2025	\$827,735	+0.7%	\$430,761	-10.3%
Apr-2025	\$844,774	-3.0%	\$445,010	-6.2%
May-2025	\$855,221	+1.3%	\$438,200	-6.0%
Jun-2025	\$862,181	+1.5%	\$447,298	-6.1%
Jul-2025	\$821,962	-0.7%	\$424,455	-8.2%
Aug-2025	\$834,142	-1.3%	\$439,365	-0.8%
Sep-2025	\$816,005	+4.6%	\$431,088	-5.0%
Oct-2025	\$840,154	+1.9%	\$462,185	+0.4%
Nov-2025	\$820,466	+1.9%	\$431,346	-7.3%
Dec-2025	\$789,712	-1.9%	\$423,904	-4.4%
Jan-2026	\$770,167	-3.4%	\$455,598	+4.2%

## Historical Average Sales Price by Month

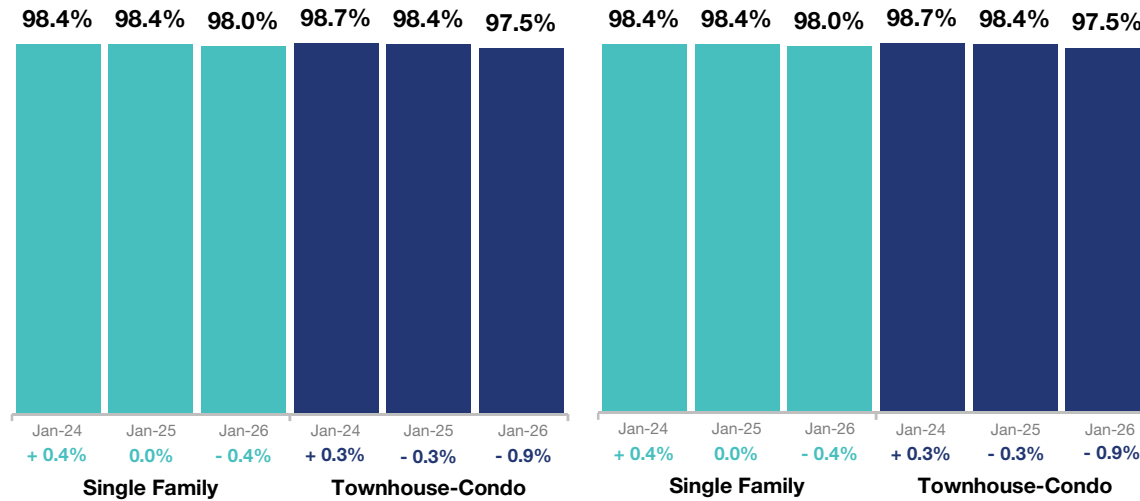


# Percent of List Price Received



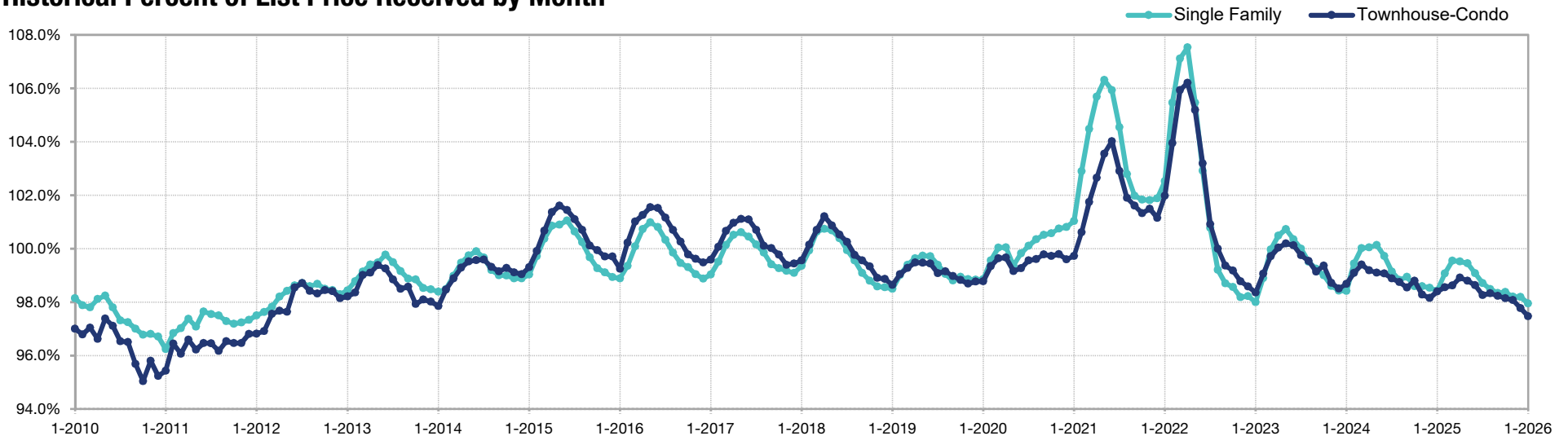
## January

## Year to Date



Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Feb-2025	99.1%	-0.3%	98.6%	-0.5%
Mar-2025	99.6%	-0.4%	98.6%	-0.8%
Apr-2025	99.5%	-0.5%	98.9%	-0.3%
May-2025	99.5%	-0.6%	98.8%	-0.3%
Jun-2025	99.1%	-0.6%	98.6%	-0.5%
Jul-2025	98.7%	-0.4%	98.3%	-0.6%
Aug-2025	98.5%	-0.3%	98.3%	-0.4%
Sep-2025	98.3%	-0.6%	98.2%	-0.3%
Oct-2025	98.4%	-0.2%	98.1%	-0.7%
Nov-2025	98.2%	-0.4%	98.1%	-0.2%
Dec-2025	98.2%	-0.3%	97.8%	-0.4%
<b>Jan-2026</b>	<b>98.0%</b>	<b>-0.4%</b>	<b>97.5%</b>	<b>-0.9%</b>

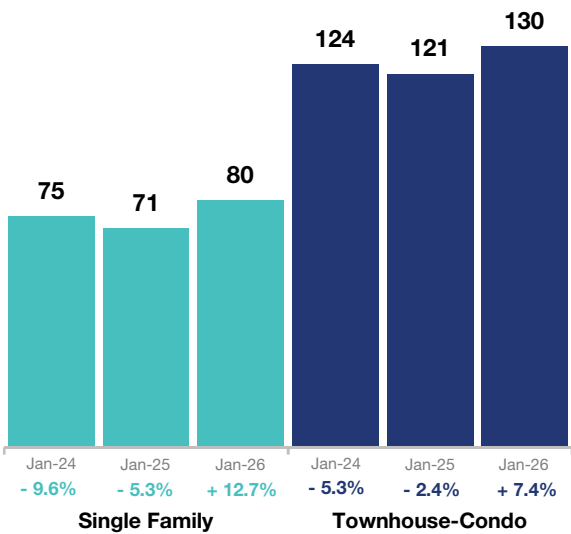
## Historical Percent of List Price Received by Month



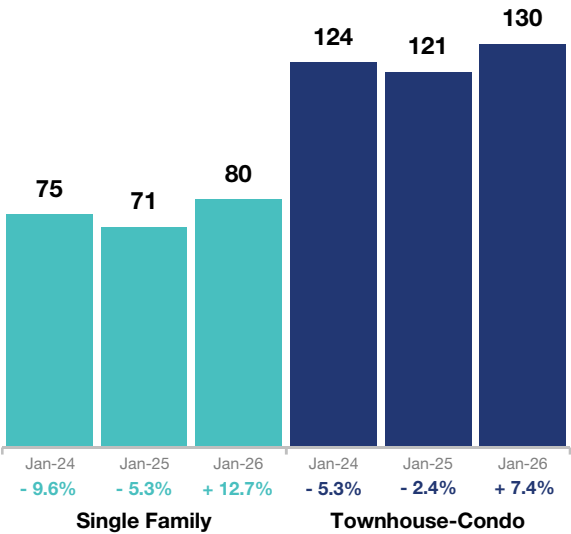
# Housing Affordability Index



## January

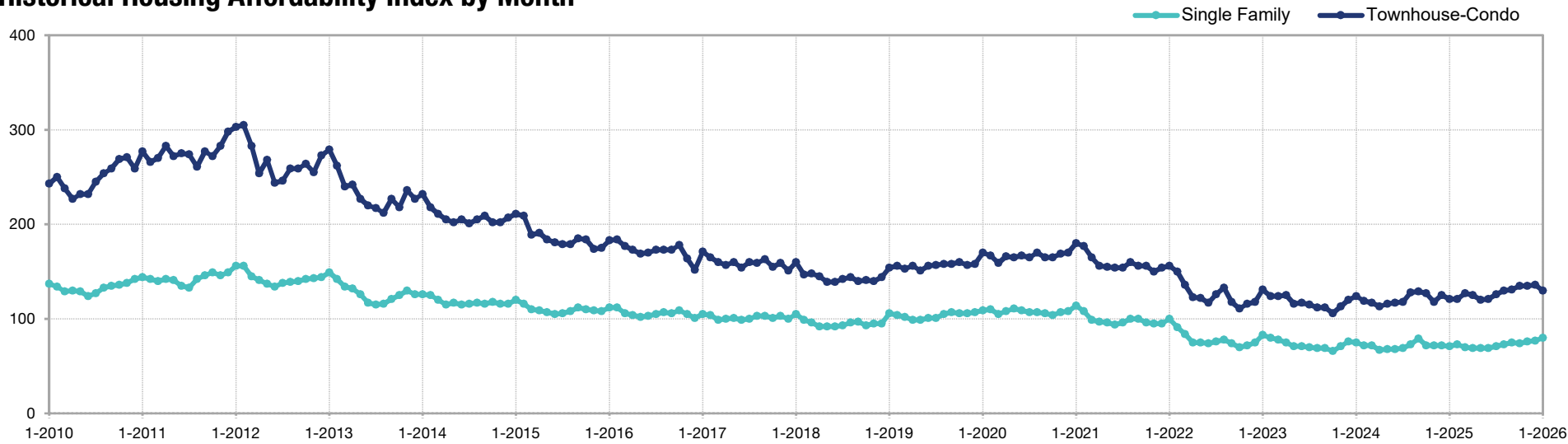


## Year to Date



Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Feb-2025	73	+1.4%	121	+1.7%
Mar-2025	70	-2.8%	127	+8.5%
Apr-2025	69	+3.0%	125	+10.6%
May-2025	69	+1.5%	120	+3.4%
Jun-2025	69	+1.5%	121	+3.4%
Jul-2025	71	+2.9%	126	+6.8%
Aug-2025	73	0.0%	130	+1.6%
Sep-2025	75	-5.1%	131	+1.6%
Oct-2025	74	+2.8%	135	+6.3%
Nov-2025	76	+5.6%	135	+14.4%
Dec-2025	77	+6.9%	136	+8.8%
Jan-2026	80	+12.7%	130	+7.4%

## Historical Housing Affordability Index by Month



# Total Market Overview

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



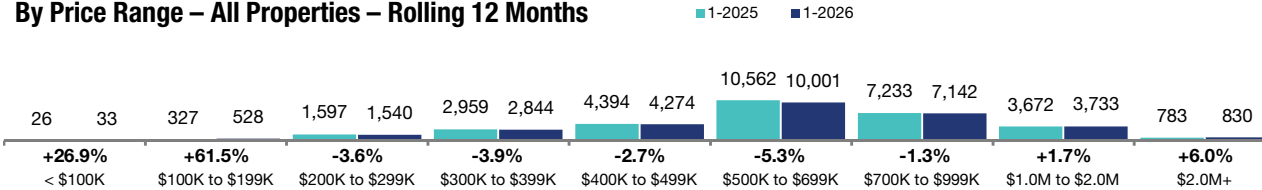
Key Metrics	Historical Sparkbars	1-2025	1-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
Active Listings		6,939	6,069	- 12.5%	--	--	--
Under Contract		2,159	2,342	+ 8.5%	2,159	2,342	+ 8.5%
New Listings		3,361	3,454	+ 2.8%	3,361	3,454	+ 2.8%
Sold Listings		1,760	1,468	- 16.6%	1,760	1,468	- 16.6%
Days on Market		63	77	+ 22.2%	63	77	+ 22.2%
Median Sales Price		\$590,000	\$589,000	- 0.2%	\$590,000	\$589,000	- 0.2%
Avg. Sales Price		\$692,110	\$689,757	- 0.3%	\$692,110	\$689,757	- 0.3%
Pct. of List Price Received		98.4%	97.8%	- 0.6%	98.4%	97.8%	- 0.6%
Affordability Index		81	87	+ 7.4%	81	87	+ 7.4%

# Sold Listings

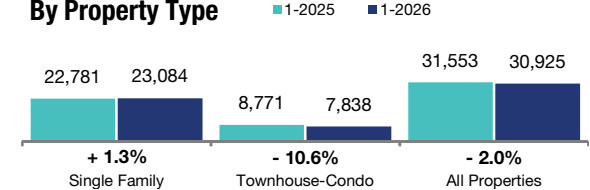
Actual sales that have closed in a given month.



## By Price Range – All Properties – Rolling 12 Months



## By Property Type



### Rolling 12 Months

By Price Range	Single Family			Townhouse-Condo		
	1-2025	1-2026	Change	1-2025	1-2026	Change
\$99,999 and Below	2	1	- 50.0%	24	32	+ 33.3%
\$100,000 to \$199,999	14	12	- 14.3%	313	516	+ 64.9%
\$200,000 to \$299,999	60	97	+ 61.7%	1,537	1,442	- 6.2%
\$300,000 to \$399,999	559	663	+ 18.6%	2,400	2,181	- 9.1%
\$400,000 to \$499,999	2,523	2,720	+ 7.8%	1,870	1,554	- 16.9%
\$500,000 to \$699,999	8,802	8,560	- 2.7%	1,760	1,441	- 18.1%
\$700,000 to \$999,999	6,660	6,677	+ 0.3%	573	463	- 19.2%
\$1,000,000 to \$1,999,999	3,418	3,555	+ 4.0%	254	178	- 29.9%
\$2,000,000 and Above	743	799	+ 7.5%	40	31	- 22.5%
<b>All Price Ranges</b>	<b>22,781</b>	<b>23,084</b>	<b>+ 1.3%</b>	<b>8,771</b>	<b>7,838</b>	<b>- 10.6%</b>

### Compared to Prior Month

	Single Family			Townhouse-Condo		
	12-2025	1-2026	Change	12-2025	1-2026	Change
	0	0	--	2	4	+ 100.0%
	1	1	0.0%	56	31	- 44.6%
	8	10	+ 25.0%	111	69	- 37.8%
	46	41	- 10.9%	162	85	- 47.5%
	225	170	- 24.4%	115	73	- 36.5%
	662	431	- 34.9%	109	73	- 33.0%
	497	261	- 47.5%	26	28	+ 7.7%
	216	142	- 34.3%	8	10	+ 25.0%
	48	36	- 25.0%	3	1	- 66.7%
<b>All Price Ranges</b>	<b>1,703</b>	<b>1,092</b>	<b>- 35.9%</b>	<b>592</b>	<b>374</b>	<b>- 36.8%</b>

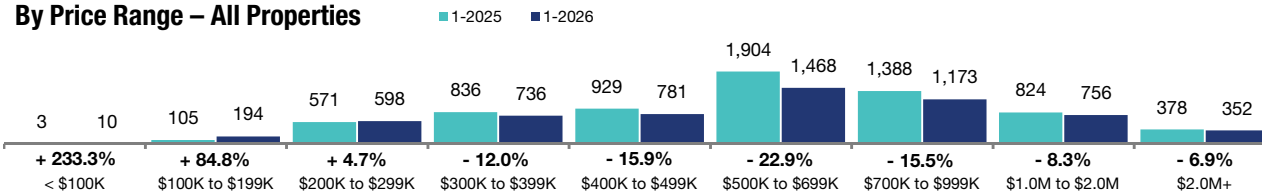
### Year to Date

	Single Family			Townhouse-Condo		
	1-2025	1-2026	Change	1-2025	1-2026	Change
	0	0	--	6	4	- 33.3%
	1	1	0.0%	22	31	+ 40.9%
	5	10	+ 100.0%	112	69	- 38.4%
	34	41	+ 20.6%	124	85	- 31.5%
	169	170	+ 0.6%	104	73	- 29.8%
	484	431	- 11.0%	99	73	- 26.3%
	355	261	- 26.5%	36	28	- 22.2%
	161	142	- 11.8%	9	10	+ 11.1%
	37	36	- 2.7%	2	1	- 50.0%
<b>All Price Ranges</b>	<b>1,246</b>	<b>1,092</b>	<b>- 12.4%</b>	<b>514</b>	<b>374</b>	<b>- 27.2%</b>

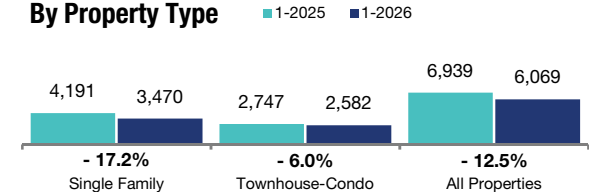
# Inventory of Active Listings

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		
	1-2025	1-2026	Change	1-2025	1-2026	Change
\$99,999 and Below	1	0	- 100.0%	2	10	+ 400.0%
\$100,000 to \$199,999	1	2	+ 100.0%	104	189	+ 81.7%
\$200,000 to \$299,999	10	9	- 10.0%	561	584	+ 4.1%
\$300,000 to \$399,999	71	73	+ 2.8%	765	662	- 13.5%
\$400,000 to \$499,999	448	384	- 14.3%	481	394	- 18.1%
\$500,000 to \$699,999	1,394	999	- 28.3%	509	465	- 8.6%
\$700,000 to \$999,999	1,187	999	- 15.8%	201	174	- 13.4%
\$1,000,000 to \$1,999,999	732	682	- 6.8%	92	73	- 20.7%
\$2,000,000 and Above	346	321	- 7.2%	32	31	- 3.1%
<b>All Price Ranges</b>	<b>4,191</b>	<b>3,470</b>	<b>- 17.2%</b>	<b>2,747</b>	<b>2,582</b>	<b>- 6.0%</b>

### Compared to Prior Month

	Single Family			Townhouse-Condo		
	12-2025	1-2026	Change	12-2025	1-2026	Change
	0	0	--	11	10	- 9.1%
	2	2	0.0%	183	189	+ 3.3%
	11	9	- 18.2%	576	584	+ 1.4%
	76	73	- 3.9%	656	662	+ 0.9%
	396	384	- 3.0%	406	394	- 3.0%
	1,096	999	- 8.9%	464	465	+ 0.2%
	1,047	999	- 4.6%	169	174	+ 3.0%
	661	682	+ 3.2%	72	73	+ 1.4%
	325	321	- 1.2%	29	31	+ 6.9%
<b>All Price Ranges</b>	<b>3,615</b>	<b>3,470</b>	<b>- 4.0%</b>	<b>2,566</b>	<b>2,582</b>	<b>+ 0.6%</b>

### Year to Date

Single Family	Townhouse-Condo
---------------	-----------------

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®



<b>Inventory of Active Listings</b>	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.
<b>Under Contract</b>	A count of the properties that have offers accepted on them in a given month.
<b>New Listings</b>	A measure of how much new supply is coming onto the market from sellers.
<b>Sold Listings</b>	A measure of home sales that were closed to completion during the report period.
<b>Days on Market Until Sale</b>	A measure of how long it takes homes to sell, on average.
<b>Median Sales Price</b>	A measure of home values in a market area where 50% of activity was higher and 50% was lower than this price point.
<b>Average Sales Price</b>	A sum of all home sales prices divided by total number of sales.
<b>Percent of List Price Received</b>	A mathematical calculation of the percent difference from last list price and sold price for those listings sold in the reported period.
<b>Housing Affordability Index</b>	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.

# Local Market Update for January 2026

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## Arapahoe County

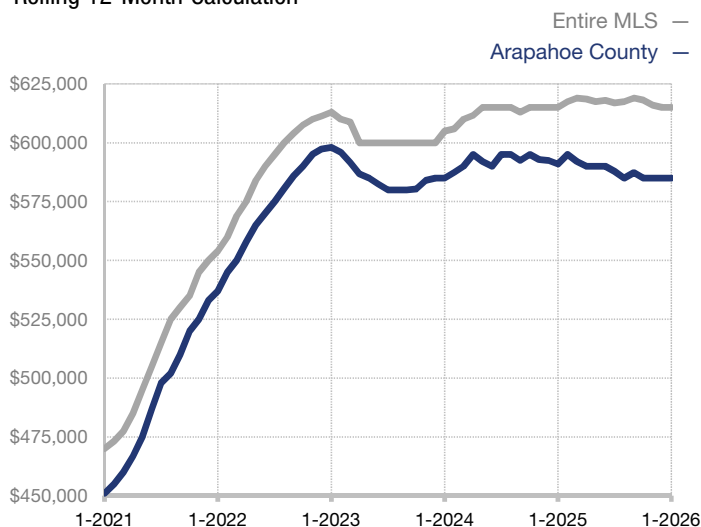
Single Family	January			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 01-2025	Thru 01-2026	Percent Change from Previous Year
Inventory of Active Listings	1,118	834	- 25.4%	--	--	--
Under Contract	372	441	+ 18.5%	372	441	+ 18.5%
New Listings	575	559	- 2.8%	575	559	- 2.8%
Sold Listings	304	298	- 2.0%	304	298	- 2.0%
Days on Market Until Sale	54	60	+ 11.1%	54	60	+ 11.1%
Median Sales Price*	\$574,987	\$565,000	- 1.7%	\$574,987	\$565,000	- 1.7%
Average Sales Price*	\$670,695	\$663,293	- 1.1%	\$670,695	\$663,293	- 1.1%
Percent of List Price Received*	98.9%	98.9%	0.0%	98.9%	98.9%	0.0%

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

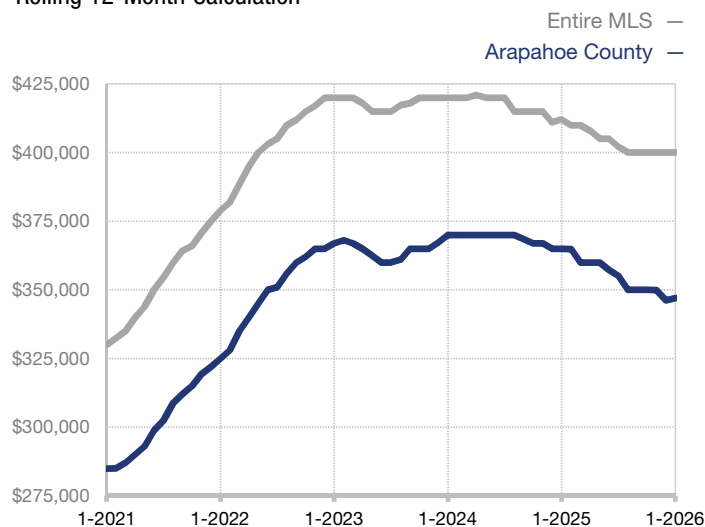
Townhouse/Condo	January			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 01-2025	Thru 01-2026	Percent Change from Previous Year
Inventory of Active Listings	806	724	- 10.2%	--	--	--
Under Contract	199	182	- 8.5%	199	182	- 8.5%
New Listings	345	341	- 1.2%	345	341	- 1.2%
Sold Listings	145	126	- 13.1%	145	126	- 13.1%
Days on Market Until Sale	71	82	+ 15.5%	71	82	+ 15.5%
Median Sales Price*	\$344,500	\$350,000	+ 1.6%	\$344,500	\$350,000	+ 1.6%
Average Sales Price*	\$351,023	\$381,194	+ 8.6%	\$351,023	\$381,194	+ 8.6%
Percent of List Price Received*	98.3%	98.1%	- 0.2%	98.3%	98.1%	- 0.2%

\* 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





# Local Market Update for January 2026

A Research Tool Provided by the Colorado Association of REALTORS®



## Arvada

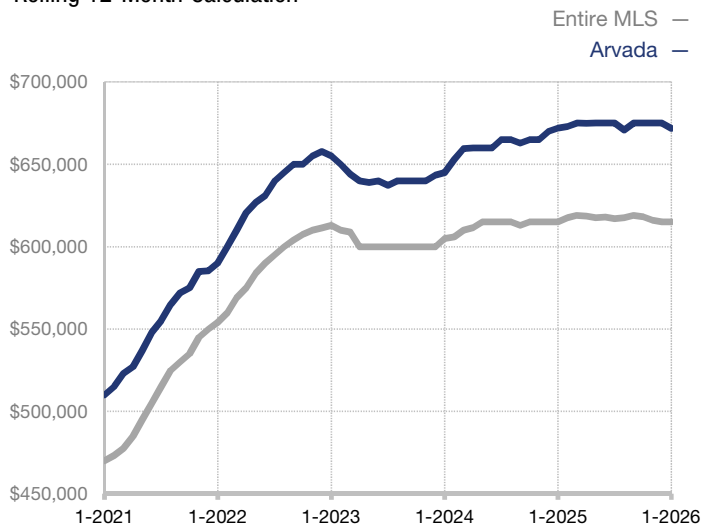
Single Family	January			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 01-2025	Thru 01-2026	Percent Change from Previous Year
Inventory of Active Listings	211	186	- 11.8%	--	--	--
Under Contract	100	135	+ 35.0%	100	135	+ 35.0%
New Listings	128	147	+ 14.8%	128	147	+ 14.8%
Sold Listings	79	77	- 2.5%	79	77	- 2.5%
Days on Market Until Sale	49	68	+ 38.8%	49	68	+ 38.8%
Median Sales Price*	\$674,500	\$625,000	- 7.3%	\$674,500	\$625,000	- 7.3%
Average Sales Price*	\$743,880	\$694,798	- 6.6%	\$743,880	\$694,798	- 6.6%
Percent of List Price Received*	99.5%	97.5%	- 2.0%	99.5%	97.5%	- 2.0%

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

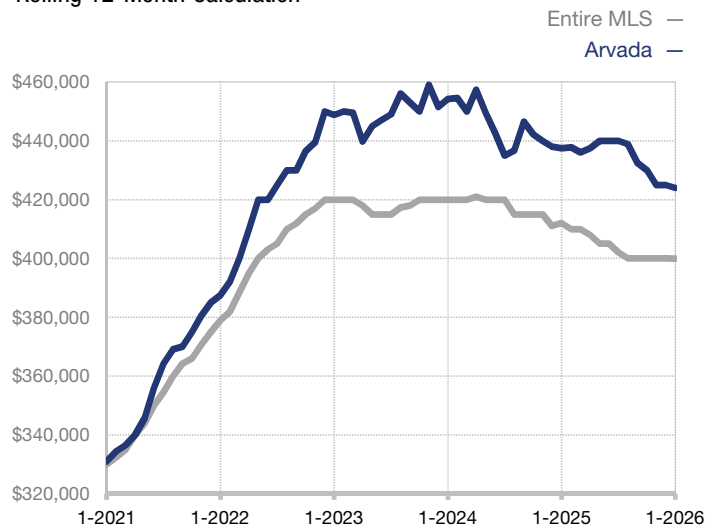
Townhouse/Condo	January			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 01-2025	Thru 01-2026	Percent Change from Previous Year
Inventory of Active Listings	106	104	- 1.9%	--	--	--
Under Contract	28	36	+ 28.6%	28	36	+ 28.6%
New Listings	49	42	- 14.3%	49	42	- 14.3%
Sold Listings	29	21	- 27.6%	29	21	- 27.6%
Days on Market Until Sale	77	80	+ 3.9%	77	80	+ 3.9%
Median Sales Price*	\$434,000	\$389,000	- 10.4%	\$434,000	\$389,000	- 10.4%
Average Sales Price*	\$425,115	\$411,109	- 3.3%	\$425,115	\$411,109	- 3.3%
Percent of List Price Received*	98.3%	97.5%	- 0.8%	98.3%	97.5%	- 0.8%

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

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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



# Local Market Update for January 2026

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## Aurora

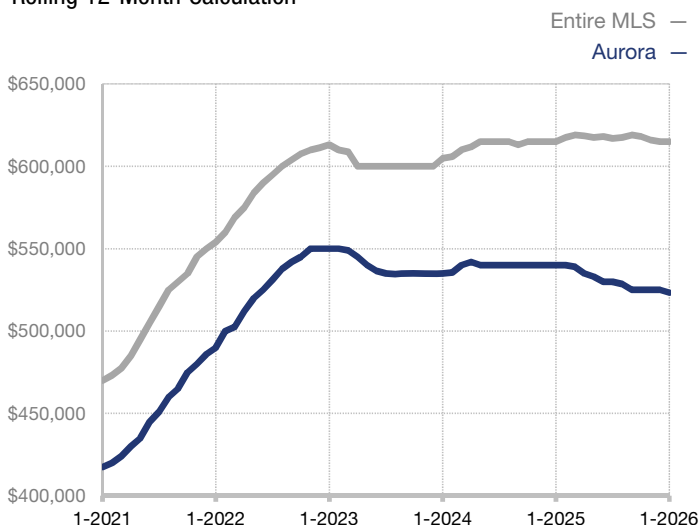
Single Family	January			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 01-2025	Thru 01-2026	Percent Change from Previous Year
Inventory of Active Listings	997	744	- 25.4%	--	--	--
Under Contract	296	329	+ 11.1%	296	329	+ 11.1%
New Listings	417	379	- 9.1%	417	379	- 9.1%
Sold Listings	229	226	- 1.3%	229	226	- 1.3%
Days on Market Until Sale	62	66	+ 6.5%	62	66	+ 6.5%
Median Sales Price*	\$525,000	\$490,000	- 6.7%	\$525,000	\$490,000	- 6.7%
Average Sales Price*	\$568,193	\$538,615	- 5.2%	\$568,193	\$538,615	- 5.2%
Percent of List Price Received*	99.3%	99.1%	- 0.2%	99.3%	99.1%	- 0.2%

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

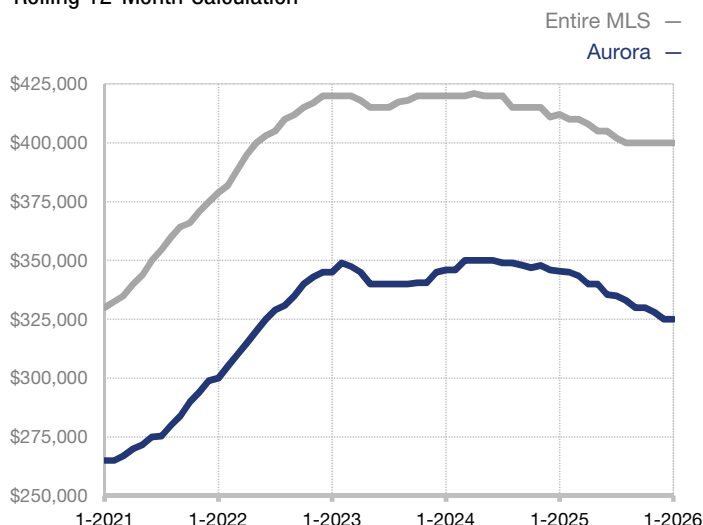
Townhouse/Condo	January			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 01-2025	Thru 01-2026	Percent Change from Previous Year
Inventory of Active Listings	626	529	- 15.5%	--	--	--
Under Contract	140	126	- 10.0%	140	126	- 10.0%
New Listings	260	242	- 6.9%	260	242	- 6.9%
Sold Listings	100	78	- 22.0%	100	78	- 22.0%
Days on Market Until Sale	69	85	+ 23.2%	69	85	+ 23.2%
Median Sales Price*	\$334,750	\$293,500	- 12.3%	\$334,750	\$293,500	- 12.3%
Average Sales Price*	\$340,654	\$298,303	- 12.4%	\$340,654	\$298,303	- 12.4%
Percent of List Price Received*	98.5%	98.1%	- 0.4%	98.5%	98.1%	- 0.4%

\* 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



# Local Market Update for January 2026

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## Castle Pines

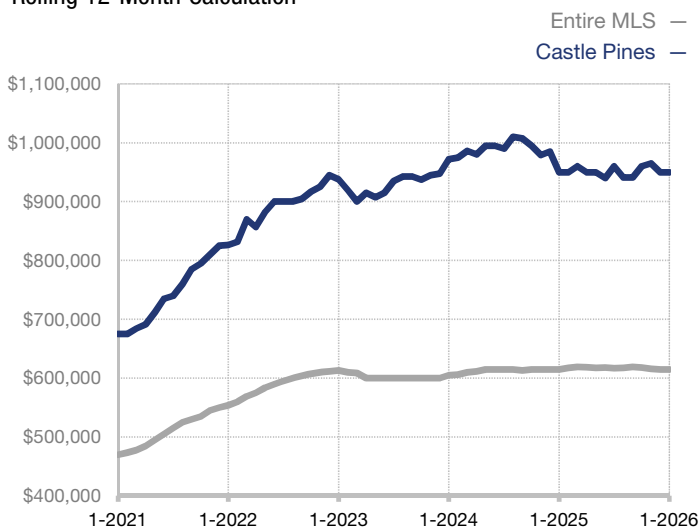
Single Family	January			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 01-2025	Thru 01-2026	Percent Change from Previous Year
Inventory of Active Listings	33	46	+ 39.4%	--	--	--
Under Contract	14	26	+ 85.7%	14	26	+ 85.7%
New Listings	19	21	+ 10.5%	19	21	+ 10.5%
Sold Listings	13	14	+ 7.7%	13	14	+ 7.7%
Days on Market Until Sale	69	63	- 8.7%	69	63	- 8.7%
Median Sales Price*	\$870,000	\$822,500	- 5.5%	\$870,000	\$822,500	- 5.5%
Average Sales Price*	\$948,280	\$950,387	+ 0.2%	\$948,280	\$950,387	+ 0.2%
Percent of List Price Received*	97.9%	95.5%	- 2.5%	97.9%	95.5%	- 2.5%

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

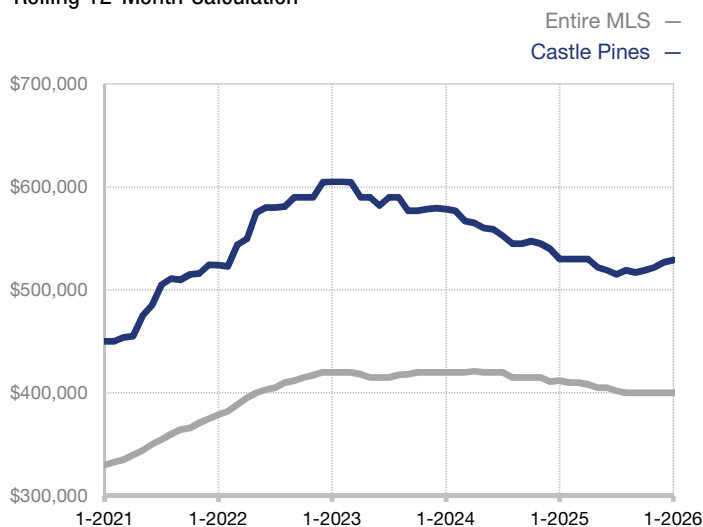
Townhouse/Condo	January			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 01-2025	Thru 01-2026	Percent Change from Previous Year
Inventory of Active Listings	16	8	- 50.0%	--	--	--
Under Contract	7	4	- 42.9%	7	4	- 42.9%
New Listings	8	3	- 62.5%	8	3	- 62.5%
Sold Listings	5	0	- 100.0%	5	0	- 100.0%
Days on Market Until Sale	26	0	- 100.0%	26	0	- 100.0%
Median Sales Price*	\$465,000	\$0	- 100.0%	\$465,000	\$0	- 100.0%
Average Sales Price*	\$492,796	\$0	- 100.0%	\$492,796	\$0	- 100.0%
Percent of List Price Received*	92.3%	0.0%	- 100.0%	92.3%	0.0%	- 100.0%

\* 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



# Local Market Update for January 2026

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## Castle Rock

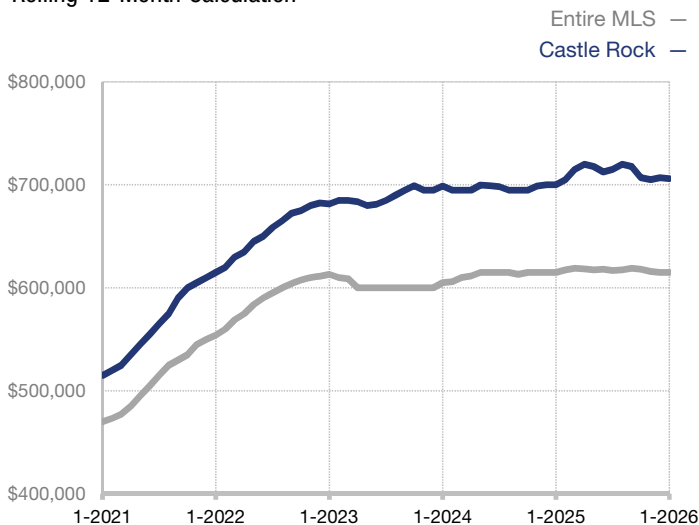
Single Family	January			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 01-2025	Thru 01-2026	Percent Change from Previous Year
Inventory of Active Listings	353	316	- 10.5%	--	--	--
Under Contract	107	142	+ 32.7%	107	142	+ 32.7%
New Listings	147	170	+ 15.6%	147	170	+ 15.6%
Sold Listings	101	85	- 15.8%	101	85	- 15.8%
Days on Market Until Sale	74	106	+ 43.2%	74	106	+ 43.2%
Median Sales Price*	\$700,000	\$674,900	- 3.6%	\$700,000	\$674,900	- 3.6%
Average Sales Price*	\$956,915	\$887,075	- 7.3%	\$956,915	\$887,075	- 7.3%
Percent of List Price Received*	98.7%	98.4%	- 0.3%	98.7%	98.4%	- 0.3%

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

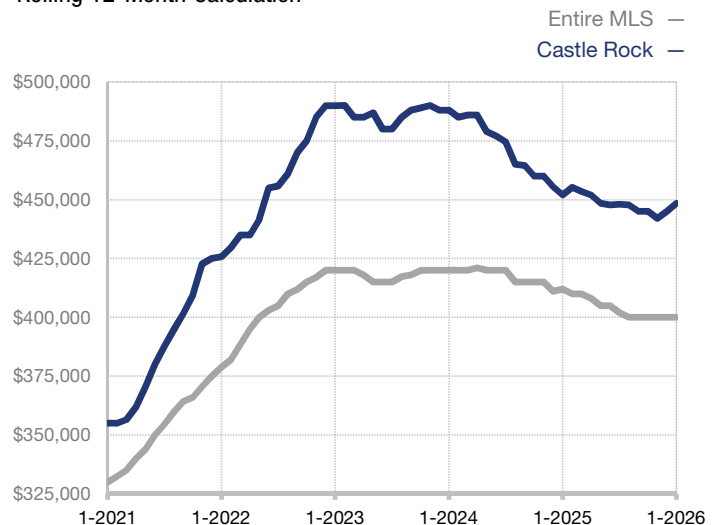
Townhouse/Condo	January			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 01-2025	Thru 01-2026	Percent Change from Previous Year
Inventory of Active Listings	32	42	+ 31.3%	--	--	--
Under Contract	14	16	+ 14.3%	14	16	+ 14.3%
New Listings	14	19	+ 35.7%	14	19	+ 35.7%
Sold Listings	13	8	- 38.5%	13	8	- 38.5%
Days on Market Until Sale	44	67	+ 52.3%	44	67	+ 52.3%
Median Sales Price*	\$414,999	\$438,000	+ 5.5%	\$414,999	\$438,000	+ 5.5%
Average Sales Price*	\$478,654	\$466,738	- 2.5%	\$478,654	\$466,738	- 2.5%
Percent of List Price Received*	99.1%	94.9%	- 4.2%	99.1%	94.9%	- 4.2%

\* 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



# Local Market Update for January 2026

A Research Tool Provided by the Colorado Association of REALTORS®



## Centennial

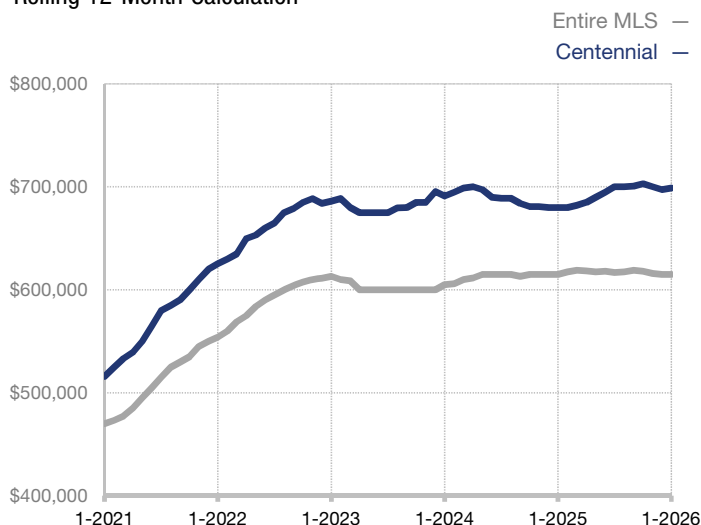
Single Family	January			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 01-2025	Thru 01-2026	Percent Change from Previous Year
Inventory of Active Listings	141	124	- 12.1%	--	--	--
Under Contract	64	90	+ 40.6%	64	90	+ 40.6%
New Listings	92	112	+ 21.7%	92	112	+ 21.7%
Sold Listings	54	62	+ 14.8%	54	62	+ 14.8%
Days on Market Until Sale	58	60	+ 3.4%	58	60	+ 3.4%
Median Sales Price*	\$666,250	\$691,000	+ 3.7%	\$666,250	\$691,000	+ 3.7%
Average Sales Price*	\$730,608	\$750,477	+ 2.7%	\$730,608	\$750,477	+ 2.7%
Percent of List Price Received*	98.4%	98.9%	+ 0.5%	98.4%	98.9%	+ 0.5%

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

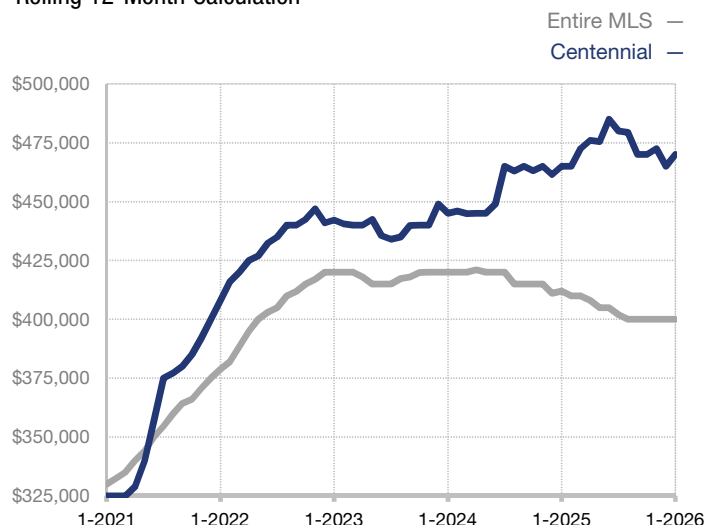
Townhouse/Condo	January			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 01-2025	Thru 01-2026	Percent Change from Previous Year
Inventory of Active Listings	48	54	+ 12.5%	--	--	--
Under Contract	21	20	- 4.8%	21	20	- 4.8%
New Listings	22	34	+ 54.5%	22	34	+ 54.5%
Sold Listings	12	12	0.0%	12	12	0.0%
Days on Market Until Sale	52	79	+ 51.9%	52	79	+ 51.9%
Median Sales Price*	\$443,500	\$475,000	+ 7.1%	\$443,500	\$475,000	+ 7.1%
Average Sales Price*	\$411,156	\$461,475	+ 12.2%	\$411,156	\$461,475	+ 12.2%
Percent of List Price Received*	99.1%	98.2%	- 0.9%	99.1%	98.2%	- 0.9%

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

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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



# Local Market Update for January 2026

A Research Tool Provided by the Colorado Association of REALTORS®



## Denver

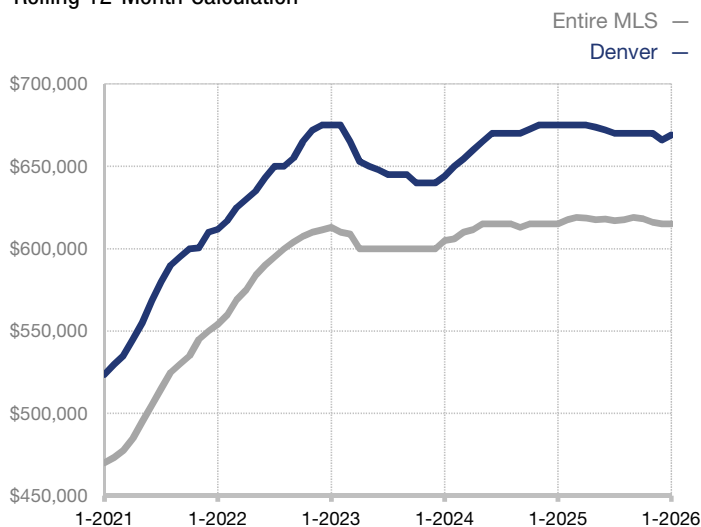
Single Family	January			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 01-2025	Thru 01-2026	Percent Change from Previous Year
Inventory of Active Listings	1,233	1,059	- 14.1%	--	--	--
Under Contract	453	426	- 6.0%	453	426	- 6.0%
New Listings	663	691	+ 4.2%	663	691	+ 4.2%
Sold Listings	353	280	- 20.7%	353	280	- 20.7%
Days on Market Until Sale	61	68	+ 11.5%	61	68	+ 11.5%
Median Sales Price*	\$615,000	\$622,500	+ 1.2%	\$615,000	\$622,500	+ 1.2%
Average Sales Price*	\$779,362	\$802,622	+ 3.0%	\$779,362	\$802,622	+ 3.0%
Percent of List Price Received*	97.8%	97.4%	- 0.4%	97.8%	97.4%	- 0.4%

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

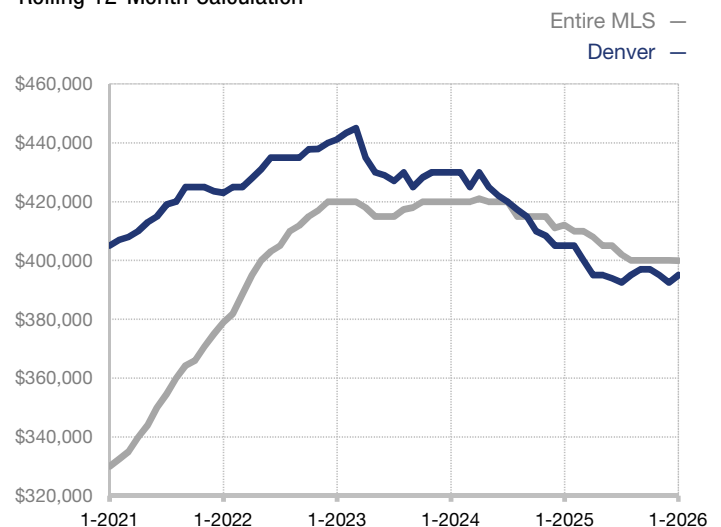
Townhouse/Condo	January			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 01-2025	Thru 01-2026	Percent Change from Previous Year
Inventory of Active Listings	1,377	1,333	- 3.2%	--	--	--
Under Contract	244	227	- 7.0%	244	227	- 7.0%
New Listings	545	560	+ 2.8%	545	560	+ 2.8%
Sold Listings	223	147	- 34.1%	223	147	- 34.1%
Days on Market Until Sale	68	93	+ 36.8%	68	93	+ 36.8%
Median Sales Price*	\$395,000	\$420,000	+ 6.3%	\$395,000	\$420,000	+ 6.3%
Average Sales Price*	\$472,258	\$522,786	+ 10.7%	\$472,258	\$522,786	+ 10.7%
Percent of List Price Received*	98.0%	96.7%	- 1.3%	98.0%	96.7%	- 1.3%

\* 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



# Local Market Update for January 2026

A Research Tool Provided by the Colorado Association of REALTORS®



## Denver County

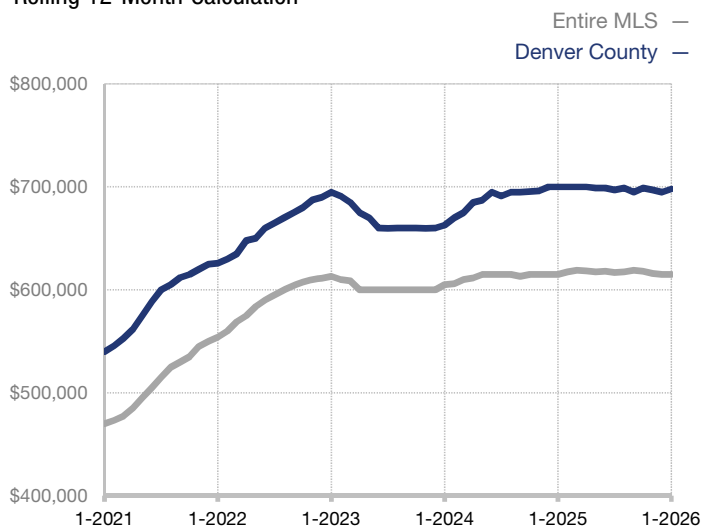
Single Family	January			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 01-2025	Thru 01-2026	Percent Change from Previous Year
Inventory of Active Listings	1,133	956	- 15.6%	--	--	--
Under Contract	390	386	- 1.0%	390	386	- 1.0%
New Listings	603	631	+ 4.6%	603	631	+ 4.6%
Sold Listings	316	253	- 19.9%	316	253	- 19.9%
Days on Market Until Sale	63	70	+ 11.1%	63	70	+ 11.1%
Median Sales Price*	\$627,500	\$639,000	+ 1.8%	\$627,500	\$639,000	+ 1.8%
Average Sales Price*	\$805,576	\$828,497	+ 2.8%	\$805,576	\$828,497	+ 2.8%
Percent of List Price Received*	97.7%	97.4%	- 0.3%	97.7%	97.4%	- 0.3%

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

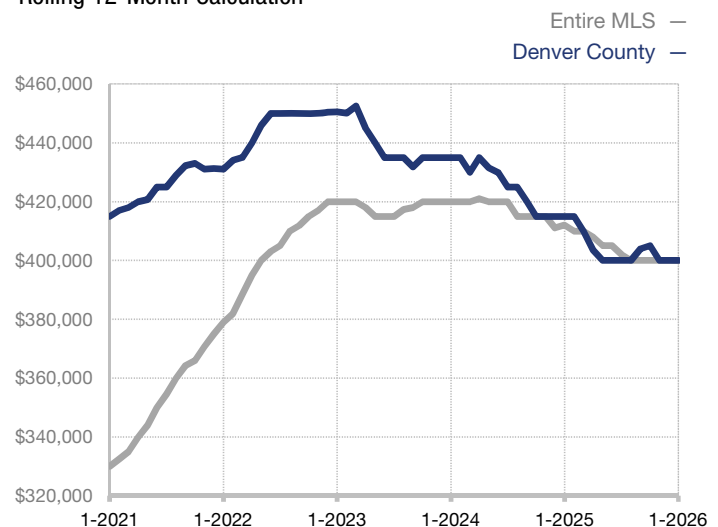
Townhouse/Condo	January			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 01-2025	Thru 01-2026	Percent Change from Previous Year
Inventory of Active Listings	1,273	1,229	- 3.5%	--	--	--
Under Contract	223	204	- 8.5%	223	204	- 8.5%
New Listings	507	518	+ 2.2%	507	518	+ 2.2%
Sold Listings	195	137	- 29.7%	195	137	- 29.7%
Days on Market Until Sale	65	96	+ 47.7%	65	96	+ 47.7%
Median Sales Price*	\$402,000	\$420,000	+ 4.5%	\$402,000	\$420,000	+ 4.5%
Average Sales Price*	\$496,472	\$536,920	+ 8.1%	\$496,472	\$536,920	+ 8.1%
Percent of List Price Received*	98.1%	96.8%	- 1.3%	98.1%	96.8%	- 1.3%

\* 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



# Local Market Update for January 2026

A Research Tool Provided by the Colorado Association of REALTORS®



## Douglas County

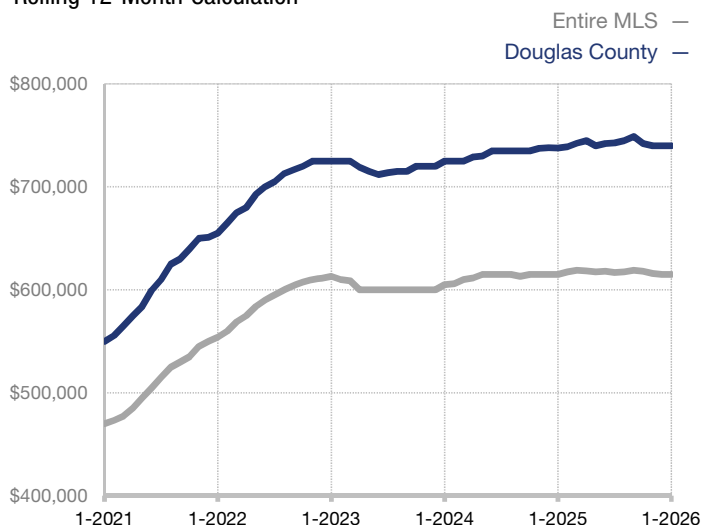
Single Family	January			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 01-2025	Thru 01-2026	Percent Change from Previous Year
Inventory of Active Listings	1,086	937	- 13.7%	--	--	--
Under Contract	391	460	+ 17.6%	391	460	+ 17.6%
New Listings	509	566	+ 11.2%	509	566	+ 11.2%
Sold Listings	330	262	- 20.6%	330	262	- 20.6%
Days on Market Until Sale	74	87	+ 17.6%	74	87	+ 17.6%
Median Sales Price*	\$735,000	\$707,500	- 3.7%	\$735,000	\$707,500	- 3.7%
Average Sales Price*	\$912,571	\$834,723	- 8.5%	\$912,571	\$834,723	- 8.5%
Percent of List Price Received*	98.4%	98.0%	- 0.4%	98.4%	98.0%	- 0.4%

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

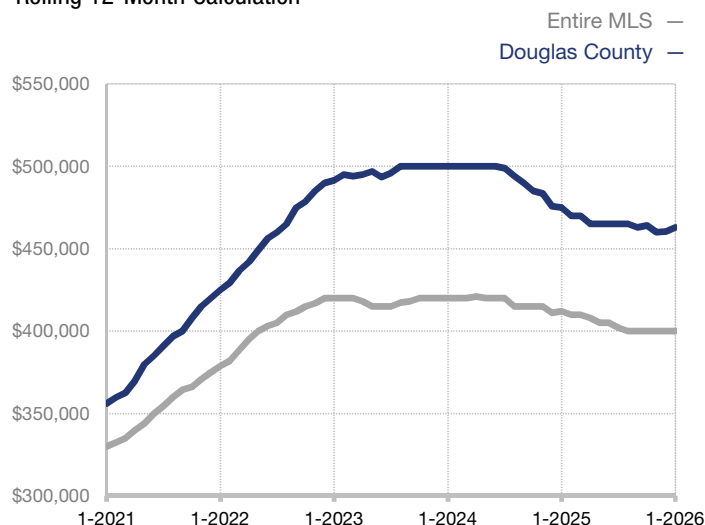
Townhouse/Condo	January			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 01-2025	Thru 01-2026	Percent Change from Previous Year
Inventory of Active Listings	217	200	- 7.8%	--	--	--
Under Contract	64	71	+ 10.9%	64	71	+ 10.9%
New Listings	100	98	- 2.0%	100	98	- 2.0%
Sold Listings	44	38	- 13.6%	44	38	- 13.6%
Days on Market Until Sale	52	78	+ 50.0%	52	78	+ 50.0%
Median Sales Price*	\$452,990	\$472,500	+ 4.3%	\$452,990	\$472,500	+ 4.3%
Average Sales Price*	\$471,483	\$481,912	+ 2.2%	\$471,483	\$481,912	+ 2.2%
Percent of List Price Received*	98.2%	97.2%	- 1.0%	98.2%	97.2%	- 1.0%

\* 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





# Local Market Update for January 2026

A Research Tool Provided by the Colorado Association of REALTORS®



## Elbert County

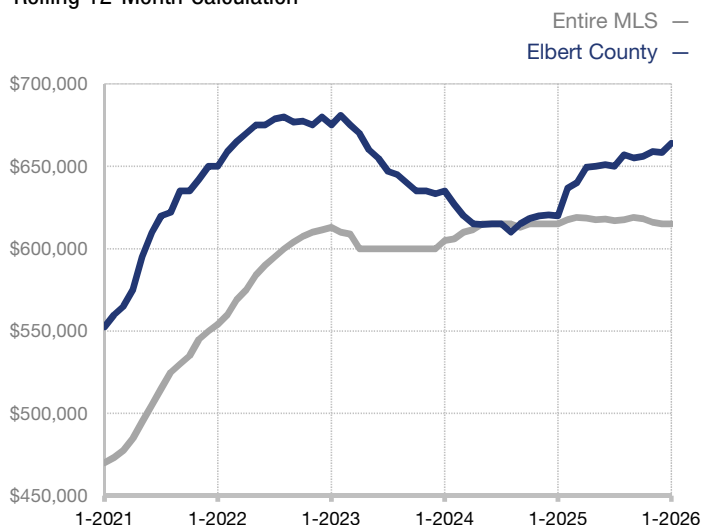
Single Family	January			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 01-2025	Thru 01-2026	Percent Change from Previous Year
Inventory of Active Listings	159	152	- 4.4%	--	--	--
Under Contract	66	53	- 19.7%	66	53	- 19.7%
New Listings	72	73	+ 1.4%	72	73	+ 1.4%
Sold Listings	45	34	- 24.4%	45	34	- 24.4%
Days on Market Until Sale	79	87	+ 10.1%	79	87	+ 10.1%
Median Sales Price*	\$625,000	\$758,450	+ 21.4%	\$625,000	\$758,450	+ 21.4%
Average Sales Price*	\$717,947	\$801,676	+ 11.7%	\$717,947	\$801,676	+ 11.7%
Percent of List Price Received*	99.4%	98.1%	- 1.3%	99.4%	98.1%	- 1.3%

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

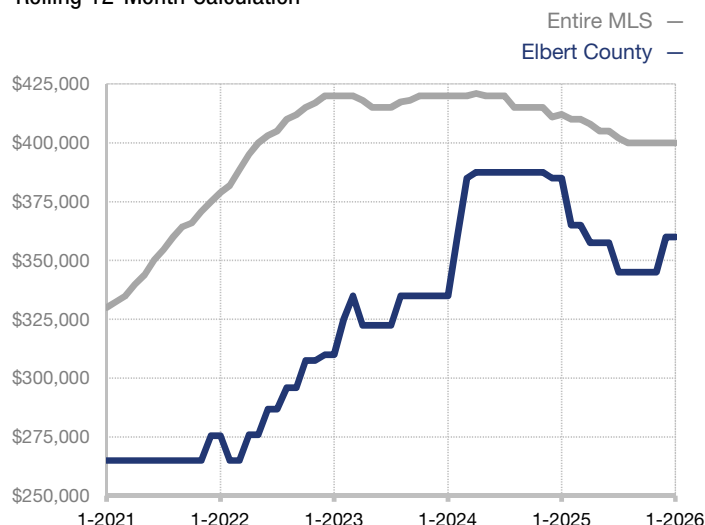
Townhouse/Condo	January			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 01-2025	Thru 01-2026	Percent Change from Previous Year
Inventory of Active Listings	0	2	--	--	--	--
Under Contract	0	0	--	0	0	--
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Days on Market Until Sale	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--

\* 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



# Local Market Update for January 2026

A Research Tool Provided by the Colorado Association of REALTORS®



## Greenwood Village

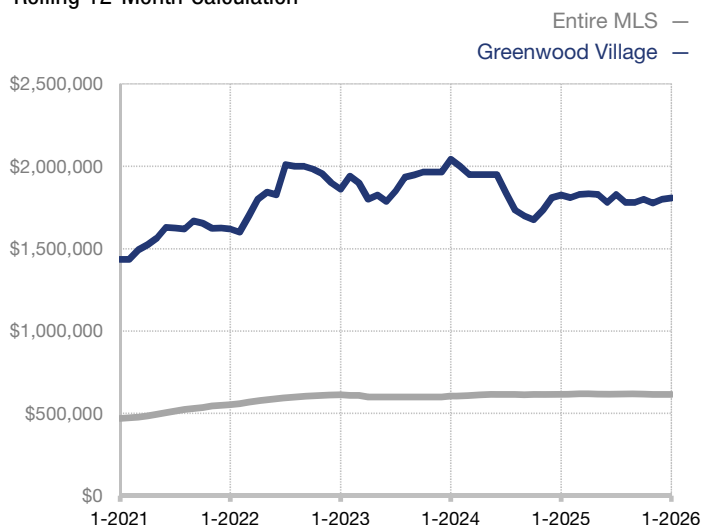
Single Family	January			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 01-2025	Thru 01-2026	Percent Change from Previous Year
Inventory of Active Listings	21	24	+ 14.3%	--	--	--
Under Contract	7	4	- 42.9%	7	4	- 42.9%
New Listings	15	14	- 6.7%	15	14	- 6.7%
Sold Listings	3	6	+ 100.0%	3	6	+ 100.0%
Days on Market Until Sale	83	98	+ 18.1%	83	98	+ 18.1%
Median Sales Price*	\$2,700,000	\$2,142,500	- 20.6%	\$2,700,000	\$2,142,500	- 20.6%
Average Sales Price*	\$2,486,000	\$2,276,667	- 8.4%	\$2,486,000	\$2,276,667	- 8.4%
Percent of List Price Received*	95.3%	94.7%	- 0.6%	95.3%	94.7%	- 0.6%

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

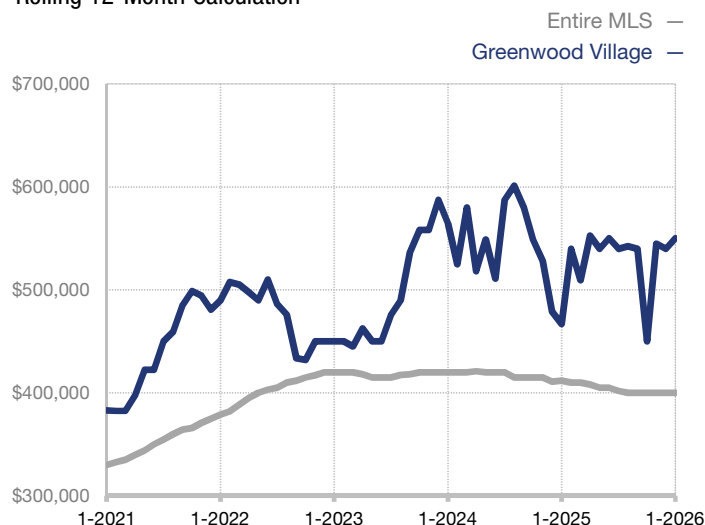
Townhouse/Condo	January			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 01-2025	Thru 01-2026	Percent Change from Previous Year
Inventory of Active Listings	12	6	- 50.0%	--	--	--
Under Contract	2	2	0.0%	2	2	0.0%
New Listings	3	2	- 33.3%	3	2	- 33.3%
Sold Listings	1	5	+ 400.0%	1	5	+ 400.0%
Days on Market Until Sale	125	170	+ 36.0%	125	170	+ 36.0%
Median Sales Price*	\$395,000	\$598,000	+ 51.4%	\$395,000	\$598,000	+ 51.4%
Average Sales Price*	\$395,000	\$866,400	+ 119.3%	\$395,000	\$866,400	+ 119.3%
Percent of List Price Received*	100.0%	96.1%	- 3.9%	100.0%	96.1%	- 3.9%

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

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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



# Local Market Update for January 2026

A Research Tool Provided by the Colorado Association of REALTORS®



## Highlands Ranch

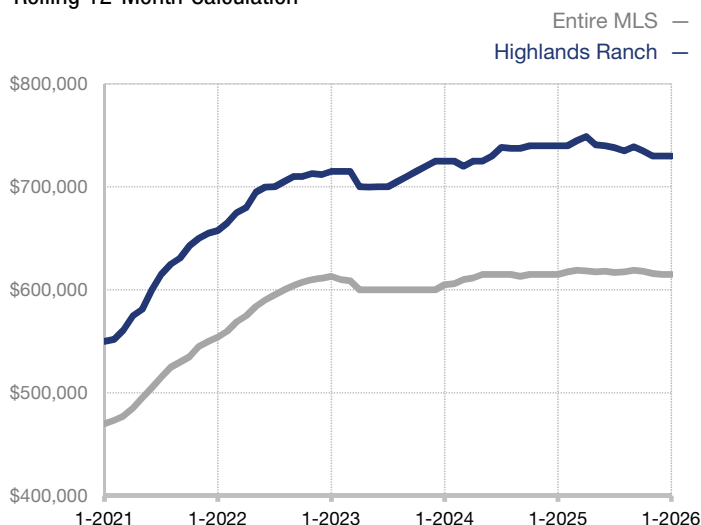
Single Family	January			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 01-2025	Thru 01-2026	Percent Change from Previous Year
Inventory of Active Listings	116	100	- 13.8%	--	--	--
Under Contract	72	81	+ 12.5%	72	81	+ 12.5%
New Listings	83	87	+ 4.8%	83	87	+ 4.8%
Sold Listings	54	49	- 9.3%	54	49	- 9.3%
Days on Market Until Sale	61	57	- 6.6%	61	57	- 6.6%
Median Sales Price*	\$720,000	\$710,000	- 1.4%	\$720,000	\$710,000	- 1.4%
Average Sales Price*	\$768,842	\$793,940	+ 3.3%	\$768,842	\$793,940	+ 3.3%
Percent of List Price Received*	98.5%	98.4%	- 0.1%	98.5%	98.4%	- 0.1%

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

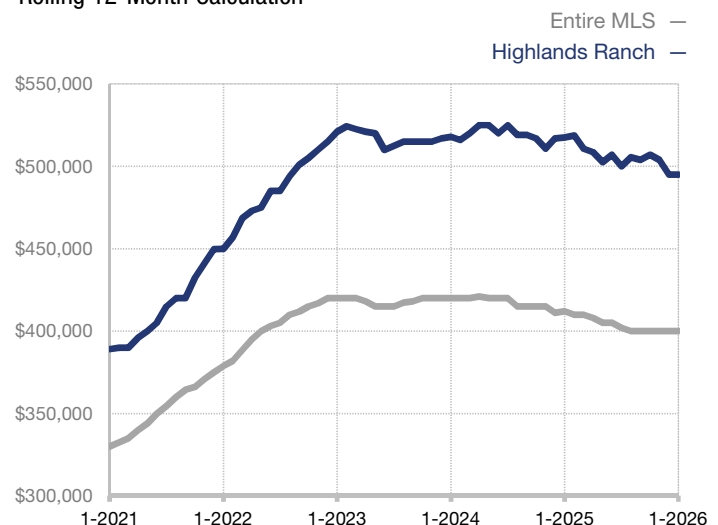
Townhouse/Condo	January			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 01-2025	Thru 01-2026	Percent Change from Previous Year
Inventory of Active Listings	46	42	- 8.7%	--	--	--
Under Contract	14	17	+ 21.4%	14	17	+ 21.4%
New Listings	22	27	+ 22.7%	22	27	+ 22.7%
Sold Listings	9	14	+ 55.6%	9	14	+ 55.6%
Days on Market Until Sale	61	74	+ 21.3%	61	74	+ 21.3%
Median Sales Price*	\$467,500	\$482,000	+ 3.1%	\$467,500	\$482,000	+ 3.1%
Average Sales Price*	\$454,111	\$493,779	+ 8.7%	\$454,111	\$493,779	+ 8.7%
Percent of List Price Received*	98.0%	97.9%	- 0.1%	98.0%	97.9%	- 0.1%

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

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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



# Local Market Update for January 2026

A Research Tool Provided by the Colorado Association of REALTORS®



## Jefferson County

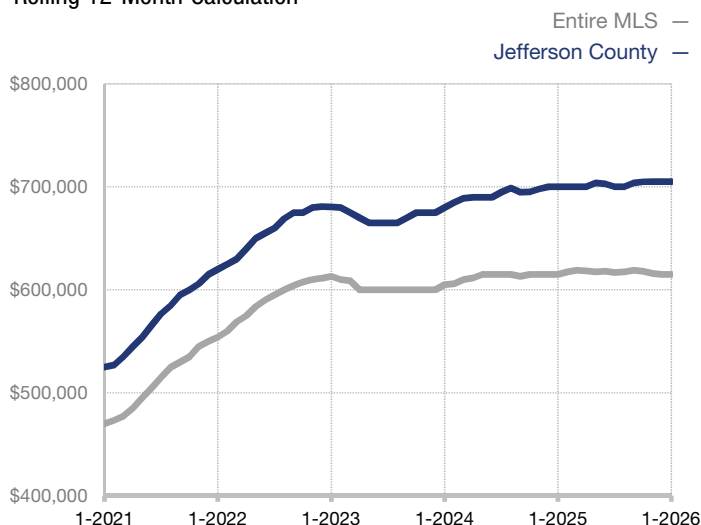
Single Family	January			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 01-2025	Thru 01-2026	Percent Change from Previous Year
Inventory of Active Listings	854	760	- 11.0%	--	--	--
Under Contract	376	448	+ 19.1%	376	448	+ 19.1%
New Listings	504	527	+ 4.6%	504	527	+ 4.6%
Sold Listings	296	287	- 3.0%	296	287	- 3.0%
Days on Market Until Sale	54	78	+ 44.4%	54	78	+ 44.4%
Median Sales Price*	\$694,950	\$660,000	- 5.0%	\$694,950	\$660,000	- 5.0%
Average Sales Price*	\$789,564	\$774,290	- 1.9%	\$789,564	\$774,290	- 1.9%
Percent of List Price Received*	98.7%	97.4%	- 1.3%	98.7%	97.4%	- 1.3%

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

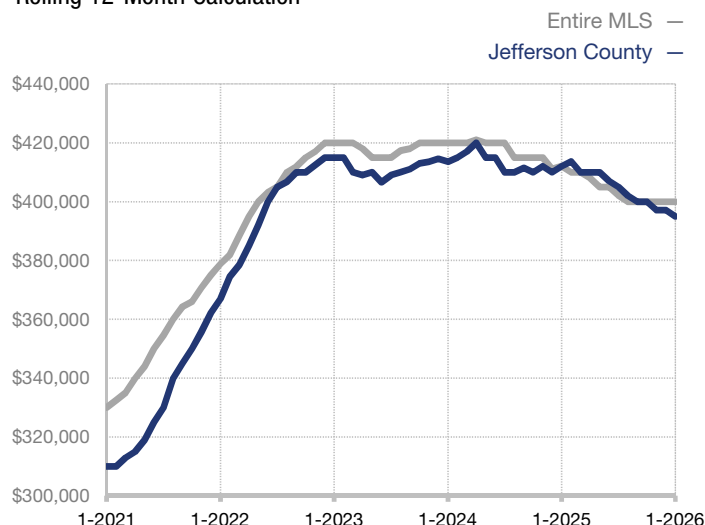
Townhouse/Condo	January			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 01-2025	Thru 01-2026	Percent Change from Previous Year
Inventory of Active Listings	451	445	- 1.3%	--	--	--
Under Contract	144	132	- 8.3%	144	132	- 8.3%
New Listings	218	202	- 7.3%	218	202	- 7.3%
Sold Listings	130	74	- 43.1%	130	74	- 43.1%
Days on Market Until Sale	61	77	+ 26.2%	61	77	+ 26.2%
Median Sales Price*	\$415,000	\$390,000	- 6.0%	\$415,000	\$390,000	- 6.0%
Average Sales Price*	\$433,427	\$420,537	- 3.0%	\$433,427	\$420,537	- 3.0%
Percent of List Price Received*	99.1%	97.8%	- 1.3%	99.1%	97.8%	- 1.3%

\* 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



# Local Market Update for January 2026

A Research Tool Provided by the Colorado Association of REALTORS®



## Lakewood

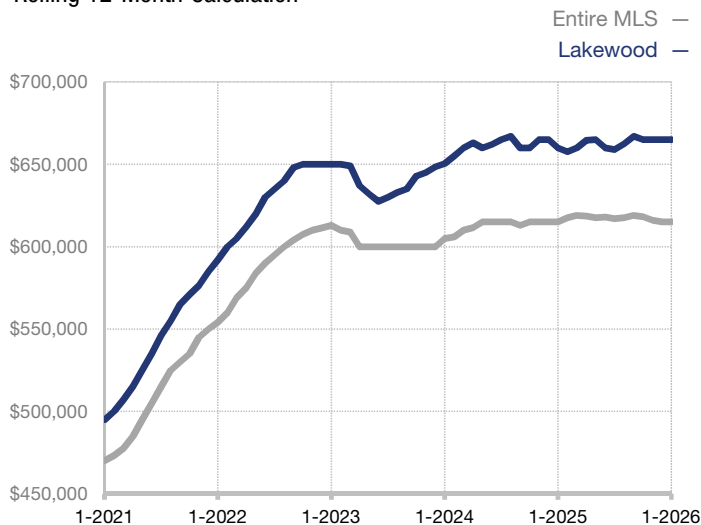
Single Family	January			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 01-2025	Thru 01-2026	Percent Change from Previous Year
Inventory of Active Listings	159	151	- 5.0%	--	--	--
Under Contract	82	70	- 14.6%	82	70	- 14.6%
New Listings	118	107	- 9.3%	118	107	- 9.3%
Sold Listings	59	57	- 3.4%	59	57	- 3.4%
Days on Market Until Sale	45	69	+ 53.3%	45	69	+ 53.3%
Median Sales Price*	\$625,000	\$635,000	+ 1.6%	\$625,000	\$635,000	+ 1.6%
Average Sales Price*	\$665,691	\$665,542	- 0.0%	\$665,691	\$665,542	- 0.0%
Percent of List Price Received*	98.5%	97.2%	- 1.3%	98.5%	97.2%	- 1.3%

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

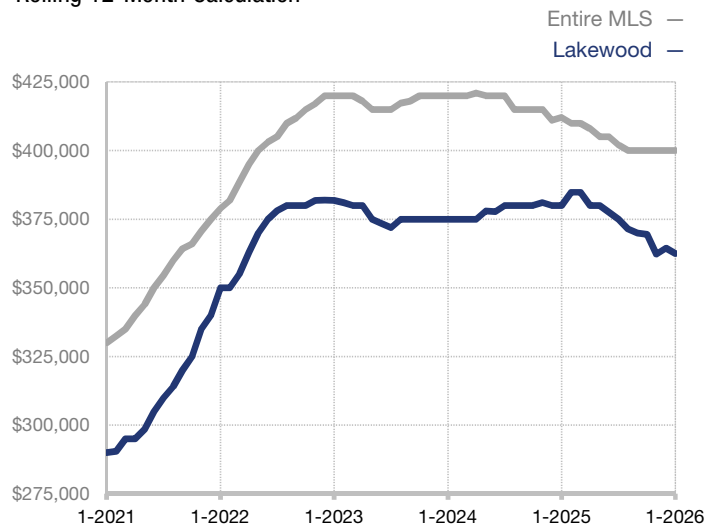
Townhouse/Condo	January			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 01-2025	Thru 01-2026	Percent Change from Previous Year
Inventory of Active Listings	172	137	- 20.3%	--	--	--
Under Contract	49	49	0.0%	49	49	0.0%
New Listings	84	66	- 21.4%	84	66	- 21.4%
Sold Listings	43	28	- 34.9%	43	28	- 34.9%
Days on Market Until Sale	52	68	+ 30.8%	52	68	+ 30.8%
Median Sales Price*	\$380,000	\$410,000	+ 7.9%	\$380,000	\$410,000	+ 7.9%
Average Sales Price*	\$393,498	\$435,386	+ 10.6%	\$393,498	\$435,386	+ 10.6%
Percent of List Price Received*	99.3%	98.5%	- 0.8%	99.3%	98.5%	- 0.8%

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

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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



# Local Market Update for January 2026

A Research Tool Provided by the Colorado Association of REALTORS®



## Littleton

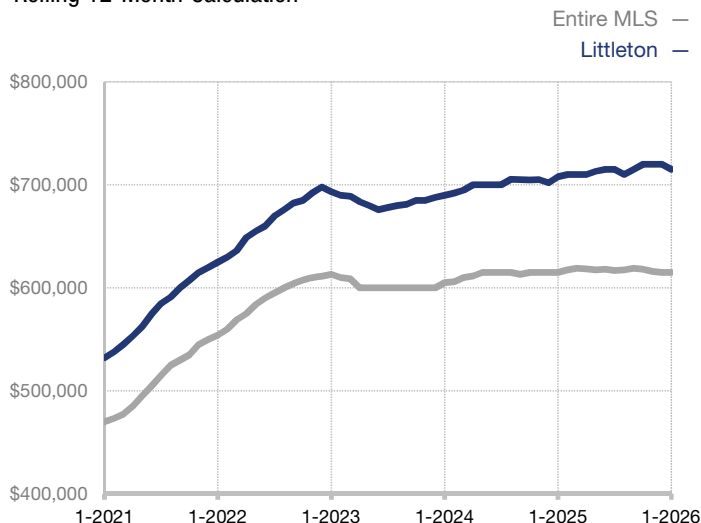
Single Family	January			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 01-2025	Thru 01-2026	Percent Change from Previous Year
Inventory of Active Listings	380	270	- 28.9%	--	--	--
Under Contract	136	160	+ 17.6%	136	160	+ 17.6%
New Listings	189	185	- 2.1%	189	185	- 2.1%
Sold Listings	115	109	- 5.2%	115	109	- 5.2%
Days on Market Until Sale	63	78	+ 23.8%	63	78	+ 23.8%
Median Sales Price*	\$724,950	\$665,000	- 8.3%	\$724,950	\$665,000	- 8.3%
Average Sales Price*	\$803,949	\$756,353	- 5.9%	\$803,949	\$756,353	- 5.9%
Percent of List Price Received*	98.7%	98.4%	- 0.3%	98.7%	98.4%	- 0.3%

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

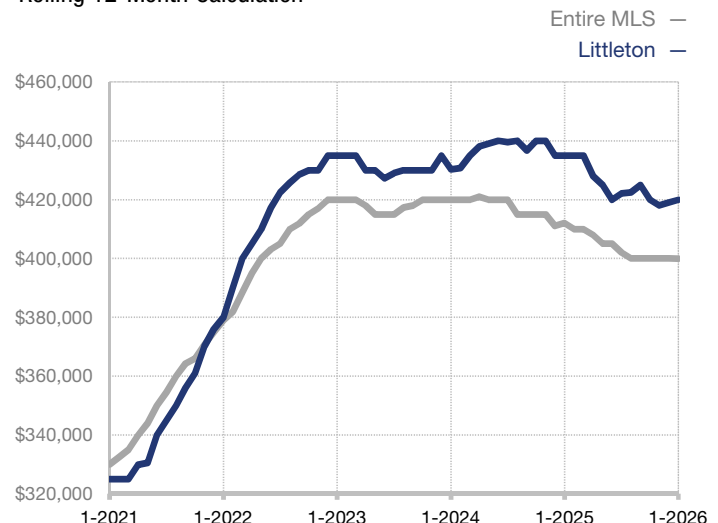
Townhouse/Condo	January			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 01-2025	Thru 01-2026	Percent Change from Previous Year
Inventory of Active Listings	156	192	+ 23.1%	--	--	--
Under Contract	53	46	- 13.2%	53	46	- 13.2%
New Listings	69	107	+ 55.1%	69	107	+ 55.1%
Sold Listings	37	33	- 10.8%	37	33	- 10.8%
Days on Market Until Sale	59	65	+ 10.2%	59	65	+ 10.2%
Median Sales Price*	\$375,000	\$405,000	+ 8.0%	\$375,000	\$405,000	+ 8.0%
Average Sales Price*	\$424,496	\$429,915	+ 1.3%	\$424,496	\$429,915	+ 1.3%
Percent of List Price Received*	98.6%	98.9%	+ 0.3%	98.6%	98.9%	+ 0.3%

\* 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



# Local Market Update for January 2026

A Research Tool Provided by the Colorado Association of REALTORS®



## Lone Tree

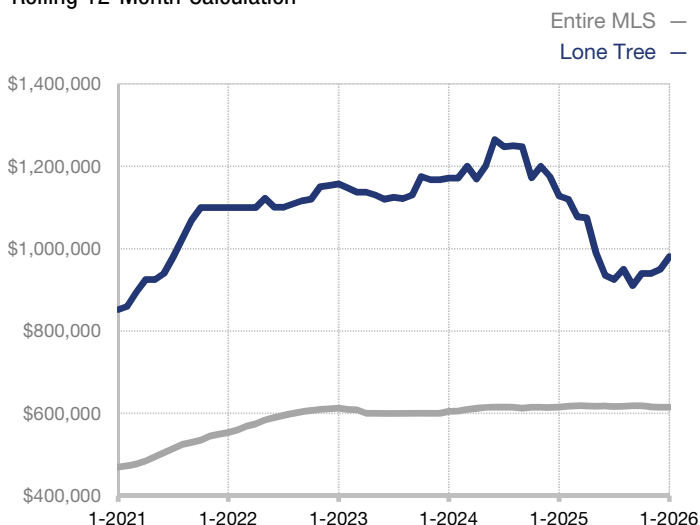
Single Family	January			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 01-2025	Thru 01-2026	Percent Change from Previous Year
Inventory of Active Listings	34	39	+ 14.7%	--	--	--
Under Contract	16	8	- 50.0%	16	8	- 50.0%
New Listings	27	20	- 25.9%	27	20	- 25.9%
Sold Listings	13	4	- 69.2%	13	4	- 69.2%
Days on Market Until Sale	60	32	- 46.7%	60	32	- 46.7%
Median Sales Price*	\$820,500	\$837,500	+ 2.1%	\$820,500	\$837,500	+ 2.1%
Average Sales Price*	\$925,723	\$827,189	- 10.6%	\$925,723	\$827,189	- 10.6%
Percent of List Price Received*	97.8%	94.9%	- 3.0%	97.8%	94.9%	- 3.0%

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

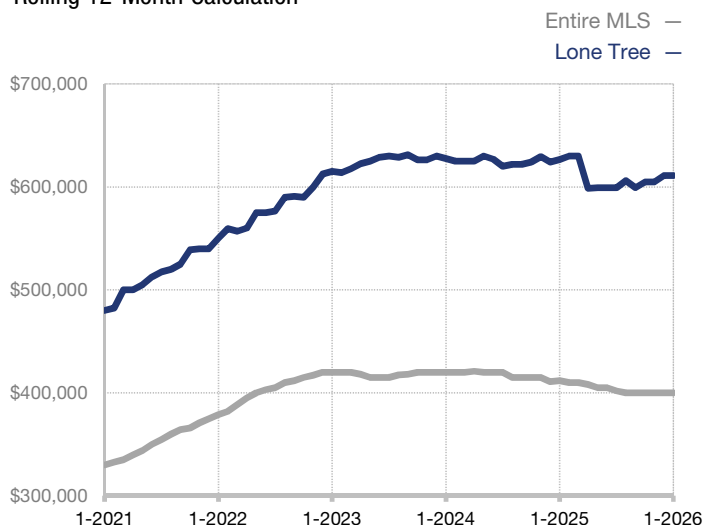
Townhouse/Condo	January			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 01-2025	Thru 01-2026	Percent Change from Previous Year
Inventory of Active Listings	18	14	- 22.2%	--	--	--
Under Contract	6	9	+ 50.0%	6	9	+ 50.0%
New Listings	8	8	0.0%	8	8	0.0%
Sold Listings	2	4	+ 100.0%	2	4	+ 100.0%
Days on Market Until Sale	84	43	- 48.8%	84	43	- 48.8%
Median Sales Price*	\$632,500	\$660,990	+ 4.5%	\$632,500	\$660,990	+ 4.5%
Average Sales Price*	\$632,500	\$666,745	+ 5.4%	\$632,500	\$666,745	+ 5.4%
Percent of List Price Received*	99.0%	98.6%	- 0.4%	99.0%	98.6%	- 0.4%

\* 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



# Local Market Update for January 2026

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## Morrison

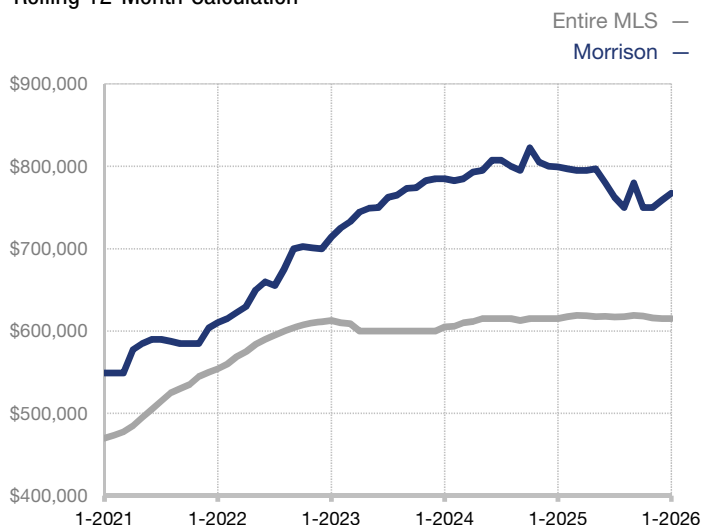
Single Family	January			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 01-2025	Thru 01-2026	Percent Change from Previous Year
Inventory of Active Listings	39	45	+ 15.4%	--	--	--
Under Contract	21	17	- 19.0%	21	17	- 19.0%
New Listings	25	27	+ 8.0%	25	27	+ 8.0%
Sold Listings	12	16	+ 33.3%	12	16	+ 33.3%
Days on Market Until Sale	78	97	+ 24.4%	78	97	+ 24.4%
Median Sales Price*	\$735,000	\$844,750	+ 14.9%	\$735,000	\$844,750	+ 14.9%
Average Sales Price*	\$868,654	\$1,000,063	+ 15.1%	\$868,654	\$1,000,063	+ 15.1%
Percent of List Price Received*	97.9%	96.2%	- 1.7%	97.9%	96.2%	- 1.7%

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

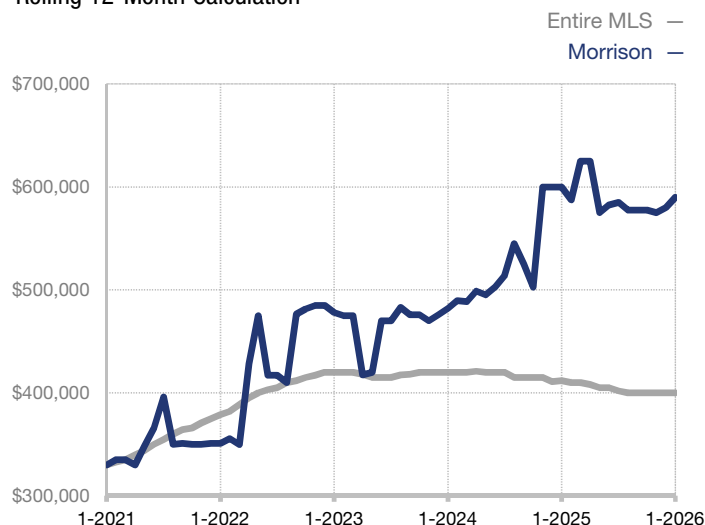
Townhouse/Condo	January			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 01-2025	Thru 01-2026	Percent Change from Previous Year
Inventory of Active Listings	6	7	+ 16.7%	--	--	--
Under Contract	2	0	- 100.0%	2	0	- 100.0%
New Listings	3	1	- 66.7%	3	1	- 66.7%
Sold Listings	1	1	0.0%	1	1	0.0%
Days on Market Until Sale	121	104	- 14.0%	121	104	- 14.0%
Median Sales Price*	\$399,000	\$712,250	+ 78.5%	\$399,000	\$712,250	+ 78.5%
Average Sales Price*	\$399,000	\$712,250	+ 78.5%	\$399,000	\$712,250	+ 78.5%
Percent of List Price Received*	100.0%	89.1%	- 10.9%	100.0%	89.1%	- 10.9%

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**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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





# Local Market Update for January 2026

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## Parker

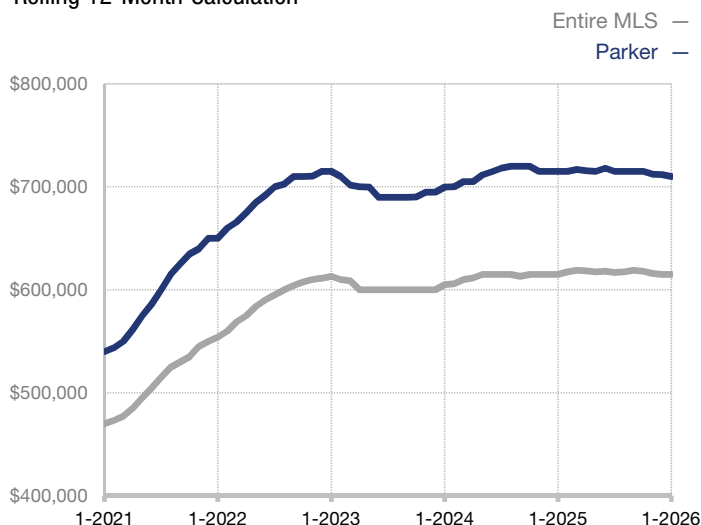
Single Family	January			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 01-2025	Thru 01-2026	Percent Change from Previous Year
Inventory of Active Listings	289	233	- 19.4%	--	--	--
Under Contract	128	130	+ 1.6%	128	130	+ 1.6%
New Listings	142	179	+ 26.1%	142	179	+ 26.1%
Sold Listings	95	70	- 26.3%	95	70	- 26.3%
Days on Market Until Sale	72	69	- 4.2%	72	69	- 4.2%
Median Sales Price*	\$715,000	\$681,000	- 4.8%	\$715,000	\$681,000	- 4.8%
Average Sales Price*	\$869,947	\$776,182	- 10.8%	\$869,947	\$776,182	- 10.8%
Percent of List Price Received*	98.5%	98.4%	- 0.1%	98.5%	98.4%	- 0.1%

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

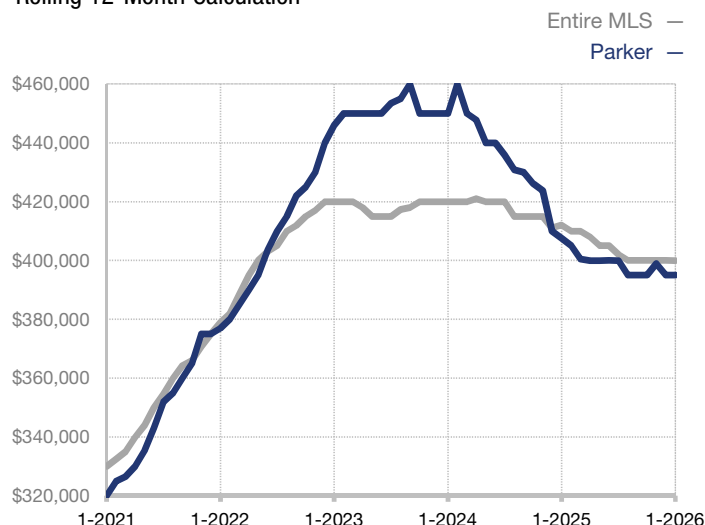
Townhouse/Condo	January			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 01-2025	Thru 01-2026	Percent Change from Previous Year
Inventory of Active Listings	79	62	- 21.5%	--	--	--
Under Contract	16	14	- 12.5%	16	14	- 12.5%
New Listings	34	26	- 23.5%	34	26	- 23.5%
Sold Listings	12	8	- 33.3%	12	8	- 33.3%
Days on Market Until Sale	58	98	+ 69.0%	58	98	+ 69.0%
Median Sales Price*	\$442,495	\$372,500	- 15.8%	\$442,495	\$372,500	- 15.8%
Average Sales Price*	\$425,648	\$394,480	- 7.3%	\$425,648	\$394,480	- 7.3%
Percent of List Price Received*	98.9%	97.8%	- 1.1%	98.9%	97.8%	- 1.1%

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**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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



# Local Market Update for January 2026

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## Sheridan

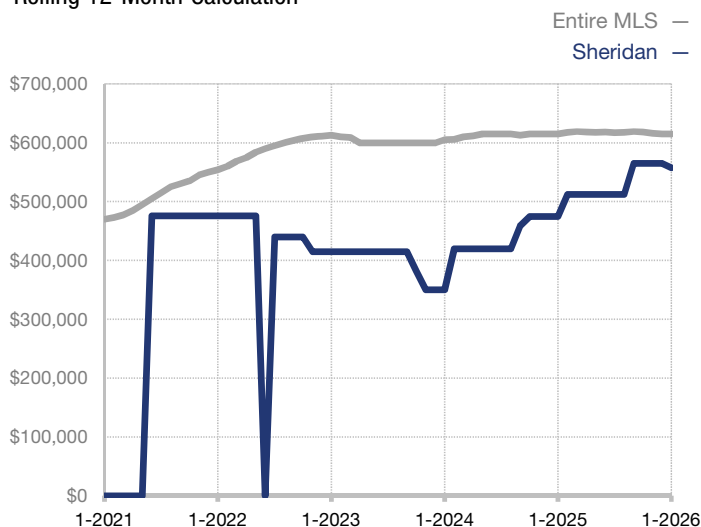
Single Family	January			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 01-2025	Thru 01-2026	Percent Change from Previous Year
Inventory of Active Listings	0	0	--	--	--	--
Under Contract	0	0	--	0	0	--
New Listings	0	0	--	0	0	--
Sold Listings	0	1	--	0	1	--
Days on Market Until Sale	0	177	--	0	177	--
Median Sales Price*	\$0	\$550,000	--	\$0	\$550,000	--
Average Sales Price*	\$0	\$550,000	--	\$0	\$550,000	--
Percent of List Price Received*	0.0%	95.7%	--	0.0%	95.7%	--

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

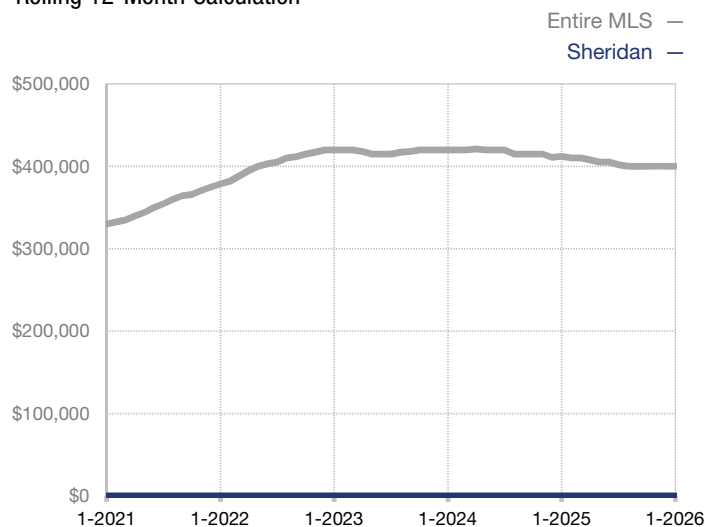
Townhouse/Condo	January			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 01-2025	Thru 01-2026	Percent Change from Previous Year
Inventory of Active Listings	0	0	--	--	--	--
Under Contract	0	0	--	0	0	--
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Days on Market Until Sale	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--

\* 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



# Local Market Update for January 2026

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## Wheat Ridge

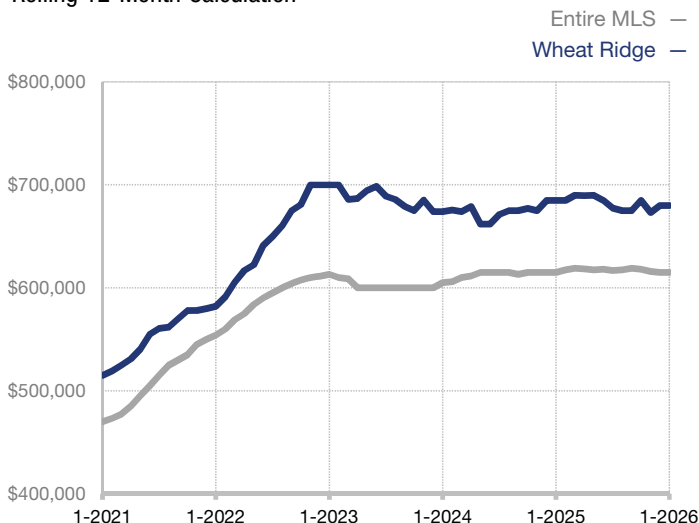
Single Family	January			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 01-2025	Thru 01-2026	Percent Change from Previous Year
Inventory of Active Listings	51	40	- 21.6%	--	--	--
Under Contract	17	36	+ 111.8%	17	36	+ 111.8%
New Listings	29	34	+ 17.2%	29	34	+ 17.2%
Sold Listings	15	16	+ 6.7%	15	16	+ 6.7%
Days on Market Until Sale	45	89	+ 97.8%	45	89	+ 97.8%
Median Sales Price*	\$680,000	\$662,500	- 2.6%	\$680,000	\$662,500	- 2.6%
Average Sales Price*	\$724,580	\$763,075	+ 5.3%	\$724,580	\$763,075	+ 5.3%
Percent of List Price Received*	98.6%	97.4%	- 1.2%	98.6%	97.4%	- 1.2%

\* 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		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 01-2025	Thru 01-2026	Percent Change from Previous Year
Inventory of Active Listings	15	20	+ 33.3%	--	--	--
Under Contract	10	7	- 30.0%	10	7	- 30.0%
New Listings	12	13	+ 8.3%	12	13	+ 8.3%
Sold Listings	11	5	- 54.5%	11	5	- 54.5%
Days on Market Until Sale	64	108	+ 68.8%	64	108	+ 68.8%
Median Sales Price*	\$344,999	\$268,000	- 22.3%	\$344,999	\$268,000	- 22.3%
Average Sales Price*	\$408,587	\$336,200	- 17.7%	\$408,587	\$336,200	- 17.7%
Percent of List Price Received*	99.0%	98.1%	- 0.9%	99.0%	98.1%	- 0.9%

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**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



**Median Sales Price – Townhouse-Condo**  
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