

Monthly Indicators

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



February 2026

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

New Listings were up 8.5 percent for single family homes and 2.5 percent for townhouse-condo properties. Under Contracts increased 16.5 percent for single family homes but decreased 2.5 percent for townhouse-condo properties.

The Median Sales Price was down 1.0 percent to \$660,000 for single family homes and 7.1 percent to \$371,500 for townhouse-condo properties. Days on Market increased 5.6 percent for single family homes and 6.5 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

- 8.4%

- 0.8%

- 1.1%

One-Year Change in
Active Listings
All Properties

One-Year Change in
Sold Listings
All Properties

One-Year Change in
Median Sales Price
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	2-2025	2-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
Active Listings		4,480	3,878	- 13.4%	--	--	--
Under Contract		1,797	2,094	+ 16.5%	3,324	3,721	+ 11.9%
New Listings		2,399	2,603	+ 8.5%	4,590	4,891	+ 6.6%
Sold Listings		1,514	1,566	+ 3.4%	2,760	2,676	- 3.0%
Days on Market		54	57	+ 5.6%	58	64	+ 10.3%
Median Sales Price		\$666,500	\$660,000	- 1.0%	\$668,000	\$650,000	- 2.7%
Avg. Sales Price		\$812,045	\$796,360	- 1.9%	\$805,342	\$785,249	- 2.5%
Pct. of List Price Received		99.1%	98.9%	- 0.2%	98.8%	98.5%	- 0.3%
Affordability Index		73	79	+ 8.2%	73	80	+ 9.6%

Townhouse-Condo Market Overview



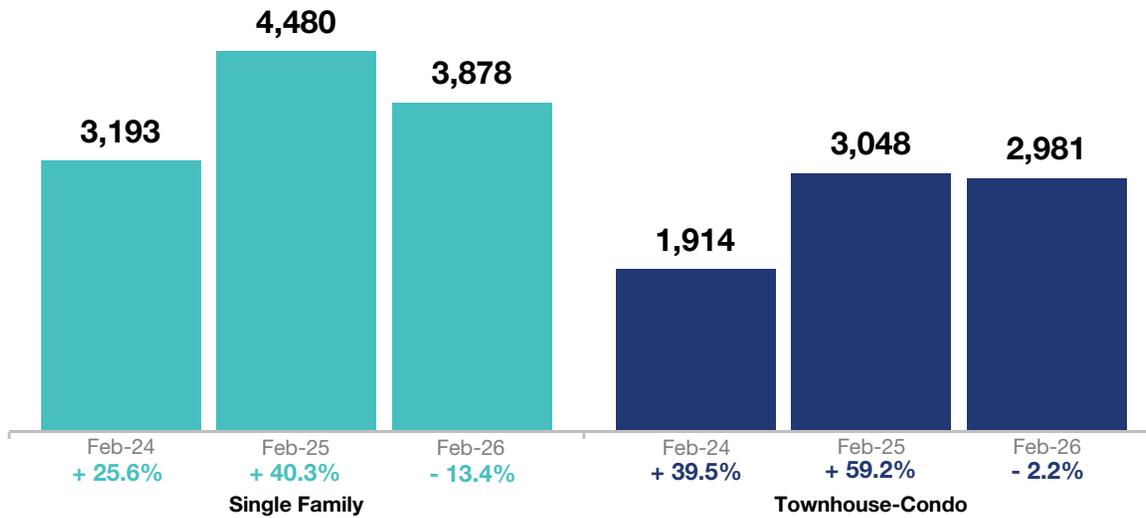
Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	2-2025	2-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
Active Listings		3,048	2,981	- 2.2%	--	--	--
Under Contract		692	675	- 2.5%	1,321	1,230	- 6.9%
New Listings		1,264	1,296	+ 2.5%	2,434	2,449	+ 0.6%
Sold Listings		565	498	- 11.9%	1,079	877	- 18.7%
Days on Market		62	66	+ 6.5%	63	75	+ 19.0%
Median Sales Price		\$400,000	\$371,500	- 7.1%	\$399,000	\$385,000	- 3.5%
Avg. Sales Price		\$458,465	\$417,692	- 8.9%	\$448,409	\$433,613	- 3.3%
Pct. of List Price Received		98.6%	97.9%	- 0.7%	98.5%	97.7%	- 0.8%
Affordability Index		121	140	+ 15.7%	122	135	+ 10.7%

Inventory of Active Listings

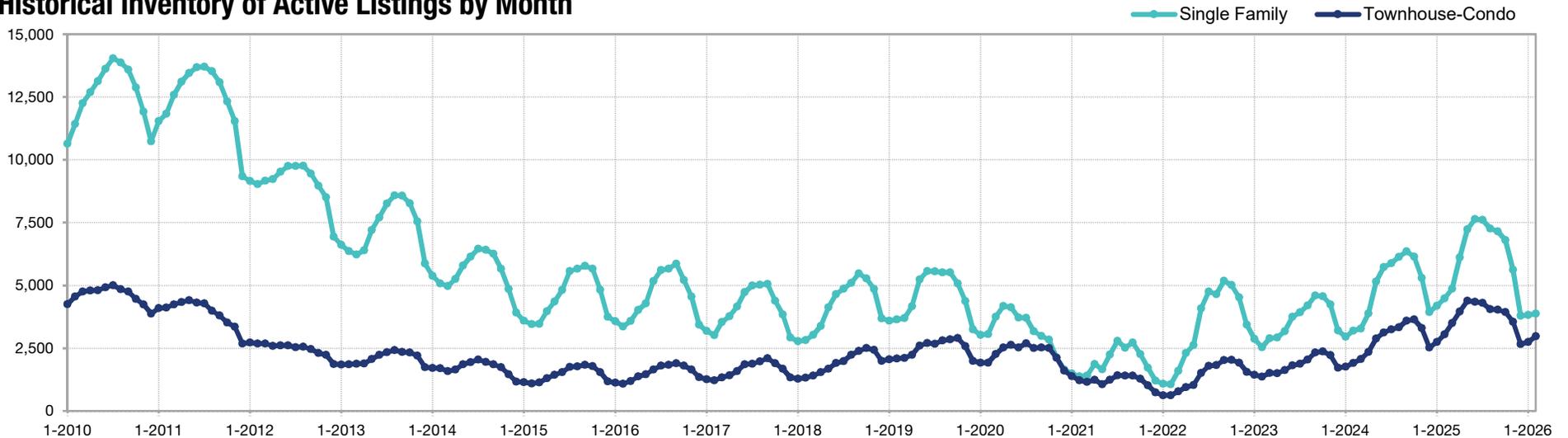


February



Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Mar-2025	4,867	+48.1%	3,499	+69.3%
Apr-2025	6,114	+57.4%	3,956	+68.3%
May-2025	7,228	+40.2%	4,394	+52.3%
Jun-2025	7,637	+33.4%	4,345	+39.1%
Jul-2025	7,610	+29.3%	4,306	+32.7%
Aug-2025	7,264	+18.4%	4,055	+21.7%
Sep-2025	7,152	+12.6%	4,033	+12.3%
Oct-2025	6,808	+10.7%	3,939	+8.0%
Nov-2025	5,627	+6.2%	3,551	+7.4%
Dec-2025	3,790	-3.9%	2,660	+5.1%
Jan-2026	3,825	-8.8%	2,743	-0.2%
Feb-2026	3,878	-13.4%	2,981	-2.2%

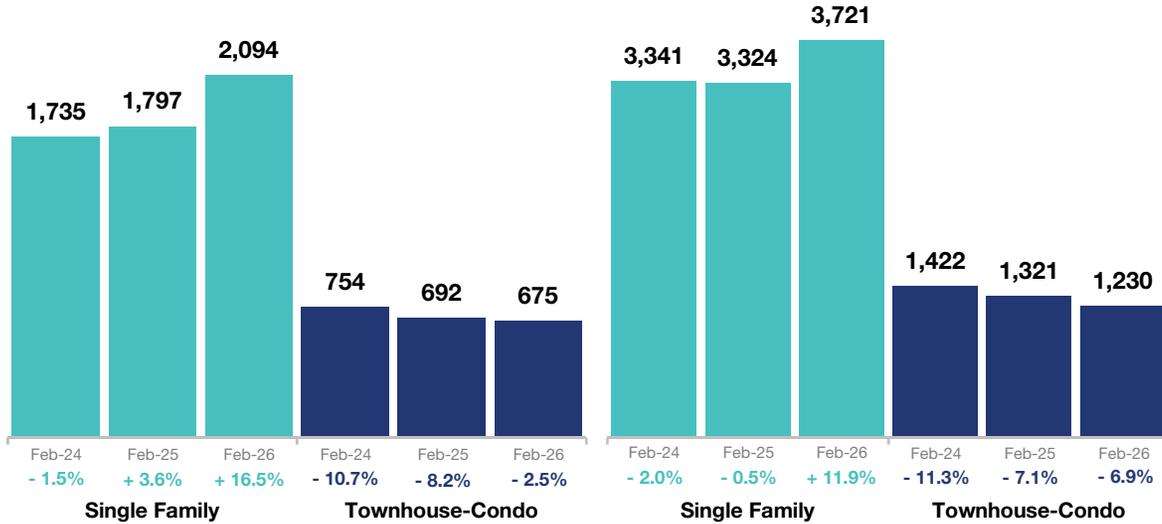
Historical Inventory of Active Listings by Month



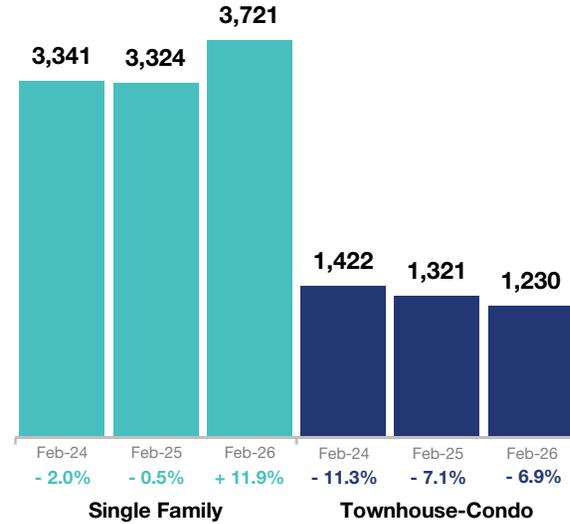
Under Contract



February

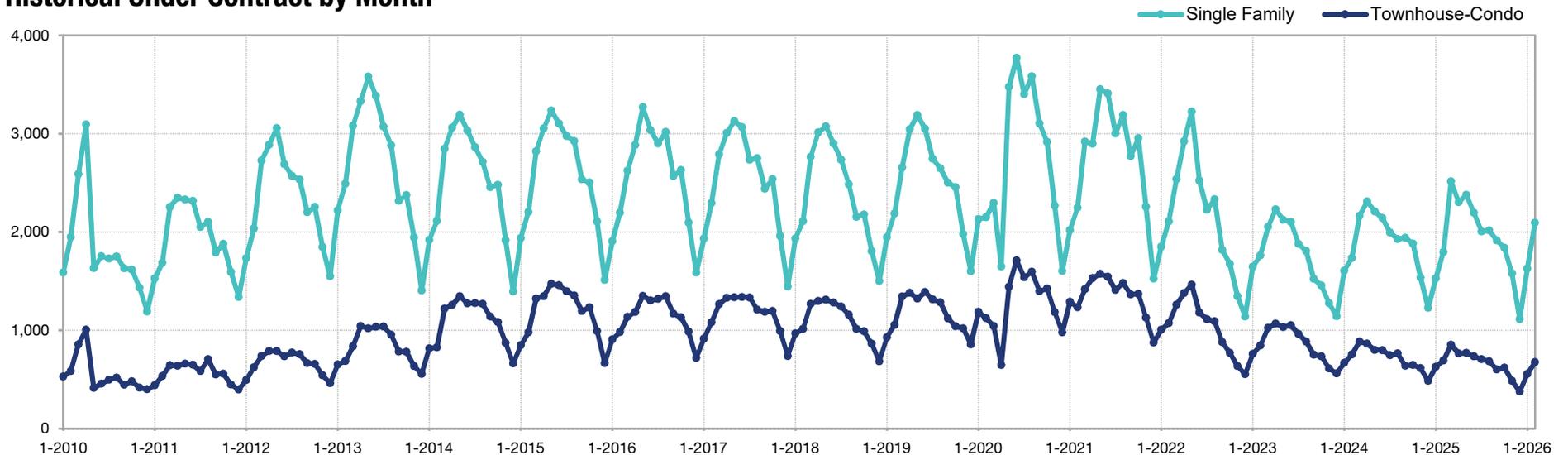


Year to Date



Under Contract	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Mar-2025	2,514	+16.2%	852	-3.7%
Apr-2025	2,302	-0.3%	764	-11.7%
May-2025	2,378	+7.7%	771	-3.6%
Jun-2025	2,196	+2.5%	734	-8.0%
Jul-2025	2,005	+0.5%	706	-5.5%
Aug-2025	2,016	+4.6%	684	-10.5%
Sep-2025	1,914	-1.3%	600	-6.3%
Oct-2025	1,840	-2.2%	620	-4.3%
Nov-2025	1,579	+2.8%	487	-20.7%
Dec-2025	1,113	-9.4%	377	-22.3%
Jan-2026	1,627	+6.5%	555	-11.8%
Feb-2026	2,094	+16.5%	675	-2.5%

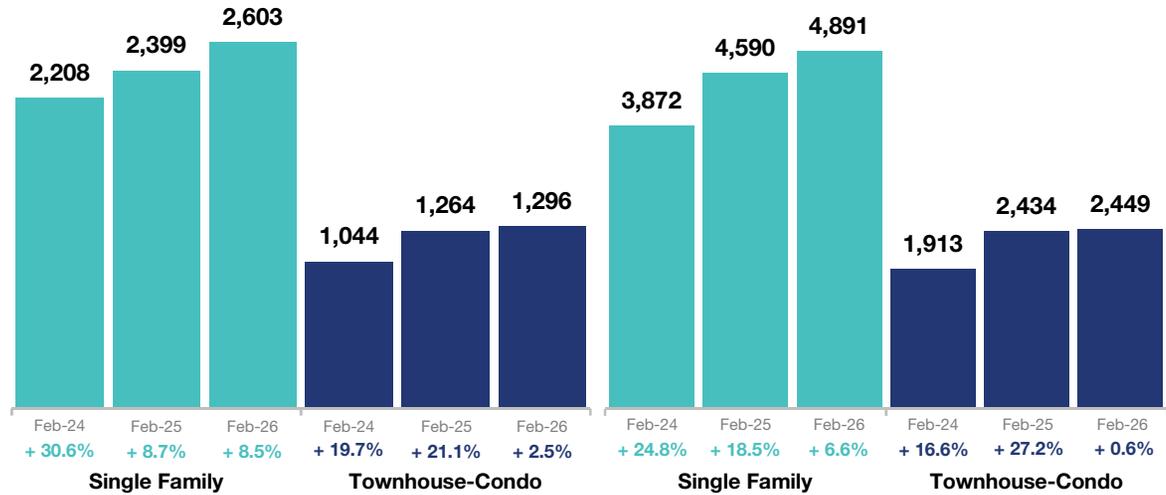
Historical Under Contract by Month



New Listings



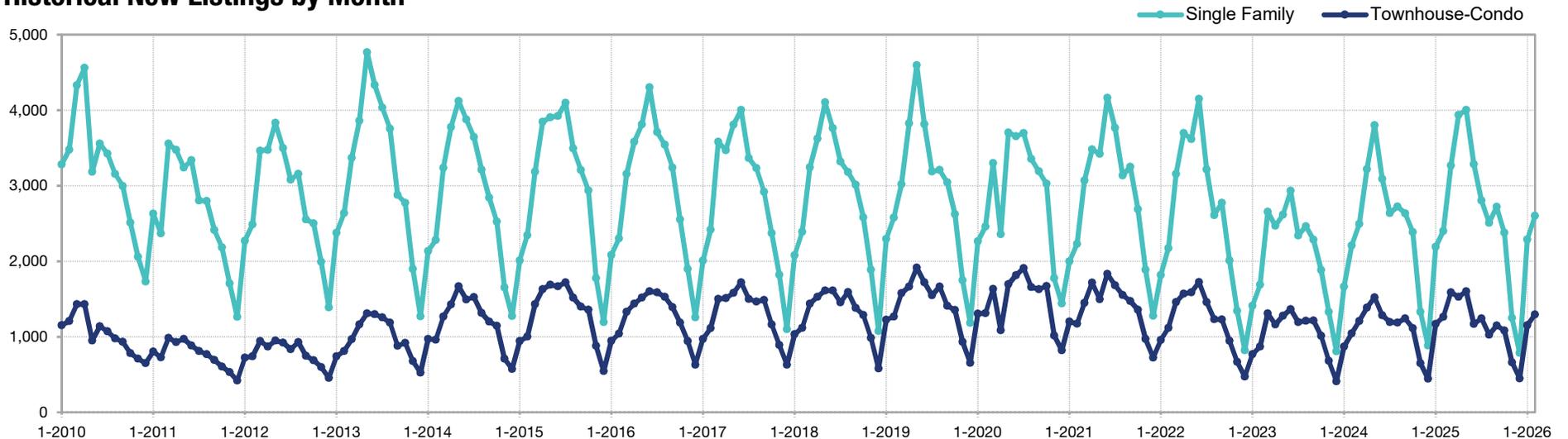
February



Year to Date

New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Mar-2025	3,268	+31.0%	1,590	+31.4%
Apr-2025	3,936	+22.2%	1,530	+10.5%
May-2025	4,004	+5.4%	1,603	+5.4%
Jun-2025	3,286	+6.3%	1,169	-9.1%
Jul-2025	2,806	+6.3%	1,244	+4.2%
Aug-2025	2,509	-7.9%	1,026	-13.6%
Sep-2025	2,721	+3.3%	1,150	-7.4%
Oct-2025	2,379	-0.4%	1,084	-2.6%
Nov-2025	1,252	-5.8%	662	+1.5%
Dec-2025	786	-11.0%	450	+0.7%
Jan-2026	2,288	+4.4%	1,153	-1.5%
Feb-2026	2,603	+8.5%	1,296	+2.5%

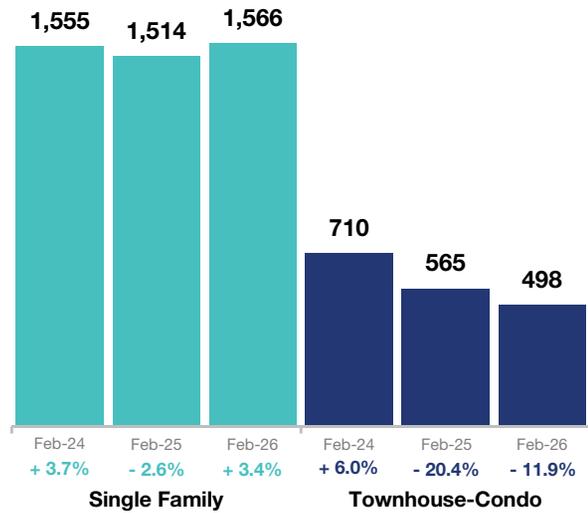
Historical New Listings by Month



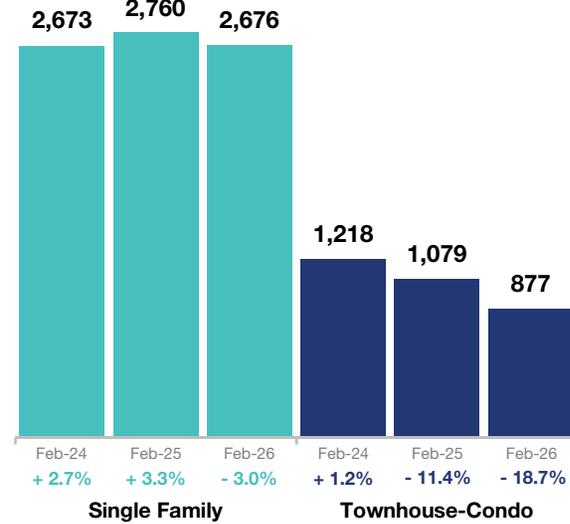
Sold Listings



February

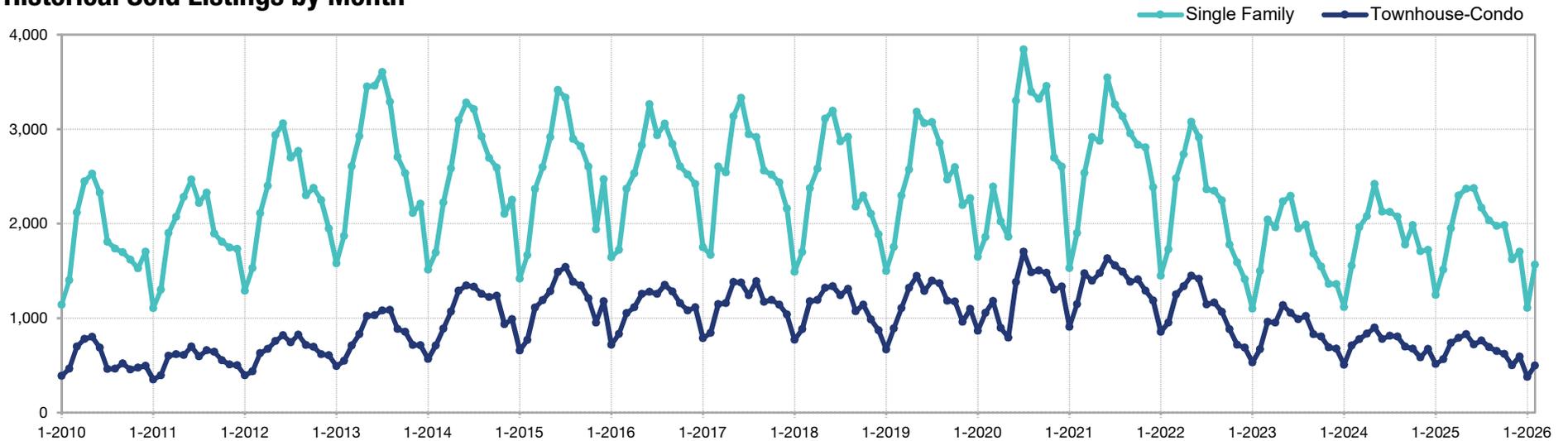


Year to Date



Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Mar-2025	1,952	-0.6%	738	-5.1%
Apr-2025	2,296	+10.4%	790	-5.6%
May-2025	2,368	-2.1%	829	-7.9%
Jun-2025	2,374	+11.6%	721	-7.6%
Jul-2025	2,168	+2.1%	763	-6.2%
Aug-2025	2,035	-1.8%	695	-13.7%
Sep-2025	1,976	+11.1%	652	-6.7%
Oct-2025	1,984	-0.1%	622	-8.0%
Nov-2025	1,621	-5.1%	501	-14.2%
Dec-2025	1,704	-1.1%	592	-12.3%
Jan-2026	1,110	-10.9%	379	-26.3%
Feb-2026	1,566	+3.4%	498	-11.9%

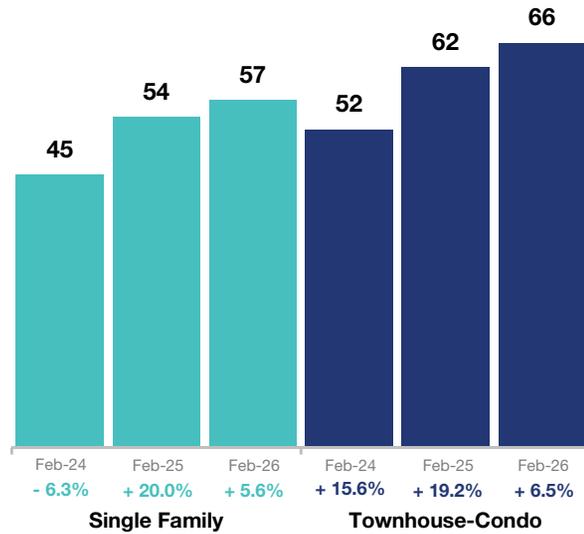
Historical Sold Listings by Month



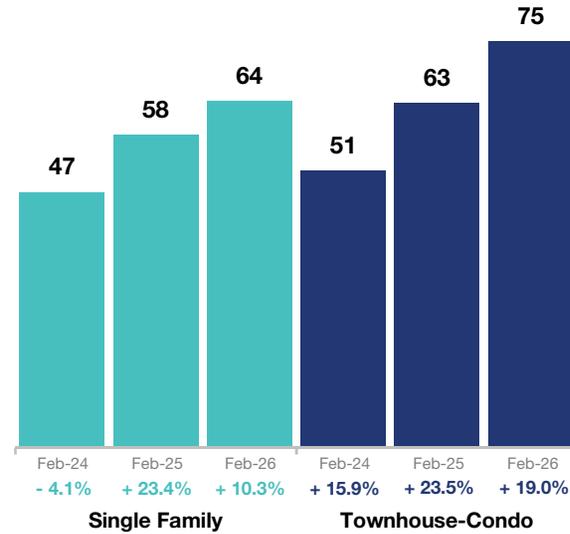
Days on Market Until Sale



February

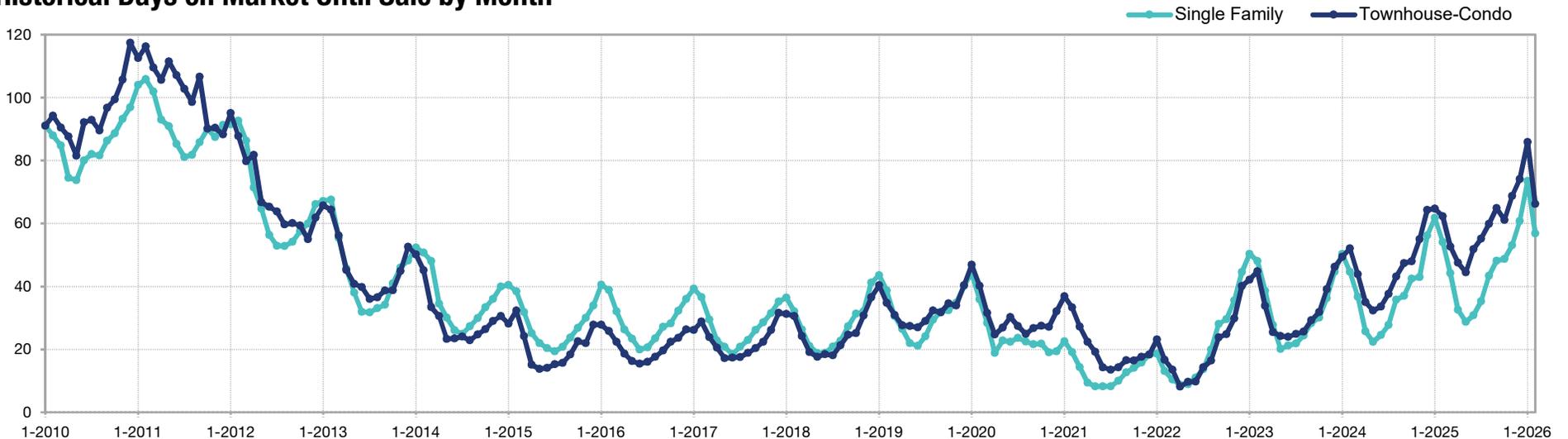


Year to Date



Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Mar-2025	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	74	+19.4%	86	+32.3%
Feb-2026	57	+5.6%	66	+6.5%

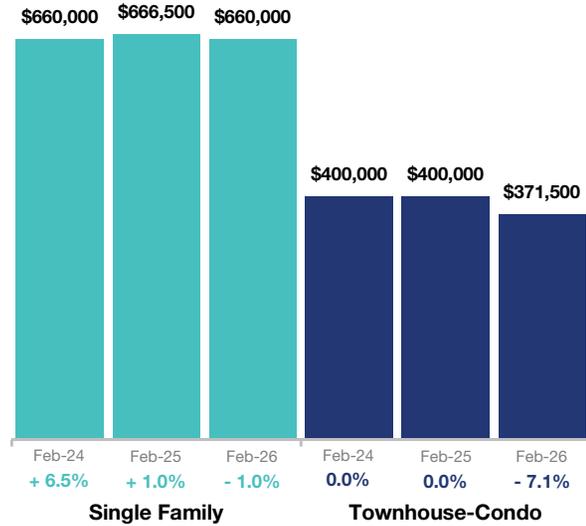
Historical Days on Market Until Sale by Month



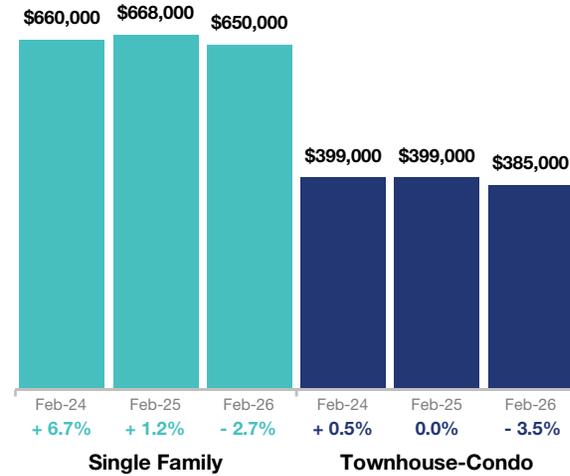
Median Sales Price



February

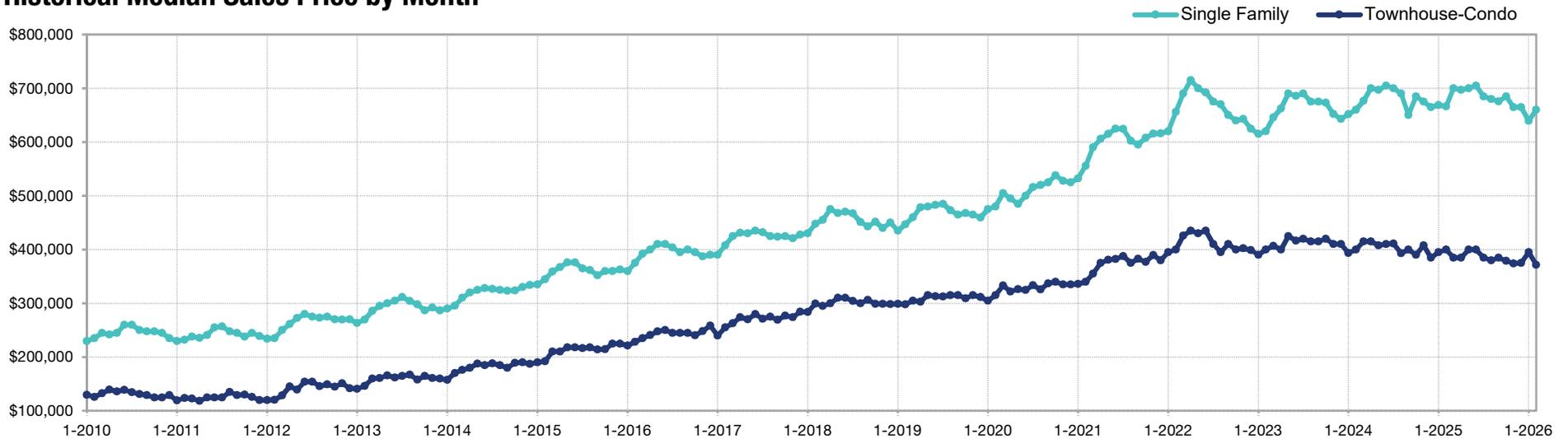


Year to Date



Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Mar-2025	\$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%	\$385,000	-6.3%
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%	\$374,000	-8.3%
Dec-2025	\$665,000	0.0%	\$375,000	-2.6%
Jan-2026	\$639,450	-4.4%	\$395,000	0.0%
Feb-2026	\$660,000	-1.0%	\$371,500	-7.1%

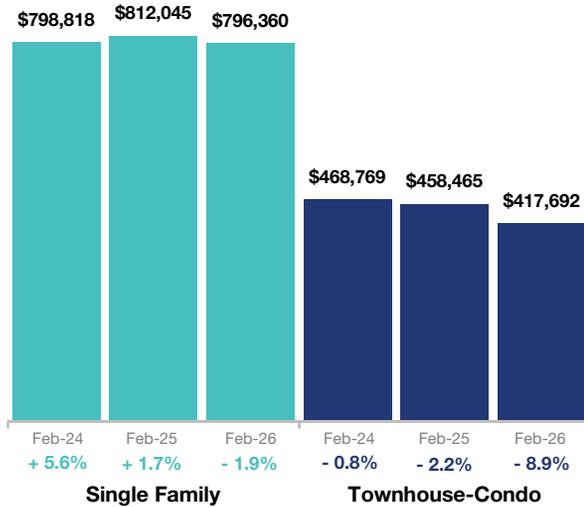
Historical Median Sales Price by Month



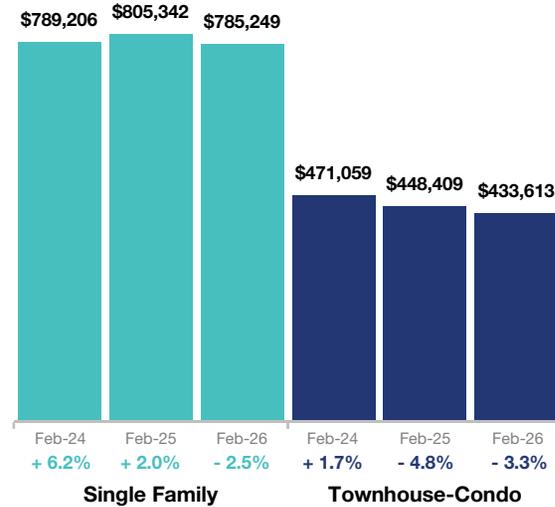
Average Sales Price



February

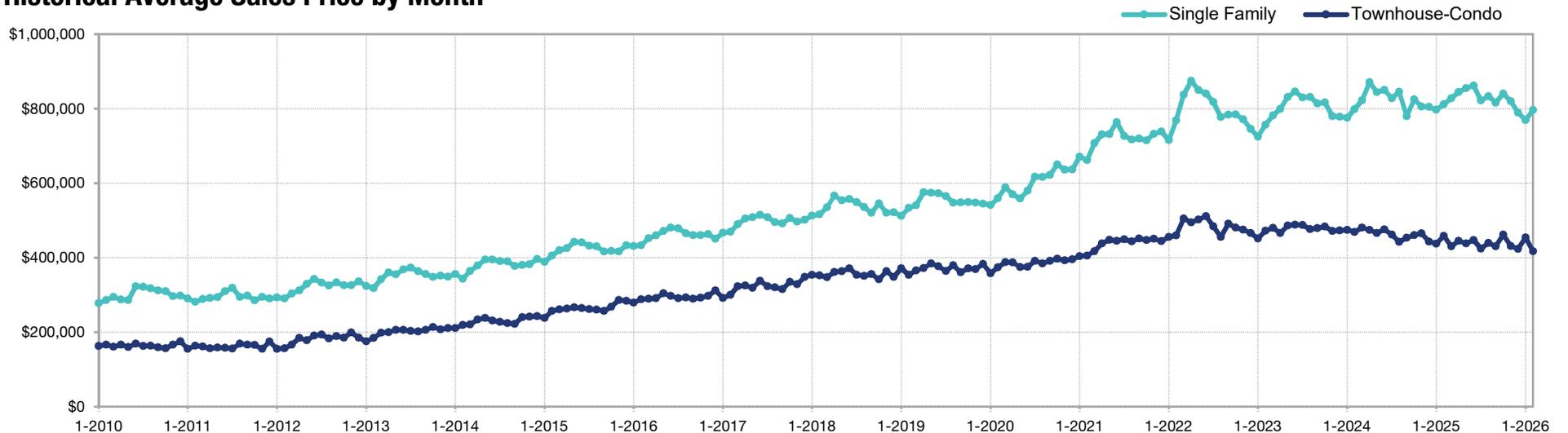


Year to Date



Avg. Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Mar-2025	\$827,735	+0.7%	\$430,761	-10.3%
Apr-2025	\$844,774	-3.0%	\$445,010	-6.2%
May-2025	\$854,928	+1.3%	\$438,200	-6.0%
Jun-2025	\$862,181	+1.5%	\$447,298	-6.1%
Jul-2025	\$821,962	-0.7%	\$424,226	-8.2%
Aug-2025	\$833,768	-1.4%	\$439,365	-0.8%
Sep-2025	\$816,058	+4.6%	\$430,695	-5.1%
Oct-2025	\$840,522	+1.9%	\$461,892	+0.3%
Nov-2025	\$820,525	+1.9%	\$430,997	-7.4%
Dec-2025	\$789,602	-1.9%	\$423,904	-4.4%
Jan-2026	\$769,575	-3.5%	\$454,533	+3.9%
Feb-2026	\$796,360	-1.9%	\$417,692	-8.9%

Historical Average Sales Price by Month

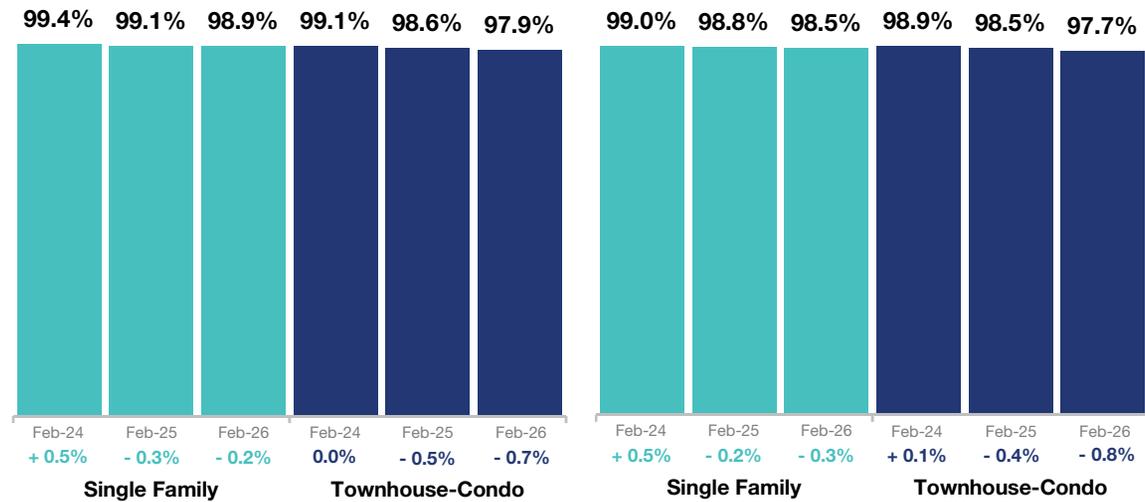


Percent of List Price Received



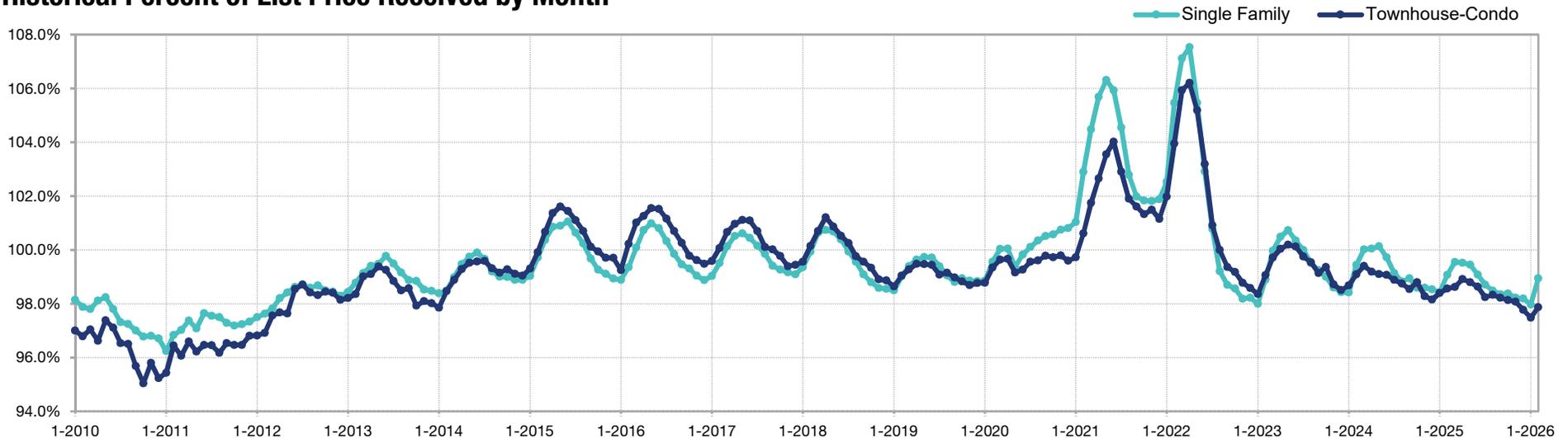
February

Year to Date



Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Mar-2025	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%	98.2%	-0.7%
Aug-2025	98.5%	-0.3%	98.3%	-0.4%
Sep-2025	98.4%	-0.5%	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%
Jan-2026	98.0%	-0.4%	97.5%	-0.9%
Feb-2026	98.9%	-0.2%	97.9%	-0.7%

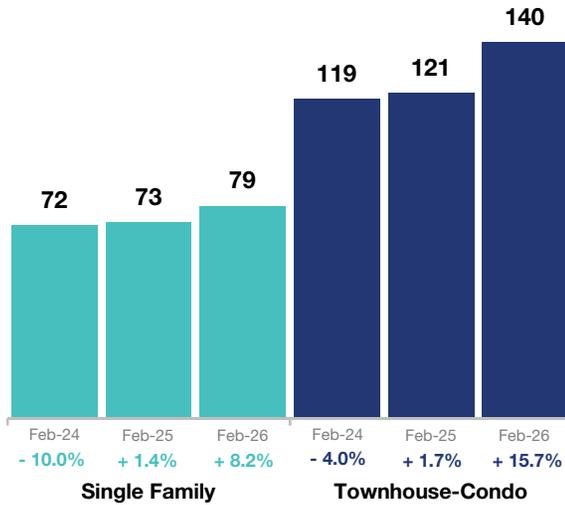
Historical Percent of List Price Received by Month



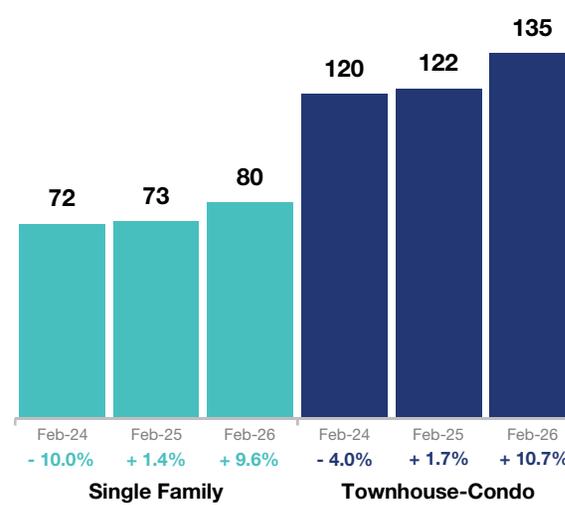
Housing Affordability Index



February

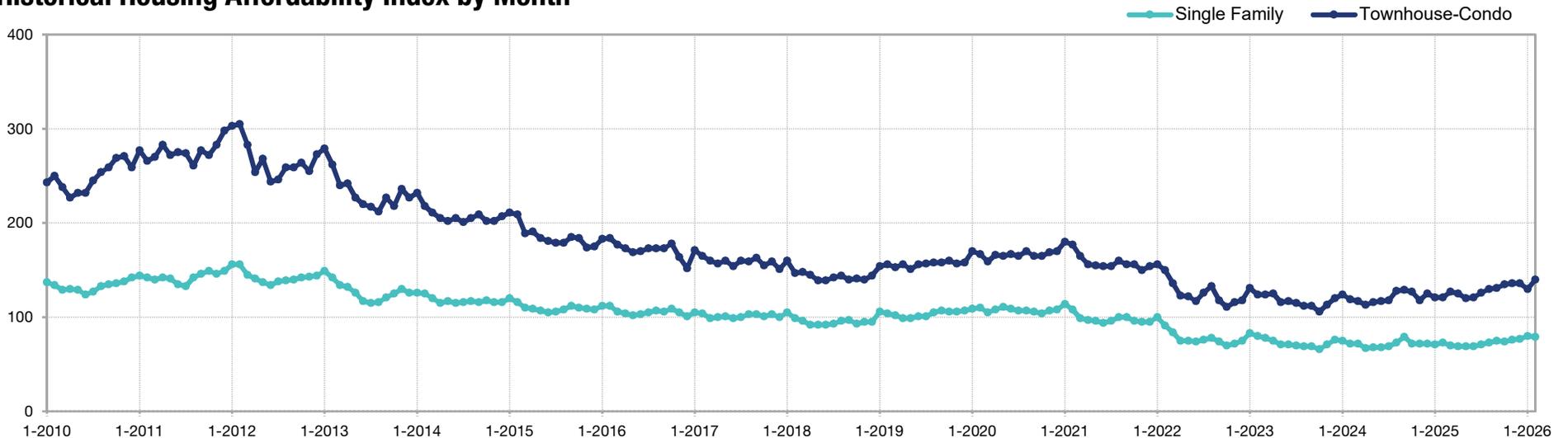


Year to Date



Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Mar-2025	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%	136	+15.3%
Dec-2025	77	+6.9%	136	+8.8%
Jan-2026	80	+12.7%	130	+7.4%
Feb-2026	79	+8.2%	140	+15.7%

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	2-2025	2-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
Active Listings		7,529	6,894	- 8.4%	--	--	--
Under Contract		2,489	2,774	+ 11.5%	4,648	4,960	+ 6.7%
New Listings		3,663	3,916	+ 6.9%	7,024	7,371	+ 4.9%
Sold Listings		2,082	2,066	- 0.8%	3,842	3,557	- 7.4%
Days on Market		56	59	+ 5.4%	59	66	+ 11.9%
Median Sales Price		\$615,000	\$608,124	- 1.1%	\$603,000	\$597,000	- 1.0%
Avg. Sales Price		\$716,546	\$704,630	- 1.7%	\$705,349	\$698,175	- 1.0%
Pct. of List Price Received		98.9%	98.7%	- 0.2%	98.7%	98.3%	- 0.4%
Affordability Index		79	85	+ 7.6%	80	87	+ 8.7%

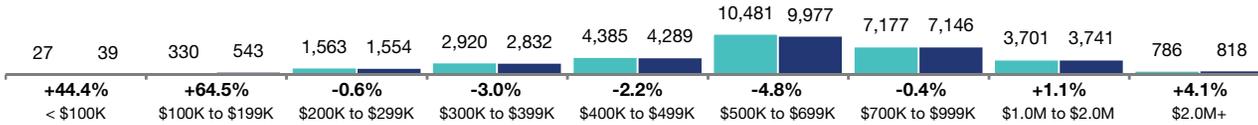
Sold Listings

Actual sales that have closed in a given month.



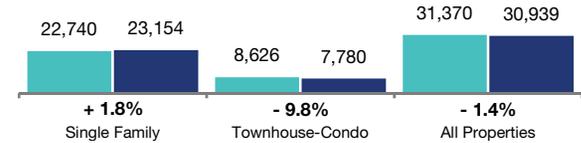
By Price Range – All Properties – Rolling 12 Months

■ 2-2025 ■ 2-2026



By Property Type

■ 2-2025 ■ 2-2026



Rolling 12 Months

Compared to Prior Month

Year to Date

By Price Range	Single Family			Townhouse-Condo			Single Family			Townhouse-Condo			Single Family			Townhouse-Condo		
	2-2025	2-2026	Change	2-2025	2-2026	Change	1-2026	2-2026	Change	1-2026	2-2026	Change	2-2025	2-2026	Change	2-2025	2-2026	Change
\$99,999 and Below	2	1	- 50.0%	25	38	+ 52.0%	0	0	--	5	7	+ 40.0%	0	0	--	8	12	+ 50.0%
\$100,000 to \$199,999	14	10	- 28.6%	316	533	+ 68.7%	1	0	- 100.0%	31	43	+ 38.7%	2	1	- 50.0%	49	74	+ 51.0%
\$200,000 to \$299,999	59	103	+ 74.6%	1,504	1,449	- 3.7%	11	10	- 9.1%	69	101	+ 46.4%	10	21	+ 110.0%	208	170	- 18.3%
\$300,000 to \$399,999	564	671	+ 19.0%	2,356	2,160	- 8.3%	41	51	+ 24.4%	87	128	+ 47.1%	76	92	+ 21.1%	277	215	- 22.4%
\$400,000 to \$499,999	2,508	2,772	+ 10.5%	1,875	1,517	- 19.1%	173	224	+ 29.5%	74	89	+ 20.3%	345	397	+ 15.1%	230	163	- 29.1%
\$500,000 to \$699,999	8,768	8,557	- 2.4%	1,713	1,420	- 17.1%	440	593	+ 34.8%	74	89	+ 20.3%	1,092	1,033	- 5.4%	210	163	- 22.4%
\$700,000 to \$999,999	6,625	6,684	+ 0.9%	552	460	- 16.7%	263	420	+ 59.7%	28	27	- 3.6%	771	683	- 11.4%	66	55	- 16.7%
\$1,000,000 to \$1,999,999	3,455	3,567	+ 3.2%	245	174	- 29.0%	144	227	+ 57.6%	10	14	+ 40.0%	376	371	- 1.3%	27	24	- 11.1%
\$2,000,000 and Above	745	789	+ 5.9%	40	29	- 27.5%	37	41	+ 10.8%	1	0	- 100.0%	88	78	- 11.4%	4	1	- 75.0%
All Price Ranges	22,740	23,154	+ 1.8%	8,626	7,780	- 9.8%	1,110	1,566	+ 41.1%	379	498	+ 31.4%	2,760	2,676	- 3.0%	1,079	877	- 18.7%

Inventory of Active Listings

A measure of the number of homes available for sale at a given time.

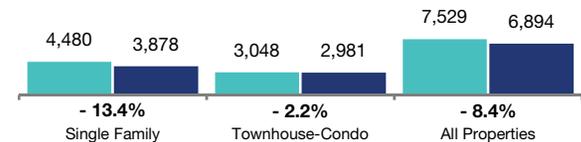
By Price Range – All Properties

■ 2-2025 ■ 2-2026



By Property Type

■ 2-2025 ■ 2-2026



Year over Year

Compared to Prior Month

Year to Date

By Price Range	Single Family			Townhouse-Condo			Single Family			Townhouse-Condo			Single Family		Townhouse-Condo	
	2-2025	2-2026	Change	2-2025	2-2026	Change	1-2026	2-2026	Change	1-2026	2-2026	Change	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.			
\$99,999 and Below	3	1	- 66.7%	6	6	0.0%	0	1	--	12	6	- 50.0%				
\$100,000 to \$199,999	1	1	0.0%	116	218	+ 87.9%	2	1	- 50.0%	201	218	+ 8.5%				
\$200,000 to \$299,999	12	15	+ 25.0%	604	668	+ 10.6%	11	15	+ 36.4%	616	668	+ 8.4%				
\$300,000 to \$399,999	67	83	+ 23.9%	836	747	- 10.6%	85	83	- 2.4%	709	747	+ 5.4%				
\$400,000 to \$499,999	472	357	- 24.4%	539	459	- 14.8%	434	357	- 17.7%	424	459	+ 8.3%				
\$500,000 to \$699,999	1,405	1,145	- 18.5%	581	575	- 1.0%	1,115	1,145	+ 2.7%	490	575	+ 17.3%				
\$700,000 to \$999,999	1,271	1,090	- 14.2%	241	187	- 22.4%	1,095	1,090	- 0.5%	184	187	+ 1.6%				
\$1,000,000 to \$1,999,999	847	803	- 5.2%	91	90	- 1.1%	733	803	+ 9.5%	75	90	+ 20.0%				
\$2,000,000 and Above	401	382	- 4.7%	34	31	- 8.8%	349	382	+ 9.5%	32	31	- 3.1%				
All Price Ranges	4,480	3,878	- 13.4%	3,048	2,981	- 2.2%	3,825	3,878	+ 1.4%	2,743	2,981	+ 8.7%				

Glossary of Terms

A research tool provided by the Colorado Association of REALTORS®



Inventory of 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.
Under Contract	A count of the properties that have offers accepted on them in a given month.
New Listings	A measure of how much new supply is coming onto the market from sellers.
Sold Listings	A measure of home sales that were closed to completion during the report period.
Days on Market Until Sale	A measure of how long it takes homes to sell, on average.
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.
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.

Local Market Update for February 2026

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Arapahoe County

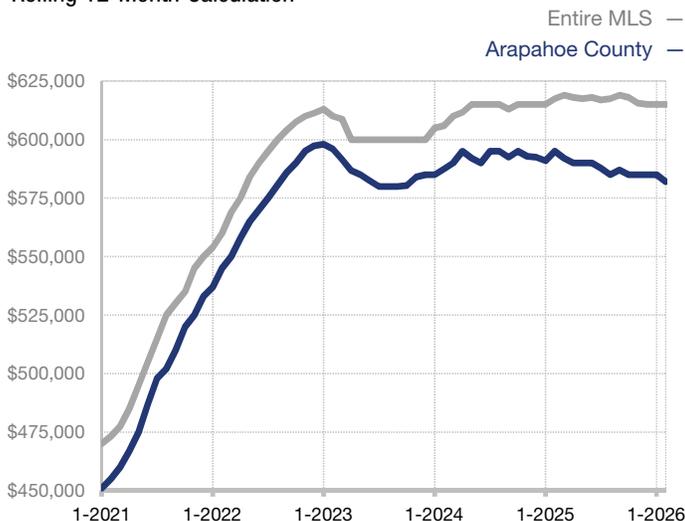
Single Family	February			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 02-2025	Thru 02-2026	Percent Change from Previous Year
Inventory of Active Listings	1,160	879	- 24.2%	--	--	--
Under Contract	442	533	+ 20.6%	814	931	+ 14.4%
New Listings	561	587	+ 4.6%	1,136	1,146	+ 0.9%
Sold Listings	368	392	+ 6.5%	672	692	+ 3.0%
Days on Market Until Sale	54	56	+ 3.7%	54	58	+ 7.4%
Median Sales Price*	\$599,950	\$565,000	- 5.8%	\$588,875	\$565,000	- 4.1%
Average Sales Price*	\$708,717	\$698,751	- 1.4%	\$691,516	\$682,907	- 1.2%
Percent of List Price Received*	99.1%	99.0%	- 0.1%	99.0%	99.0%	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.

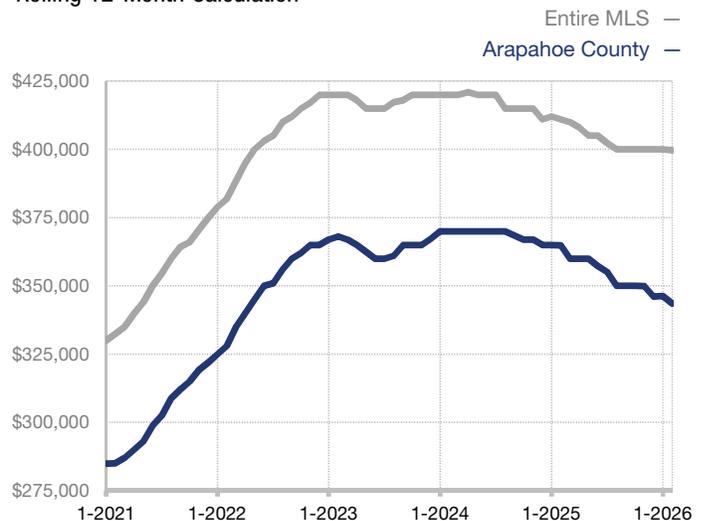
Townhouse/Condo	February			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 02-2025	Thru 02-2026	Percent Change from Previous Year
Inventory of Active Listings	854	819	- 4.1%	--	--	--
Under Contract	231	195	- 15.6%	430	360	- 16.3%
New Listings	355	347	- 2.3%	700	685	- 2.1%
Sold Listings	180	137	- 23.9%	325	265	- 18.5%
Days on Market Until Sale	67	60	- 10.4%	69	70	+ 1.4%
Median Sales Price*	\$359,500	\$305,000	- 15.2%	\$350,000	\$325,000	- 7.1%
Average Sales Price*	\$370,383	\$327,452	- 11.6%	\$361,745	\$352,168	- 2.6%
Percent of List Price Received*	98.8%	96.9%	- 1.9%	98.6%	97.5%	- 1.1%

* 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 February 2026

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Arvada

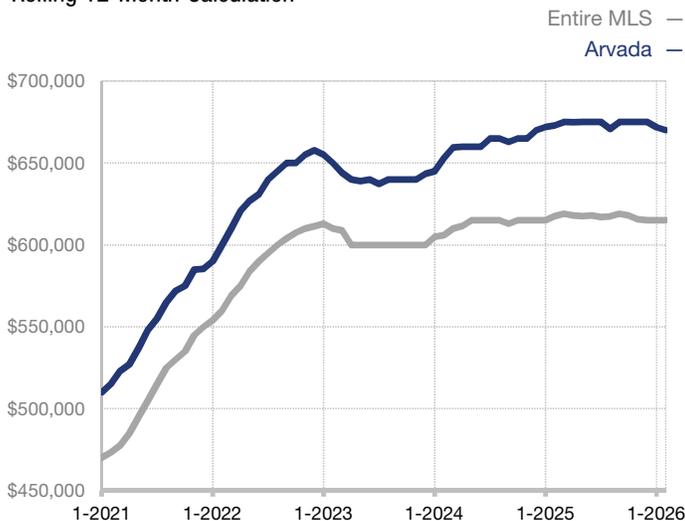
Single Family	February			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 02-2025	Thru 02-2026	Percent Change from Previous Year
Inventory of Active Listings	230	217	- 5.7%	--	--	--
Under Contract	127	132	+ 3.9%	227	258	+ 13.7%
New Listings	171	164	- 4.1%	299	309	+ 3.3%
Sold Listings	108	118	+ 9.3%	187	195	+ 4.3%
Days on Market Until Sale	33	54	+ 63.6%	40	60	+ 50.0%
Median Sales Price*	\$680,650	\$652,500	- 4.1%	\$680,000	\$635,000	- 6.6%
Average Sales Price*	\$721,175	\$705,075	- 2.2%	\$730,767	\$701,324	- 4.0%
Percent of List Price Received*	100.4%	99.4%	- 1.0%	100.0%	98.7%	- 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.

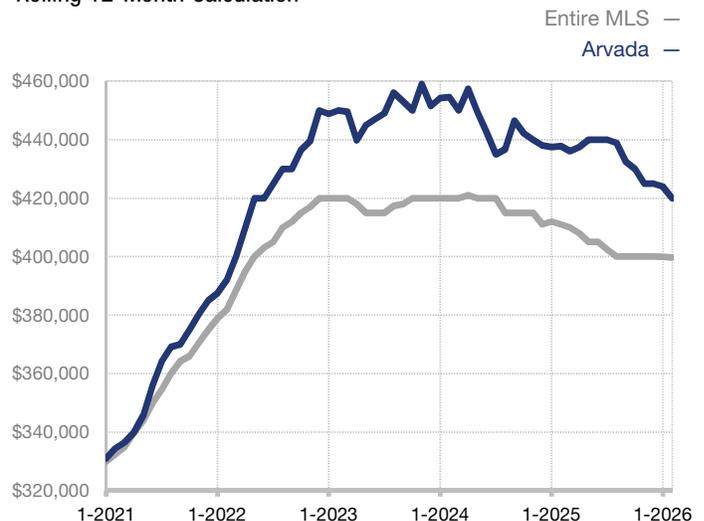
Townhouse/Condo	February			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 02-2025	Thru 02-2026	Percent Change from Previous Year
Inventory of Active Listings	114	119	+ 4.4%	--	--	--
Under Contract	46	35	- 23.9%	74	69	- 6.8%
New Listings	63	65	+ 3.2%	112	107	- 4.5%
Sold Listings	25	29	+ 16.0%	54	50	- 7.4%
Days on Market Until Sale	55	77	+ 40.0%	67	78	+ 16.4%
Median Sales Price*	\$454,900	\$407,000	- 10.5%	\$440,000	\$398,500	- 9.4%
Average Sales Price*	\$444,045	\$402,118	- 9.4%	\$433,879	\$405,894	- 6.4%
Percent of List Price Received*	98.7%	98.1%	- 0.6%	98.5%	97.8%	- 0.7%

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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



Local Market Update for February 2026

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Aurora

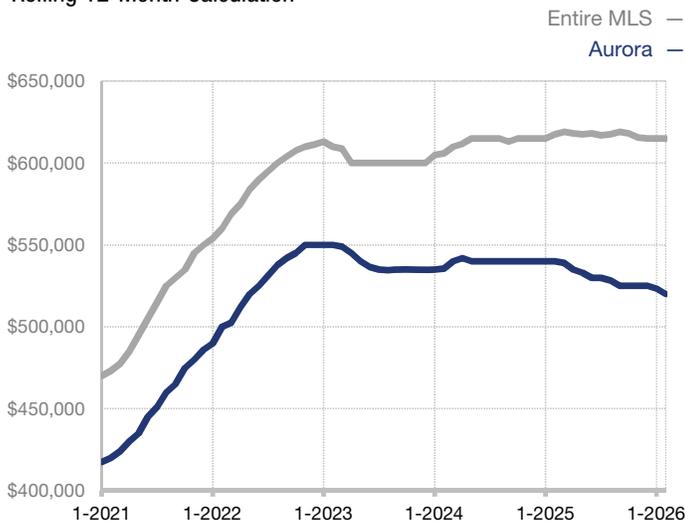
Single Family	February			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 02-2025	Thru 02-2026	Percent Change from Previous Year
Inventory of Active Listings	1,062	719	- 32.3%	--	--	--
Under Contract	330	394	+ 19.4%	626	699	+ 11.7%
New Listings	458	378	- 17.5%	875	756	- 13.6%
Sold Listings	278	271	- 2.5%	507	499	- 1.6%
Days on Market Until Sale	56	58	+ 3.6%	58	62	+ 6.9%
Median Sales Price*	\$525,750	\$501,500	- 4.6%	\$525,000	\$500,000	- 4.8%
Average Sales Price*	\$565,845	\$543,514	- 3.9%	\$566,905	\$541,121	- 4.5%
Percent of List Price Received*	99.2%	99.3%	+ 0.1%	99.2%	99.2%	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.

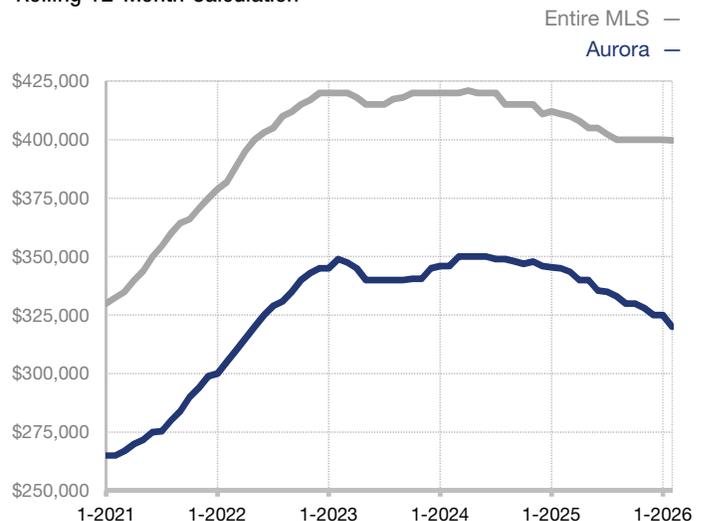
Townhouse/Condo	February			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 02-2025	Thru 02-2026	Percent Change from Previous Year
Inventory of Active Listings	652	595	- 8.7%	--	--	--
Under Contract	161	133	- 17.4%	301	246	- 18.3%
New Listings	248	250	+ 0.8%	508	489	- 3.7%
Sold Listings	125	100	- 20.0%	225	180	- 20.0%
Days on Market Until Sale	72	67	- 6.9%	71	74	+ 4.2%
Median Sales Price*	\$332,000	\$290,000	- 12.7%	\$332,000	\$291,000	- 12.3%
Average Sales Price*	\$336,111	\$302,202	- 10.1%	\$338,130	\$299,560	- 11.4%
Percent of List Price Received*	99.0%	97.0%	- 2.0%	98.8%	97.4%	- 1.4%

* 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 February 2026

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Castle Pines

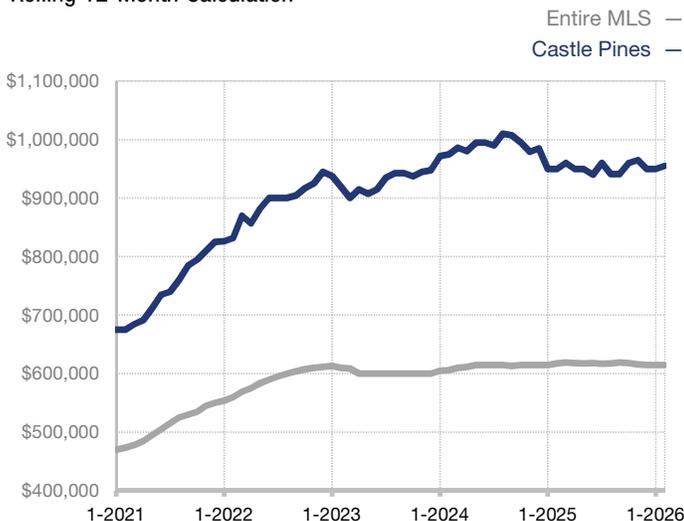
Single Family	February			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 02-2025	Thru 02-2026	Percent Change from Previous Year
Inventory of Active Listings	47	58	+ 23.4%	--	--	--
Under Contract	14	29	+ 107.1%	28	53	+ 89.3%
New Listings	32	42	+ 31.3%	51	63	+ 23.5%
Sold Listings	13	20	+ 53.8%	26	34	+ 30.8%
Days on Market Until Sale	99	77	- 22.2%	84	71	- 15.5%
Median Sales Price*	\$941,000	\$959,000	+ 1.9%	\$907,500	\$919,000	+ 1.3%
Average Sales Price*	\$990,841	\$1,033,756	+ 4.3%	\$969,561	\$999,428	+ 3.1%
Percent of List Price Received*	98.4%	97.6%	- 0.8%	98.1%	96.7%	- 1.4%

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

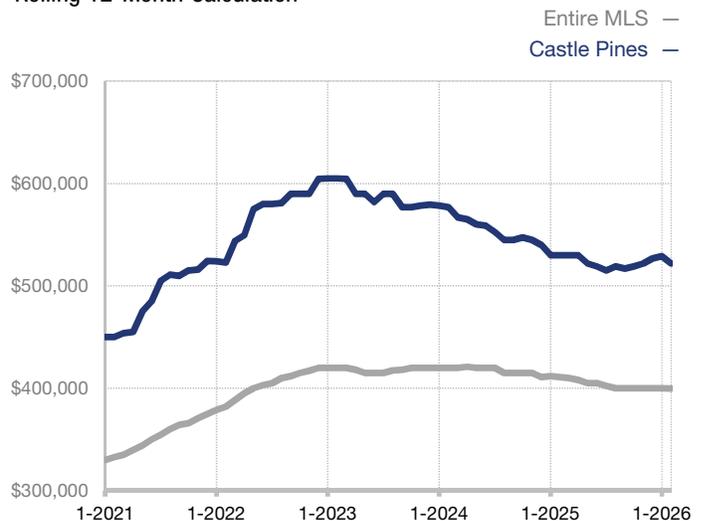
Townhouse/Condo	February			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 02-2025	Thru 02-2026	Percent Change from Previous Year
Inventory of Active Listings	16	15	- 6.3%	--	--	--
Under Contract	5	1	- 80.0%	12	4	- 66.7%
New Listings	5	6	+ 20.0%	13	9	- 30.8%
Sold Listings	5	1	- 80.0%	10	1	- 90.0%
Days on Market Until Sale	103	45	- 56.3%	65	45	- 30.8%
Median Sales Price*	\$554,000	\$550,000	- 0.7%	\$542,000	\$550,000	+ 1.5%
Average Sales Price*	\$552,600	\$550,000	- 0.5%	\$522,698	\$550,000	+ 5.2%
Percent of List Price Received*	96.3%	100.0%	+ 3.8%	94.3%	100.0%	+ 6.0%

* 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 February 2026

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Castle Rock

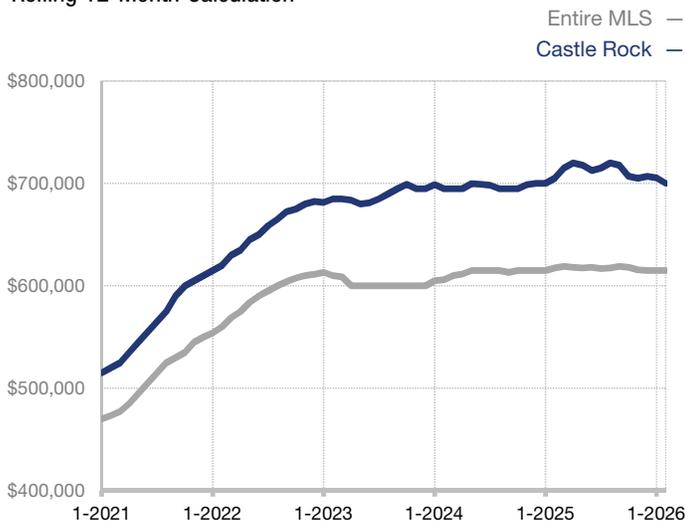
Single Family	February			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 02-2025	Thru 02-2026	Percent Change from Previous Year
Inventory of Active Listings	370	354	- 4.3%	--	--	--
Under Contract	133	135	+ 1.5%	240	274	+ 14.2%
New Listings	174	193	+ 10.9%	321	364	+ 13.4%
Sold Listings	95	130	+ 36.8%	196	216	+ 10.2%
Days on Market Until Sale	65	73	+ 12.3%	70	86	+ 22.9%
Median Sales Price*	\$720,000	\$663,250	- 7.9%	\$710,000	\$665,000	- 6.3%
Average Sales Price*	\$897,585	\$846,149	- 5.7%	\$928,158	\$860,698	- 7.3%
Percent of List Price Received*	98.9%	99.5%	+ 0.6%	98.8%	99.1%	+ 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.

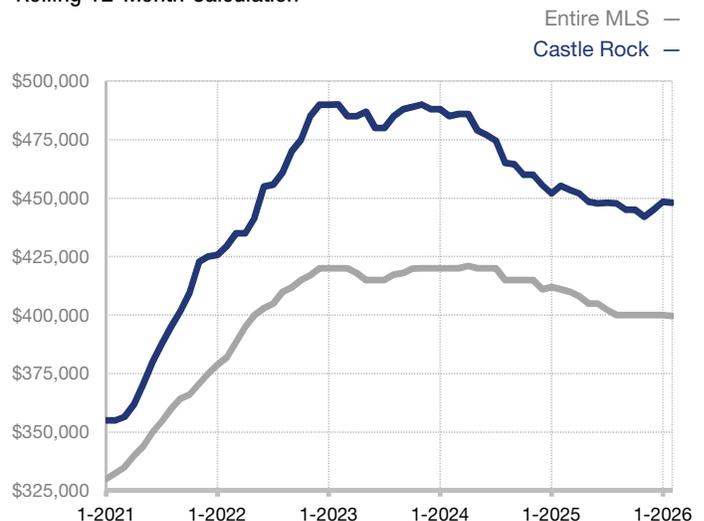
Townhouse/Condo	February			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 02-2025	Thru 02-2026	Percent Change from Previous Year
Inventory of Active Listings	47	51	+ 8.5%	--	--	--
Under Contract	9	11	+ 22.2%	23	27	+ 17.4%
New Listings	27	22	- 18.5%	41	41	0.0%
Sold Listings	7	9	+ 28.6%	20	17	- 15.0%
Days on Market Until Sale	60	50	- 16.7%	50	58	+ 16.0%
Median Sales Price*	\$479,000	\$445,000	- 7.1%	\$421,000	\$445,000	+ 5.7%
Average Sales Price*	\$453,286	\$438,889	- 3.2%	\$469,775	\$451,994	- 3.8%
Percent of List Price Received*	98.9%	98.6%	- 0.3%	99.0%	96.9%	- 2.1%

* 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 February 2026

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Centennial

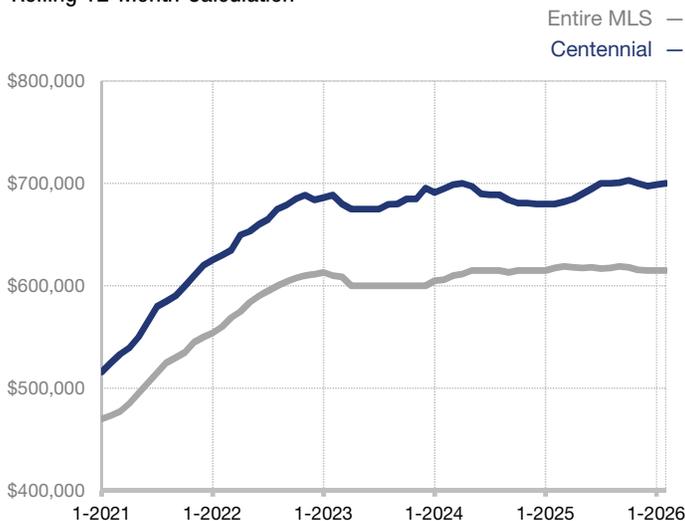
Single Family	February			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 02-2025	Thru 02-2026	Percent Change from Previous Year
Inventory of Active Listings	140	130	- 7.1%	--	--	--
Under Contract	77	100	+ 29.9%	141	180	+ 27.7%
New Listings	82	105	+ 28.0%	174	217	+ 24.7%
Sold Listings	57	78	+ 36.8%	111	140	+ 26.1%
Days on Market Until Sale	56	48	- 14.3%	57	54	- 5.3%
Median Sales Price*	\$660,000	\$699,000	+ 5.9%	\$660,000	\$692,000	+ 4.8%
Average Sales Price*	\$804,708	\$764,778	- 5.0%	\$768,659	\$758,445	- 1.3%
Percent of List Price Received*	99.4%	99.1%	- 0.3%	98.9%	99.0%	+ 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.

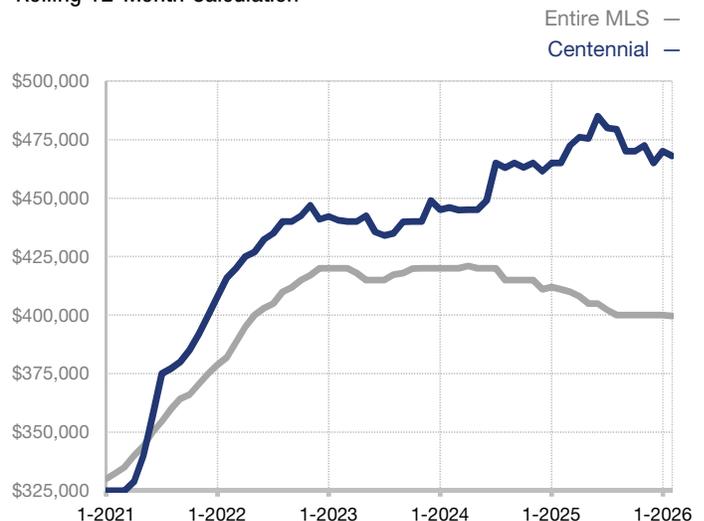
Townhouse/Condo	February			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 02-2025	Thru 02-2026	Percent Change from Previous Year
Inventory of Active Listings	63	65	+ 3.2%	--	--	--
Under Contract	25	25	0.0%	46	44	- 4.3%
New Listings	43	38	- 11.6%	65	72	+ 10.8%
Sold Listings	21	13	- 38.1%	33	25	- 24.2%
Days on Market Until Sale	60	53	- 11.7%	57	65	+ 14.0%
Median Sales Price*	\$485,000	\$479,000	- 1.2%	\$480,000	\$475,000	- 1.0%
Average Sales Price*	\$462,543	\$438,773	- 5.1%	\$443,857	\$449,670	+ 1.3%
Percent of List Price Received*	99.1%	97.7%	- 1.4%	99.1%	97.9%	- 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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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



Local Market Update for February 2026

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Denver

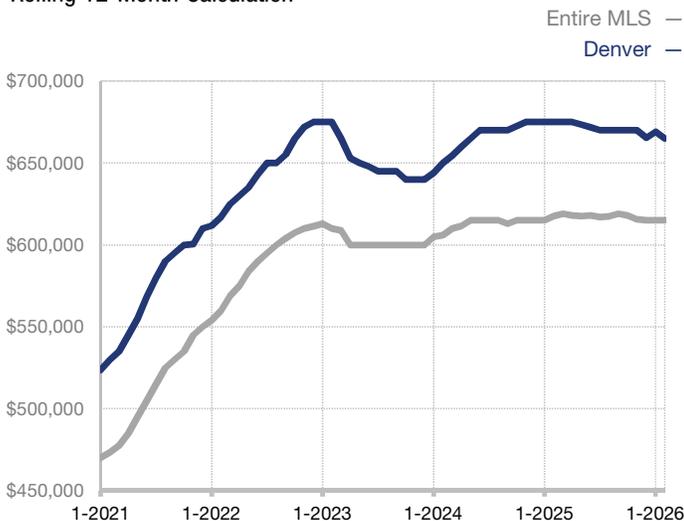
Single Family	February			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 02-2025	Thru 02-2026	Percent Change from Previous Year
Inventory of Active Listings	1,369	1,197	- 12.6%	--	--	--
Under Contract	491	591	+ 20.4%	943	993	+ 5.3%
New Listings	721	787	+ 9.2%	1,384	1,479	+ 6.9%
Sold Listings	459	406	- 11.5%	812	690	- 15.0%
Days on Market Until Sale	54	56	+ 3.7%	57	61	+ 7.0%
Median Sales Price*	\$665,000	\$640,000	- 3.8%	\$648,669	\$630,500	- 2.8%
Average Sales Price*	\$871,466	\$837,045	- 3.9%	\$831,426	\$821,232	- 1.2%
Percent of List Price Received*	98.7%	98.6%	- 0.1%	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.

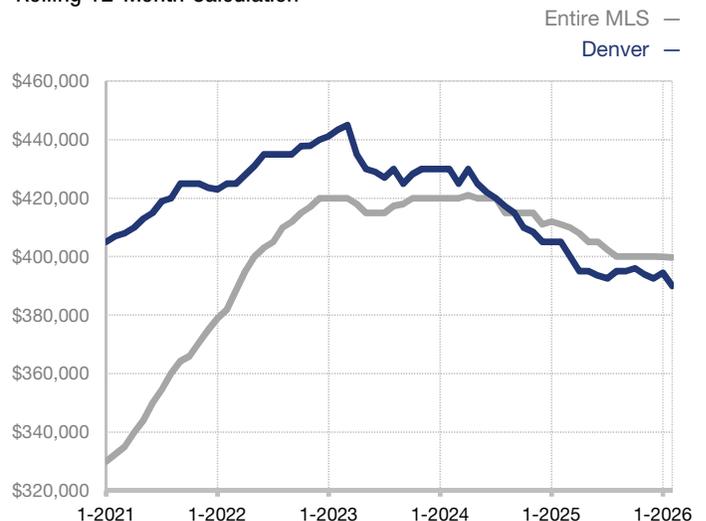
Townhouse/Condo	February			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 02-2025	Thru 02-2026	Percent Change from Previous Year
Inventory of Active Listings	1,529	1,511	- 1.2%	--	--	--
Under Contract	278	292	+ 5.0%	521	508	- 2.5%
New Listings	583	601	+ 3.1%	1,128	1,158	+ 2.7%
Sold Listings	216	214	- 0.9%	439	363	- 17.3%
Days on Market Until Sale	63	68	+ 7.9%	65	79	+ 21.5%
Median Sales Price*	\$401,250	\$372,500	- 7.2%	\$399,000	\$395,000	- 1.0%
Average Sales Price*	\$522,005	\$453,046	- 13.2%	\$496,735	\$481,034	- 3.2%
Percent of List Price Received*	98.2%	98.0%	- 0.2%	98.1%	97.5%	- 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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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



Local Market Update for February 2026

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Denver County

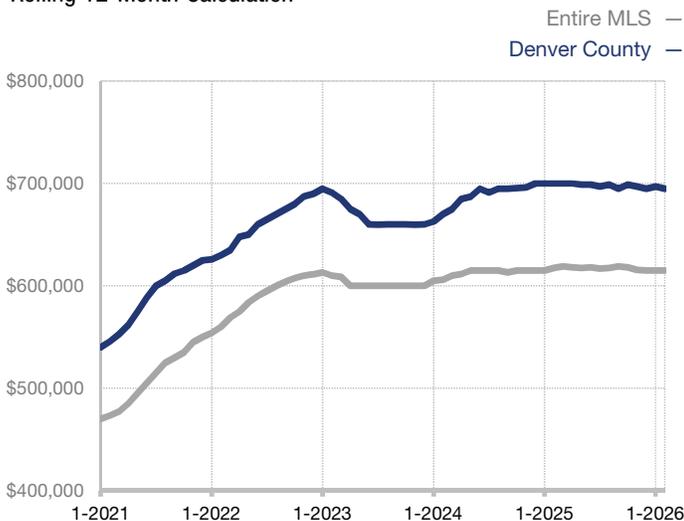
Single Family	February			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 02-2025	Thru 02-2026	Percent Change from Previous Year
Inventory of Active Listings	1,261	1,085	- 14.0%	--	--	--
Under Contract	454	541	+ 19.2%	843	910	+ 7.9%
New Listings	666	724	+ 8.7%	1,269	1,358	+ 7.0%
Sold Listings	406	378	- 6.9%	722	634	- 12.2%
Days on Market Until Sale	54	54	0.0%	58	61	+ 5.2%
Median Sales Price*	\$690,000	\$645,000	- 6.5%	\$666,250	\$643,500	- 3.4%
Average Sales Price*	\$911,316	\$855,061	- 6.2%	\$865,036	\$842,986	- 2.5%
Percent of List Price Received*	98.7%	98.6%	- 0.1%	98.2%	98.1%	- 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.

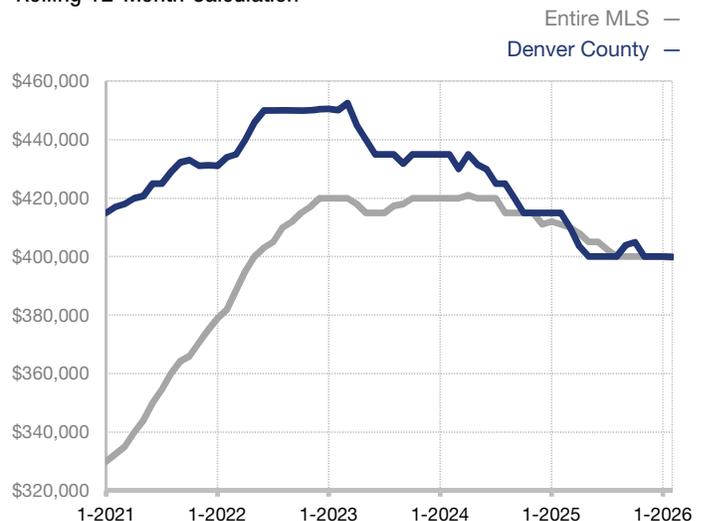
Townhouse/Condo	February			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 02-2025	Thru 02-2026	Percent Change from Previous Year
Inventory of Active Listings	1,437	1,409	- 1.9%	--	--	--
Under Contract	248	268	+ 8.1%	470	463	- 1.5%
New Listings	552	569	+ 3.1%	1,059	1,085	+ 2.5%
Sold Listings	196	192	- 2.0%	391	331	- 15.3%
Days on Market Until Sale	64	70	+ 9.4%	65	81	+ 24.6%
Median Sales Price*	\$413,100	\$392,500	- 5.0%	\$409,700	\$415,000	+ 1.3%
Average Sales Price*	\$546,277	\$475,065	- 13.0%	\$521,438	\$500,255	- 4.1%
Percent of List Price Received*	98.5%	98.1%	- 0.4%	98.3%	97.6%	- 0.7%

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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



Local Market Update for February 2026

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Douglas County

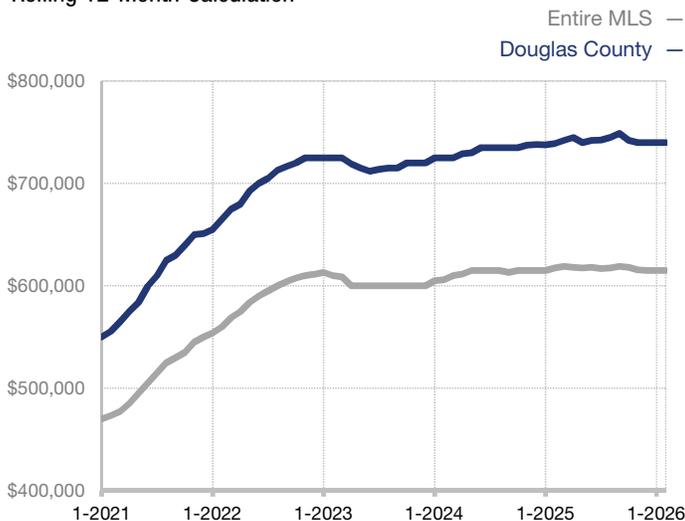
Single Family	February			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 02-2025	Thru 02-2026	Percent Change from Previous Year
Inventory of Active Listings	1,165	1,059	- 9.1%	--	--	--
Under Contract	470	474	+ 0.9%	860	918	+ 6.7%
New Listings	625	642	+ 2.7%	1,134	1,209	+ 6.6%
Sold Listings	361	400	+ 10.8%	691	666	- 3.6%
Days on Market Until Sale	66	67	+ 1.5%	70	75	+ 7.1%
Median Sales Price*	\$716,000	\$703,750	- 1.7%	\$725,000	\$703,750	- 2.9%
Average Sales Price*	\$850,575	\$864,135	+ 1.6%	\$880,182	\$851,452	- 3.3%
Percent of List Price Received*	98.9%	98.9%	0.0%	98.7%	98.6%	- 0.1%

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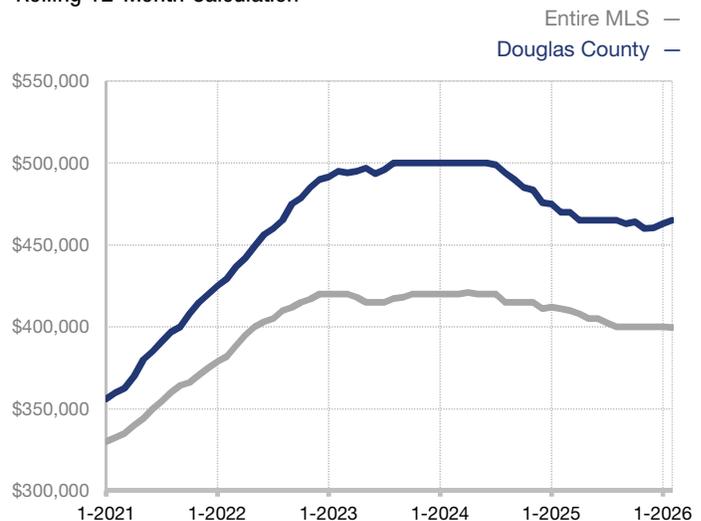
Townhouse/Condo	February			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 02-2025	Thru 02-2026	Percent Change from Previous Year
Inventory of Active Listings	254	248	- 2.4%	--	--	--
Under Contract	53	66	+ 24.5%	117	134	+ 14.5%
New Listings	104	134	+ 28.8%	204	232	+ 13.7%
Sold Listings	58	50	- 13.8%	102	88	- 13.7%
Days on Market Until Sale	56	54	- 3.6%	54	65	+ 20.4%
Median Sales Price*	\$475,000	\$498,500	+ 4.9%	\$461,495	\$486,450	+ 5.4%
Average Sales Price*	\$486,943	\$483,711	- 0.7%	\$480,274	\$482,934	+ 0.6%
Percent of List Price Received*	98.3%	98.3%	0.0%	98.2%	97.9%	- 0.3%

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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 February 2026

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Elbert County

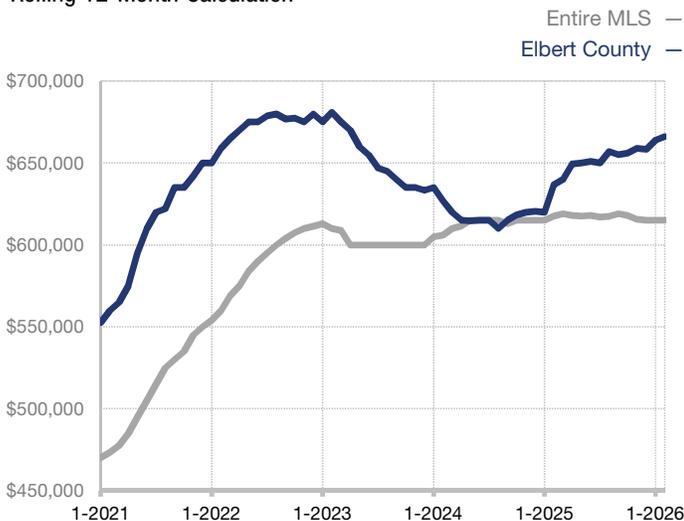
Single Family	February			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 02-2025	Thru 02-2026	Percent Change from Previous Year
Inventory of Active Listings	172	158	- 8.1%	--	--	--
Under Contract	52	56	+ 7.7%	118	107	- 9.3%
New Listings	74	61	- 17.6%	146	135	- 7.5%
Sold Listings	63	45	- 28.6%	108	79	- 26.9%
Days on Market Until Sale	59	82	+ 39.0%	67	84	+ 25.4%
Median Sales Price*	\$655,000	\$714,900	+ 9.1%	\$649,445	\$725,000	+ 11.6%
Average Sales Price*	\$739,184	\$797,033	+ 7.8%	\$730,335	\$799,031	+ 9.4%
Percent of List Price Received*	98.5%	97.8%	- 0.7%	98.9%	97.9%	- 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.

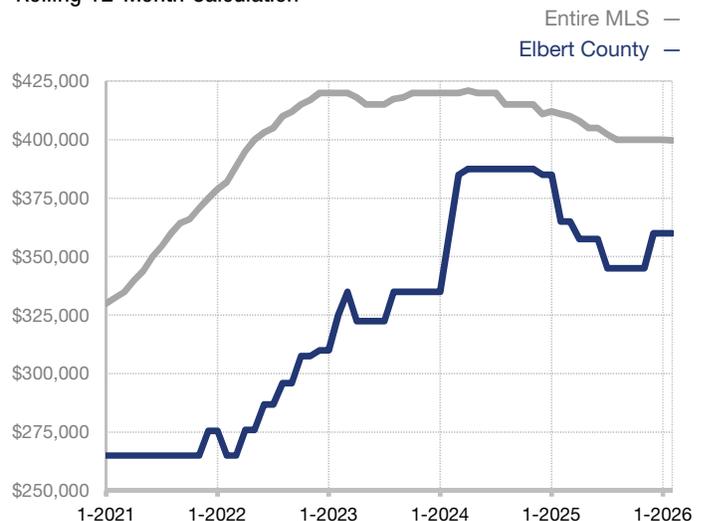
Townhouse/Condo	February			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 02-2025	Thru 02-2026	Percent Change from Previous Year
Inventory of Active Listings	1	3	+ 200.0%	--	--	--
Under Contract	0	0	--	0	0	--
New Listings	1	1	0.0%	1	1	0.0%
Sold Listings	0	0	--	0	0	--
Days on Market 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 February 2026

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Greenwood Village

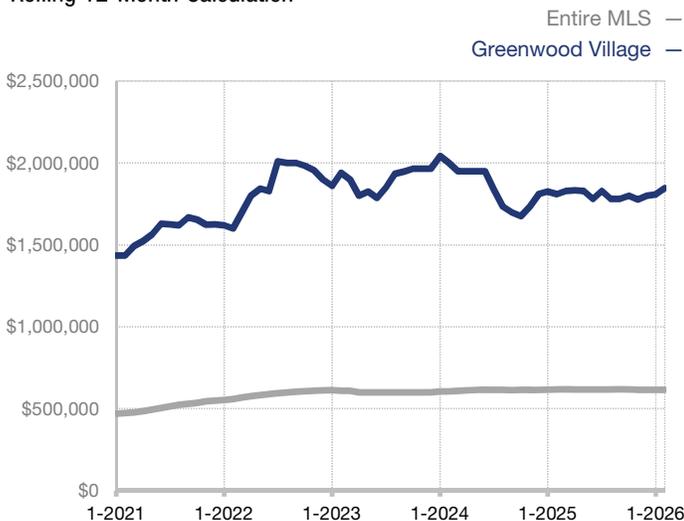
Single Family	February			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 02-2025	Thru 02-2026	Percent Change from Previous Year
Inventory of Active Listings	21	30	+ 42.9%	--	--	--
Under Contract	13	14	+ 7.7%	20	18	- 10.0%
New Listings	13	20	+ 53.8%	28	34	+ 21.4%
Sold Listings	6	9	+ 50.0%	9	15	+ 66.7%
Days on Market Until Sale	28	40	+ 42.9%	46	63	+ 37.0%
Median Sales Price*	\$1,627,500	\$1,847,000	+ 13.5%	\$1,780,000	\$1,875,000	+ 5.3%
Average Sales Price*	\$2,092,917	\$2,144,111	+ 2.4%	\$2,223,944	\$2,197,133	- 1.2%
Percent of List Price Received*	98.5%	98.3%	- 0.2%	97.4%	96.8%	- 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.

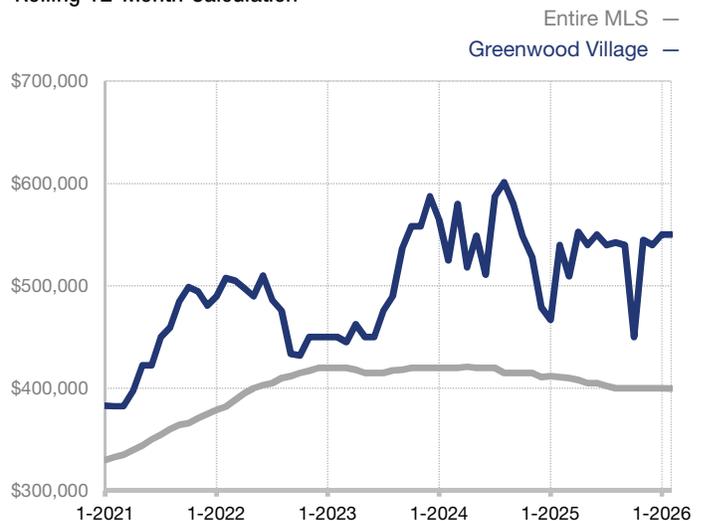
Townhouse/Condo	February			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 02-2025	Thru 02-2026	Percent Change from Previous Year
Inventory of Active Listings	17	11	- 35.3%	--	--	--
Under Contract	2	1	- 50.0%	4	3	- 25.0%
New Listings	7	6	- 14.3%	10	8	- 20.0%
Sold Listings	2	1	- 50.0%	3	6	+ 100.0%
Days on Market Until Sale	23	5	- 78.3%	57	142	+ 149.1%
Median Sales Price*	\$845,000	\$319,900	- 62.1%	\$540,000	\$574,000	+ 6.3%
Average Sales Price*	\$845,000	\$319,900	- 62.1%	\$695,000	\$775,317	+ 11.6%
Percent of List Price Received*	97.9%	100.0%	+ 2.1%	98.6%	96.7%	- 1.9%

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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 February 2026

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Highlands Ranch

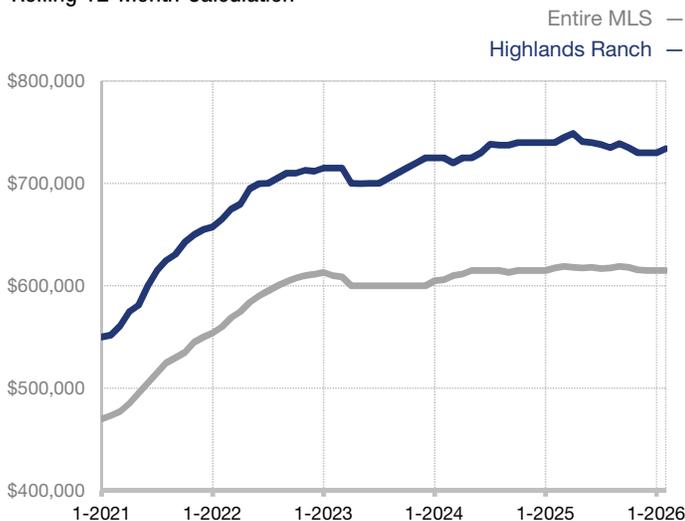
Single Family	February			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 02-2025	Thru 02-2026	Percent Change from Previous Year
Inventory of Active Listings	130	120	- 7.7%	--	--	--
Under Contract	97	75	- 22.7%	169	152	- 10.1%
New Listings	122	96	- 21.3%	205	183	- 10.7%
Sold Listings	71	64	- 9.9%	125	114	- 8.8%
Days on Market Until Sale	49	52	+ 6.1%	55	54	- 1.8%
Median Sales Price*	\$694,000	\$718,500	+ 3.5%	\$700,000	\$710,000	+ 1.4%
Average Sales Price*	\$768,707	\$912,119	+ 18.7%	\$768,765	\$858,041	+ 11.6%
Percent of List Price Received*	99.7%	99.4%	- 0.3%	99.2%	98.9%	- 0.3%

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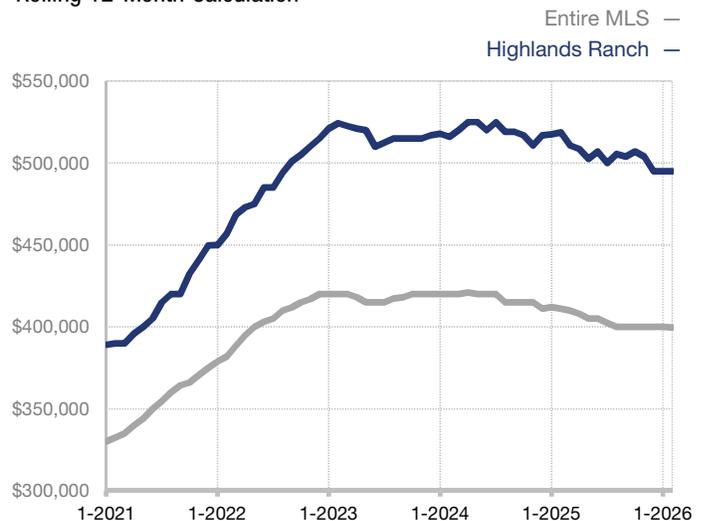
Townhouse/Condo	February			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 02-2025	Thru 02-2026	Percent Change from Previous Year
Inventory of Active Listings	60	55	- 8.3%	--	--	--
Under Contract	13	16	+ 23.1%	27	33	+ 22.2%
New Listings	31	32	+ 3.2%	53	59	+ 11.3%
Sold Listings	13	12	- 7.7%	22	26	+ 18.2%
Days on Market Until Sale	63	47	- 25.4%	62	62	0.0%
Median Sales Price*	\$525,000	\$498,500	- 5.0%	\$509,500	\$492,000	- 3.4%
Average Sales Price*	\$541,654	\$498,458	- 8.0%	\$505,841	\$495,938	- 2.0%
Percent of List Price Received*	97.3%	98.5%	+ 1.2%	97.6%	98.2%	+ 0.6%

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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 February 2026

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Jefferson County

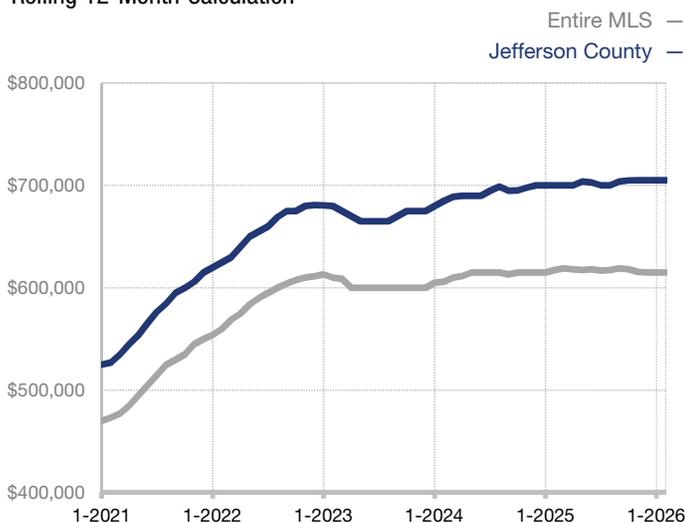
Single Family	February			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 02-2025	Thru 02-2026	Percent Change from Previous Year
Inventory of Active Listings	894	854	- 4.5%	--	--	--
Under Contract	431	546	+ 26.7%	807	962	+ 19.2%
New Listings	547	650	+ 18.8%	1,051	1,176	+ 11.9%
Sold Listings	379	396	+ 4.5%	675	684	+ 1.3%
Days on Market Until Sale	44	50	+ 13.6%	48	62	+ 29.2%
Median Sales Price*	\$685,000	\$695,000	+ 1.5%	\$689,950	\$675,000	- 2.2%
Average Sales Price*	\$769,220	\$768,490	- 0.1%	\$778,154	\$770,812	- 0.9%
Percent of List Price Received*	99.6%	99.1%	- 0.5%	99.2%	98.4%	- 0.8%

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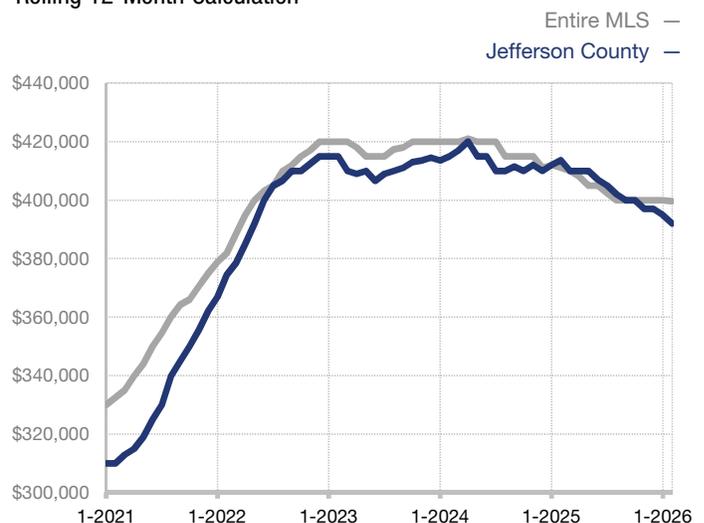
Townhouse/Condo	February			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 02-2025	Thru 02-2026	Percent Change from Previous Year
Inventory of Active Listings	502	505	+ 0.6%	--	--	--
Under Contract	160	146	- 8.8%	304	273	- 10.2%
New Listings	252	246	- 2.4%	470	447	- 4.9%
Sold Listings	131	119	- 9.2%	261	193	- 26.1%
Days on Market Until Sale	57	73	+ 28.1%	59	74	+ 25.4%
Median Sales Price*	\$410,000	\$375,000	- 8.5%	\$414,500	\$385,000	- 7.1%
Average Sales Price*	\$435,499	\$401,273	- 7.9%	\$434,467	\$408,659	- 5.9%
Percent of List Price Received*	98.5%	98.4%	- 0.1%	98.8%	98.2%	- 0.6%

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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 February 2026

A Research Tool Provided by the Colorado Association of REALTORS®



Lakewood

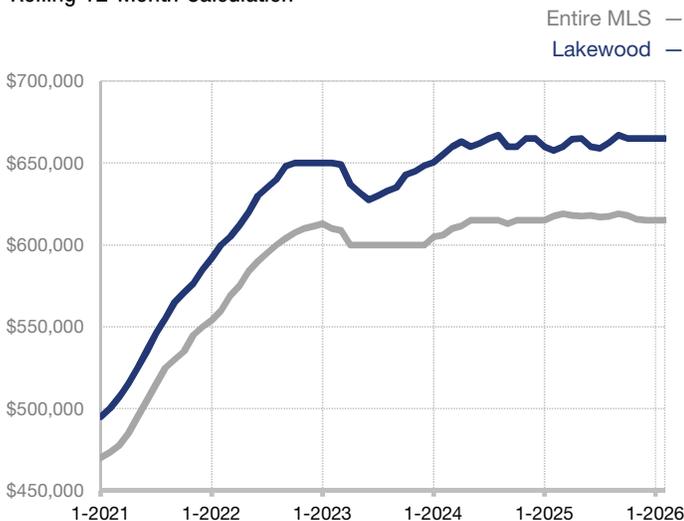
Single Family	February			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 02-2025	Thru 02-2026	Percent Change from Previous Year
Inventory of Active Listings	153	156	+ 2.0%	--	--	--
Under Contract	76	109	+ 43.4%	158	173	+ 9.5%
New Listings	85	123	+ 44.7%	203	230	+ 13.3%
Sold Listings	72	69	- 4.2%	131	126	- 3.8%
Days on Market Until Sale	36	39	+ 8.3%	40	52	+ 30.0%
Median Sales Price*	\$650,000	\$636,900	- 2.0%	\$638,000	\$635,000	- 0.5%
Average Sales Price*	\$725,162	\$688,075	- 5.1%	\$698,377	\$677,881	- 2.9%
Percent of List Price Received*	99.6%	99.3%	- 0.3%	99.1%	98.4%	- 0.7%

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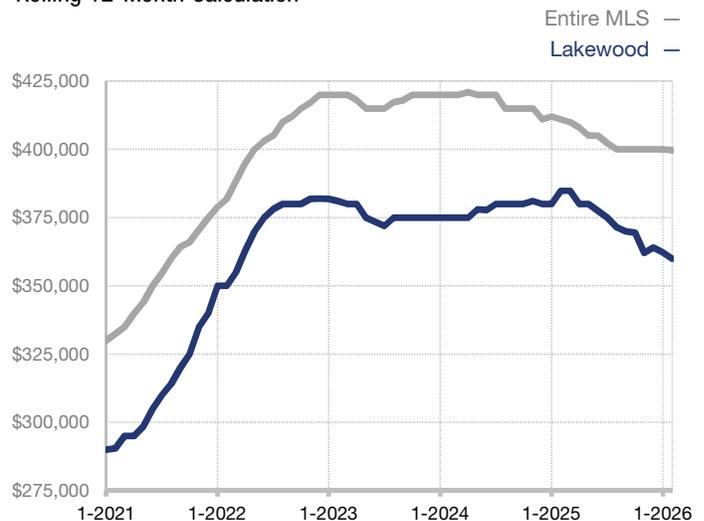
Townhouse/Condo	February			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 02-2025	Thru 02-2026	Percent Change from Previous Year
Inventory of Active Listings	175	154	- 12.0%	--	--	--
Under Contract	59	51	- 13.6%	108	97	- 10.2%
New Listings	81	71	- 12.3%	165	138	- 16.4%
Sold Listings	53	40	- 24.5%	96	68	- 29.2%
Days on Market Until Sale	68	83	+ 22.1%	61	77	+ 26.2%
Median Sales Price*	\$375,000	\$357,500	- 4.7%	\$380,000	\$360,250	- 5.2%
Average Sales Price*	\$391,542	\$369,082	- 5.7%	\$392,418	\$396,383	+ 1.0%
Percent of List Price Received*	98.8%	98.0%	- 0.8%	99.1%	98.2%	- 0.9%

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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 February 2026

A Research Tool Provided by the Colorado Association of REALTORS®



Littleton

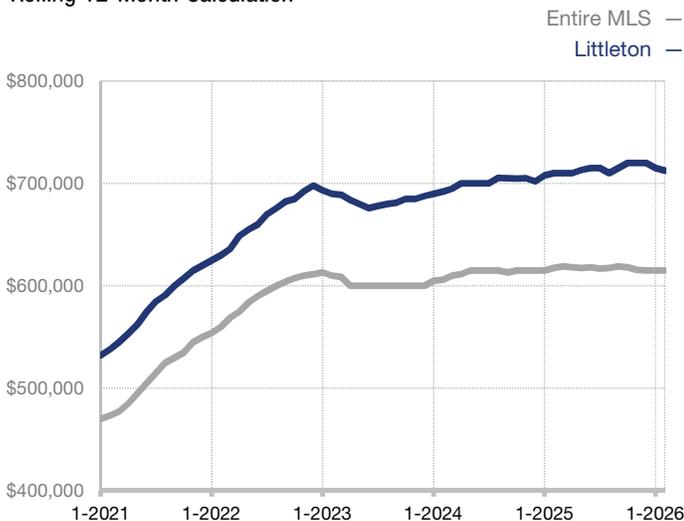
Single Family	February			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 02-2025	Thru 02-2026	Percent Change from Previous Year
Inventory of Active Listings	384	295	- 23.2%	--	--	--
Under Contract	173	178	+ 2.9%	309	329	+ 6.5%
New Listings	202	214	+ 5.9%	391	399	+ 2.0%
Sold Listings	145	147	+ 1.4%	260	258	- 0.8%
Days on Market Until Sale	56	52	- 7.1%	59	64	+ 8.5%
Median Sales Price*	\$722,500	\$705,000	- 2.4%	\$723,725	\$687,000	- 5.1%
Average Sales Price*	\$834,478	\$824,610	- 1.2%	\$820,975	\$796,007	- 3.0%
Percent of List Price Received*	99.2%	99.4%	+ 0.2%	99.0%	99.0%	0.0%

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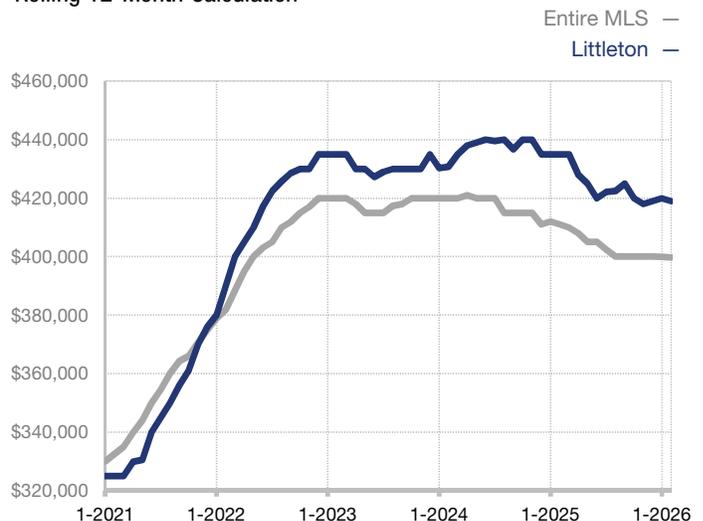
Townhouse/Condo	February			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 02-2025	Thru 02-2026	Percent Change from Previous Year
Inventory of Active Listings	194	202	+ 4.1%	--	--	--
Under Contract	44	66	+ 50.0%	97	111	+ 14.4%
New Listings	93	92	- 1.1%	162	199	+ 22.8%
Sold Listings	47	46	- 2.1%	84	79	- 6.0%
Days on Market Until Sale	55	42	- 23.6%	57	51	- 10.5%
Median Sales Price*	\$426,500	\$404,000	- 5.3%	\$404,000	\$405,000	+ 0.2%
Average Sales Price*	\$458,951	\$423,147	- 7.8%	\$443,775	\$425,974	- 4.0%
Percent of List Price Received*	99.0%	98.9%	- 0.1%	98.8%	98.9%	+ 0.1%

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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 February 2026

A Research Tool Provided by the Colorado Association of REALTORS®



Lone Tree

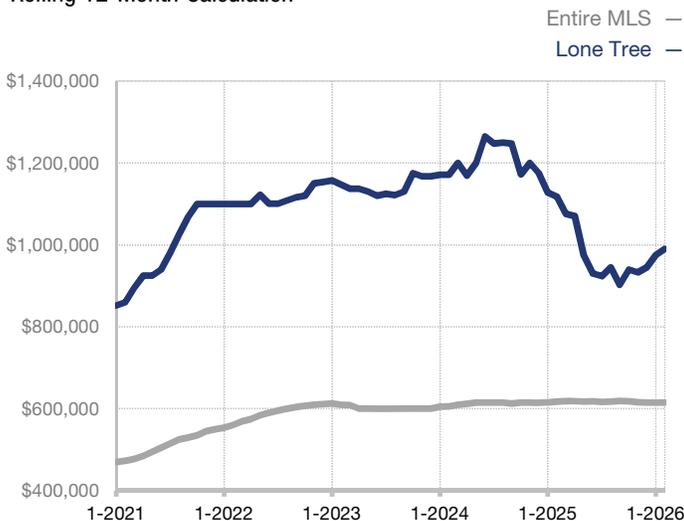
Single Family	February			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 02-2025	Thru 02-2026	Percent Change from Previous Year
Inventory of Active Listings	30	38	+ 26.7%	--	--	--
Under Contract	20	22	+ 10.0%	35	30	- 14.3%
New Listings	18	22	+ 22.2%	45	42	- 6.7%
Sold Listings	16	10	- 37.5%	29	14	- 51.7%
Days on Market Until Sale	43	61	+ 41.9%	51	53	+ 3.9%
Median Sales Price*	\$902,500	\$918,485	+ 1.8%	\$850,000	\$837,500	- 1.5%
Average Sales Price*	\$997,722	\$1,053,092	+ 5.5%	\$965,447	\$988,548	+ 2.4%
Percent of List Price Received*	99.5%	97.7%	- 1.8%	98.8%	96.9%	- 1.9%

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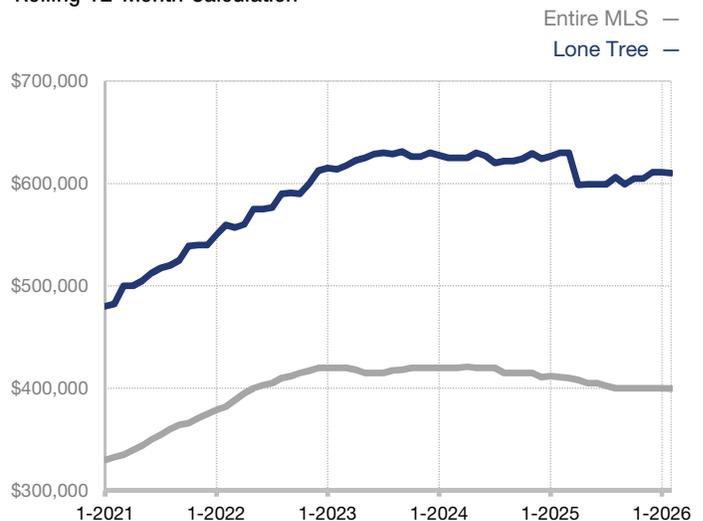
Townhouse/Condo	February			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 02-2025	Thru 02-2026	Percent Change from Previous Year
Inventory of Active Listings	21	22	+ 4.8%	--	--	--
Under Contract	2	3	+ 50.0%	8	12	+ 50.0%
New Listings	5	14	+ 180.0%	13	22	+ 69.2%
Sold Listings	5	6	+ 20.0%	7	10	+ 42.9%
Days on Market Until Sale	20	41	+ 105.0%	38	42	+ 10.5%
Median Sales Price*	\$630,000	\$592,000	- 6.0%	\$630,000	\$608,322	- 3.4%
Average Sales Price*	\$623,000	\$604,830	- 2.9%	\$625,714	\$629,596	+ 0.6%
Percent of List Price Received*	97.9%	98.5%	+ 0.6%	98.2%	98.6%	+ 0.4%

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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 February 2026

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Morrison

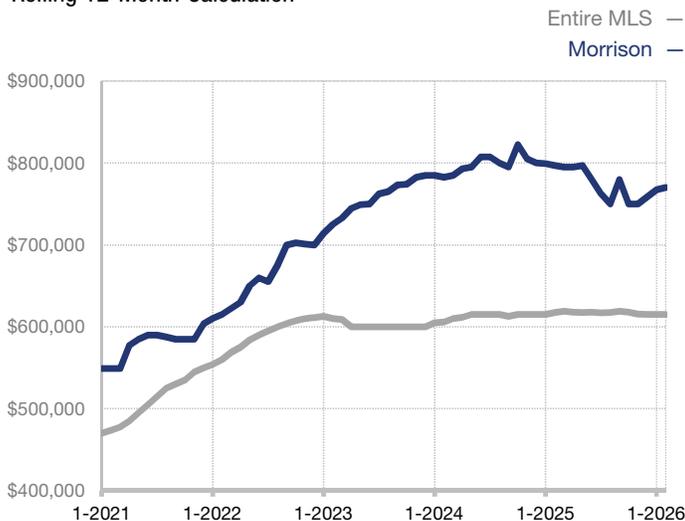
Single Family	February			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 02-2025	Thru 02-2026	Percent Change from Previous Year
Inventory of Active Listings	44	48	+ 9.1%	--	--	--
Under Contract	18	30	+ 66.7%	39	47	+ 20.5%
New Listings	25	36	+ 44.0%	50	63	+ 26.0%
Sold Listings	17	14	- 17.6%	29	30	+ 3.4%
Days on Market Until Sale	30	60	+ 100.0%	49	80	+ 63.3%
Median Sales Price*	\$675,000	\$715,000	+ 5.9%	\$720,000	\$719,750	- 0.0%
Average Sales Price*	\$718,635	\$841,418	+ 17.1%	\$780,712	\$926,028	+ 18.6%
Percent of List Price Received*	99.7%	98.4%	- 1.3%	99.0%	97.2%	- 1.8%

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Townhouse/Condo	February			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 02-2025	Thru 02-2026	Percent Change from Previous Year
Inventory of Active Listings	11	8	- 27.3%	--	--	--
Under Contract	2	3	+ 50.0%	4	3	- 25.0%
New Listings	7	8	+ 14.3%	10	9	- 10.0%
Sold Listings	2	0	- 100.0%	3	1	- 66.7%
Days on Market Until Sale	22	0	- 100.0%	55	104	+ 89.1%
Median Sales Price*	\$532,495	\$0	- 100.0%	\$399,000	\$712,250	+ 78.5%
Average Sales Price*	\$532,495	\$0	- 100.0%	\$487,997	\$712,250	+ 46.0%
Percent of List Price Received*	101.3%	0.0%	- 100.0%	100.9%	89.1%	- 11.7%

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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 February 2026

A Research Tool Provided by the Colorado Association of REALTORS®



Parker

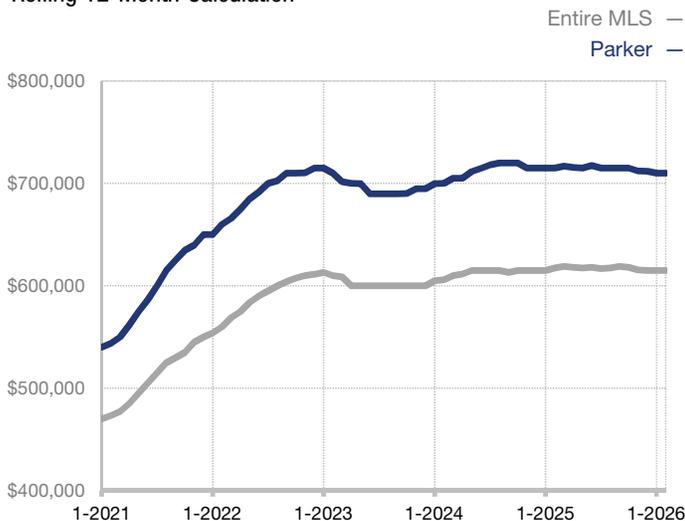
Single Family	February			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 02-2025	Thru 02-2026	Percent Change from Previous Year
Inventory of Active Listings	334	279	- 16.5%	--	--	--
Under Contract	134	138	+ 3.0%	262	262	0.0%
New Listings	197	196	- 0.5%	339	375	+ 10.6%
Sold Listings	118	110	- 6.8%	213	181	- 15.0%
Days on Market Until Sale	61	63	+ 3.3%	66	65	- 1.5%
Median Sales Price*	\$694,000	\$713,824	+ 2.9%	\$710,000	\$700,000	- 1.4%
Average Sales Price*	\$813,159	\$778,774	- 4.2%	\$838,487	\$776,728	- 7.4%
Percent of List Price Received*	98.4%	98.9%	+ 0.5%	98.4%	98.7%	+ 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.

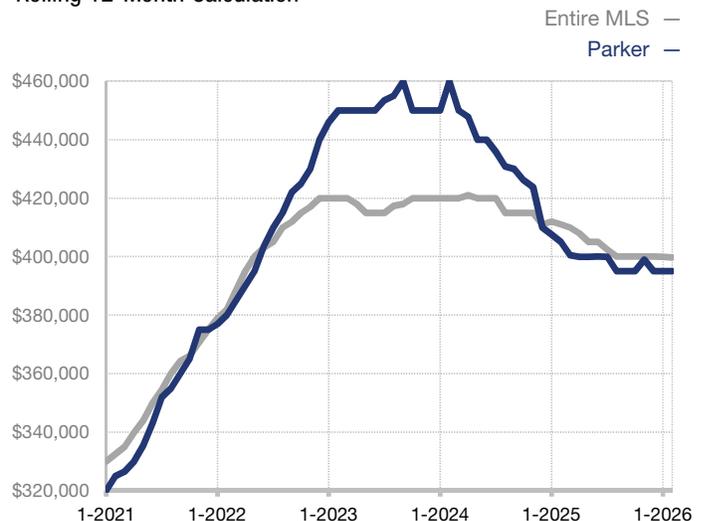
Townhouse/Condo	February			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 02-2025	Thru 02-2026	Percent Change from Previous Year
Inventory of Active Listings	75	74	- 1.3%	--	--	--
Under Contract	21	27	+ 28.6%	37	40	+ 8.1%
New Listings	22	46	+ 109.1%	56	72	+ 28.6%
Sold Listings	21	14	- 33.3%	33	22	- 33.3%
Days on Market Until Sale	45	66	+ 46.7%	49	78	+ 59.2%
Median Sales Price*	\$405,000	\$397,500	- 1.9%	\$430,000	\$390,000	- 9.3%
Average Sales Price*	\$416,253	\$396,618	- 4.7%	\$419,669	\$395,840	- 5.7%
Percent of List Price Received*	98.9%	98.0%	- 0.9%	98.9%	98.0%	- 0.9%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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



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Sheridan

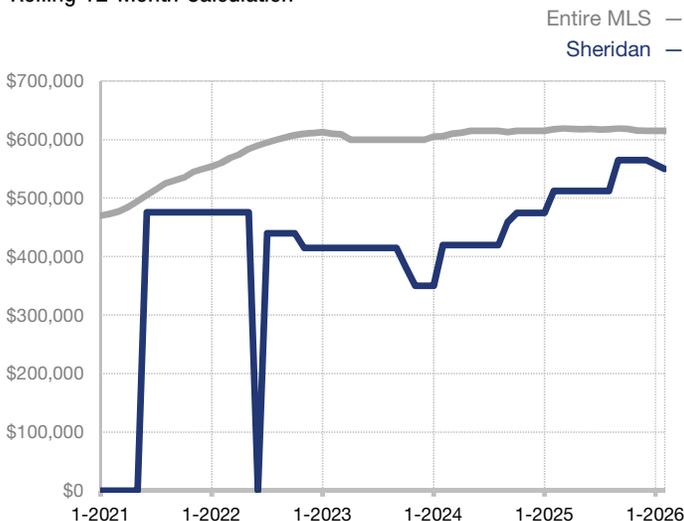
Single Family	February			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 02-2025	Thru 02-2026	Percent Change from Previous Year
Inventory of Active Listings	1	0	- 100.0%	--	--	--
Under Contract	0	0	--	0	0	--
New Listings	1	0	- 100.0%	1	0	- 100.0%
Sold Listings	1	0	- 100.0%	1	1	0.0%
Days on Market Until Sale	253	0	- 100.0%	253	177	- 30.0%
Median Sales Price*	\$565,000	\$0	- 100.0%	\$565,000	\$550,000	- 2.7%
Average Sales Price*	\$565,000	\$0	- 100.0%	\$565,000	\$550,000	- 2.7%
Percent of List Price Received*	94.3%	0.0%	- 100.0%	94.3%	95.7%	+ 1.5%

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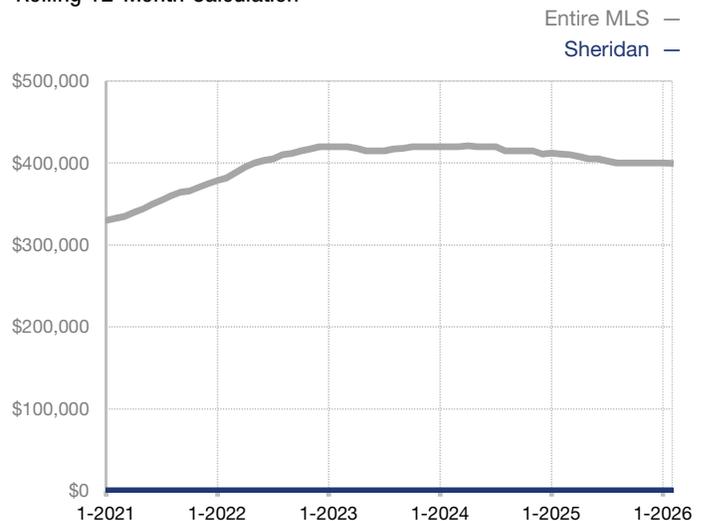
Townhouse/Condo	February			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 02-2025	Thru 02-2026	Percent Change from Previous Year
Inventory of Active Listings	0	0	--	--	--	--
Under Contract	0	0	--	0	0	--
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Days on Market Until Sale	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%	--

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Median Sales Price – Single Family
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Median Sales Price – Townhouse-Condo
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Wheat Ridge

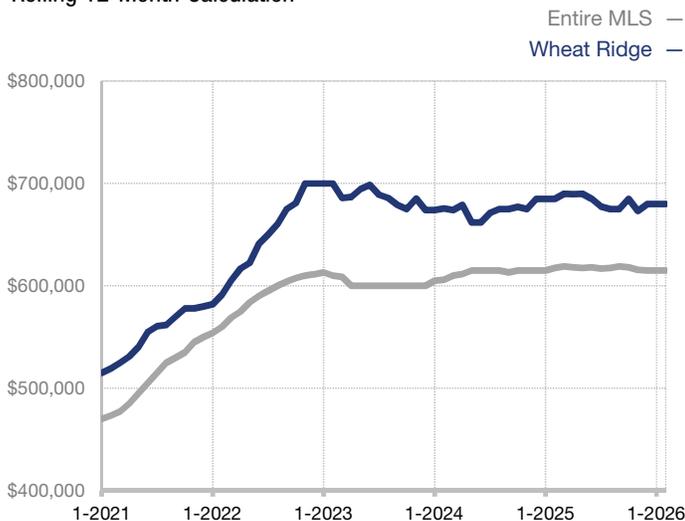
Single Family	February			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 02-2025	Thru 02-2026	Percent Change from Previous Year
Inventory of Active Listings	51	37	- 27.5%	--	--	--
Under Contract	25	33	+ 32.0%	42	68	+ 61.9%
New Listings	30	35	+ 16.7%	59	69	+ 16.9%
Sold Listings	21	33	+ 57.1%	36	49	+ 36.1%
Days on Market Until Sale	61	37	- 39.3%	55	54	- 1.8%
Median Sales Price*	\$650,000	\$660,000	+ 1.5%	\$660,000	\$660,000	0.0%
Average Sales Price*	\$653,226	\$725,968	+ 11.1%	\$682,957	\$738,084	+ 8.1%
Percent of List Price Received*	99.3%	99.1%	- 0.2%	99.0%	98.5%	- 0.5%

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Townhouse/Condo	February			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 02-2025	Thru 02-2026	Percent Change from Previous Year
Inventory of Active Listings	25	28	+ 12.0%	--	--	--
Under Contract	7	5	- 28.6%	17	12	- 29.4%
New Listings	17	14	- 17.6%	29	27	- 6.9%
Sold Listings	5	4	- 20.0%	16	9	- 43.8%
Days on Market Until Sale	37	33	- 10.8%	56	75	+ 33.9%
Median Sales Price*	\$610,000	\$377,500	- 38.1%	\$518,498	\$310,000	- 40.2%
Average Sales Price*	\$594,599	\$369,500	- 37.9%	\$466,716	\$351,000	- 24.8%
Percent of List Price Received*	98.8%	100.5%	+ 1.7%	98.9%	99.1%	+ 0.2%

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Median Sales Price – Single Family
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Median Sales Price – Townhouse-Condo
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