



colorado association of REALTORS® HOUSING REPORTS

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Your Agent is a REALTOR®**

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are the same!*



Statewide Lender-Mediated Report January 2026



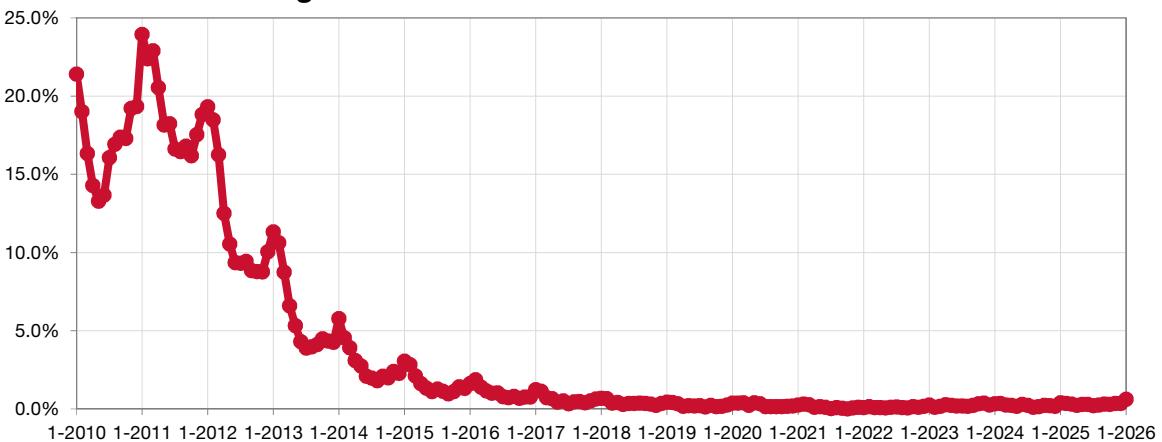
Lender-Mediated Report – January 2026

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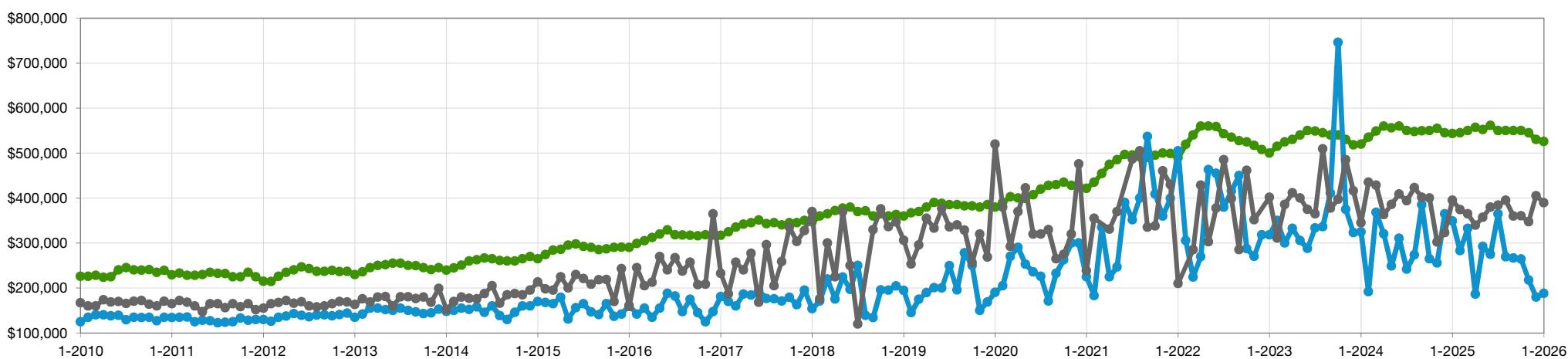
Lender-mediated properties are those marked in an MLS as a Foreclosure, REO, Short Sale or other distressed sales type. For a complete list of methodology used from each MLS, see page 2 of this report. Activity comprised of single-family properties, townhomes, and condominiums combined.

Share of Sold Listings that were Lender-Mediated: 0.6%



Historical Median Sales Price

—●— Traditional —●— REO —●— Short Sale



Sold Listings

	1-2025	1-2026	+ / -
Traditional	4,798	4,184	-12.8%
REO	20	26	+30.0%
Short Sale	16	25	+56.3%
Total Market*	4,834	4,236	-12.4%

Median Sales Price

	1-2025	1-2026	+ / -
Traditional	\$543,500	\$525,650	-3.3%
REO	\$349,000	\$187,940	-46.1%
Short Sale	\$395,000	\$389,500	-1.4%
Total Market*	\$541,500	\$525,000	-3.0%

* Total Market is not a sum of traditional, REO and short sale activity, as some lender-mediated homes can be listed both as REO and short sale.
Percent changes are calculated using rounded figures.

Lender-Mediated Report – Explanation of Methodology by MLS

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Aspen/Glenwood MLS, Inc.

- Foreclosure based on "Foreclosure" field.
- Short Sale based on "Short Sale" field.
- Fields "Finance Remarks" and "Public Remarks" are used for further distinction.

Colorado Real Estate Network (CREN)

- Foreclosure based on "REO/Lender Owned" field.
- Short Sale based on "Short Sale" field.

Grand County Board of REALTORS®, Inc. MLS

- Foreclosure based on "Special Listing Conditions: Real Estate Owned" where value is "Yes."
- Short Sale based on "Special Listing Conditions: Short Sale" where value is "Yes."
- Fields "Private Remarks" and "Public Remarks" are used for further distinction.

Grand Junction Area REALTOR® Association MLS

- Foreclosure based on "Sale Type" field where value is "REO."
- Short Sale based on "Sale Type" field where value is "Short Sale."
- Nonspecific distressed listings also include where "Sale Type" field is "HUD."
- Fields "Agent Confidential Remarks" and "Remarks" are used for further distinction.

IRES, LLC

- Short Sale based on "FG_NewFinancingIDs" field where value is either "Short Sale Pending Lender Approval" or "Short Pay."
- Foreclosure based on "FG_OwnershipIDs" field where value is "HUD" or "Lender Owner/REO."

Pikes Peak REALTOR® Services Corporation

- Foreclosure based on "Notices" field where value is "In Foreclosure."
- Short Sale based on "Status" field where value is "UC Short Sale - Showing."

Pueblo Association of REALTORS®, Inc./Arkansas Valley Board of REALTORS® Multiple Listing Service

- Foreclosure based on "Ownership" field where value is "Lender Owned."
- Short Sale based on "Ownership" field where value is "Subject to Short Sale."

REcolorado®

- Foreclosure based on "Seller Type" field where value is either "Bank/GSE" or "Government" and where "Additional Information" field has a value of "HUD Owned."
- Short Sale based on "Status Conditions" field where value is "Short Sale."
- Field "Public Remarks" is used for further distinction.

Royal Gorge Association of REALTORS® Inc. Multiple Listing Service

- Foreclosure and Short Sale are based on the "Agent_Remarks" and "Remarks" fields.

Summit MLS, Inc.

- Foreclosure based on "Bank" field where value is "REO/Bank Owned" or "Foreclosure."
- Short Sale based on "Bank" field where value is "Short Sale."
- Field "Remarks" is used for further distinction.

Telluride Association of REALTORS® MLS

- Foreclosure based on the "REO" field where value is "Yes - Please See Addendum"
- Short Sale based on the "Short Sale" field where value is "Yes - Please See Addendum"

Vail Board of REALTORS® Multiple Listing Service

- Foreclosure and Short Sale are based on the "Marketing Remarks" field.