colorado association of REALTORS®

HOUSING REPORTS

Research tools provided by the Colorado Association of REALTORS®

Make Sure Your Agent is a REALTOR®

Not all agents are the same!

Statewide Report

Single Family and Townhouse-Condo

September 2026



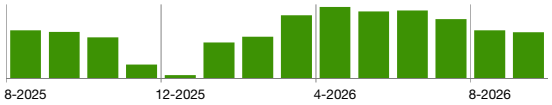
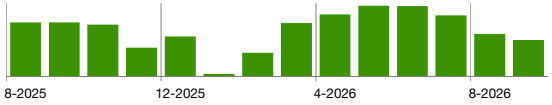
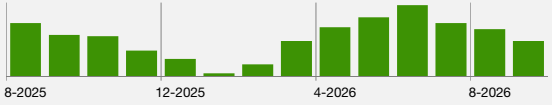
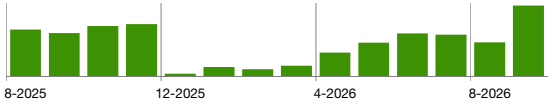
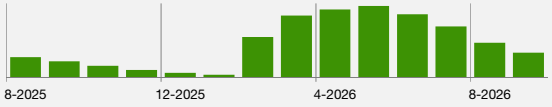
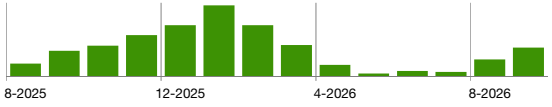
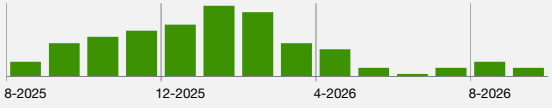
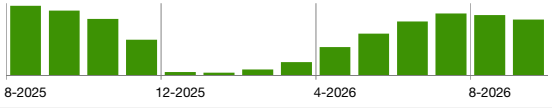
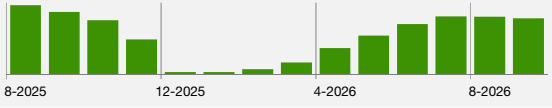
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Single Family Market Overview

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

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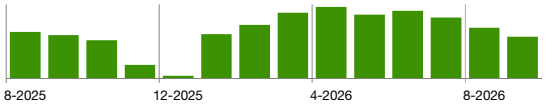
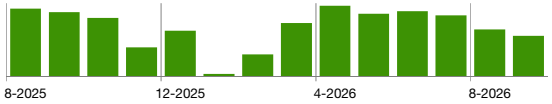
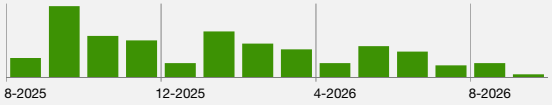
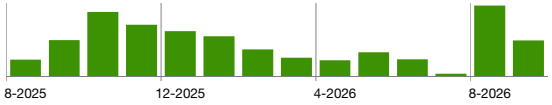
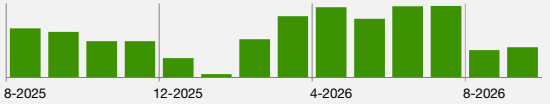
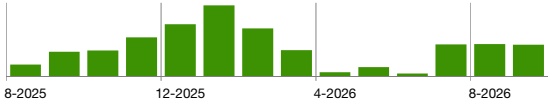
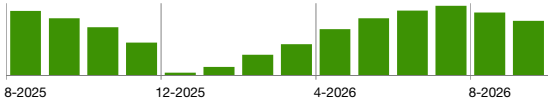
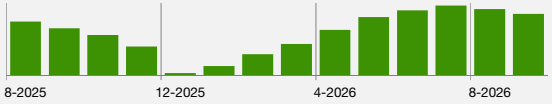
Key Metrics	Historical Sparkbars	9-2025	9-2026	Percent Change	YTD-2025	YTD-2026	Percent Change
New Listings		7,995	**7,972**	- 0.3%	81,901	**80,604**	- 1.6%
Pending / Under Contract		5,687	**5,070**	- 10.8%	53,903	**52,982**	- 1.7%
Sold Listings		6,018	**5,123**	- 14.9%	51,758	**50,899**	- 1.7%
Median Sales Price		$580,000	**$575,000**	- 0.9%	$585,000	**$580,000**	- 0.9%
Average Sales Price		$772,976	**$817,606**	+ 5.8%	$762,561	**$754,040**	- 1.1%
Percent of List Price Received		98.1%	**98.2%**	+ 0.1%	98.6%	**98.6%**	0.0%
Days on Market Until Sale		64	**66**	+ 3.1%	59	**62**	+ 5.1%
Housing Affordability Index		78	**74**	- 5.1%	77	**73**	- 5.2%
Inventory of Active Listings		26,097	**24,914**	- 4.5%	--	**--**	--
Months Supply of Inventory		4.6	**4.5**	- 2.2%	--	**--**	--

Townhouse-Condo Market Overview

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

September 2026
Statewide Report

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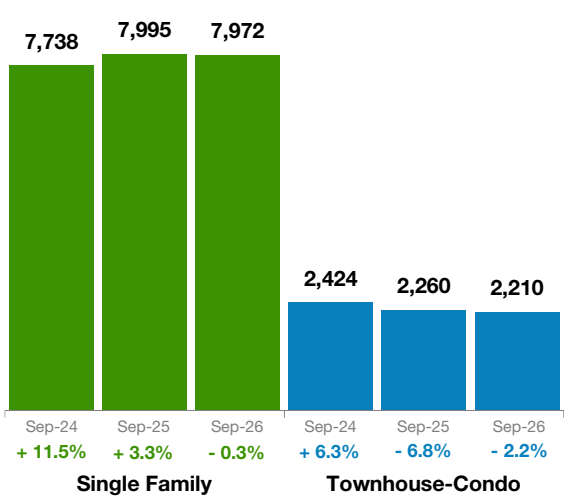
Key Metrics	Historical Sparkbars	9-2025	9-2026	Percent Change	YTD-2025	YTD-2026	Percent Change
New Listings		2,260	**2,210**	- 2.2%	24,413	**23,851**	- 2.3%
Pending / Under Contract		1,423	**1,207**	- 15.2%	13,785	**12,582**	- 8.7%
Sold Listings		1,542	**1,273**	- 17.4%	13,254	**12,125**	- 8.5%
Median Sales Price		$425,000	**$395,000**	- 7.1%	$410,000	**$400,000**	- 2.4%
Average Sales Price		$595,407	**$594,991**	- 0.1%	$568,412	**$581,361**	+ 2.3%
Percent of List Price Received		98.0%	**97.8%**	- 0.2%	98.4%	**98.1%**	- 0.3%
Days on Market Until Sale		76	**79**	+ 3.9%	67	**76**	+ 13.4%
Housing Affordability Index		108	**108**	0.0%	111	**107**	- 3.6%
Inventory of Active Listings		9,015	**8,896**	- 1.3%	--	**--**	--
Months Supply of Inventory		6.1	**6.6**	+ 8.2%	--	**--**	--

New Listings

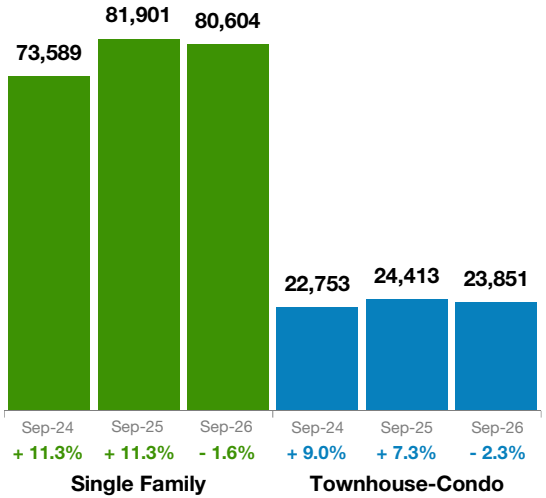
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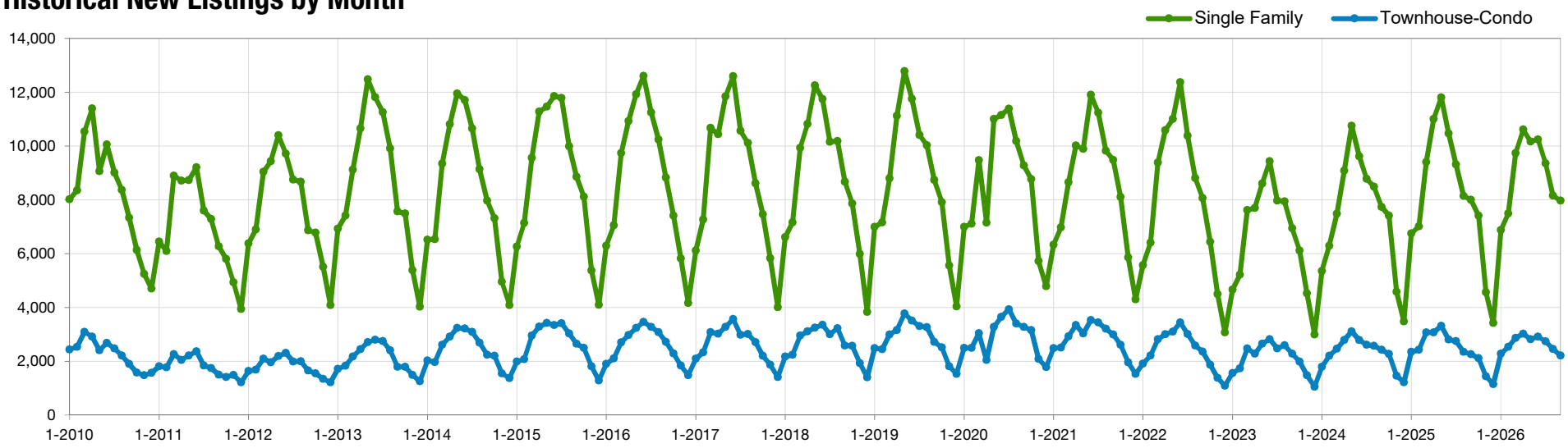


Year to Date



New Listings	Single Family	% Change from Prior Year	% Change from Prior Month	Townhouse-Condo	% Change from Prior Year	% Change from Prior Month
Oct-2025	7,415	-0.0%	-7.3%	2,117	-6.9%	-6.3%
Nov-2025	4,562	-0.4%	-38.5%	1,441	-1.6%	-31.9%
Dec-2025	3,425	-1.7%	-24.9%	1,145	-6.0%	-20.5%
Jan-2026	6,873	+1.9%	+100.7%	2,278	-3.1%	+99.0%
Feb-2026	7,492	+6.8%	+9.0%	2,536	+4.5%	+11.3%
Mar-2026	9,737	+3.5%	+30.0%	2,871	-6.6%	+13.2%
Apr-2026	10,613	-3.5%	+9.0%	3,022	-1.8%	+5.3%
May-2026	10,163	-13.9%	-4.2%	2,820	-15.0%	-6.7%
Jun-2026	10,243	-2.2%	+0.8%	2,920	+3.9%	+3.5%
Jul-2026	9,352	+0.4%	-8.7%	2,739	-0.3%	-6.2%
Aug-2026	8,159	+0.1%	-12.8%	2,455	+4.6%	-10.4%
Sep-2026	**7,972**	**-0.3%**	**-2.3%**	**2,210**	**-2.2%**	**-10.0%**

Historical New Listings by Month

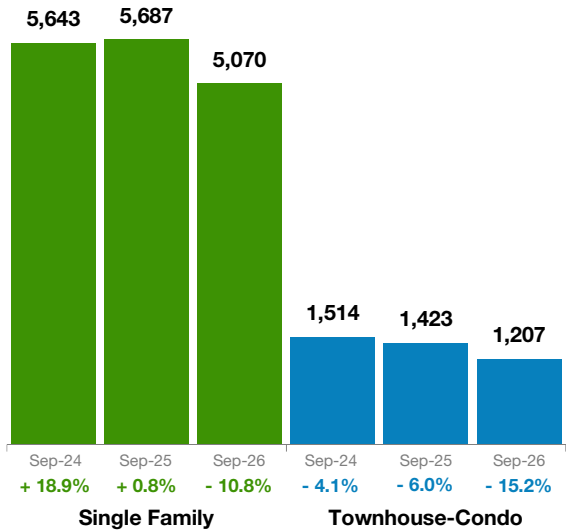


Pending / Under Contract

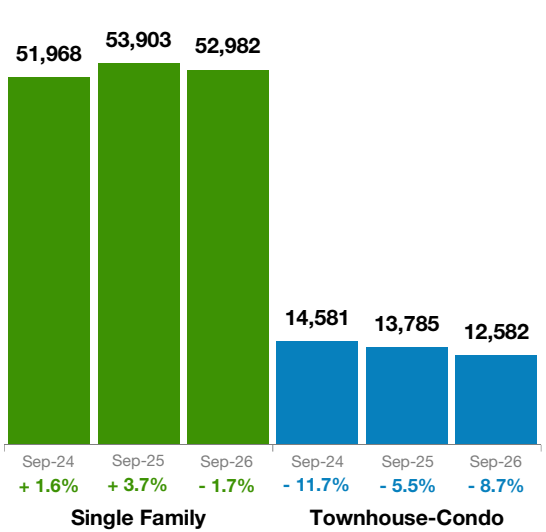
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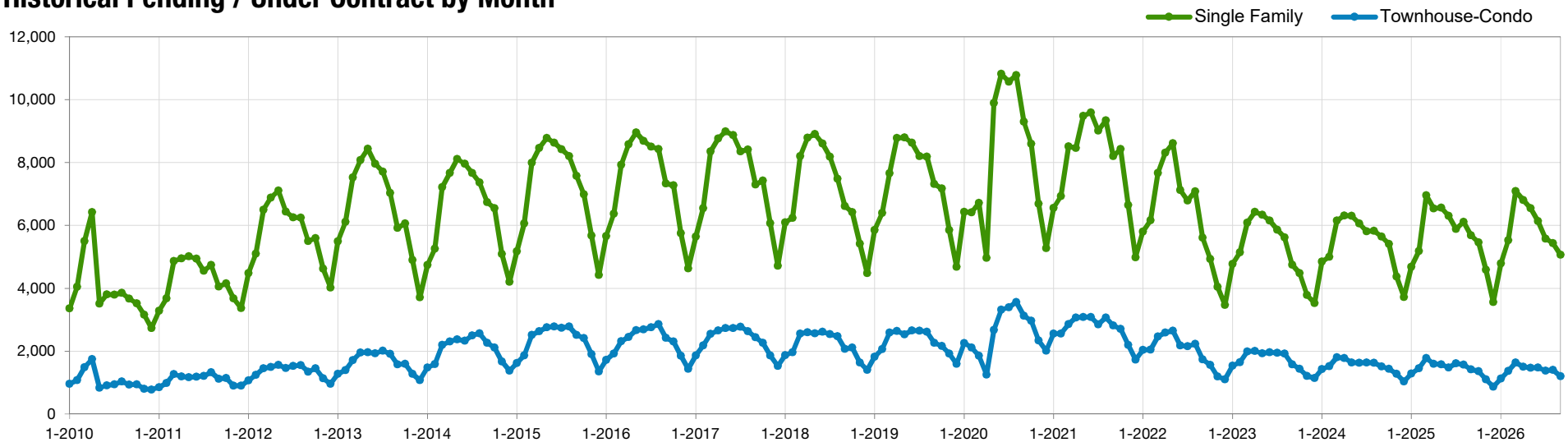


Year to Date



Pending / Under Contract	Single Family	% Change from Prior Year	% Change from Prior Month	Townhouse-Condo	% Change from Prior Year	% Change from Prior Month
Oct-2025	5,460	+0.9%	-4.0%	1,365	-5.1%	-4.1%
Nov-2025	4,586	+4.9%	-16.0%	1,105	-13.7%	-19.0%
Dec-2025	3,561	-4.4%	-22.4%	870	-16.0%	-21.3%
Jan-2026	4,792	+2.4%	+34.6%	1,125	-12.7%	+29.3%
Feb-2026	5,529	+6.6%	+15.4%	1,371	-5.6%	+21.9%
Mar-2026	7,087	+1.9%	+28.2%	1,640	-7.7%	+19.6%
Apr-2026	6,803	+4.1%	-4.0%	1,502	-6.1%	-8.4%
May-2026	6,547	-0.2%	-3.8%	1,474	-6.6%	-1.9%
Jun-2026	6,141	-2.5%	-6.2%	1,483	+0.3%	+0.6%
Jul-2026	5,578	-5.2%	-9.2%	1,378	-14.7%	-7.1%
Aug-2026	5,435	-11.1%	-2.6%	1,402	-10.8%	+1.7%
Sep-2026	**5,070**	**-10.8%**	**-6.7%**	**1,207**	**-15.2%**	**-13.9%**

Historical Pending / Under Contract by Month

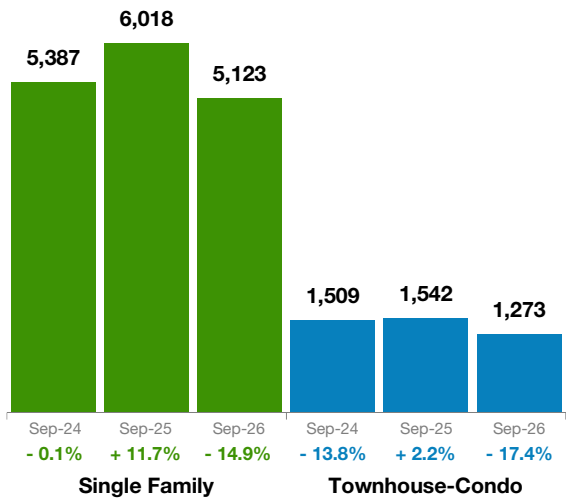


Sold Listings

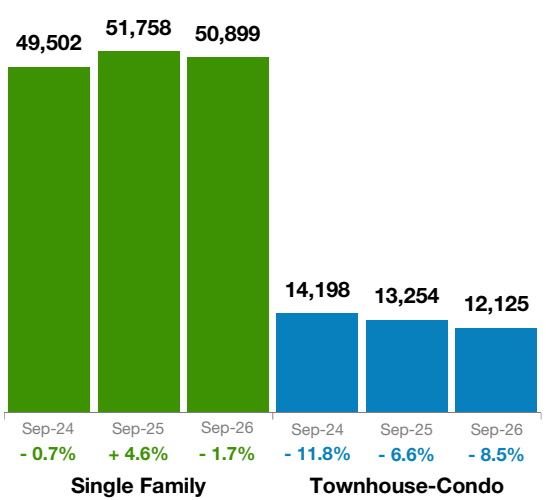
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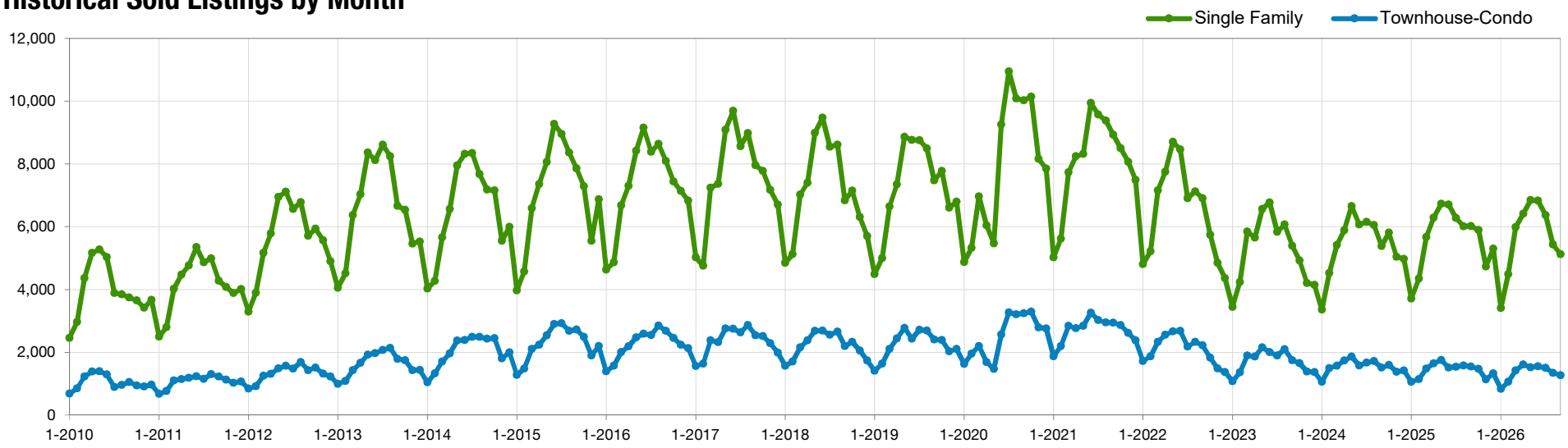


Year to Date



Sold Listings	Single Family	% Change from Prior Year	% Change from Prior Month	Townhouse-Condo	% Change from Prior Year	% Change from Prior Month
Oct-2025	5,898	+1.5%	-2.0%	1,474	-7.4%	-4.4%
Nov-2025	4,736	-6.1%	-19.7%	1,140	-17.5%	-22.7%
Dec-2025	5,304	+6.6%	+12.0%	1,330	-6.4%	+16.7%
Jan-2026	3,410	-8.1%	-35.7%	838	-20.9%	-37.0%
Feb-2026	4,486	+3.2%	+31.6%	1,061	-7.2%	+26.6%
Mar-2026	5,984	+5.6%	+33.4%	1,419	-4.0%	+33.7%
Apr-2026	6,416	+2.0%	+7.2%	1,612	-1.9%	+13.6%
May-2026	6,845	+1.7%	+6.7%	1,522	-13.3%	-5.6%
Jun-2026	6,830	+1.9%	-0.2%	1,553	+2.6%	+2.0%
Jul-2026	6,374	+1.5%	-6.7%	1,504	-2.2%	-3.2%
Aug-2026	5,431	-9.6%	-14.8%	1,343	-15.0%	-10.7%
Sep-2026	**5,123**	**-14.9%**	**-5.7%**	**1,273**	**-17.4%**	**-5.2%**

Historical Sold Listings by Month

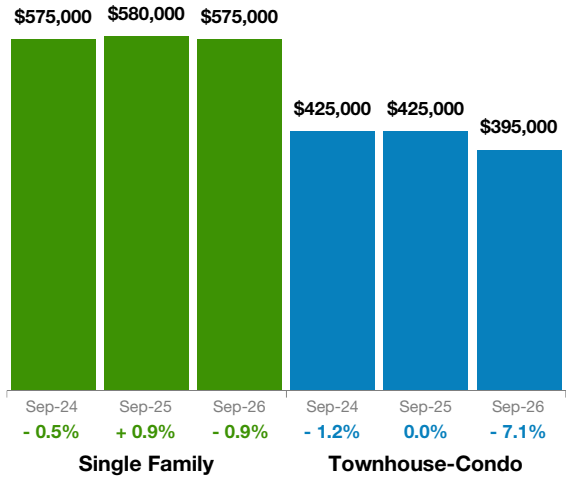


Median Sales Price

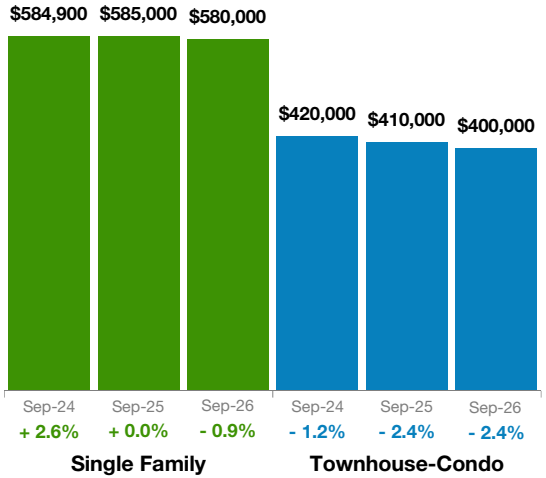
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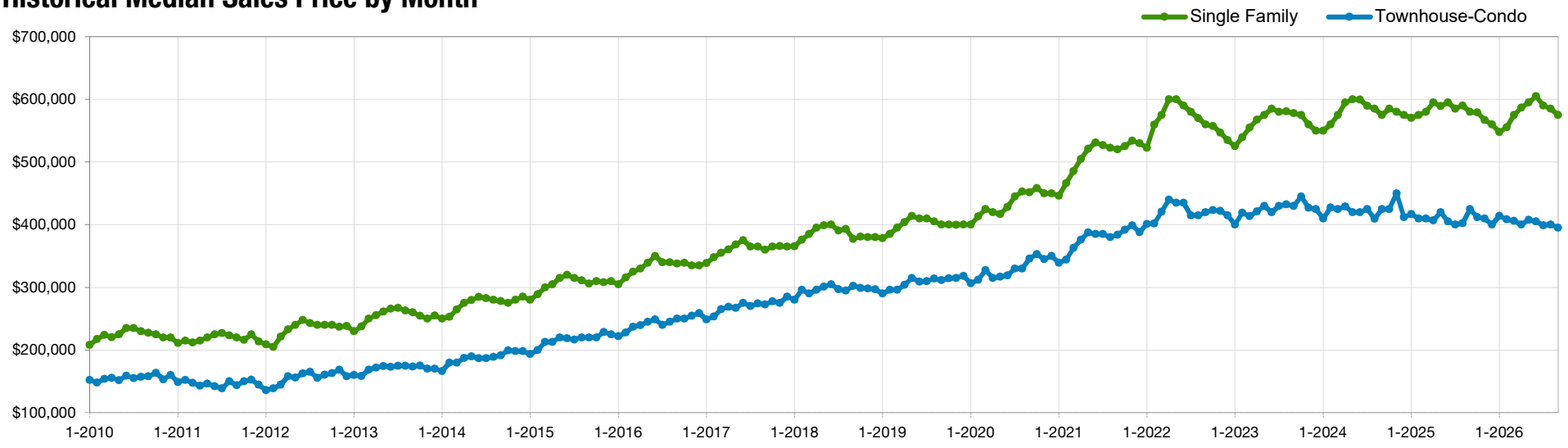


Year to Date



Median Sales Price	Single Family	% Change from Prior Year	% Change from Prior Month	Townhouse-Condo	% Change from Prior Year	% Change from Prior Month
Oct-2025	$579,000	-1.0%	-0.2%	$412,000	-3.0%	-3.1%
Nov-2025	$567,000	-2.2%	-2.1%	$410,000	-8.9%	-0.5%
Dec-2025	$560,000	-2.6%	-1.2%	$400,000	-2.9%	-2.4%
Jan-2026	$547,750	-4.0%	-2.2%	$414,000	-0.7%	+3.5%
Feb-2026	$555,500	-3.4%	+1.4%	$408,560	-0.4%	-1.3%
Mar-2026	$575,000	-0.9%	+3.5%	$406,000	-1.0%	-0.6%
Apr-2026	$586,500	-1.4%	+2.0%	$400,000	-1.7%	-1.5%
May-2026	$595,000	+1.0%	+1.4%	$407,500	-3.0%	+1.9%
Jun-2026	$605,000	+1.7%	+1.7%	$404,995	-0.0%	-0.6%
Jul-2026	$590,000	+0.9%	-2.5%	$399,000	-0.2%	-1.5%
Aug-2026	$585,000	-0.8%	-0.8%	$400,000	-0.6%	+0.3%
Sep-2026	**$575,000**	**-0.9%**	**-1.7%**	**$395,000**	**-7.1%**	**-1.3%**

Historical Median Sales Price by Month

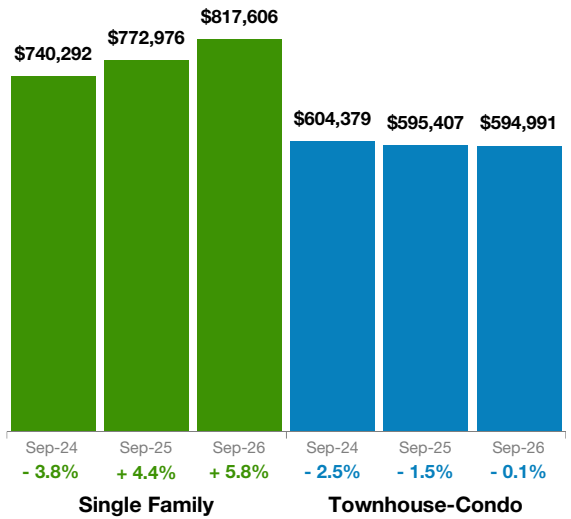


Average Sales Price

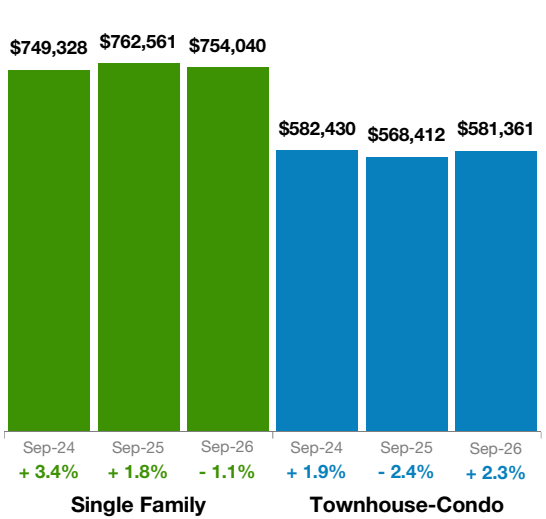
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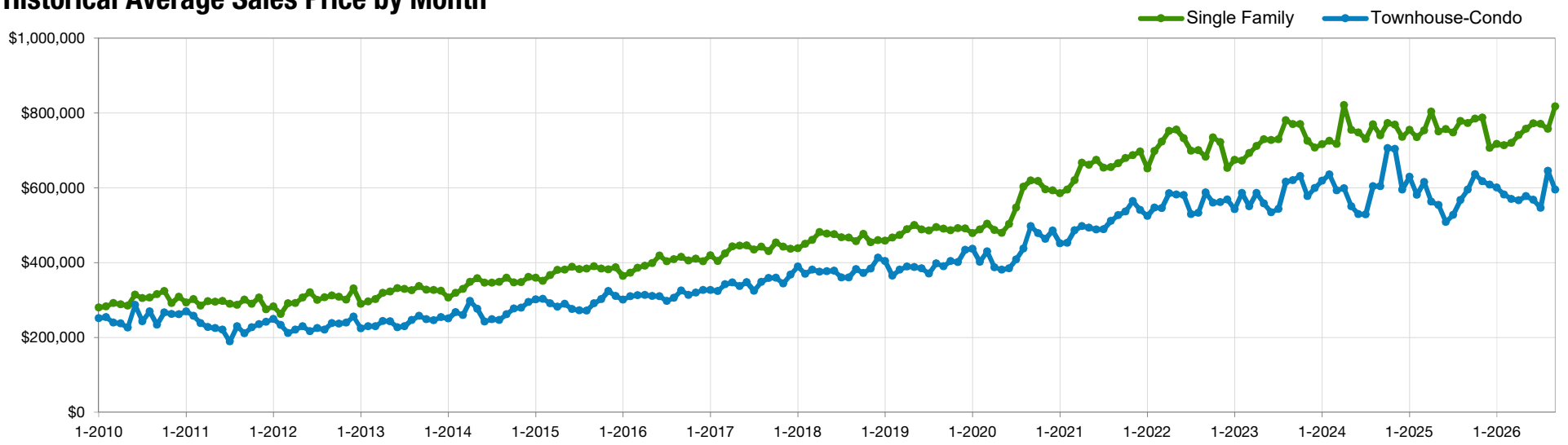


Year to Date



Average Sales Price	Single Family	% Change from Prior Year	% Change from Prior Month	Townhouse-Condo	% Change from Prior Year	% Change from Prior Month
Oct-2025	$784,473	+1.5%	+1.5%	$636,134	-9.9%	+6.8%
Nov-2025	$787,475	+2.5%	+0.4%	$617,668	-12.2%	-2.9%
Dec-2025	$706,259	-4.1%	-10.3%	$608,384	+2.2%	-1.5%
Jan-2026	$717,354	-5.0%	+1.6%	$600,794	-4.5%	-1.2%
Feb-2026	$713,555	-2.9%	-0.5%	$581,924	+0.2%	-3.1%
Mar-2026	$719,546	-4.5%	+0.8%	$569,708	-7.4%	-2.1%
Apr-2026	$741,021	-7.7%	+3.0%	$566,315	+0.6%	-0.6%
May-2026	$757,418	+0.9%	+2.2%	$577,659	+4.2%	+2.0%
Jun-2026	$772,275	+2.1%	+2.0%	$567,691	+11.6%	-1.7%
Jul-2026	$770,385	+3.0%	-0.2%	$546,516	+3.7%	-3.7%
Aug-2026	$757,526	-2.7%	-1.7%	$645,201	+13.7%	+18.1%
Sep-2026	**$817,606**	**+5.8%**	**+7.9%**	**$594,991**	**-0.1%**	**-7.8%**

Historical Average Sales Price by Month

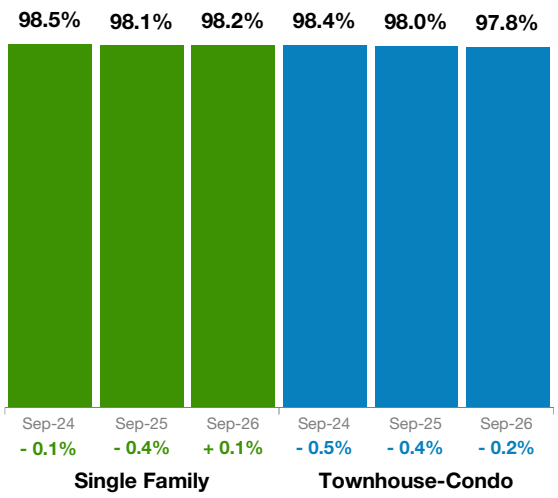


Percent of List Price Received

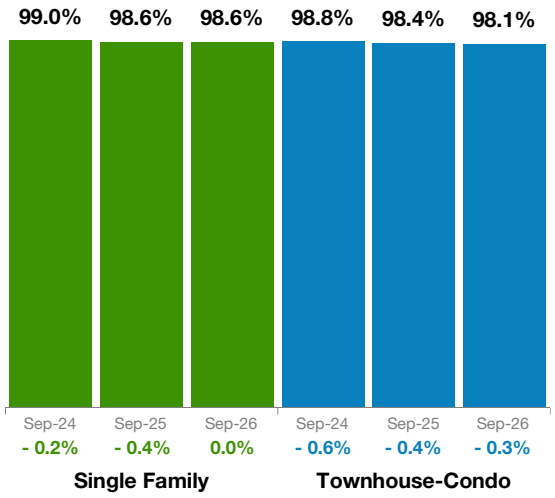
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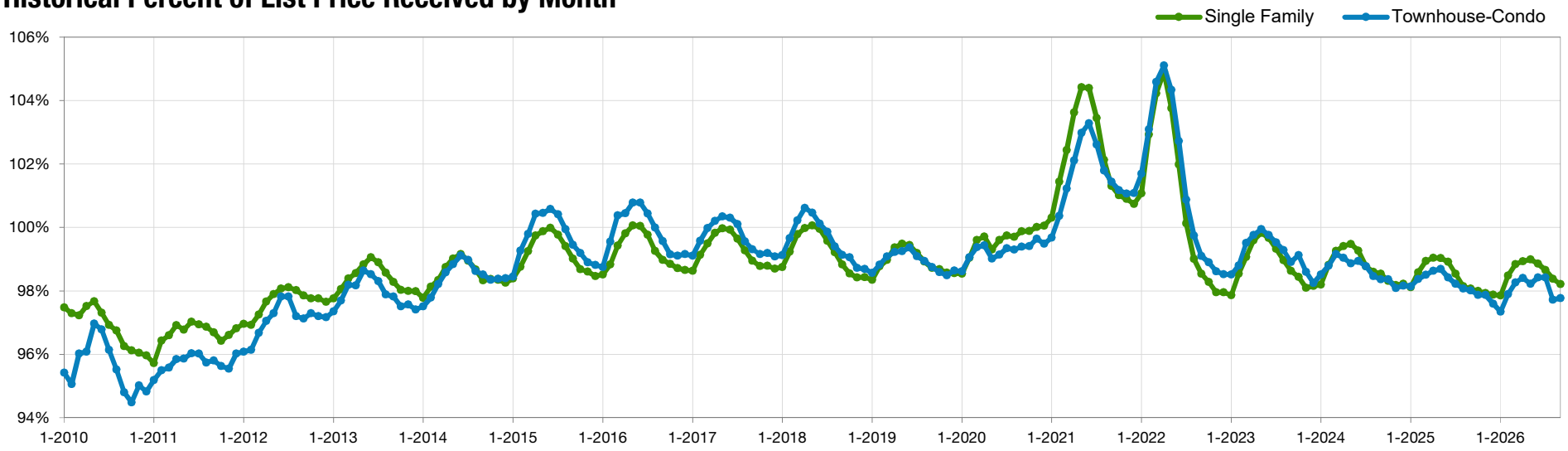


Year to Date



Pct. of List Price Received	Single Family	% Change from Prior Year	% Change from Prior Month	Townhouse-Condo	% Change from Prior Year	% Change from Prior Month
Oct-2025	98.0%	-0.3%	-0.1%	97.9%	-0.5%	-0.1%
Nov-2025	97.9%	-0.3%	-0.1%	97.9%	-0.2%	0.0%
Dec-2025	97.9%	-0.3%	0.0%	97.6%	-0.6%	-0.3%
Jan-2026	97.8%	-0.3%	-0.1%	97.3%	-0.8%	-0.3%
Feb-2026	98.5%	-0.1%	+0.7%	97.9%	-0.5%	+0.6%
Mar-2026	98.8%	-0.1%	+0.3%	98.3%	-0.2%	+0.4%
Apr-2026	98.9%	-0.1%	+0.1%	98.4%	-0.2%	+0.1%
May-2026	99.0%	0.0%	+0.1%	98.2%	-0.5%	-0.2%
Jun-2026	98.9%	0.0%	-0.1%	98.4%	0.0%	+0.2%
Jul-2026	98.7%	+0.2%	-0.2%	98.4%	+0.2%	0.0%
Aug-2026	98.4%	+0.3%	-0.3%	97.7%	-0.4%	-0.7%
Sep-2026	**98.2%**	**+0.1%**	**-0.2%**	**97.8%**	**-0.2%**	**+0.1%**

Historical Percent of List Price Received by Month

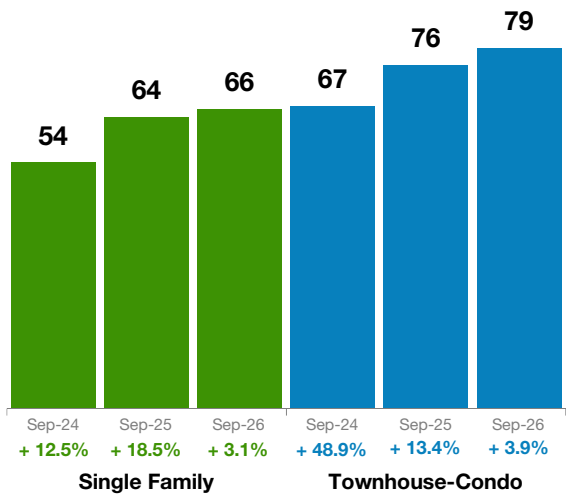


Days on Market Until Sale

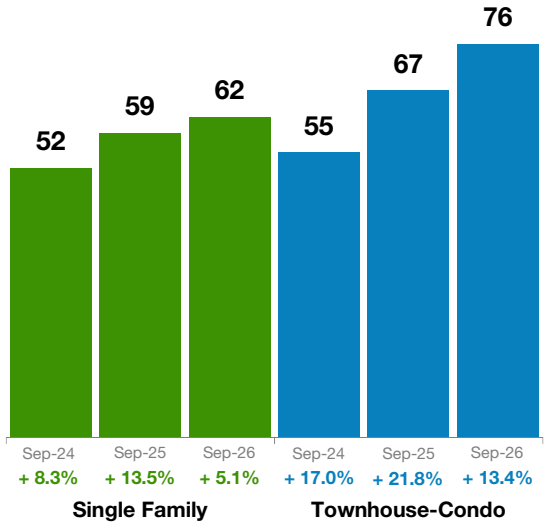
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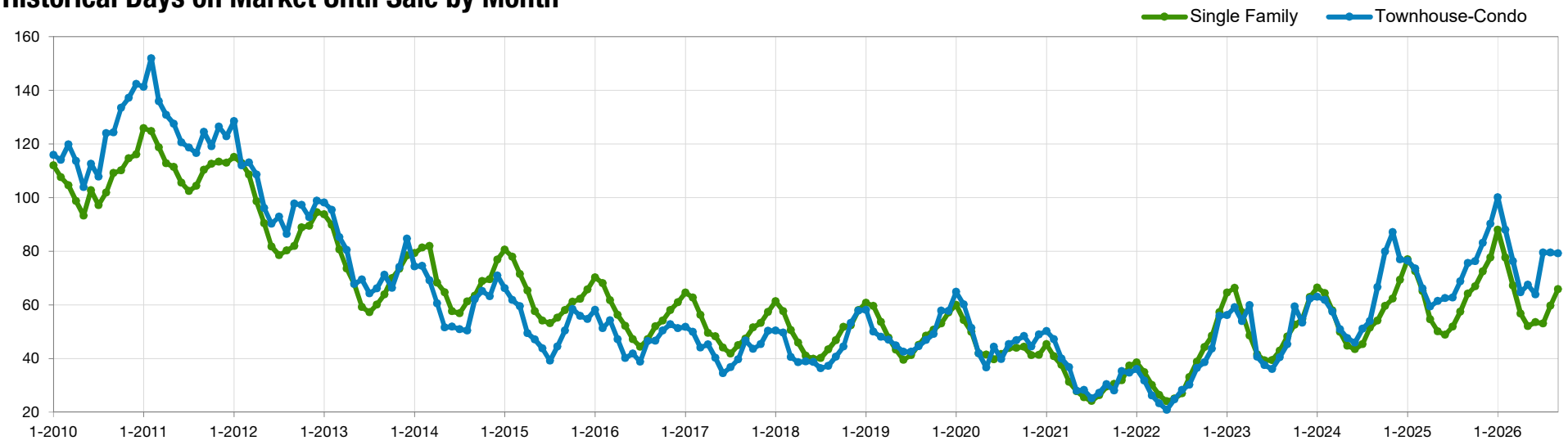


Year to Date



Days on Market Until Sale	Single Family	% Change from Prior Year	% Change from Prior Month	Townhouse-Condo	% Change from Prior Year	% Change from Prior Month
Oct-2025	67	+11.7%	+4.7%	76	-5.0%	0.0%
Nov-2025	72	+16.1%	+7.5%	83	-4.6%	+9.2%
Dec-2025	78	+13.0%	+8.3%	90	+16.9%	+8.4%
Jan-2026	88	+14.3%	+12.8%	100	+29.9%	+11.1%
Feb-2026	78	+6.8%	-11.4%	88	+18.9%	-12.0%
Mar-2026	67	+3.1%	-14.1%	76	+15.2%	-13.6%
Apr-2026	57	+3.6%	-14.9%	65	+10.2%	-14.5%
May-2026	52	+4.0%	-8.8%	67	+9.8%	+3.1%
Jun-2026	54	+10.2%	+3.8%	64	+3.2%	-4.5%
Jul-2026	53	+1.9%	-1.9%	80	+27.0%	+25.0%
Aug-2026	60	+5.3%	+13.2%	80	+15.9%	0.0%
Sep-2026	**66**	**+3.1%**	**+10.0%**	**79**	**+3.9%**	**-1.3%**

Historical Days on Market Until Sale by Month

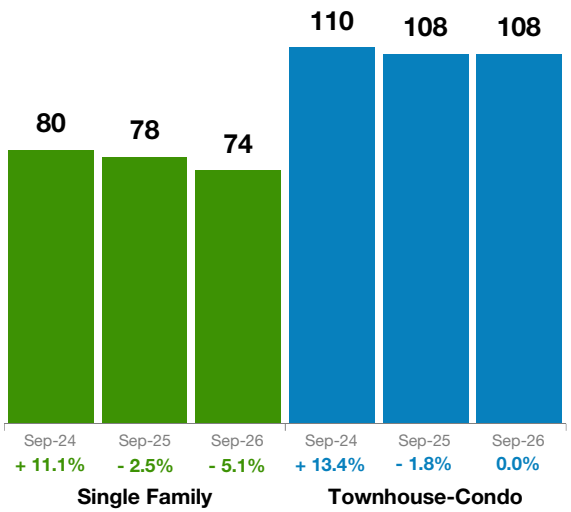


Housing Affordability Index

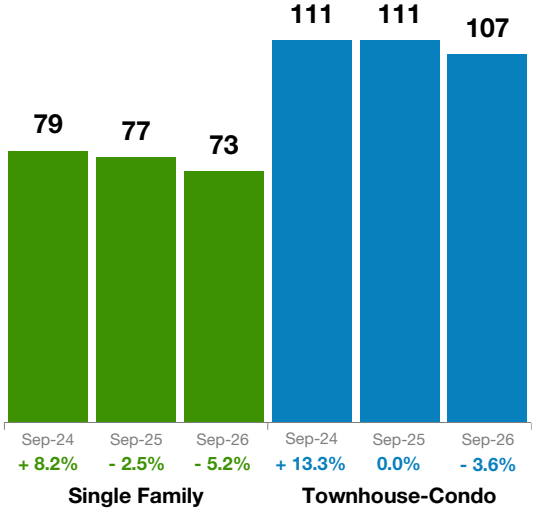
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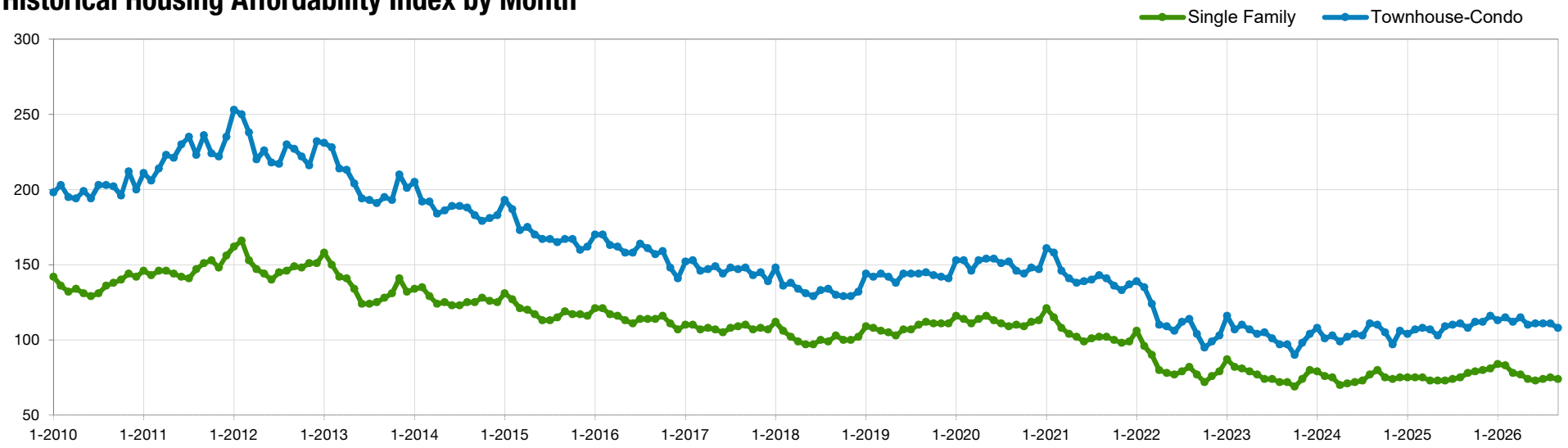


Year to Date



Housing Affordability Index	Single Family	% Change from Prior Year	% Change from Prior Month	Townhouse-Condo	% Change from Prior Year	% Change from Prior Month
Oct-2025	79	+5.3%	+1.3%	112	+6.7%	+3.7%
Nov-2025	80	+8.1%	+1.3%	112	+15.5%	0.0%
Dec-2025	81	+8.0%	+1.3%	116	+9.4%	+3.6%
Jan-2026	84	+12.0%	+3.7%	113	+8.7%	-2.6%
Feb-2026	83	+10.7%	-1.2%	115	+7.5%	+1.8%
Mar-2026	78	+4.0%	-6.0%	112	+3.7%	-2.6%
Apr-2026	77	+5.5%	-1.3%	115	+7.5%	+2.7%
May-2026	74	+1.4%	-3.9%	110	+6.8%	-4.3%
Jun-2026	73	0.0%	-1.4%	111	+1.8%	+0.9%
Jul-2026	74	0.0%	+1.4%	111	+0.9%	0.0%
Aug-2026	75	0.0%	+1.4%	111	0.0%	0.0%
Sep-2026	**74**	**-5.1%**	**-1.3%**	**108**	**0.0%**	**-2.7%**

Historical Housing Affordability Index by Month

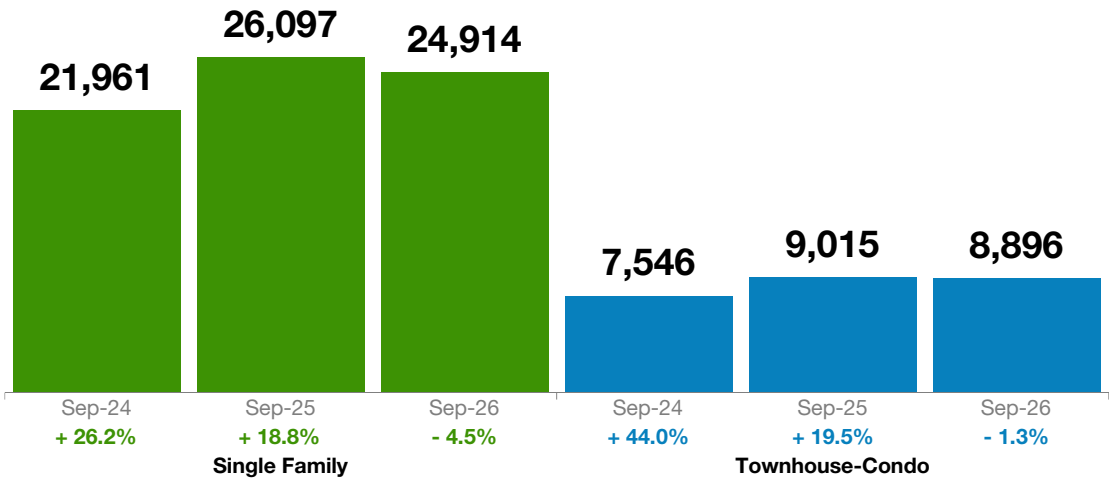


Inventory of Active Listings

September 2026
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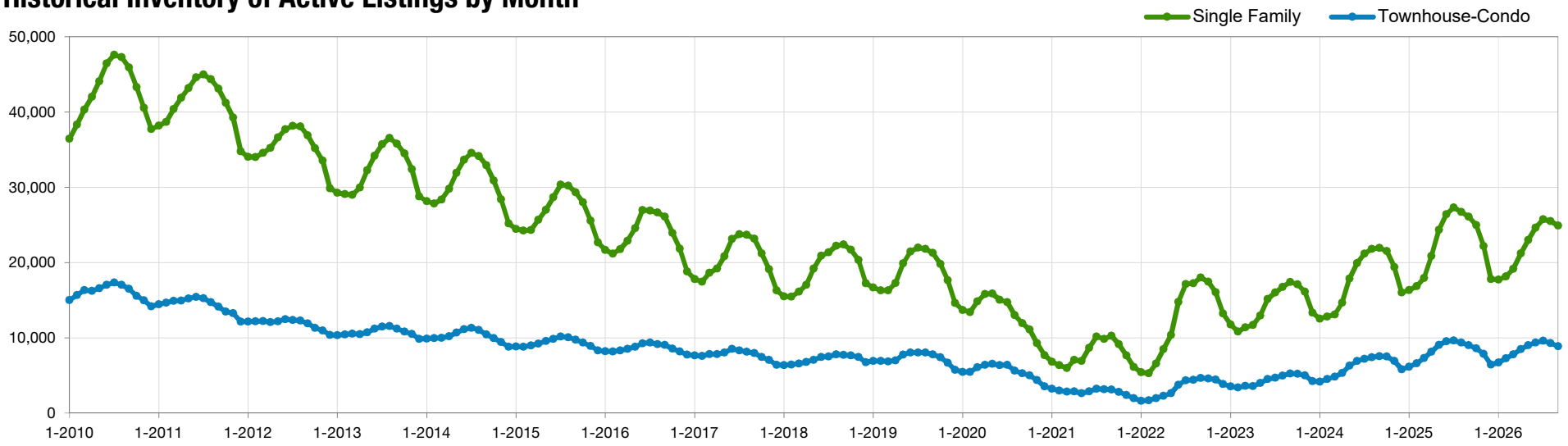
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September



Active Listings	Single Family	% Change from Prior Year	% Change from Prior Month	Townhouse-Condo	% Change from Prior Year	% Change from Prior Month
Oct-2025	24,978	+16.0%	-4.3%	8,584	+14.1%	-4.8%
Nov-2025	22,188	+14.3%	-11.2%	7,874	+13.9%	-8.3%
Dec-2025	17,799	+11.1%	-19.8%	6,451	+10.9%	-18.1%
Jan-2026	17,729	+8.4%	-0.4%	6,730	+9.0%	+4.3%
Feb-2026	18,166	+7.7%	+2.5%	7,292	+10.2%	+8.4%
Mar-2026	19,151	+6.7%	+5.4%	7,797	+6.7%	+6.9%
Apr-2026	21,203	+1.6%	+10.7%	8,500	+4.5%	+9.0%
May-2026	22,994	-5.6%	+8.4%	9,015	-0.5%	+6.1%
Jun-2026	24,631	-6.7%	+7.1%	9,379	-1.7%	+4.0%
Jul-2026	25,734	-5.8%	+4.5%	9,596	-0.5%	+2.3%
Aug-2026	25,490	-4.7%	-0.9%	9,292	-0.7%	-3.2%
Sep-2026	**24,914**	**-4.5%**	**-2.3%**	**8,896**	**-1.3%**	**-4.3%**

Historical Inventory of Active Listings by Month

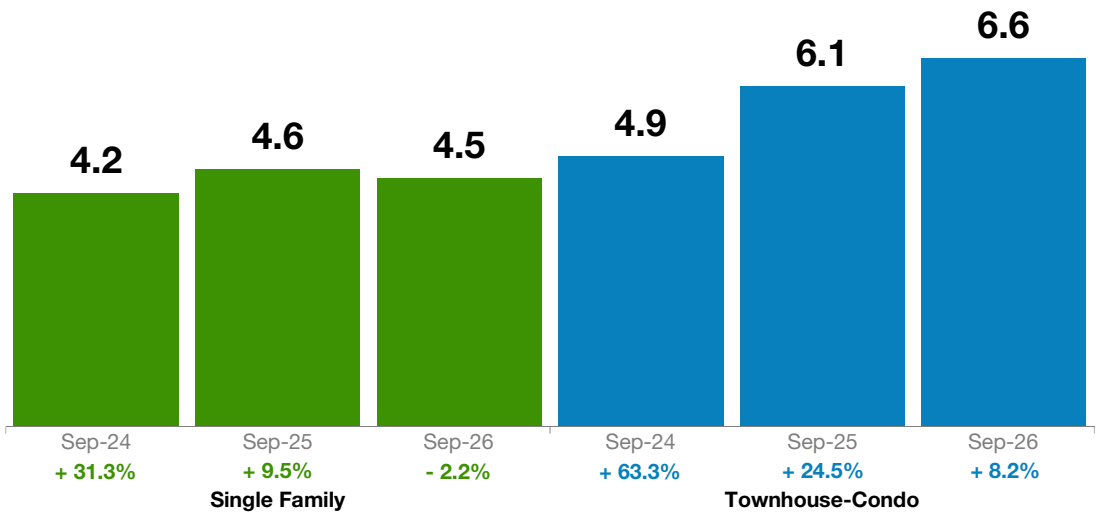


Months Supply of Inventory

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Statewide Report

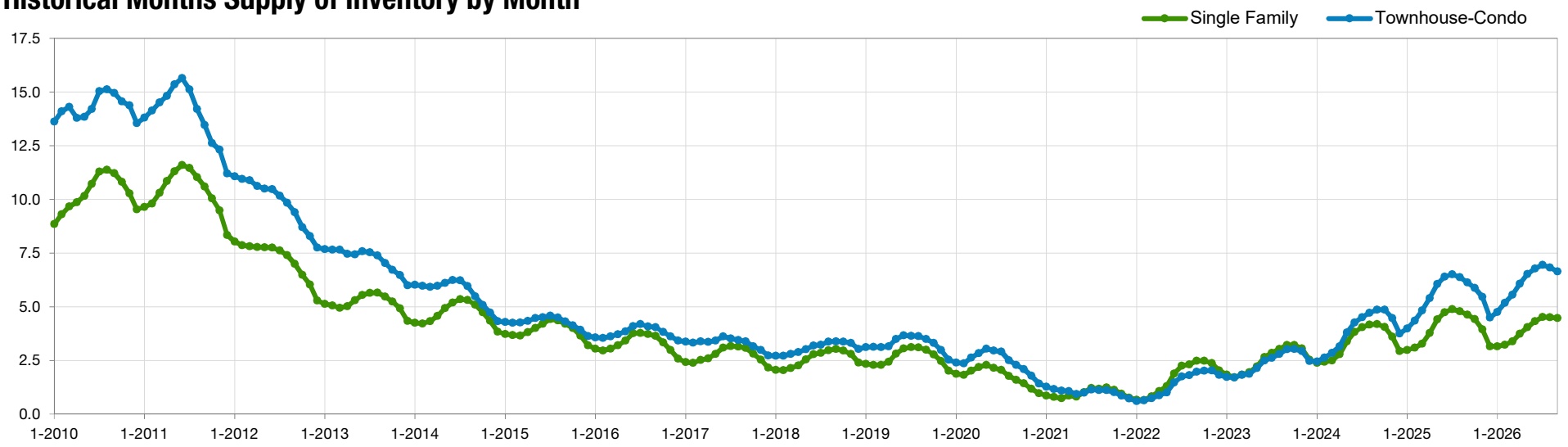
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September



Months Supply	Single Family	% Change from Prior Year	% Change from Prior Month	Townhouse-Condo	% Change from Prior Year	% Change from Prior Month
Oct-2025	4.4	+7.3%	-4.3%	5.9	+20.4%	-3.3%
Nov-2025	4.0	+11.1%	-9.1%	5.5	+22.2%	-6.8%
Dec-2025	3.2	+10.3%	-20.0%	4.5	+18.4%	-18.2%
Jan-2026	3.2	+6.7%	0.0%	4.8	+20.0%	+6.7%
Feb-2026	3.2	+3.2%	0.0%	5.2	+18.2%	+8.3%
Mar-2026	3.4	+3.0%	+6.3%	5.6	+16.7%	+7.7%
Apr-2026	3.7	-2.6%	+8.8%	6.1	+13.0%	+8.9%
May-2026	4.1	-6.8%	+10.8%	6.5	+6.6%	+6.6%
Jun-2026	4.3	-8.5%	+4.9%	6.8	+6.3%	+4.6%
Jul-2026	4.5	-8.2%	+4.7%	6.9	+6.2%	+1.5%
Aug-2026	4.5	-6.3%	0.0%	6.8	+6.3%	-1.4%
Sep-2026	**4.5**	**-2.2%**	**0.0%**	**6.6**	**+8.2%**	**-2.9%**

Historical Months Supply of Inventory by Month



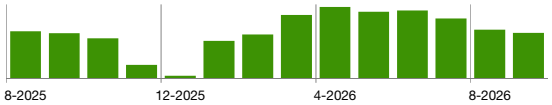
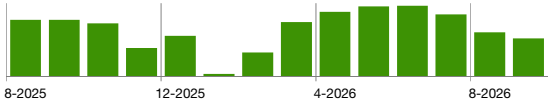
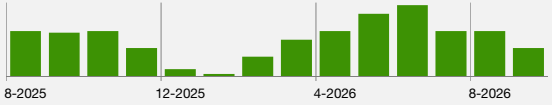
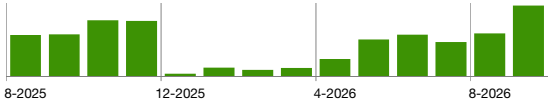
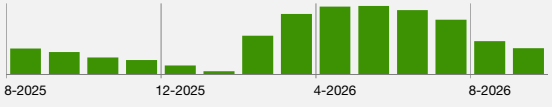
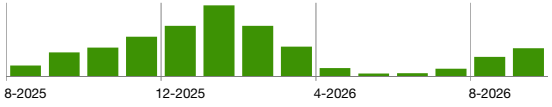
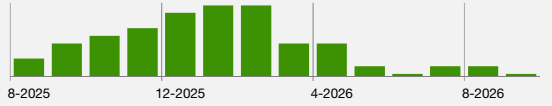
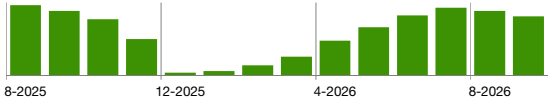
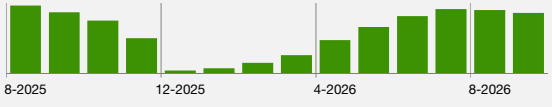
Total Market Overview Report

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

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Key Metrics	Historical Sparkbars	9-2025	9-2026	Percent Change	YTD-2025	YTD-2026	Percent Change
New Listings		10,417	**10,452**	+ 0.3%	107,938	**106,919**	- 0.9%
Pending / Under Contract		7,201	**6,418**	- 10.9%	68,692	**66,824**	- 2.7%
Sold Listings		7,686	**6,526**	- 15.1%	65,972	**64,215**	- 2.7%
Median Sales Price		$549,000	**$540,000**	- 1.6%	$550,000	**$549,000**	- 0.2%
Average Sales Price		$734,343	**$770,670**	+ 4.9%	$721,626	**$720,437**	- 0.2%
Percent of List Price Received		98.0%	**98.1%**	+ 0.1%	98.6%	**98.5%**	- 0.1%
Days on Market Until Sale		67	**69**	+ 3.0%	61	**65**	+ 6.6%
Housing Affordability Index		82	**78**	- 4.9%	82	**77**	- 6.1%
Inventory of Active Listings		35,793	**34,824**	- 2.7%	--	**--**	--
Months Supply of Inventory		5.0	**5.0**	0.0%	--	**--**	--

Glossary of Terms

A research tool provided by the Colorado Association of REALTORS®.

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New Listings
A measure of how much new supply is coming onto the market from sellers.

Pending/Under Contract
A count of all the listings that went into Pending / Under Contract during the reported period. Pending / Under Contract listings are counted at the end of the reported period. Each listing can only be counted one time. If a listing goes into Pending / Under Contract, out of Pending / Under Contract, then back into Pending / Under Contract all in one reported period, this listing would only be counted once. This is the most real-time measure possible for home buyer activity, as it measures signed contracts on sales rather than the actual closed sale. As such, it is called a "leading indicator" of buyer demand.

Sold Listings
A measure of home sales that were closed to completion during the report period.

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.

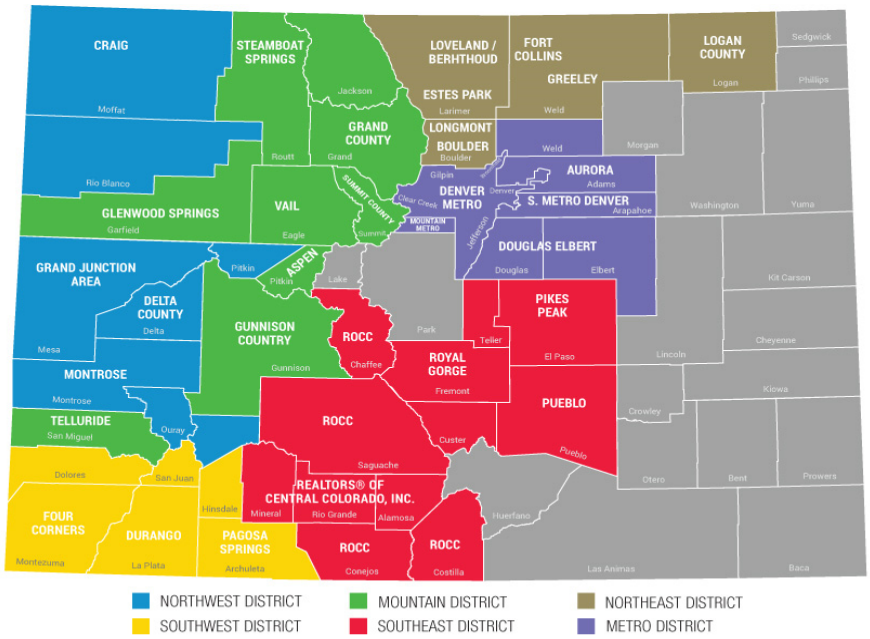
Percent of List Price Received
A mathematical calculation of the percent difference from last list price and sold price for those listings sold in the reported period.

Days on Market Until Sale
A measure of how long it takes homes to sell, on average.

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.

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.

Months Supply of Inventory
A measure of how balanced the market is between buyers and sellers. It is expressed as the number of months it would hypothetically take to sell through all the available homes for sale, given current levels of home sales. A balanced market ranges from 4 to 7 months of supply. A buyer's market has a higher number, reflecting fewer buyers relative to homes for sale. A seller's market has a lower number, reflecting more buyers relative to homes for sale.



Colorado Association of REALTORS® Board Map Associations/Boards by District

Metro
Aurora Association
Denver Metro Association
Denver Metro Commercial Assn.
Douglas Elbert Association
Mountain Metro Association
South Metro Association

Mountain
Aspen Board
Glenwood Springs Association
Grand County Board
Gunnison Country Association
Steamboat Springs Board
Summit Association
Telluride Association
Vail Board

Northeast
Boulder Area Association
Estes Park Board
Fort Collins Board
Greeley Area Association
Logan County Board
Longmont Association
Loveland/Berthoud Association
Northern Colorado Commercial Assn.

Northwest
Craig Association
Delta Board
Grand Junction Area Association
Montrose Association

Southeast
Pikes Peak Association
Pueblo Association
REALTORS® of Central Colorado, Inc. (ROCC)
Royal Gorge Association

Southwest
Durango Area Association
Four Corners Board
Pagosa Springs Area Association

The gray areas are not represented by a local association/board of REALTORS® or Multiple Listing Service. Transaction numbers in those areas are low and would not affect the overall state statistics.