

David Madone's Fremont County Real Estate Market Update

September 2026 | Single-family and townhouse/condo

Fremont County

Metric (single family)	Sept 2025	Sept 2026	Change
Closed sales	62	66	+6.5%
New listings	103	110	+6.8%
Median sales price	\$359,000	\$295,000	-17.8%
Average sales price	\$423,013	\$388,417	-8.2%
Percent of list price received	97.7%	97.1%	-0.6 pts
Days on market	58	85	+27 days
Inventory of homes for sale	441	444	+0.7%
Months supply of inventory	9.9	7.4	-2.5
YTD closed sales	474	551	+16.2%
YTD new listings	1,011	1,026	+1.5%
YTD median price	\$345,750	\$345,500	-0.1%
YTD days on market	68	78	+10 days
30-yr fixed mortgage rate (monthly avg)	6.35%	6.86%	+0.51 pts

Figures for Sept 2025 are the restated prior-year figures from the Sept 2026 report. Fremont's 2025 reports show about one-third of normal volume, so the Sept 2025 months-supply figure appears inflated and is not a reliable comparison; use inventory and sales counts instead.

Prices

Fremont's September single-family median sales price was \$295,000, down 17.8% from \$359,000 a year earlier and the lowest monthly median since November 2024. The average price was \$388,417, down 8.2%. One month can swing on the mix of homes that closed, though, and the year-to-date median of \$345,500 is essentially unchanged from \$345,750 (-0.1%). Sellers received 97.1% of list price on average, 0.6 points below last September.

Sales and new listings

Closed sales came in at 66, up 6.5% from 62. Through September, 551 homes have closed, up 16.2% from 474 at this point last year. New listings were 110 for the month (up 6.8%) and 1,026 year to date (up 1.5%), so sales are growing faster than new supply this year.

Inventory and pace

There were 444 single-family homes for sale, essentially flat against 441 a year ago (+0.7%). Inventory has eased for two months, from 486 in July to 462 in August and 444 in September. Homes took an average of 85 days to sell, up from 58 days a year ago. Months of supply stood at 7.4, above the roughly six months that marks a balanced market, which leans toward buyers, though the year-ago figure is not comparable (see table note).

Townhomes and condos

The townhouse/condo sample is very small. There were 3 sales in September at a median of \$275,000 after 0 a year earlier, with inventory at 1 unit versus 7. Year to date, 10 have sold versus 7, at a median of \$285,000 versus \$279,900. Treat any change here as noise.

Mortgage rates

The Freddie Mac 30-year fixed rate averaged 6.86% in September, compared with 6.35% a year ago and 2.90% in September 2021. Rates have risen every month since February's 6.05%. Higher rates can raise monthly payments and may weigh on what buyers can afford, but this data cannot show whether rates changed local buying decisions.

How we compare

The most recent peer figures on file are the June 2026 statewide single-family numbers (September peer data has not been loaded yet). In June, Fremont closed sales rose 34.0% and homes for sale rose 5.6%, while El Paso sales rose 2.4% with inventory down 2.4%, Pueblo sales fell 3.3% with inventory down 15.4%, and Teller sales rose 9.3% with inventory down 6.9%. Park (sales -12.0%) and Chaffee (-18.2%) were softer. Median price in Fremont was down 2.0% in June, in line with El Paso (-2.0%) while Pueblo (+6.3%) and Teller (+8.6%) rose. Inventory grew in Fremont while it fell in most larger neighbors, and the June statewide report showed sharp drops in Denver (-30%) and Jefferson (-24%). Fremont's year-ago base is the restated 2025 data, which is worth keeping in mind when reading the sales gain.

What it means

While it feels like a tough real estate market the actual numbers show that Fremont County sales are in line with sales compared to 2025. Fremont County is logging a larger percentage of sales than our neighboring counties. Homes that are priced correctly and listed in the local MLS are getting proper coverage and selling in a reasonable time frame. The average days on the market are up about 30 days from a year ago and our market inventory is slightly above the 6 months mark. This indicates that it is still a buyer's market.

Now is a good time to buy and buyers who list their property based upon the current market data are getting those properties sold.