

Monthly Indicators



June 2024

Percent changes calculated using year-over-year comparisons.

New Listings were down 15.5 percent for single family homes and 8.8 percent for townhouse-condo properties. Pending Sales decreased 10.1 percent for single family homes and 21.1 percent for townhouse-condo properties.

The Median Sales Price was up 5.0 percent to \$1,025,000 for single family homes but decreased 2.9 percent to \$771,795 for townhouse-condo properties. Days on Market increased 10.1 percent for single family homes but decreased 27.5 percent for condo properties.

Nationally, total housing inventory grew 6.7% month-over-month to 1.28 million units heading into June, for a 3.7 months' supply at the current sales pace, according to NAR. However, the increase in supply has yet to temper home prices, which have continued to rise nationwide. At last measure, the median existing-home price climbed to \$419,300, a 5.8% increase from the same period last year and a record high for the month.

Activity Snapshot

- 21.1% **- 6.8%** **- 10.5%**

One-Year Change in Sold Listings All Properties	One-Year Change in Median Sales Price All Properties	One-Year Change in Active Listings All Properties
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Residential real estate activity in the counties of Delta, Eagle, Garfield, Gunnison, Mesa, Moffat and Pitkin composed of single-family properties, townhomes and condominiums. Percent changes are calculated using rounded figures.

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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	6-2023	6-2024	Percent Change	YTD 2023	YTD 2024	Percent Change
New Listings		168	142	- 15.5%	555	520	- 6.3%
Pending Sales		79	71	- 10.1%	383	353	- 7.8%
Sold Listings		72	61	- 15.3%	337	310	- 8.0%
Median Sales Price		\$975,750	\$1,025,000	+ 5.0%	\$1,025,000	\$977,500	- 4.6%
Avg. Sales Price		\$1,998,948	\$2,359,727	+ 18.0%	\$3,211,351	\$4,010,695	+ 24.9%
Pct. of List Price Received		96.8%	97.1%	+ 0.3%	96.2%	96.4%	+ 0.2%
Days on Market		69	76	+ 10.1%	70	88	+ 25.7%
Affordability Index		29	27	- 6.9%	28	28	0.0%
Active Listings		354	332	- 6.2%	--	--	--
Months Supply		6.0	5.6	- 6.7%	--	--	--

Townhouse-Condo Market Overview



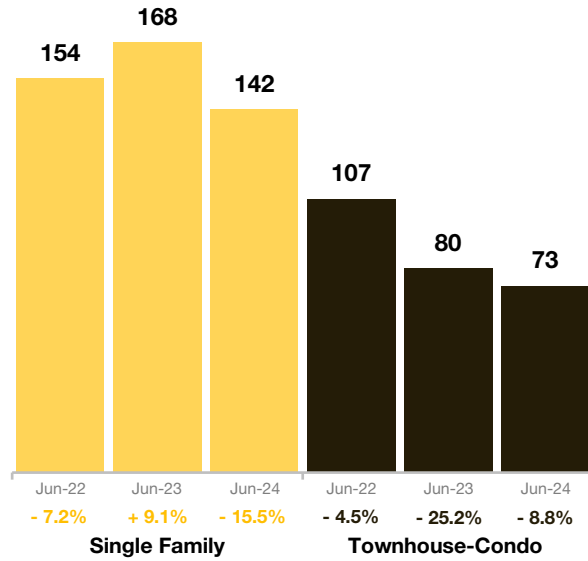
Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	6-2023	6-2024	Percent Change	YTD 2023	YTD 2024	Percent Change
New Listings		80	73	- 8.8%	324	339	+ 4.6%
Pending Sales		38	30	- 21.1%	269	251	- 6.7%
Sold Listings		49	35	- 28.6%	296	244	- 17.6%
Median Sales Price		\$795,000	\$771,795	- 2.9%	\$1,067,500	\$1,250,000	+ 17.1%
Avg. Sales Price		\$1,415,119	\$1,560,337	+ 10.3%	\$1,755,693	\$2,093,935	+ 19.3%
Pct. of List Price Received		98.4%	96.5%	- 1.9%	98.0%	96.6%	- 1.4%
Days on Market		69	50	- 27.5%	69	71	+ 2.9%
Affordability Index		40	40	0.0%	30	25	- 16.7%
Active Listings		235	202	- 14.0%	--	--	--
Months Supply		5.1	5.1	0.0%	--	--	--

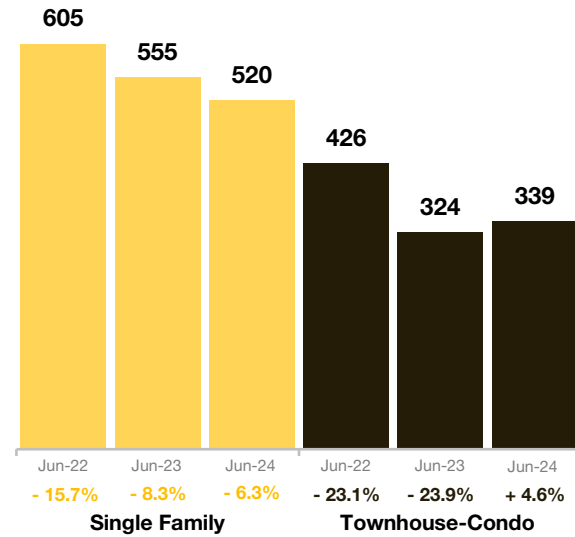
New Listings



June

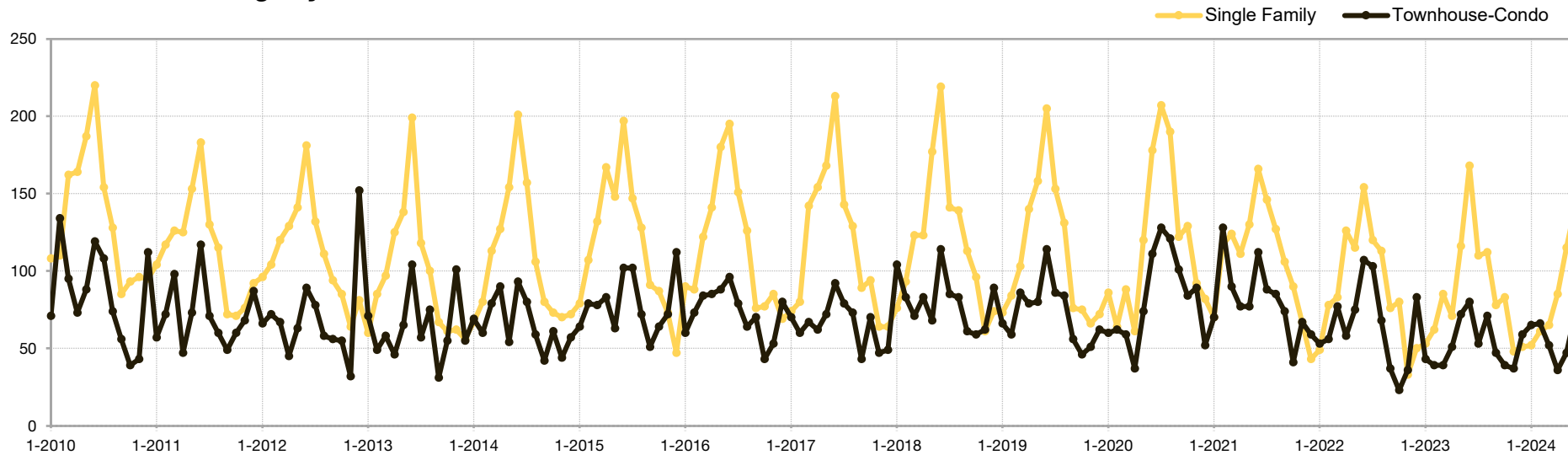


Year to Date



New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2023	110	-8.3%	53	-48.5%
Aug-2023	112	-0.9%	71	+4.4%
Sep-2023	78	+2.6%	47	+27.0%
Oct-2023	83	+3.8%	39	+69.6%
Nov-2023	48	+45.5%	37	+2.8%
Dec-2023	51	+2.0%	59	-28.9%
Jan-2024	52	-1.9%	65	+51.2%
Feb-2024	61	-1.6%	66	+69.2%
Mar-2024	65	-23.5%	52	+33.3%
Apr-2024	85	+19.7%	36	-29.4%
May-2024	115	-0.9%	47	-34.7%
Jun-2024	142	-15.5%	73	-8.8%

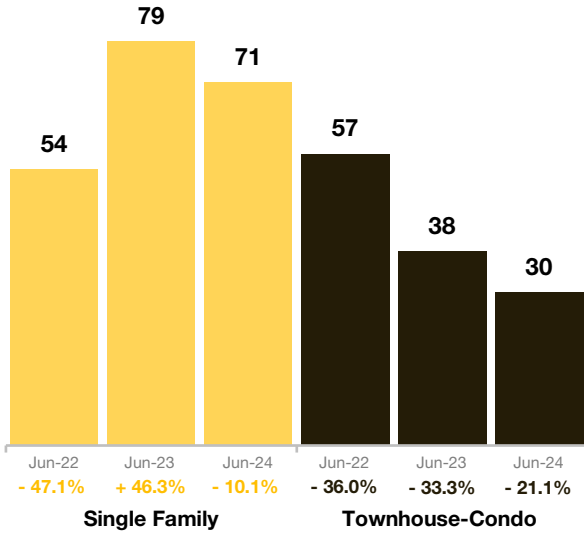
Historical New Listings by Month



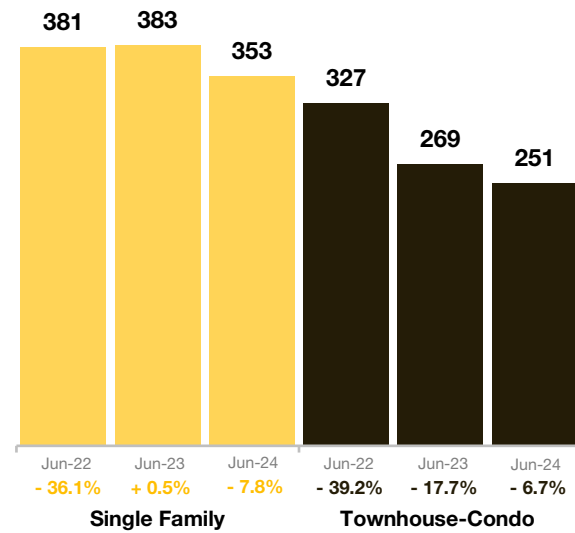
Pending Sales



June

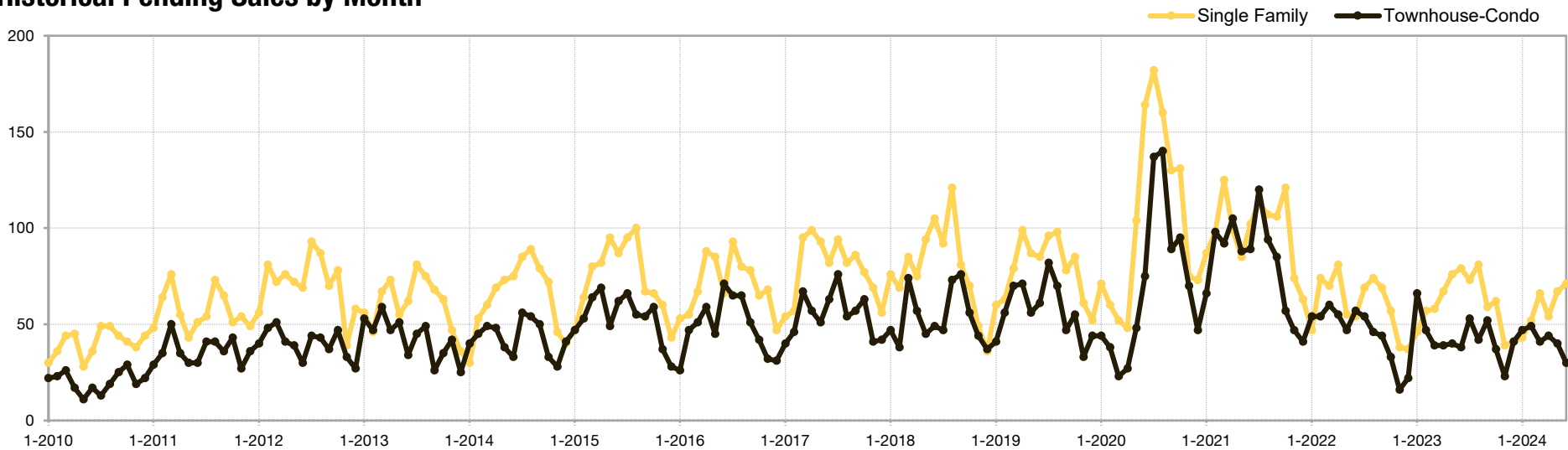


Year to Date



Pending Sales	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2023	73	+5.8%	53	-1.9%
Aug-2023	81	+9.5%	42	-8.7%
Sep-2023	59	-14.5%	52	+18.2%
Oct-2023	62	+8.8%	37	+12.1%
Nov-2023	39	+2.6%	23	+43.8%
Dec-2023	41	+10.8%	41	+86.4%
Jan-2024	43	-6.5%	47	-28.8%
Feb-2024	52	-8.8%	49	+4.3%
Mar-2024	66	+13.8%	41	+5.1%
Apr-2024	54	-19.4%	44	+12.8%
May-2024	67	-11.8%	40	0.0%
Jun-2024	71	-10.1%	30	-21.1%

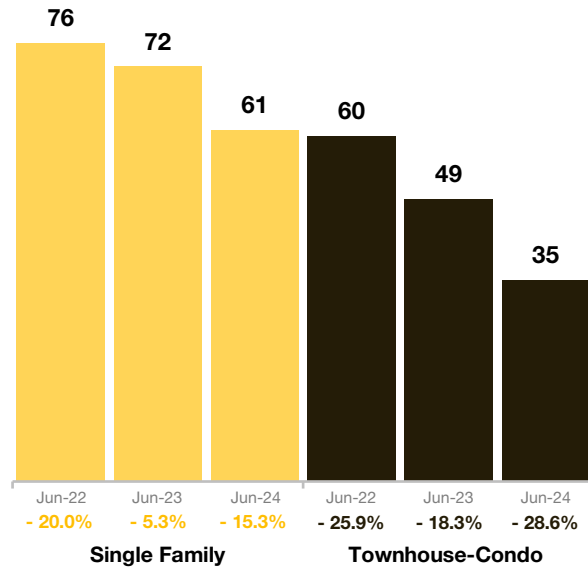
Historical Pending Sales by Month



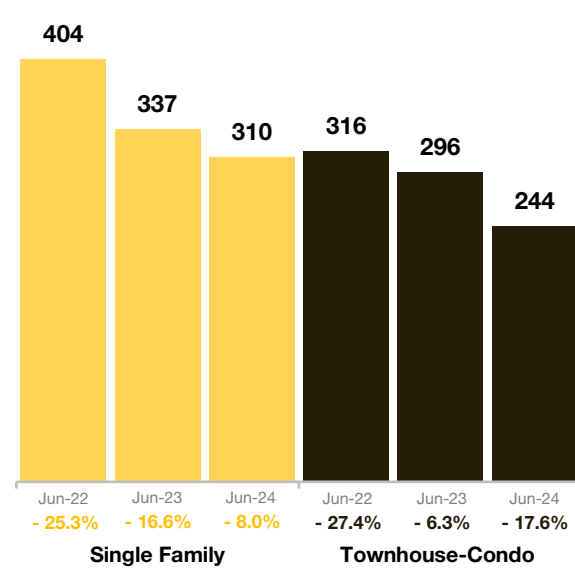
Sold Listings



June

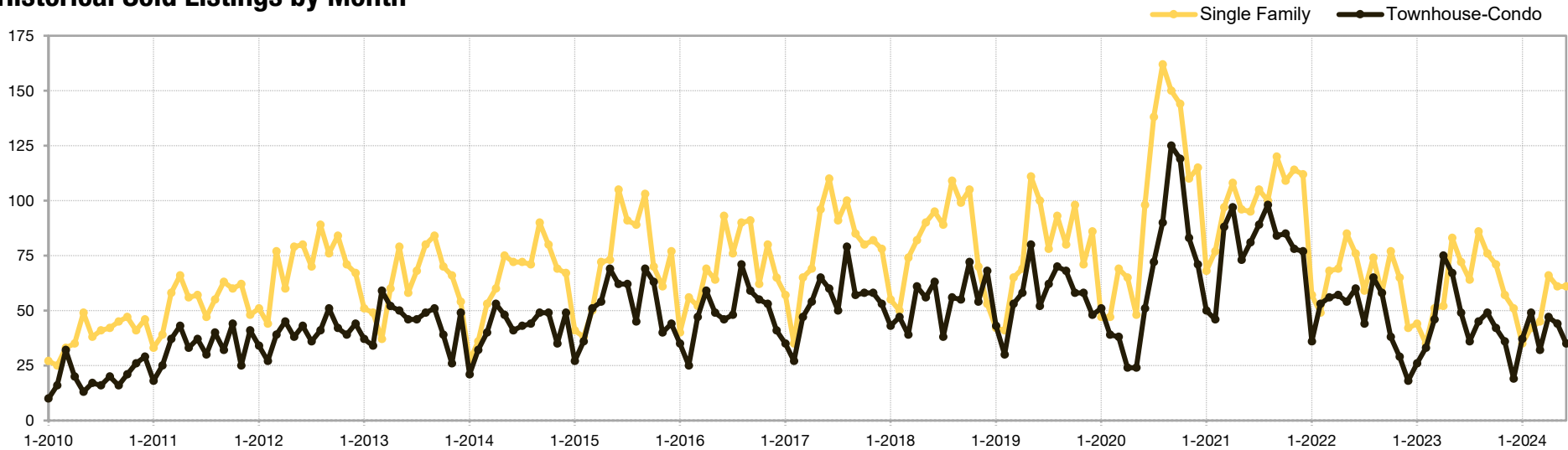


Year to Date



Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2023	64	+8.5%	36	-18.2%
Aug-2023	86	+16.2%	45	-30.8%
Sep-2023	76	+31.0%	49	-15.5%
Oct-2023	71	-7.8%	42	+10.5%
Nov-2023	57	-12.3%	36	+24.1%
Dec-2023	51	+21.4%	19	+5.6%
Jan-2024	35	-20.5%	37	+42.3%
Feb-2024	42	+20.0%	49	+48.5%
Mar-2024	45	-11.8%	32	-30.4%
Apr-2024	66	+26.9%	47	-37.3%
May-2024	61	-26.5%	44	-34.3%
Jun-2024	61	-15.3%	35	-28.6%

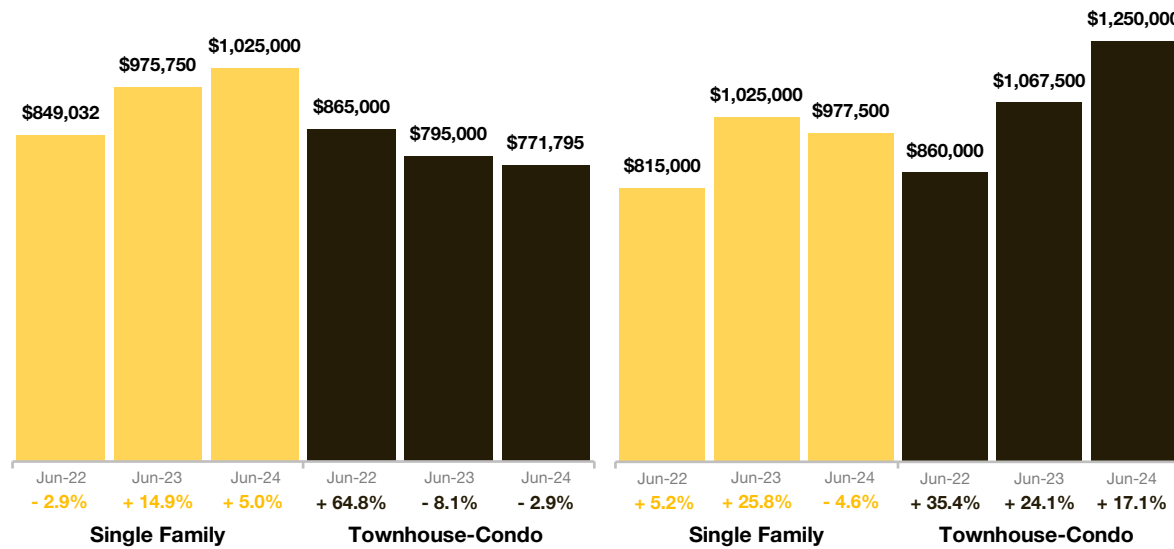
Historical Sold Listings by Month



Median Sales Price



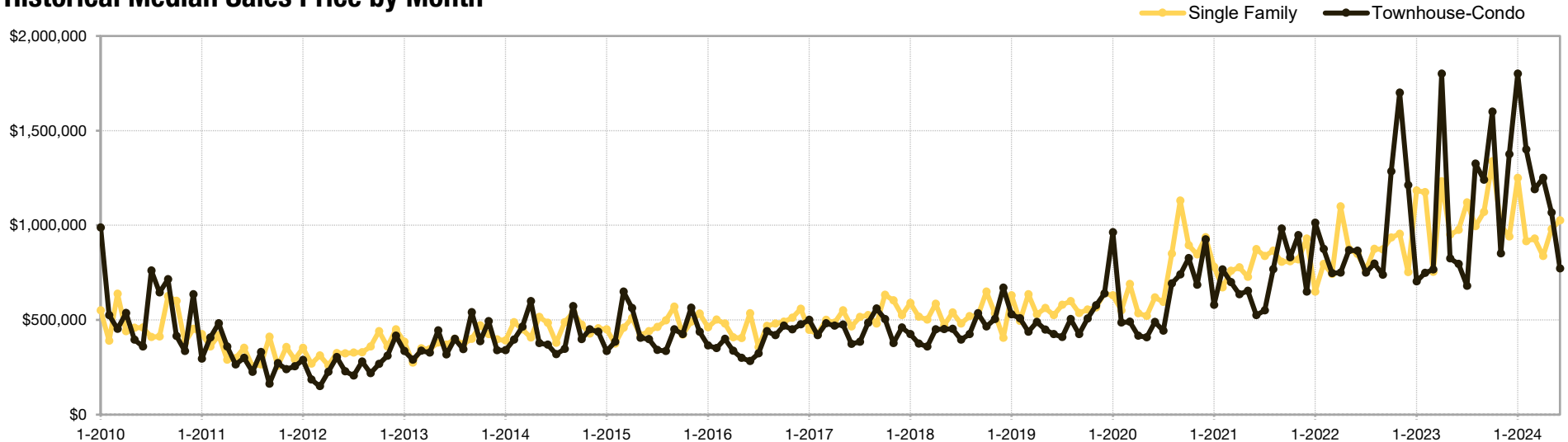
June



Year to Date

Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2023	\$1,120,000	+46.8%	\$680,000	-9.3%
Aug-2023	\$995,000	+13.6%	\$1,325,000	+66.1%
Sep-2023	\$1,070,000	+22.7%	\$1,240,000	+67.8%
Oct-2023	\$1,337,500	+43.0%	\$1,600,000	+24.5%
Nov-2023	\$1,000,000	+4.7%	\$850,750	-50.0%
Dec-2023	\$940,000	+24.9%	\$1,375,000	+13.4%
Jan-2024	\$1,250,000	+5.7%	\$1,800,000	+155.8%
Feb-2024	\$915,500	-22.1%	\$1,400,000	+87.2%
Mar-2024	\$930,000	+23.3%	\$1,190,000	+55.1%
Apr-2024	\$837,250	-32.0%	\$1,250,000	-30.6%
May-2024	\$980,000	+3.0%	\$1,067,500	+29.4%
Jun-2024	\$1,025,000	+5.0%	\$771,795	-2.9%

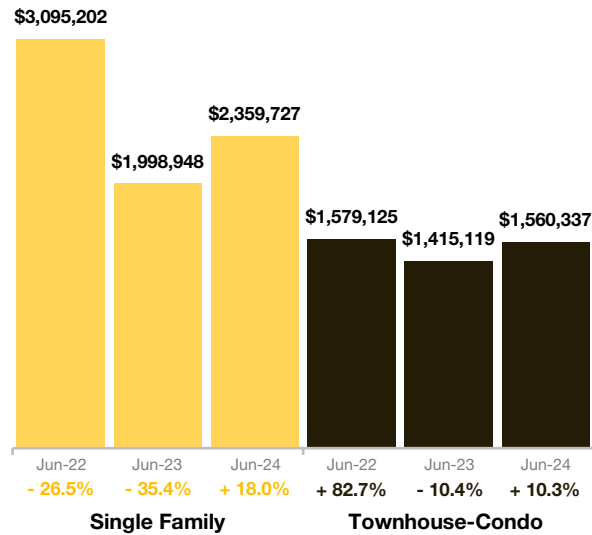
Historical Median Sales Price by Month



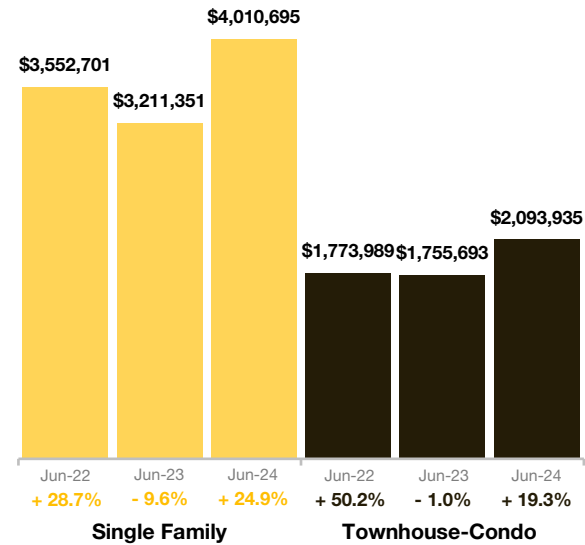
Average Sales Price



June

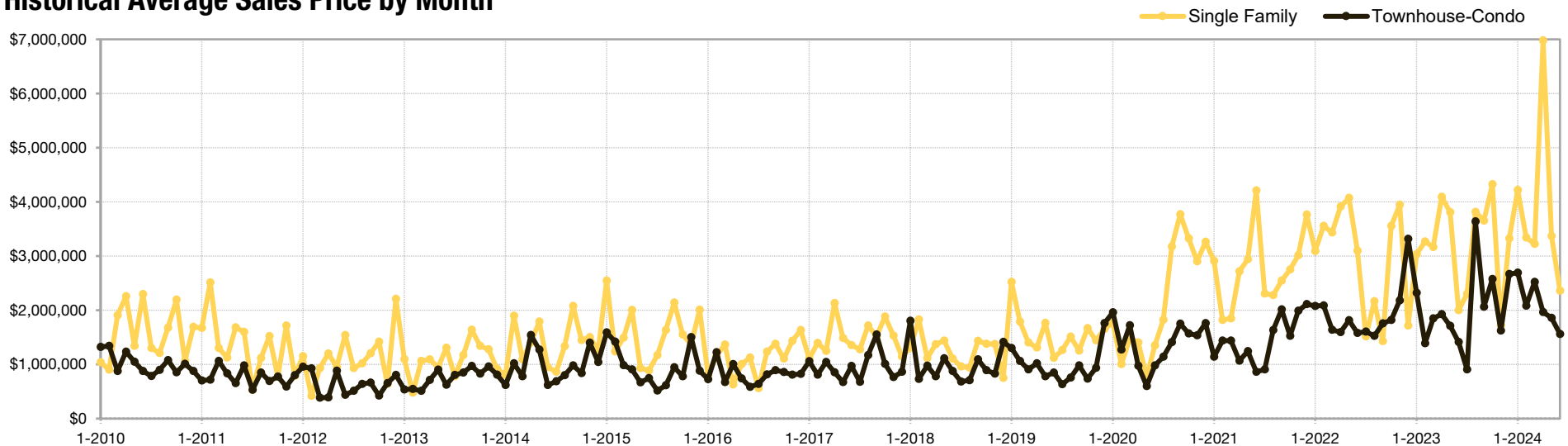


Year to Date



Avg. Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2023	\$2,303,645	+52.2%	\$907,561	-43.5%
Aug-2023	\$3,813,463	+76.1%	\$3,636,630	+138.2%
Sep-2023	\$3,652,967	+155.7%	\$2,065,117	+17.7%
Oct-2023	\$4,327,083	+21.8%	\$2,574,845	+41.7%
Nov-2023	\$1,720,965	-56.4%	\$1,626,097	-25.4%
Dec-2023	\$3,327,339	+93.7%	\$2,666,527	-19.6%
Jan-2024	\$4,218,229	+38.9%	\$2,690,696	+16.0%
Feb-2024	\$3,341,293	+2.2%	\$2,081,843	+50.0%
Mar-2024	\$3,222,497	+1.8%	\$2,519,753	+36.5%
Apr-2024	\$6,979,984	+70.6%	\$1,964,901	+1.9%
May-2024	\$3,372,270	-11.4%	\$1,858,176	+8.5%
Jun-2024	\$2,359,727	+18.0%	\$1,560,337	+10.3%

Historical Average Sales Price by Month

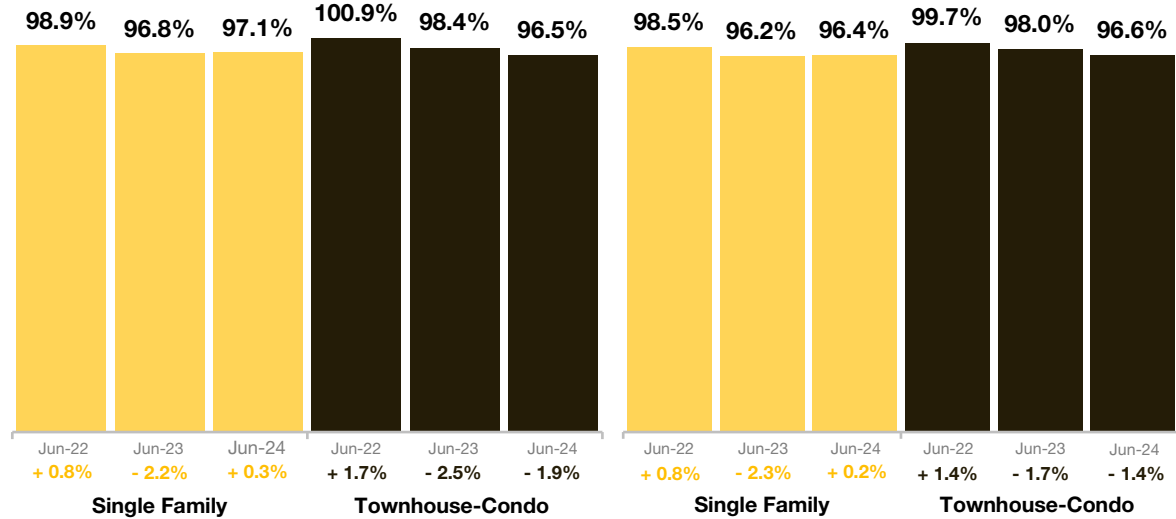


Percent of List Price Received



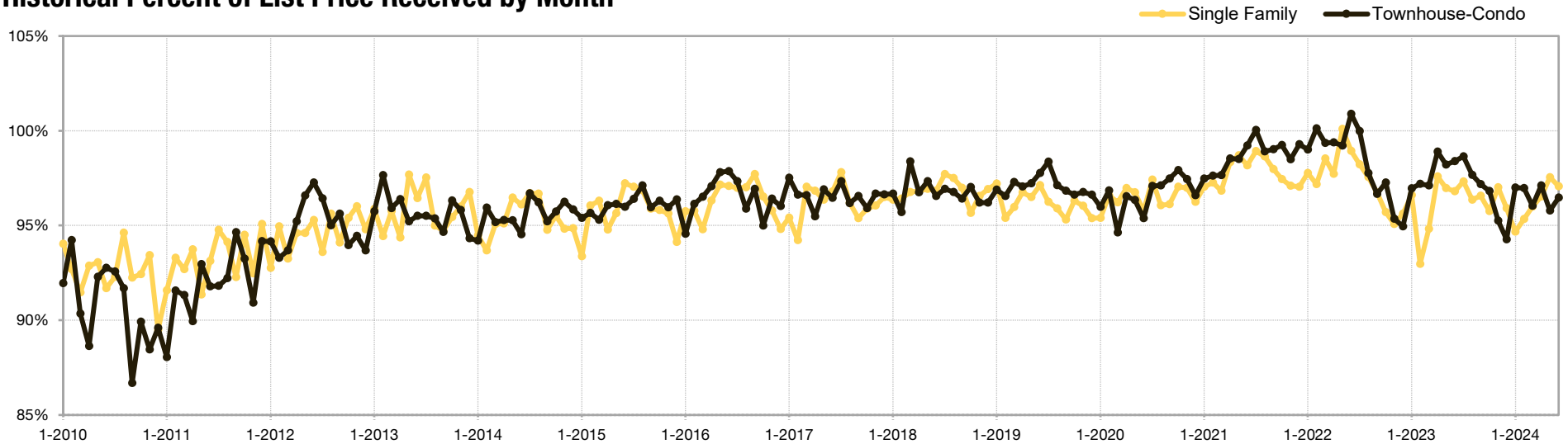
June

Year to Date



Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2023	97.3%	-0.9%	98.6%	-1.4%
Aug-2023	96.4%	-1.2%	97.7%	-0.1%
Sep-2023	96.6%	-0.1%	97.2%	+0.5%
Oct-2023	95.8%	+0.1%	96.8%	-0.5%
Nov-2023	97.0%	+2.0%	95.3%	-0.1%
Dec-2023	95.9%	+0.3%	94.3%	-0.7%
Jan-2024	94.7%	-2.0%	97.0%	0.0%
Feb-2024	95.3%	+2.5%	97.0%	-0.2%
Mar-2024	96.0%	+1.3%	96.0%	-1.1%
Apr-2024	96.5%	-1.1%	97.1%	-1.8%
May-2024	97.5%	+0.5%	95.8%	-2.4%
Jun-2024	97.1%	+0.3%	96.5%	-1.9%

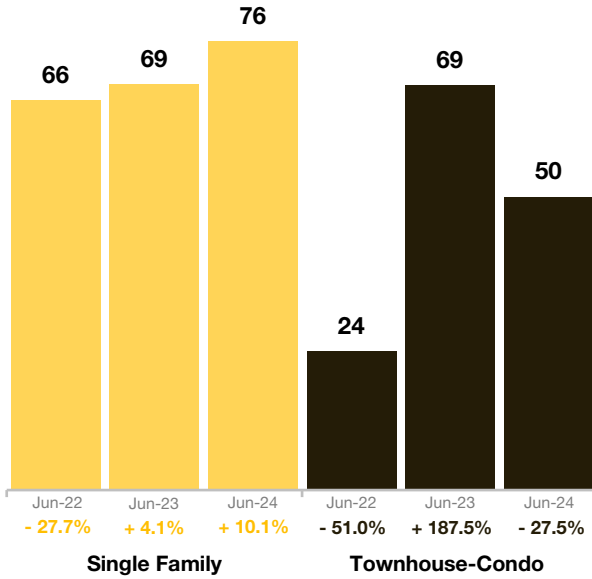
Historical Percent of List Price Received by Month



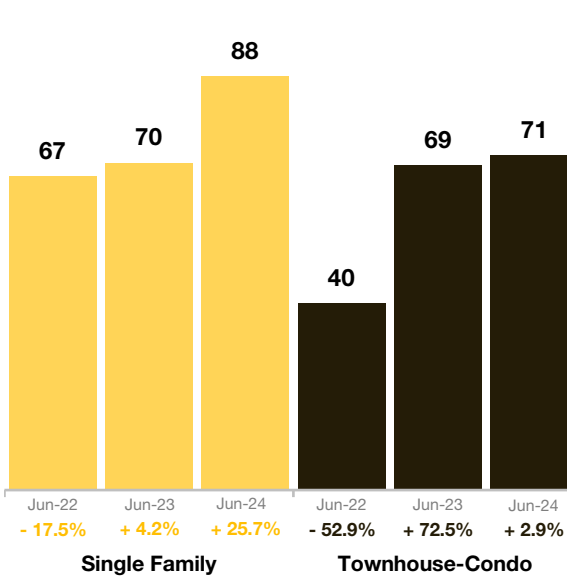
Days on Market Until Sale



June

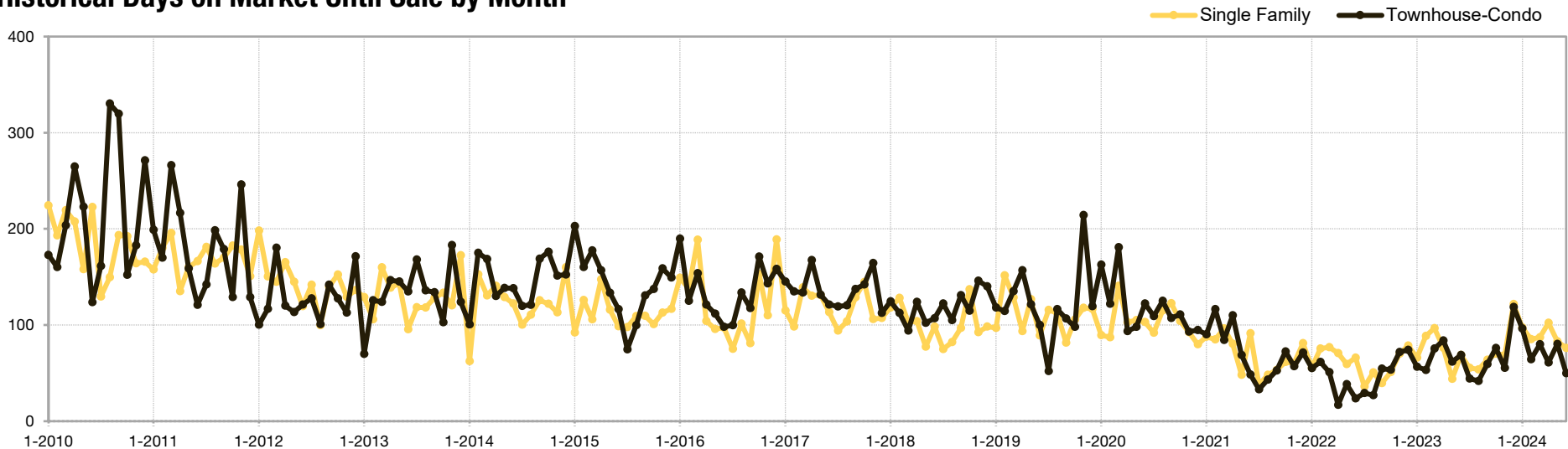


Year to Date



Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2023	55	+52.8%	44	+51.7%
Aug-2023	54	+5.9%	42	+55.6%
Sep-2023	64	+64.1%	59	+7.3%
Oct-2023	70	+37.3%	76	+43.4%
Nov-2023	69	-1.4%	55	-23.6%
Dec-2023	122	+54.4%	119	+60.8%
Jan-2024	97	+47.0%	96	+71.4%
Feb-2024	85	-4.5%	64	+20.8%
Mar-2024	87	-10.3%	80	+6.7%
Apr-2024	102	+34.2%	61	-27.4%
May-2024	83	+88.6%	80	+29.0%
Jun-2024	76	+10.1%	50	-27.5%

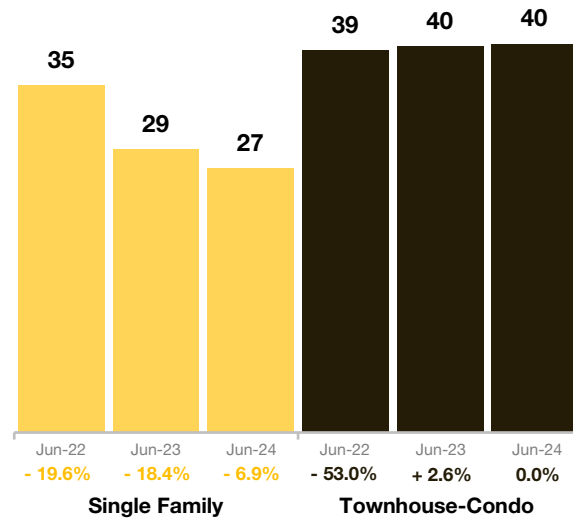
Historical Days on Market Until Sale by Month



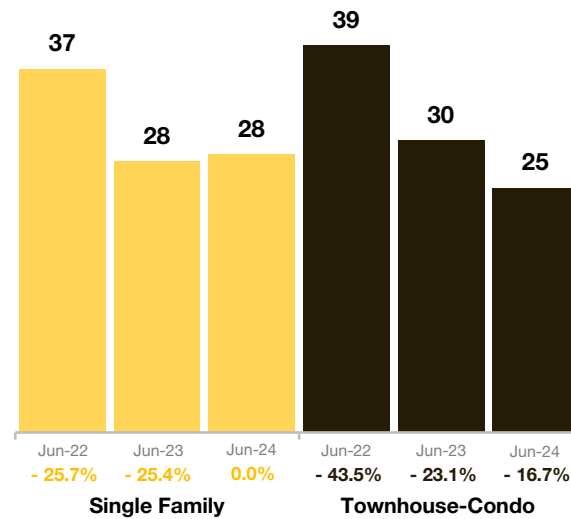
Housing Affordability Index



June

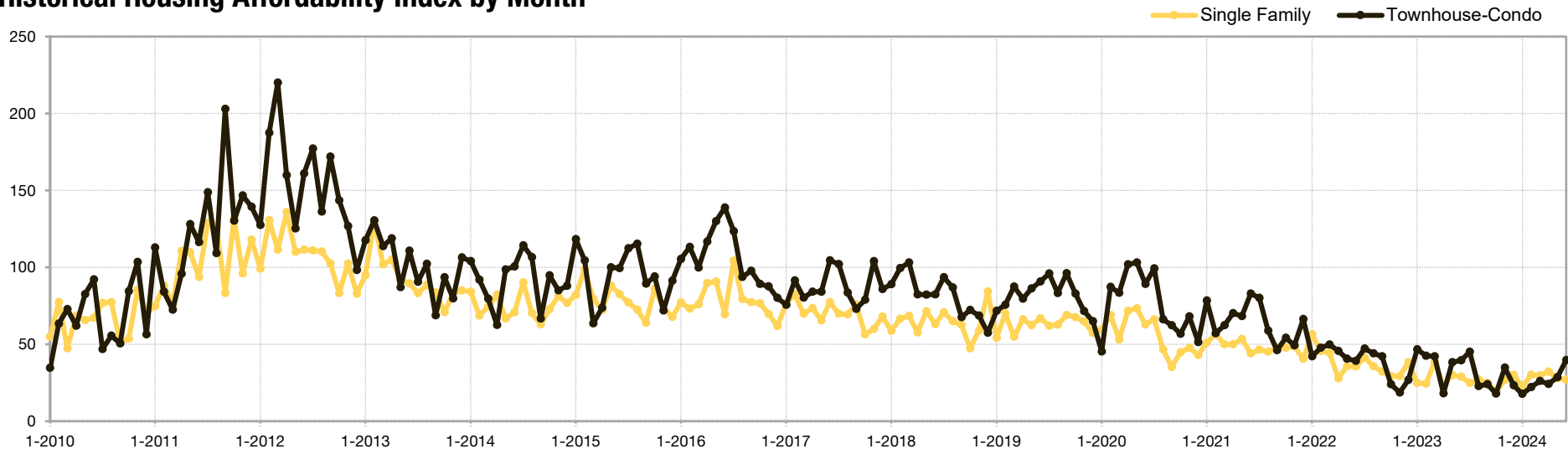


Year to Date



Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2023	25	-39.0%	45	-4.3%
Aug-2023	27	-25.0%	23	-47.7%
Sep-2023	25	-21.9%	24	-42.9%
Oct-2023	19	-34.5%	18	-25.0%
Nov-2023	27	-6.9%	35	+84.2%
Dec-2023	30	-21.1%	23	-14.8%
Jan-2024	22	-12.0%	18	-61.7%
Feb-2024	30	+25.0%	22	-47.6%
Mar-2024	30	-21.1%	26	-38.1%
Apr-2024	32	+39.1%	24	+33.3%
May-2024	28	-6.7%	29	-23.7%
Jun-2024	27	-6.9%	40	0.0%

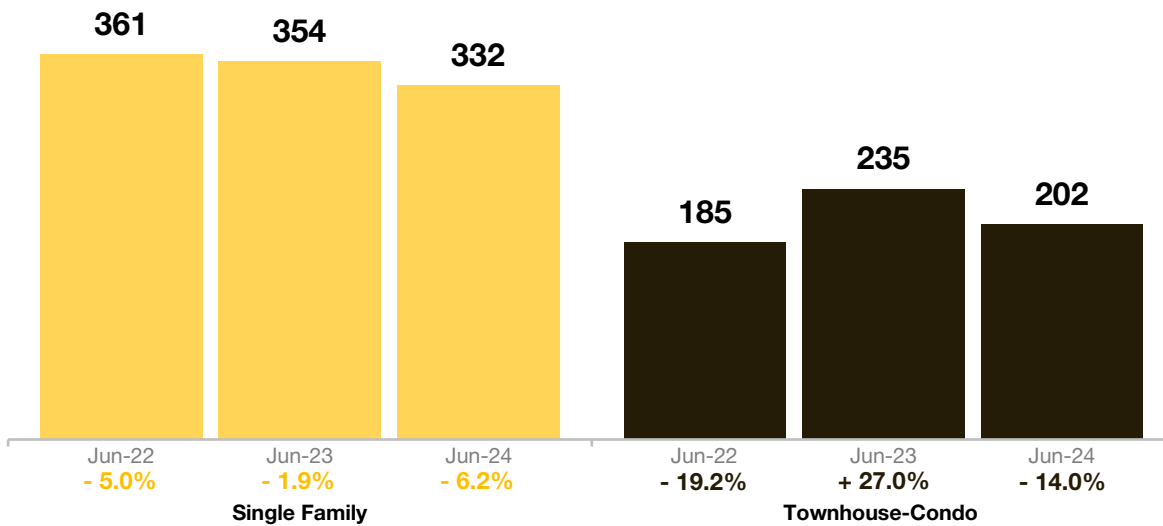
Historical Housing Affordability Index by Month



Inventory of Active Listings

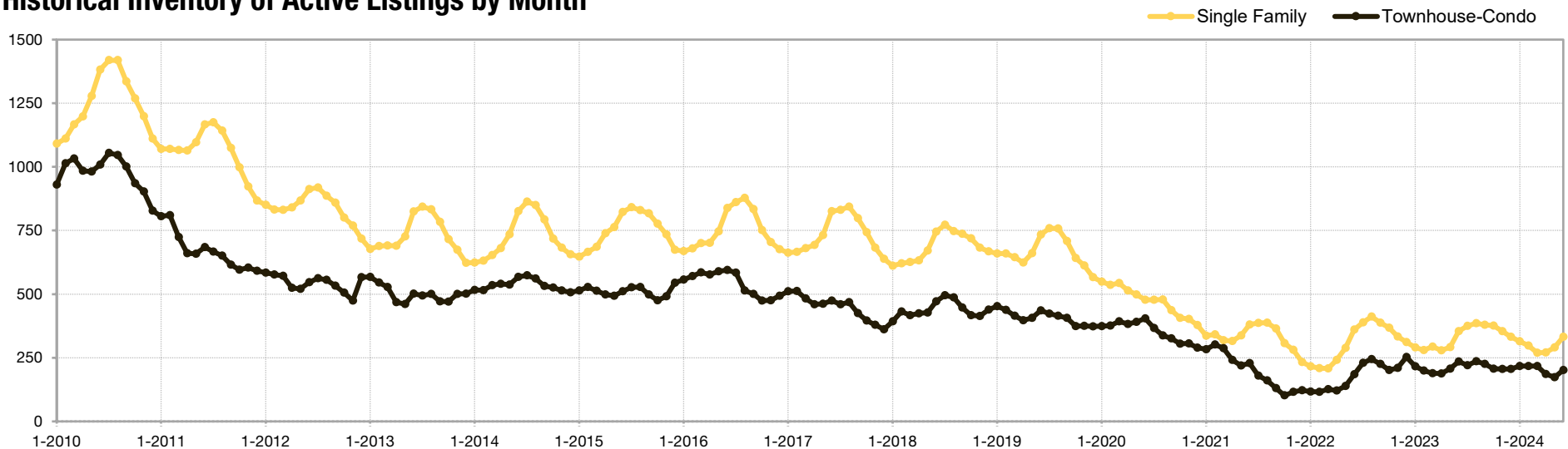


June



Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2023	375	-3.6%	220	-4.3%
Aug-2023	386	-6.3%	236	-3.3%
Sep-2023	379	-2.3%	226	0.0%
Oct-2023	376	+2.2%	207	+2.5%
Nov-2023	354	+6.3%	206	-1.9%
Dec-2023	332	+6.8%	206	-18.6%
Jan-2024	314	+8.3%	217	+0.5%
Feb-2024	298	+6.4%	217	+8.5%
Mar-2024	270	-8.2%	217	+14.8%
Apr-2024	271	-2.9%	186	-1.1%
May-2024	290	-0.3%	173	-16.4%
Jun-2024	332	-6.2%	202	-14.0%

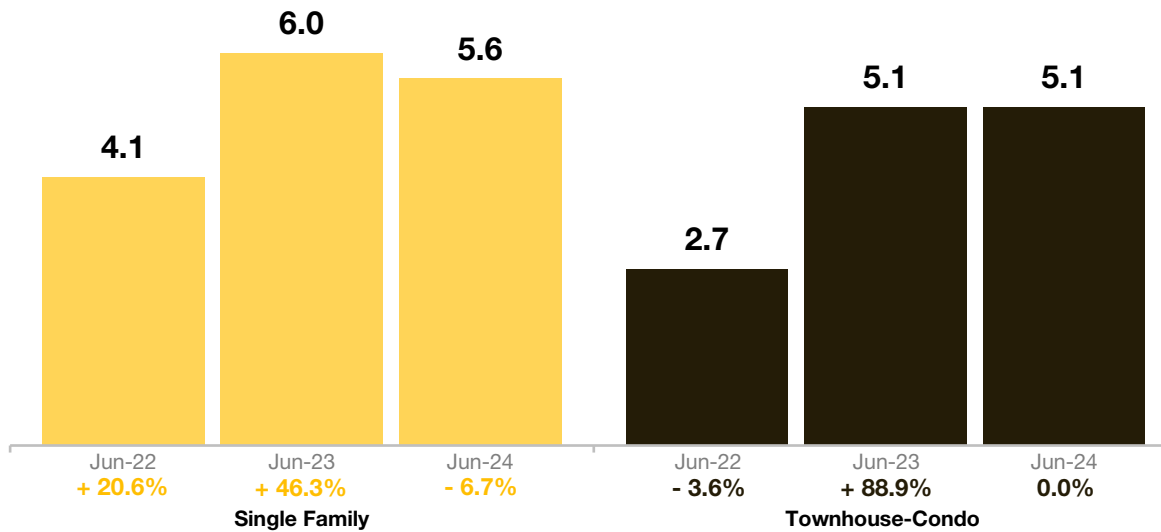
Historical Inventory of Active Listings by Month



Months Supply of Inventory

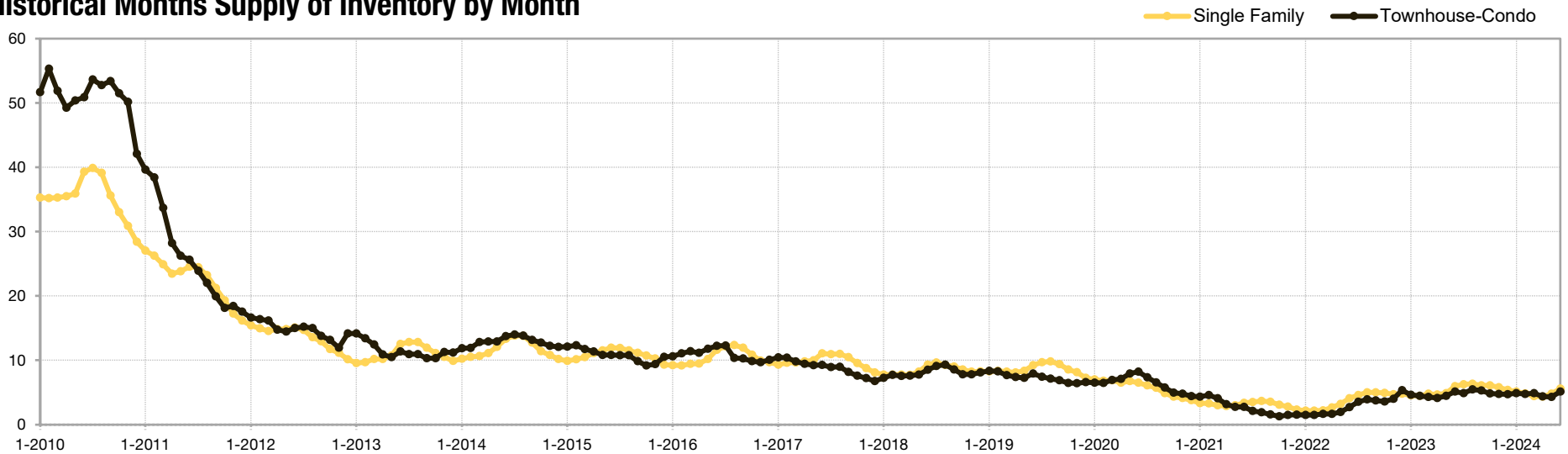


June



Months Supply of Inventory	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2023	6.3	+37.0%	4.9	+40.0%
Aug-2023	6.4	+28.0%	5.4	+38.5%
Sep-2023	6.1	+22.0%	5.3	+39.5%
Oct-2023	6.1	+24.5%	4.8	+33.3%
Nov-2023	5.8	+23.4%	4.7	+17.5%
Dec-2023	5.4	+12.5%	4.7	-11.3%
Jan-2024	5.1	+13.3%	4.9	+6.5%
Feb-2024	4.8	+6.7%	4.7	+4.4%
Mar-2024	4.4	-8.3%	4.9	+14.0%
Apr-2024	4.3	-8.5%	4.4	+7.3%
May-2024	4.8	-2.0%	4.3	-2.3%
Jun-2024	5.6	-6.7%	5.1	0.0%

Historical Months Supply of Inventory by Month



Total Market Overview



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

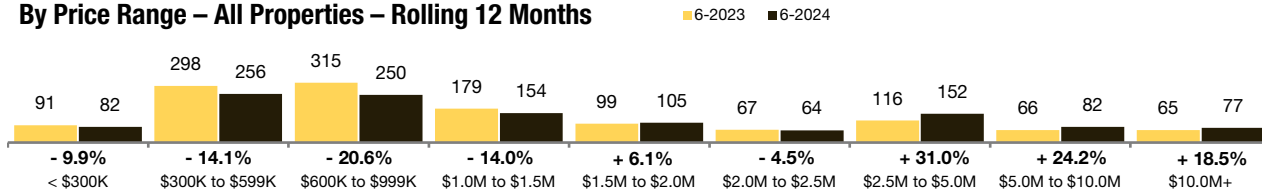
Key Metrics	Historical Sparkbars	6-2023	6-2024	Percent Change	YTD 2023	YTD 2024	Percent Change
New Listings		258	220	- 14.7%	905	877	- 3.1%
Pending Sales		120	102	- 15.0%	670	618	- 7.8%
Sold Listings		123	97	- 21.1%	650	568	- 12.6%
Median Sales Price		\$950,000	\$885,000	- 6.8%	\$1,009,000	\$1,075,000	+ 6.5%
Avg. Sales Price		\$1,735,887	\$2,049,383	+ 18.1%	\$2,535,608	\$3,156,283	+ 24.5%
Pct. of List Price Received		97.3%	96.9%	- 0.4%	96.9%	96.4%	- 0.5%
Days on Market		68	66	- 2.9%	71	82	+ 15.5%
Affordability Index		30	31	+ 3.3%	28	26	- 7.1%
Active Listings		610	546	- 10.5%	--	--	--
Months Supply		5.6	5.4	- 3.6%	--	--	--

Sold Listings

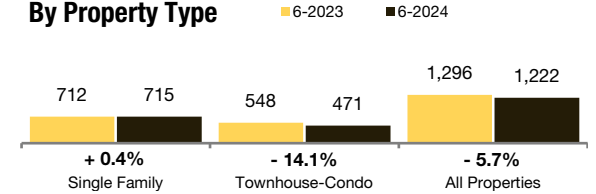
Actual sales that have closed in a given month.



By Price Range – All Properties – Rolling 12 Months



By Property Type



Rolling 12 Months

By Price Range	Single Family			Townhouse-Condo		
	6-2023	6-2024	Change	6-2023	6-2024	Change
\$299,999 and Below	21	21	0.0%	40	34	-15.0%
\$300,000 to \$599,999	174	165	-5.2%	124	90	-27.4%
\$600,000 to \$999,999	195	170	-12.8%	119	79	-33.6%
\$1,000,000 to \$1,499,999	103	86	-16.5%	76	68	-10.5%
\$1,500,000 to \$1,999,999	45	52	+15.6%	54	52	-3.7%
\$2,000,000 to \$2,499,999	33	35	+6.1%	34	29	-14.7%
\$2,500,000 to \$4,999,999	54	74	+37.0%	61	78	+27.9%
\$5,000,000 to \$9,999,999	31	48	+54.8%	33	30	-9.1%
\$10,000,000 and Above	56	64	+14.3%	7	11	+57.1%
All Price Ranges	712	715	+0.4%	548	471	-14.1%

Compared to Prior Month

By Price Range	Single Family			Townhouse-Condo		
	5-2024	6-2024	Change	5-2024	6-2024	Change
\$299,999 and Below	2	1	-50.0%	2	2	0.0%
\$300,000 to \$599,999	12	13	+8.3%	11	8	-27.3%
\$600,000 to \$999,999	17	15	-11.8%	7	12	+71.4%
\$1,000,000 to \$1,499,999	7	10	+42.9%	10	1	-90.0%
\$1,500,000 to \$1,999,999	6	7	+16.7%	2	3	+50.0%
\$2,000,000 to \$2,499,999	2	4	+100.0%	0	3	--
\$2,500,000 to \$4,999,999	7	3	-57.1%	8	5	-37.5%
\$5,000,000 to \$9,999,999	2	5	+150.0%	4	0	-100.0%
\$10,000,000 and Above	6	3	-50.0%	0	1	--
All Price Ranges	61	61	0.0%	44	35	-20.5%

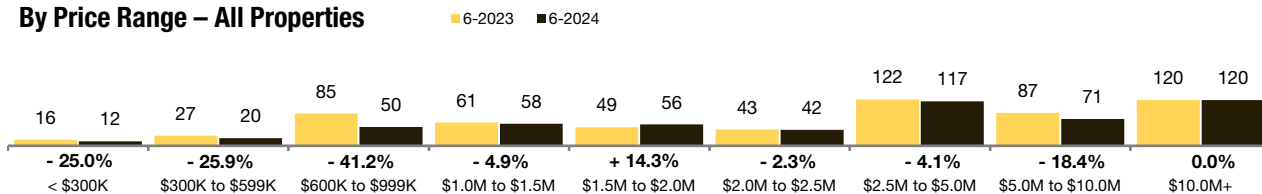
Year to Date

By Price Range	Single Family			Townhouse-Condo		
	6-2023	6-2024	Change	6-2023	6-2024	Change
\$299,999 and Below	9	10	+11.1%	20	16	-20.0%
\$300,000 to \$599,999	86	72	-16.3%	69	51	-26.1%
\$600,000 to \$999,999	73	76	+4.1%	52	34	-34.6%
\$1,000,000 to \$1,499,999	44	33	-25.0%	44	36	-18.2%
\$1,500,000 to \$1,999,999	22	20	-9.1%	39	27	-30.8%
\$2,000,000 to \$2,499,999	19	15	-21.1%	23	17	-26.1%
\$2,500,000 to \$4,999,999	35	34	-2.9%	31	43	+38.7%
\$5,000,000 to \$9,999,999	19	18	-5.3%	14	16	+14.3%
\$10,000,000 and Above	30	32	+6.7%	4	4	0.0%
All Price Ranges	337	310	-8.0%	296	244	-17.6%

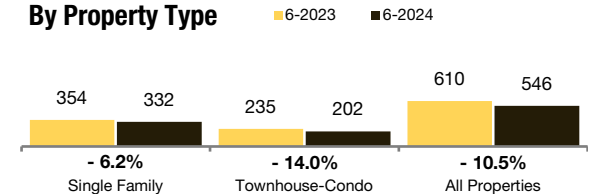
Inventory of Active Listings

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

By Price Range – All Properties



By Property Type



Compared to Prior Year

By Price Range	Single Family			Townhouse-Condo		
	6-2023	6-2024	Change	6-2023	6-2024	Change
\$299,999 and Below	1	1	0.0%	9	4	-55.6%
\$300,000 to \$599,999	20	14	-30.0%	7	5	-28.6%
\$600,000 to \$999,999	62	36	-41.9%	22	14	-36.4%
\$1,000,000 to \$1,499,999	35	27	-22.9%	25	30	+20.0%
\$1,500,000 to \$1,999,999	30	32	+6.7%	19	24	+26.3%
\$2,000,000 to \$2,499,999	9	20	+122.2%	33	22	-33.3%
\$2,500,000 to \$4,999,999	52	56	+7.7%	69	60	-13.0%
\$5,000,000 to \$9,999,999	49	53	+8.2%	33	18	-45.5%
\$10,000,000 and Above	96	93	-3.1%	18	25	+38.9%
All Price Ranges	354	332	-6.2%	235	202	-14.0%

Compared to Prior Month

By Price Range	Single Family			Townhouse-Condo		
	5-2024	6-2024	Change	5-2024	6-2024	Change
\$299,999 and Below	0	1	--	1	4	+300.0%
\$300,000 to \$599,999	15	14	-6.7%	12	5	-58.3%
\$600,000 to \$999,999	27	36	+33.3%	15	14	-6.7%
\$1,000,000 to \$1,499,999	29	27	-6.9%	20	30	+50.0%
\$1,500,000 to \$1,999,999	41	32	-22.0%	21	24	+14.3%
\$2,000,000 to \$2,499,999	13	20	+53.8%	24	22	-8.3%
\$2,500,000 to \$4,999,999	52	56	+7.7%	49	60	+22.4%
\$5,000,000 to \$9,999,999	39	53	+35.9%	13	18	+38.5%
\$10,000,000 and Above	74	93	+25.7%	18	25	+38.9%
All Price Ranges	290	332	+14.5%	173	202	+16.8%

Year to Date

Property Type	6-2023	6-2024	Change
Single Family	354	332	-6.2%
Townhouse-Condo	235	202	-14.0%
All Properties	610	546	-10.5%

There are no year-to-date figures for inventory because it is simply a snapshot frozen in time at the end of each month. It does not add up over a period of months.

Glossary of Terms

A research tool provided by the Colorado Association of REALTORS®



New Listings	A measure of how much new supply is coming onto the market from sellers.
Pending Sales	A count of all the listings that went into pending status during the reported period. Pending listings are counted at the end of the reported period. Each listing can only be counted one time. If a listing goes into Pending, out of Pending, then back into Pending 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.