

Monthly Indicators



August 2024

Percent changes calculated using year-over-year comparisons.

New Listings were down 17.0 percent for single family homes and 40.8 percent for townhouse-condo properties. Pending Sales increased 4.9 percent for single family homes but remained flat for townhouse-condo properties.

The Median Sales Price was down 5.3 percent to \$942,000 for single family homes and 6.3 percent to \$1,241,875 for townhouse-condo properties. Days on Market increased 42.6 percent for single family homes and 31.0 percent for condo properties.

Nationally, total housing inventory edged up 0.8% from the previous month to 1.33 million units heading into August, for a 4.0-month supply at the current sales pace, NAR data shows. Although inventory is up nearly 20% compared to the same time last year, demand continues to outpace supply, putting upward pressure on sales prices. According to NAR, the nationwide median existing-home price rose 4.2% year-over-year to \$422,600 at last measure, marking the 13th consecutive month of annual price increases.

Activity Snapshot

- 28.3% **- 3.7%** **- 6.7%**

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	8-2023	8-2024	Percent Change	YTD 2023	YTD 2024	Percent Change
New Listings		112	93	- 17.0%	777	735	- 5.4%
Pending Sales		81	85	+ 4.9%	537	493	- 8.2%
Sold Listings		86	62	- 27.9%	487	446	- 8.4%
Median Sales Price		\$995,000	\$942,000	- 5.3%	\$1,050,000	\$975,000	- 7.1%
Avg. Sales Price		\$3,813,463	\$3,701,366	- 2.9%	\$3,198,391	\$3,724,917	+ 16.5%
Pct. of List Price Received		96.4%	96.0%	- 0.4%	96.4%	96.5%	+ 0.1%
Days on Market		54	77	+ 42.6%	65	85	+ 30.8%
Affordability Index		27	30	+ 11.1%	26	29	+ 11.5%
Active Listings		386	362	- 6.2%	--	--	--
Months Supply		6.4	6.2	- 3.1%	--	--	--

Townhouse-Condo Market Overview



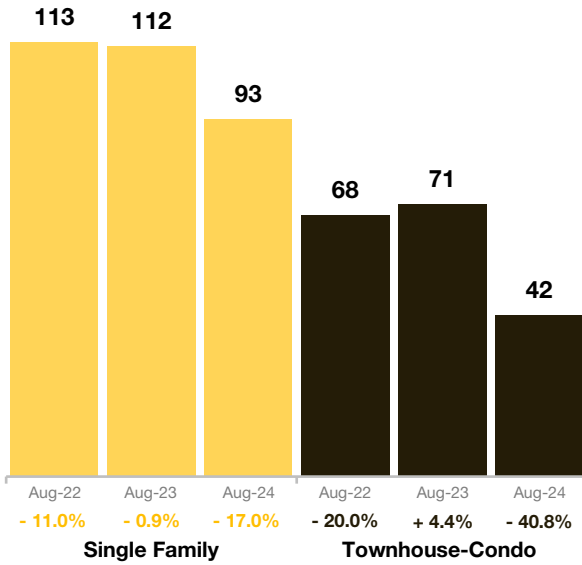
Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	8-2023	8-2024	Percent Change	YTD 2023	YTD 2024	Percent Change
New Listings		71	42	- 40.8%	448	458	+ 2.2%
Pending Sales		42	42	0.0%	364	334	- 8.2%
Sold Listings		45	34	- 24.4%	377	312	- 17.2%
Median Sales Price		\$1,325,000	\$1,241,875	- 6.3%	\$1,025,000	\$1,200,000	+ 17.1%
Avg. Sales Price		\$3,636,630	\$3,512,274	- 3.4%	\$1,899,219	\$2,141,887	+ 12.8%
Pct. of List Price Received		97.7%	95.5%	- 2.3%	98.0%	96.5%	- 1.5%
Days on Market		42	55	+ 31.0%	64	70	+ 9.4%
Affordability Index		23	26	+ 13.0%	29	27	- 6.9%
Active Listings		237	220	- 7.2%	--	--	--
Months Supply		5.5	5.8	+ 5.5%	--	--	--

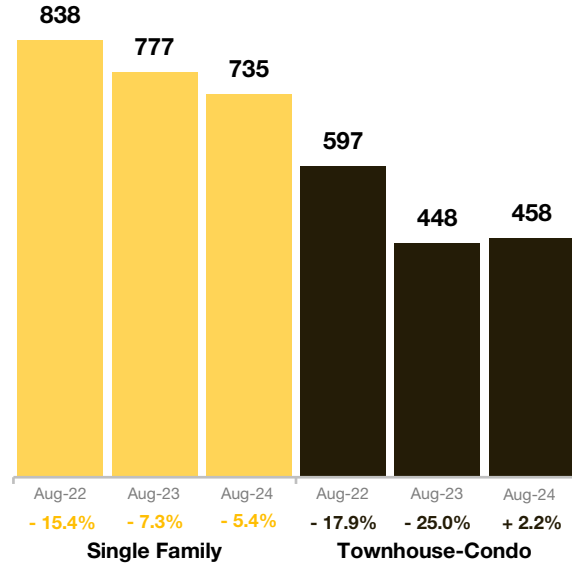
New Listings



August

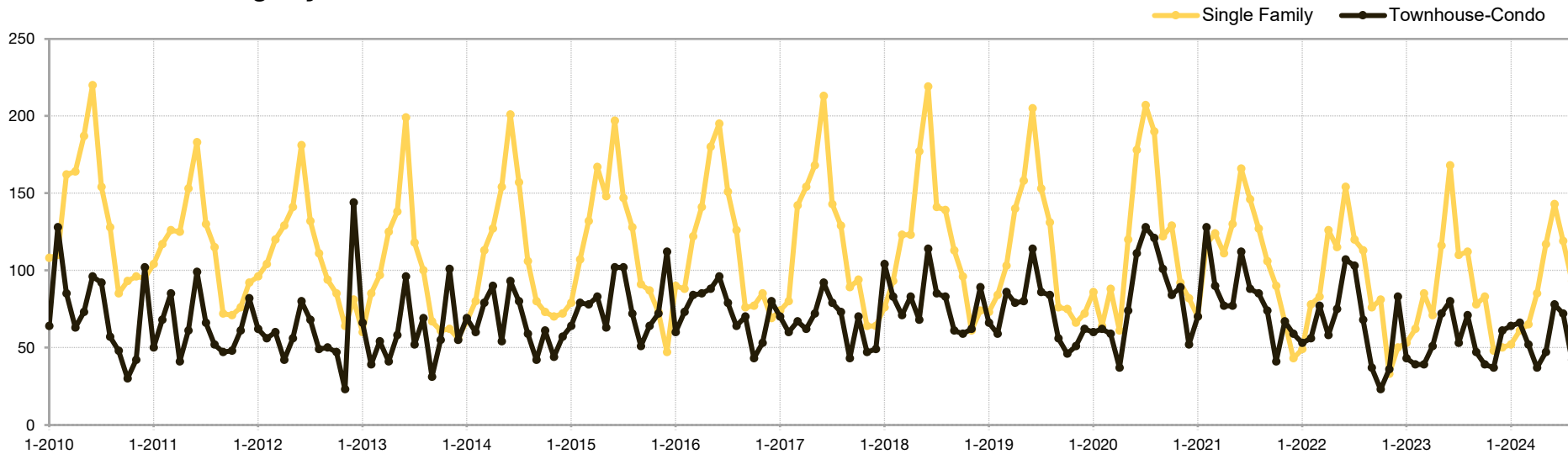


Year to Date



New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Sep-2023	78	+2.6%	47	+27.0%
Oct-2023	83	+2.5%	39	+69.6%
Nov-2023	48	+45.5%	37	+2.8%
Dec-2023	50	0.0%	61	-26.5%
Jan-2024	52	-1.9%	64	+48.8%
Feb-2024	61	-1.6%	66	+69.2%
Mar-2024	65	-23.5%	52	+33.3%
Apr-2024	85	+19.7%	37	-27.5%
May-2024	117	+0.9%	47	-34.7%
Jun-2024	143	-14.9%	78	-2.5%
Jul-2024	119	+8.2%	72	+35.8%
Aug-2024	93	-17.0%	42	-40.8%

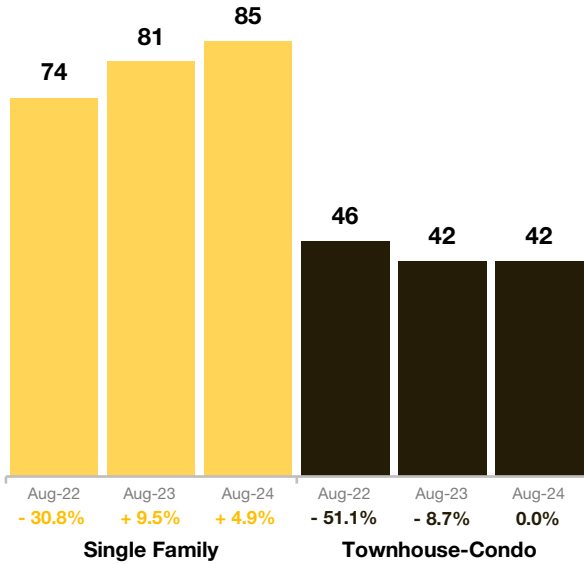
Historical New Listings by Month



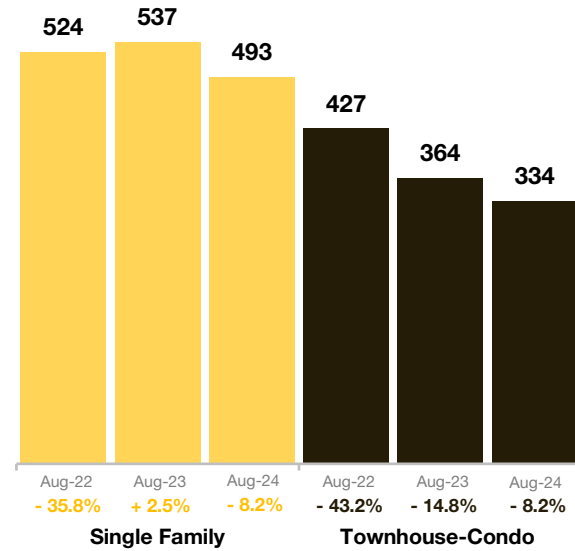
Pending Sales



August

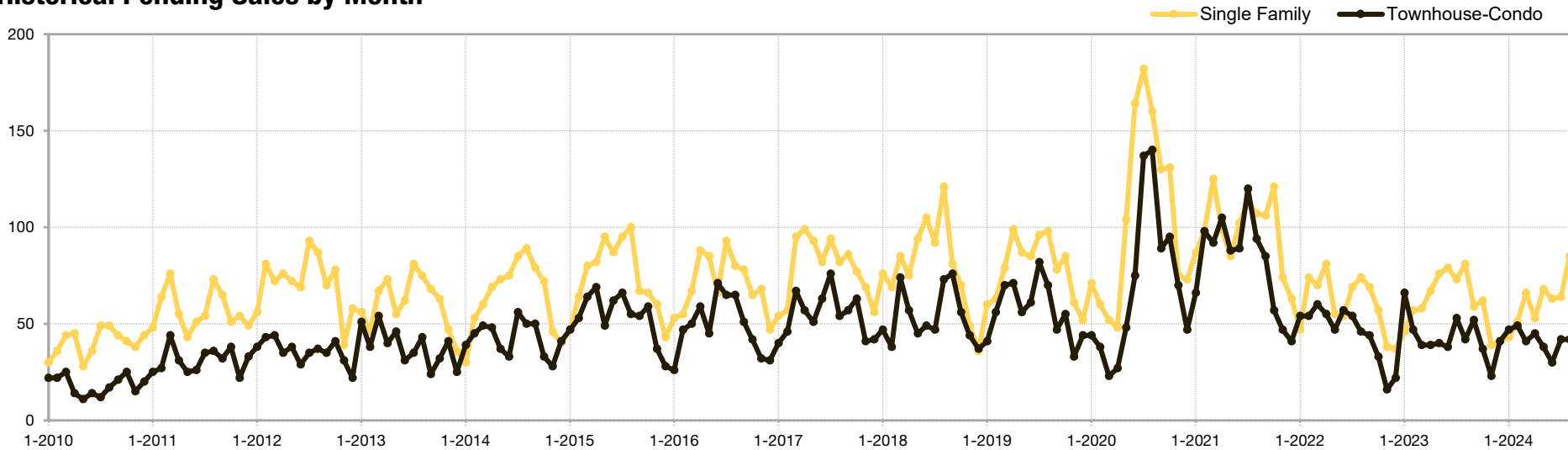


Year to Date



Pending Sales	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	51	-10.5%	49	+4.3%
Mar-2024	66	+13.8%	41	+5.1%
Apr-2024	53	-20.9%	45	+15.4%
May-2024	68	-10.5%	38	-5.0%
Jun-2024	63	-20.3%	30	-21.1%
Jul-2024	64	-12.3%	42	-20.8%
Aug-2024	85	+4.9%	42	0.0%

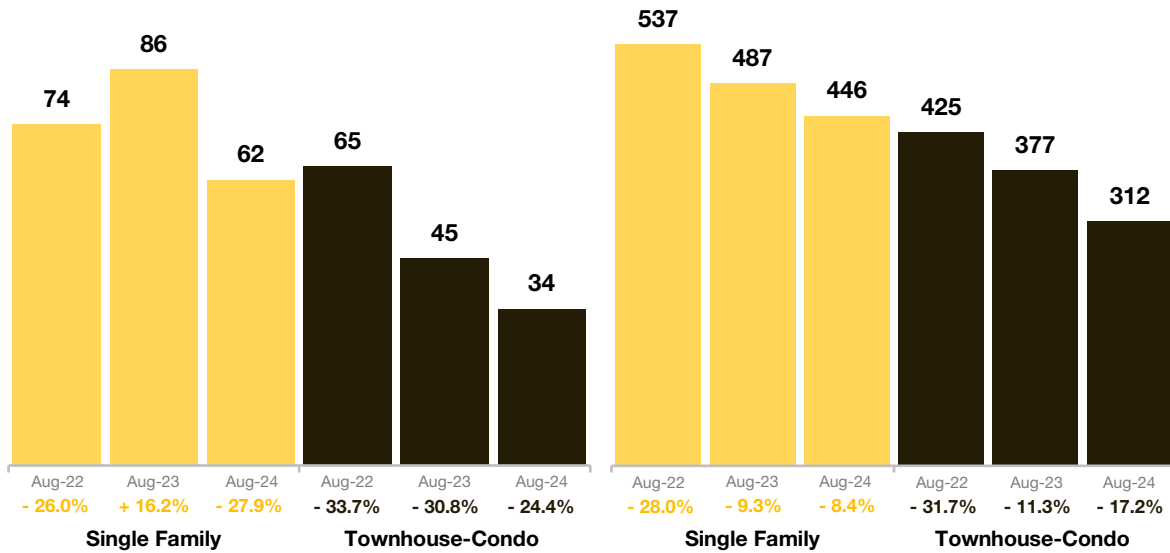
Historical Pending Sales by Month



Sold Listings

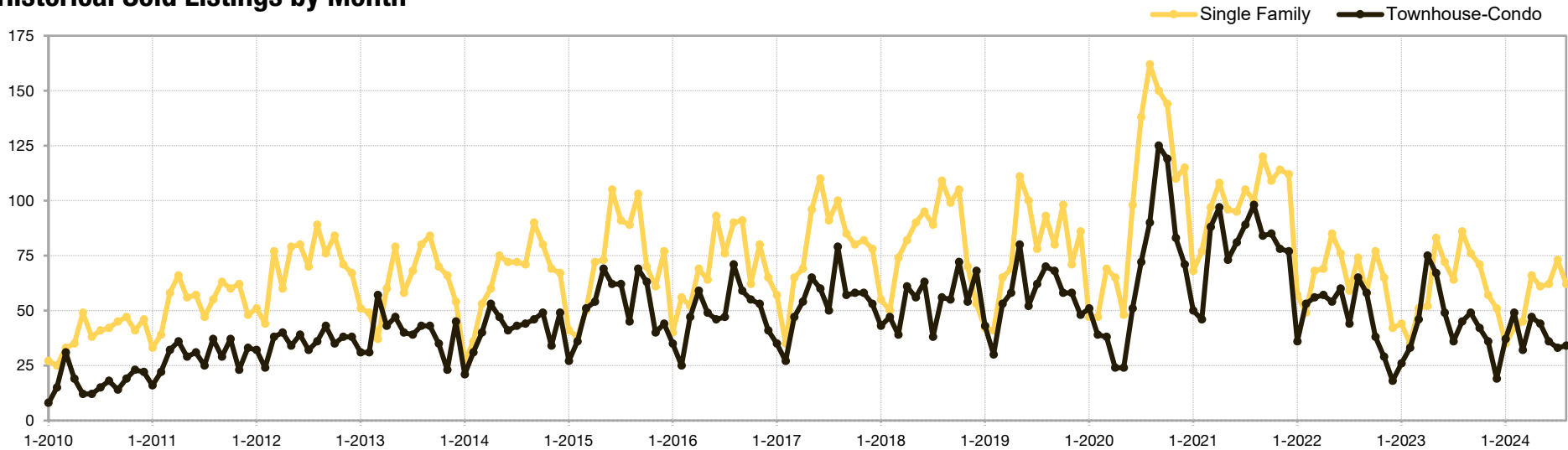


August



Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	62	-13.9%	36	-26.5%
Jul-2024	73	+14.1%	33	-8.3%
Aug-2024	62	-27.9%	34	-24.4%

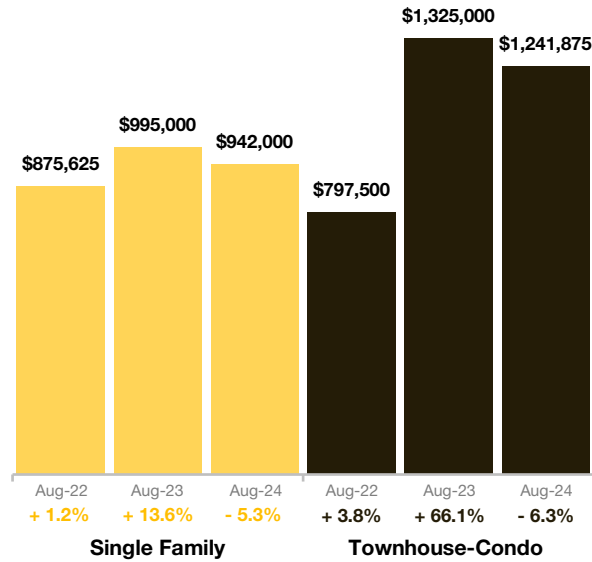
Historical Sold Listings by Month



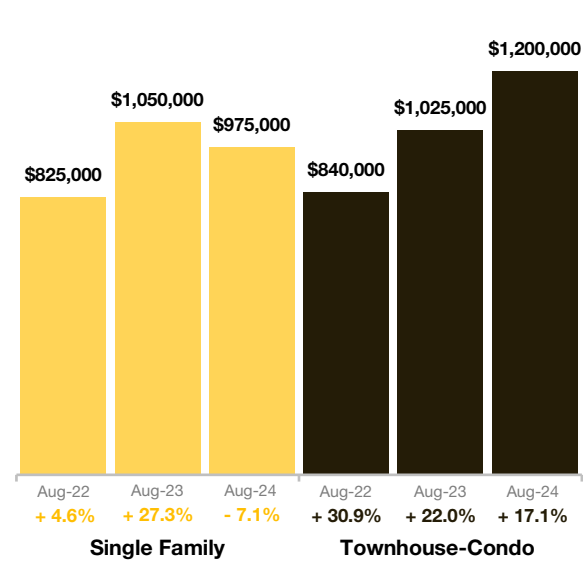
Median Sales Price



August

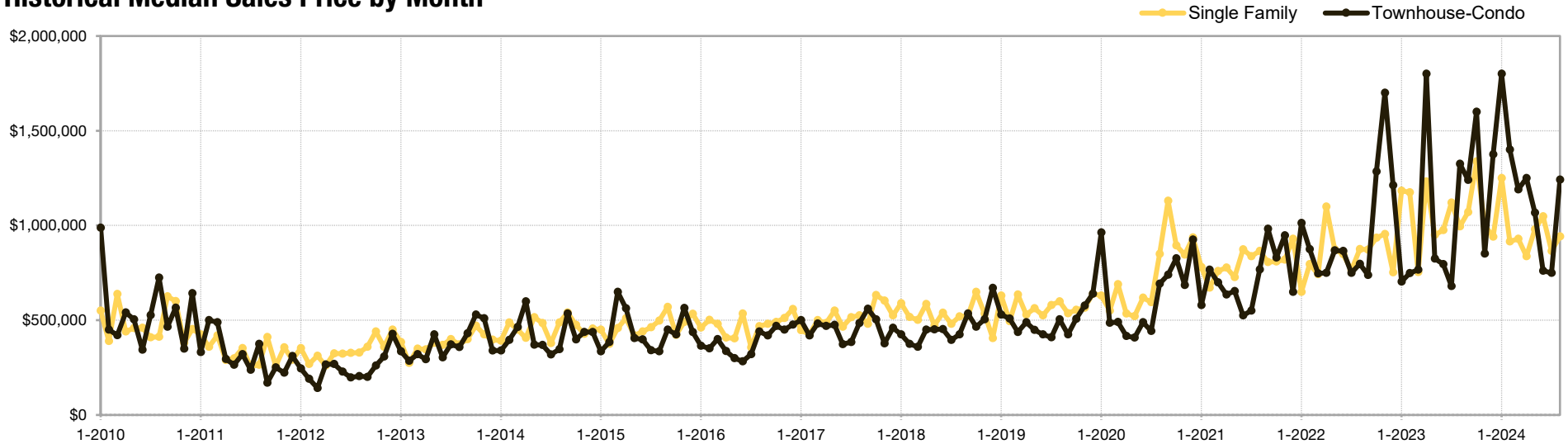


Year to Date



Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	\$1,047,400	+7.3%	\$760,898	-4.3%
Jul-2024	\$865,000	-22.8%	\$750,000	+10.3%
Aug-2024	\$942,000	-5.3%	\$1,241,875	-6.3%

Historical Median Sales Price by Month

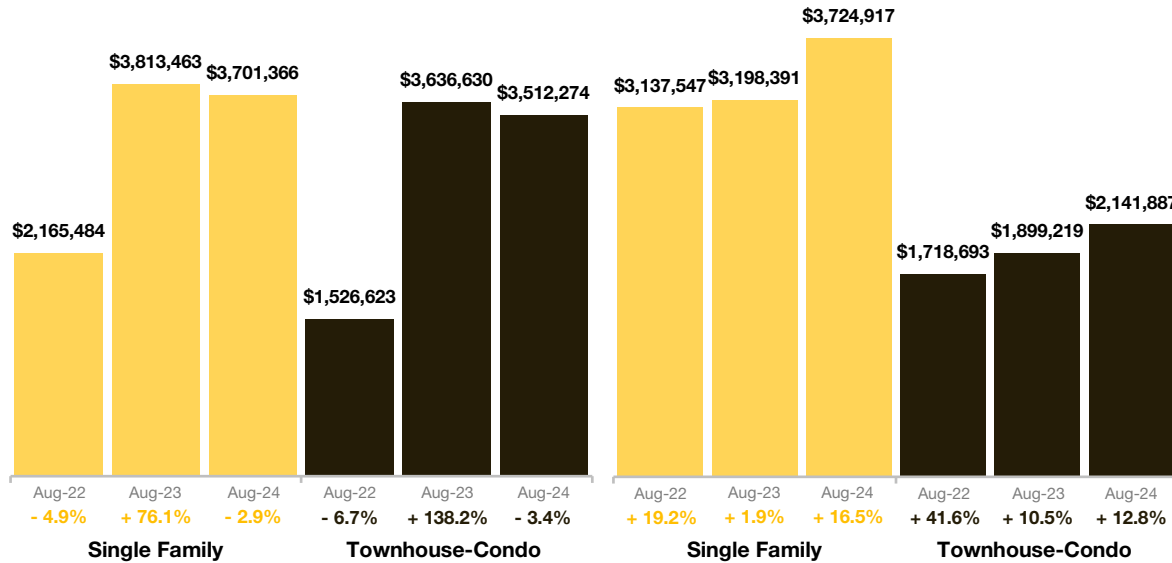


Average Sales Price



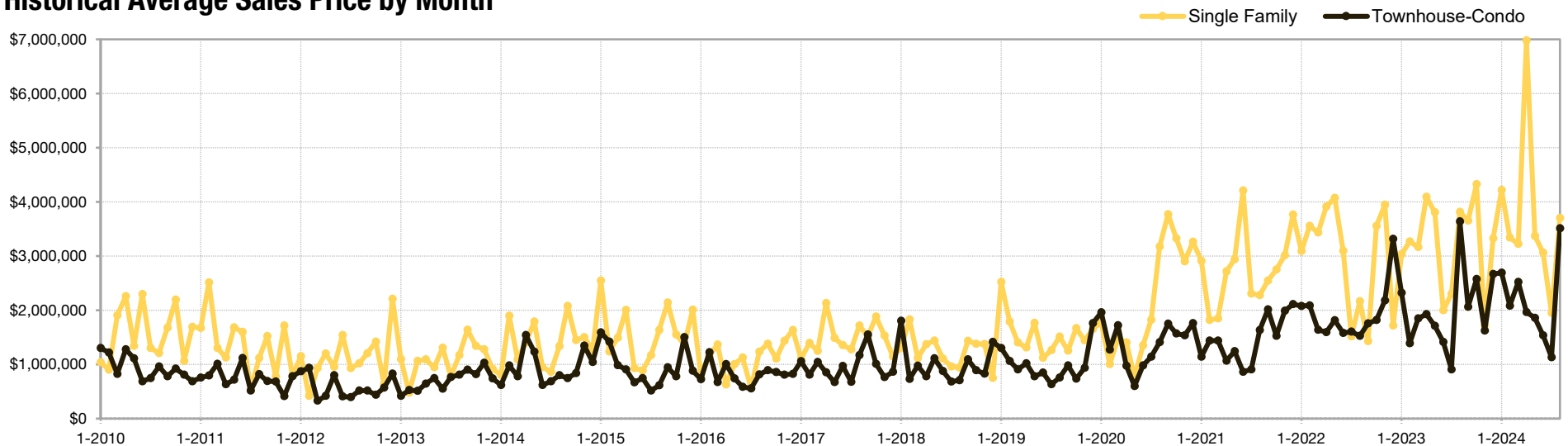
August

Year to Date



Avg. Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	\$3,064,199	+53.3%	\$1,533,661	+8.4%
Jul-2024	\$1,951,722	-15.3%	\$1,131,256	+24.6%
Aug-2024	\$3,701,366	-2.9%	\$3,512,274	-3.4%

Historical Average Sales Price by Month

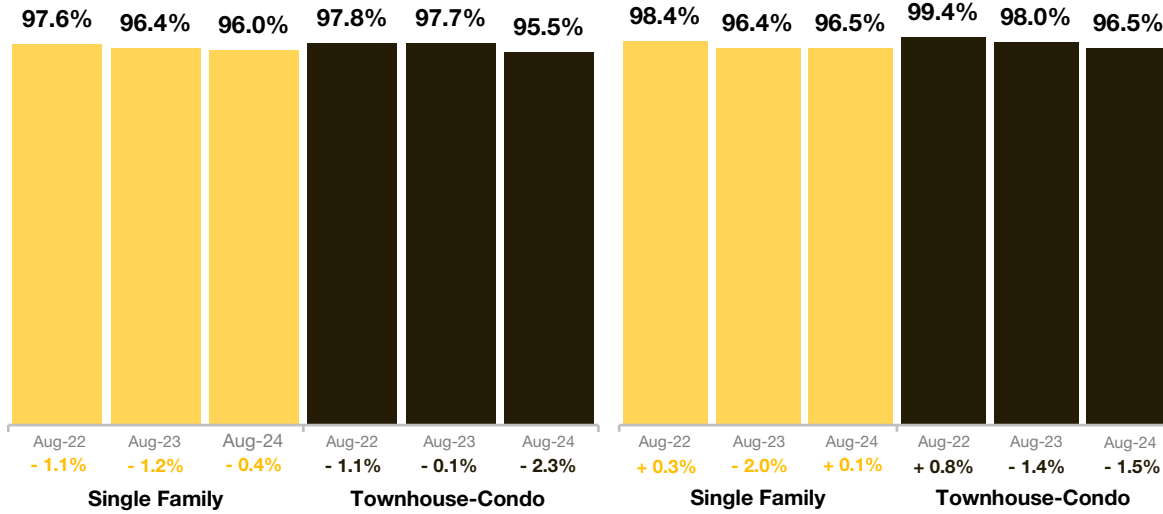


Percent of List Price Received



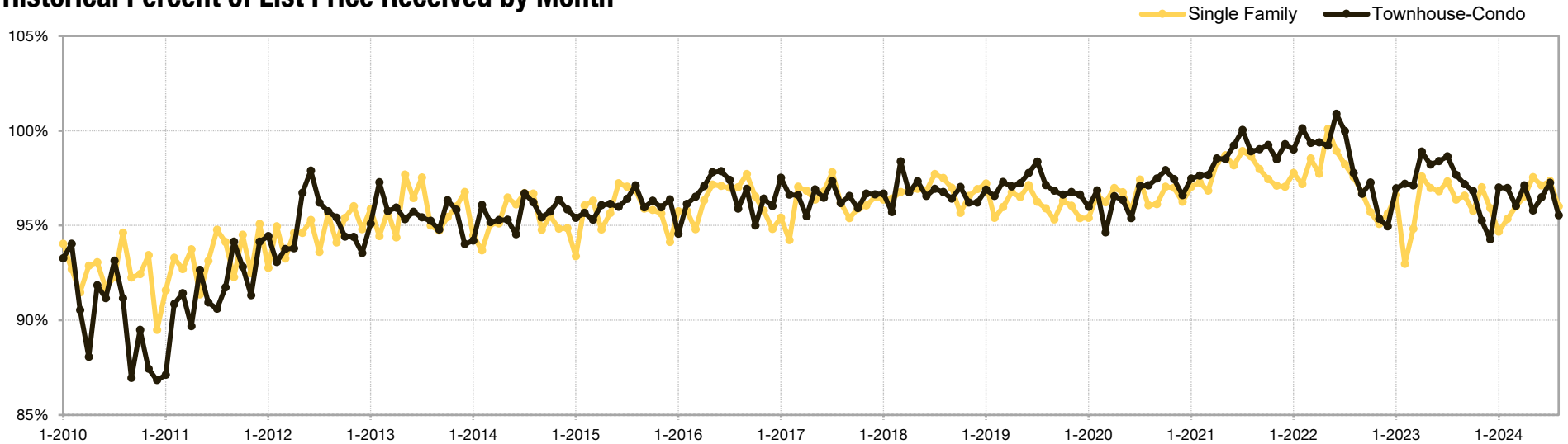
August

Year to Date



Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%
Jul-2024	97.3%	0.0%	97.3%	-1.3%
Aug-2024	96.0%	-0.4%	95.5%	-2.3%

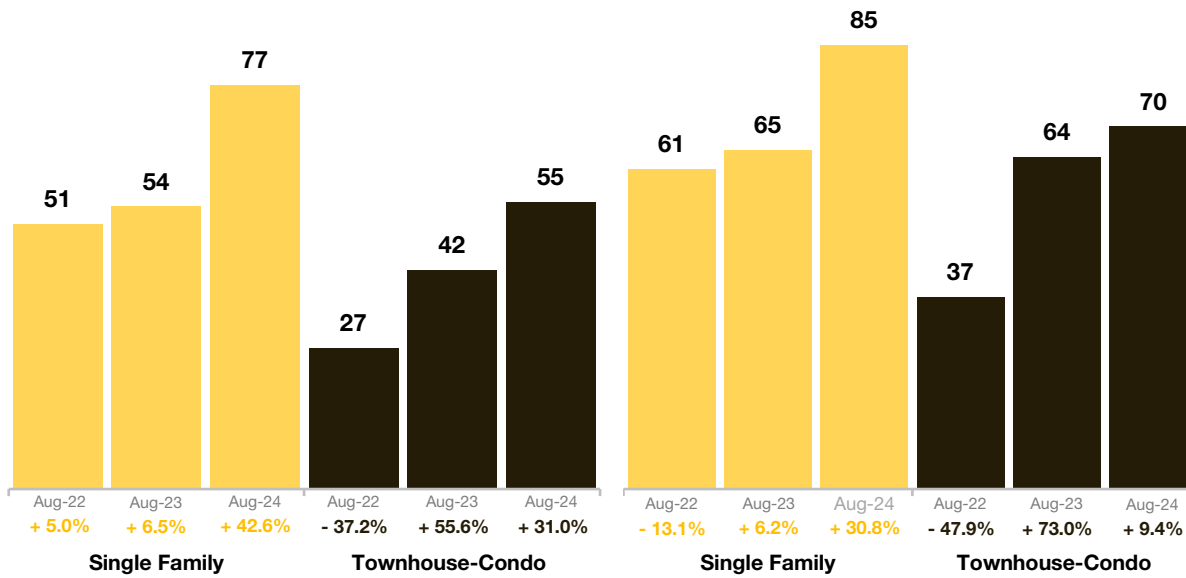
Historical Percent of List Price Received by Month



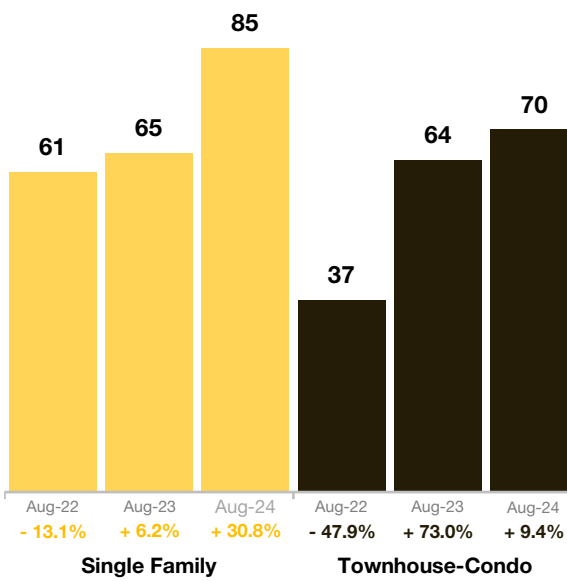
Days on Market Until Sale



August

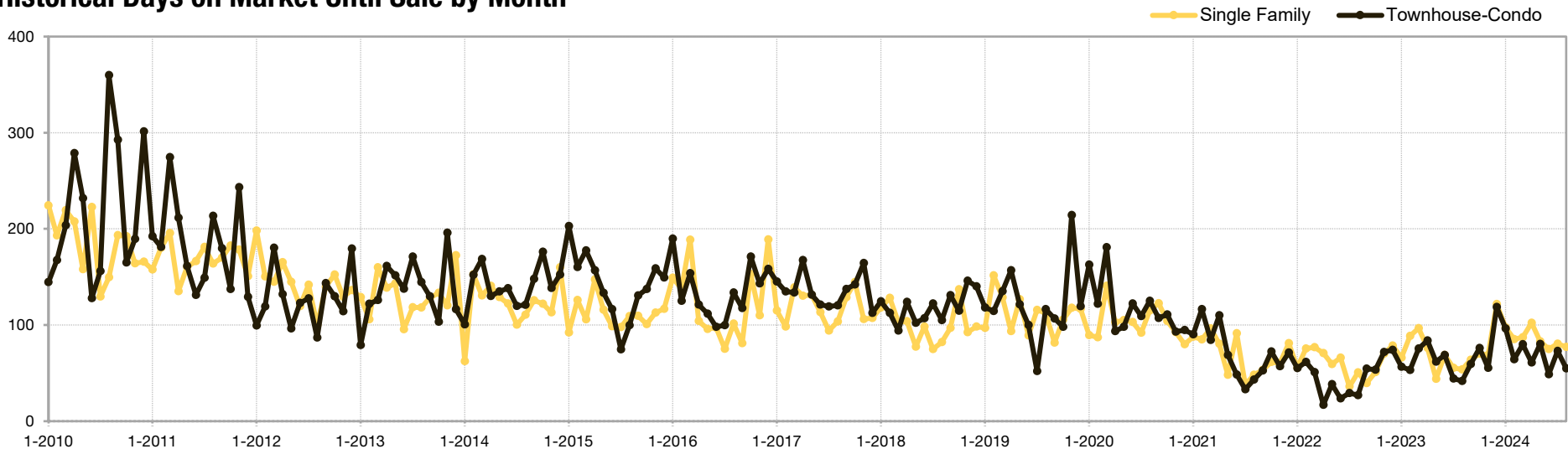


Year to Date



Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	75	+8.7%	49	-29.0%
Jul-2024	81	+47.3%	73	+65.9%
Aug-2024	77	+42.6%	55	+31.0%

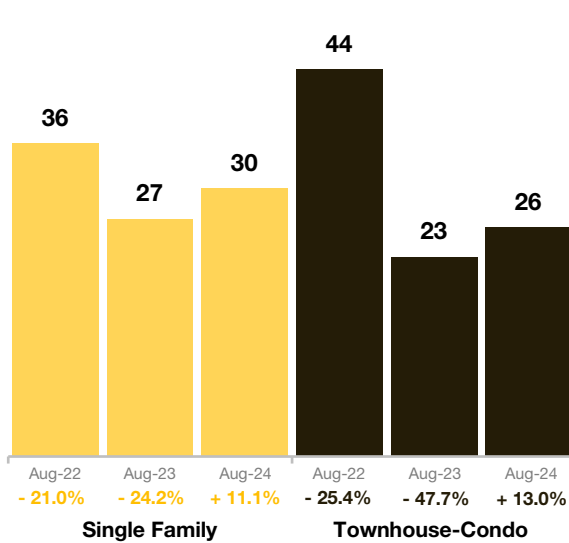
Historical Days on Market Until Sale by Month



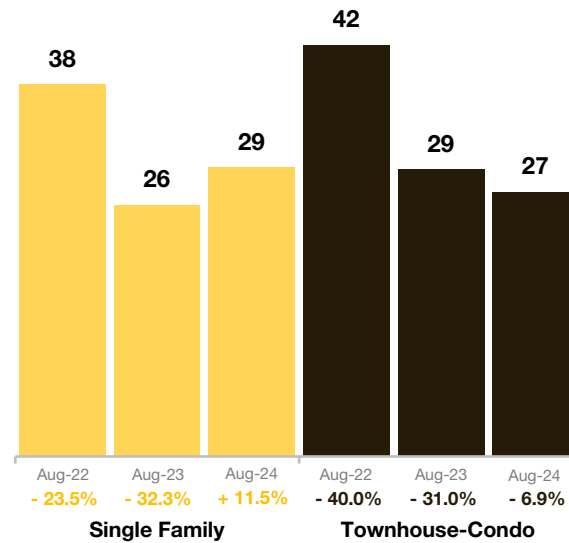
Housing Affordability Index



August

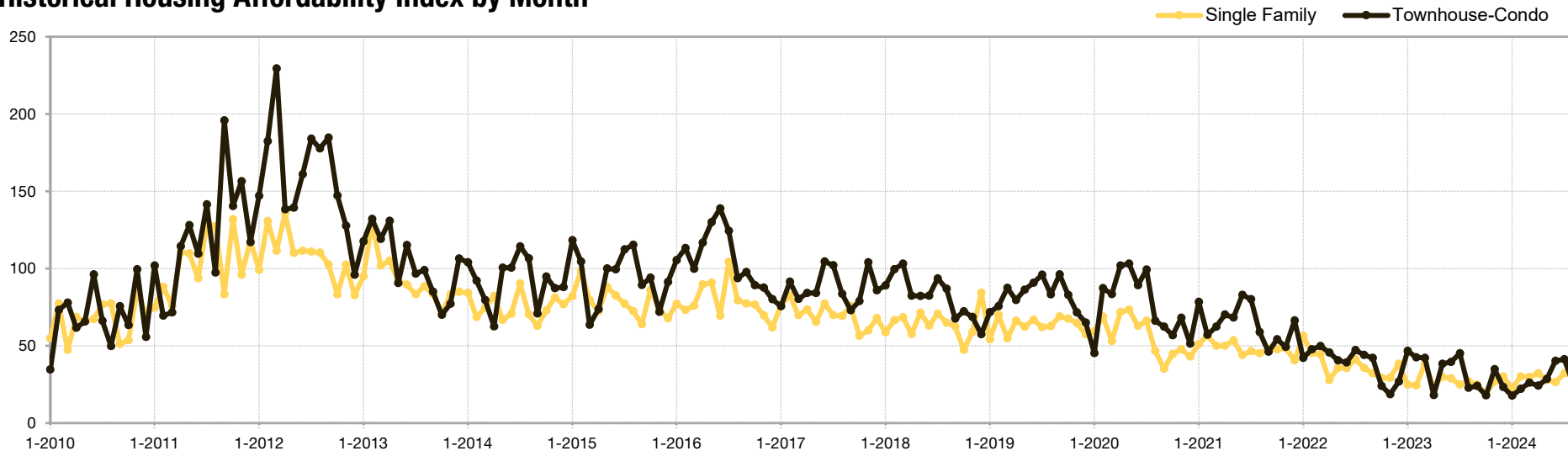


Year to Date



Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	26	-10.3%	40	0.0%
Jul-2024	32	+28.0%	41	-8.9%
Aug-2024	30	+11.1%	26	+13.0%

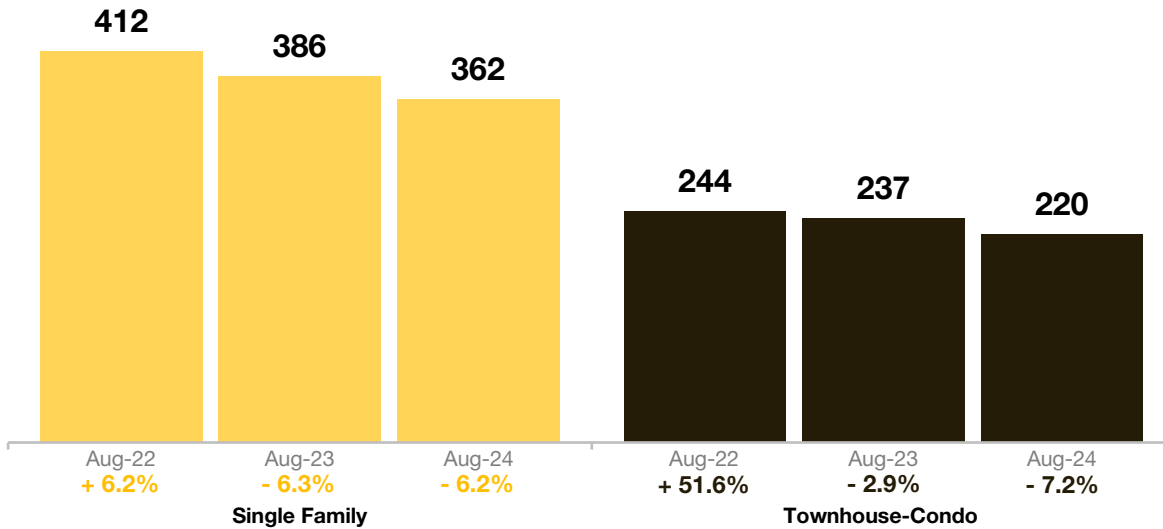
Historical Housing Affordability Index by Month



Inventory of Active Listings

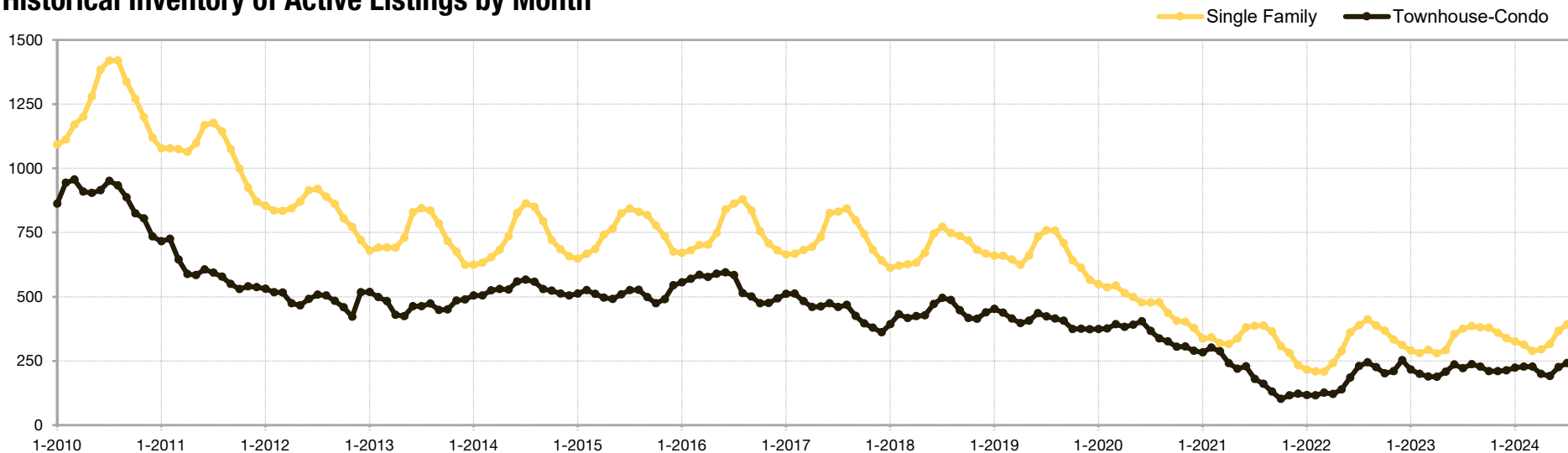


August



Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Sep-2023	380	-2.1%	228	+0.9%
Oct-2023	379	+3.0%	210	+4.0%
Nov-2023	359	+7.8%	210	0.0%
Dec-2023	339	+9.0%	213	-15.8%
Jan-2024	326	+12.4%	224	+3.7%
Feb-2024	313	+11.8%	228	+14.0%
Mar-2024	288	-2.0%	228	+20.6%
Apr-2024	295	+5.7%	200	+6.4%
May-2024	316	+8.6%	191	-8.2%
Jun-2024	367	+3.7%	226	-4.2%
Jul-2024	392	+4.5%	241	+9.0%
Aug-2024	362	-6.2%	220	-7.2%

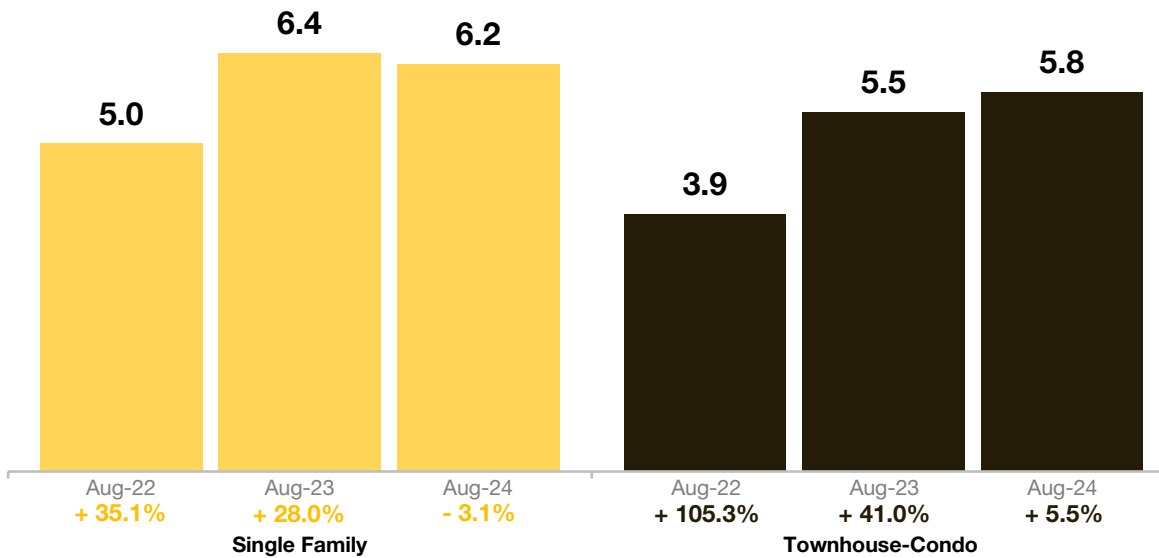
Historical Inventory of Active Listings by Month



Months Supply of Inventory

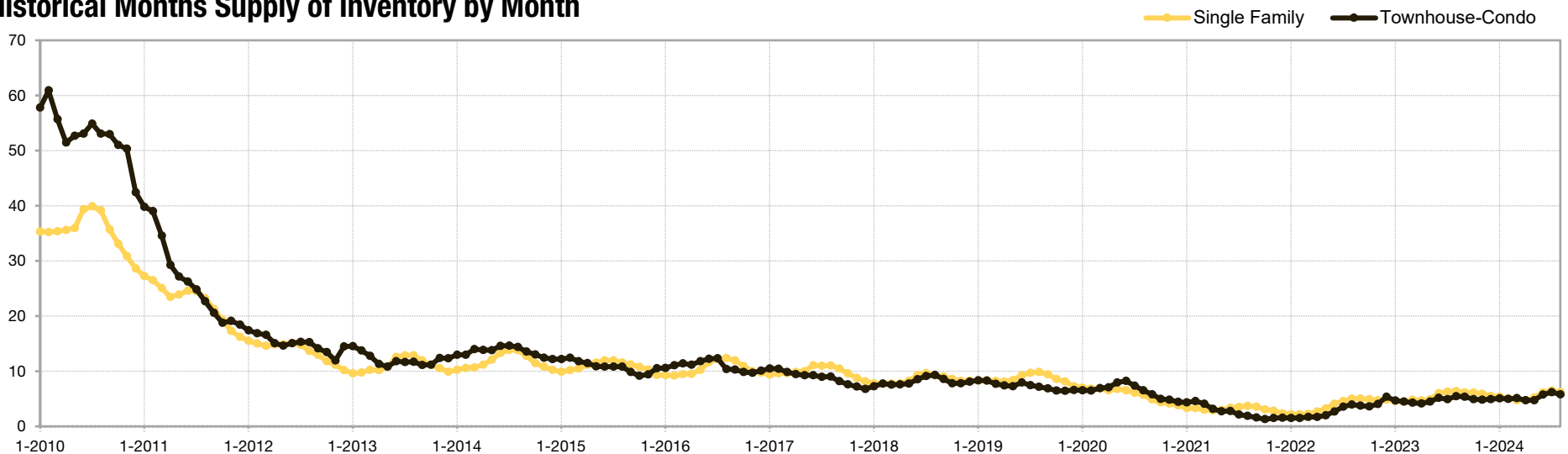


August



Months Supply of Inventory	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Sep-2023	6.1	+22.0%	5.4	+42.1%
Oct-2023	6.1	+24.5%	4.9	+36.1%
Nov-2023	5.9	+25.5%	4.8	+20.0%
Dec-2023	5.5	+14.6%	4.9	-7.5%
Jan-2024	5.3	+17.8%	5.0	+8.7%
Feb-2024	5.1	+13.3%	5.0	+11.1%
Mar-2024	4.7	-2.1%	5.1	+18.6%
Apr-2024	4.7	0.0%	4.7	+14.6%
May-2024	5.2	+6.1%	4.7	+4.4%
Jun-2024	6.2	+3.3%	5.7	+9.6%
Jul-2024	6.5	+3.2%	6.2	+26.5%
Aug-2024	6.2	-3.1%	5.8	+5.5%

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.

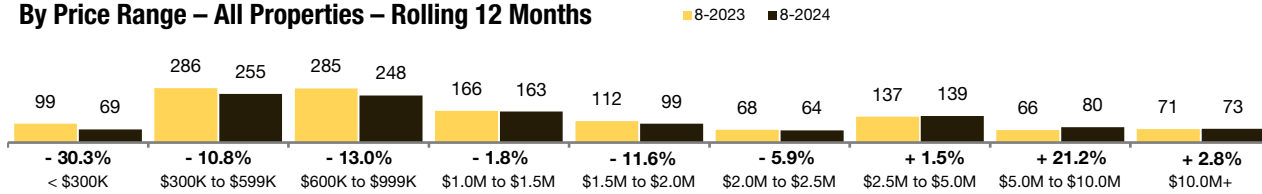
Key Metrics	Historical Sparkbars	8-2023	8-2024	Percent Change	YTD 2023	YTD 2024	Percent Change
New Listings		188	137	- 27.1%	1,260	1,221	- 3.1%
Pending Sales		129	129	0.0%	929	847	- 8.8%
Sold Listings		138	99	- 28.3%	891	777	- 12.8%
Median Sales Price		\$1,038,579	\$1,000,000	- 3.7%	\$990,000	\$1,025,000	+ 3.5%
Avg. Sales Price		\$3,571,132	\$3,529,970	- 1.2%	\$2,605,667	\$3,048,938	+ 17.0%
Pct. of List Price Received		96.6%	95.8%	- 0.8%	97.0%	96.5%	- 0.5%
Days on Market		49	71	+ 44.9%	65	80	+ 23.1%
Affordability Index		26	29	+ 11.5%	27	28	+ 3.7%
Active Listings		641	598	- 6.7%	--	--	--
Months Supply		6.0	6.0	0.0%	--	--	--

Sold Listings

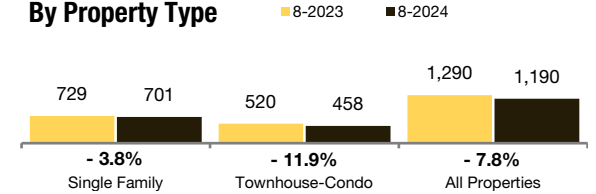
Actual sales that have closed in a given month.



By Price Range – All Properties – Rolling 12 Months



By Property Type



Rolling 12 Months

By Price Range	Single Family			Townhouse-Condo		
	8-2023	8-2024	Change	8-2023	8-2024	Change
\$299,999 and Below	22	19	-13.6%	41	28	-31.7%
\$300,000 to \$599,999	170	164	-3.5%	116	90	-22.4%
\$600,000 to \$999,999	184	171	-7.1%	100	76	-24.0%
\$1,000,000 to \$1,499,999	100	91	-9.0%	66	72	+9.1%
\$1,500,000 to \$1,999,999	52	50	-3.8%	60	48	-20.0%
\$2,000,000 to \$2,499,999	34	33	-2.9%	34	31	-8.8%
\$2,500,000 to \$4,999,999	70	66	-5.7%	66	73	+10.6%
\$5,000,000 to \$9,999,999	37	47	+27.0%	28	29	+3.6%
\$10,000,000 and Above	60	60	0.0%	9	11	+22.2%
All Price Ranges	729	701	-3.8%	520	458	-11.9%

Compared to Prior Month

By Price Range	Single Family			Townhouse-Condo		
	7-2024	8-2024	Change	7-2024	8-2024	Change
\$299,999 and Below	0	2	--	1	2	+100.0%
\$300,000 to \$599,999	17	11	-35.3%	11	8	-27.3%
\$600,000 to \$999,999	21	19	-9.5%	7	4	-42.9%
\$1,000,000 to \$1,499,999	15	8	-46.7%	6	7	+16.7%
\$1,500,000 to \$1,999,999	7	5	-28.6%	3	2	-33.3%
\$2,000,000 to \$2,499,999	3	2	-33.3%	2	3	+50.0%
\$2,500,000 to \$4,999,999	4	6	+50.0%	3	2	-33.3%
\$5,000,000 to \$9,999,999	4	4	0.0%	0	3	--
\$10,000,000 and Above	2	5	+150.0%	0	3	--
All Price Ranges	73	62	-15.1%	33	34	+3.0%

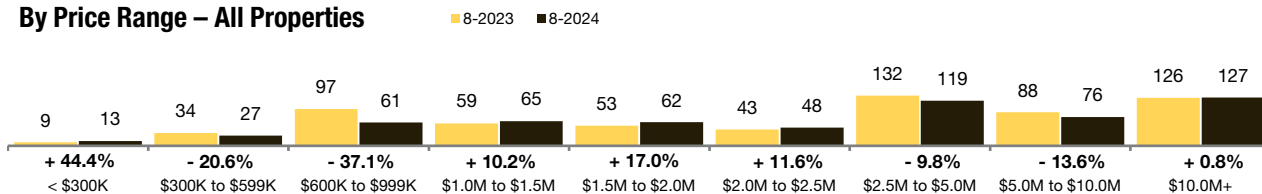
Year to Date

By Price Range	Single Family			Townhouse-Condo		
	8-2023	8-2024	Change	8-2023	8-2024	Change
\$299,999 and Below	13	12	-7.7%	29	19	-34.5%
\$300,000 to \$599,999	115	100	-13.0%	88	70	-20.5%
\$600,000 to \$999,999	112	116	+3.6%	67	46	-31.3%
\$1,000,000 to \$1,499,999	62	56	-9.7%	53	49	-7.5%
\$1,500,000 to \$1,999,999	36	32	-11.1%	48	32	-33.3%
\$2,000,000 to \$2,499,999	26	20	-23.1%	26	22	-15.4%
\$2,500,000 to \$4,999,999	53	44	-17.0%	41	48	+17.1%
\$5,000,000 to \$9,999,999	28	26	-7.1%	18	19	+5.6%
\$10,000,000 and Above	42	40	-4.8%	7	7	0.0%
All Price Ranges	487	446	-8.4%	377	312	-17.2%

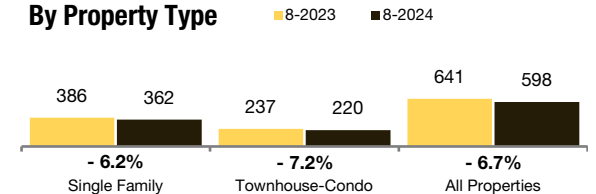
Inventory of Active Listings

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		
	8-2023	8-2024	Change	8-2023	8-2024	Change
\$299,999 and Below	1	2	+100.0%	3	4	+33.3%
\$300,000 to \$599,999	23	12	-47.8%	11	15	+36.4%
\$600,000 to \$999,999	67	42	-37.3%	29	18	-37.9%
\$1,000,000 to \$1,499,999	33	34	+3.0%	26	29	+11.5%
\$1,500,000 to \$1,999,999	30	38	+26.7%	23	24	+4.3%
\$2,000,000 to \$2,499,999	10	23	+130.0%	32	25	-21.9%
\$2,500,000 to \$4,999,999	65	51	-21.5%	66	66	0.0%
\$5,000,000 to \$9,999,999	56	58	+3.6%	29	18	-37.9%
\$10,000,000 and Above	101	102	+1.0%	18	21	+16.7%
All Price Ranges	386	362	-6.2%	237	220	-7.2%

Compared to Prior Month

By Price Range	Single Family			Townhouse-Condo		
	7-2024	8-2024	Change	7-2024	8-2024	Change
\$299,999 and Below	2	2	0.0%	3	4	+33.3%
\$300,000 to \$599,999	20	12	-40.0%	17	15	-11.8%
\$600,000 to \$999,999	51	42	-17.6%	24	18	-25.0%
\$1,000,000 to \$1,499,999	34	34	0.0%	32	29	-9.4%
\$1,500,000 to \$1,999,999	38	38	0.0%	28	24	-14.3%
\$2,000,000 to \$2,499,999	25	23	-8.0%	21	25	+19.0%
\$2,500,000 to \$4,999,999	57	51	-10.5%	69	66	-4.3%
\$5,000,000 to \$9,999,999	59	58	-1.7%	20	18	-10.0%
\$10,000,000 and Above	106	102	-3.8%	27	21	-22.2%
All Price Ranges	392	362	-7.7%	241	220	-8.7%

Year to Date

By Price Range	Single Family			Townhouse-Condo		
	8-2023	8-2024	Change	8-2023	8-2024	Change
\$299,999 and Below	13	12	-7.7%	29	19	-34.5%
\$300,000 to \$599,999	115	100	-13.0%	88	70	-20.5%
\$600,000 to \$999,999	112	116	+3.6%	67	46	-31.3%
\$1,000,000 to \$1,499,999	62	56	-9.7%	53	49	-7.5%
\$1,500,000 to \$1,999,999	36	32	-11.1%	48	32	-33.3%
\$2,000,000 to \$2,499,999	26	20	-23.1%	26	22	-15.4%
\$2,500,000 to \$4,999,999	53	44	-17.0%	41	48	+17.1%
\$5,000,000 to \$9,999,999	28	26	-7.1%	18	19	+5.6%
\$10,000,000 and Above	42	40	-4.8%	7	7	0.0%
All Price Ranges	487	446	-8.4%	377	312	-17.2%

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.