

Monthly Indicators



October 2024

Percent changes calculated using year-over-year comparisons.

New Listings were down 16.9 percent for single family homes but increased 17.9 percent for townhouse-condo properties. Pending Sales remained flat for single family homes but increased 18.9 percent for townhouse-condo properties.

The Median Sales Price was down 0.9 percent to \$1,325,000 for single family homes but increased 79.6 percent to \$2,873,750 for townhouse-condo properties. Days on Market decreased 11.7 percent for single family homes but increased 264.5 percent for condo properties.

There were 1.39 million homes for sale heading into October, a 1.5% increase from the previous month and a 23% increase from the same period last year, for a 4.3-month supply at the current sales pace, according to NAR. Even with improving supply and the slower sales pace, home prices have continued to rise nationwide, with NAR reporting a median existing-home price of \$404,500 as of last measure, a 3% increase from one year ago.

Activity Snapshot

+ 28.7%	+ 15.6%	- 1.9%
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

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	10-2023	10-2024	Percent Change	YTD 2023	YTD 2024	Percent Change
New Listings		83	69	- 16.9%	938	873	- 6.9%
Pending Sales		62	62	0.0%	658	603	- 8.4%
Sold Listings		71	63	- 11.3%	634	572	- 9.8%
Median Sales Price		\$1,337,500	\$1,325,000	- 0.9%	\$1,050,000	\$1,000,000	- 4.8%
Avg. Sales Price		\$4,327,083	\$3,773,176	- 12.8%	\$3,379,282	\$3,603,240	+ 6.6%
Pct. of List Price Received		95.8%	97.6%	+ 1.9%	96.4%	96.6%	+ 0.2%
Days on Market		111	98	- 11.7%	109	117	+ 7.3%
Affordability Index		27	31	+ 14.8%	35	41	+ 17.1%
Active Listings		322	298	- 7.5%	--	--	--
Months Supply		5.2	5.3	+ 1.9%	--	--	--

Townhouse-Condo Market Overview



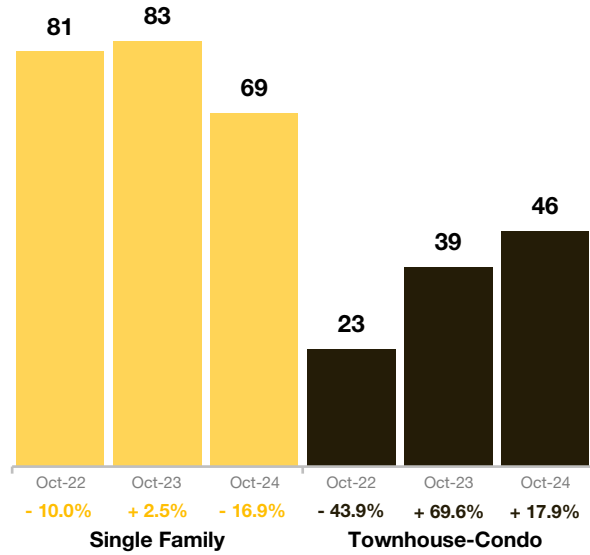
Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	10-2023	10-2024	Percent Change	YTD 2023	YTD 2024	Percent Change
New Listings		39	46	+ 17.9%	534	567	+ 6.2%
Pending Sales		37	44	+ 18.9%	452	424	- 6.2%
Sold Listings		42	80	+ 90.5%	468	426	- 9.0%
Median Sales Price		\$1,600,000	\$2,873,750	+ 79.6%	\$1,100,000	\$1,297,500	+ 18.0%
Avg. Sales Price		\$2,574,845	\$3,865,026	+ 50.1%	\$1,977,222	\$2,508,593	+ 26.9%
Pct. of List Price Received		96.8%	96.7%	- 0.1%	97.8%	96.5%	- 1.3%
Days on Market		107	390	+ 264.5%	208	162	- 22.1%
Affordability Index		23	14	- 39.1%	33	31	- 6.1%
Active Listings		179	191	+ 6.7%	--	--	--
Months Supply		4.2	4.8	+ 14.3%	--	--	--

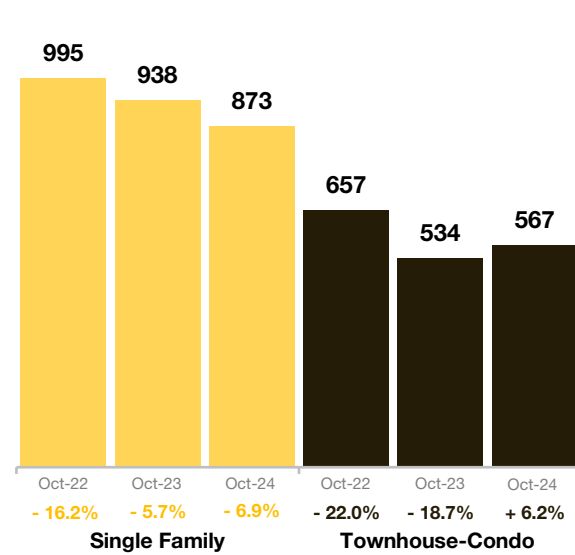
New Listings



October

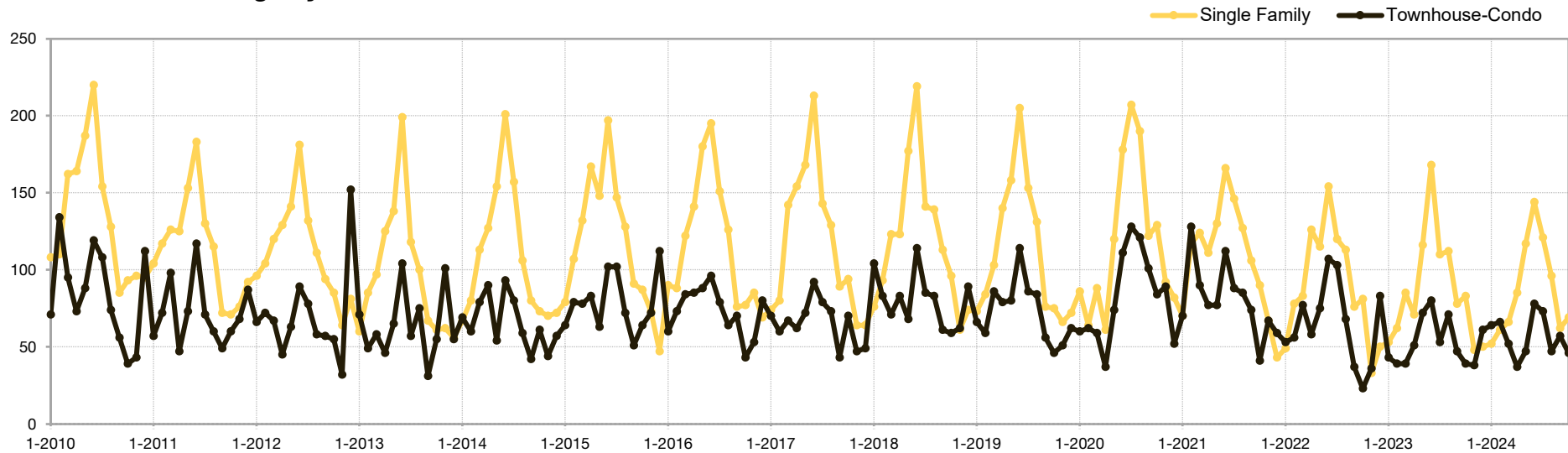


Year to Date



New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Nov-2023	48	+45.5%	38	+5.6%
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	66	-22.4%	52	+33.3%
Apr-2024	85	+19.7%	37	-27.5%
May-2024	117	+0.9%	47	-34.7%
Jun-2024	144	-14.3%	78	-2.5%
Jul-2024	121	+10.0%	73	+37.7%
Aug-2024	96	-14.3%	47	-33.8%
Sep-2024	62	-20.5%	57	+21.3%
Oct-2024	69	-16.9%	46	+17.9%

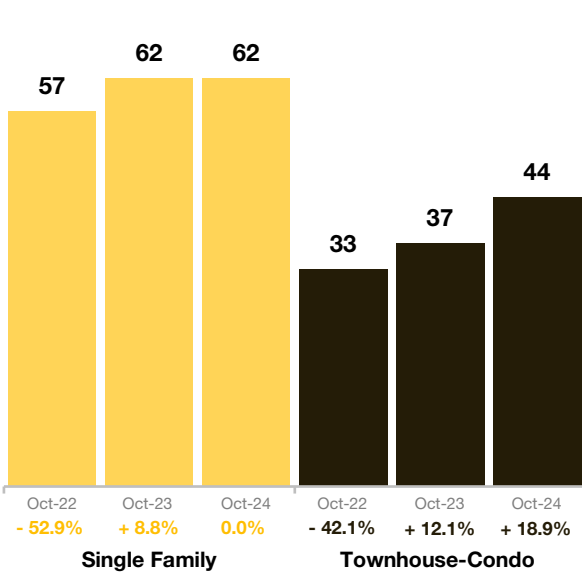
Historical New Listings by Month



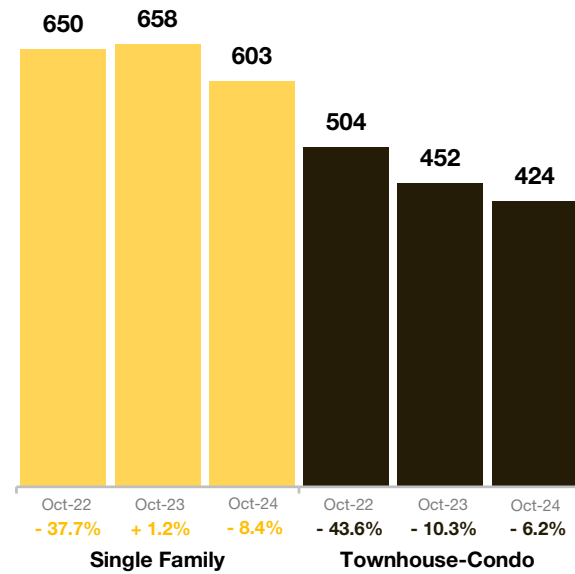
Pending Sales



October

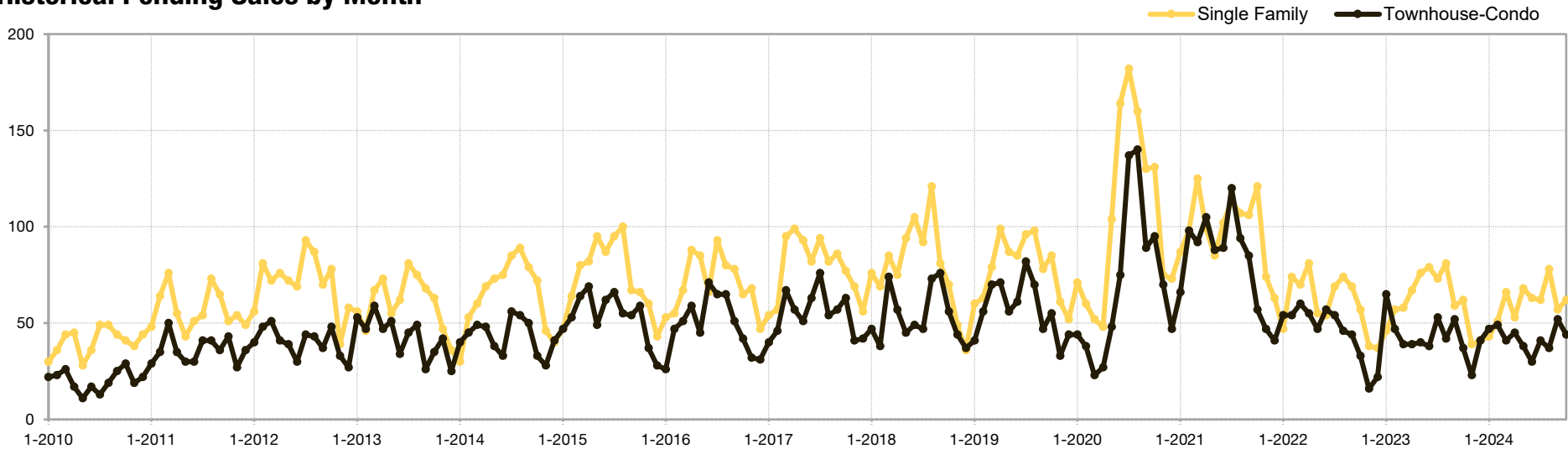


Year to Date



Pending Sales	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Nov-2023	39	+2.6%	23	+43.8%
Dec-2023	41	+10.8%	41	+86.4%
Jan-2024	43	-6.5%	47	-27.7%
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	62	-15.1%	41	-22.6%
Aug-2024	78	-3.7%	37	-11.9%
Sep-2024	57	-3.4%	52	0.0%
Oct-2024	62	0.0%	44	+18.9%

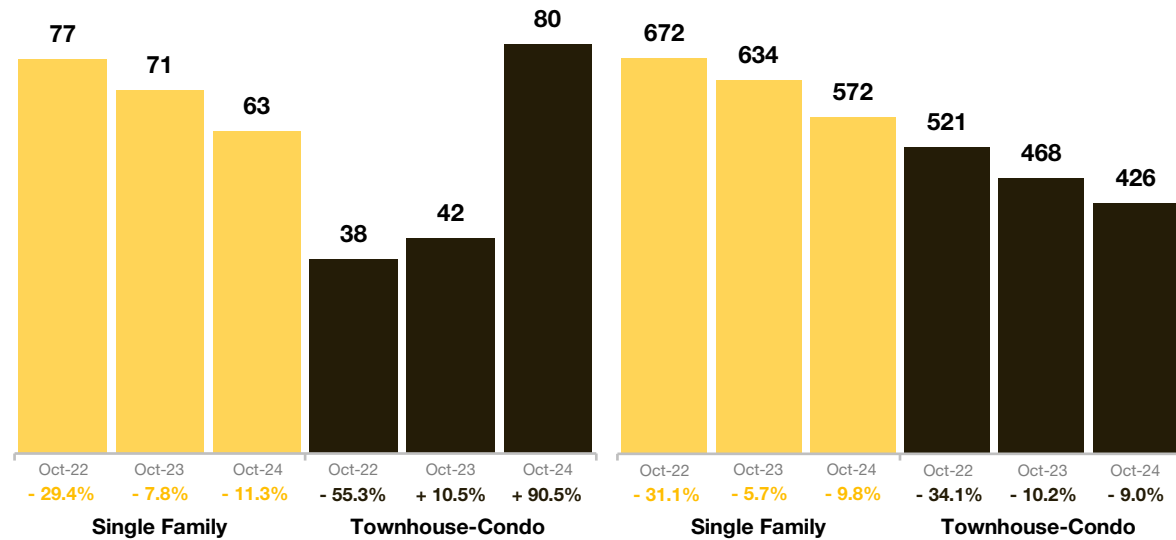
Historical Pending Sales by Month



Sold Listings

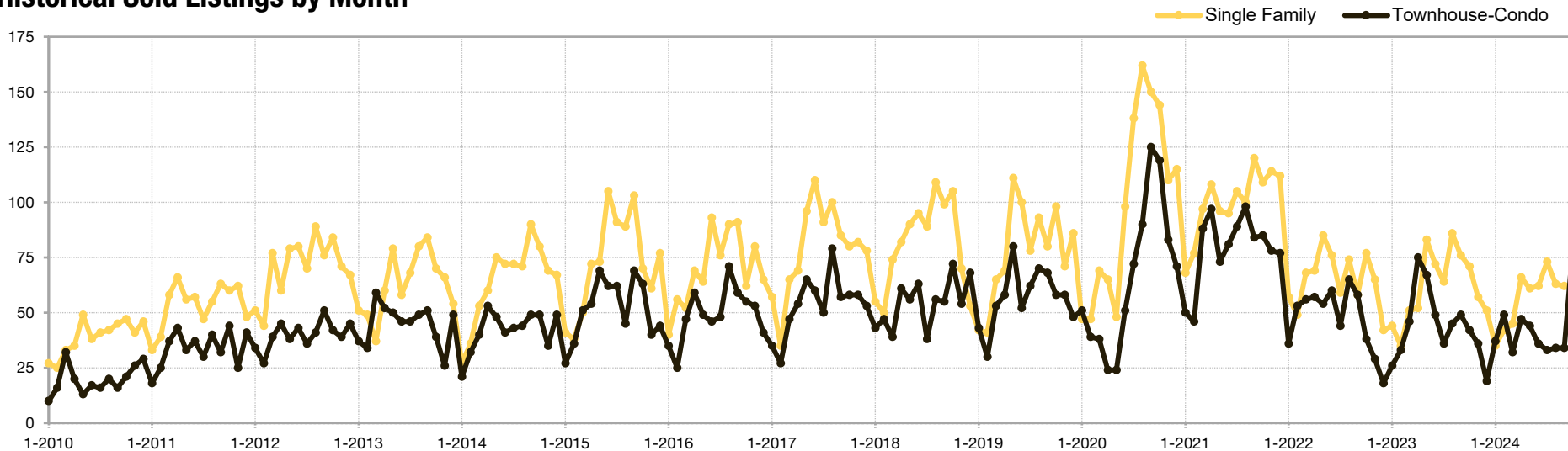


October



Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	63	-26.7%	34	-24.4%
Sep-2024	62	-18.4%	34	-30.6%
Oct-2024	63	-11.3%	80	+90.5%

Historical Sold Listings by Month

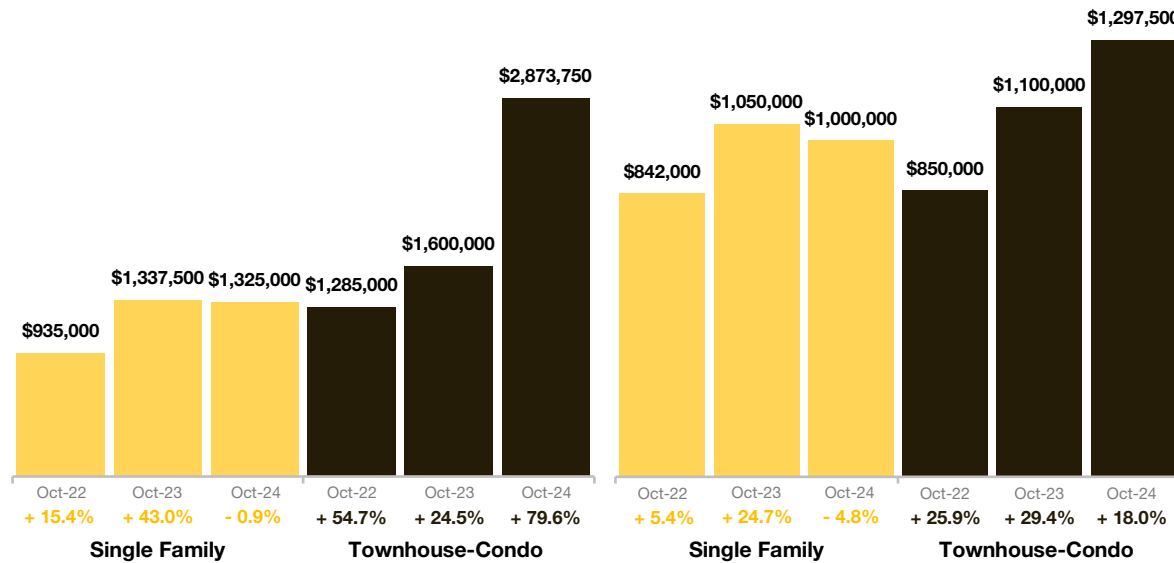


Median Sales Price



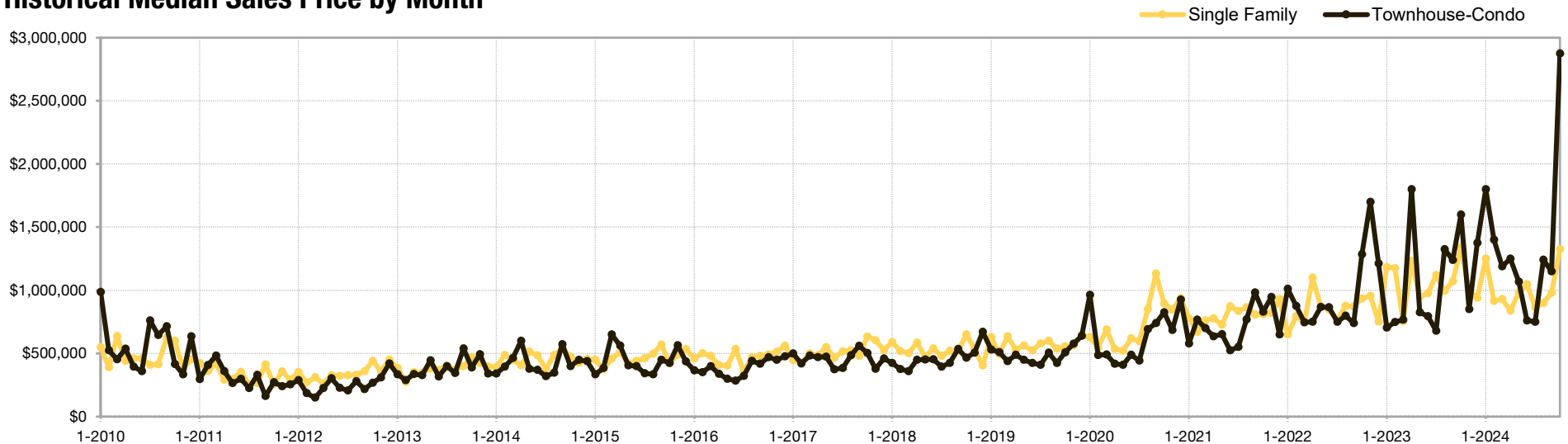
October

Year to Date



Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	\$899,000	-9.6%	\$1,241,875	-6.3%
Sep-2024	\$980,003	-8.4%	\$1,150,000	-7.3%
Oct-2024	\$1,325,000	-0.9%	\$2,873,750	+79.6%

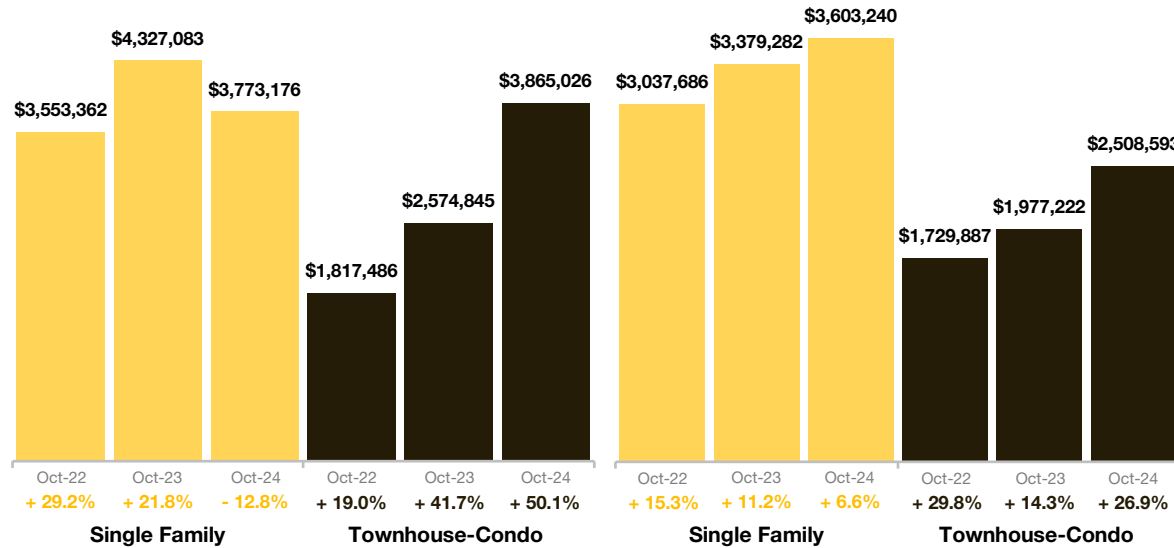
Historical Median Sales Price by Month



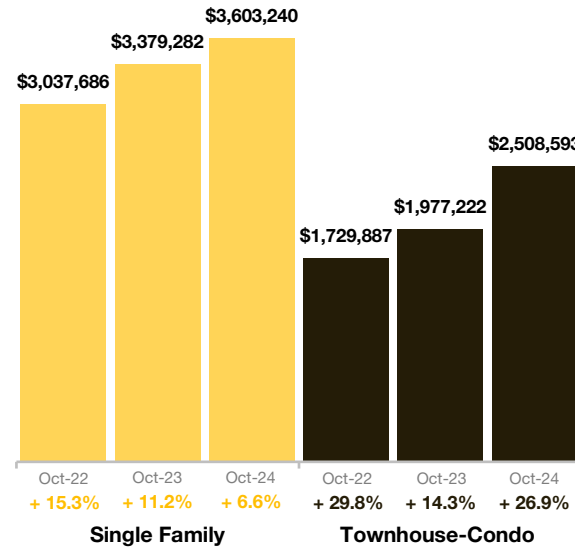
Average Sales Price



October

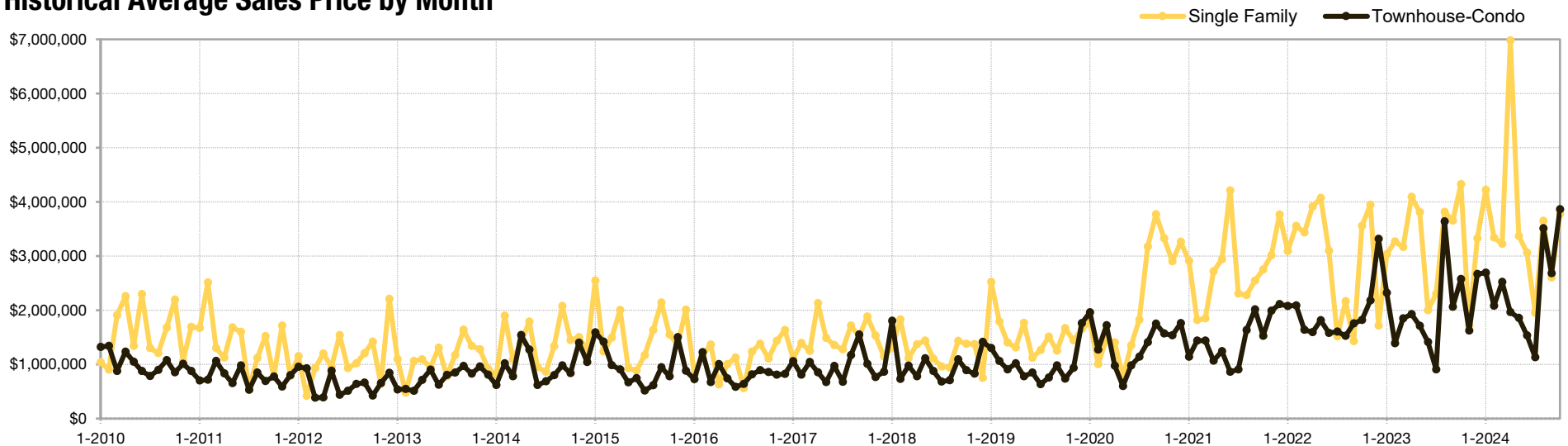


Year to Date



Avg. Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	\$3,650,550	-4.3%	\$3,512,274	-3.4%
Sep-2024	\$2,605,327	-28.7%	\$2,682,044	+29.9%
Oct-2024	\$3,773,176	-12.8%	\$3,865,026	+50.1%

Historical Average Sales Price by Month

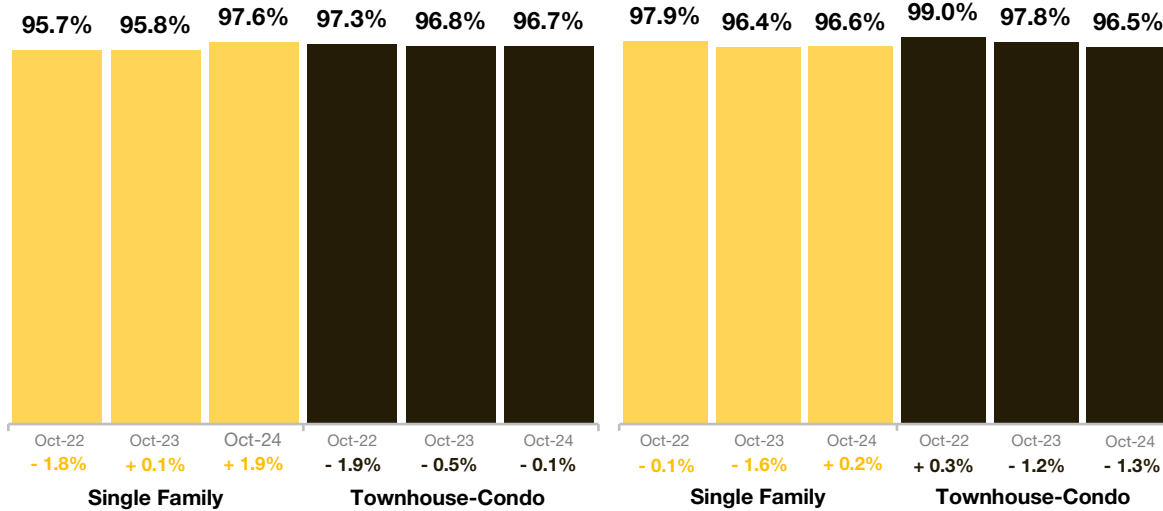


Percent of List Price Received



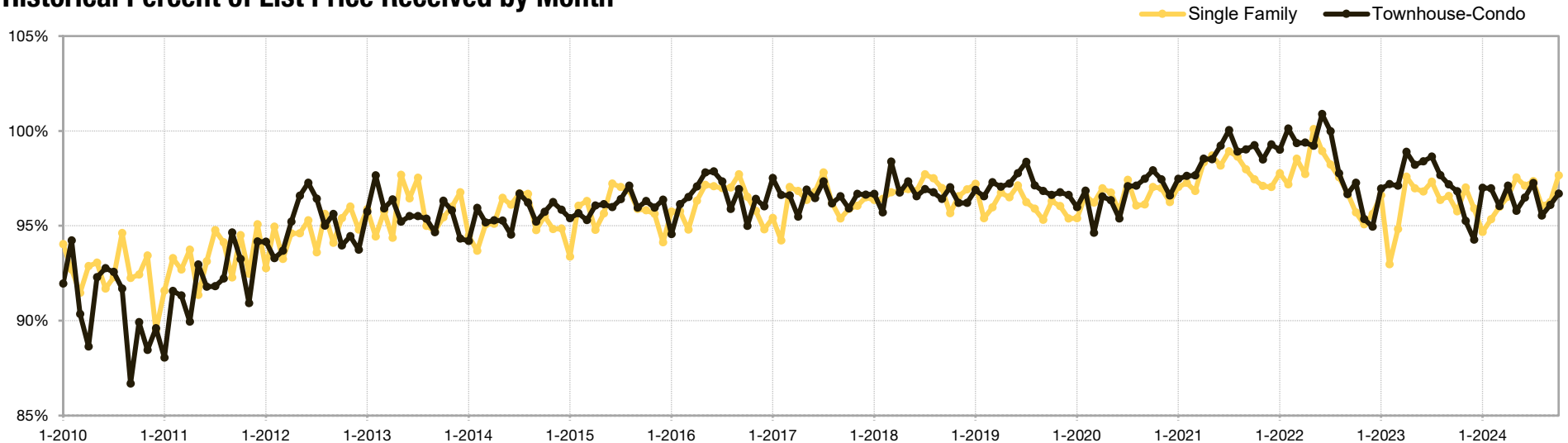
October

Year to Date



Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	96.1%	-0.3%	95.5%	-2.3%
Sep-2024	96.2%	-0.4%	96.1%	-1.1%
Oct-2024	97.6%	+1.9%	96.7%	-0.1%

Historical Percent of List Price Received by Month

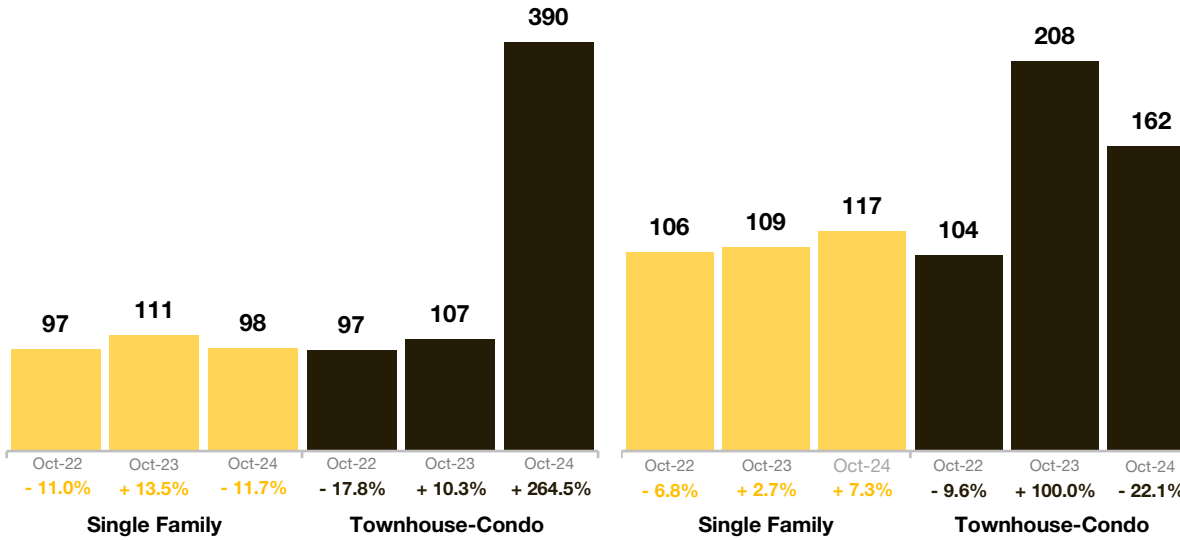


Days on Market Until Sale



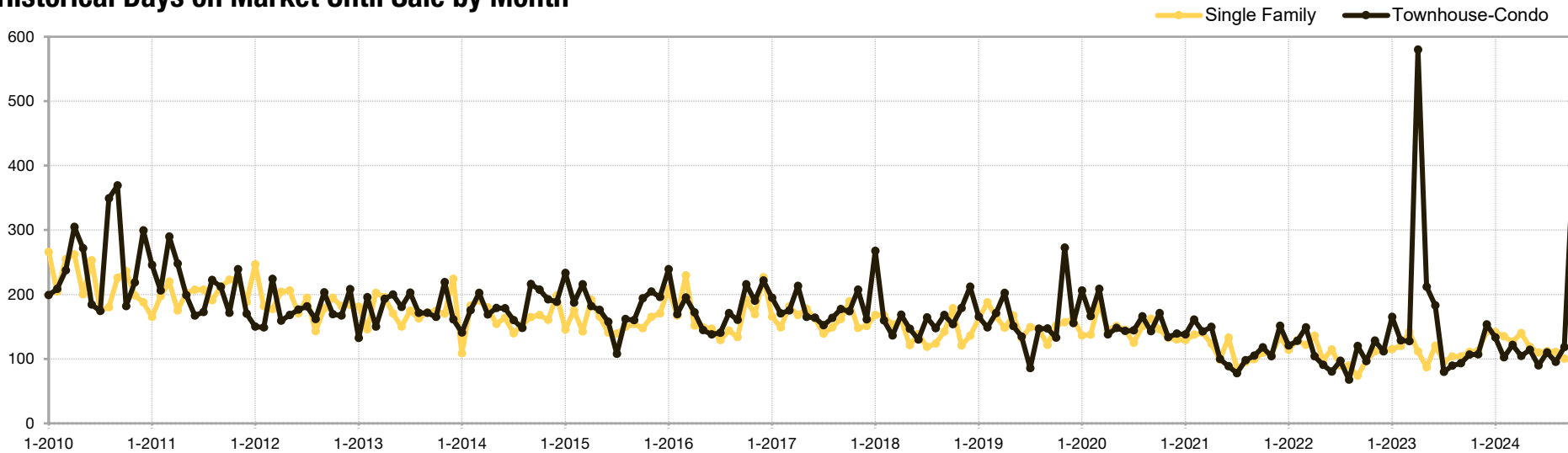
October

Year to Date



Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Nov-2023	112	0.0%	107	-16.4%
Dec-2023	142	+25.7%	153	+36.6%
Jan-2024	142	+23.5%	133	-19.4%
Feb-2024	135	+12.5%	102	-20.9%
Mar-2024	127	-10.6%	121	-4.7%
Apr-2024	140	+25.0%	104	-82.1%
May-2024	119	+36.8%	114	-46.2%
Jun-2024	110	-8.3%	90	-50.8%
Jul-2024	112	+16.7%	110	+37.5%
Aug-2024	111	+6.7%	95	+6.7%
Sep-2024	100	-3.8%	118	+26.9%
Oct-2024	98	-11.7%	390	+264.5%

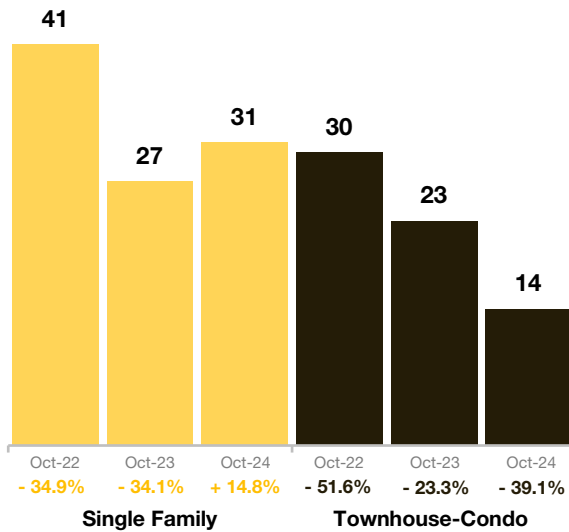
Historical Days on Market Until Sale by Month



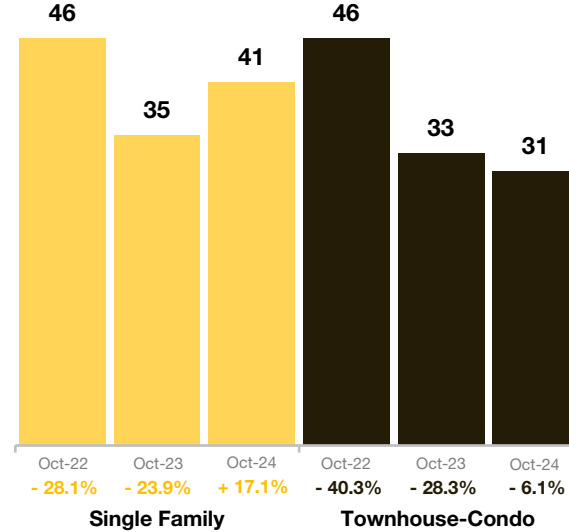
Housing Affordability Index



October

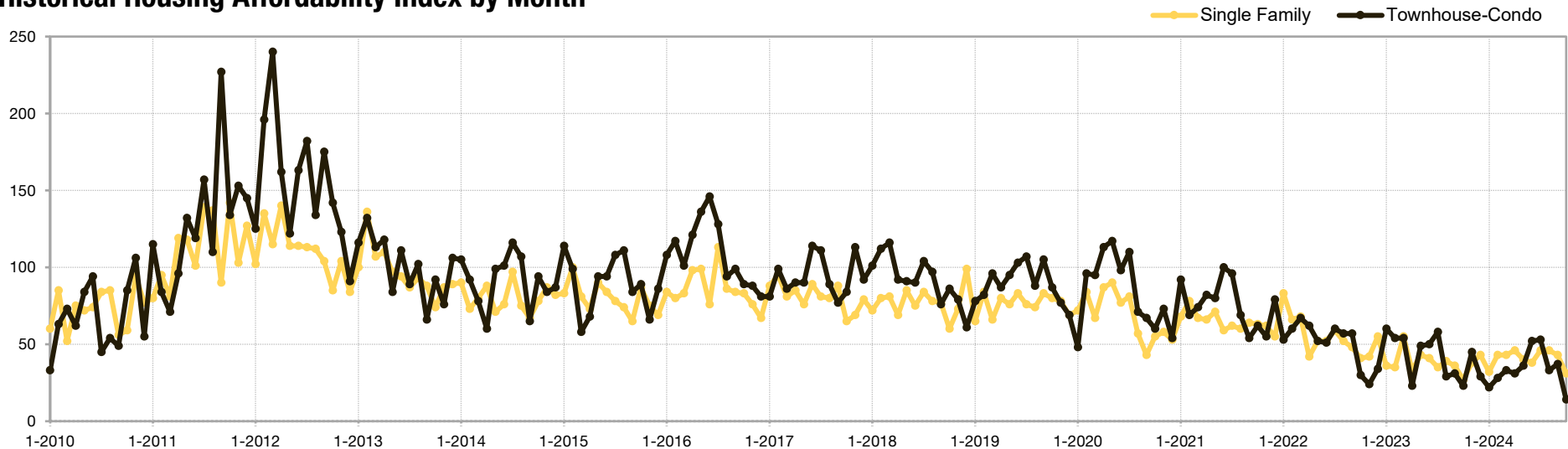


Year to Date



Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Nov-2023	38	-9.5%	45	+87.5%
Dec-2023	43	-21.8%	29	-14.7%
Jan-2024	32	-11.1%	22	-63.3%
Feb-2024	43	+22.9%	28	-48.1%
Mar-2024	43	-21.8%	33	-38.9%
Apr-2024	46	+39.4%	31	+34.8%
May-2024	40	-7.0%	36	-26.5%
Jun-2024	38	-7.3%	52	+4.0%
Jul-2024	46	+31.4%	53	-8.6%
Aug-2024	46	+17.9%	33	+13.8%
Sep-2024	43	+19.4%	37	+19.4%
Oct-2024	31	+14.8%	14	-39.1%

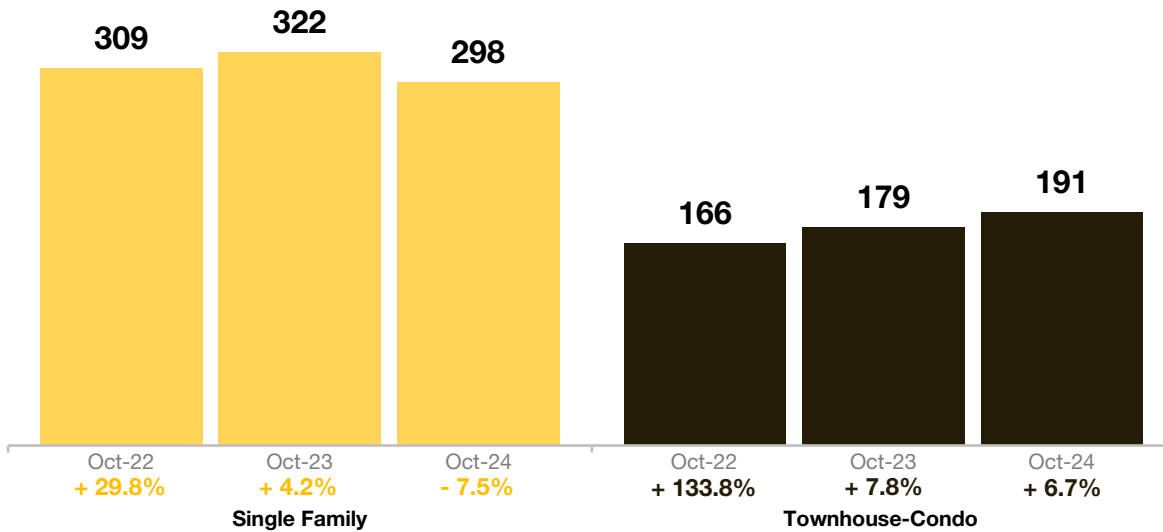
Historical Housing Affordability Index by Month



Inventory of Active Listings

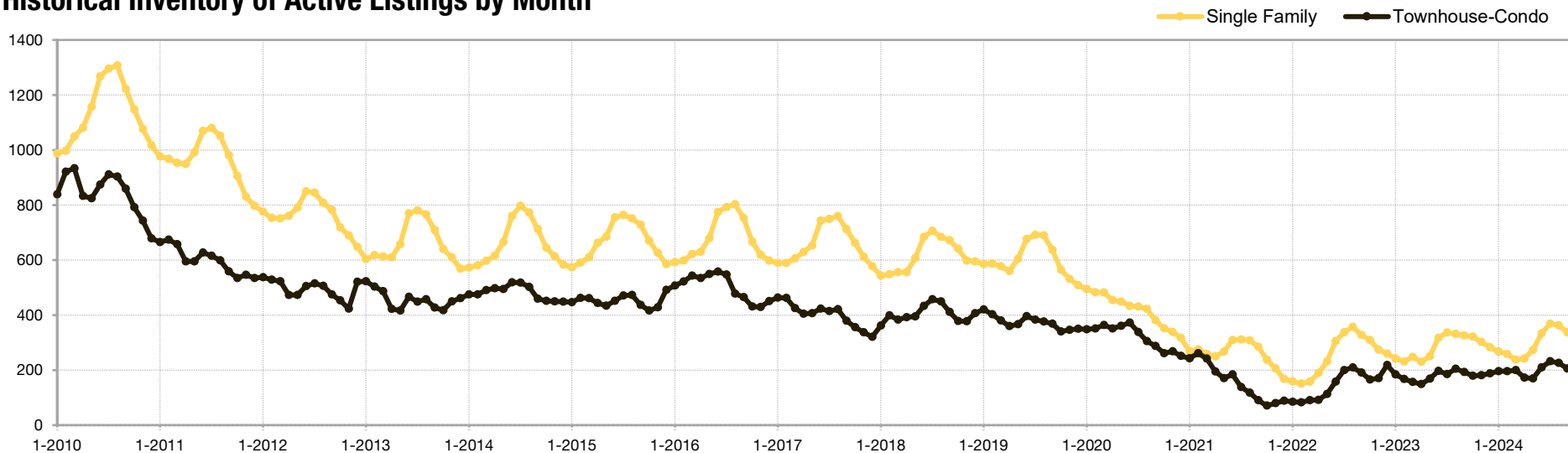


October



Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Nov-2023	302	+10.2%	181	+5.8%
Dec-2023	283	+9.3%	188	-13.8%
Jan-2024	267	+10.3%	196	+6.5%
Feb-2024	258	+11.7%	196	+16.7%
Mar-2024	238	-4.0%	200	+27.4%
Apr-2024	242	+5.2%	173	+16.1%
May-2024	273	+8.8%	170	+0.6%
Jun-2024	334	+5.4%	210	+6.6%
Jul-2024	369	+9.8%	232	+25.4%
Aug-2024	363	+9.3%	226	+10.2%
Sep-2024	337	+3.4%	206	+6.7%
Oct-2024	298	-7.5%	191	+6.7%

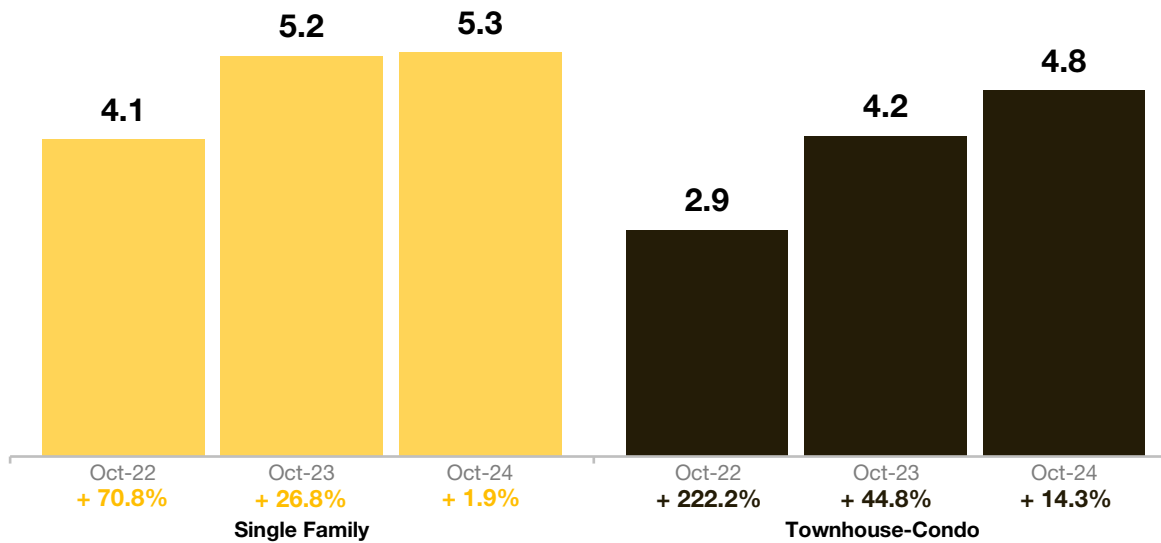
Historical Inventory of Active Listings by Month



Months Supply of Inventory

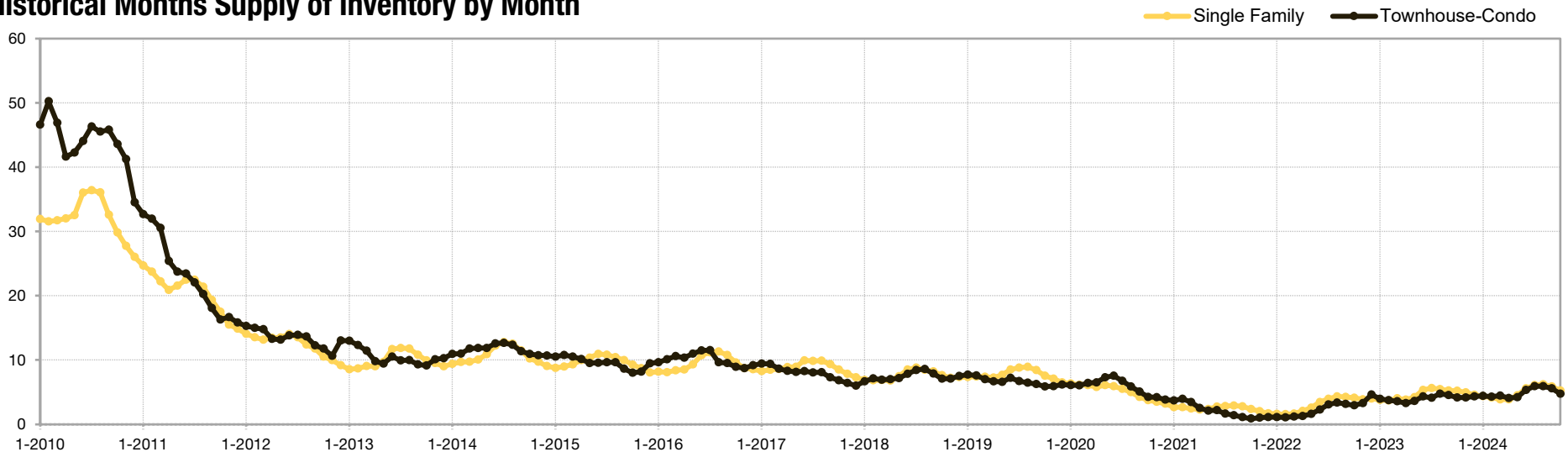


October



Months Supply of Inventory	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Nov-2023	4.9	+25.6%	4.2	+27.3%
Dec-2023	4.6	+15.0%	4.3	-6.5%
Jan-2024	4.4	+15.8%	4.4	+10.0%
Feb-2024	4.2	+13.5%	4.3	+16.2%
Mar-2024	3.9	-2.5%	4.5	+25.0%
Apr-2024	3.9	+2.6%	4.1	+24.2%
May-2024	4.5	+7.1%	4.2	+16.7%
Jun-2024	5.6	+5.7%	5.3	+23.3%
Jul-2024	6.1	+8.9%	5.9	+43.9%
Aug-2024	6.2	+12.7%	5.9	+25.5%
Sep-2024	5.9	+13.5%	5.6	+24.4%
Oct-2024	5.3	+1.9%	4.8	+14.3%

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.

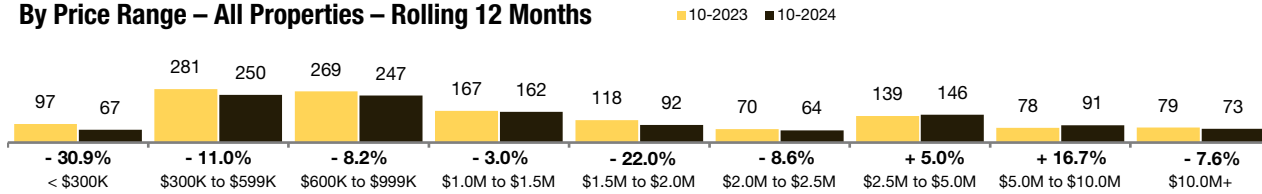
Key Metrics	Historical Sparkbars	10-2023	10-2024	Percent Change	YTD 2023	YTD 2024	Percent Change
New Listings		125	118	- 5.6%	1,514	1,476	- 2.5%
Pending Sales		106	108	+ 1.9%	1,146	1,053	- 8.1%
Sold Listings		115	148	+ 28.7%	1,135	1,023	- 9.9%
Median Sales Price		\$1,395,000	\$1,612,500	+ 15.6%	\$1,050,000	\$1,100,000	+ 4.8%
Avg. Sales Price		\$3,658,577	\$3,701,569	+ 1.2%	\$2,758,921	\$3,098,956	+ 12.3%
Pct. of List Price Received		96.1%	97.0%	+ 0.9%	96.8%	96.5%	- 0.3%
Days on Market		113	255	+ 125.7%	149	136	- 8.7%
Affordability Index		26	25	- 3.8%	35	37	+ 5.7%
Active Listings		514	504	- 1.9%	--	--	--
Months Supply		4.8	5.1	+ 6.3%	--	--	--

Sold Listings

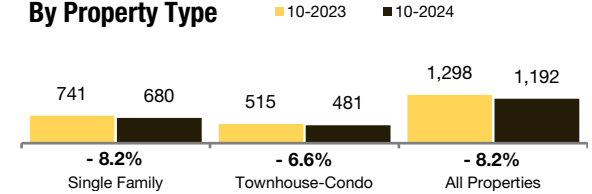
Actual sales that have closed in a given month.



By Price Range – All Properties – Rolling 12 Months



By Property Type



Rolling 12 Months

By Price Range	Single Family			Townhouse-Condo		
	10-2023	10-2024	Change	10-2023	10-2024	Change
\$299,999 and Below	23	16	-30.4%	39	27	-30.8%
\$300,000 to \$599,999	174	149	-14.4%	107	100	-6.5%
\$600,000 to \$999,999	175	177	+1.1%	93	69	-25.8%
\$1,000,000 to \$1,499,999	97	91	-6.2%	70	71	+1.4%
\$1,500,000 to \$1,999,999	54	48	-11.1%	64	43	-32.8%
\$2,000,000 to \$2,499,999	35	35	0.0%	35	29	-17.1%
\$2,500,000 to \$4,999,999	72	66	-8.3%	66	80	+21.2%
\$5,000,000 to \$9,999,999	44	43	-2.3%	31	46	+48.4%
\$10,000,000 and Above	67	55	-17.9%	10	16	+60.0%
All Price Ranges	741	680	-8.2%	515	481	-6.6%

Compared to Prior Month

By Price Range	Single Family			Townhouse-Condo		
	9-2024	10-2024	Change	9-2024	10-2024	Change
\$299,999 and Below	2	0	-100.0%	2	2	0.0%
\$300,000 to \$599,999	8	11	+37.5%	7	14	+100.0%
\$600,000 to \$999,999	22	13	-40.9%	5	6	+20.0%
\$1,000,000 to \$1,499,999	9	10	+11.1%	5	8	+60.0%
\$1,500,000 to \$1,999,999	2	8	+300.0%	1	4	+300.0%
\$2,000,000 to \$2,499,999	5	3	-40.0%	2	2	0.0%
\$2,500,000 to \$4,999,999	6	7	+16.7%	7	18	+157.1%
\$5,000,000 to \$9,999,999	4	4	0.0%	3	21	+600.0%
\$10,000,000 and Above	4	7	+75.0%	2	5	+150.0%
All Price Ranges	62	63	+1.6%	34	80	+135.3%

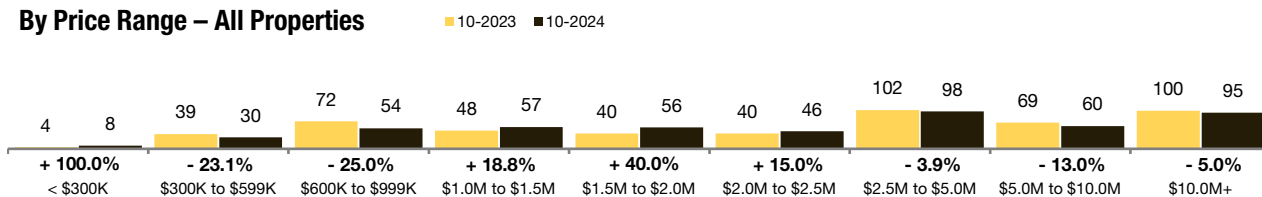
Year to Date

By Price Range	Single Family			Townhouse-Condo		
	10-2023	10-2024	Change	10-2023	10-2024	Change
\$299,999 and Below	18	14	-22.2%	34	23	-32.4%
\$300,000 to \$599,999	150	120	-20.0%	99	91	-8.1%
\$600,000 to \$999,999	141	151	+7.1%	85	57	-32.9%
\$1,000,000 to \$1,499,999	81	75	-7.4%	67	62	-7.5%
\$1,500,000 to \$1,999,999	48	42	-12.5%	58	37	-36.2%
\$2,000,000 to \$2,499,999	32	28	-12.5%	32	26	-18.8%
\$2,500,000 to \$4,999,999	66	57	-13.6%	59	73	+23.7%
\$5,000,000 to \$9,999,999	40	34	-15.0%	25	43	+72.0%
\$10,000,000 and Above	58	51	-12.1%	9	14	+55.6%
All Price Ranges	634	572	-9.8%	468	426	-9.0%

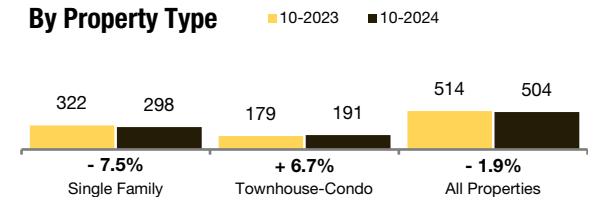
Inventory of Active Listings

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		
	10-2023	10-2024	Change	10-2023	10-2024	Change
\$299,999 and Below	0	2	--	1	1	0.0%
\$300,000 to \$599,999	29	12	-58.6%	10	18	+80.0%
\$600,000 to \$999,999	49	36	-26.5%	22	16	-27.3%
\$1,000,000 to \$1,499,999	27	31	+14.8%	20	24	+20.0%
\$1,500,000 to \$1,999,999	25	37	+48.0%	15	19	+26.7%
\$2,000,000 to \$2,499,999	11	25	+127.3%	28	21	-25.0%
\$2,500,000 to \$4,999,999	49	35	-28.6%	52	61	+17.3%
\$5,000,000 to \$9,999,999	45	44	-2.2%	23	16	-30.4%
\$10,000,000 and Above	87	76	-12.6%	8	15	+87.5%
All Price Ranges	322	298	-7.5%	179	191	+6.7%

Compared to Prior Month

By Price Range	Single Family			Townhouse-Condo		
	9-2024	10-2024	Change	9-2024	10-2024	Change
\$299,999 and Below	3	2	-33.3%	2	1	-50.0%
\$300,000 to \$599,999	8	12	+50.0%	21	18	-14.3%
\$600,000 to \$999,999	40	36	-10.0%	26	16	-38.5%
\$1,000,000 to \$1,499,999	34	31	-8.8%	26	24	-7.7%
\$1,500,000 to \$1,999,999	41	37	-9.8%	20	19	-5.0%
\$2,000,000 to \$2,499,999	22	25	+13.6%	21	21	0.0%
\$2,500,000 to \$4,999,999	44	35	-20.5%	59	61	+3.4%
\$5,000,000 to \$9,999,999	51	44	-13.7%	14	16	+14.3%
\$10,000,000 and Above	94	76	-19.1%	17	15	-11.8%
All Price Ranges	337	298	-11.6%	206	191	-7.3%

Year to Date

Single Family	Townhouse-Condo
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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.