

# Monthly Indicators



## November 2024

Percent changes calculated using year-over-year comparisons.

New Listings were down 18.8 percent for single family homes and 10.5 percent for townhouse-condo properties. Pending Sales increased 12.8 percent for single family homes and 56.5 percent for townhouse-condo properties.

The Median Sales Price was up 10.0 percent to \$1,100,000 for single family homes and 212.7 percent to \$2,660,000 for townhouse-condo properties. Days on Market increased 18.8 percent for single family homes and 243.0 percent for condo properties.

The number of homes for sale continues to improve nationwide, climbing 0.7% month-over-month and 19.1% year-over-year to 1.37 million units heading into November, for a 4.2-month supply at the current sales pace, according to NAR. Despite a wider selection of properties on the market, sales prices have remained strong at the national level, with a median existing-home price of \$407,200 as of last measure, a 4% increase from the same time last year.

## Activity Snapshot

**+ 22.1%**    **+ 72.5%**    **- 9.6%**

One-Year Change in <b>Sold Listings</b> All Properties	One-Year Change in <b>Median Sales Price</b> All Properties	One-Year Change in <b>Active Listings</b> 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.

Single Family Market Overview	<b>2</b>
Townhouse-Condo Market Overview	<b>3</b>
New Listings	<b>4</b>
Pending Sales	<b>5</b>
Sold Listings	<b>6</b>
Median Sales Price	<b>7</b>
Average Sales Price	<b>8</b>
Percent of List Price Received	<b>9</b>
Days on Market Until Sale	<b>10</b>
Housing Affordability Index	<b>11</b>
Inventory of Active Listings	<b>12</b>
Months Supply of Inventory	<b>13</b>
Total Market Overview	<b>14</b>
Sold Listings and Inventory by Price Range	<b>15</b>
Glossary of Terms	<b>16</b>



# 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	11-2023	11-2024	Percent Change	YTD 2023	YTD 2024	Percent Change
<b>New Listings</b>		48	39	- 18.8%	986	916	- 7.1%
<b>Pending Sales</b>		39	44	+ 12.8%	697	642	- 7.9%
<b>Sold Listings</b>		57	52	- 8.8%	691	624	- 9.7%
<b>Median Sales Price</b>		\$1,000,000	\$1,100,000	+ 10.0%	\$1,050,000	\$1,015,000	- 3.3%
<b>Avg. Sales Price</b>		\$1,720,965	\$3,668,190	+ 113.1%	\$3,242,489	\$3,608,652	+ 11.3%
<b>Pct. of List Price Received</b>		97.0%	95.4%	- 1.6%	96.4%	96.5%	+ 0.1%
<b>Days on Market</b>		112	133	+ 18.8%	109	119	+ 9.2%
<b>Affordability Index</b>		38	36	- 5.3%	36	39	+ 8.3%
<b>Active Listings</b>		302	263	- 12.9%	--	--	--
<b>Months Supply</b>		4.9	4.7	- 4.1%	--	--	--

# Townhouse-Condo Market Overview



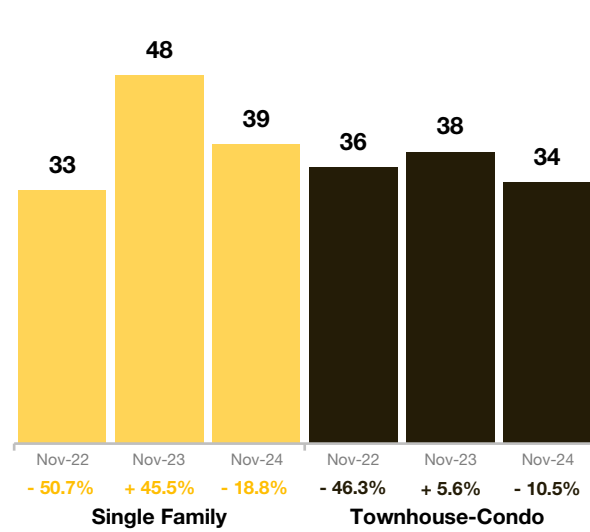
Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	11-2023	11-2024	Percent Change	YTD 2023	YTD 2024	Percent Change
<b>New Listings</b>		38	34	- 10.5%	571	606	+ 6.1%
<b>Pending Sales</b>		23	36	+ 56.5%	475	460	- 3.2%
<b>Sold Listings</b>		36	63	+ 75.0%	504	491	- 2.6%
<b>Median Sales Price</b>		\$850,750	<b>\$2,660,000</b>	+ 212.7%	\$1,095,000	<b>\$1,400,000</b>	+ 27.9%
<b>Avg. Sales Price</b>		\$1,626,097	<b>\$3,297,148</b>	+ 102.8%	\$1,952,142	<b>\$2,610,106</b>	+ 33.7%
<b>Pct. of List Price Received</b>		95.3%	<b>96.4%</b>	+ 1.2%	97.7%	<b>96.5%</b>	- 1.2%
<b>Days on Market</b>		107	<b>367</b>	+ 243.0%	200	<b>189</b>	- 5.5%
<b>Affordability Index</b>		45	<b>15</b>	- 66.7%	35	<b>28</b>	- 20.0%
<b>Active Listings</b>		181	<b>173</b>	- 4.4%	--	--	--
<b>Months Supply</b>		4.2	<b>4.1</b>	- 2.4%	--	--	--

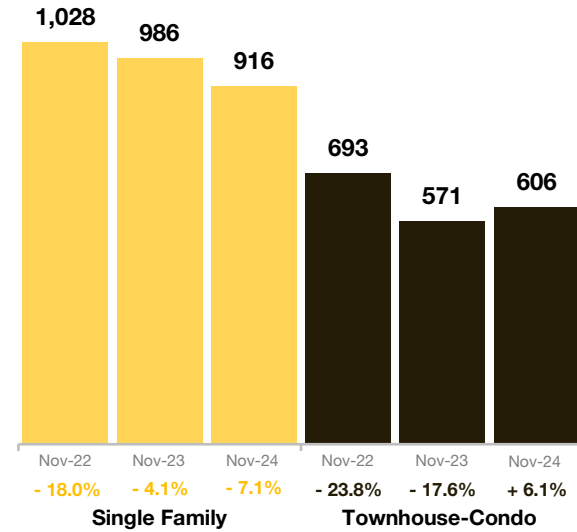
# New Listings



## November

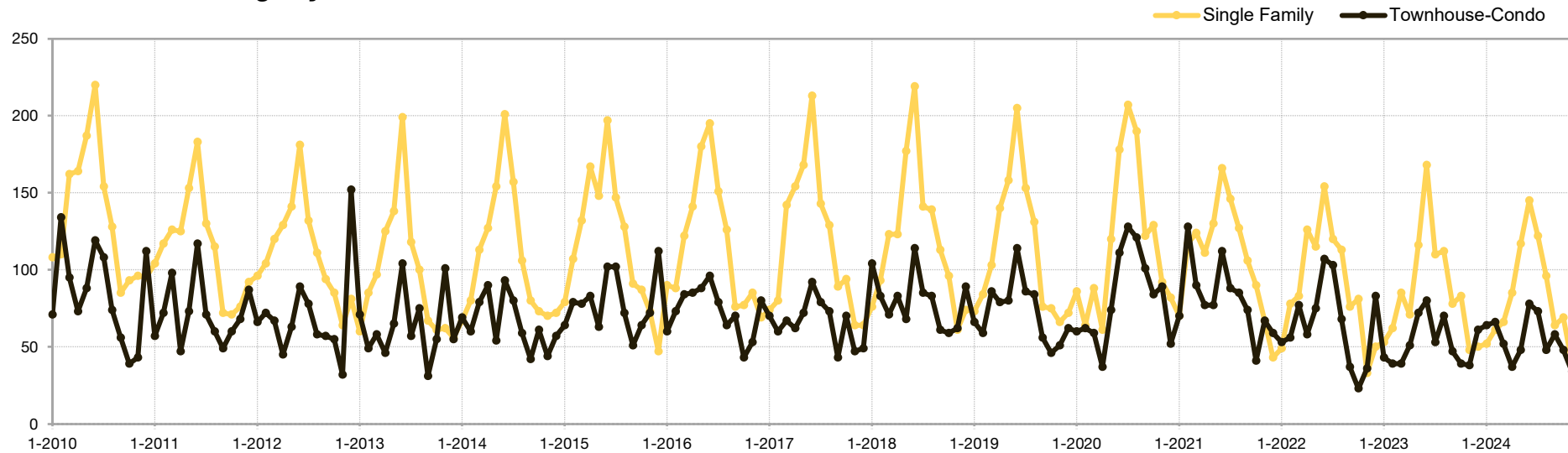


## Year to Date



New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%	48	-33.3%
Jun-2024	145	-13.7%	78	-2.5%
Jul-2024	122	+10.9%	73	+37.7%
Aug-2024	96	-14.3%	48	-31.4%
Sep-2024	64	-17.9%	58	+23.4%
Oct-2024	69	-16.9%	48	+23.1%
<b>Nov-2024</b>	<b>39</b>	<b>-18.8%</b>	<b>34</b>	<b>-10.5%</b>

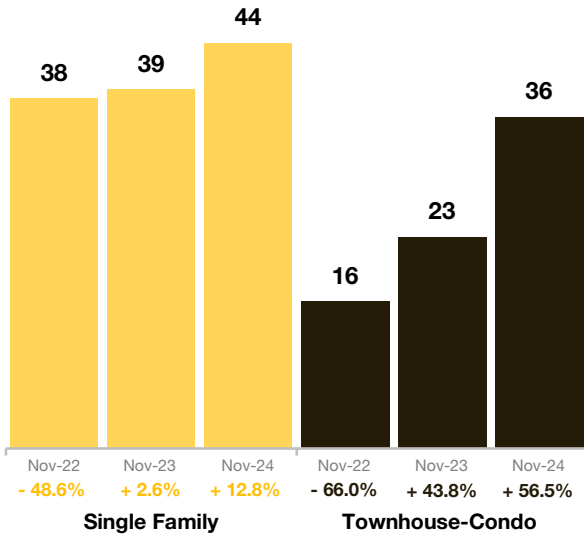
## Historical New Listings by Month



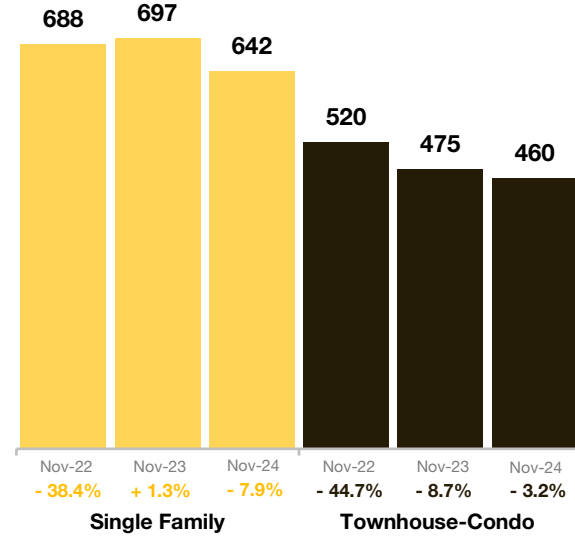
# Pending Sales



## November

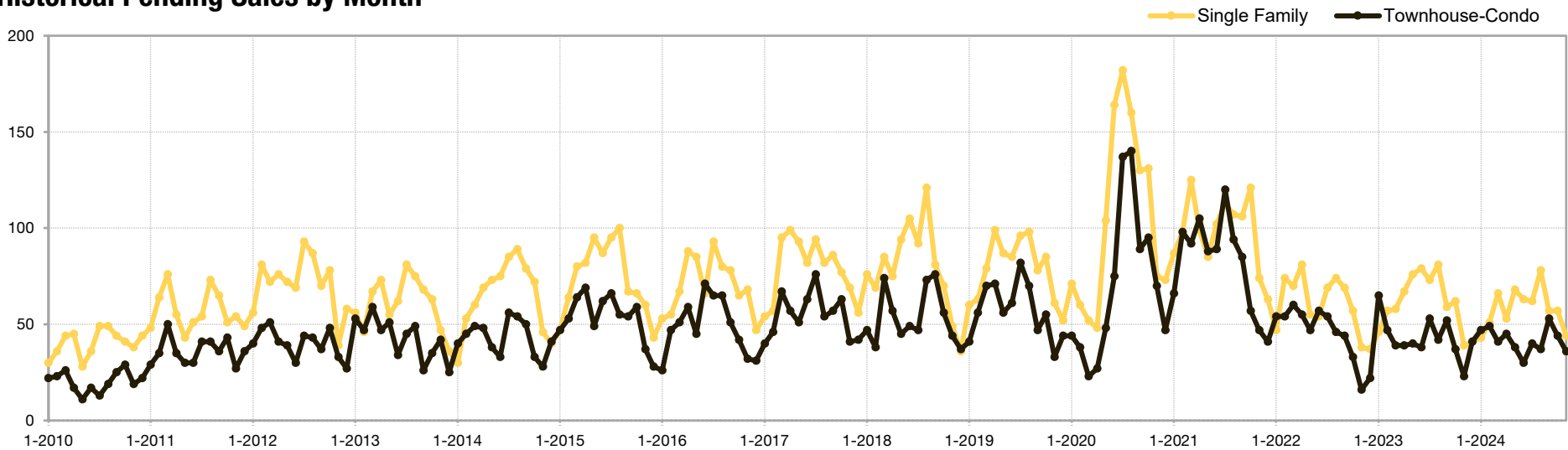


## Year to Date



Pending Sales	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%	40	-24.5%
Aug-2024	78	-3.7%	37	-11.9%
Sep-2024	57	-3.4%	53	+1.9%
Oct-2024	57	-8.1%	44	+18.9%
<b>Nov-2024</b>	<b>44</b>	<b>+12.8%</b>	<b>36</b>	<b>+56.5%</b>

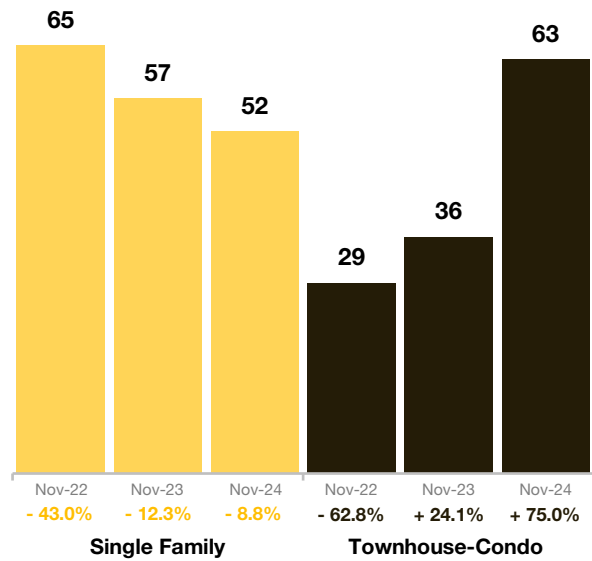
## Historical Pending Sales by Month



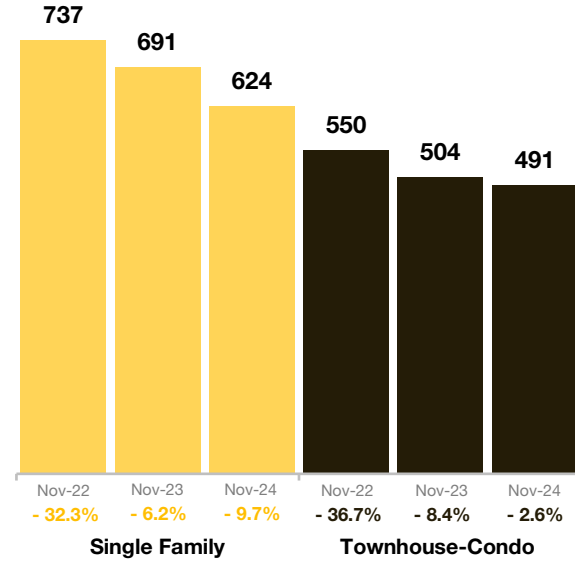
# Sold Listings



## November

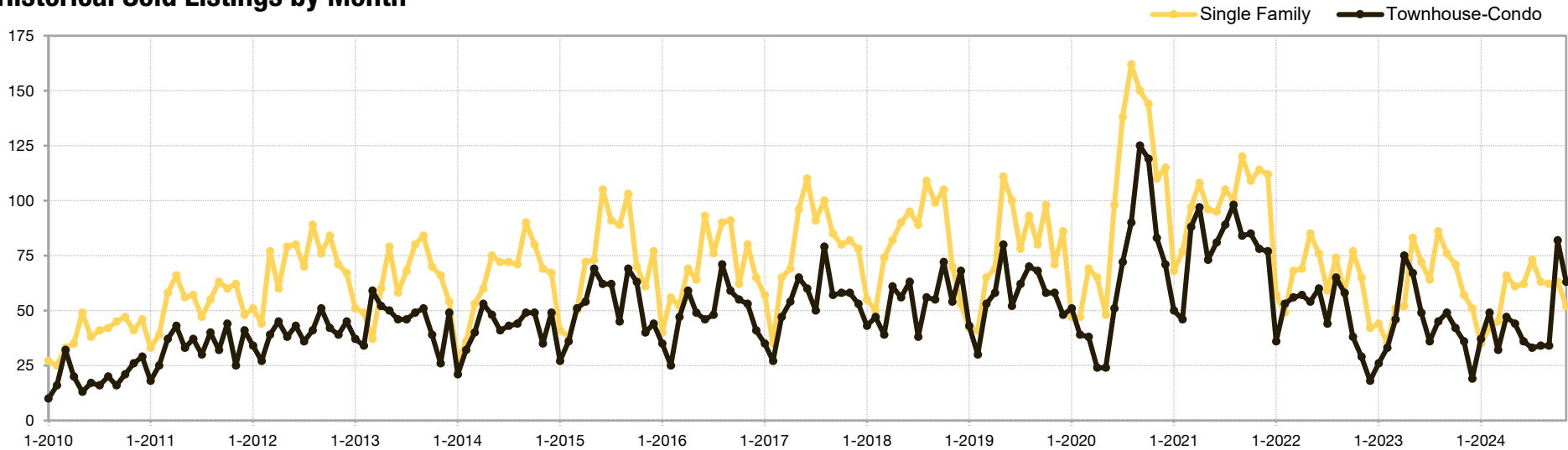


## Year to Date



Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%	82	+95.2%
<b>Nov-2024</b>	<b>52</b>	<b>-8.8%</b>	<b>63</b>	<b>+75.0%</b>

## Historical Sold Listings by Month

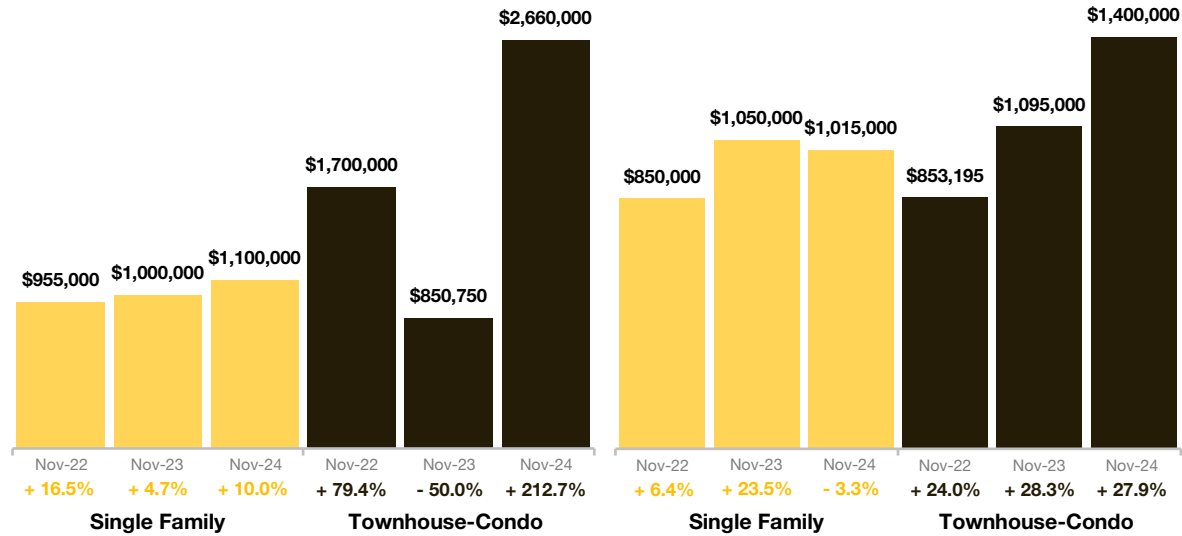


# Median Sales Price



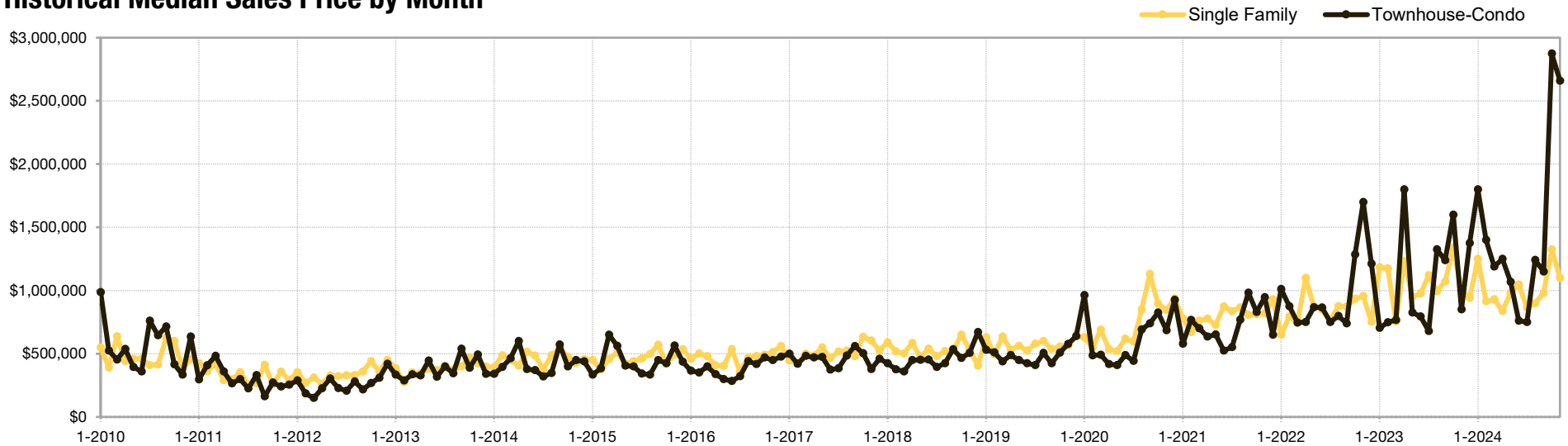
## November

## Year to Date



Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%
<b>Nov-2024</b>	<b>\$1,100,000</b>	<b>+10.0%</b>	<b>\$2,660,000</b>	<b>+212.7%</b>

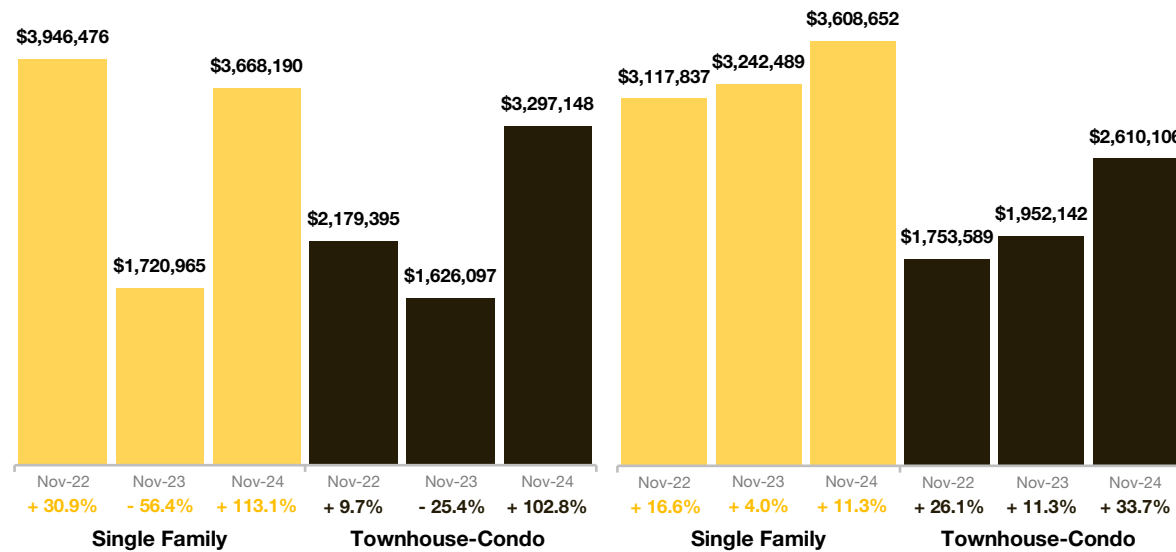
## Historical Median Sales Price by Month



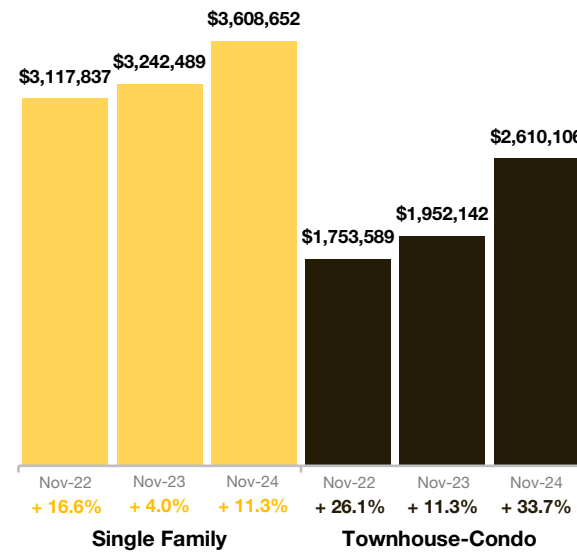
# Average Sales Price



## November

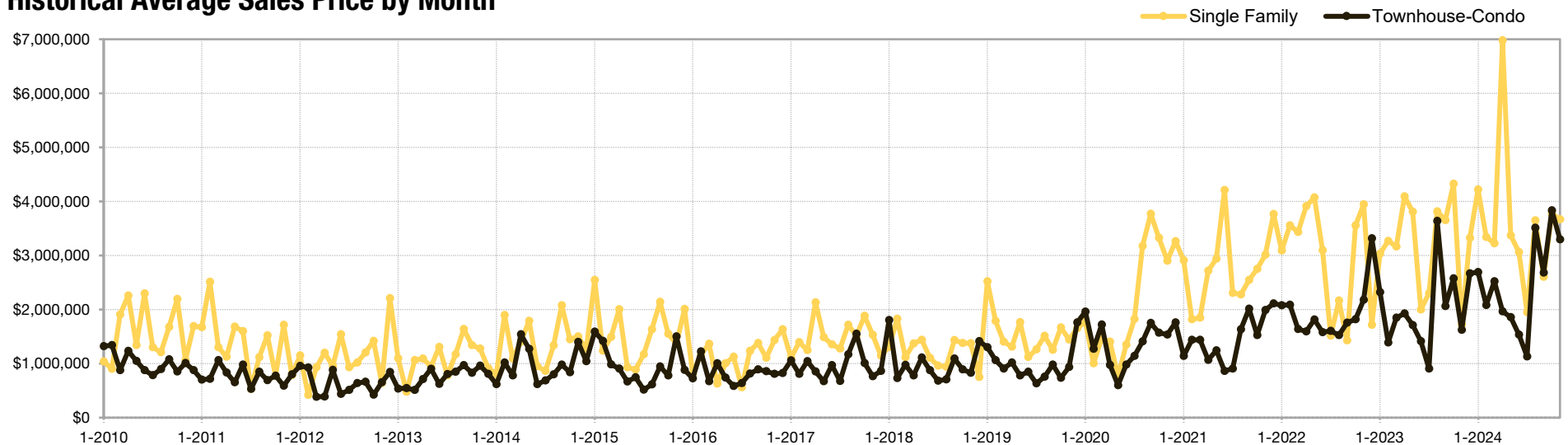


## Year to Date



Avg. Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%	\$3,833,946	+48.9%
<b>Nov-2024</b>	<b>\$3,668,190</b>	<b>+113.1%</b>	<b>\$3,297,148</b>	<b>+102.8%</b>

## Historical Average Sales Price by Month



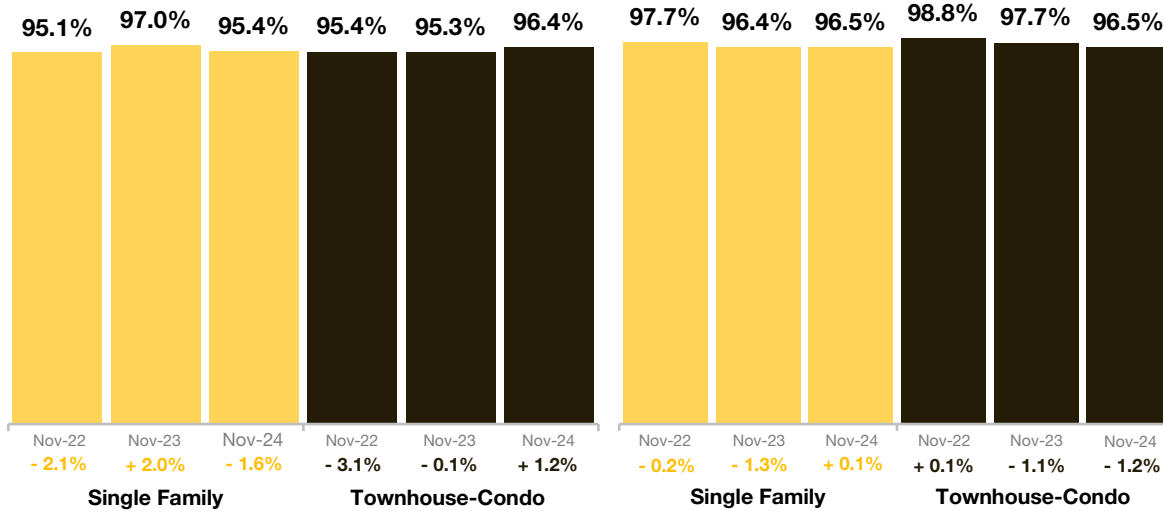


# Percent of List Price Received



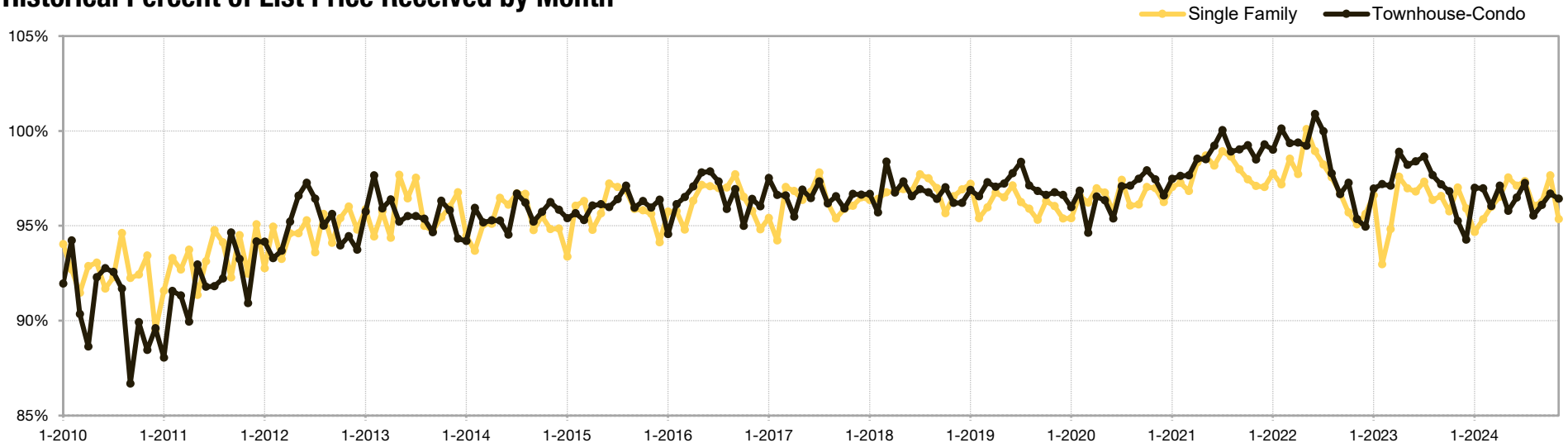
## November

## Year to Date



Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%
<b>Nov-2024</b>	<b>95.4%</b>	<b>-1.6%</b>	<b>96.4%</b>	<b>+1.2%</b>

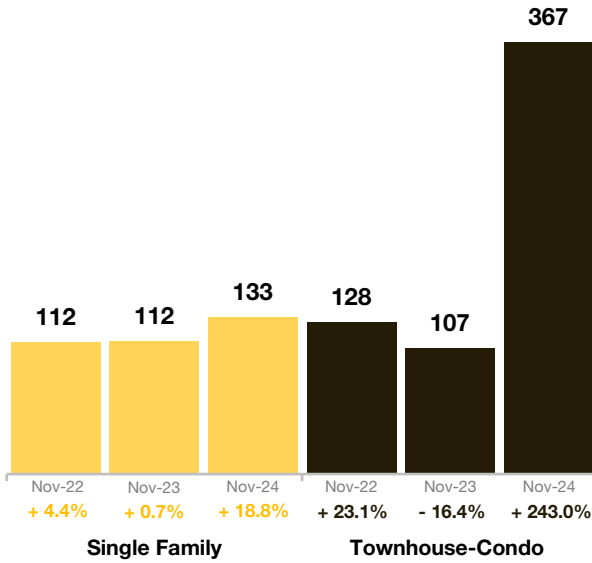
## Historical Percent of List Price Received by Month



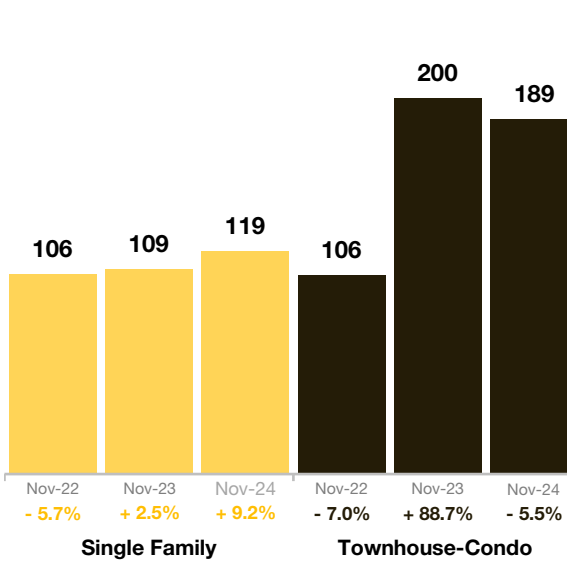
# Days on Market Until Sale



## November

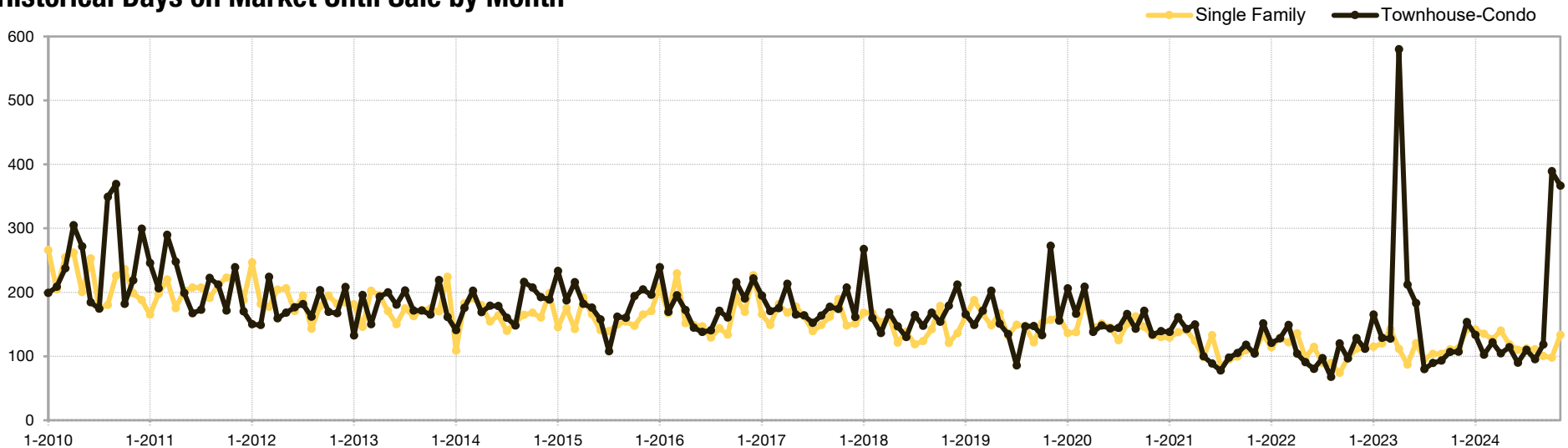


## Year to Date



Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%	389	+263.6%
<b>Nov-2024</b>	<b>133</b>	<b>+18.8%</b>	<b>367</b>	<b>+243.0%</b>

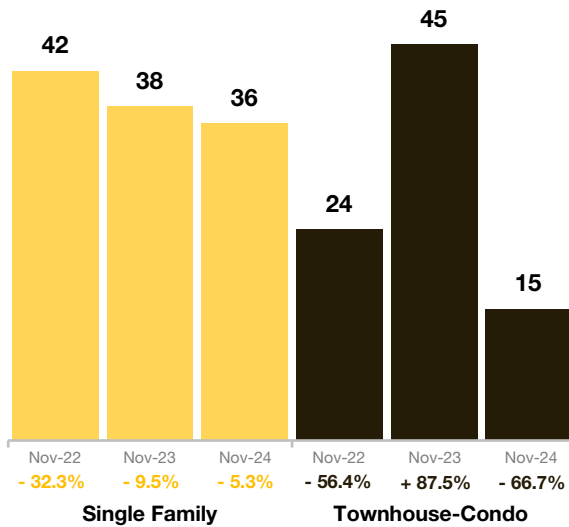
## Historical Days on Market Until Sale by Month



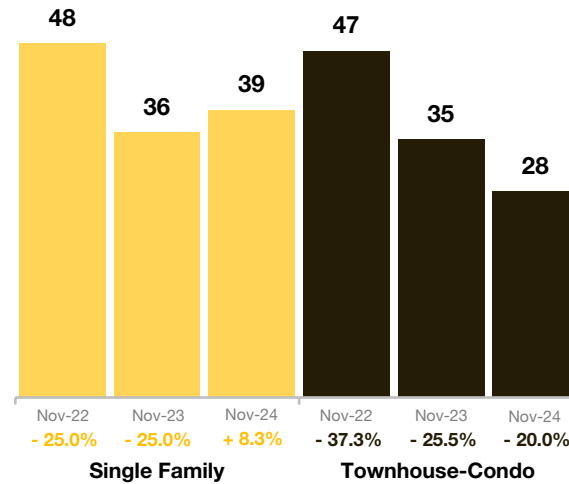
# Housing Affordability Index



## November

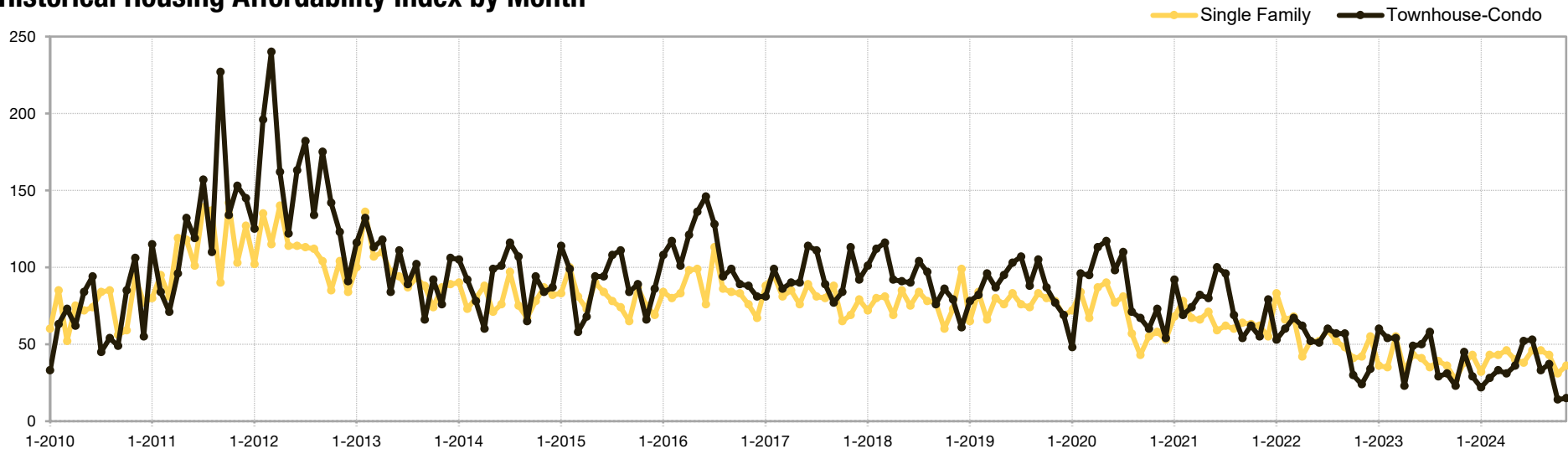


## Year to Date



Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%
Nov-2024	36	-5.3%	15	-66.7%

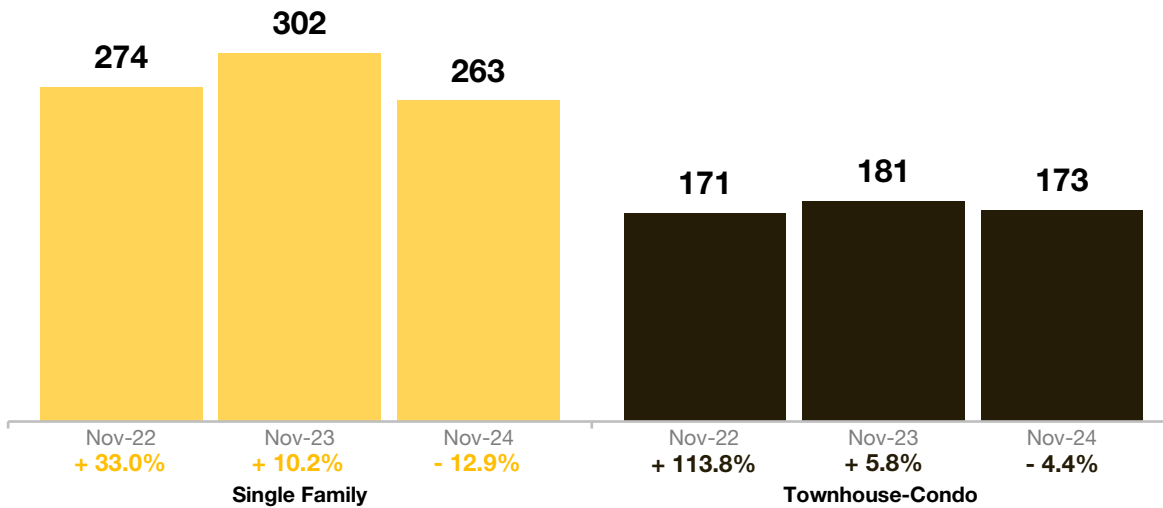
## Historical Housing Affordability Index by Month



# Inventory of Active Listings

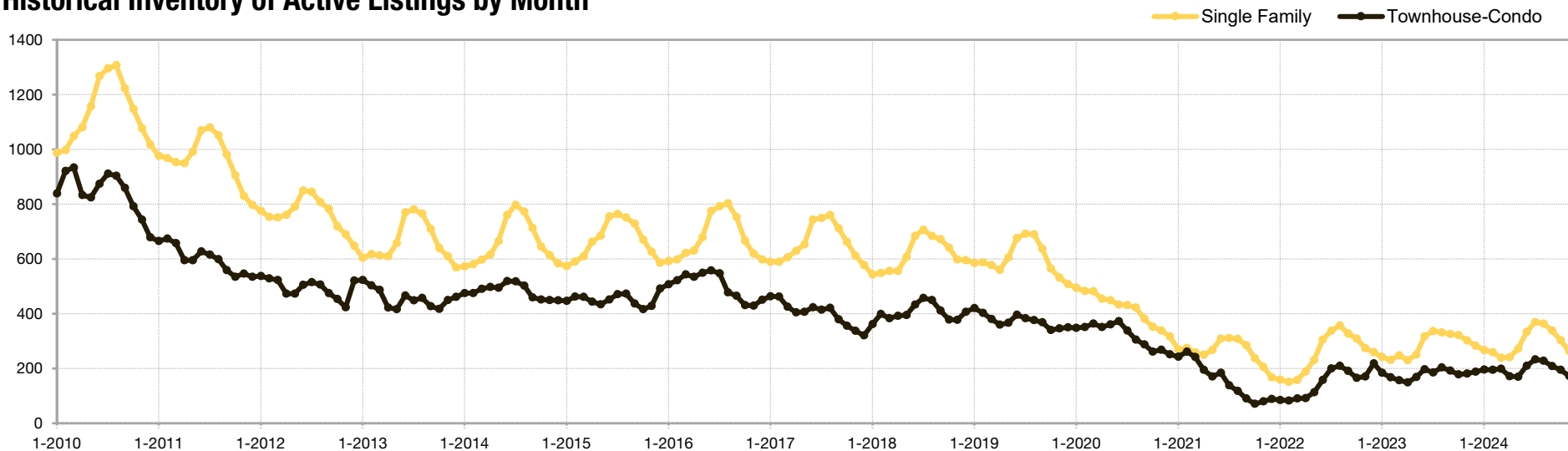


## November



Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Dec-2023	283	+9.3%	188	-13.8%
Jan-2024	267	+10.3%	196	+6.5%
Feb-2024	259	+12.1%	195	+16.1%
Mar-2024	239	-3.6%	199	+26.8%
Apr-2024	241	+4.8%	172	+15.4%
May-2024	272	+8.4%	170	+0.6%
Jun-2024	334	+5.4%	210	+6.6%
Jul-2024	370	+10.1%	233	+25.9%
Aug-2024	364	+9.6%	228	+11.8%
Sep-2024	338	+3.7%	209	+8.9%
Oct-2024	303	-5.9%	195	+9.6%
<b>Nov-2024</b>	<b>263</b>	<b>-12.9%</b>	<b>173</b>	<b>-4.4%</b>

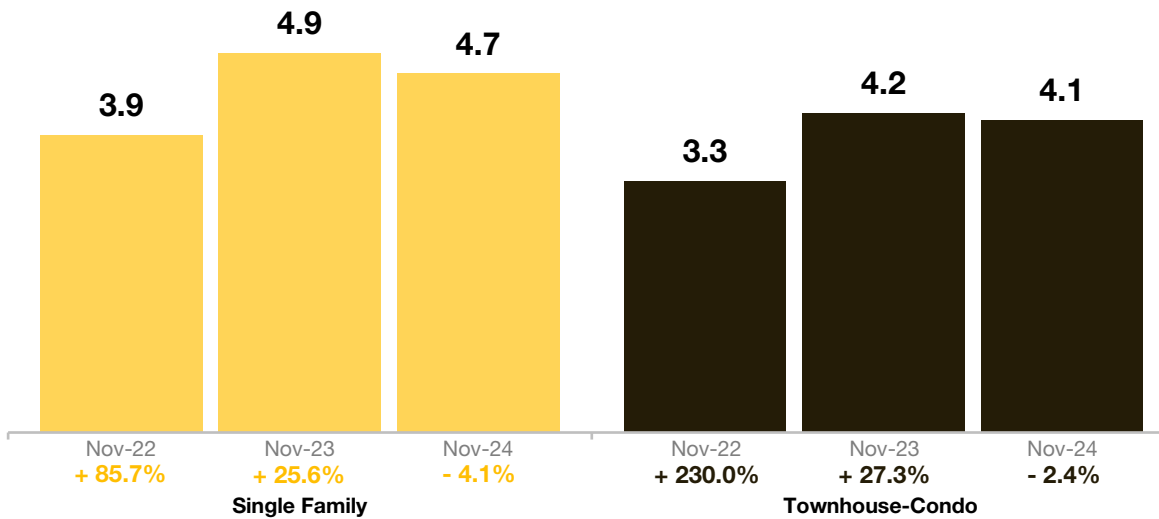
## Historical Inventory of Active Listings by Month



# Months Supply of Inventory

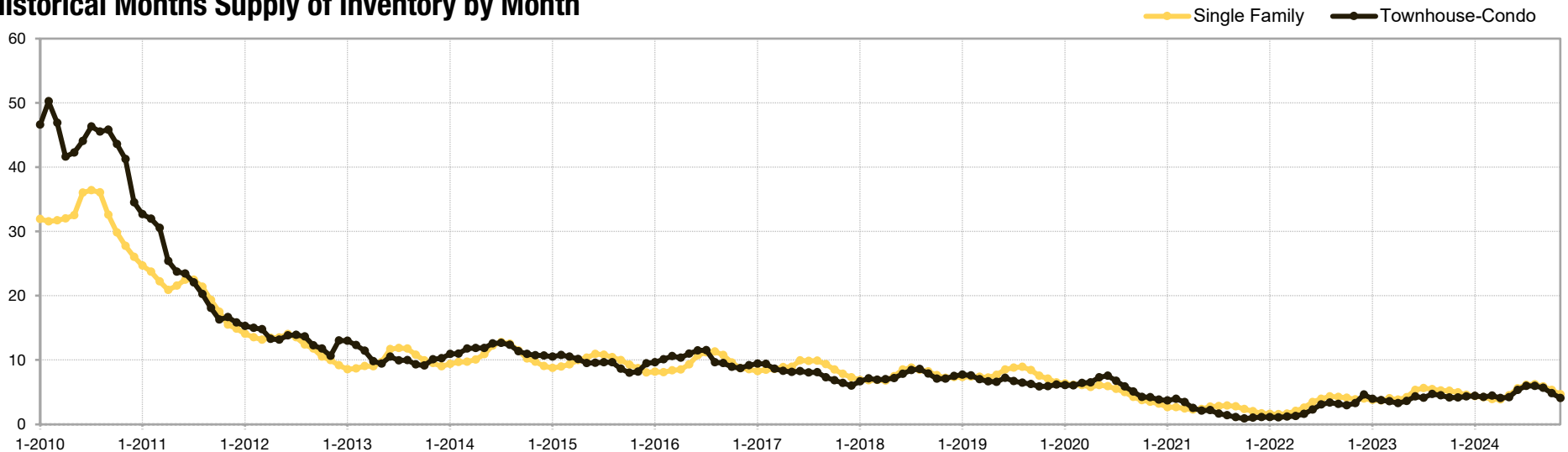


## November



Months Supply of Inventory	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%	6.0	+46.3%
Aug-2024	6.2	+12.7%	6.0	+27.7%
Sep-2024	5.9	+13.5%	5.7	+26.7%
Oct-2024	5.3	+1.9%	4.8	+17.1%
<b>Nov-2024</b>	<b>4.7</b>	<b>-4.1%</b>	<b>4.1</b>	<b>-2.4%</b>

## 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.

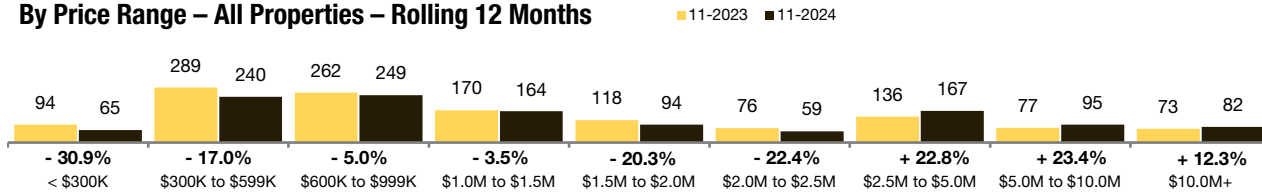
Key Metrics	Historical Sparkbars	11-2023	11-2024	Percent Change	YTD 2023	YTD 2024	Percent Change
<b>New Listings</b>		90	77	- 14.4%	1,603	1,564	- 2.4%
<b>Pending Sales</b>		62	84	+ 35.5%	1,208	1,132	- 6.3%
<b>Sold Listings</b>		95	116	+ 22.1%	1,230	1,141	- 7.2%
<b>Median Sales Price</b>		\$895,000	\$1,544,250	+ 72.5%	\$1,032,500	\$1,125,000	+ 9.0%
<b>Avg. Sales Price</b>		\$1,653,574	\$3,438,286	+ 107.9%	\$2,673,549	\$3,132,563	+ 17.2%
<b>Pct. of List Price Received</b>		96.3%	96.0%	- 0.3%	96.8%	96.5%	- 0.3%
<b>Days on Market</b>		110	259	+ 135.5%	146	149	+ 2.1%
<b>Affordability Index</b>		43	26	- 39.5%	37	35	- 5.4%
<b>Active Listings</b>		499	451	- 9.6%	--	--	--
<b>Months Supply</b>		4.6	4.5	- 2.2%	--	--	--

# Sold Listings

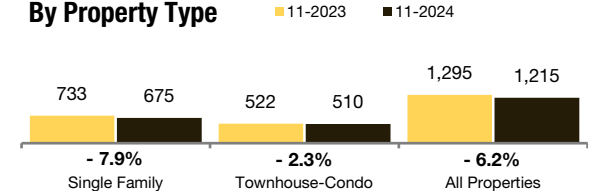
Actual sales that have closed in a given month.



## By Price Range – All Properties – Rolling 12 Months



## By Property Type



### Rolling 12 Months

By Price Range	Single Family			Townhouse-Condo		
	11-2023	11-2024	Change	11-2023	11-2024	Change
\$299,999 and Below	23	15	-34.8%	39	27	-30.8%
\$300,000 to \$599,999	179	142	-20.7%	109	97	-11.0%
\$600,000 to \$999,999	163	180	+10.4%	98	68	-30.6%
\$1,000,000 to \$1,499,999	97	90	-7.2%	73	74	+1.4%
\$1,500,00 to \$1,999,999	53	48	-9.4%	65	45	-30.8%
\$2,000,000 to \$2,499,999	41	29	-29.3%	35	30	-14.3%
\$2,500,000 to \$4,999,999	71	68	-4.2%	64	99	+54.7%
\$5,000,000 to \$9,999,999	46	42	-8.7%	28	51	+82.1%
\$10,000,000 and Above	60	61	+1.7%	11	19	+72.7%
<b>All Price Ranges</b>	<b>733</b>	<b>675</b>	<b>-7.9%</b>	<b>522</b>	<b>510</b>	<b>-2.3%</b>

### Compared to Prior Month

By Price Range	Single Family			Townhouse-Condo		
	10-2024	11-2024	Change	10-2024	11-2024	Change
\$299,999 and Below	0	1	--	3	2	-33.3%
\$300,000 to \$599,999	11	9	-18.2%	14	5	-64.3%
\$600,000 to \$999,999	13	13	0.0%	6	8	+33.3%
\$1,000,000 to \$1,499,999	10	10	0.0%	8	7	-12.5%
\$1,500,00 to \$1,999,999	8	3	-62.5%	4	6	+50.0%
\$2,000,000 to \$2,499,999	3	0	-100.0%	2	3	+50.0%
\$2,500,000 to \$4,999,999	7	6	-14.3%	19	22	+15.8%
\$5,000,000 to \$9,999,999	4	4	0.0%	21	6	-71.4%
\$10,000,000 and Above	7	6	-14.3%	5	4	-20.0%
<b>All Price Ranges</b>	<b>63</b>	<b>52</b>	<b>-17.5%</b>	<b>82</b>	<b>63</b>	<b>-23.2%</b>

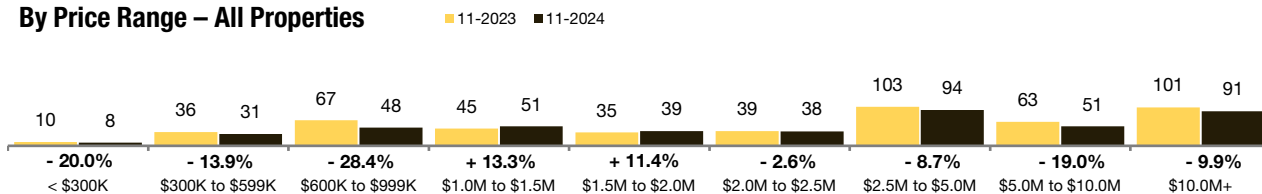
### Year to Date

By Price Range	Single Family			Townhouse-Condo		
	11-2023	11-2024	Change	11-2023	11-2024	Change
\$299,999 and Below	20	15	-25.0%	37	26	-29.7%
\$300,000 to \$599,999	166	129	-22.3%	107	96	-10.3%
\$600,000 to \$999,999	151	164	+8.6%	94	65	-30.9%
\$1,000,000 to \$1,499,999	92	85	-7.6%	71	69	-2.8%
\$1,500,00 to \$1,999,999	51	45	-11.8%	62	43	-30.6%
\$2,000,000 to \$2,499,999	38	28	-26.3%	34	29	-14.7%
\$2,500,000 to \$4,999,999	70	63	-10.0%	63	96	+52.4%
\$5,000,000 to \$9,999,999	45	38	-15.6%	26	49	+88.5%
\$10,000,000 and Above	58	57	-1.7%	10	18	+80.0%
<b>All Price Ranges</b>	<b>691</b>	<b>624</b>	<b>-9.7%</b>	<b>504</b>	<b>491</b>	<b>-2.6%</b>

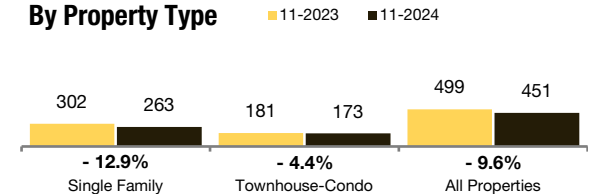
# Inventory of Active Listings

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		
	11-2023	11-2024	Change	11-2023	11-2024	Change
\$299,999 and Below	3	1	-66.7%	2	2	0.0%
\$300,000 to \$599,999	22	12	-45.5%	12	19	+58.3%
\$600,000 to \$999,999	46	30	-34.8%	20	16	-20.0%
\$1,000,000 to \$1,499,999	20	25	+25.0%	24	24	0.0%
\$1,500,00 to \$1,999,999	23	27	+17.4%	12	12	0.0%
\$2,000,000 to \$2,499,999	14	19	+35.7%	24	19	-20.8%
\$2,500,000 to \$4,999,999	44	34	-22.7%	58	58	0.0%
\$5,000,000 to \$9,999,999	41	40	-2.4%	21	11	-47.6%
\$10,000,000 and Above	89	75	-15.7%	8	12	+50.0%
<b>All Price Ranges</b>	<b>302</b>	<b>263</b>	<b>-12.9%</b>	<b>181</b>	<b>173</b>	<b>-4.4%</b>

### Compared to Prior Month

By Price Range	Single Family			Townhouse-Condo		
	10-2024	11-2024	Change	10-2024	11-2024	Change
\$299,999 and Below	2	1	-50.0%	1	2	+100.0%
\$300,000 to \$599,999	13	12	-7.7%	19	19	0.0%
\$600,000 to \$999,999	37	30	-18.9%	17	16	-5.9%
\$1,000,000 to \$1,499,999	32	25	-21.9%	25	24	-4.0%
\$1,500,00 to \$1,999,999	37	27	-27.0%	20	12	-40.0%
\$2,000,000 to \$2,499,999	25	19	-24.0%	20	19	-5.0%
\$2,500,000 to \$4,999,999	36	34	-5.6%	61	58	-4.9%
\$5,000,000 to \$9,999,999	46	40	-13.0%	16	11	-31.3%
\$10,000,000 and Above	75	75	0.0%	16	12	-25.0%
<b>All Price Ranges</b>	<b>303</b>	<b>263</b>	<b>-13.2%</b>	<b>195</b>	<b>173</b>	<b>-11.3%</b>

### 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®



<b>New Listings</b>	A measure of how much new supply is coming onto the market from sellers.
<b>Pending Sales</b>	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.
<b>Sold Listings</b>	A measure of home sales that were closed to completion during the report period.
<b>Median Sales Price</b>	A measure of home values in a market area where 50% of activity was higher and 50% was lower than this price point.
<b>Average Sales Price</b>	A sum of all home sales prices divided by total number of sales.
<b>Percent of List Price Received</b>	A mathematical calculation of the percent difference from last list price and sold price for those listings sold in the reported period.
<b>Days on Market Until Sale</b>	A measure of how long it takes homes to sell, on average.
<b>Housing Affordability Index</b>	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.
<b>Inventory of Active Listings</b>	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.
<b>Months Supply of Inventory</b>	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.