

Monthly Indicators



February 2025

Percent changes calculated using year-over-year comparisons.

New Listings were up 24.6 percent for single family homes and 6.3 percent for townhouse-condo properties. Pending Sales increased 5.9 percent for single family homes and 116.7 percent for townhouse-condo properties.

The Median Sales Price was up 37.6 percent to \$1,260,000 for single family homes but decreased 1.8 percent to \$1,375,000 for townhouse-condo properties. Days on Market decreased 18.5 percent for single family homes but increased 9.6 percent for condo properties.

The limited number of properties for sale has continued to push home prices higher nationwide. At last measure, the national median existing-home price was \$396,900, a 4.8% increase from one year earlier, with prices up in all four regions, according to NAR. Meanwhile, total housing inventory heading into February stood at 1.18 million units, up 3.5% month-over-month and 16.8% year-over-year, for a 3.5-month supply at the current sales pace.

Activity Snapshot

- 26.3%	+ 13.3%	+ 15.5%
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

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	2-2024	2-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		61	76	+ 24.6%	113	147	+ 30.1%
Pending Sales		51	54	+ 5.9%	94	107	+ 13.8%
Sold Listings		42	39	- 7.1%	77	89	+ 15.6%
Median Sales Price		\$915,500	\$1,260,000	+ 37.6%	\$950,000	\$1,281,000	+ 34.8%
Avg. Sales Price		\$3,341,293	\$3,996,085	+ 19.6%	\$3,739,900	\$3,829,107	+ 2.4%
Pct. of List Price Received		95.3%	96.8%	+ 1.6%	95.0%	96.3%	+ 1.4%
Days on Market		135	110	- 18.5%	138	125	- 9.4%
Affordability Index		43	32	- 25.6%	42	31	- 26.2%
Active Listings		260	267	+ 2.7%	--	--	--
Months Supply		4.2	4.7	+ 11.9%	--	--	--

Townhouse-Condo Market Overview



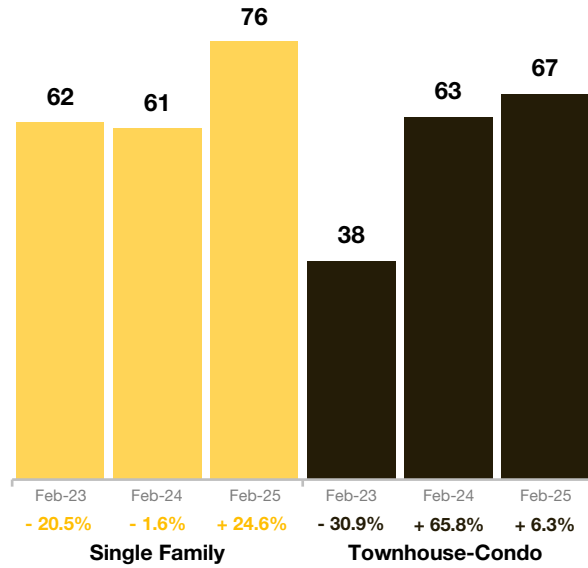
Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	2-2024	2-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		63	67	+ 6.3%	125	132	+ 5.6%
Pending Sales		48	104	+ 116.7%	93	138	+ 48.4%
Sold Listings		48	24	- 50.0%	83	61	- 26.5%
Median Sales Price		\$1,400,000	\$1,375,000	- 1.8%	\$1,595,000	\$1,320,000	- 17.2%
Avg. Sales Price		\$2,115,632	\$2,489,292	+ 17.7%	\$2,355,434	\$2,852,311	+ 21.1%
Pct. of List Price Received		96.9%	96.1%	- 0.8%	97.0%	96.3%	- 0.7%
Days on Market		104	114	+ 9.6%	118	116	- 1.7%
Affordability Index		28	29	+ 3.6%	25	30	+ 20.0%
Active Listings		190	252	+ 32.6%	--	--	--
Months Supply		4.3	6.0	+ 39.5%	--	--	--

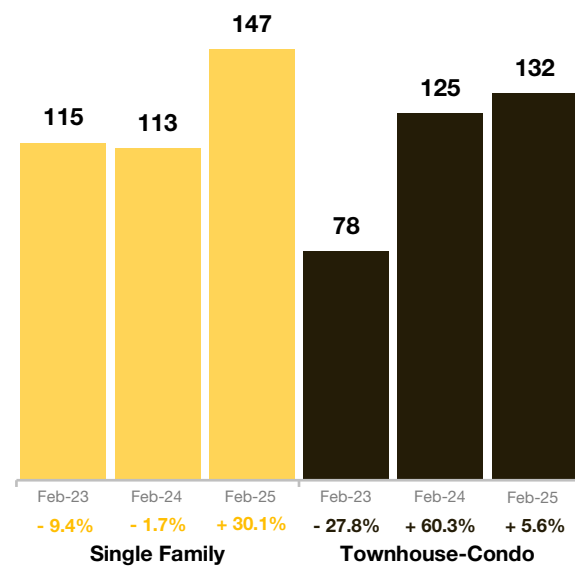
New Listings



February

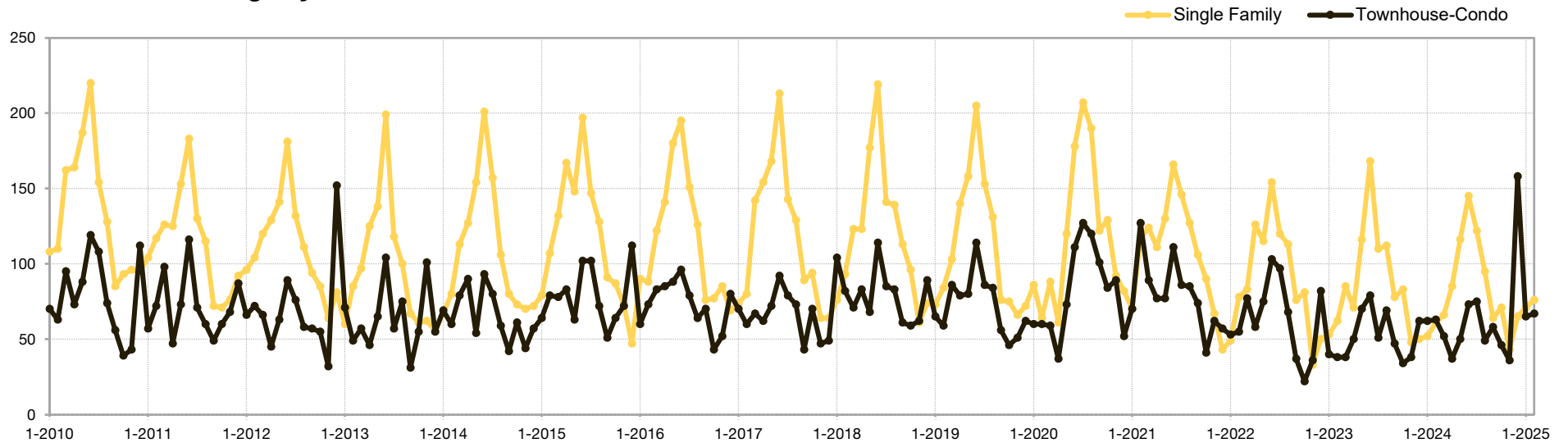


Year to Date



New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Mar-2024	66	-22.4%	52	+36.8%
Apr-2024	85	+19.7%	37	-26.0%
May-2024	116	0.0%	50	-28.6%
Jun-2024	145	-13.7%	73	-7.6%
Jul-2024	122	+10.9%	75	+47.1%
Aug-2024	95	-15.2%	49	-29.0%
Sep-2024	64	-17.9%	58	+23.4%
Oct-2024	71	-14.5%	46	+35.3%
Nov-2024	43	-10.4%	36	-5.3%
Dec-2024	65	+30.0%	158	+154.8%
Jan-2025	71	+36.5%	65	+4.8%
Feb-2025	76	+24.6%	67	+6.3%

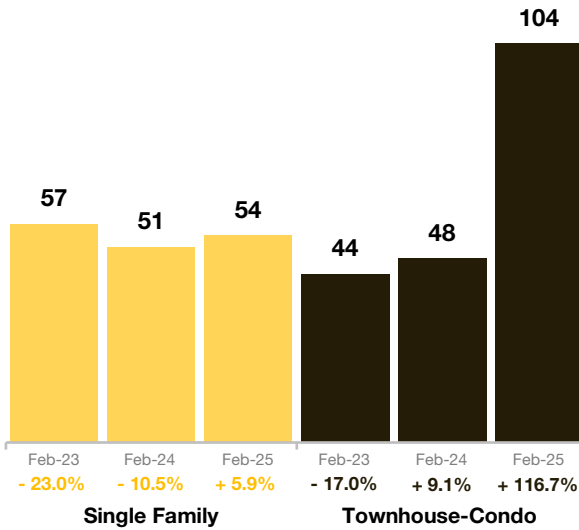
Historical New Listings by Month



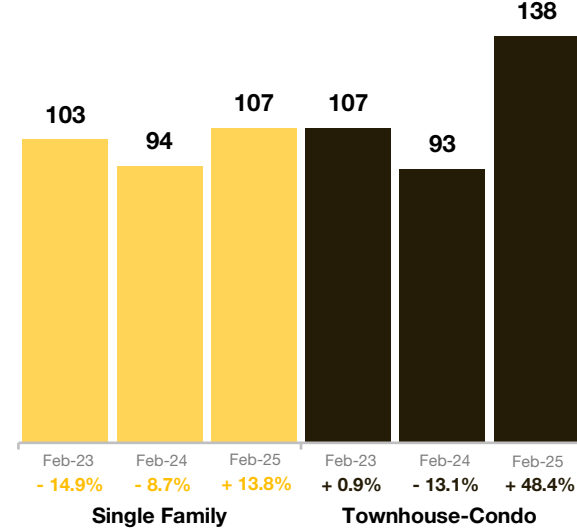
Pending Sales



February

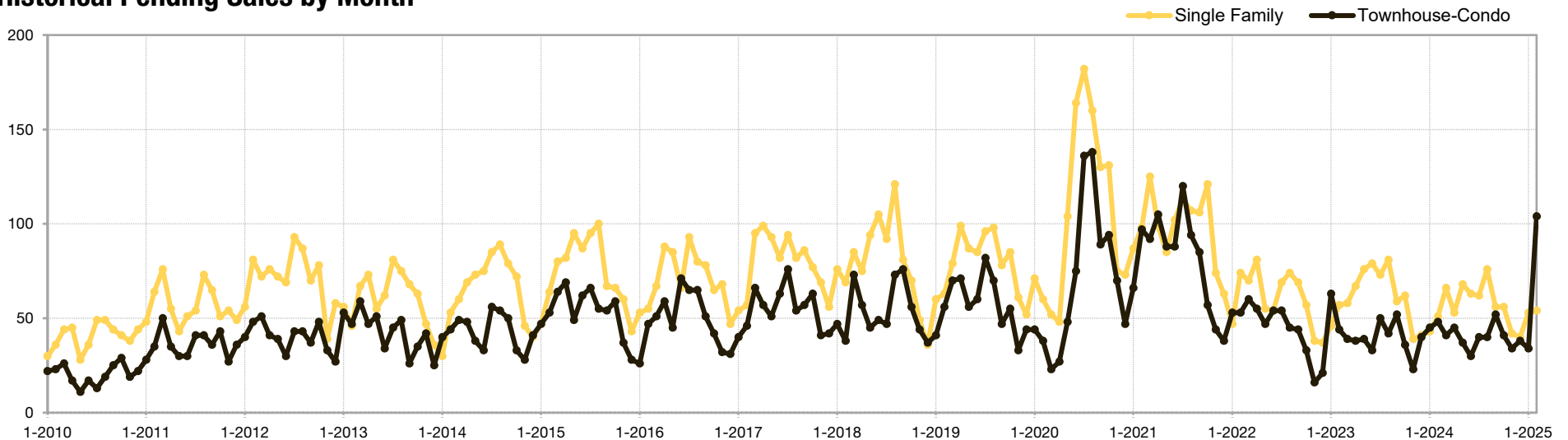


Year to Date



Pending Sales	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Mar-2024	66	+13.8%	41	+5.1%
Apr-2024	53	-20.9%	45	+18.4%
May-2024	68	-10.5%	37	-5.1%
Jun-2024	63	-20.3%	30	-9.1%
Jul-2024	62	-15.1%	40	-20.0%
Aug-2024	76	-6.2%	40	-4.8%
Sep-2024	56	-5.1%	52	0.0%
Oct-2024	56	-9.7%	41	+13.9%
Nov-2024	42	+7.7%	34	+47.8%
Dec-2024	40	-2.4%	38	-5.0%
Jan-2025	53	+23.3%	34	-24.4%
Feb-2025	54	+5.9%	104	+116.7%

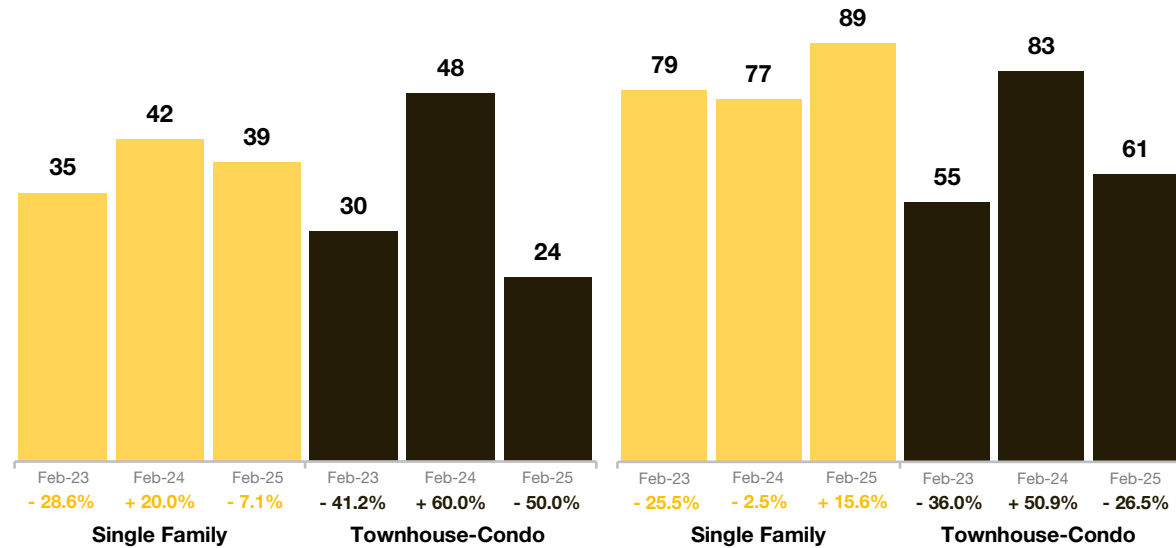
Historical Pending Sales by Month



Sold Listings

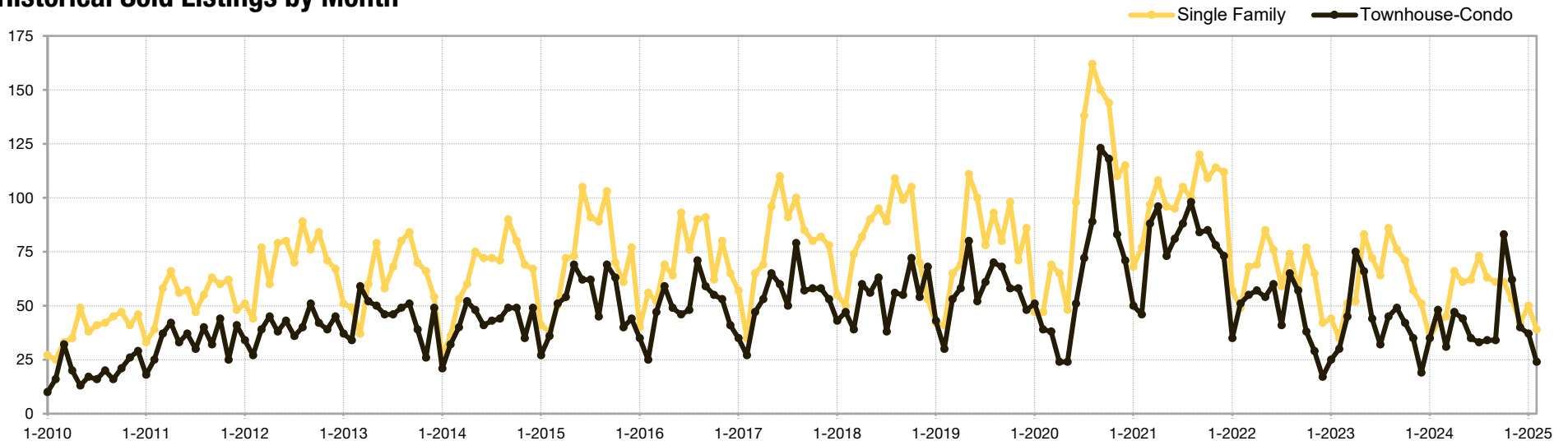


February



Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Mar-2024	45	-11.8%	31	-31.1%
Apr-2024	66	+26.9%	47	-37.3%
May-2024	61	-26.5%	44	-33.3%
Jun-2024	62	-13.9%	35	-20.5%
Jul-2024	73	+14.1%	33	+3.1%
Aug-2024	63	-26.7%	34	-24.4%
Sep-2024	61	-19.7%	34	-30.6%
Oct-2024	61	-14.1%	83	+97.6%
Nov-2024	53	-7.0%	62	+77.1%
Dec-2024	42	-17.6%	40	+110.5%
Jan-2025	50	+42.9%	37	+5.7%
Feb-2025	39	-7.1%	24	-50.0%

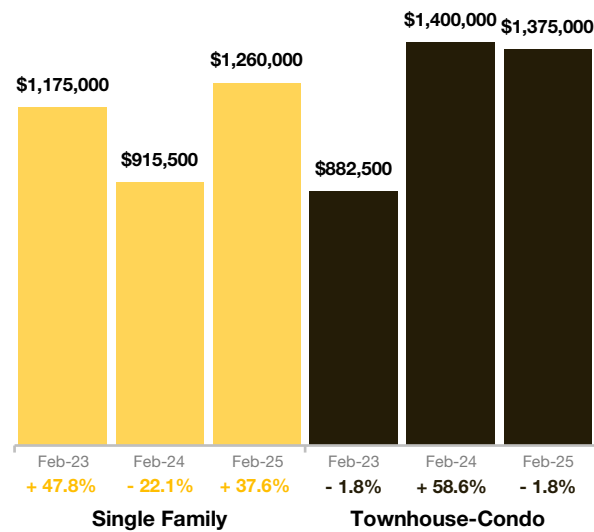
Historical Sold Listings by Month



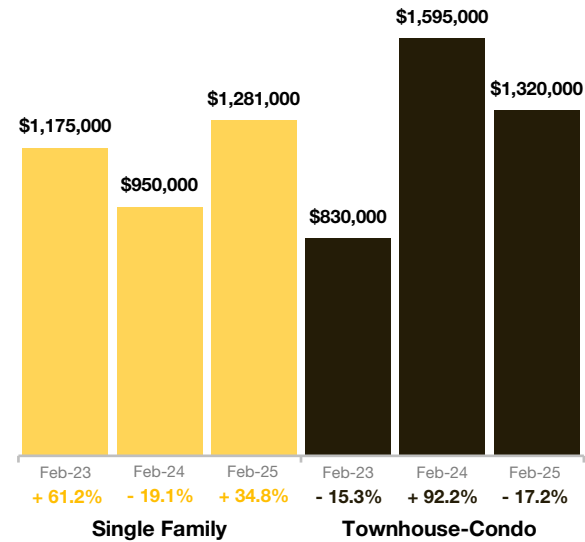
Median Sales Price



February

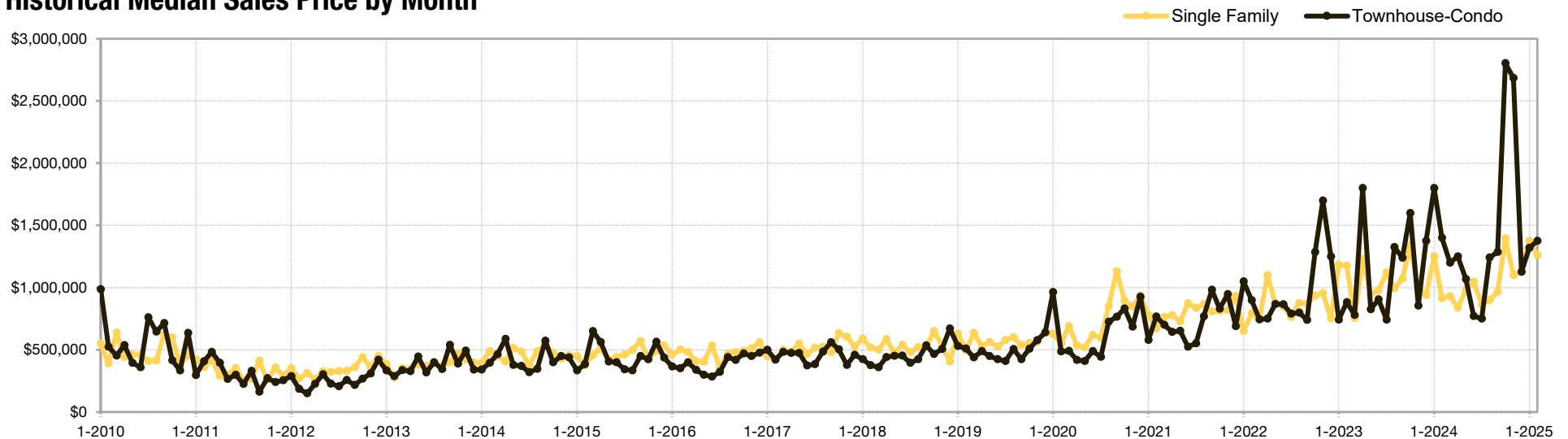


Year to Date



Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Mar-2024	\$930,000	+23.3%	\$1,200,000	+54.0%
Apr-2024	\$837,250	-32.0%	\$1,250,000	-30.6%
May-2024	\$980,000	+3.0%	\$1,067,500	+29.2%
Jun-2024	\$1,047,400	+7.3%	\$771,795	-14.7%
Jul-2024	\$865,000	-22.8%	\$750,000	+1.0%
Aug-2024	\$899,000	-9.6%	\$1,241,875	-6.3%
Sep-2024	\$965,005	-9.8%	\$1,285,500	+3.7%
Oct-2024	\$1,395,000	+4.3%	\$2,802,500	+75.2%
Nov-2024	\$1,100,000	+10.0%	\$2,683,750	+214.3%
Dec-2024	\$1,130,500	+20.3%	\$1,125,750	-18.1%
Jan-2025	\$1,375,000	+10.0%	\$1,320,000	-26.7%
Feb-2025	\$1,260,000	+37.6%	\$1,375,000	-1.8%

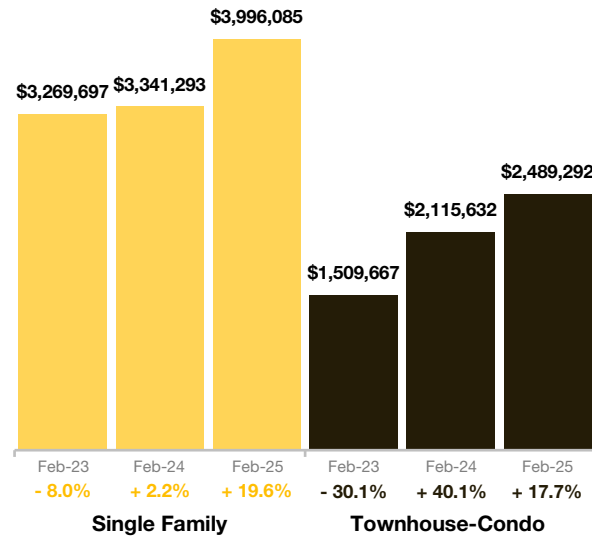
Historical Median Sales Price by Month



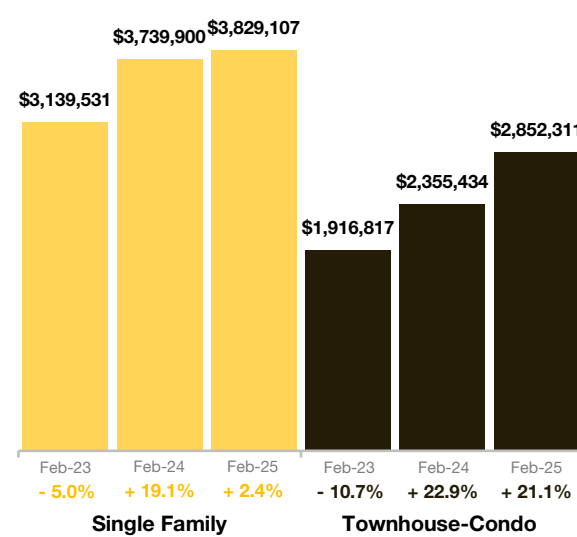
Average Sales Price



February

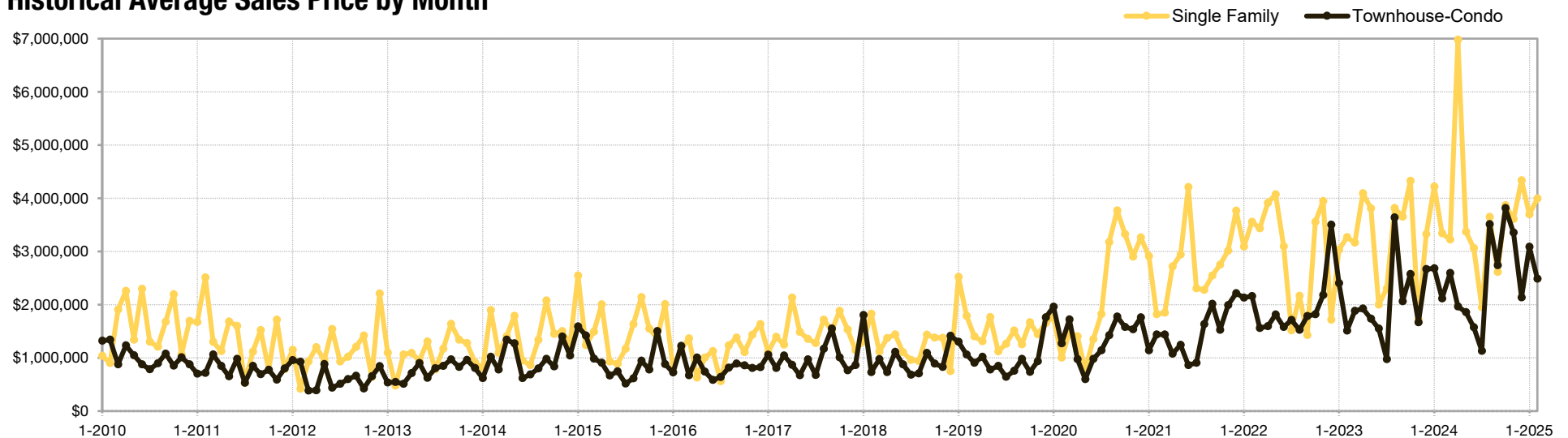


Year to Date



Avg. Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Mar-2024	\$3,222,497	+1.8%	\$2,594,745	+37.9%
Apr-2024	\$6,979,984	+70.6%	\$1,964,901	+1.9%
May-2024	\$3,372,270	-11.4%	\$1,858,176	+7.0%
Jun-2024	\$3,064,199	+53.3%	\$1,573,194	+1.3%
Jul-2024	\$1,951,722	-15.3%	\$1,131,256	+16.1%
Aug-2024	\$3,650,550	-4.3%	\$3,512,274	-3.4%
Sep-2024	\$2,613,611	-28.5%	\$2,740,279	+32.7%
Oct-2024	\$3,866,518	-10.6%	\$3,812,386	+48.1%
Nov-2024	\$3,608,960	+109.7%	\$3,354,941	+101.2%
Dec-2024	\$4,334,096	+30.3%	\$2,134,079	-20.0%
Jan-2025	\$3,698,865	-12.3%	\$3,087,784	+15.0%
Feb-2025	\$3,996,085	+19.6%	\$2,489,292	+17.7%

Historical Average Sales Price by Month

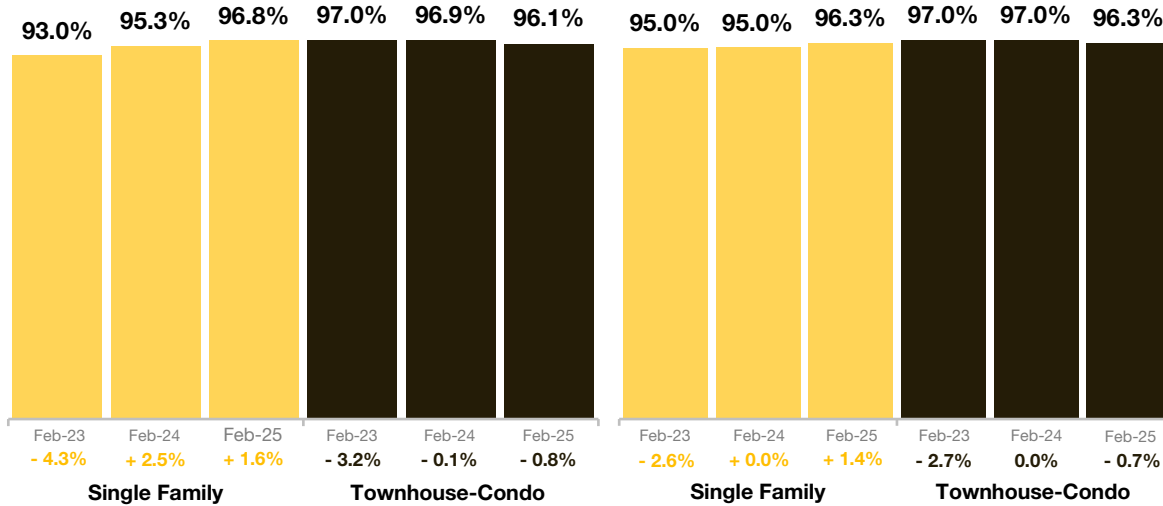


Percent of List Price Received



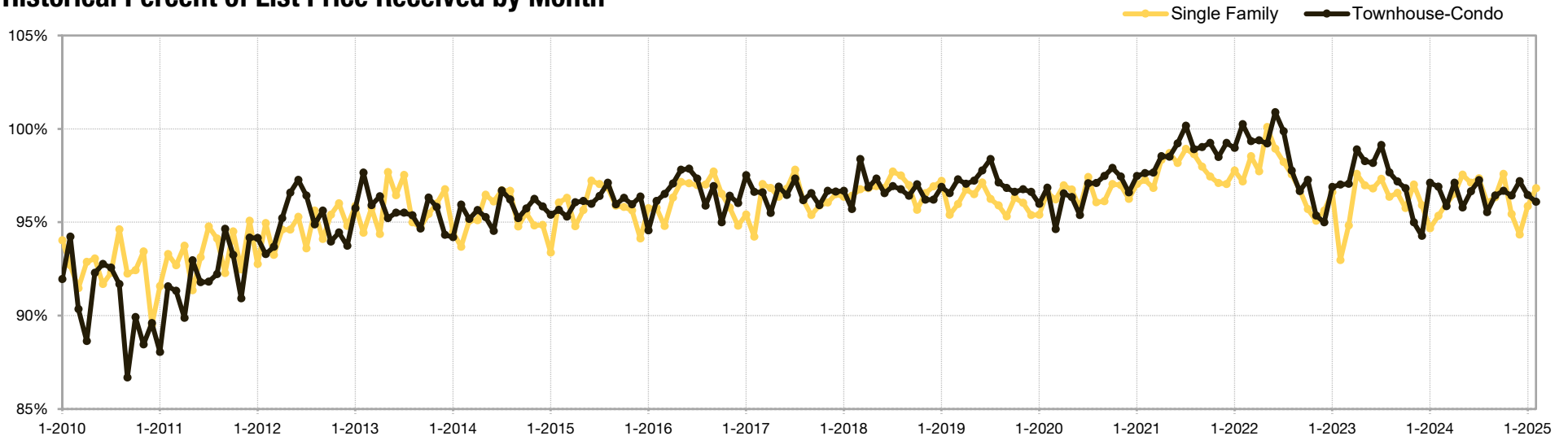
February

Year to Date



Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Mar-2024	96.0%	+1.3%	95.9%	-1.1%
Apr-2024	96.5%	-1.1%	97.1%	-1.8%
May-2024	97.5%	+0.5%	95.8%	-2.5%
Jun-2024	97.1%	+0.3%	96.6%	-1.6%
Jul-2024	97.3%	0.0%	97.3%	-1.8%
Aug-2024	96.1%	-0.3%	95.5%	-2.3%
Sep-2024	96.3%	-0.3%	96.4%	-0.8%
Oct-2024	97.6%	+1.9%	96.7%	-0.1%
Nov-2024	95.4%	-1.6%	96.4%	+1.5%
Dec-2024	94.3%	-1.7%	97.2%	+3.1%
Jan-2025	95.9%	+1.3%	96.5%	-0.6%
Feb-2025	96.8%	+1.6%	96.1%	-0.8%

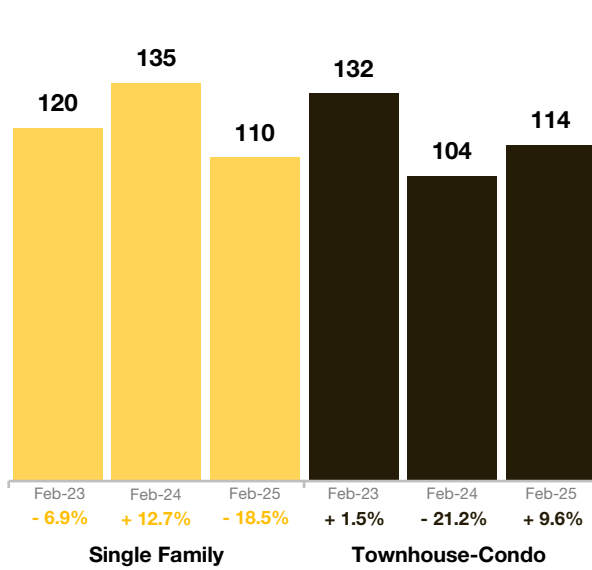
Historical Percent of List Price Received by Month



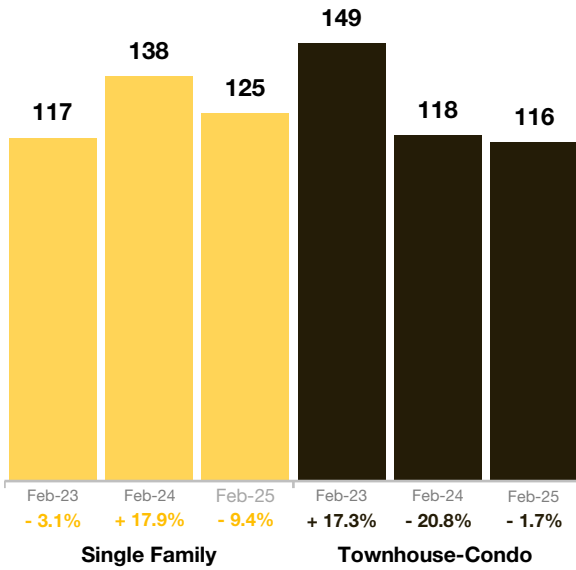
Days on Market Until Sale



February

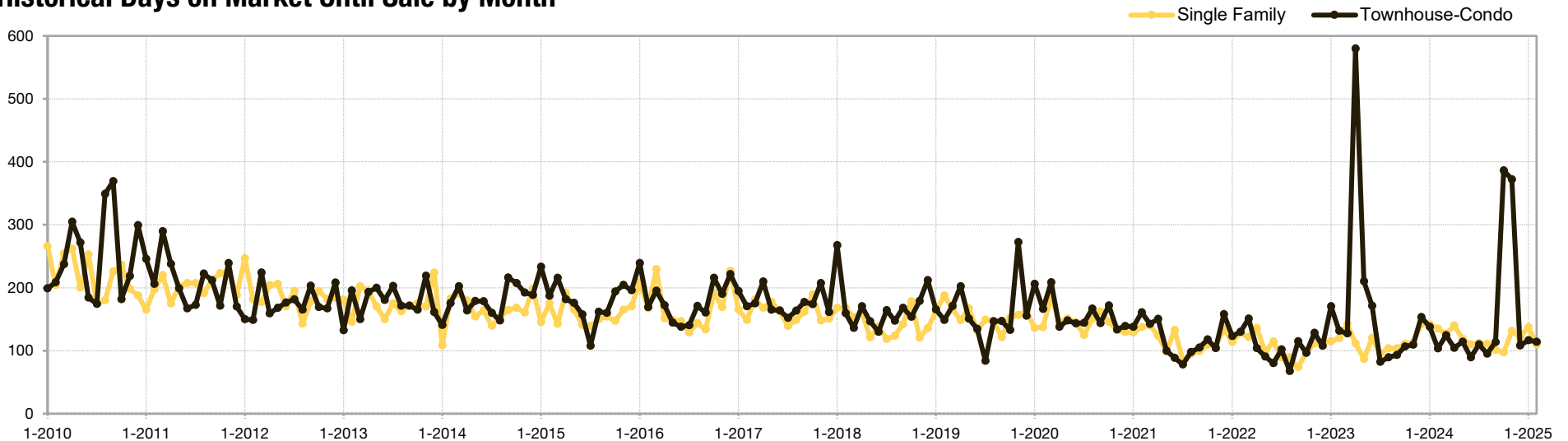


Year to Date



Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Mar-2024	127	-10.6%	125	-2.3%
Apr-2024	140	+25.0%	104	-82.1%
May-2024	119	+36.8%	114	-45.7%
Jun-2024	110	-8.3%	89	-48.0%
Jul-2024	112	+16.7%	110	+34.1%
Aug-2024	111	+6.7%	95	+6.7%
Sep-2024	101	-2.9%	114	+22.6%
Oct-2024	97	-12.6%	386	+260.7%
Nov-2024	131	+17.0%	372	+241.3%
Dec-2024	121	-14.8%	108	-29.4%
Jan-2025	138	-2.8%	117	-15.2%
Feb-2025	110	-18.5%	114	+9.6%

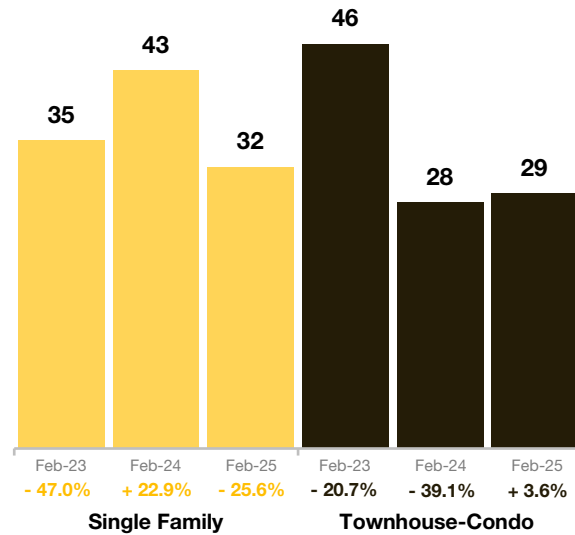
Historical Days on Market Until Sale by Month



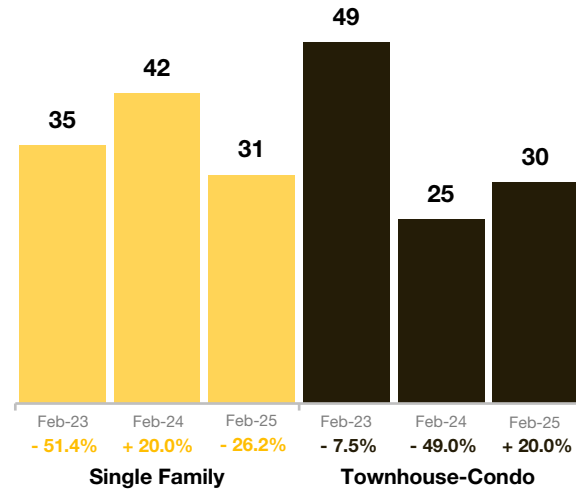
Housing Affordability Index



February

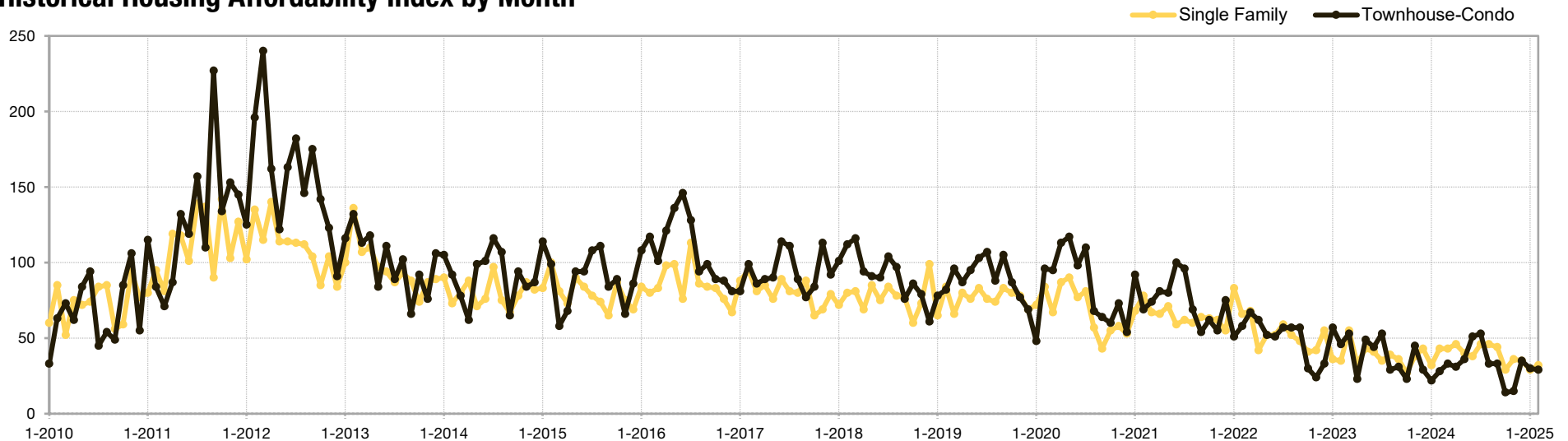


Year to Date



Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Mar-2024	43	-21.8%	33	-37.7%
Apr-2024	46	+39.4%	31	+34.8%
May-2024	40	-7.0%	36	-26.5%
Jun-2024	38	-7.3%	51	+15.9%
Jul-2024	46	+31.4%	53	0.0%
Aug-2024	46	+17.9%	33	+13.8%
Sep-2024	44	+22.2%	33	+6.5%
Oct-2024	29	+7.4%	14	-39.1%
Nov-2024	36	-5.3%	15	-66.7%
Dec-2024	35	-18.6%	35	+20.7%
Jan-2025	29	-9.4%	30	+36.4%
Feb-2025	32	-25.6%	29	+3.6%

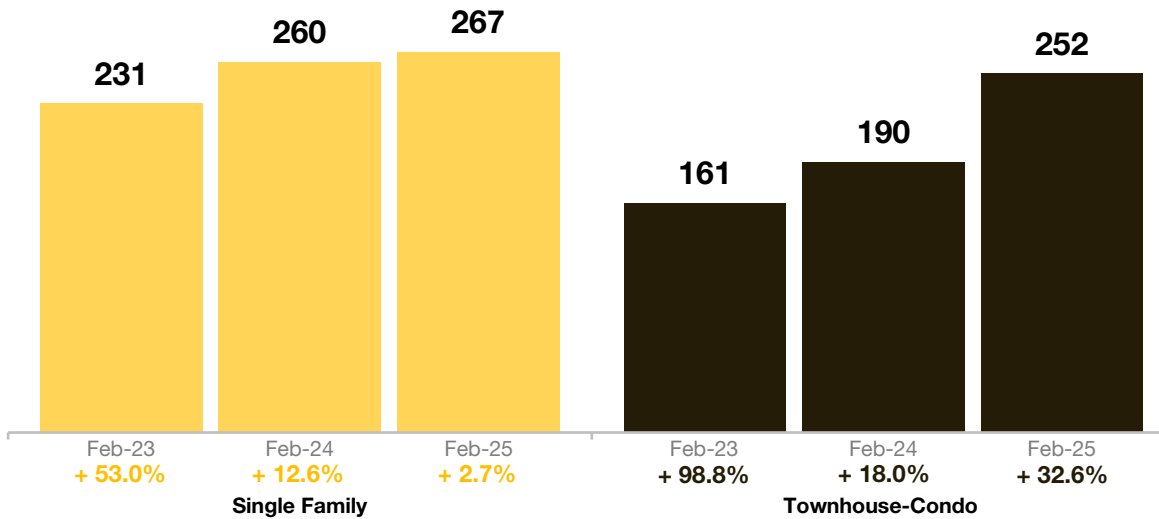
Historical Housing Affordability Index by Month



Inventory of Active Listings

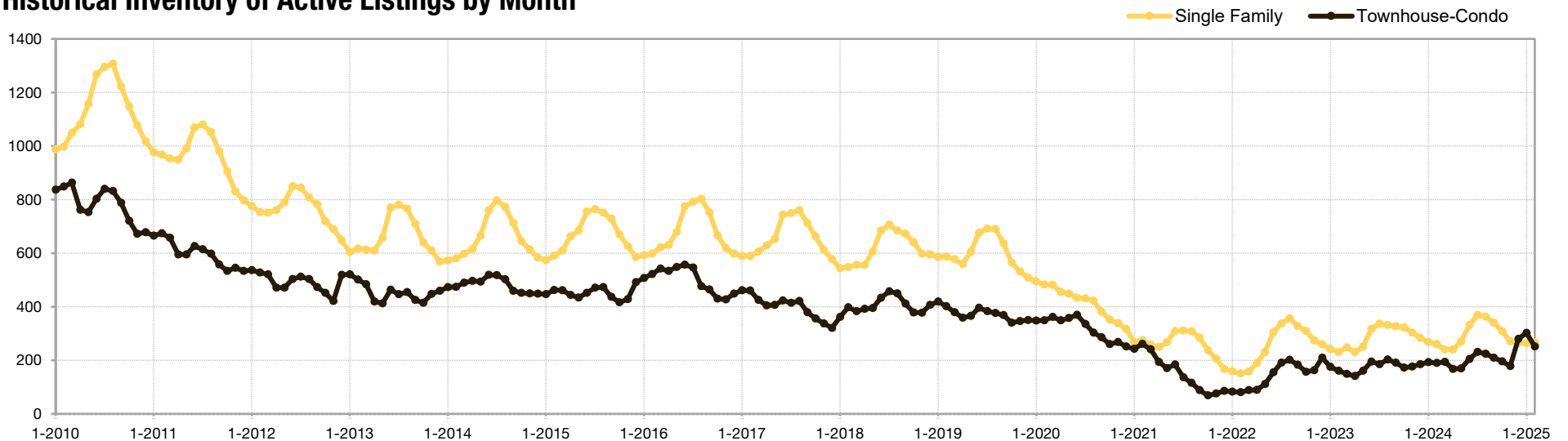


February



Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Mar-2024	240	-3.2%	194	+30.2%
Apr-2024	240	+4.3%	168	+19.1%
May-2024	270	+7.6%	170	+5.6%
Jun-2024	332	+4.7%	205	+5.1%
Jul-2024	369	+9.8%	231	+24.9%
Aug-2024	363	+9.3%	224	+10.3%
Sep-2024	340	+4.0%	210	+9.9%
Oct-2024	308	-4.6%	196	+13.3%
Nov-2024	271	-10.6%	178	+1.1%
Dec-2024	264	-7.0%	280	+51.4%
Jan-2025	263	-1.9%	302	+56.5%
Feb-2025	267	+2.7%	252	+32.6%

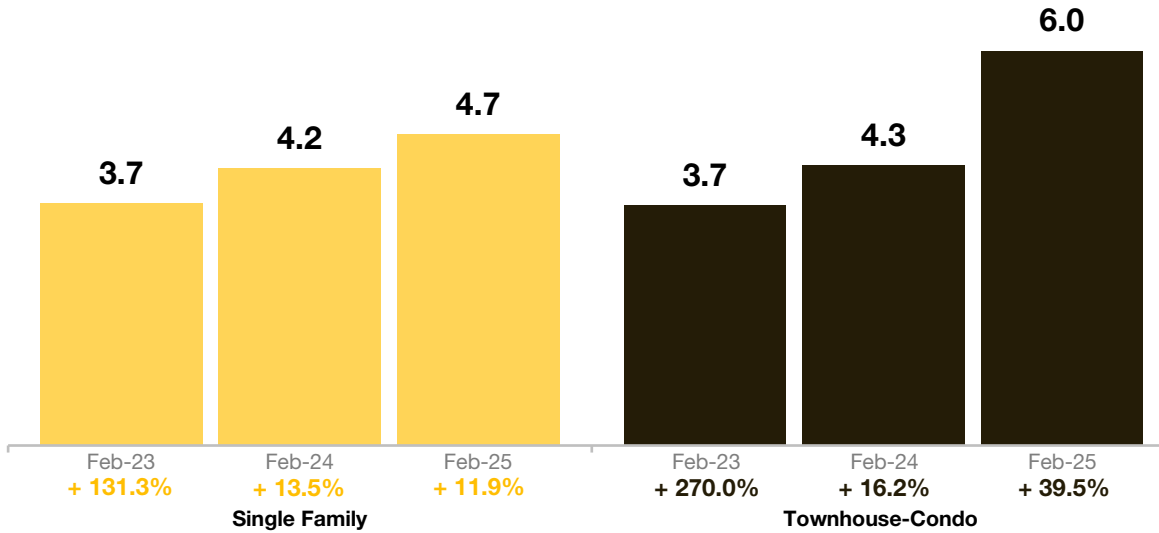
Historical Inventory of Active Listings by Month



Months Supply of Inventory

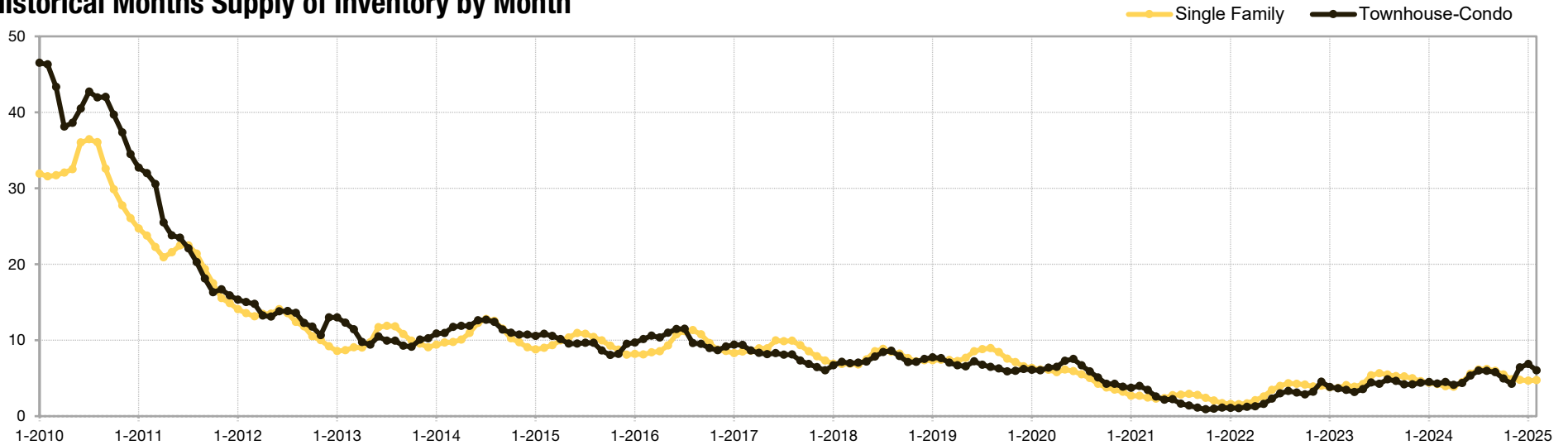


February



Months Supply of Inventory	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Mar-2024	3.9	-2.5%	4.5	+28.6%
Apr-2024	3.9	+2.6%	4.1	+28.1%
May-2024	4.5	+7.1%	4.3	+22.9%
Jun-2024	5.6	+5.7%	5.3	+20.5%
Jul-2024	6.1	+8.9%	6.0	+42.9%
Aug-2024	6.2	+12.7%	5.9	+22.9%
Sep-2024	5.9	+11.3%	5.8	+26.1%
Oct-2024	5.5	+5.8%	4.9	+16.7%
Nov-2024	4.8	-4.0%	4.2	0.0%
Dec-2024	4.8	+4.3%	6.4	+45.5%
Jan-2025	4.6	+4.5%	6.9	+53.3%
Feb-2025	4.7	+11.9%	6.0	+39.5%

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.

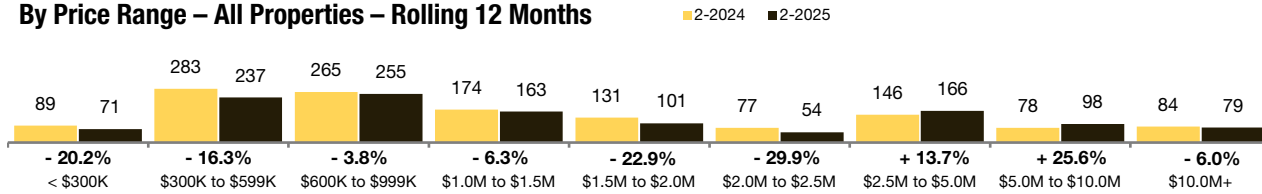
Key Metrics	Historical Sparkbars	2-2024	2-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		131	156	+ 19.1%	250	296	+ 18.4%
Pending Sales		101	162	+ 60.4%	193	257	+ 33.2%
Sold Listings		95	70	- 26.3%	167	160	- 4.2%
Median Sales Price		\$1,050,000	\$1,190,000	+ 13.3%	\$1,250,000	\$1,225,000	- 2.0%
Avg. Sales Price		\$2,913,322	\$3,511,554	+ 20.5%	\$3,137,481	\$3,410,613	+ 8.7%
Pct. of List Price Received		96.0%	96.5%	+ 0.5%	96.0%	96.3%	+ 0.3%
Days on Market		116	107	- 7.8%	125	117	- 6.4%
Affordability Index		38	33	- 13.2%	32	33	+ 3.1%
Active Listings		472	545	+ 15.5%	--	--	--
Months Supply		4.3	5.3	+ 23.3%	--	--	--

Sold Listings

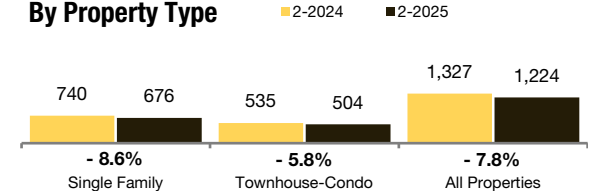
Actual sales that have closed in a given month.



By Price Range – All Properties – Rolling 12 Months



By Property Type



Rolling 12 Months

By Price Range	Single Family			Townhouse-Condo		
	2-2024	2-2025	Change	2-2024	2-2025	Change
\$299,999 and Below	23	12	-47.8%	28	21	-25.0%
\$300,000 to \$599,999	177	130	-26.6%	102	105	+2.9%
\$600,000 to \$999,999	172	181	+5.2%	93	73	-21.5%
\$1,000,000 to \$1,499,999	92	93	+1.1%	81	69	-14.8%
\$1,500,000 to \$1,999,999	53	61	+15.1%	78	39	-50.0%
\$2,000,000 to \$2,499,999	37	28	-24.3%	40	26	-35.0%
\$2,500,000 to \$4,999,999	73	69	-5.5%	73	97	+32.9%
\$5,000,000 to \$9,999,999	47	42	-10.6%	26	56	+115.4%
\$10,000,000 and Above	66	60	-9.1%	14	18	+28.6%
All Price Ranges	740	676	-8.6%	535	504	-5.8%

Compared to Prior Month

By Price Range	Single Family			Townhouse-Condo		
	1-2025	2-2025	Change	1-2025	2-2025	Change
\$299,999 and Below	0	1	--	4	2	-50.0%
\$300,000 to \$599,999	9	4	-55.6%	9	3	-66.7%
\$600,000 to \$999,999	10	13	+30.0%	4	4	0.0%
\$1,000,000 to \$1,499,999	8	5	-37.5%	2	3	+50.0%
\$1,500,000 to \$1,999,999	10	6	-40.0%	4	4	0.0%
\$2,000,000 to \$2,499,999	2	1	-50.0%	2	0	-100.0%
\$2,500,000 to \$4,999,999	4	1	-75.0%	5	5	0.0%
\$5,000,000 to \$9,999,999	3	2	-33.3%	6	2	-66.7%
\$10,000,000 and Above	4	6	+50.0%	1	1	0.0%
All Price Ranges	50	39	-22.0%	37	24	-35.1%

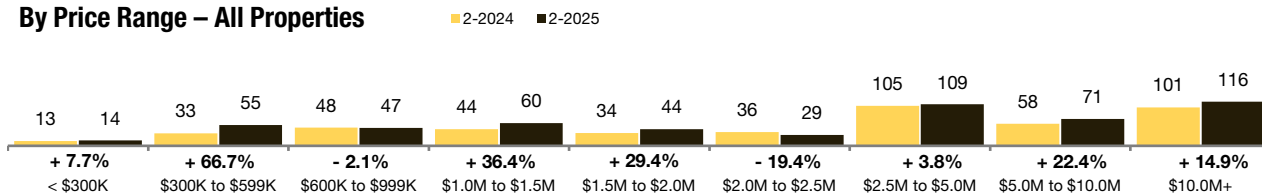
Year to Date

By Price Range	Single Family			Townhouse-Condo		
	2-2024	2-2025	Change	2-2024	2-2025	Change
\$299,999 and Below	5	1	-80.0%	6	6	0.0%
\$300,000 to \$599,999	19	13	-31.6%	11	12	+9.1%
\$600,000 to \$999,999	17	23	+35.3%	8	8	0.0%
\$1,000,000 to \$1,499,999	8	13	+62.5%	13	5	-61.5%
\$1,500,000 to \$1,999,999	3	16	+433.3%	17	8	-52.9%
\$2,000,000 to \$2,499,999	3	3	0.0%	7	2	-71.4%
\$2,500,000 to \$4,999,999	6	5	-16.7%	14	10	-28.6%
\$5,000,000 to \$9,999,999	5	5	0.0%	4	8	+100.0%
\$10,000,000 and Above	11	10	-9.1%	3	2	-33.3%
All Price Ranges	77	89	+15.6%	83	61	-26.5%

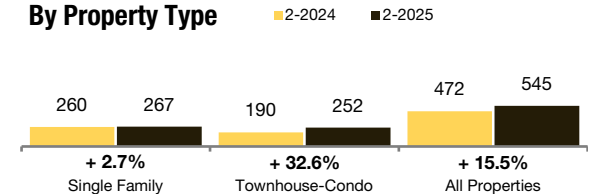
Inventory of Active Listings

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		
	2-2024	2-2025	Change	2-2024	2-2025	Change
\$299,999 and Below	1	1	0.0%	1	3	+200.0%
\$300,000 to \$599,999	24	10	-58.3%	9	40	+344.4%
\$600,000 to \$999,999	28	21	-25.0%	19	24	+26.3%
\$1,000,000 to \$1,499,999	14	26	+85.7%	27	30	+11.1%
\$1,500,000 to \$1,999,999	20	24	+20.0%	14	20	+42.9%
\$2,000,000 to \$2,499,999	13	14	+7.7%	22	14	-36.4%
\$2,500,000 to \$4,999,999	42	33	-21.4%	62	74	+19.4%
\$5,000,000 to \$9,999,999	39	41	+5.1%	18	30	+66.7%
\$10,000,000 and Above	79	97	+22.8%	18	17	-5.6%
All Price Ranges	260	267	+2.7%	190	252	+32.6%

Compared to Prior Month

By Price Range	Single Family			Townhouse-Condo		
	1-2025	2-2025	Change	1-2025	2-2025	Change
\$299,999 and Below	1	1	0.0%	3	3	0.0%
\$300,000 to \$599,999	5	10	+100.0%	17	40	+135.3%
\$600,000 to \$999,999	22	21	-4.5%	26	24	-7.7%
\$1,000,000 to \$1,499,999	26	26	0.0%	31	30	-3.2%
\$1,500,000 to \$1,999,999	26	24	-7.7%	16	20	+25.0%
\$2,000,000 to \$2,499,999	14	14	0.0%	16	14	-12.5%
\$2,500,000 to \$4,999,999	28	33	+17.9%	116	74	-36.2%
\$5,000,000 to \$9,999,999	43	41	-4.7%	55	30	-45.5%
\$10,000,000 and Above	98	97	-1.0%	22	17	-22.7%
All Price Ranges	263	267	+1.5%	302	252	-16.6%

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.