

Monthly Indicators



May 2025

Percent changes calculated using year-over-year comparisons.

New Listings were up 13.7 percent for single family homes and 12.0 percent for townhouse-condo properties. Pending Sales decreased 4.4 percent for single family homes and 13.5 percent for townhouse-condo properties.

The Median Sales Price was up 31.1 percent to \$1,285,000 for single family homes and 12.4 percent to \$1,200,000 for townhouse-condo properties. Days on Market decreased 3.4 percent for single family homes but increased 73.7 percent for condo properties.

There were 1.45 million units actively for sale heading into May, a 9.0% increase from the previous month and a 20.8% improvement from the same time last year, for a 4.4-month supply at the current sales pace, according to NAR. The median existing-home price edged up 1.8% year-over-year to \$414,000 as of last measure, the 22nd consecutive month of annual price increases and a new record high for the month.

Activity Snapshot

- 2.7% **+ 23.1%** **+ 31.8%**

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	5-2024	5-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		117	133	+ 13.7%	381	467	+ 22.6%
Pending Sales		68	65	- 4.4%	281	287	+ 2.1%
Sold Listings		61	54	- 11.5%	249	252	+ 1.2%
Median Sales Price		\$980,000	\$1,285,000	+ 31.1%	\$950,000	\$1,324,500	+ 39.4%
Avg. Sales Price		\$3,372,270	\$3,520,479	+ 4.4%	\$4,415,149	\$4,262,239	- 3.5%
Pct. of List Price Received		97.5%	96.0%	- 1.5%	96.2%	96.6%	+ 0.4%
Days on Market		119	115	- 3.4%	132	114	- 13.6%
Affordability Index		40	31	- 22.5%	41	30	- 26.8%
Active Listings		271	335	+ 23.6%	--	--	--
Months Supply		4.5	6.0	+ 33.3%	--	--	--

Townhouse-Condo Market Overview



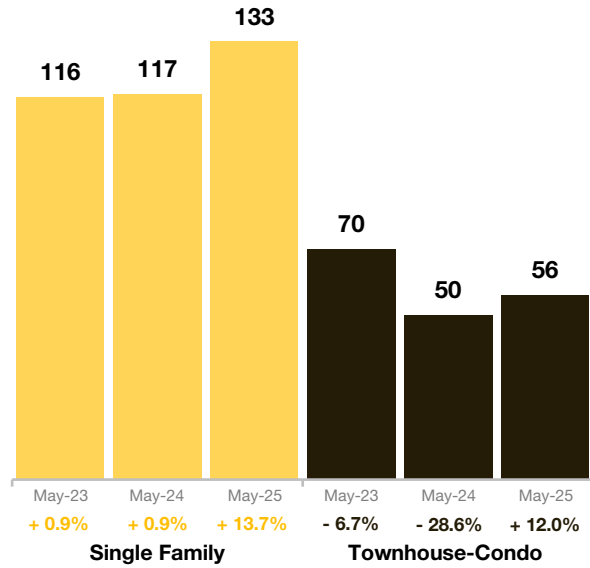
Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	5-2024	5-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		50	56	+ 12.0%	264	325	+ 23.1%
Pending Sales		37	32	- 13.5%	215	253	+ 17.7%
Sold Listings		44	51	+ 15.9%	205	183	- 10.7%
Median Sales Price		\$1,067,500	\$1,200,000	+ 12.4%	\$1,350,000	\$1,320,000	- 2.2%
Avg. Sales Price		\$1,858,176	\$2,046,073	+ 10.1%	\$2,195,357	\$2,655,790	+ 21.0%
Pct. of List Price Received		95.8%	97.4%	+ 1.7%	96.6%	96.2%	- 0.4%
Days on Market		114	198	+ 73.7%	115	144	+ 25.2%
Affordability Index		36	33	- 8.3%	29	30	+ 3.4%
Active Listings		171	243	+ 42.1%	--	--	--
Months Supply		4.4	5.8	+ 31.8%	--	--	--

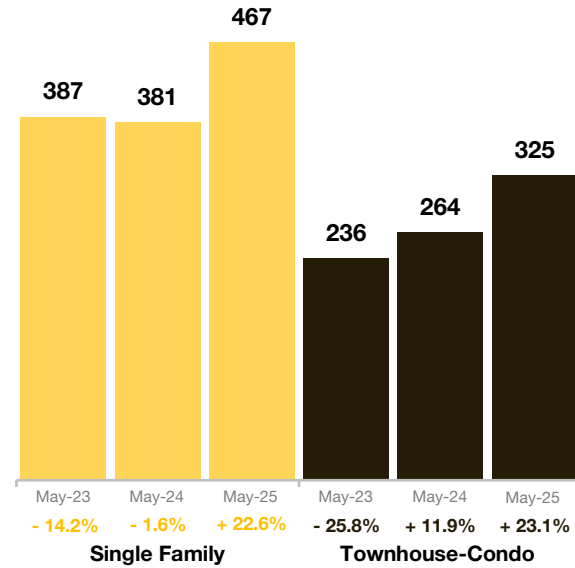
New Listings



May

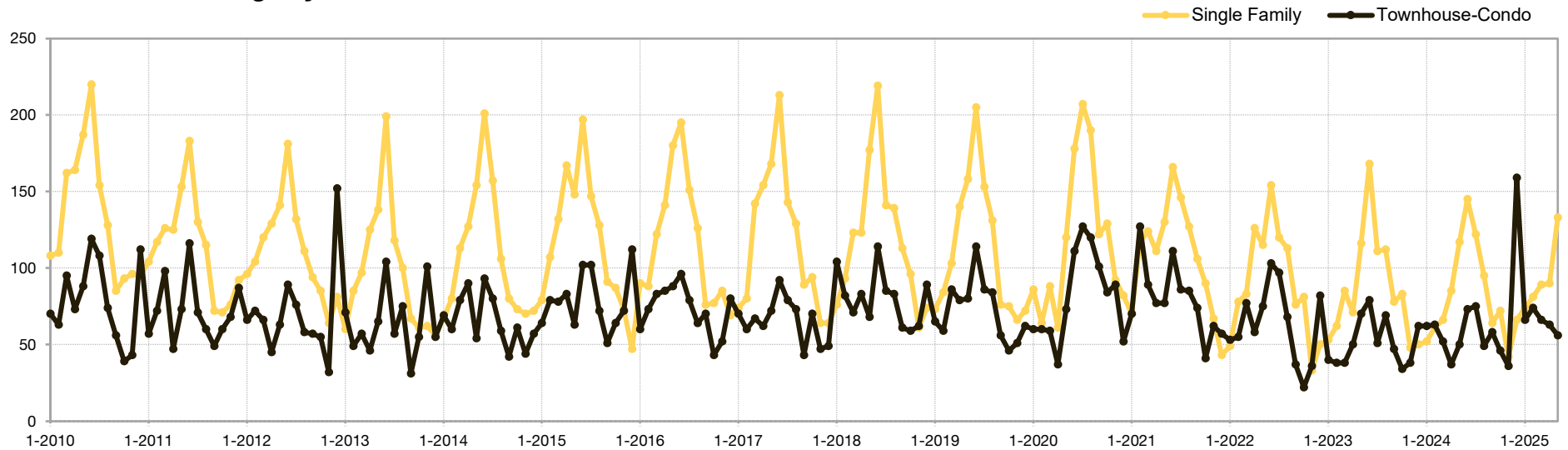


Year to Date

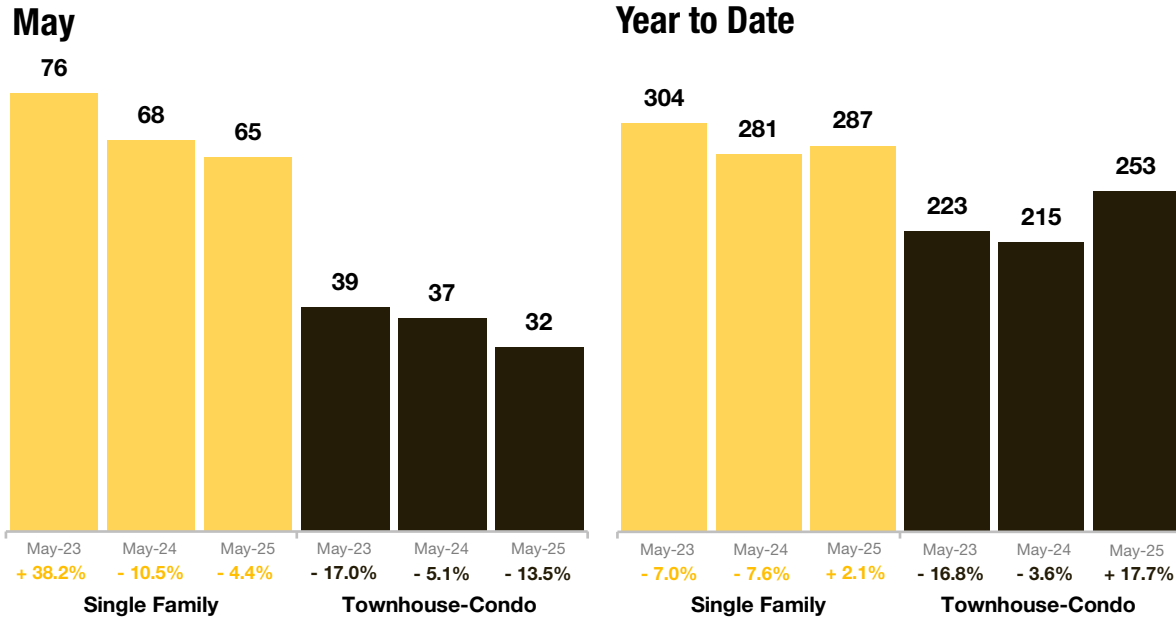


New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jun-2024	145	-13.7%	73	-7.6%
Jul-2024	122	+9.9%	75	+47.1%
Aug-2024	95	-15.2%	49	-29.0%
Sep-2024	64	-17.9%	58	+23.4%
Oct-2024	72	-13.3%	46	+35.3%
Nov-2024	42	-12.5%	36	-5.3%
Dec-2024	66	+32.0%	159	+156.5%
Jan-2025	74	+42.3%	66	+6.5%
Feb-2025	81	+32.8%	74	+17.5%
Mar-2025	89	+34.8%	66	+26.9%
Apr-2025	90	+5.9%	63	+70.3%
May-2025	133	+13.7%	56	+12.0%

Historical New Listings by Month

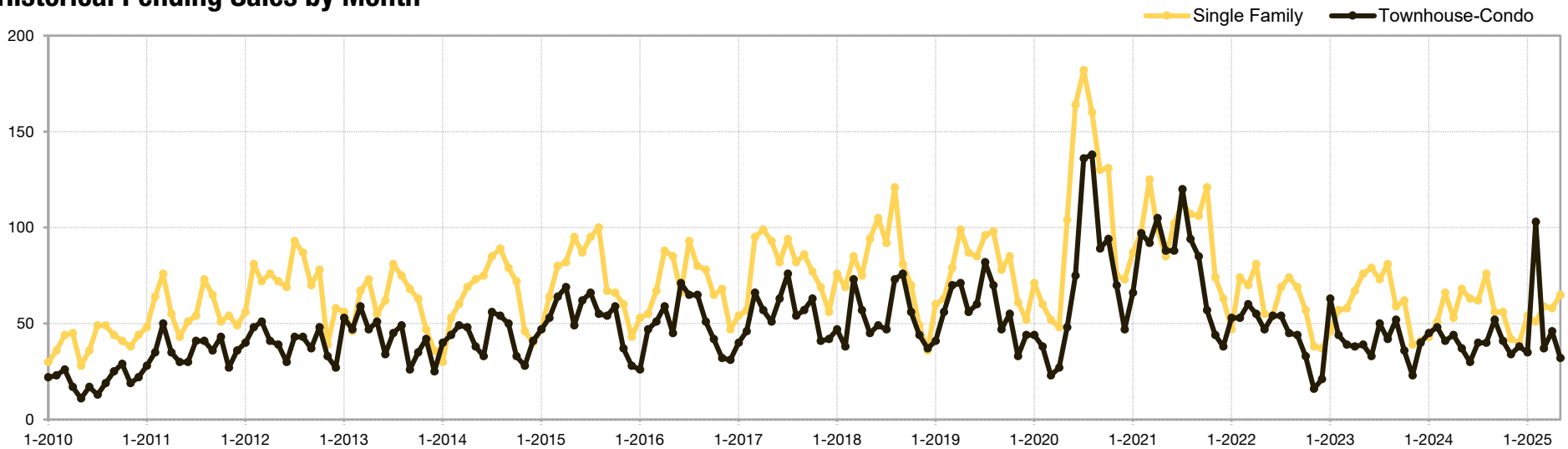


Pending Sales



Pending Sales	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	54	+25.6%	35	-22.2%
Feb-2025	51	0.0%	103	+114.6%
Mar-2025	59	-10.6%	37	-9.8%
Apr-2025	58	+9.4%	46	+4.5%
May-2025	65	-4.4%	32	-13.5%

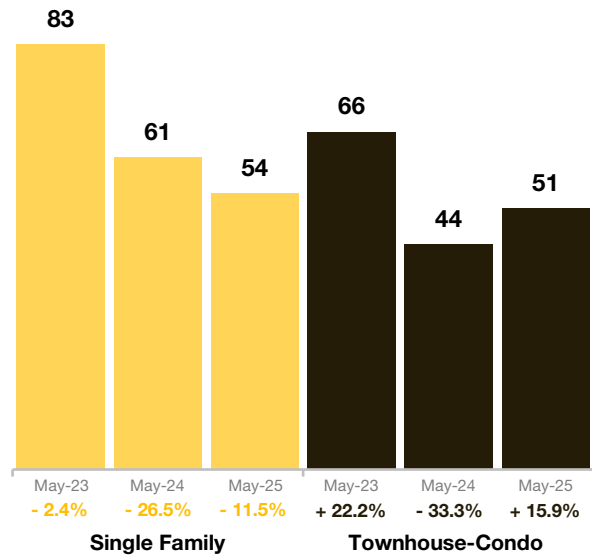
Historical Pending Sales by Month



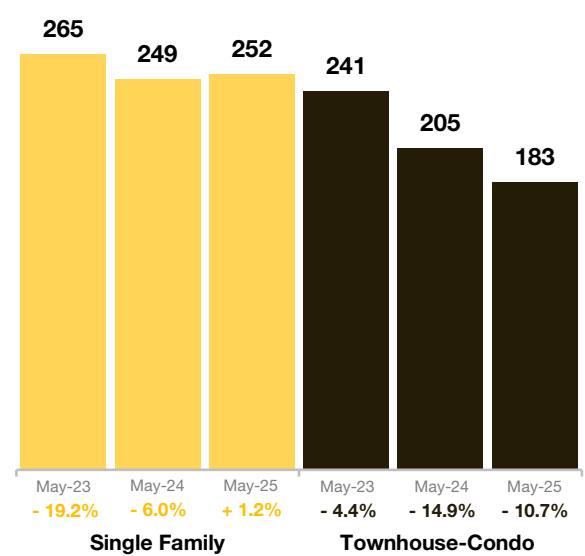
Sold Listings



May

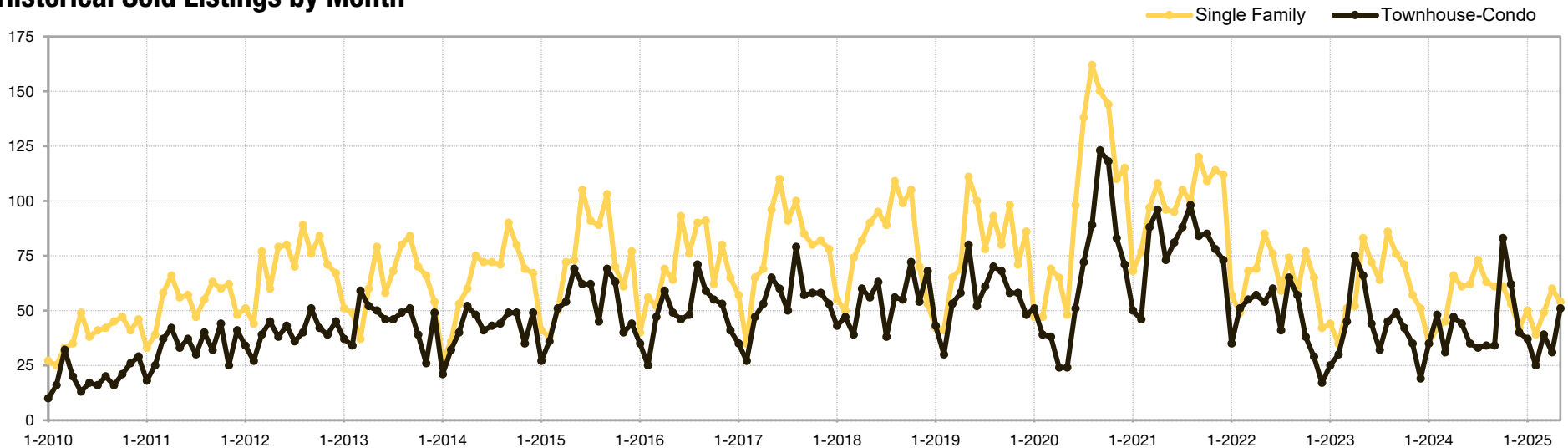


Year to Date



Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%	25	-47.9%
Mar-2025	49	+8.9%	39	+25.8%
Apr-2025	60	-9.1%	31	-34.0%
May-2025	54	-11.5%	51	+15.9%

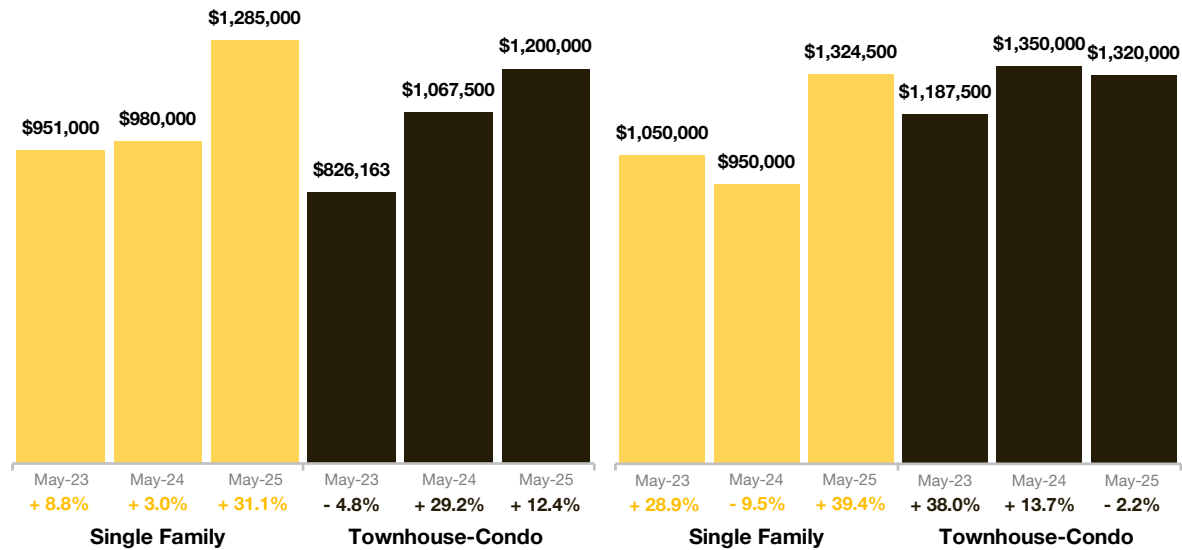
Historical Sold Listings by Month



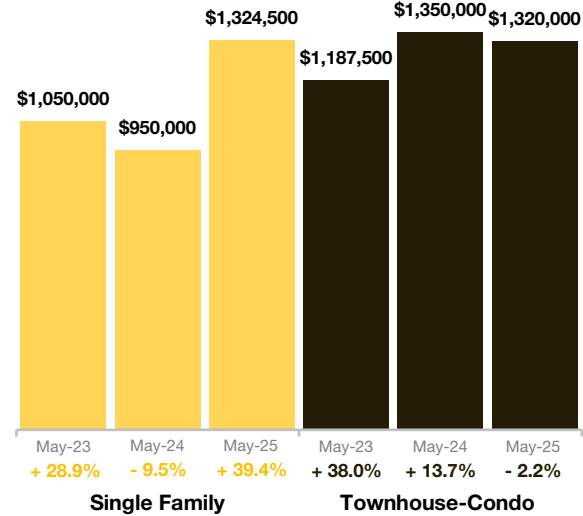
Median Sales Price



May

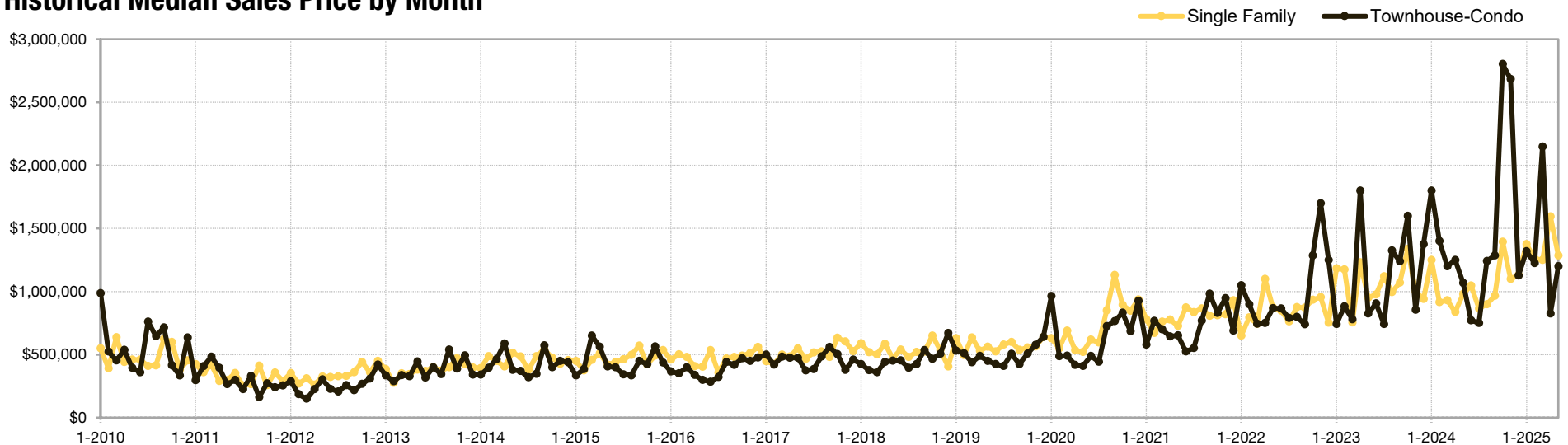


Year to Date



Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%	\$1,225,000	-12.5%
Mar-2025	\$1,250,000	+34.4%	\$2,150,000	+79.2%
Apr-2025	\$1,595,000	+90.5%	\$825,000	-34.0%
May-2025	\$1,285,000	+31.1%	\$1,200,000	+12.4%

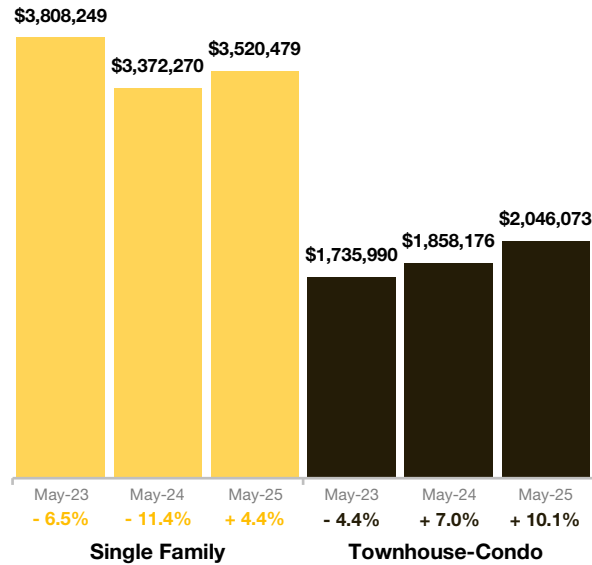
Historical Median Sales Price by Month



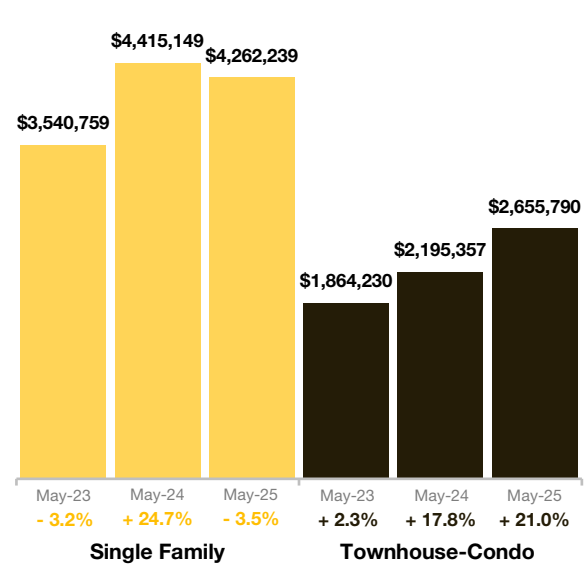
Average Sales Price



May

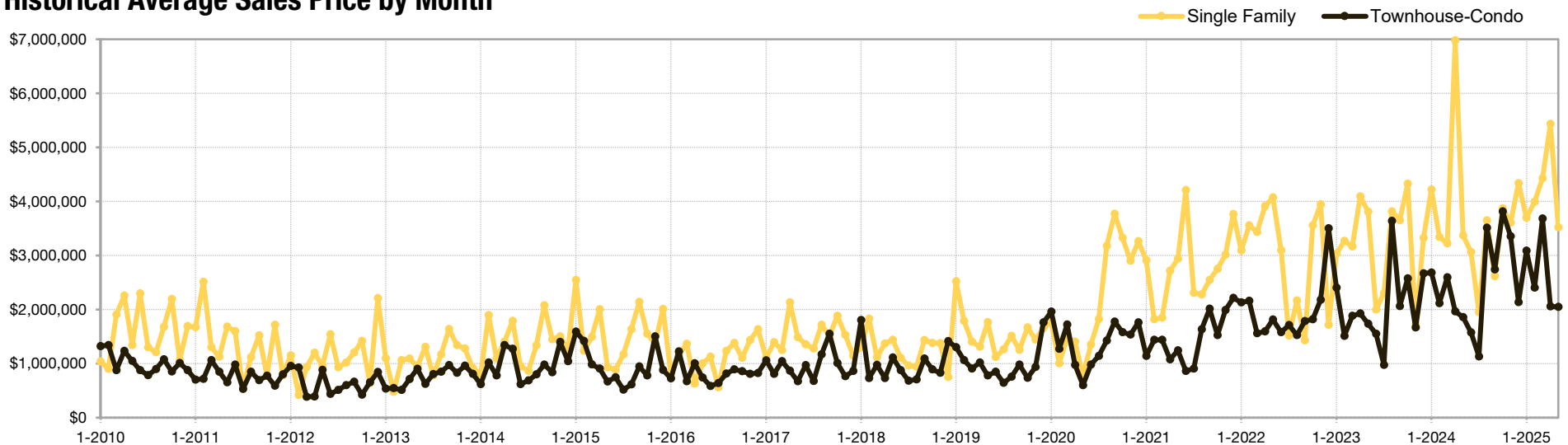


Year to Date



Avg. Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%	\$2,402,320	+13.6%
Mar-2025	\$4,430,379	+37.5%	\$3,682,308	+41.9%
Apr-2025	\$5,434,987	-22.1%	\$2,056,255	+4.6%
May-2025	\$3,520,479	+4.4%	\$2,046,073	+10.1%

Historical Average Sales Price by Month

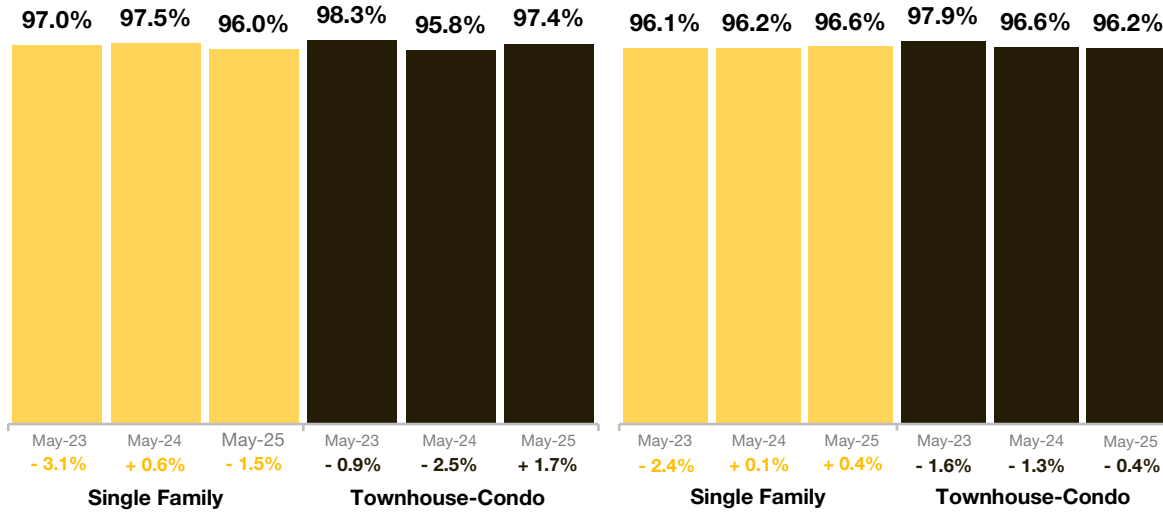


Percent of List Price Received



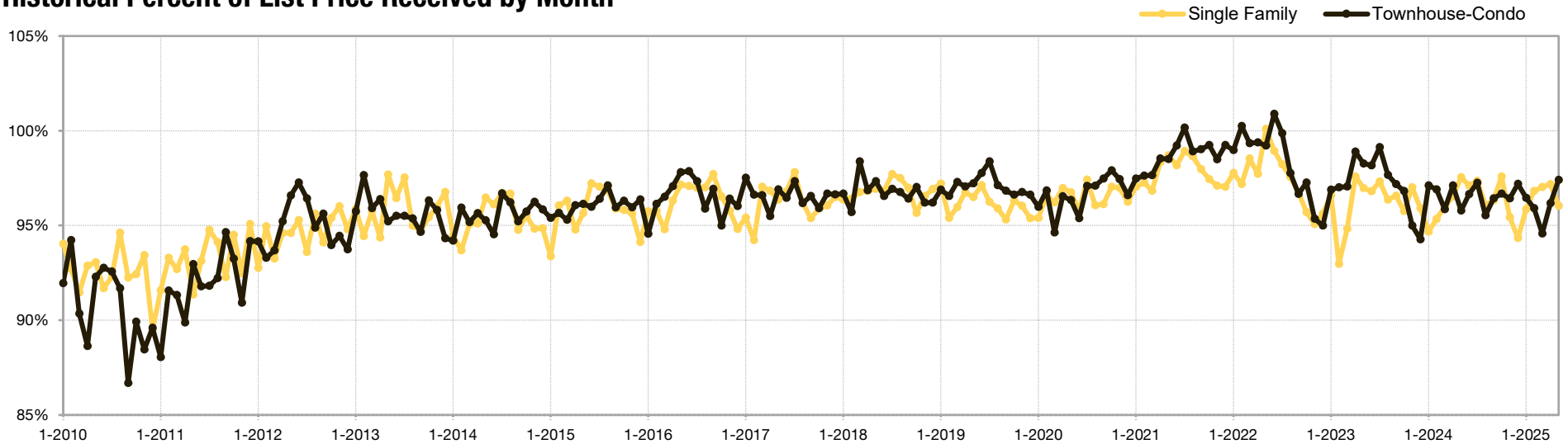
May

Year to Date



Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%	95.9%	-1.0%
Mar-2025	97.0%	+1.0%	94.6%	-1.4%
Apr-2025	97.2%	+0.7%	96.2%	-0.9%
May-2025	96.0%	-1.5%	97.4%	+1.7%

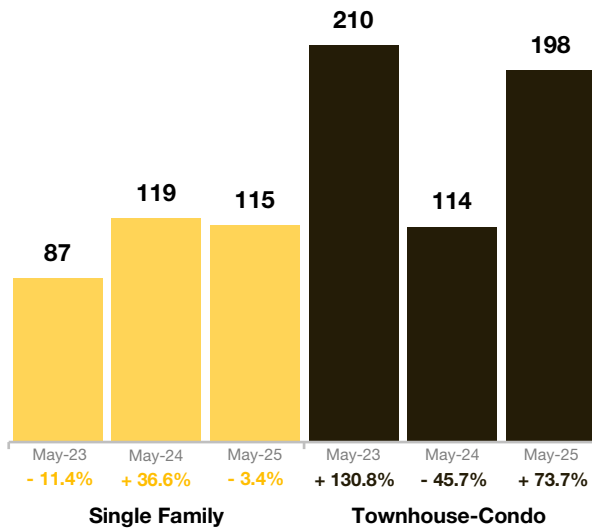
Historical Percent of List Price Received by Month



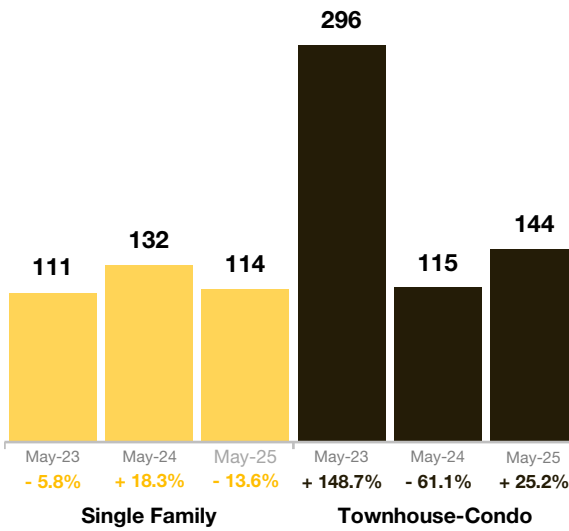
Days on Market Until Sale



May

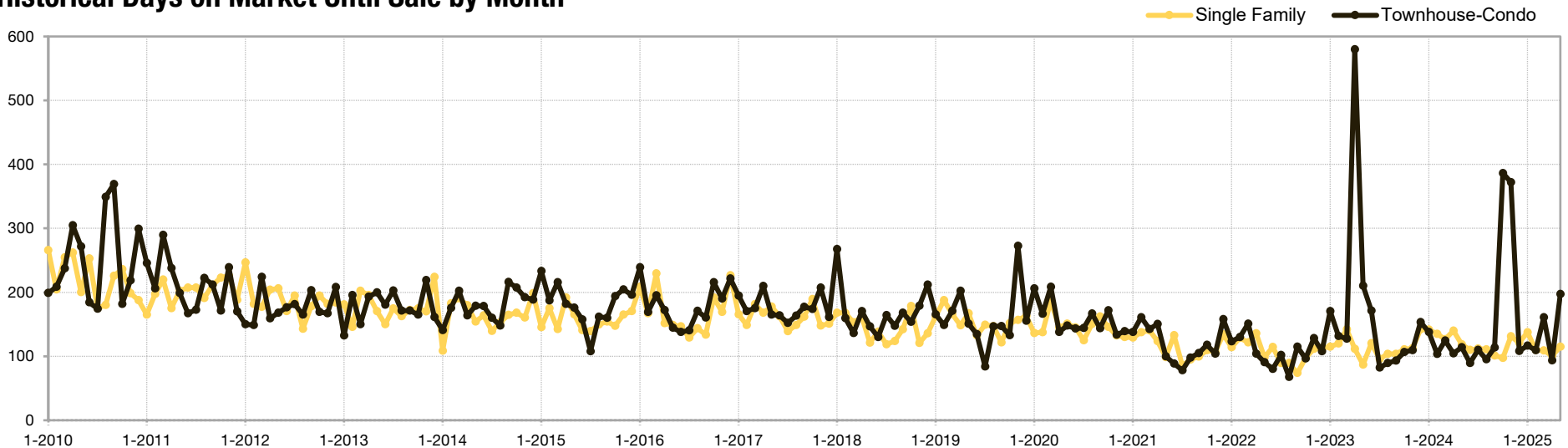


Year to Date



Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%	110	+5.8%
Mar-2025	109	-14.2%	161	+28.8%
Apr-2025	101	-27.9%	94	-9.6%
May-2025	115	-3.4%	198	+73.7%

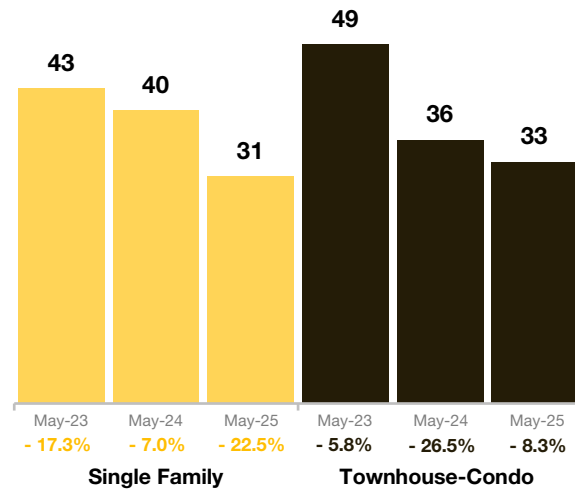
Historical Days on Market Until Sale by Month



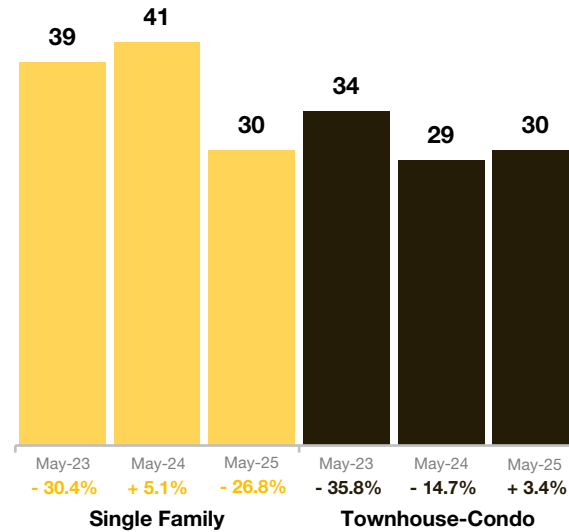
Housing Affordability Index



May

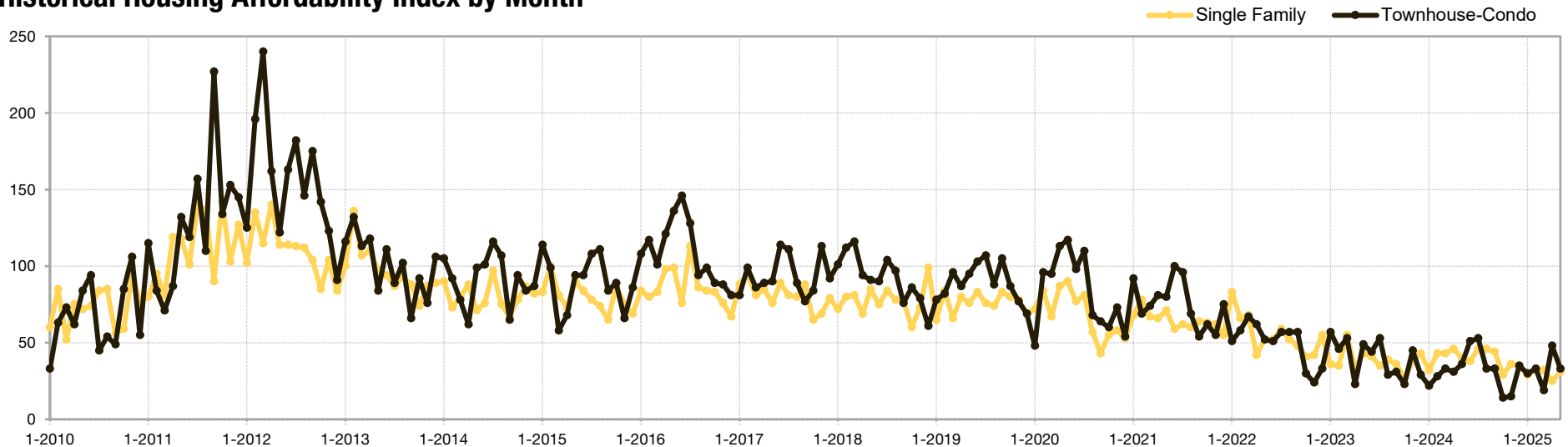


Year to Date



Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%	33	+17.9%
Mar-2025	32	-25.6%	19	-42.4%
Apr-2025	25	-45.7%	48	+54.8%
May-2025	31	-22.5%	33	-8.3%

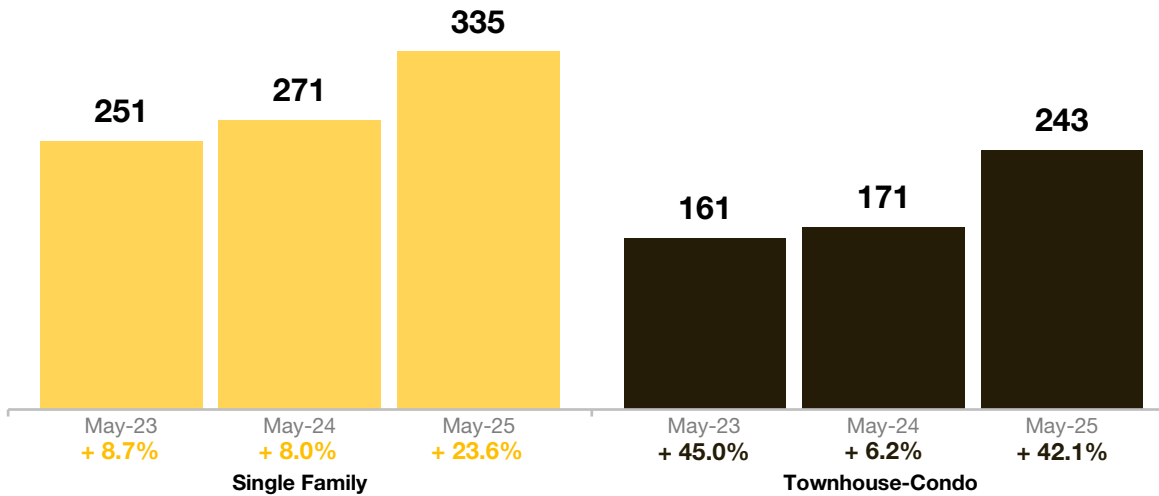
Historical Housing Affordability Index by Month



Inventory of Active Listings

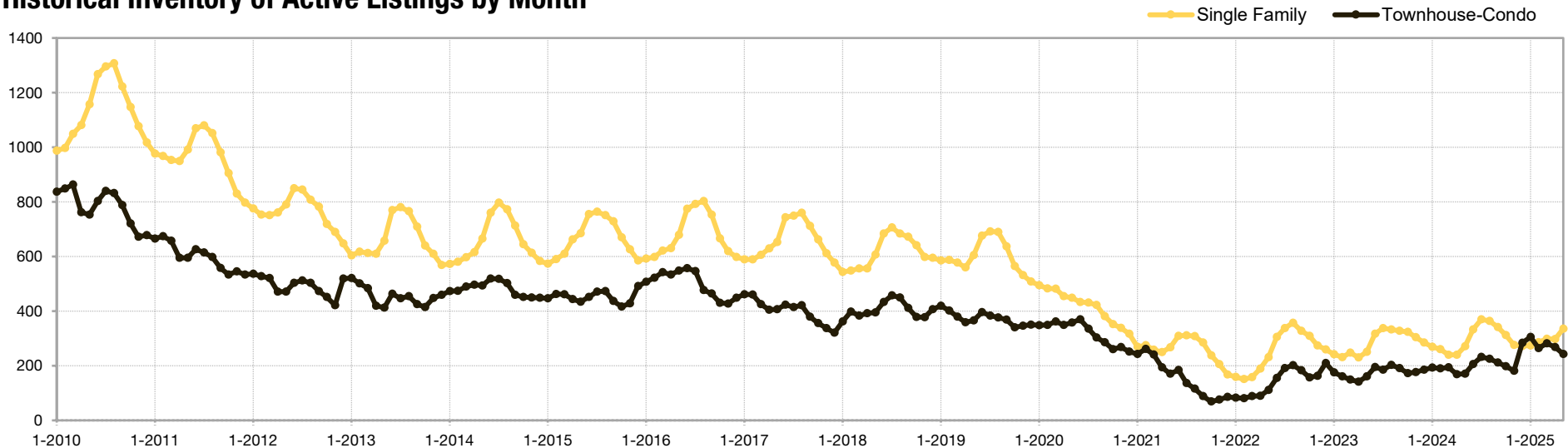


May



Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jun-2024	333	+5.0%	206	+5.6%
Jul-2024	370	+9.8%	232	+25.4%
Aug-2024	364	+9.3%	225	+10.8%
Sep-2024	341	+4.0%	212	+11.0%
Oct-2024	312	-3.7%	198	+14.5%
Nov-2024	276	-9.2%	181	+2.8%
Dec-2024	272	-4.6%	284	+53.5%
Jan-2025	274	+1.9%	305	+58.0%
Feb-2025	286	+10.0%	264	+38.9%
Mar-2025	298	+24.2%	282	+45.4%
Apr-2025	297	+23.8%	268	+58.6%
May-2025	335	+23.6%	243	+42.1%

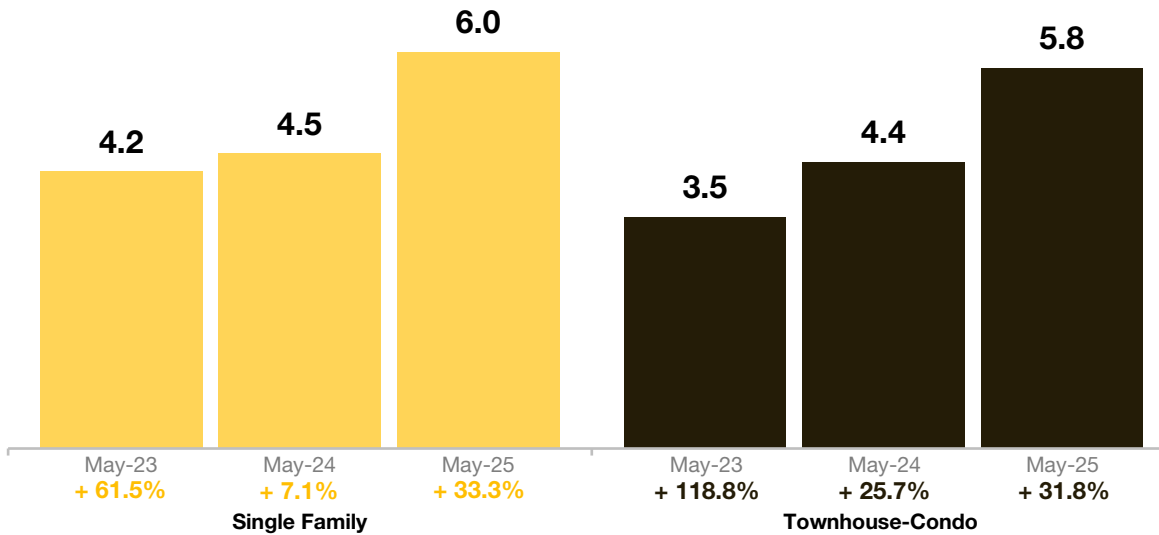
Historical Inventory of Active Listings by Month



Months Supply of Inventory

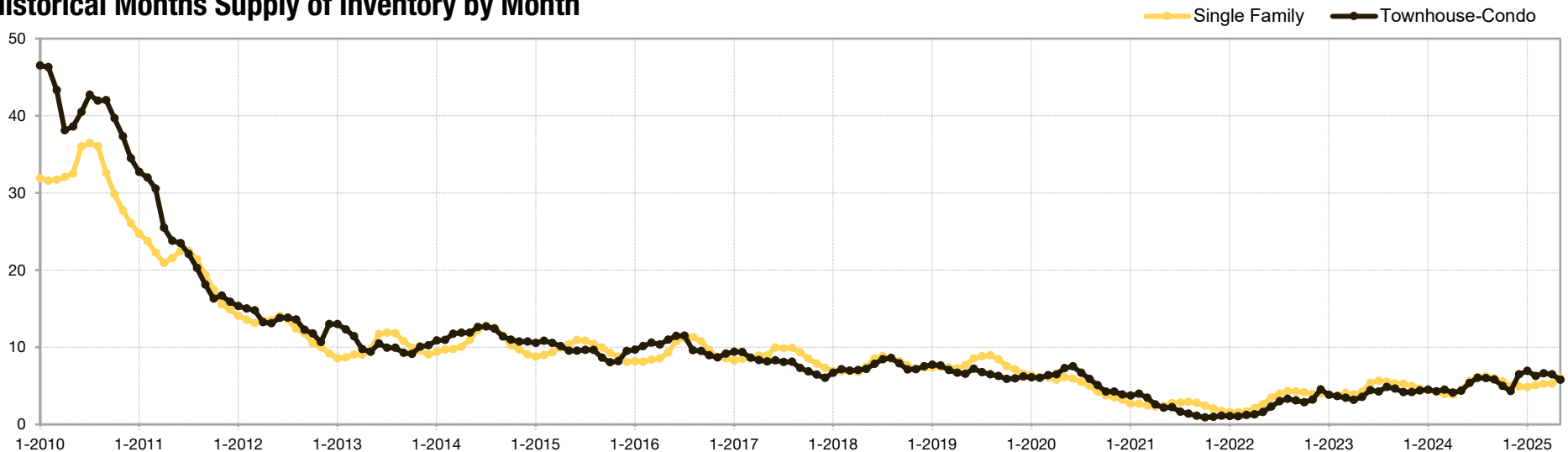


May



Months Supply of Inventory	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jun-2024	5.6	+5.7%	5.4	+22.7%
Jul-2024	6.1	+8.9%	6.0	+42.9%
Aug-2024	6.2	+12.7%	6.0	+25.0%
Sep-2024	6.0	+13.2%	5.8	+26.1%
Oct-2024	5.5	+5.8%	5.0	+19.0%
Nov-2024	4.9	-2.0%	4.3	+2.4%
Dec-2024	4.9	+6.5%	6.5	+47.7%
Jan-2025	4.8	+9.1%	6.9	+53.3%
Feb-2025	5.1	+21.4%	6.3	+46.5%
Mar-2025	5.3	+35.9%	6.6	+46.7%
Apr-2025	5.3	+35.9%	6.5	+58.5%
May-2025	6.0	+33.3%	5.8	+31.8%

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.

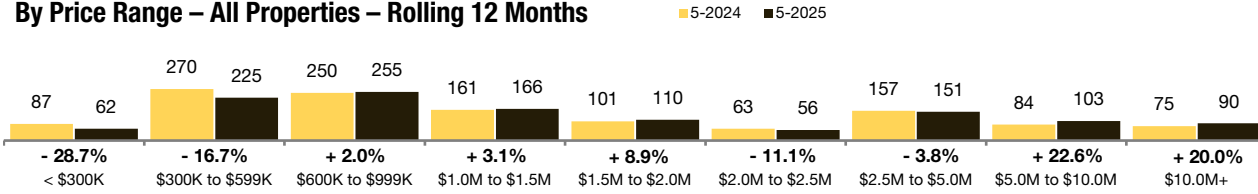
Key Metrics	Historical Sparkbars	5-2024	5-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		170	193	+ 13.5%	664	825	+ 24.2%
Pending Sales		106	100	- 5.7%	512	565	+ 10.4%
Sold Listings		110	107	- 2.7%	471	458	- 2.8%
Median Sales Price		\$975,000	\$1,200,000	+ 23.1%	\$1,100,000	\$1,227,500	+ 11.6%
Avg. Sales Price		\$2,629,848	\$2,757,342	+ 4.8%	\$3,384,243	\$3,481,189	+ 2.9%
Pct. of List Price Received		96.7%	96.7%	0.0%	96.3%	96.4%	+ 0.1%
Days on Market		118	153	+ 29.7%	125	124	- 0.8%
Affordability Index		40	33	- 17.5%	36	32	- 11.1%
Active Listings		456	601	+ 31.8%	--	--	--
Months Supply		4.4	5.9	+ 34.1%	--	--	--

Sold Listings

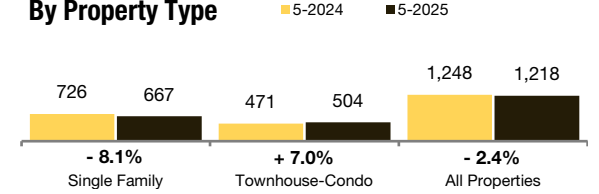
Actual sales that have closed in a given month.



By Price Range – All Properties – Rolling 12 Months



By Property Type



Rolling 12 Months

By Price Range	Single Family			Townhouse-Condo		
	5-2024	5-2025	Change	5-2024	5-2025	Change
\$299,999 and Below	23	8	-65.2%	27	16	-40.7%
\$300,000 to \$599,999	174	118	-32.2%	92	100	+8.7%
\$600,000 to \$999,999	168	172	+2.4%	81	83	+2.5%
\$1,000,000 to \$1,499,999	85	105	+23.5%	75	60	-20.0%
\$1,500,00 to \$1,999,999	51	67	+31.4%	49	43	-12.2%
\$2,000,000 to \$2,499,999	36	26	-27.8%	27	30	+11.1%
\$2,500,000 to \$4,999,999	80	55	-31.3%	77	96	+24.7%
\$5,000,000 to \$9,999,999	46	50	+8.7%	33	53	+60.6%
\$10,000,000 and Above	63	66	+4.8%	10	23	+130.0%
All Price Ranges	726	667	-8.1%	471	504	+7.0%

Compared to Prior Month

By Price Range	Single Family			Townhouse-Condo		
	4-2025	5-2025	Change	4-2025	5-2025	Change
\$299,999 and Below	0	0	--	1	0	-100.0%
\$300,000 to \$599,999	13	11	-15.4%	10	10	0.0%
\$600,000 to \$999,999	9	12	+33.3%	6	11	+83.3%
\$1,000,000 to \$1,499,999	6	11	+83.3%	1	7	+600.0%
\$1,500,00 to \$1,999,999	6	8	+33.3%	2	7	+250.0%
\$2,000,000 to \$2,499,999	2	1	-50.0%	2	3	+50.0%
\$2,500,000 to \$4,999,999	8	1	-87.5%	5	11	+120.0%
\$5,000,000 to \$9,999,999	6	3	-50.0%	4	1	-75.0%
\$10,000,000 and Above	10	7	-30.0%	0	1	--
All Price Ranges	60	54	-10.0%	31	51	+64.5%

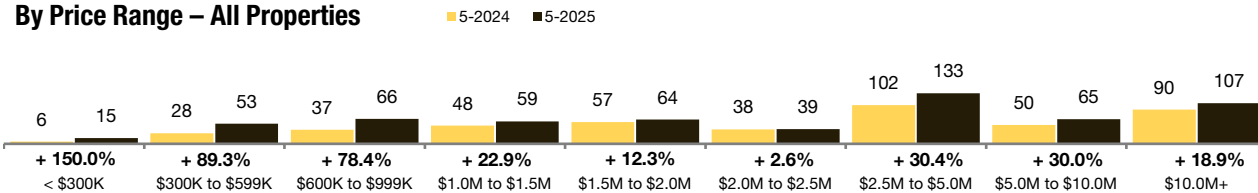
Year to Date

By Price Range	Single Family			Townhouse-Condo		
	5-2024	5-2025	Change	5-2024	5-2025	Change
\$299,999 and Below	9	1	-88.9%	13	8	-38.5%
\$300,000 to \$599,999	59	41	-30.5%	41	37	-9.8%
\$600,000 to \$999,999	61	58	-4.9%	22	32	+45.5%
\$1,000,000 to \$1,499,999	23	40	+73.9%	35	18	-48.6%
\$1,500,00 to \$1,999,999	13	32	+146.2%	24	19	-20.8%
\$2,000,000 to \$2,499,999	11	9	-18.2%	14	13	-7.1%
\$2,500,000 to \$4,999,999	31	16	-48.4%	38	33	-13.2%
\$5,000,000 to \$9,999,999	13	21	+61.5%	15	16	+6.7%
\$10,000,000 and Above	29	34	+17.2%	3	7	+133.3%
All Price Ranges	249	252	+1.2%	205	183	-10.7%

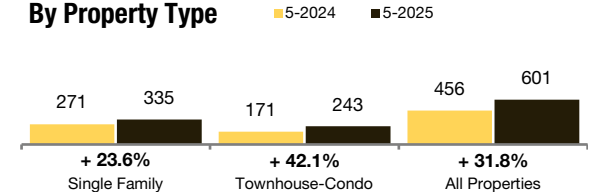
Inventory of Active Listings

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		
	5-2024	5-2025	Change	5-2024	5-2025	Change
\$299,999 and Below	0	5	--	0	2	--
\$300,000 to \$599,999	15	23	+53.3%	12	25	+108.3%
\$600,000 to \$999,999	22	40	+81.8%	15	24	+60.0%
\$1,000,000 to \$1,499,999	25	26	+4.0%	20	29	+45.0%
\$1,500,00 to \$1,999,999	37	43	+16.2%	20	21	+5.0%
\$2,000,000 to \$2,499,999	13	19	+46.2%	24	18	-25.0%
\$2,500,000 to \$4,999,999	52	58	+11.5%	49	75	+53.1%
\$5,000,000 to \$9,999,999	37	35	-5.4%	13	30	+130.8%
\$10,000,000 and Above	70	86	+22.9%	18	19	+5.6%
All Price Ranges	271	335	+23.6%	171	243	+42.1%

Compared to Prior Month

By Price Range	Single Family			Townhouse-Condo		
	4-2025	5-2025	Change	4-2025	5-2025	Change
\$299,999 and Below	3	5	+66.7%	3	2	-33.3%
\$300,000 to \$599,999	14	23	+64.3%	56	25	-55.4%
\$600,000 to \$999,999	39	40	+2.6%	22	24	+9.1%
\$1,000,000 to \$1,499,999	31	26	-16.1%	28	29	+3.6%
\$1,500,00 to \$1,999,999	35	43	+22.9%	24	21	-12.5%
\$2,000,000 to \$2,499,999	18	19	+5.6%	17	18	+5.9%
\$2,500,000 to \$4,999,999	45	58	+28.9%	69	75	+8.7%
\$5,000,000 to \$9,999,999	33	35	+6.1%	31	30	-3.2%
\$10,000,000 and Above	79	86	+8.9%	18	19	+5.6%
All Price Ranges	297	335	+12.8%	268	243	-9.3%

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.