

Monthly Indicators



June 2025

Percent changes calculated using year-over-year comparisons.

New Listings were up 6.2 percent for single family homes and 31.1 percent for townhouse-condo properties. Pending Sales increased 7.9 percent for single family homes and 23.3 percent for townhouse-condo properties.

The Median Sales Price was up 11.7 percent to \$1,170,000 for single family homes but decreased 6.7 percent to \$720,000 for townhouse-condo properties. Days on Market decreased 10.9 percent for single family homes but increased 13.5 percent for condo properties.

Heading into June, there were 1.54 million units for sale across the country, a 6.2% increase from the previous month and a 20.3% improvement over the same period last year, representing a 4.6-month supply at the current sales pace, according to NAR. Despite the additional supply, home prices have continued to rise nationwide, albeit at a slower pace than during the pandemic, climbing 1.3% year-over-year to \$422,800 as of last measure.

Activity Snapshot

+ 3.0% **+ 2.8%** **+ 33.7%**

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	6-2024	6-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		146	155	+ 6.2%	527	633	+ 20.1%
Pending Sales		63	68	+ 7.9%	344	354	+ 2.9%
Sold Listings		62	69	+ 11.3%	311	322	+ 3.5%
Median Sales Price		\$1,047,400	\$1,170,000	+ 11.7%	\$980,000	\$1,250,000	+ 27.6%
Avg. Sales Price		\$3,064,199	\$2,468,040	- 19.5%	\$4,145,828	\$3,866,845	- 6.7%
Pct. of List Price Received		97.1%	96.2%	- 0.9%	96.4%	96.5%	+ 0.1%
Days on Market		110	98	- 10.9%	127	111	- 12.6%
Affordability Index		38	34	- 10.5%	41	32	- 22.0%
Active Listings		334	414	+ 24.0%	--	--	--
Months Supply		5.6	7.4	+ 32.1%	--	--	--

Townhouse-Condo Market Overview



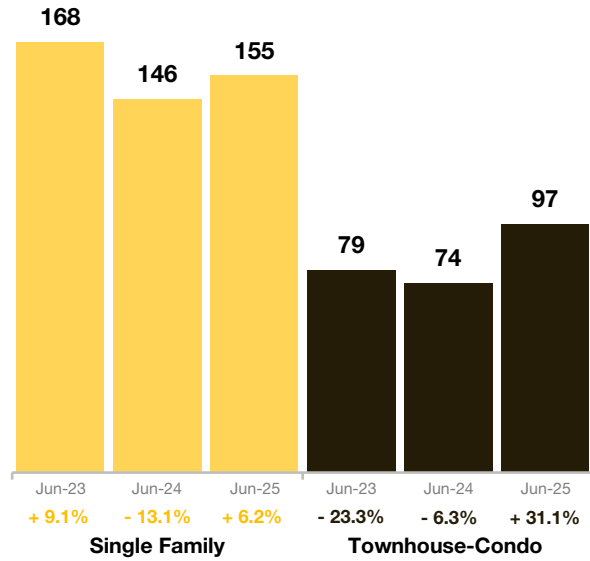
Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	6-2024	6-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		74	97	+ 31.1%	338	431	+ 27.5%
Pending Sales		30	37	+ 23.3%	245	290	+ 18.4%
Sold Listings		35	31	- 11.4%	240	215	- 10.4%
Median Sales Price		\$771,795	\$720,000	- 6.7%	\$1,250,000	\$1,200,000	- 4.0%
Avg. Sales Price		\$1,573,194	\$1,427,145	- 9.3%	\$2,104,625	\$2,483,726	+ 18.0%
Pct. of List Price Received		96.6%	97.5%	+ 0.9%	96.6%	96.4%	- 0.2%
Days on Market		89	101	+ 13.5%	111	137	+ 23.4%
Affordability Index		51	55	+ 7.8%	32	33	+ 3.1%
Active Listings		207	310	+ 49.8%	--	--	--
Months Supply		5.4	7.4	+ 37.0%	--	--	--

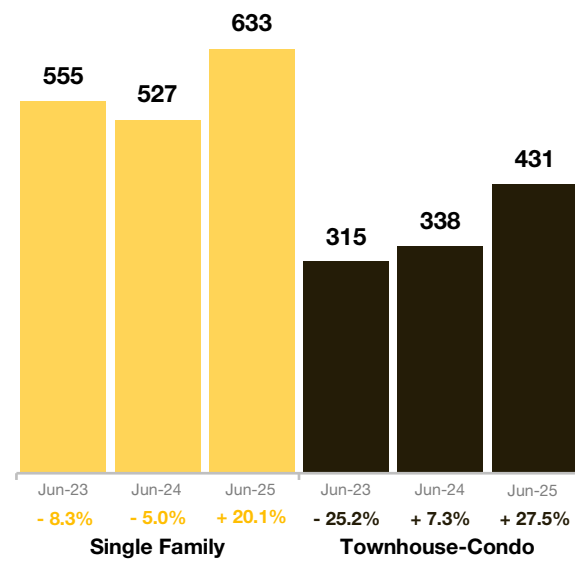
New Listings



June

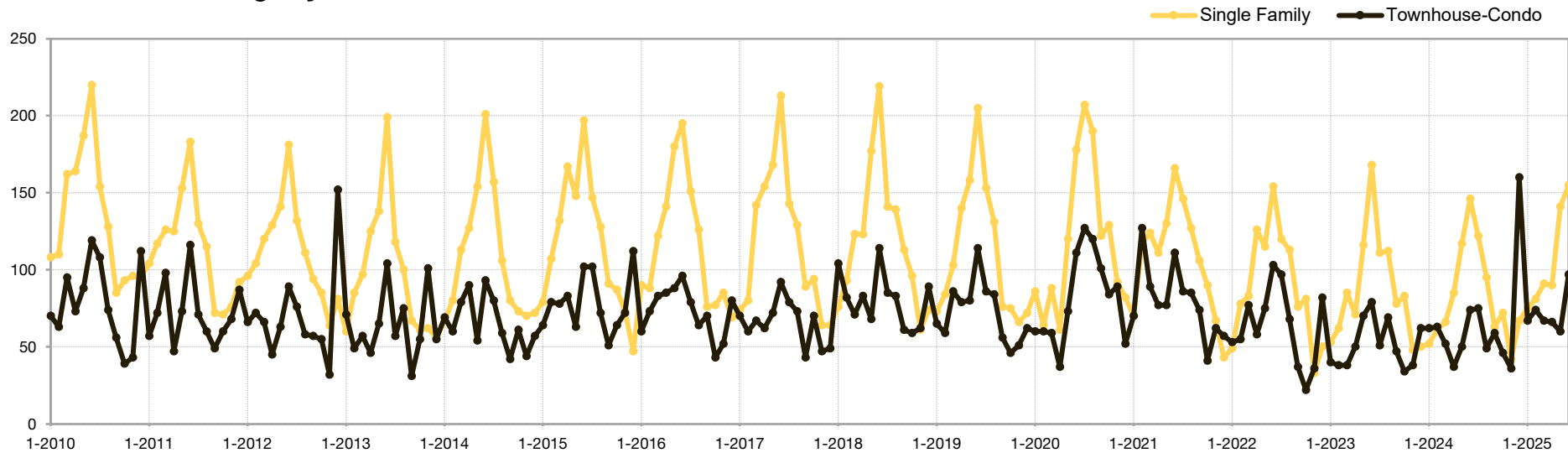


Year to Date



New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2024	122	+9.9%	75	+47.1%
Aug-2024	95	-15.2%	49	-29.0%
Sep-2024	63	-19.2%	59	+25.5%
Oct-2024	72	-13.3%	46	+35.3%
Nov-2024	42	-12.5%	36	-5.3%
Dec-2024	67	+34.0%	160	+158.1%
Jan-2025	75	+44.2%	67	+8.1%
Feb-2025	81	+32.8%	74	+17.5%
Mar-2025	91	+37.9%	67	+28.8%
Apr-2025	90	+5.9%	66	+78.4%
May-2025	141	+20.5%	60	+20.0%
Jun-2025	155	+6.2%	97	+31.1%

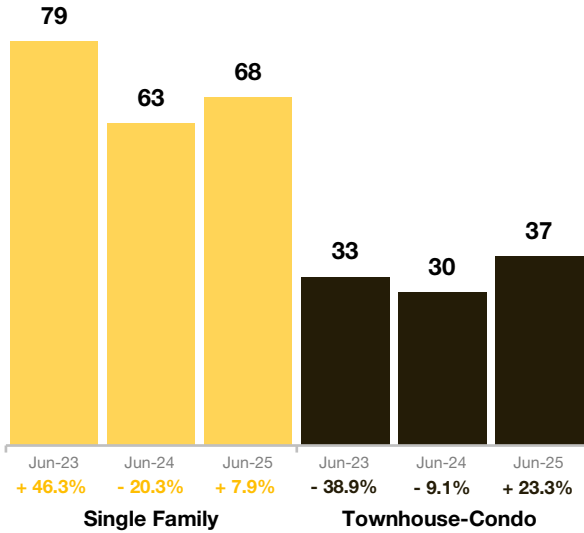
Historical New Listings by Month



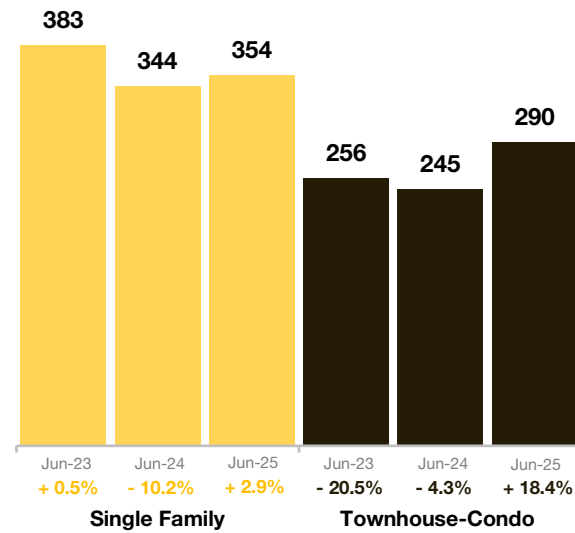
Pending Sales



June

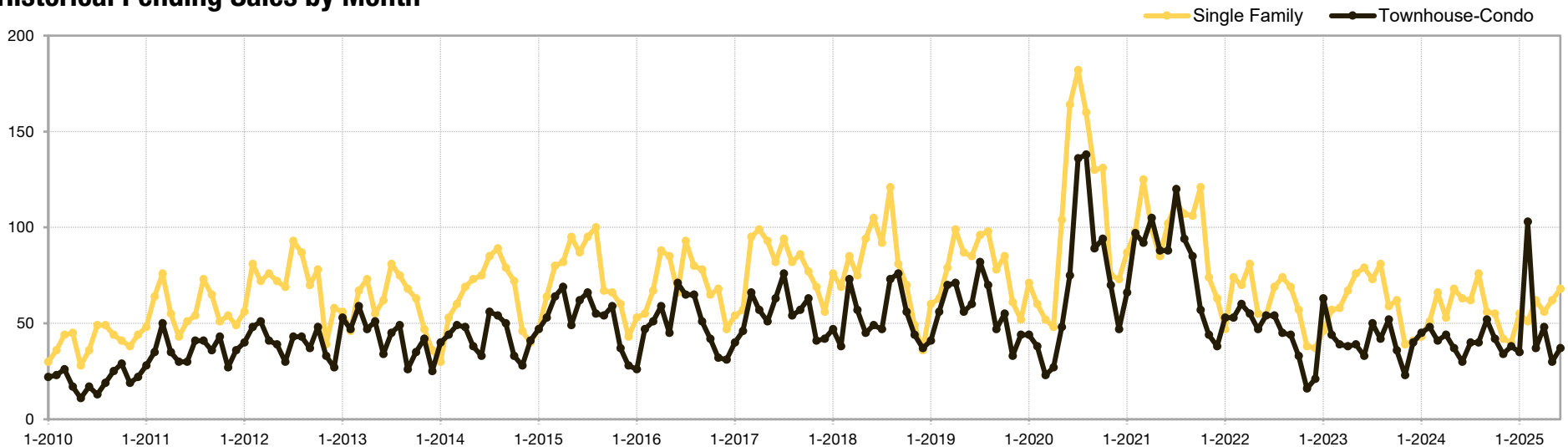


Year to Date



Pending Sales	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	55	-11.3%	42	+16.7%
Nov-2024	42	+7.7%	34	+47.8%
Dec-2024	40	-2.4%	38	-5.0%
Jan-2025	55	+27.9%	35	-22.2%
Feb-2025	51	0.0%	103	+114.6%
Mar-2025	62	-6.1%	37	-9.8%
Apr-2025	56	+5.7%	48	+9.1%
May-2025	62	-8.8%	30	-18.9%
Jun-2025	68	+7.9%	37	+23.3%

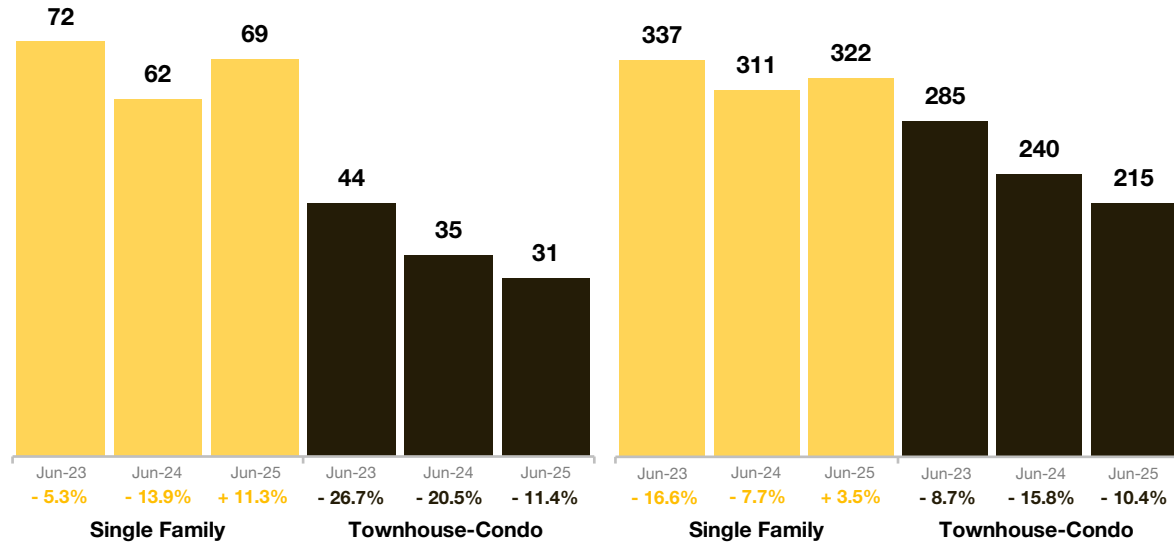
Historical Pending Sales by Month



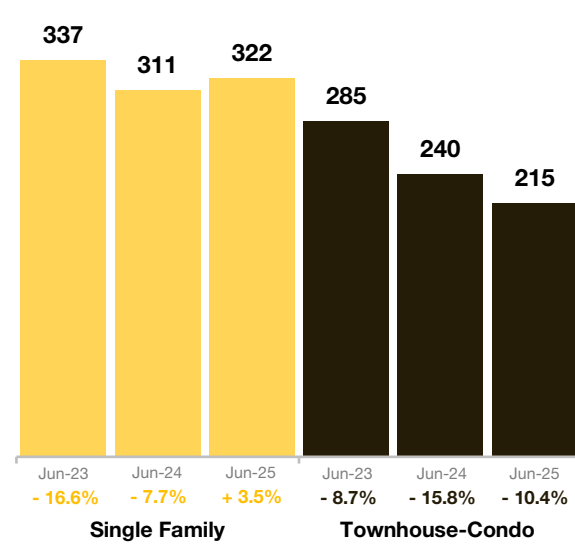
Sold Listings



June

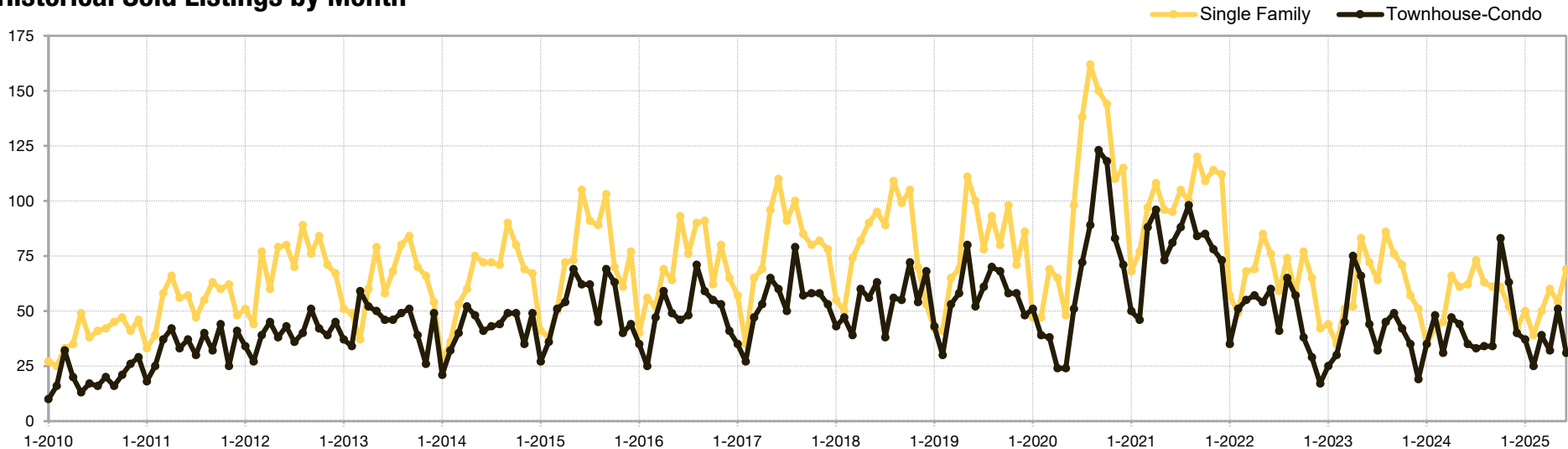


Year to Date



Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	52	-8.8%	63	+80.0%
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	50	+11.1%	39	+25.8%
Apr-2025	60	-9.1%	32	-31.9%
May-2025	54	-11.5%	51	+15.9%
Jun-2025	69	+11.3%	31	-11.4%

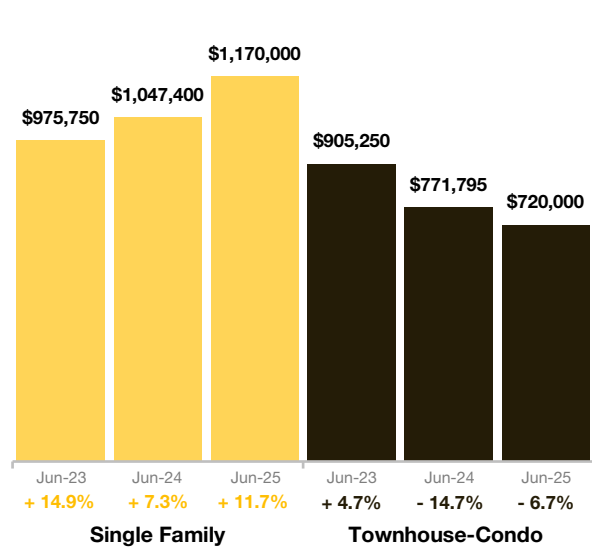
Historical Sold Listings by Month



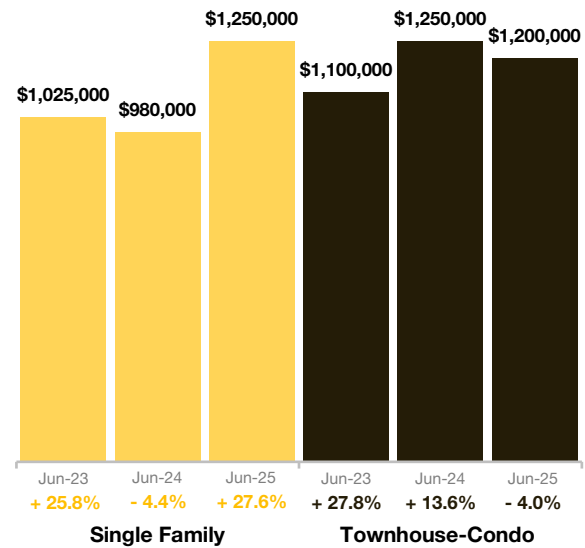
Median Sales Price



June

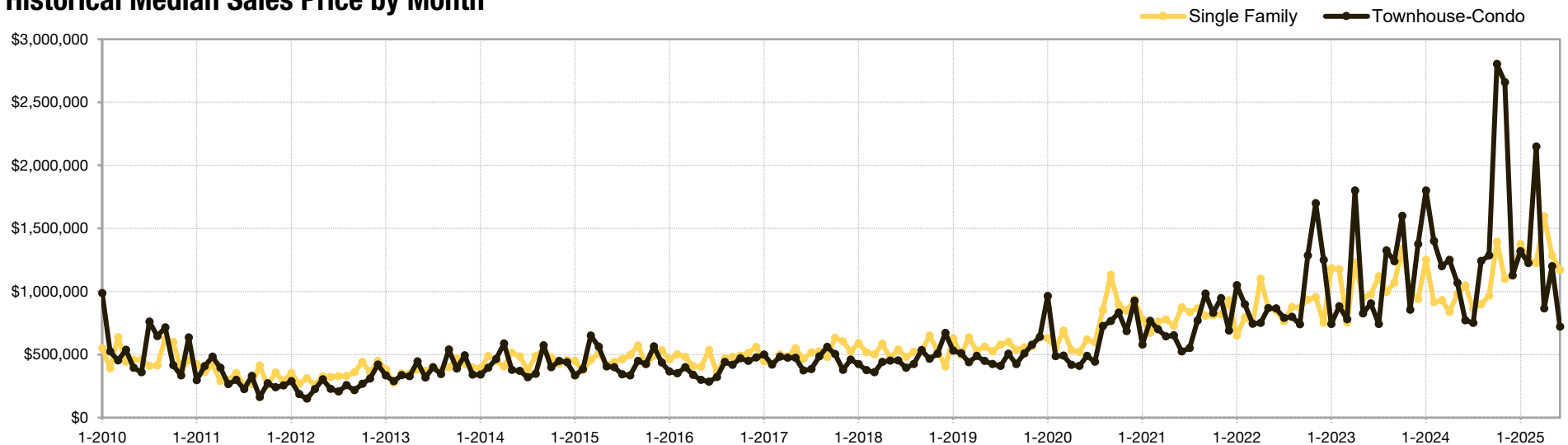


Year to Date



Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%	\$2,660,000	+211.5%
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	\$1,225,000	+31.7%	\$2,150,000	+79.2%
Apr-2025	\$1,595,000	+90.5%	\$866,000	-30.7%
May-2025	\$1,285,000	+31.1%	\$1,200,000	+12.4%
Jun-2025	\$1,170,000	+11.7%	\$720,000	-6.7%

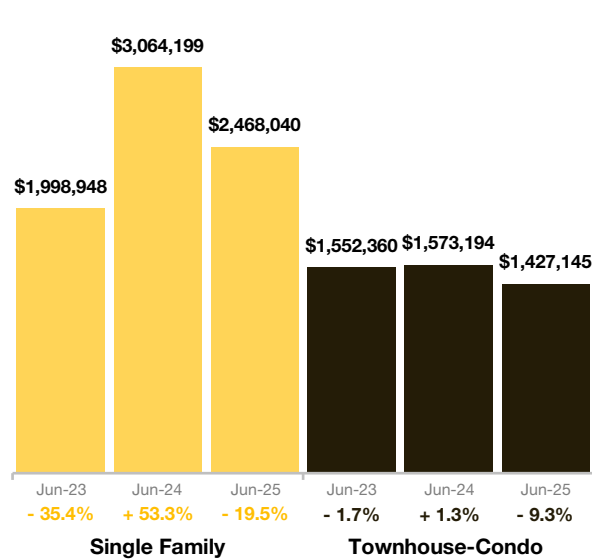
Historical Median Sales Price by Month



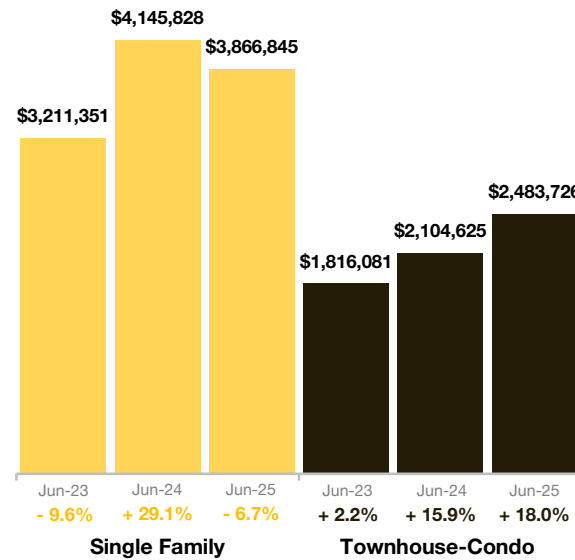
Average Sales Price



June

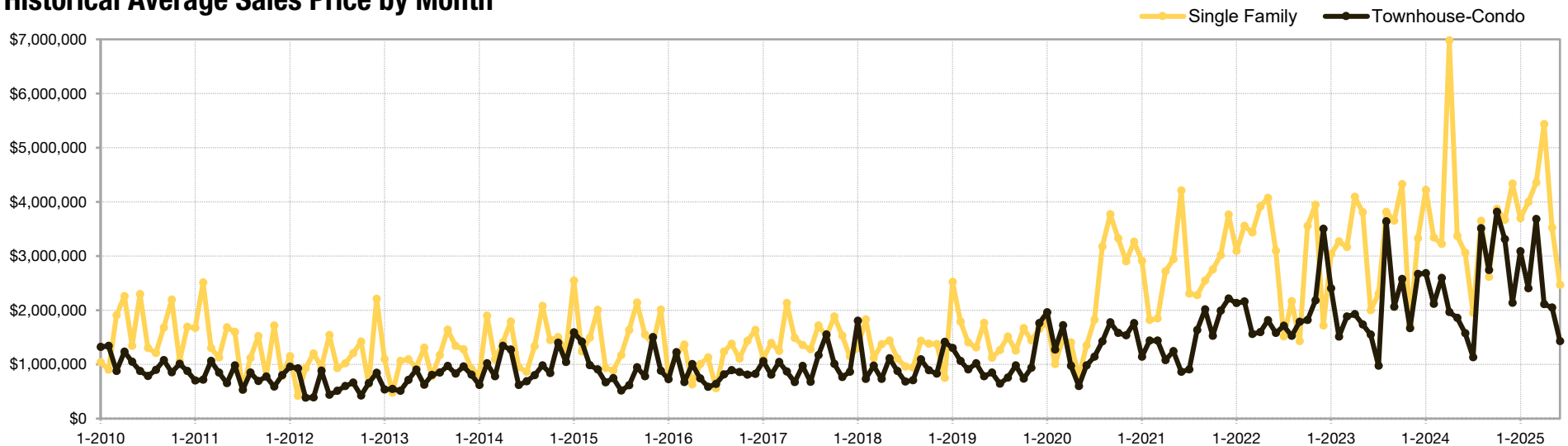


Year to Date



Avg. Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	\$3,666,440	+113.0%	\$3,311,529	+98.6%
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	\$4,356,671	+35.2%	\$3,682,308	+41.9%
Apr-2025	\$5,434,987	-22.1%	\$2,109,184	+7.3%
May-2025	\$3,520,479	+4.4%	\$2,046,073	+10.1%
Jun-2025	\$2,468,040	-19.5%	\$1,427,145	-9.3%

Historical Average Sales Price by Month

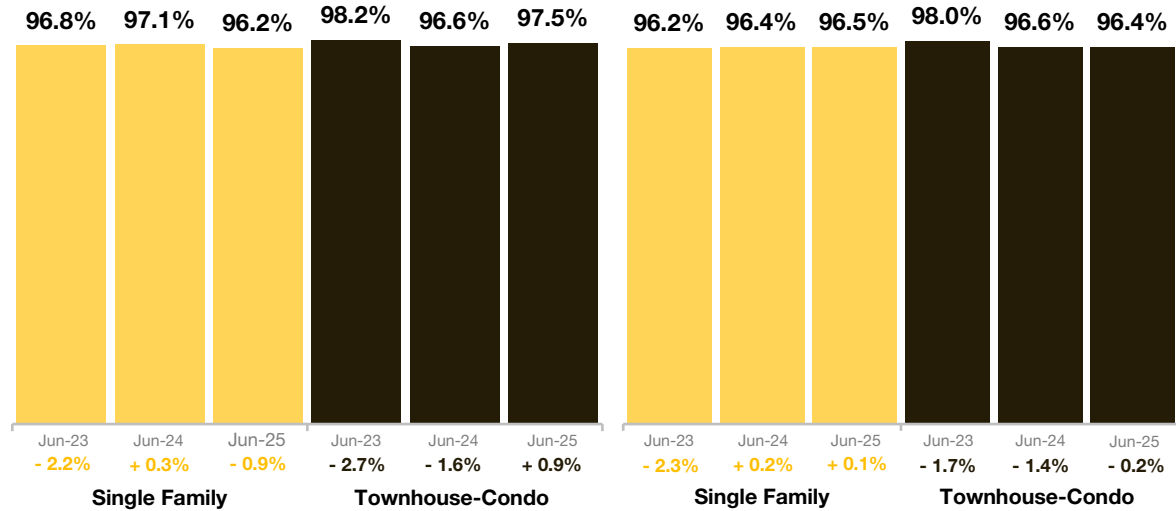


Percent of List Price Received



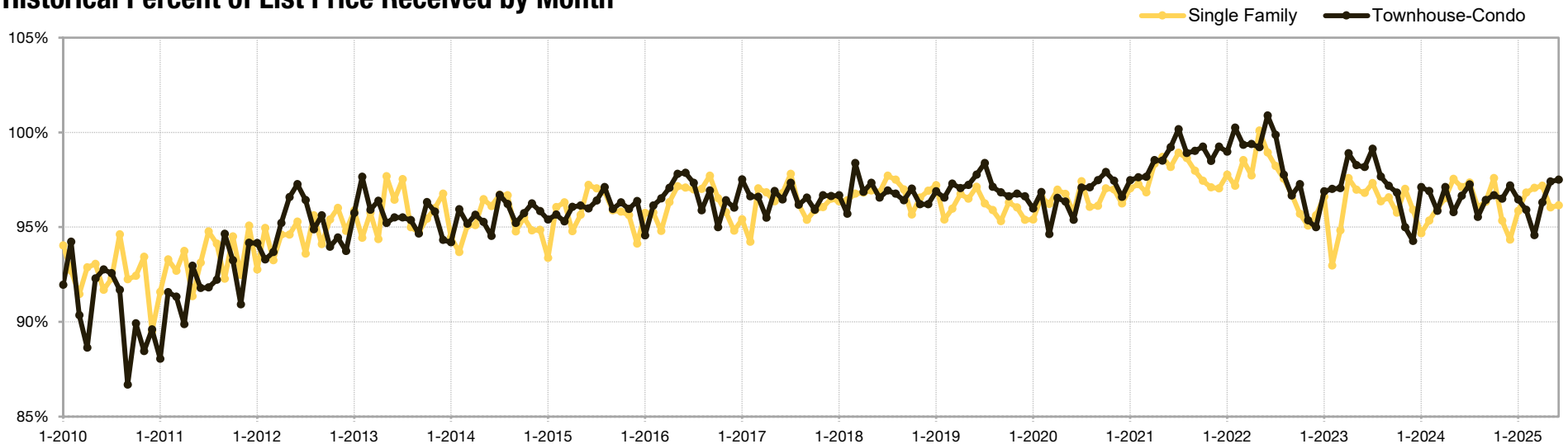
June

Year to Date



Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	95.3%	-1.8%	96.5%	+1.6%
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	97.1%	+1.1%	94.6%	-1.4%
Apr-2025	97.2%	+0.7%	96.3%	-0.8%
May-2025	96.0%	-1.5%	97.4%	+1.7%
Jun-2025	96.2%	-0.9%	97.5%	+0.9%

Historical Percent of List Price Received by Month

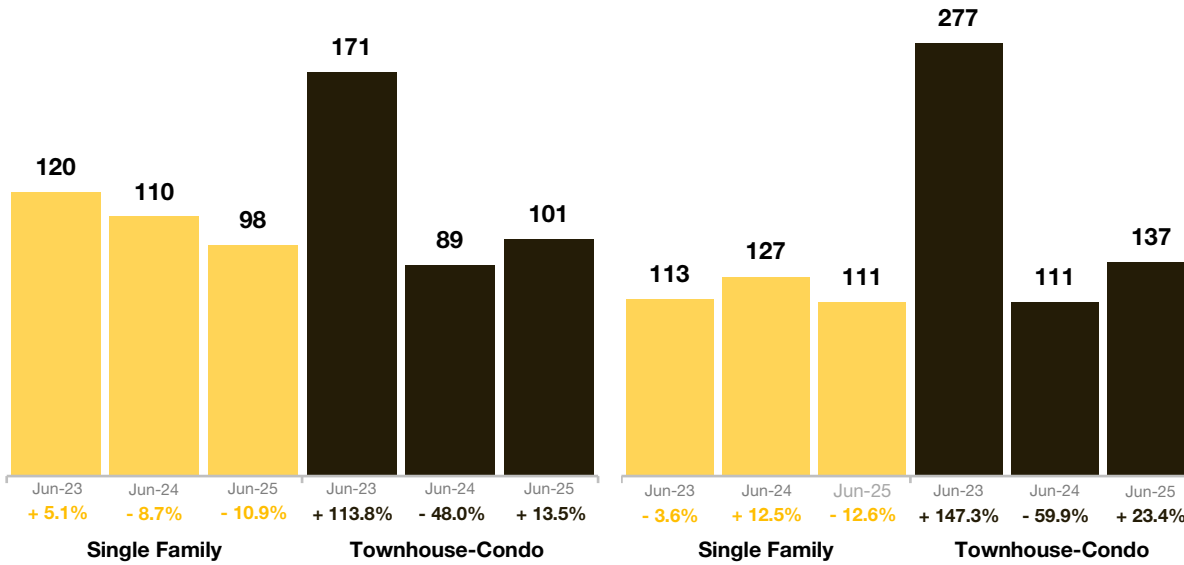


Days on Market Until Sale



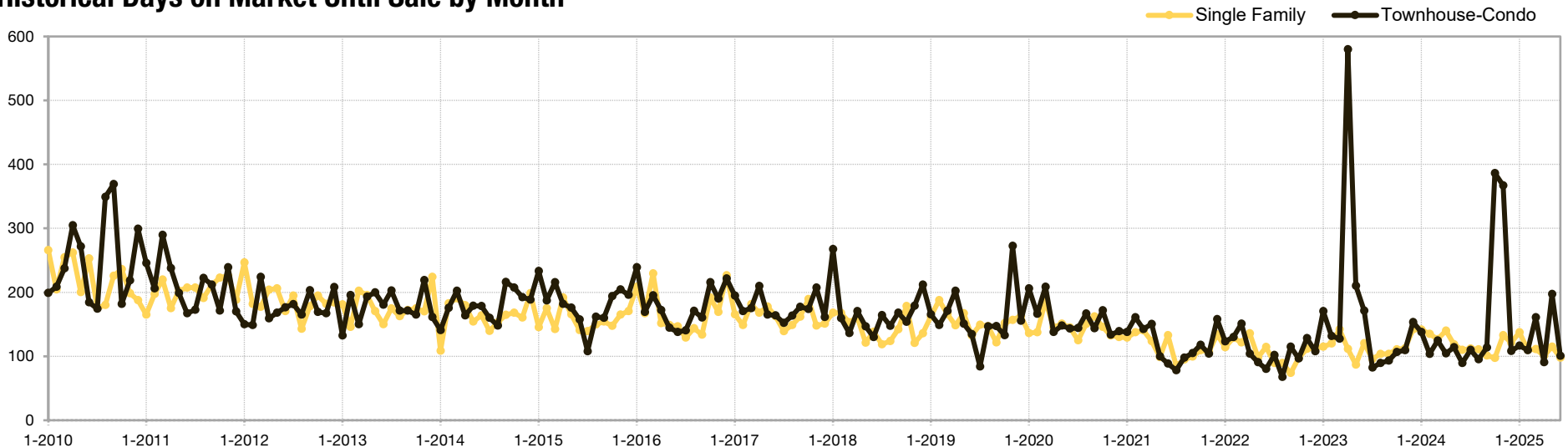
June

Year to Date



Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	133	+18.8%	367	+236.7%
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	111	-12.6%	161	+28.8%
Apr-2025	101	-27.9%	91	-12.5%
May-2025	115	-3.4%	198	+73.7%
Jun-2025	98	-10.9%	101	+13.5%

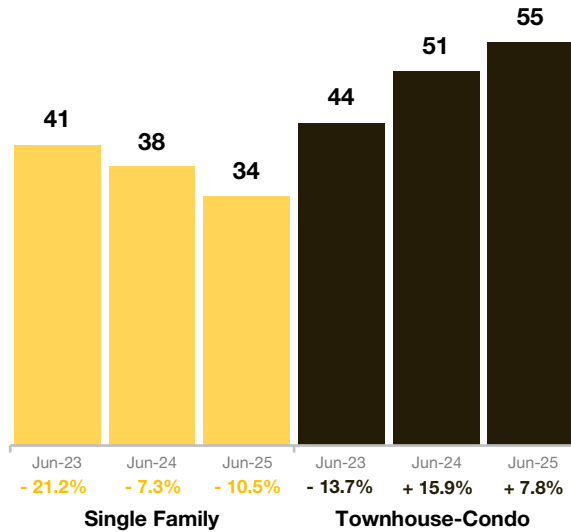
Historical Days on Market Until Sale by Month



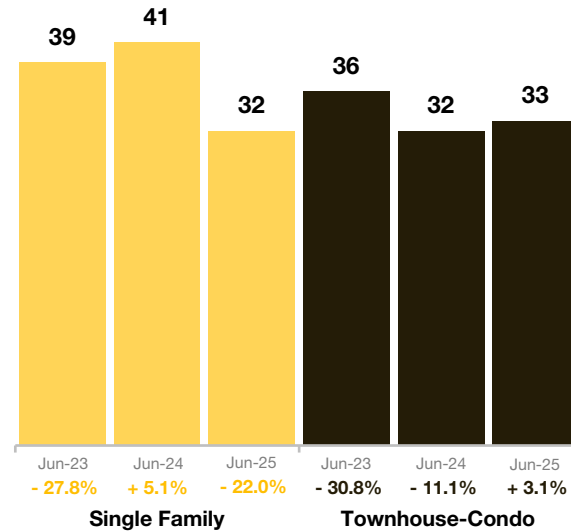
Housing Affordability Index



June

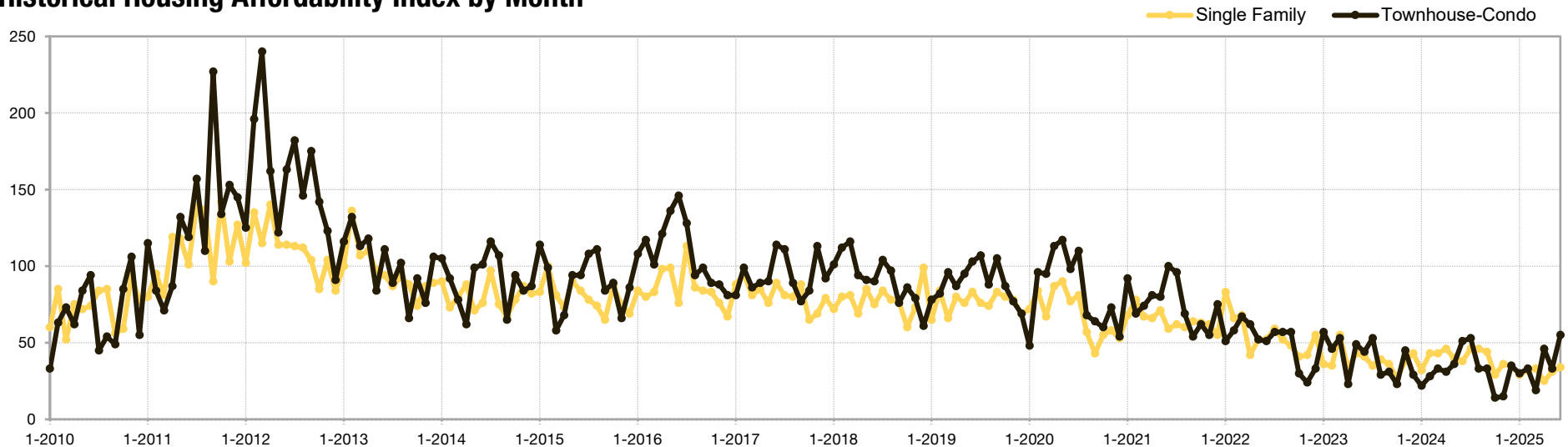


Year to Date



Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	33	-23.3%	19	-42.4%
Apr-2025	25	-45.7%	46	+48.4%
May-2025	31	-22.5%	33	-8.3%
Jun-2025	34	-10.5%	55	+7.8%

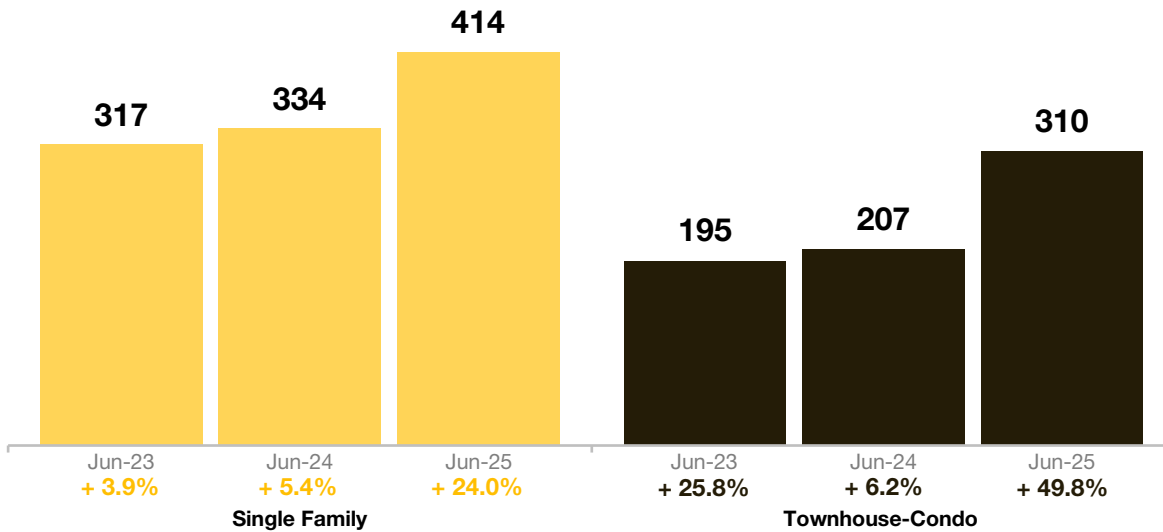
Historical Housing Affordability Index by Month



Inventory of Active Listings

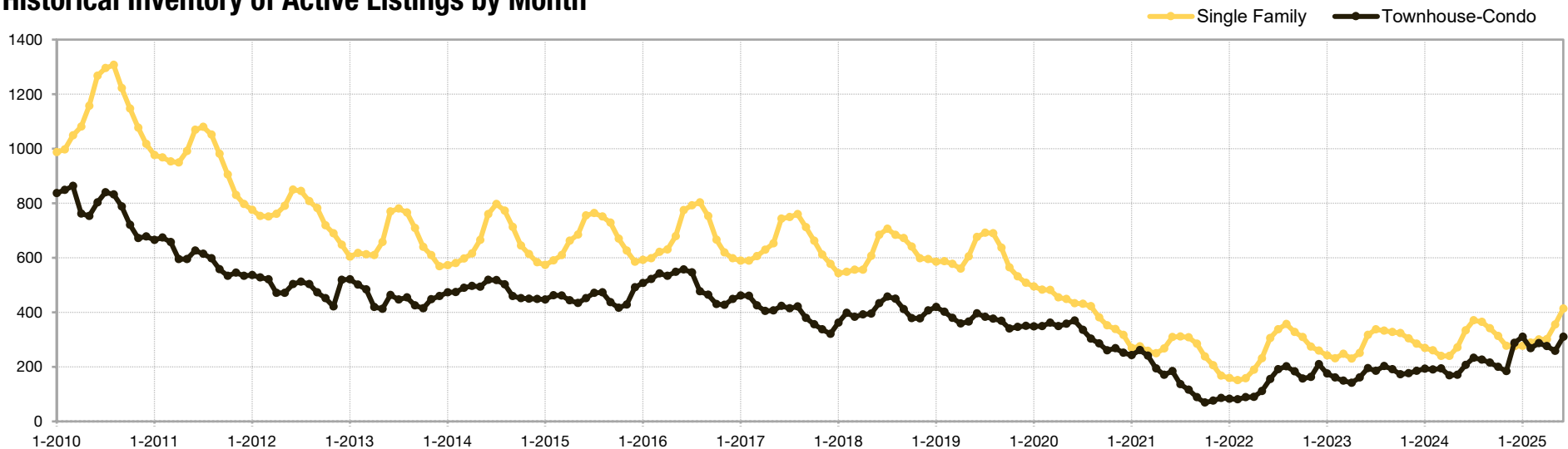


June



Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2024	371	+10.1%	233	+25.9%
Aug-2024	365	+9.6%	226	+11.3%
Sep-2024	341	+4.0%	215	+12.6%
Oct-2024	313	-3.4%	200	+15.6%
Nov-2024	277	-8.9%	184	+4.5%
Dec-2024	275	-3.5%	288	+55.7%
Jan-2025	277	+3.0%	310	+60.6%
Feb-2025	289	+11.2%	268	+41.1%
Mar-2025	300	+25.0%	287	+47.9%
Apr-2025	301	+25.4%	276	+63.3%
May-2025	355	+31.0%	258	+50.9%
Jun-2025	414	+24.0%	310	+49.8%

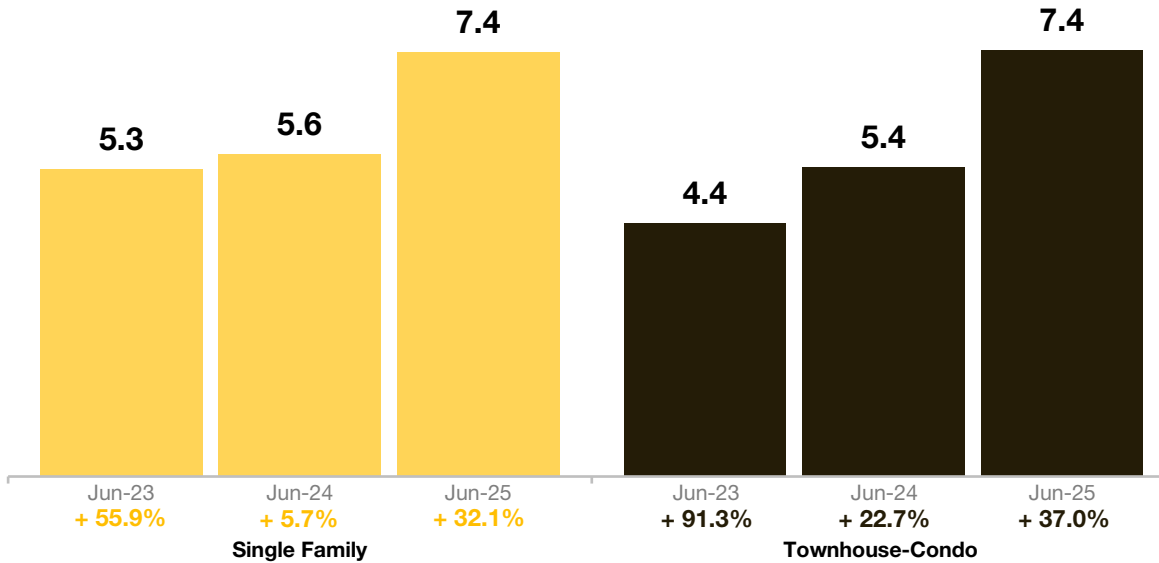
Historical Inventory of Active Listings by Month



Months Supply of Inventory

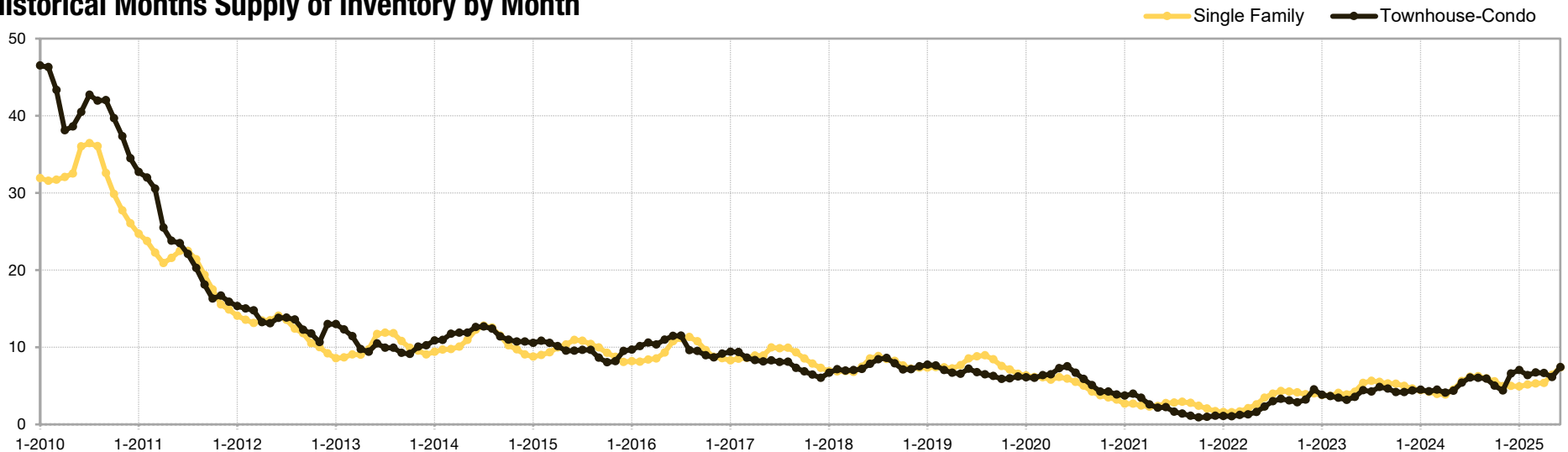


June



Months Supply of Inventory	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%	5.9	+28.3%
Oct-2024	5.5	+5.8%	5.0	+19.0%
Nov-2024	4.9	-2.0%	4.4	+4.8%
Dec-2024	5.0	+8.7%	6.6	+50.0%
Jan-2025	4.9	+11.4%	7.0	+55.6%
Feb-2025	5.1	+21.4%	6.4	+48.8%
Mar-2025	5.3	+35.9%	6.7	+48.9%
Apr-2025	5.4	+38.5%	6.6	+61.0%
May-2025	6.4	+42.2%	6.1	+38.6%
Jun-2025	7.4	+32.1%	7.4	+37.0%

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.

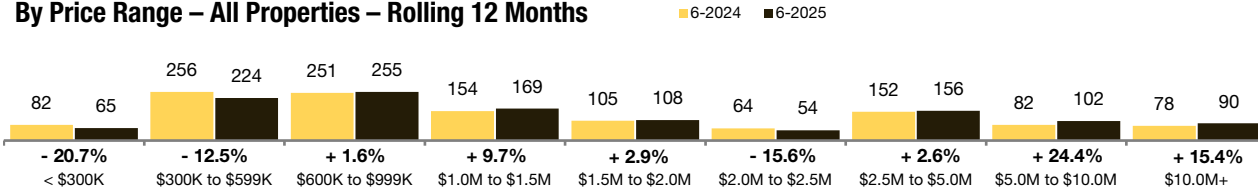
Key Metrics	Historical Sparkbars	6-2024	6-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		229	258	+ 12.7%	893	1,105	+ 23.7%
Pending Sales		94	107	+ 13.8%	606	671	+ 10.7%
Sold Listings		99	102	+ 3.0%	570	562	- 1.4%
Median Sales Price		\$885,000	\$910,000	+ 2.8%	\$1,075,000	\$1,180,000	+ 9.8%
Avg. Sales Price		\$2,479,062	\$2,105,541	- 15.1%	\$3,227,027	\$3,227,126	+ 0.0%
Pct. of List Price Received		96.9%	96.7%	- 0.2%	96.4%	96.5%	+ 0.1%
Days on Market		102	98	- 3.9%	121	119	- 1.7%
Affordability Index		45	44	- 2.2%	37	34	- 8.1%
Active Listings		563	753	+ 33.7%	--	--	--
Months Supply		5.5	7.4	+ 34.5%	--	--	--

Sold Listings

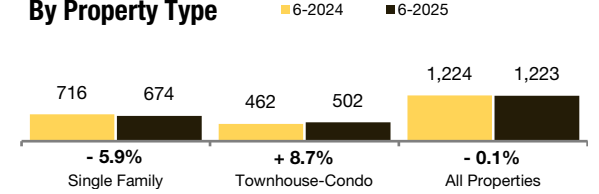
Actual sales that have closed in a given month.



By Price Range – All Properties – Rolling 12 Months



By Property Type



Rolling 12 Months

By Price Range	Single Family			Townhouse-Condo		
	6-2024	6-2025	Change	6-2024	6-2025	Change
\$299,999 and Below	21	8	-61.9%	28	19	-32.1%
\$300,000 to \$599,999	165	115	-30.3%	88	102	+15.9%
\$600,000 to \$999,999	170	176	+3.5%	80	79	-1.3%
\$1,000,000 to \$1,499,999	86	109	+26.7%	67	59	-11.9%
\$1,500,000 to \$1,999,999	52	64	+23.1%	52	44	-15.4%
\$2,000,000 to \$2,499,999	35	27	-22.9%	29	27	-6.9%
\$2,500,000 to \$4,999,999	74	60	-18.9%	78	96	+23.1%
\$5,000,000 to \$9,999,999	48	49	+2.1%	29	53	+82.8%
\$10,000,000 and Above	65	66	+1.5%	11	23	+109.1%
All Price Ranges	716	674	-5.9%	462	502	+8.7%

Compared to Prior Month

By Price Range	Single Family			Townhouse-Condo		
	5-2025	6-2025	Change	5-2025	6-2025	Change
\$299,999 and Below	0	1	--	0	4	--
\$300,000 to \$599,999	11	10	-9.1%	10	10	0.0%
\$600,000 to \$999,999	12	19	+58.3%	11	8	-27.3%
\$1,000,000 to \$1,499,999	11	14	+27.3%	7	0	-100.0%
\$1,500,000 to \$1,999,999	8	4	-50.0%	7	4	-42.9%
\$2,000,000 to \$2,499,999	1	5	+400.0%	3	0	-100.0%
\$2,500,000 to \$4,999,999	1	8	+700.0%	11	4	-63.6%
\$5,000,000 to \$9,999,999	3	4	+33.3%	1	0	-100.0%
\$10,000,000 and Above	7	4	-42.9%	1	1	0.0%
All Price Ranges	54	69	+27.8%	51	31	-39.2%

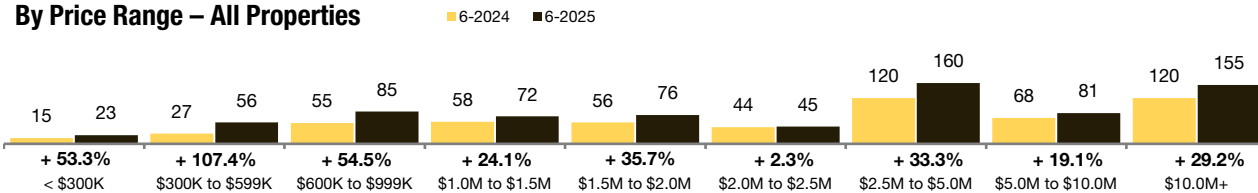
Year to Date

By Price Range	Single Family			Townhouse-Condo		
	6-2024	6-2025	Change	6-2024	6-2025	Change
\$299,999 and Below	10	2	-80.0%	14	12	-14.3%
\$300,000 to \$599,999	72	51	-29.2%	49	47	-4.1%
\$600,000 to \$999,999	76	78	+2.6%	35	40	+14.3%
\$1,000,000 to \$1,499,999	33	54	+63.6%	36	18	-50.0%
\$1,500,000 to \$1,999,999	20	36	+80.0%	27	23	-14.8%
\$2,000,000 to \$2,499,999	15	14	-6.7%	17	13	-23.5%
\$2,500,000 to \$4,999,999	34	24	-29.4%	43	38	-11.6%
\$5,000,000 to \$9,999,999	18	25	+38.9%	15	16	+6.7%
\$10,000,000 and Above	33	38	+15.2%	4	8	+100.0%
All Price Ranges	311	322	+3.5%	240	215	-10.4%

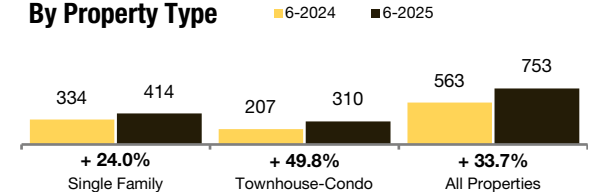
Inventory of Active Listings

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		
	6-2024	6-2025	Change	6-2024	6-2025	Change
\$299,999 and Below	2	6	+200.0%	3	6	+100.0%
\$300,000 to \$599,999	19	16	-15.8%	7	35	+400.0%
\$600,000 to \$999,999	36	48	+33.3%	17	35	+105.9%
\$1,000,000 to \$1,499,999	25	32	+28.0%	30	36	+20.0%
\$1,500,000 to \$1,999,999	33	47	+42.4%	22	28	+27.3%
\$2,000,000 to \$2,499,999	20	21	+5.0%	23	21	-8.7%
\$2,500,000 to \$4,999,999	55	70	+27.3%	64	89	+39.1%
\$5,000,000 to \$9,999,999	52	45	-13.5%	16	36	+125.0%
\$10,000,000 and Above	92	129	+40.2%	25	24	-4.0%
All Price Ranges	334	414	+24.0%	207	310	+49.8%

Compared to Prior Month

By Price Range	Single Family			Townhouse-Condo		
	5-2025	6-2025	Change	5-2025	6-2025	Change
\$299,999 and Below	5	6	+20.0%	2	6	+200.0%
\$300,000 to \$599,999	21	16	-23.8%	31	35	+12.9%
\$600,000 to \$999,999	46	48	+4.3%	25	35	+40.0%
\$1,000,000 to \$1,499,999	29	32	+10.3%	29	36	+24.1%
\$1,500,000 to \$1,999,999	43	47	+9.3%	23	28	+21.7%
\$2,000,000 to \$2,499,999	20	21	+5.0%	21	21	0.0%
\$2,500,000 to \$4,999,999	61	70	+14.8%	76	89	+17.1%
\$5,000,000 to \$9,999,999	37	45	+21.6%	32	36	+12.5%
\$10,000,000 and Above	93	129	+38.7%	19	24	+26.3%
All Price Ranges	355	414	+16.6%	258	310	+20.2%

Year to Date

By Price Range	Single Family			Townhouse-Condo		
	6-2024	6-2025	Change	6-2024	6-2025	Change
\$299,999 and Below	10	2	-80.0%	14	12	-14.3%
\$300,000 to \$599,999	72	51	-29.2%	49	47	-4.1%
\$600,000 to \$999,999	76	78	+2.6%	35	40	+14.3%
\$1,000,000 to \$1,499,999	33	54	+63.6%	36	18	-50.0%
\$1,500,000 to \$1,999,999	20	36	+80.0%	27	23	-14.8%
\$2,000,000 to \$2,499,999	15	14	-6.7%	17	13	-23.5%
\$2,500,000 to \$4,999,999	34	24	-29.4%	43	38	-11.6%
\$5,000,000 to \$9,999,999	18	25	+38.9%	15	16	+6.7%
\$10,000,000 and Above	33	38	+15.2%	4	8	+100.0%
All Price Ranges	311	322	+3.5%	240	215	-10.4%

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.