

Monthly Indicators



July 2025

Percent changes calculated using year-over-year comparisons.

New Listings were up 0.8 percent for single family homes and 1.3 percent for townhouse-condo properties. Pending Sales increased 17.7 percent for single family homes and 17.5 percent for townhouse-condo properties.

The Median Sales Price was up 15.6 percent to \$1,000,000 for single family homes and 50.1 percent to \$1,125,500 for townhouse-condo properties. Days on Market decreased 0.9 percent for single family homes and 2.7 percent for condo properties.

Nationally, the median existing-home sales price rose 2.0% year-over-year to \$435,300, a new monthly high and the 24th consecutive month of annual price gains, according to NAR. Slower sales activity has contributed to rising inventory this year, with 1.53 million properties listed for sale heading into July, a 15.9% increase from the same time last year and equivalent to a 4.7-month supply at the current sales pace.

Activity Snapshot

- 6.5% **+ 20.8%** **+ 27.0%**

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	7-2024	7-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		122	123	+ 0.8%	649	761	+ 17.3%
Pending Sales		62	73	+ 17.7%	406	424	+ 4.4%
Sold Listings		73	75	+ 2.7%	384	395	+ 2.9%
Median Sales Price		\$865,000	\$1,000,000	+ 15.6%	\$975,000	\$1,200,000	+ 23.1%
Avg. Sales Price		\$1,951,722	\$2,270,387	+ 16.3%	\$3,728,719	\$3,574,996	- 4.1%
Pct. of List Price Received		97.3%	96.7%	- 0.6%	96.6%	96.5%	- 0.1%
Days on Market		112	111	- 0.9%	125	112	- 10.4%
Affordability Index		46	40	- 13.0%	41	33	- 19.5%
Active Listings		371	444	+ 19.7%	--	--	--
Months Supply		6.1	7.9	+ 29.5%	--	--	--

Townhouse-Condo Market Overview



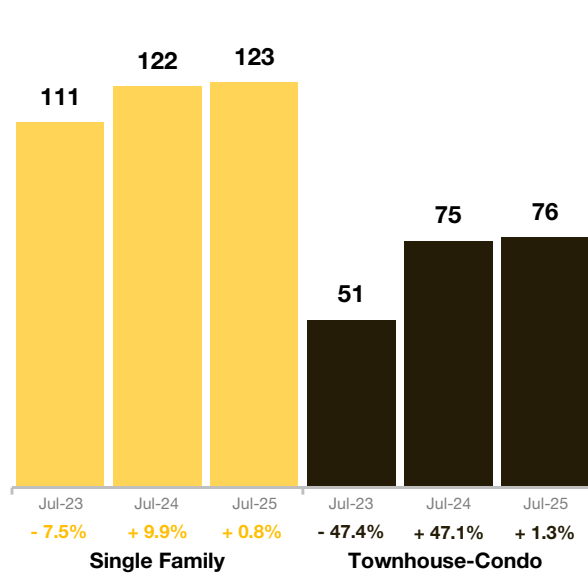
Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	7-2024	7-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		75	76	+ 1.3%	412	521	+ 26.5%
Pending Sales		40	47	+ 17.5%	285	340	+ 19.3%
Sold Listings		33	26	- 21.2%	273	244	- 10.6%
Median Sales Price		\$750,000	\$1,125,500	+ 50.1%	\$1,200,000	\$1,187,500	- 1.0%
Avg. Sales Price		\$1,131,256	\$1,767,463	+ 56.2%	\$1,986,965	\$2,394,814	+ 20.5%
Pct. of List Price Received		97.3%	96.3%	- 1.0%	96.7%	96.4%	- 0.3%
Days on Market		110	107	- 2.7%	111	132	+ 18.9%
Affordability Index		53	35	- 34.0%	33	34	+ 3.0%
Active Listings		232	328	+ 41.4%	--	--	--
Months Supply		6.0	7.9	+ 31.7%	--	--	--

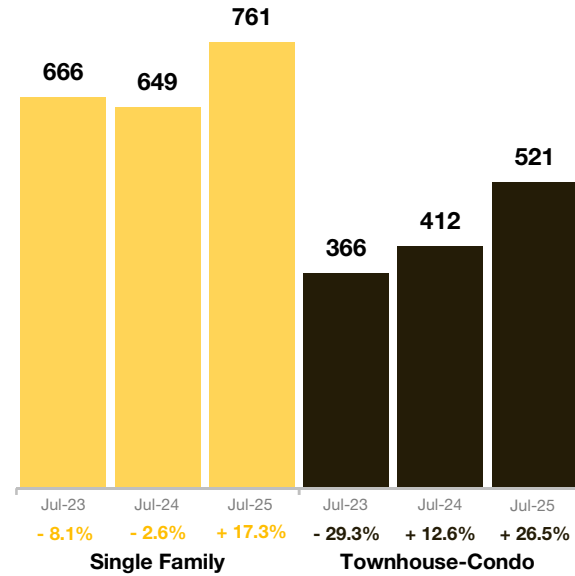
New Listings



July

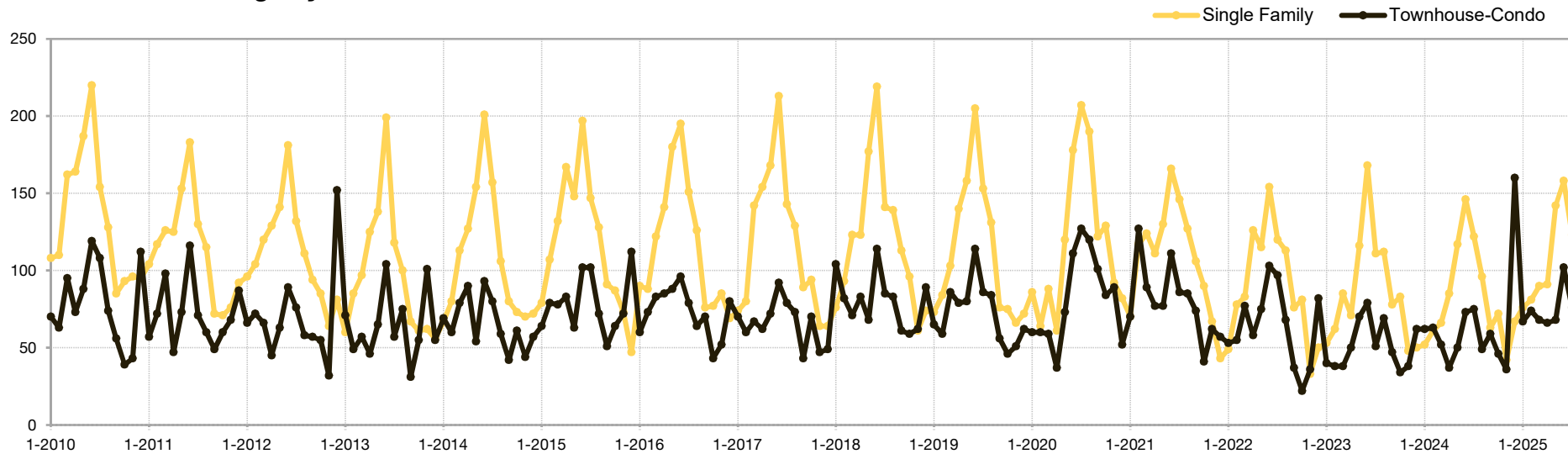


Year to Date



New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Aug-2024	96	-14.3%	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	76	+46.2%	67	+8.1%
Feb-2025	81	+32.8%	74	+17.5%
Mar-2025	90	+36.4%	68	+30.8%
Apr-2025	91	+7.1%	66	+78.4%
May-2025	142	+21.4%	68	+36.0%
Jun-2025	158	+8.2%	102	+39.7%
Jul-2025	123	+0.8%	76	+1.3%

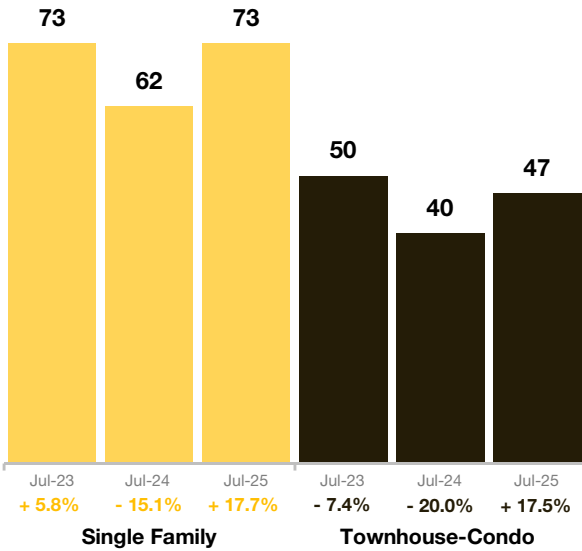
Historical New Listings by Month



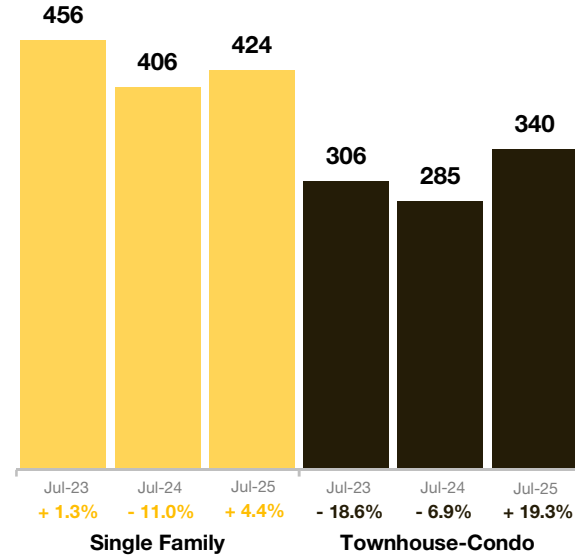
Pending Sales



July

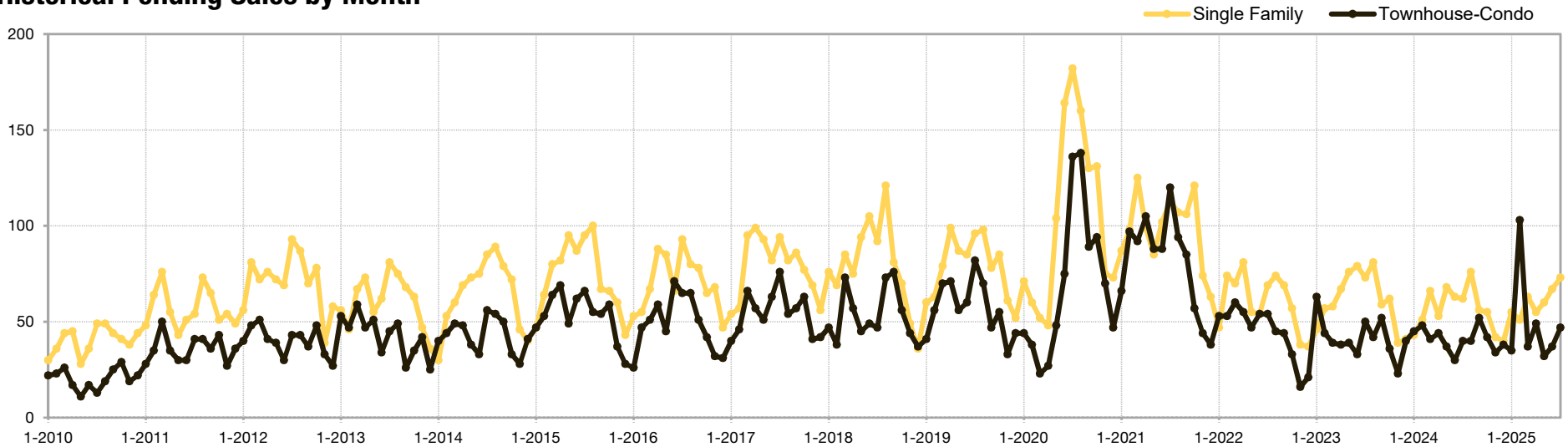


Year to Date



Pending Sales	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	63	-4.5%	37	-9.8%
Apr-2025	55	+3.8%	49	+11.4%
May-2025	60	-11.8%	32	-13.5%
Jun-2025	67	+6.3%	37	+23.3%
Jul-2025	73	+17.7%	47	+17.5%

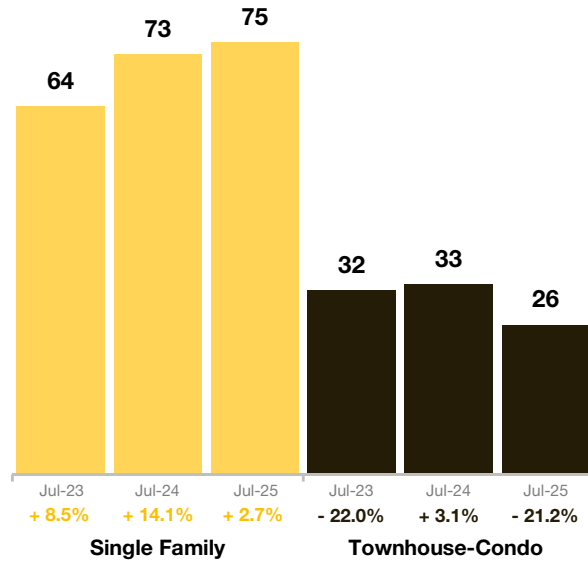
Historical Pending Sales by Month



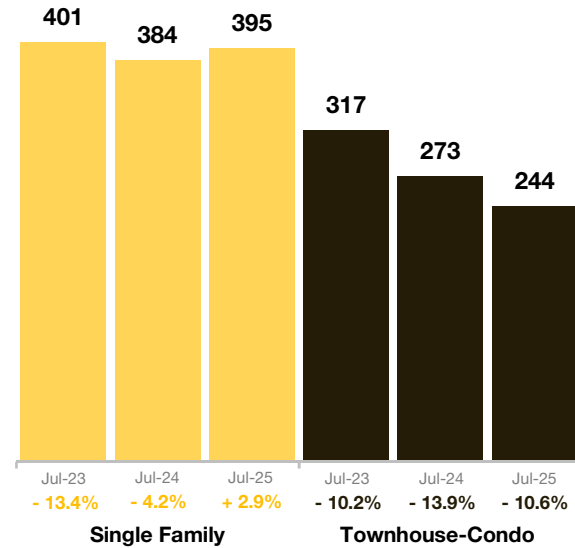
Sold Listings



July

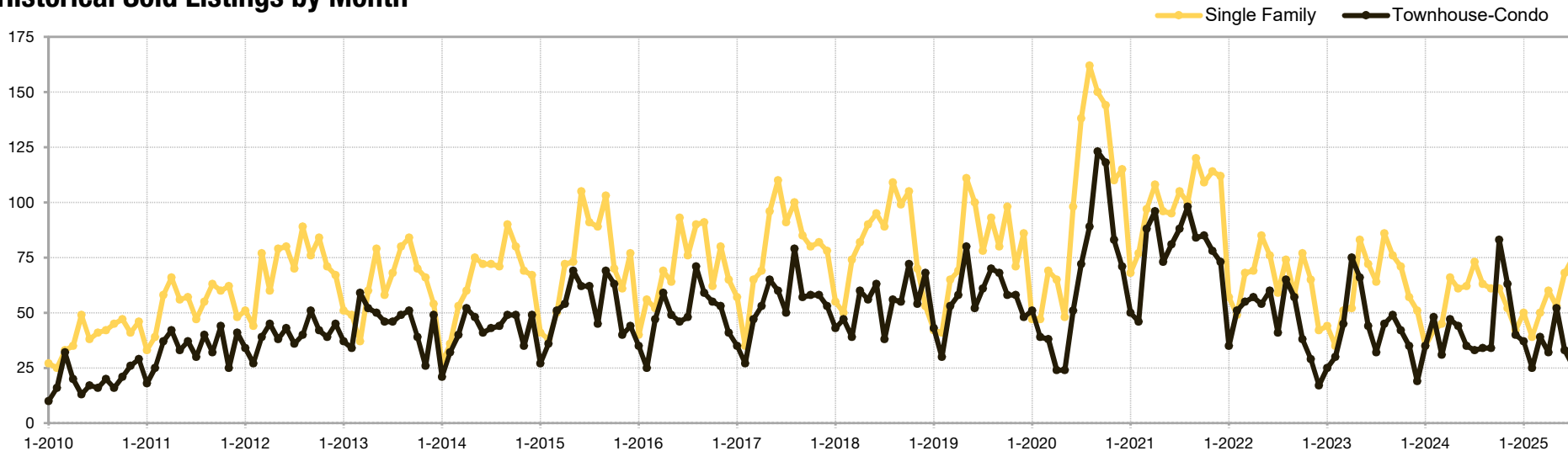


Year to Date



Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	53	-13.1%	52	+18.2%
Jun-2025	68	+9.7%	33	-5.7%
Jul-2025	75	+2.7%	26	-21.2%

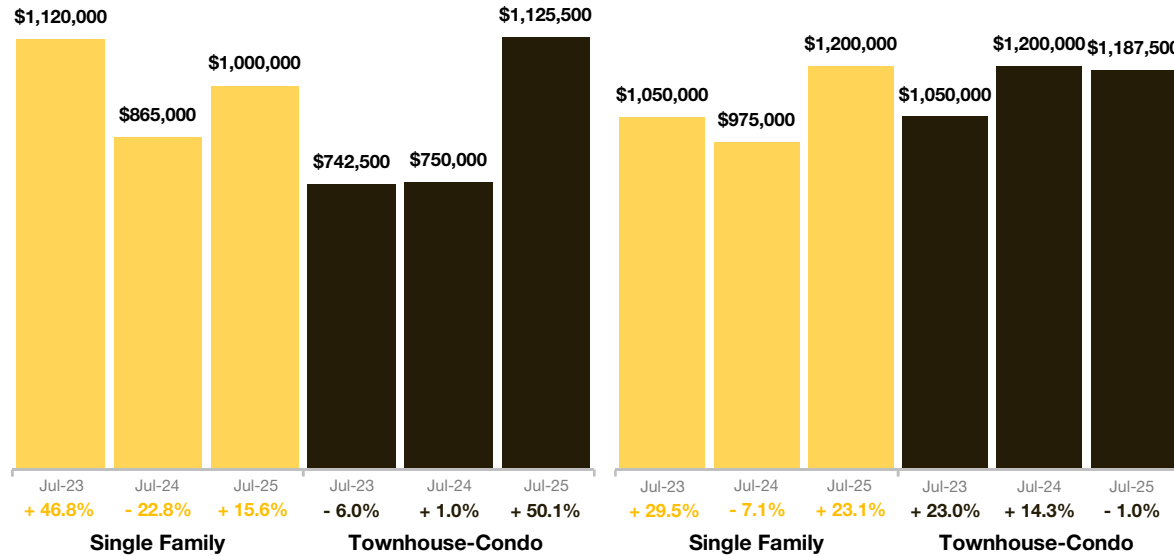
Historical Sold Listings by Month



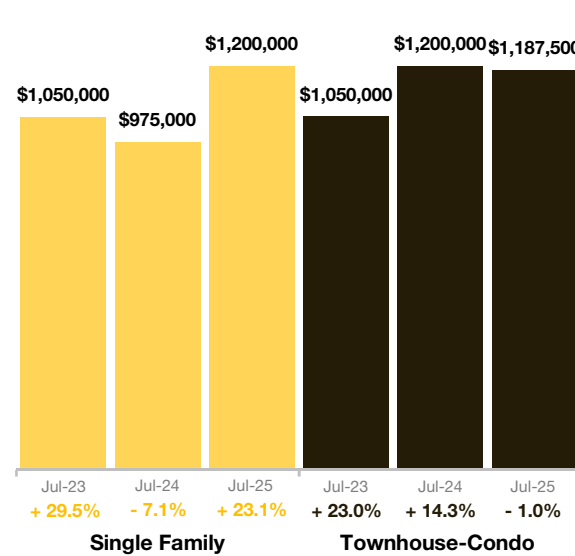
Median Sales Price



July

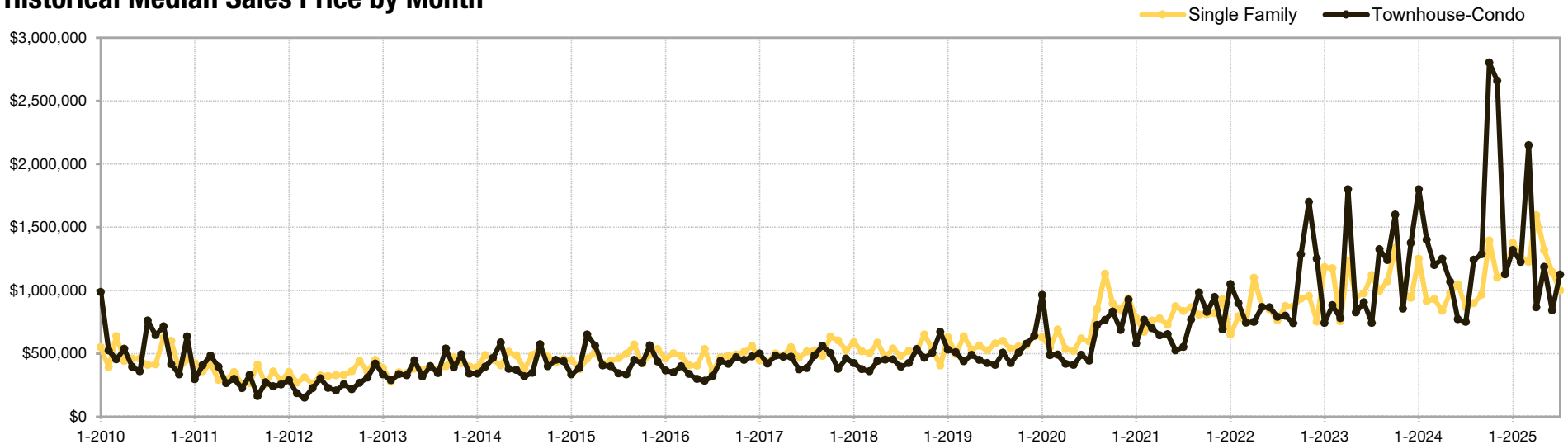


Year to Date



Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	\$1,320,000	+34.7%	\$1,185,625	+11.1%
Jun-2025	\$1,145,000	+9.3%	\$843,000	+9.2%
Jul-2025	\$1,000,000	+15.6%	\$1,125,500	+50.1%

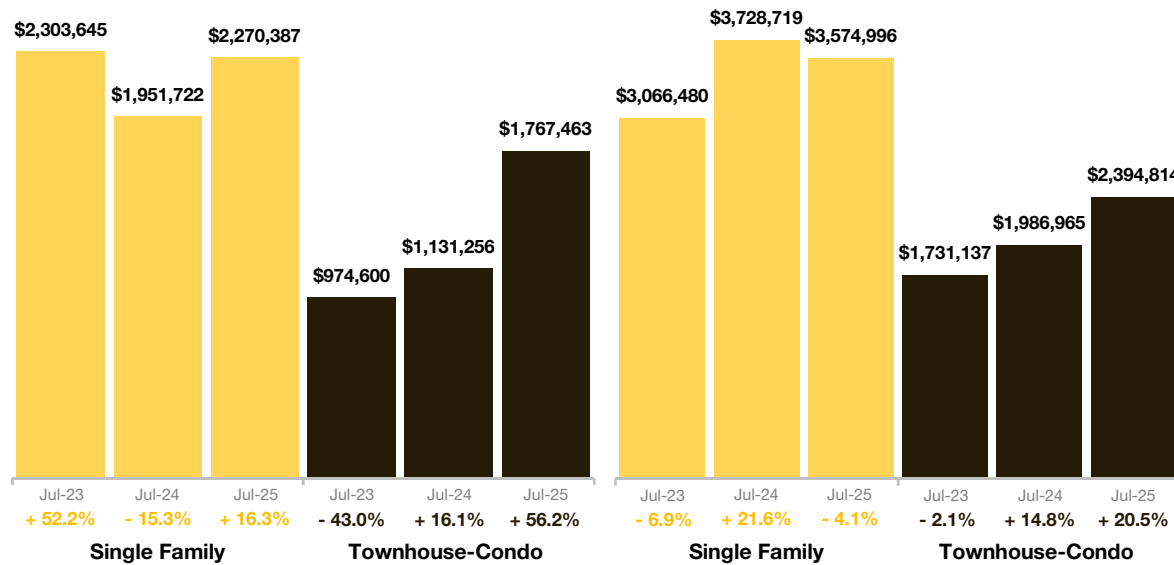
Historical Median Sales Price by Month



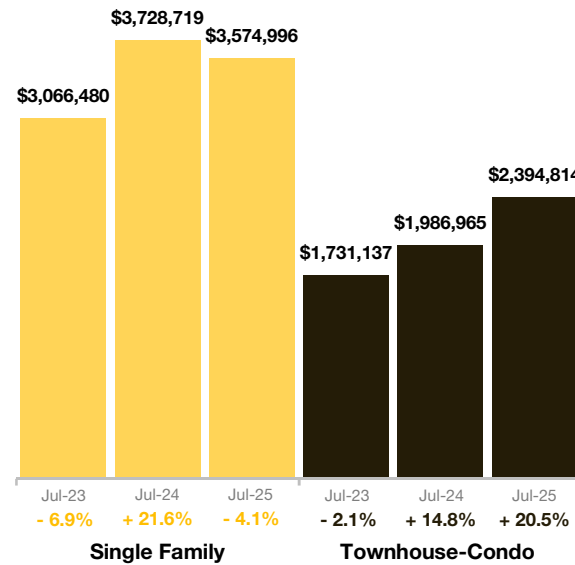
Average Sales Price



July

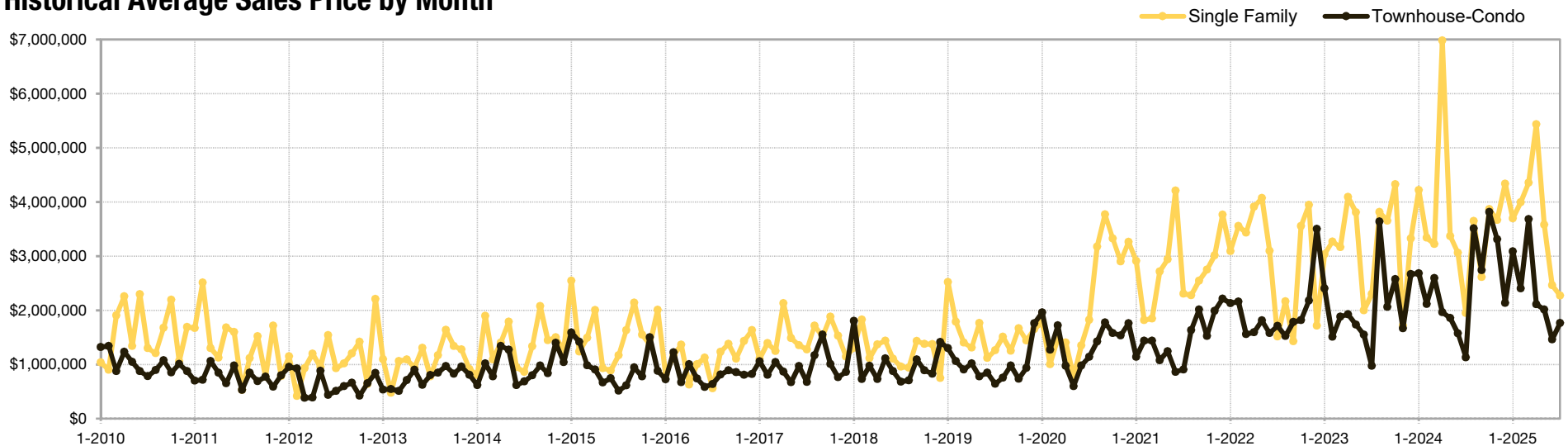


Year to Date



Avg. Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	\$3,579,026	+6.1%	\$2,014,755	+8.4%
Jun-2025	\$2,462,247	-19.6%	\$1,460,712	-7.1%
Jul-2025	\$2,270,387	+16.3%	\$1,767,463	+56.2%

Historical Average Sales Price by Month

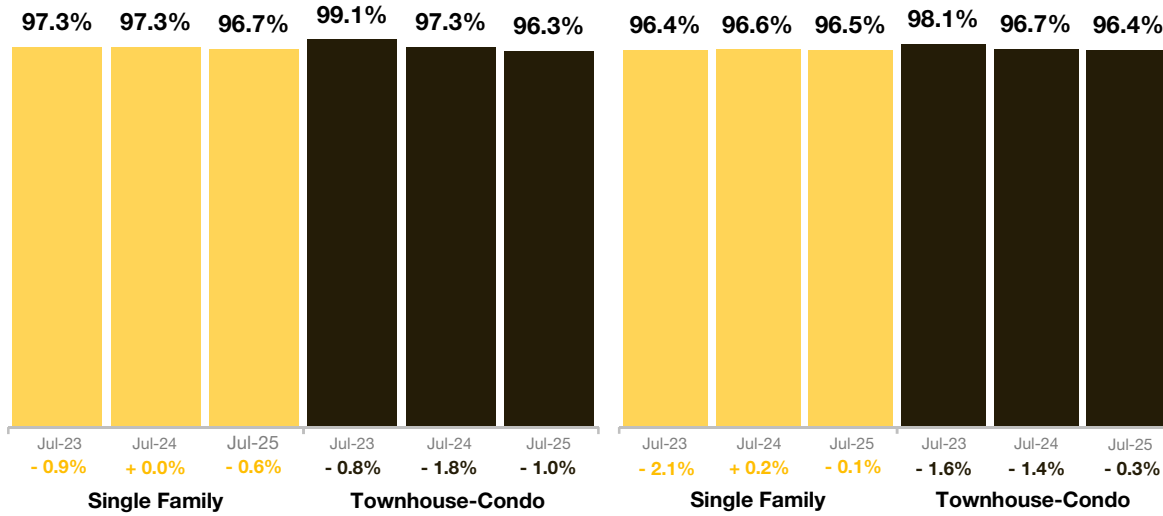


Percent of List Price Received



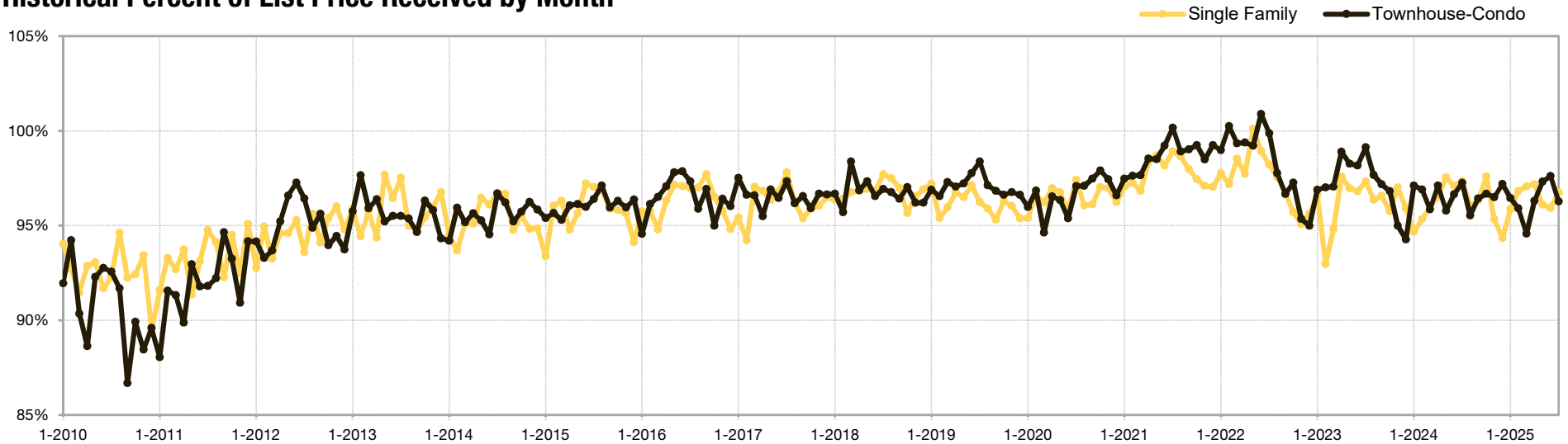
July

Year to Date



Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	96.1%	-1.4%	97.3%	+1.6%
Jun-2025	95.9%	-1.2%	97.6%	+1.0%
Jul-2025	96.7%	-0.6%	96.3%	-1.0%

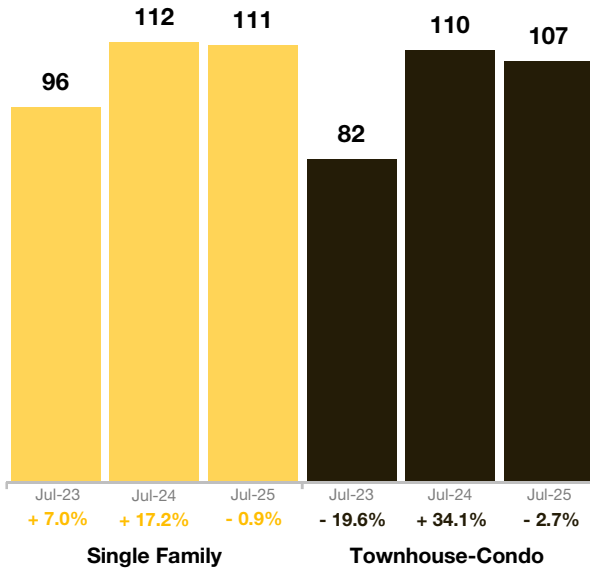
Historical Percent of List Price Received by Month



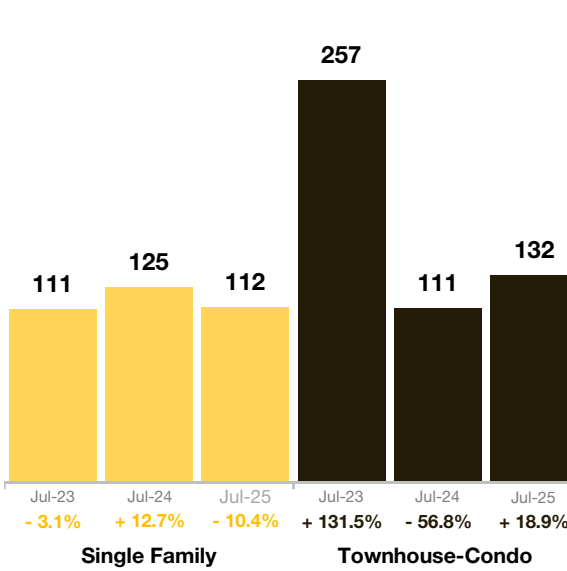
Days on Market Until Sale



July

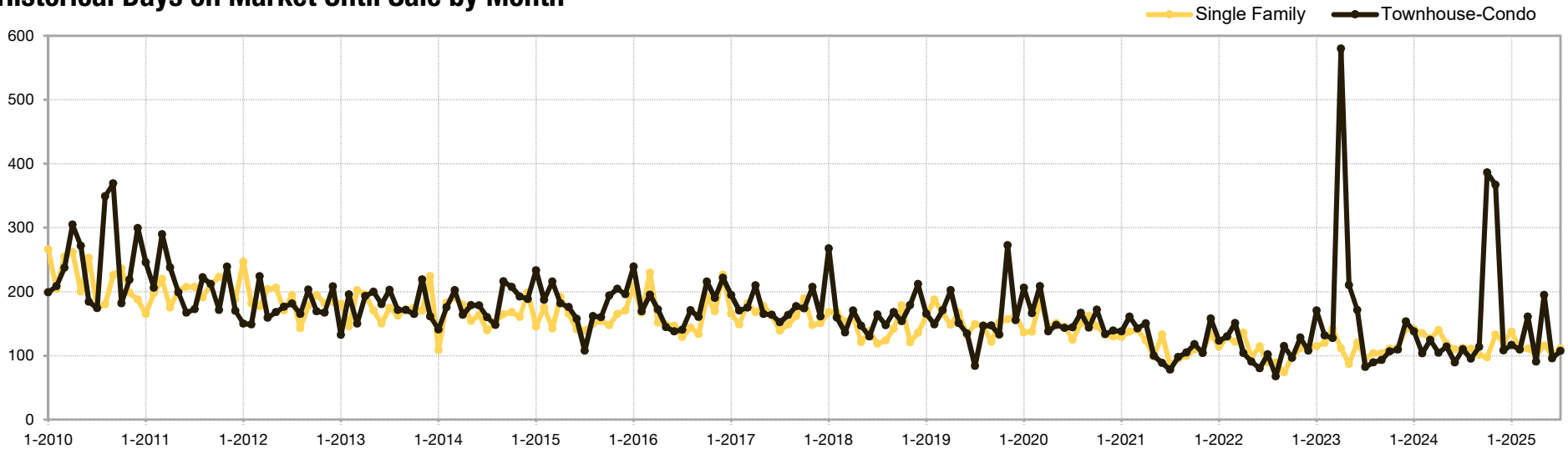


Year to Date



Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	116	-2.5%	195	+71.1%
Jun-2025	102	-7.3%	96	+7.9%
Jul-2025	111	-0.9%	107	-2.7%

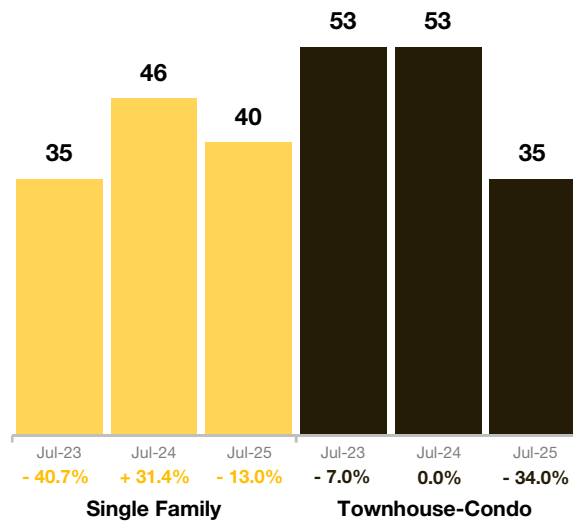
Historical Days on Market Until Sale by Month



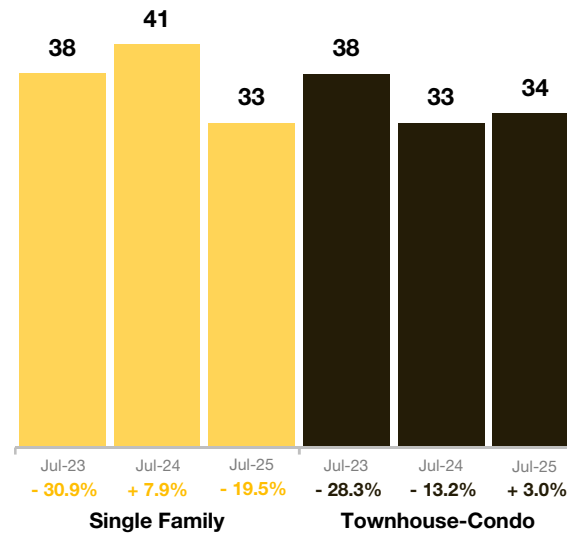
Housing Affordability Index



July

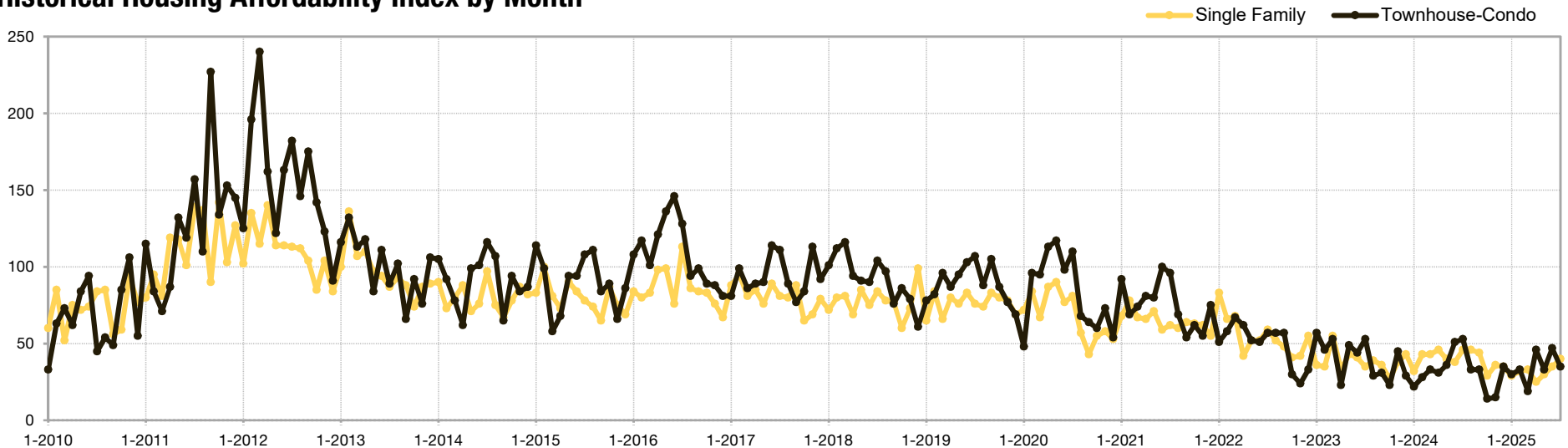


Year to Date



Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	30	-25.0%	33	-8.3%
Jun-2025	35	-7.9%	47	-7.8%
Jul-2025	40	-13.0%	35	-34.0%

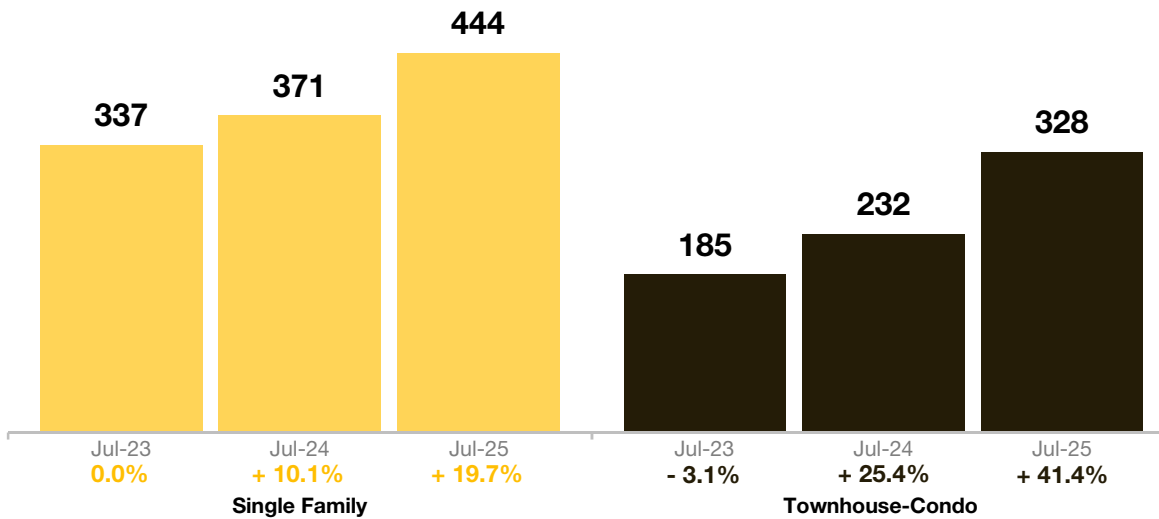
Historical Housing Affordability Index by Month



Inventory of Active Listings

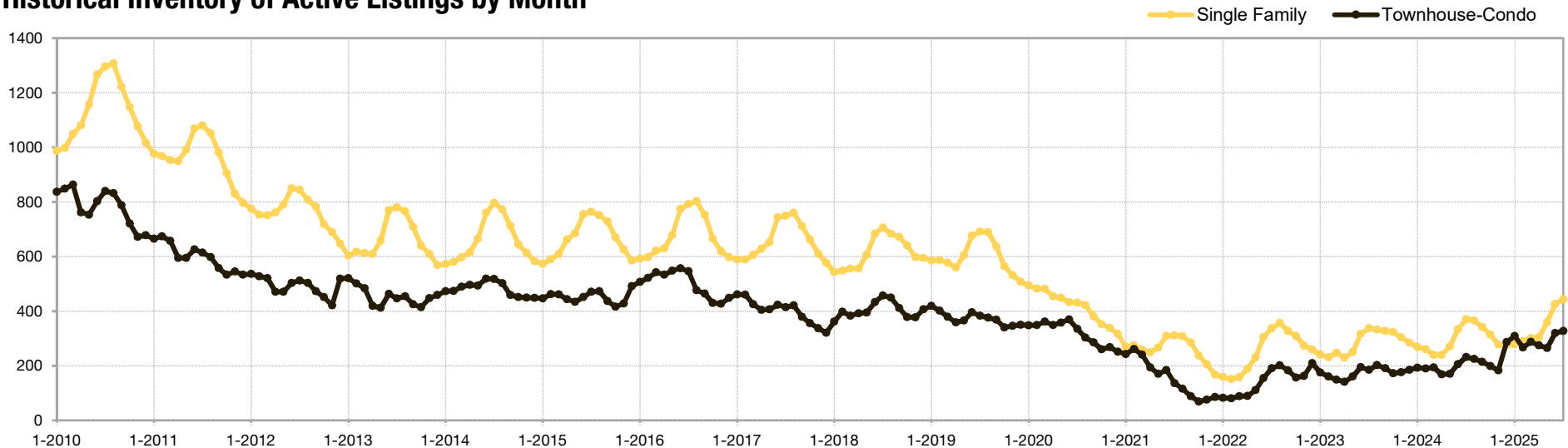


July



Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Aug-2024	366	+9.9%	225	+10.8%
Sep-2024	342	+4.3%	214	+12.0%
Oct-2024	314	-3.1%	199	+15.0%
Nov-2024	278	-8.6%	183	+4.0%
Dec-2024	276	-3.2%	287	+55.1%
Jan-2025	279	+3.7%	309	+60.1%
Feb-2025	291	+11.9%	267	+40.5%
Mar-2025	301	+25.4%	288	+48.5%
Apr-2025	304	+26.7%	275	+62.7%
May-2025	360	+32.8%	265	+55.0%
Jun-2025	426	+27.5%	320	+55.3%
Jul-2025	444	+19.7%	328	+41.4%

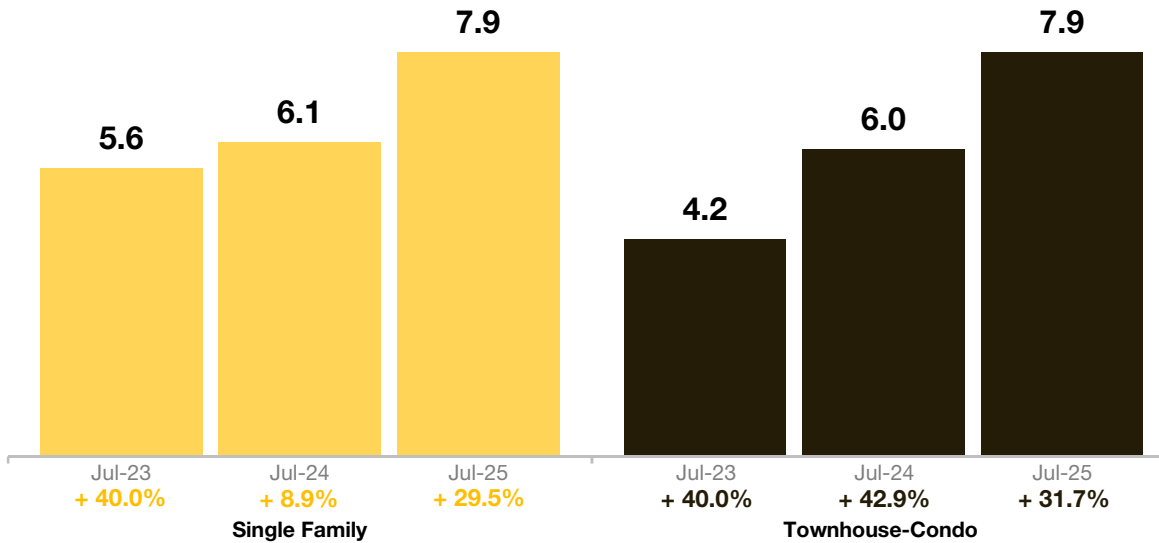
Historical Inventory of Active Listings by Month



Months Supply of Inventory

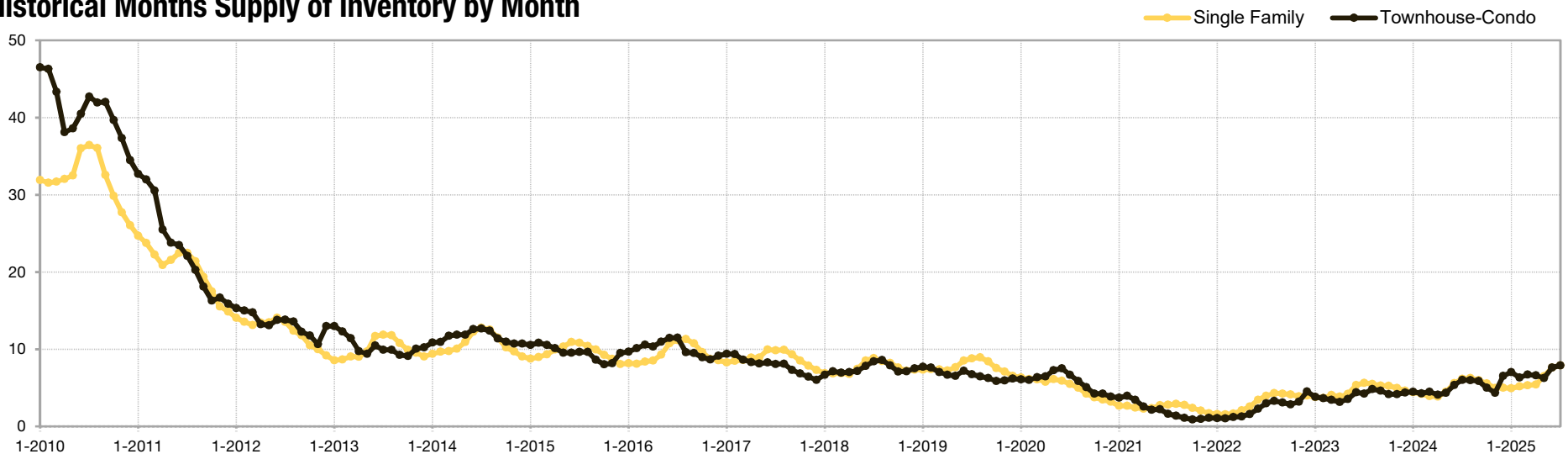


July



Months Supply of Inventory	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Aug-2024	6.3	+14.5%	6.0	+25.0%
Sep-2024	6.0	+13.2%	5.9	+28.3%
Oct-2024	5.6	+7.7%	5.0	+19.0%
Nov-2024	5.0	0.0%	4.3	+2.4%
Dec-2024	5.0	+8.7%	6.5	+47.7%
Jan-2025	4.9	+11.4%	7.0	+55.6%
Feb-2025	5.2	+23.8%	6.3	+46.5%
Mar-2025	5.3	+35.9%	6.7	+48.9%
Apr-2025	5.4	+38.5%	6.6	+61.0%
May-2025	6.5	+44.4%	6.3	+43.2%
Jun-2025	7.6	+35.7%	7.6	+40.7%
Jul-2025	7.9	+29.5%	7.9	+31.7%

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.

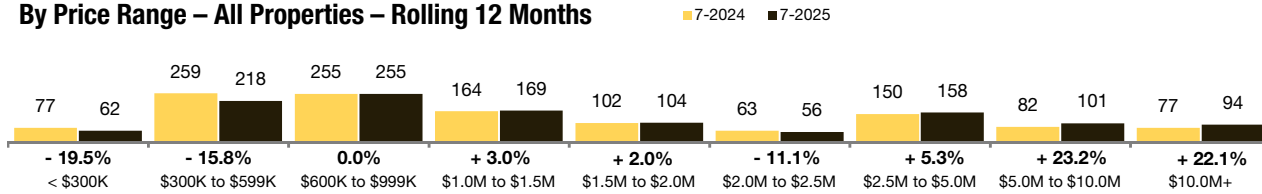
Key Metrics	Historical Sparkbars	7-2024	7-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		206	205	- 0.5%	1,098	1,330	+ 21.1%
Pending Sales		106	125	+ 17.9%	712	796	+ 11.8%
Sold Listings		108	101	- 6.5%	678	664	- 2.1%
Median Sales Price		\$827,500	\$1,000,000	+ 20.8%	\$1,033,000	\$1,162,500	+ 12.5%
Avg. Sales Price		\$1,668,075	\$2,140,922	+ 28.3%	\$2,978,699	\$3,058,702	+ 2.7%
Pct. of List Price Received		97.3%	96.6%	- 0.7%	96.6%	96.5%	- 0.1%
Days on Market		110	110	0.0%	119	118	- 0.8%
Affordability Index		48	40	- 16.7%	39	34	- 12.8%
Active Listings		629	799	+ 27.0%	--	--	--
Months Supply		6.1	7.9	+ 29.5%	--	--	--

Sold Listings

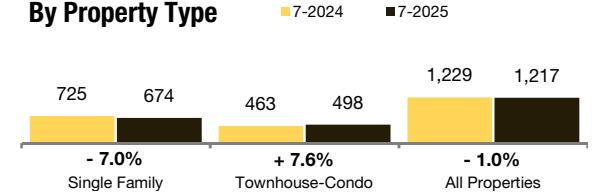
Actual sales that have closed in a given month.



By Price Range – All Properties – Rolling 12 Months



By Property Type



Rolling 12 Months

By Price Range	Single Family			Townhouse-Condo		
	7-2024	7-2025	Change	7-2024	7-2025	Change
\$299,999 and Below	21	8	-61.9%	27	18	-33.3%
\$300,000 to \$599,999	169	112	-33.7%	87	99	+13.8%
\$600,000 to \$999,999	175	176	+0.6%	79	79	0.0%
\$1,000,000 to \$1,499,999	93	112	+20.4%	71	56	-21.1%
\$1,500,00 to \$1,999,999	51	62	+21.6%	50	42	-16.0%
\$2,000,000 to \$2,499,999	33	28	-15.2%	30	28	-6.7%
\$2,500,000 to \$4,999,999	71	60	-15.5%	79	98	+24.1%
\$5,000,000 to \$9,999,999	48	46	-4.2%	29	55	+89.7%
\$10,000,000 and Above	64	70	+9.4%	11	23	+109.1%
All Price Ranges	725	674	-7.0%	463	498	+7.6%

Compared to Prior Month

By Price Range	Single Family			Townhouse-Condo		
	6-2025	7-2025	Change	6-2025	7-2025	Change
\$299,999 and Below	1	0	-100.0%	4	0	-100.0%
\$300,000 to \$599,999	10	15	+50.0%	10	7	-30.0%
\$600,000 to \$999,999	18	22	+22.2%	9	6	-33.3%
\$1,000,000 to \$1,499,999	15	17	+13.3%	0	3	--
\$1,500,00 to \$1,999,999	4	5	+25.0%	4	1	-75.0%
\$2,000,000 to \$2,499,999	5	4	-20.0%	0	3	--
\$2,500,000 to \$4,999,999	7	5	-28.6%	5	4	-20.0%
\$5,000,000 to \$9,999,999	4	1	-75.0%	0	2	--
\$10,000,000 and Above	4	6	+50.0%	1	0	-100.0%
All Price Ranges	68	75	+10.3%	33	26	-21.2%

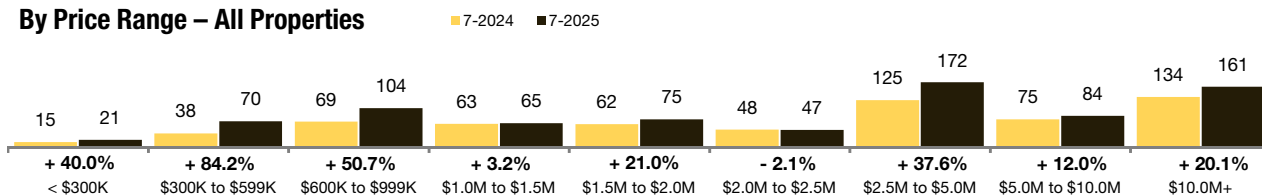
Year to Date

By Price Range	Single Family			Townhouse-Condo		
	7-2024	7-2025	Change	7-2024	7-2025	Change
\$299,999 and Below	10	2	-80.0%	15	12	-20.0%
\$300,000 to \$599,999	89	65	-27.0%	60	55	-8.3%
\$600,000 to \$999,999	97	99	+2.1%	42	47	+11.9%
\$1,000,000 to \$1,499,999	48	72	+50.0%	42	21	-50.0%
\$1,500,00 to \$1,999,999	27	41	+51.9%	30	24	-20.0%
\$2,000,000 to \$2,499,999	18	18	0.0%	19	16	-15.8%
\$2,500,000 to \$4,999,999	38	28	-26.3%	46	43	-6.5%
\$5,000,000 to \$9,999,999	22	26	+18.2%	15	18	+20.0%
\$10,000,000 and Above	35	44	+25.7%	4	8	+100.0%
All Price Ranges	384	395	+2.9%	273	244	-10.6%

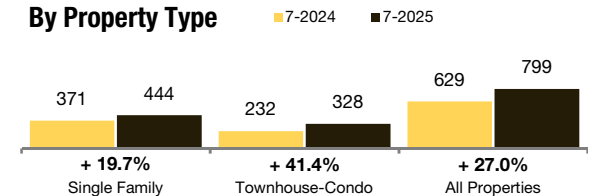
Inventory of Active Listings

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		
	7-2024	7-2025	Change	7-2024	7-2025	Change
\$299,999 and Below	2	5	+150.0%	2	7	+250.0%
\$300,000 to \$599,999	20	29	+45.0%	16	35	+118.8%
\$600,000 to \$999,999	45	61	+35.6%	21	41	+95.2%
\$1,000,000 to \$1,499,999	30	25	-16.7%	30	37	+23.3%
\$1,500,00 to \$1,999,999	37	47	+27.0%	25	27	+8.0%
\$2,000,000 to \$2,499,999	24	20	-16.7%	23	24	+4.3%
\$2,500,000 to \$4,999,999	53	77	+45.3%	70	94	+34.3%
\$5,000,000 to \$9,999,999	56	46	-17.9%	19	38	+100.0%
\$10,000,000 and Above	104	134	+28.8%	26	25	-3.8%
All Price Ranges	371	444	+19.7%	232	328	+41.4%

Compared to Prior Month

By Price Range	Single Family			Townhouse-Condo		
	6-2025	7-2025	Change	6-2025	7-2025	Change
\$299,999 and Below	5	5	0.0%	6	7	+16.7%
\$300,000 to \$599,999	20	29	+45.0%	41	35	-14.6%
\$600,000 to \$999,999	48	61	+27.1%	37	41	+10.8%
\$1,000,000 to \$1,499,999	34	25	-26.5%	39	37	-5.1%
\$1,500,00 to \$1,999,999	49	47	-4.1%	28	27	-3.6%
\$2,000,000 to \$2,499,999	22	20	-9.1%	20	24	+20.0%
\$2,500,000 to \$4,999,999	71	77	+8.5%	89	94	+5.6%
\$5,000,000 to \$9,999,999	47	46	-2.1%	36	38	+5.6%
\$10,000,000 and Above	130	134	+3.1%	24	25	+4.2%
All Price Ranges	426	444	+4.2%	320	328	+2.5%

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.