

Monthly Indicators



October 2025

Percent changes calculated using year-over-year comparisons.

New Listings remained flat for single family homes but decreased 6.5 percent for townhouse condo properties. Pending Sales increased 40.0 percent for single family homes but decreased 9.5 percent for townhouse-condo properties.

The Median Sales Price was down 14.0 percent to \$1,200,000 for single family homes and 62.8 percent to \$1,042,500 for townhouse-condo properties. Days on Market increased 49.5 percent for single family homes but decreased 72.5 percent for condo properties.

Housing inventory edged up 1.3% from the previous month to 1.55 million units, 14.0% higher than the same period last year. This represents a 4.6-month supply at the current sales pace, according to NAR. The median existing-home price grew 2.1% year-over-year to \$415,200, continuing the trend of annual price gains. The Midwest saw the largest year-over-year increase in median sales price, followed by the Northeast and South, while prices remained mostly flat in the West.

Activity Snapshot

- 29.8%	- 34.9%	+ 19.7%
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

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	10-2024	10-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		72	72	0.0%	880	1,024	+ 16.4%
Pending Sales		55	77	+ 40.0%	593	628	+ 5.9%
Sold Listings		61	57	- 6.6%	569	595	+ 4.6%
Median Sales Price		\$1,395,000	\$1,200,000	- 14.0%	\$1,000,000	\$1,250,000	+ 25.0%
Avg. Sales Price		\$3,866,518	\$3,832,599	- 0.9%	\$3,615,291	\$3,737,939	+ 3.4%
Pct. of List Price Received		97.6%	94.1%	- 3.6%	96.6%	96.0%	- 0.6%
Days on Market		97	145	+ 49.5%	118	114	- 3.4%
Affordability Index		29	35	+ 20.7%	41	34	- 17.1%
Active Listings		313	380	+ 21.4%	--	--	--
Months Supply		5.5	6.6	+ 20.0%	--	--	--

Townhouse-Condo Market Overview



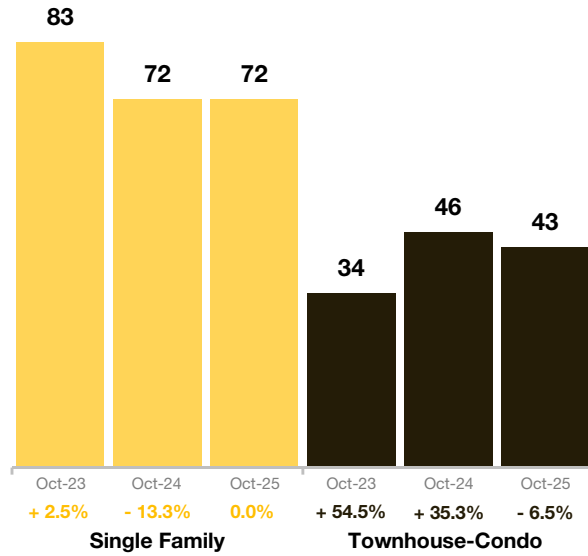
Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	10-2024	10-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		46	43	- 6.5%	566	668	+ 18.0%
Pending Sales		42	38	- 9.5%	419	465	+ 11.0%
Sold Listings		83	46	- 44.6%	424	377	- 11.1%
Median Sales Price		\$2,802,500	\$1,042,500	- 62.8%	\$1,320,000	\$1,050,000	- 20.5%
Avg. Sales Price		\$3,812,386	\$2,104,813	- 44.8%	\$2,527,020	\$2,222,431	- 12.1%
Pct. of List Price Received		96.7%	97.1%	+ 0.4%	96.6%	96.5%	- 0.1%
Days on Market		386	106	- 72.5%	164	125	- 23.8%
Affordability Index		14	40	+ 185.7%	31	40	+ 29.0%
Active Listings		198	242	+ 22.2%	--	--	--
Months Supply		5.0	6.1	+ 22.0%	--	--	--

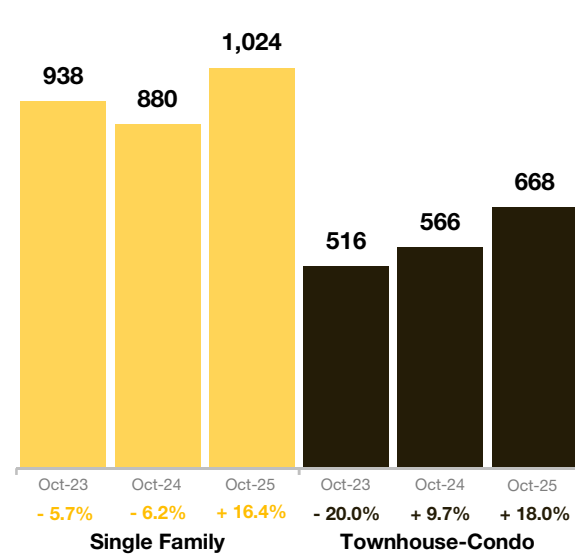
New Listings



October

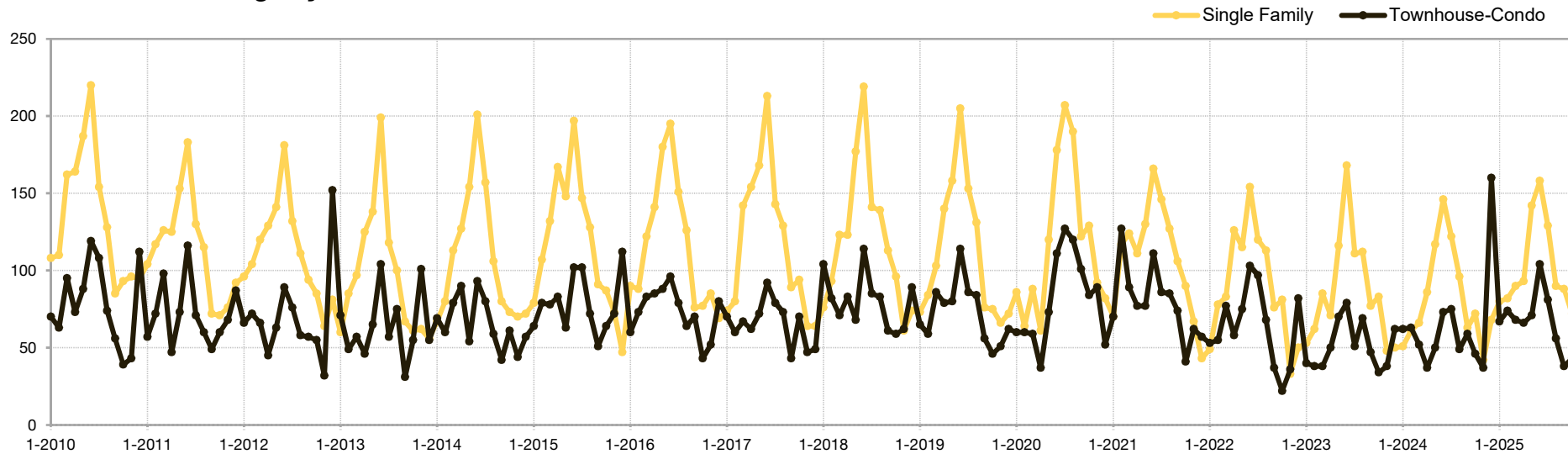


Year to Date



New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Nov-2024	42	-12.5%	37	-2.6%
Dec-2024	68	+36.0%	160	+158.1%
Jan-2025	80	+56.9%	67	+8.1%
Feb-2025	82	+34.4%	74	+17.5%
Mar-2025	90	+36.4%	68	+30.8%
Apr-2025	93	+8.1%	66	+78.4%
May-2025	142	+21.4%	71	+42.0%
Jun-2025	158	+8.2%	104	+42.5%
Jul-2025	129	+5.7%	81	+8.0%
Aug-2025	90	-6.3%	56	+14.3%
Sep-2025	88	+39.7%	38	-35.6%
Oct-2025	72	0.0%	43	-6.5%

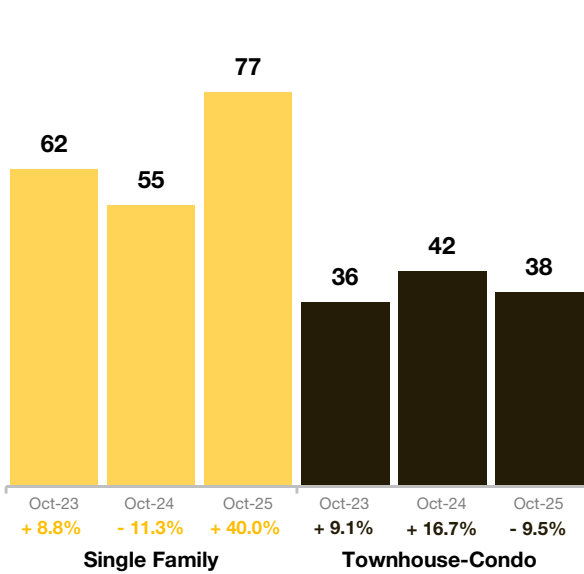
Historical New Listings by Month



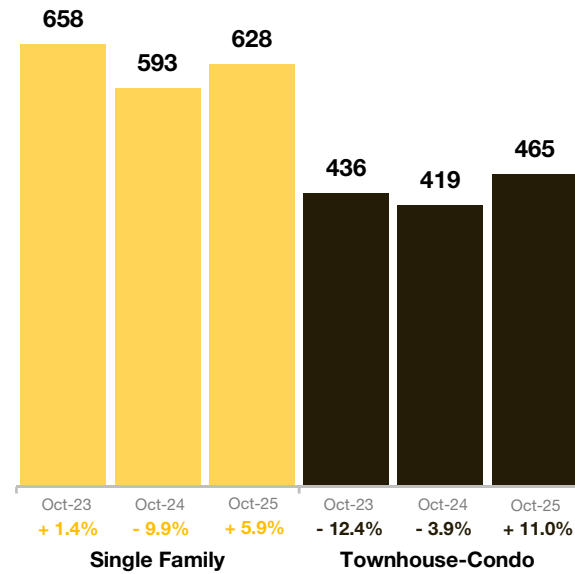
Pending Sales



October

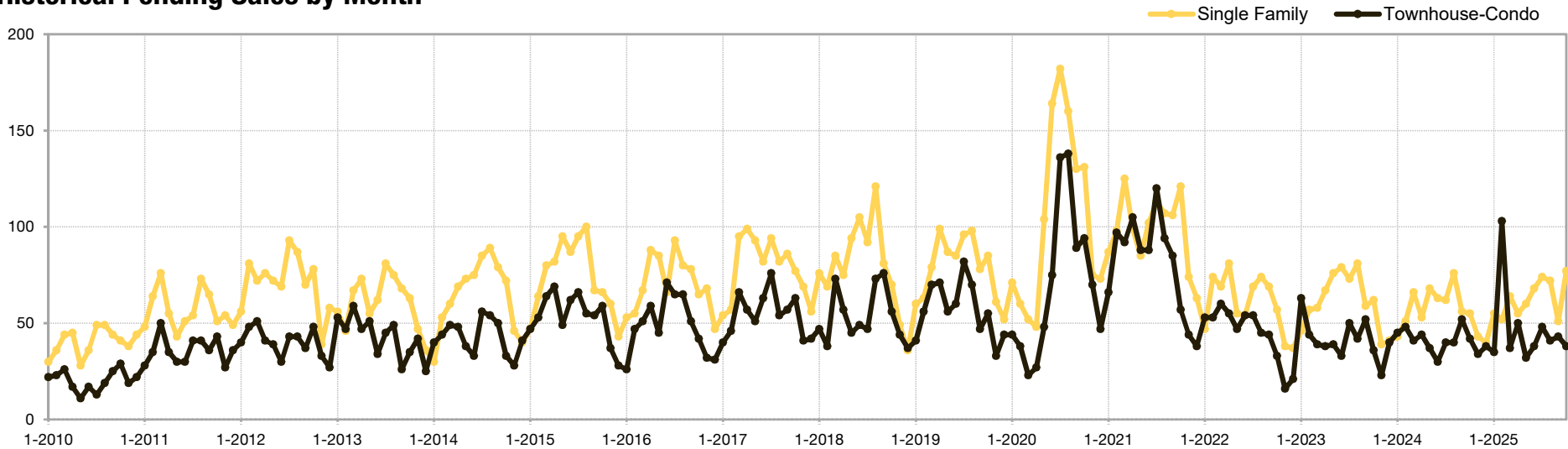


Year to Date



Pending Sales	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Nov-2024	43	+10.3%	34	+47.8%
Dec-2024	40	-2.4%	38	-5.0%
Jan-2025	55	+27.9%	35	-22.2%
Feb-2025	52	+2.0%	103	+114.6%
Mar-2025	64	-3.0%	37	-9.8%
Apr-2025	55	+3.8%	50	+13.6%
May-2025	60	-11.8%	32	-13.5%
Jun-2025	68	+7.9%	38	+26.7%
Jul-2025	74	+19.4%	48	+20.0%
Aug-2025	72	-5.3%	41	+2.5%
Sep-2025	51	-8.9%	43	-17.3%
Oct-2025	77	+40.0%	38	-9.5%

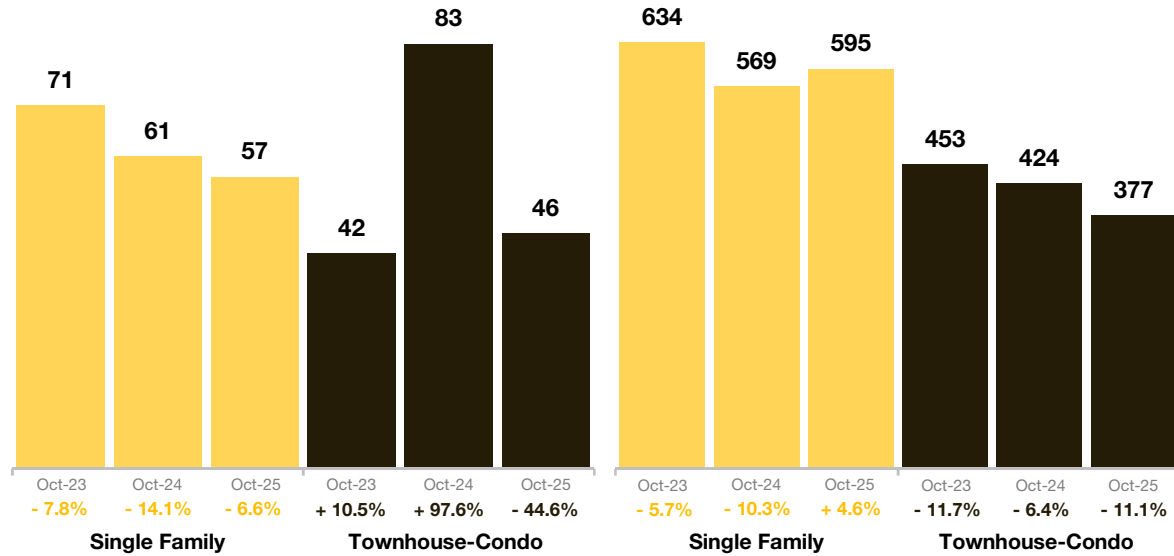
Historical Pending Sales by Month



Sold Listings

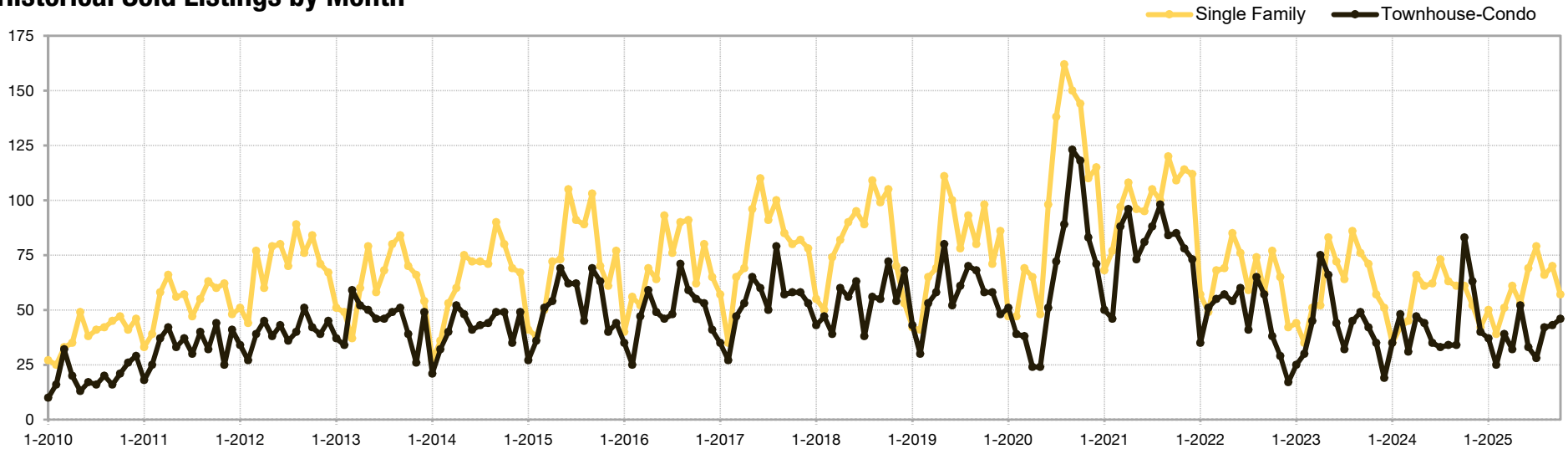


October



Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	51	+13.3%	39	+25.8%
Apr-2025	61	-7.6%	32	-31.9%
May-2025	53	-13.1%	52	+18.2%
Jun-2025	69	+11.3%	33	-5.7%
Jul-2025	79	+8.2%	28	-15.2%
Aug-2025	66	+4.8%	42	+23.5%
Sep-2025	70	+14.8%	43	+26.5%
Oct-2025	57	-6.6%	46	-44.6%

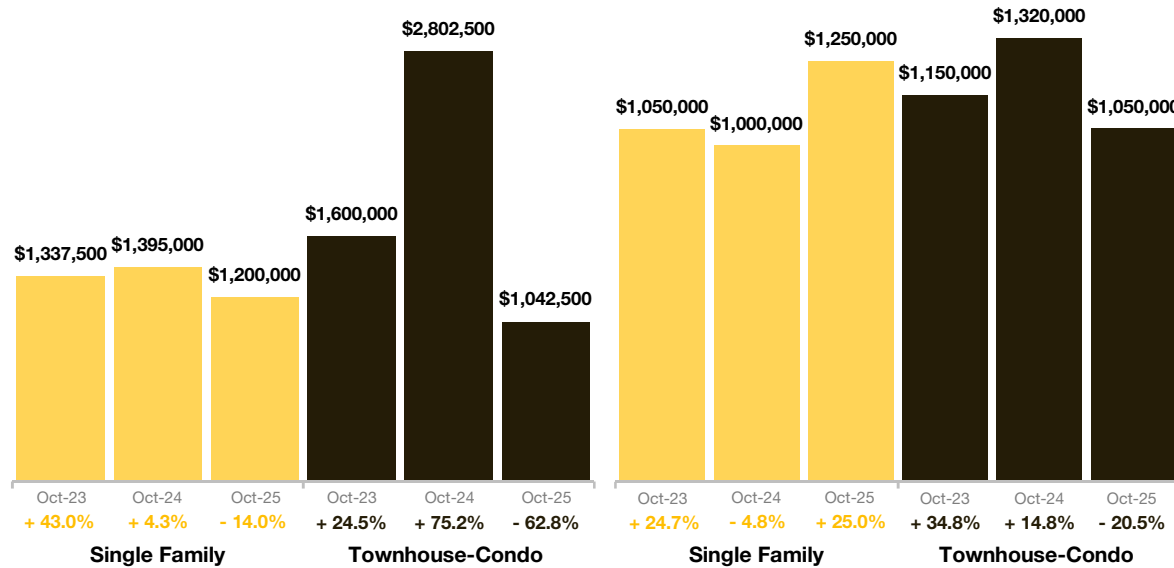
Historical Sold Listings by Month



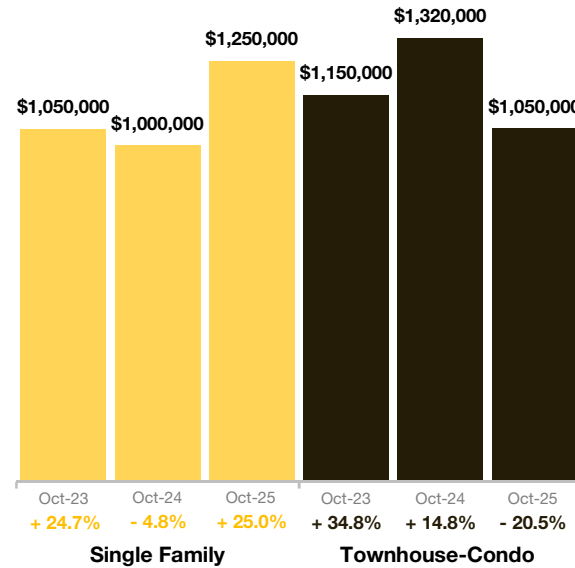
Median Sales Price



October

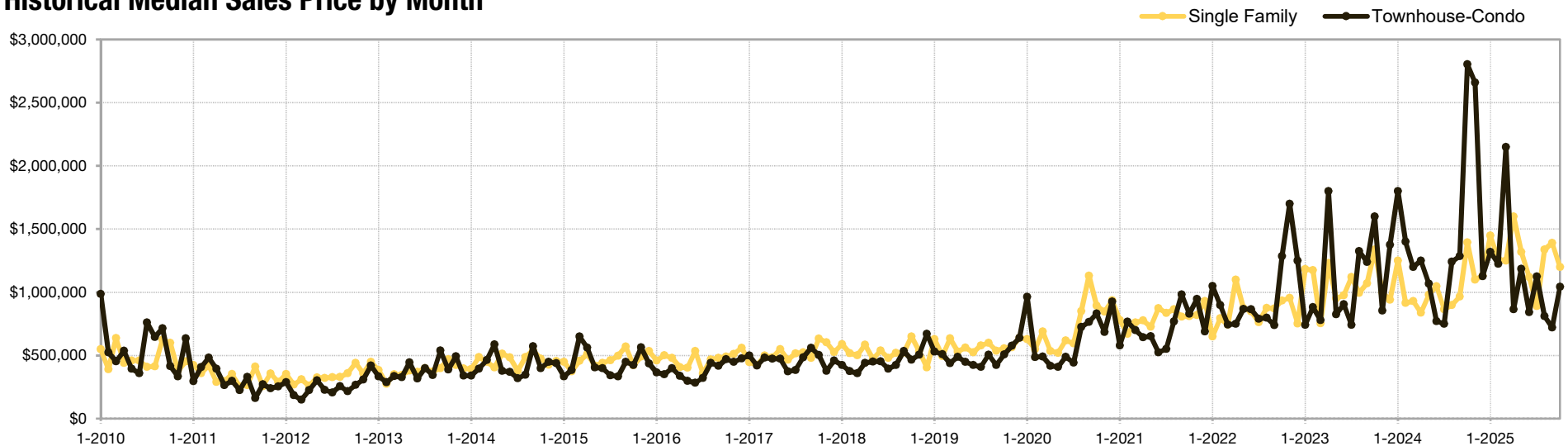


Year to Date



Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	\$1,448,750	+15.9%	\$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	\$1,600,000	+91.1%	\$866,000	-30.7%
May-2025	\$1,320,000	+34.7%	\$1,185,625	+11.1%
Jun-2025	\$1,120,000	+6.9%	\$843,000	+9.2%
Jul-2025	\$890,000	+2.9%	\$1,125,500	+50.1%
Aug-2025	\$1,338,250	+48.9%	\$811,313	-34.7%
Sep-2025	\$1,390,000	+44.0%	\$720,000	-44.0%
Oct-2025	\$1,200,000	-14.0%	\$1,042,500	-62.8%

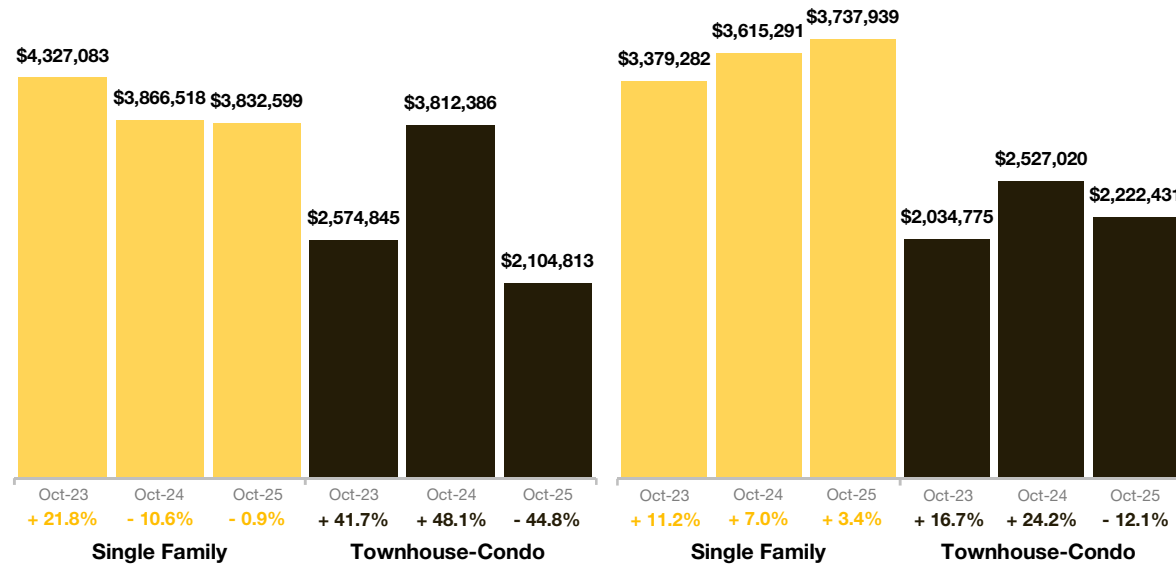
Historical Median Sales Price by Month



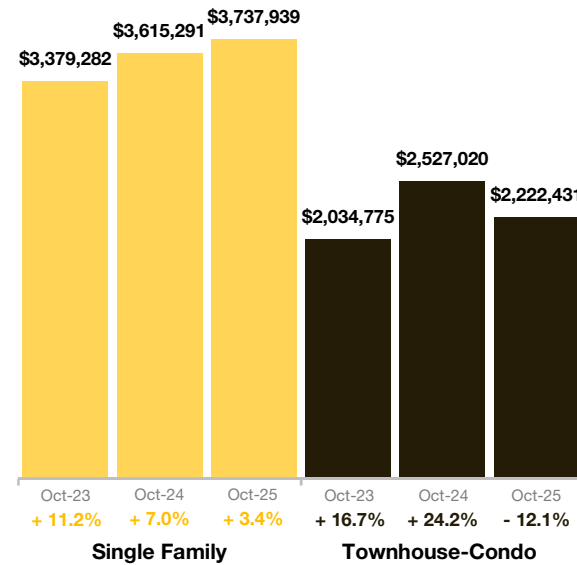
Average Sales Price



October

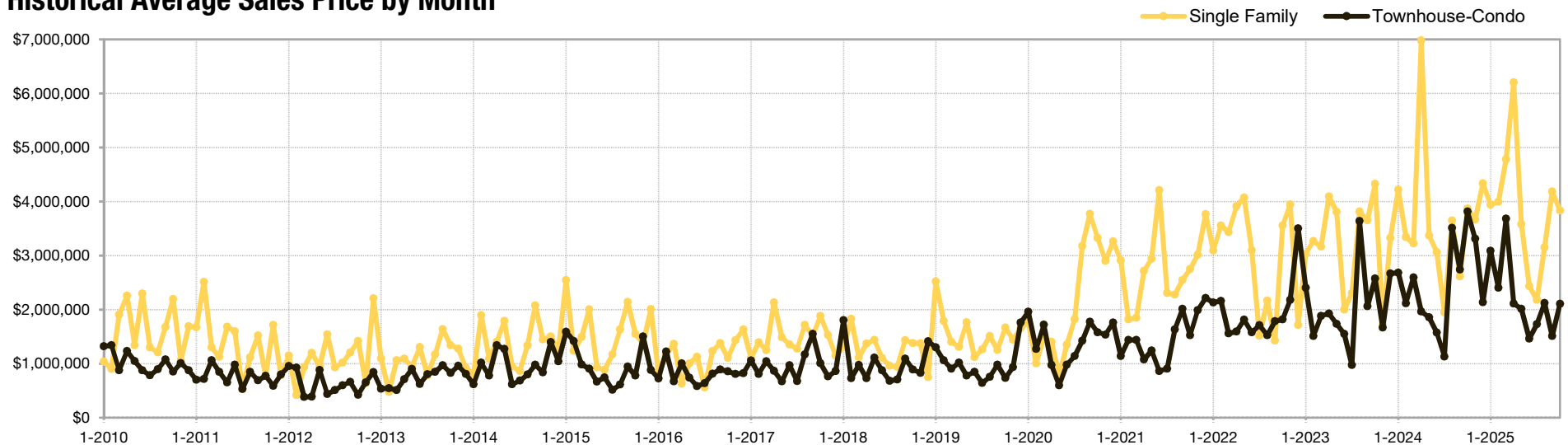


Year to Date



Avg. Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	\$3,940,865	-6.6%	\$3,087,784	+15.0%
Feb-2025	\$3,996,085	+19.6%	\$2,402,320	+13.6%
Mar-2025	\$4,781,050	+48.4%	\$3,682,308	+41.9%
Apr-2025	\$6,205,704	-11.1%	\$2,109,184	+7.3%
May-2025	\$3,579,026	+6.1%	\$2,014,755	+8.4%
Jun-2025	\$2,435,149	-20.5%	\$1,460,712	-7.1%
Jul-2025	\$2,177,684	+11.6%	\$1,729,609	+52.9%
Aug-2025	\$3,148,526	-13.8%	\$2,123,295	-39.5%
Sep-2025	\$4,182,717	+60.0%	\$1,512,724	-44.8%
Oct-2025	\$3,832,599	-0.9%	\$2,104,813	-44.8%

Historical Average Sales Price by Month

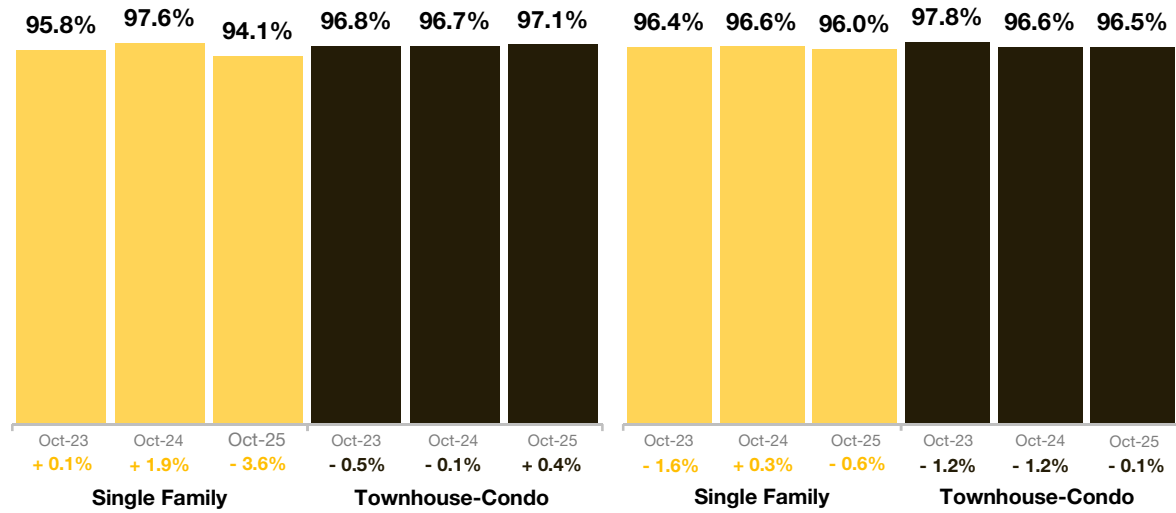


Percent of List Price Received



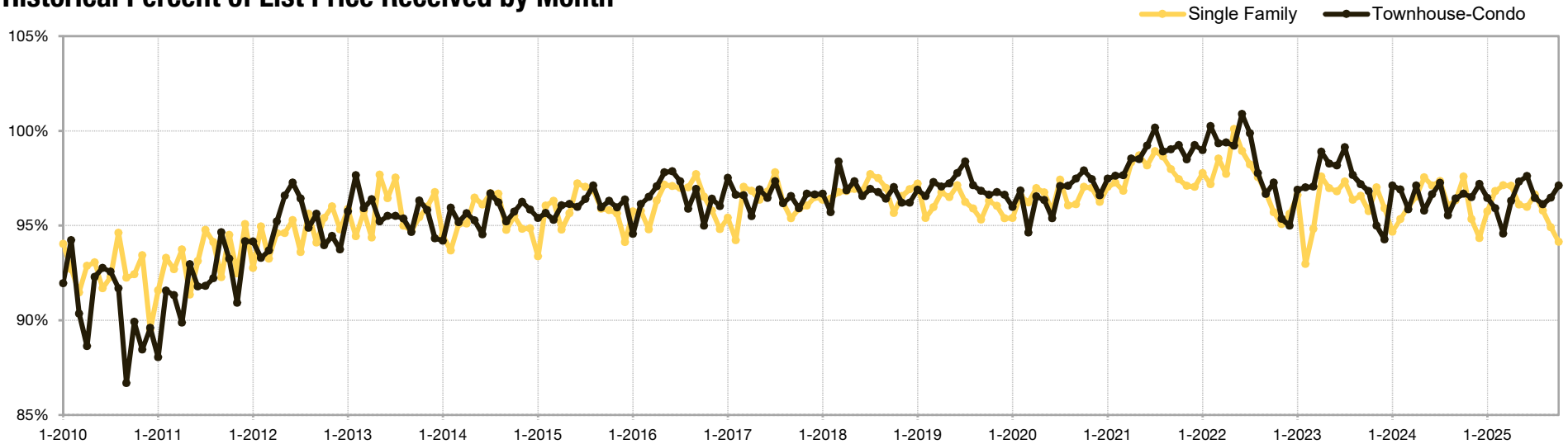
October

Year to Date



Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Nov-2024	95.3%	-1.8%	96.5%	+1.6%
Dec-2024	94.3%	-1.7%	97.2%	+3.1%
Jan-2025	95.7%	+1.1%	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	97.1%	+0.6%	96.3%	-0.8%
May-2025	96.1%	-1.4%	97.3%	+1.6%
Jun-2025	96.0%	-1.1%	97.6%	+1.0%
Jul-2025	96.6%	-0.7%	96.5%	-0.8%
Aug-2025	95.8%	-0.3%	96.1%	+0.6%
Sep-2025	94.9%	-1.5%	96.5%	+0.1%
Oct-2025	94.1%	-3.6%	97.1%	+0.4%

Historical Percent of List Price Received by Month

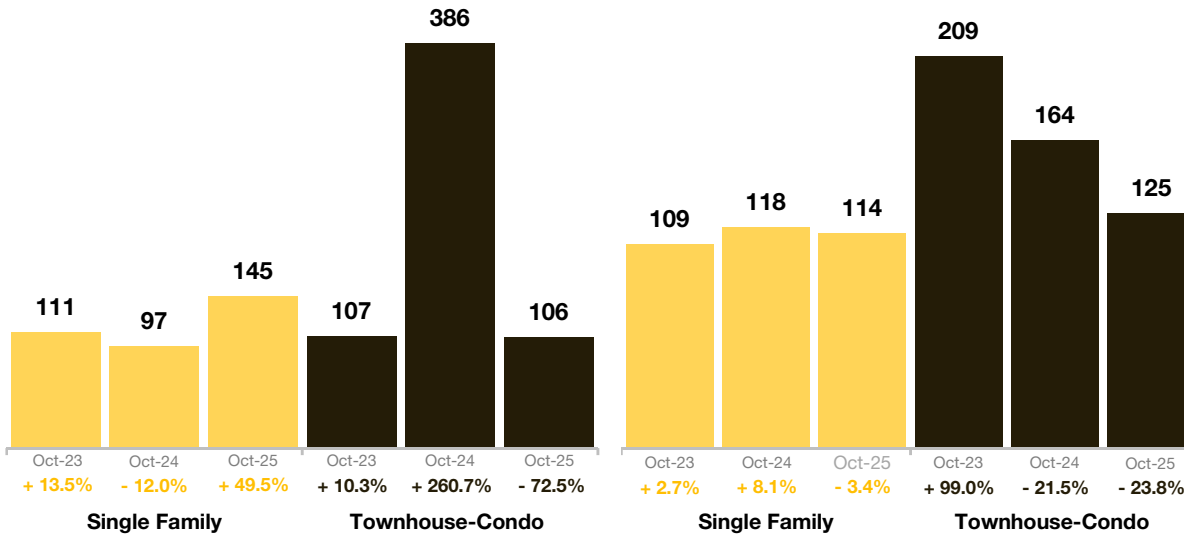


Days on Market Until Sale



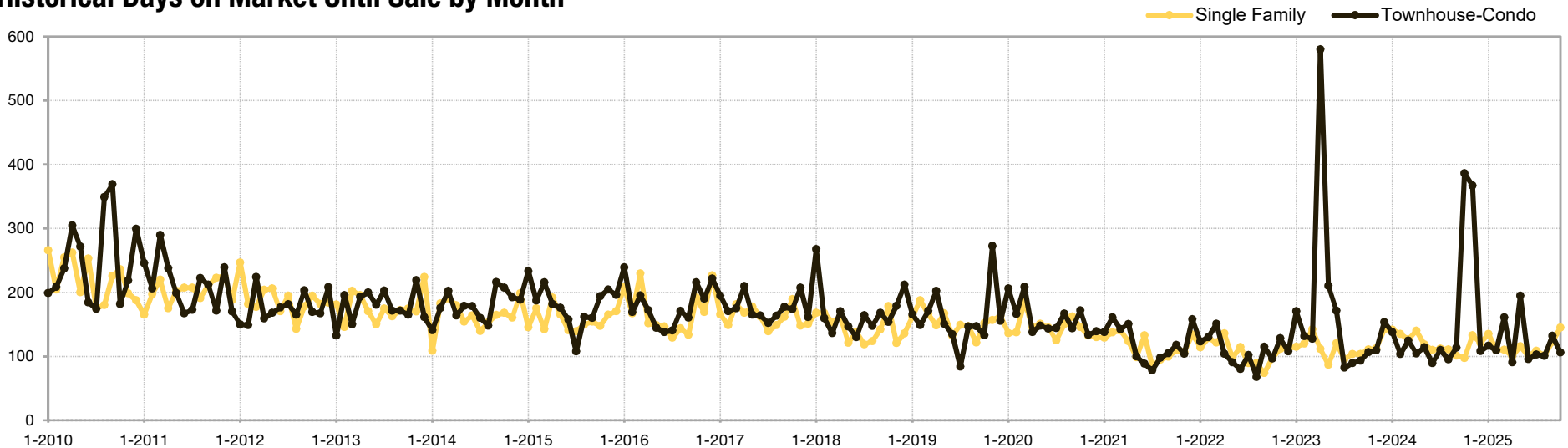
October

Year to Date



Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Nov-2024	133	+18.8%	367	+236.7%
Dec-2024	121	-14.8%	108	-29.4%
Jan-2025	135	-4.9%	117	-15.2%
Feb-2025	110	-18.5%	110	+5.8%
Mar-2025	111	-12.6%	161	+28.8%
Apr-2025	100	-28.6%	91	-12.5%
May-2025	116	-2.5%	195	+71.1%
Jun-2025	101	-8.2%	96	+7.9%
Jul-2025	109	-2.7%	103	-6.4%
Aug-2025	101	-9.0%	101	+6.3%
Sep-2025	123	+21.8%	132	+15.8%
Oct-2025	145	+49.5%	106	-72.5%

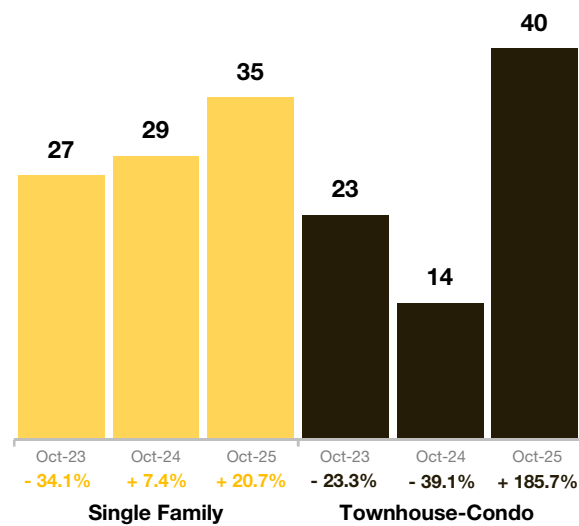
Historical Days on Market Until Sale by Month



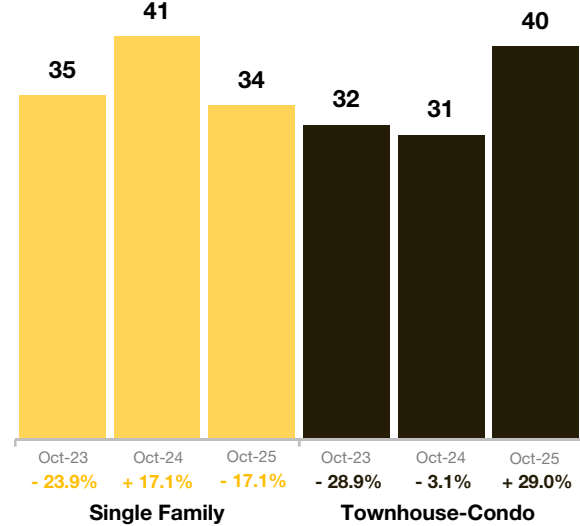
Housing Affordability Index



October

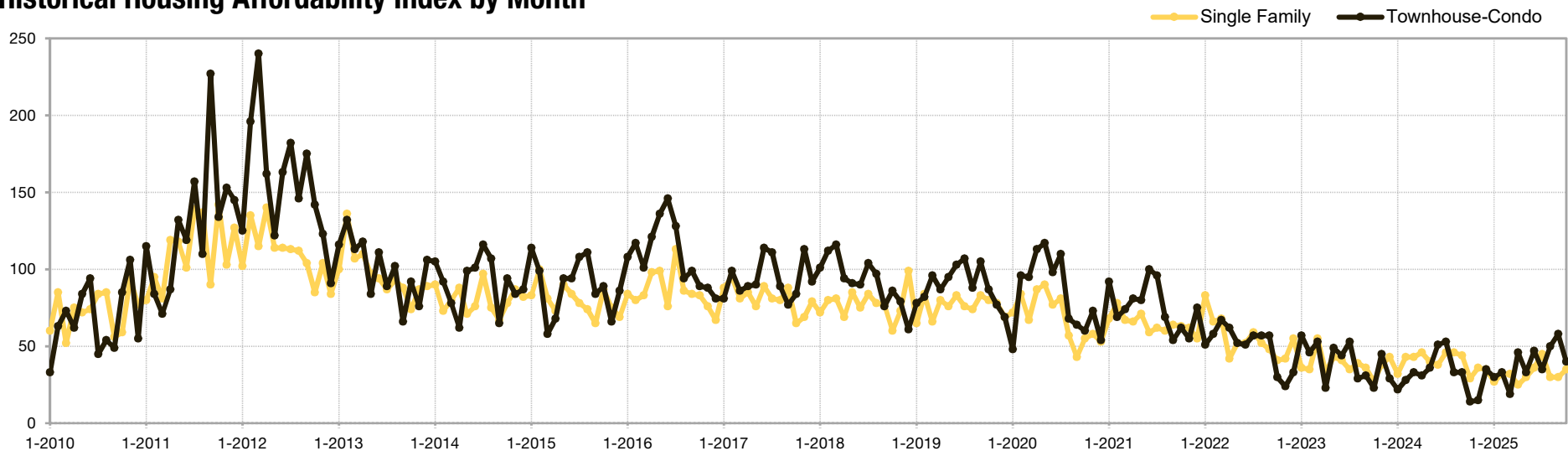


Year to Date



Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Nov-2024	36	-5.3%	15	-66.7%
Dec-2024	35	-18.6%	35	+20.7%
Jan-2025	27	-15.6%	30	+36.4%
Feb-2025	32	-25.6%	33	+17.9%
Mar-2025	32	-25.6%	19	-42.4%
Apr-2025	25	-45.7%	46	+48.4%
May-2025	30	-25.0%	33	-8.3%
Jun-2025	36	-5.3%	47	-7.8%
Jul-2025	45	-2.2%	35	-34.0%
Aug-2025	30	-34.8%	50	+51.5%
Sep-2025	30	-31.8%	58	+75.8%
Oct-2025	35	+20.7%	40	+185.7%

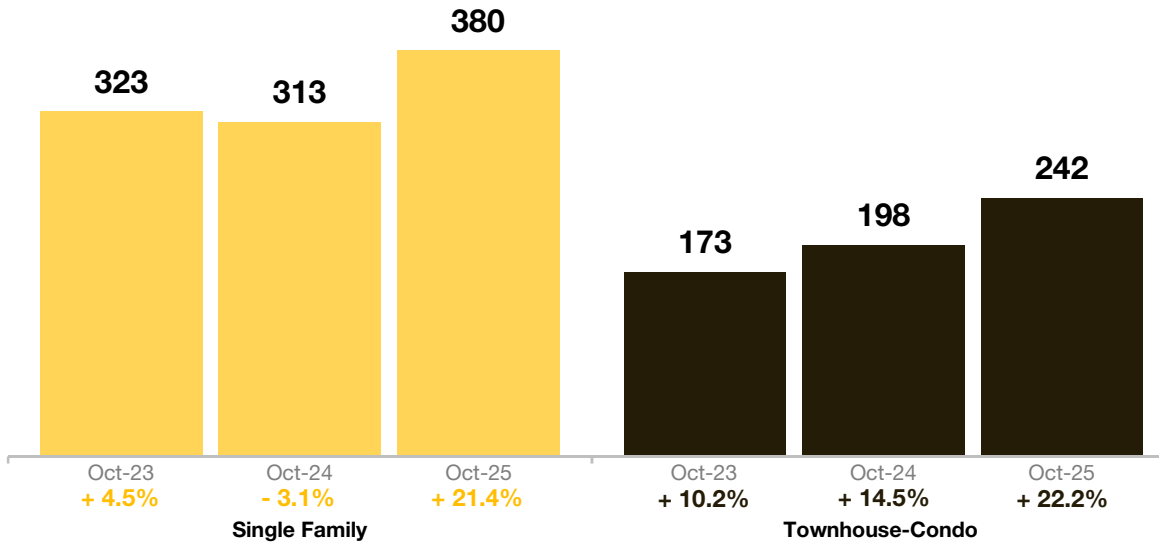
Historical Housing Affordability Index by Month



Inventory of Active Listings

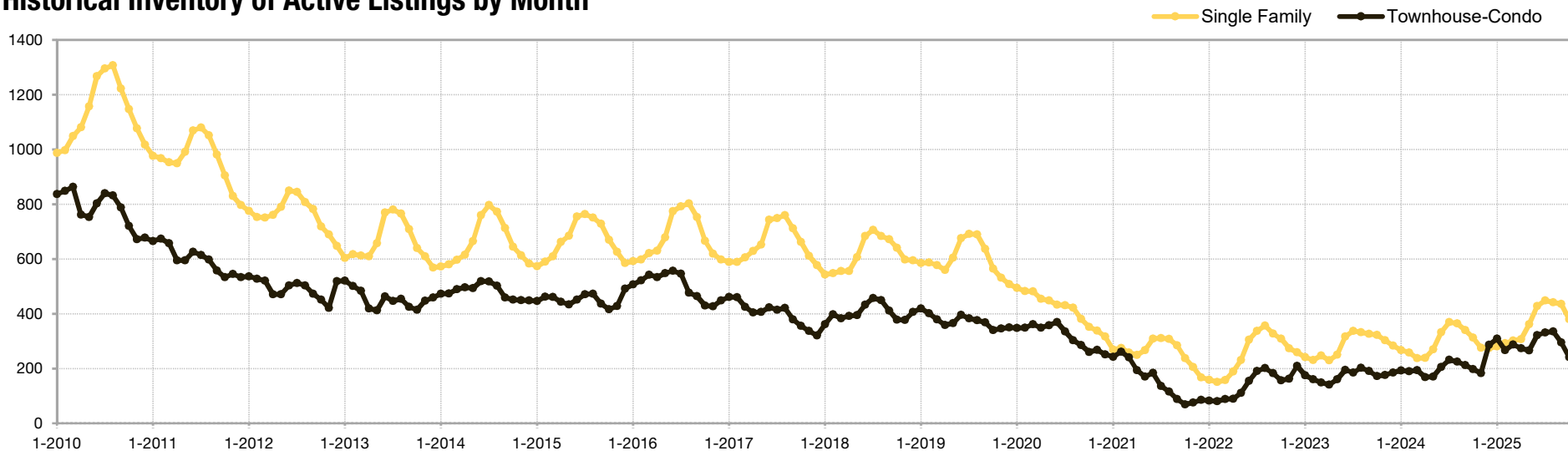


October



Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Nov-2024	276	-8.9%	183	+4.0%
Dec-2024	275	-3.2%	287	+55.1%
Jan-2025	281	+5.2%	309	+60.1%
Feb-2025	293	+13.6%	267	+40.5%
Mar-2025	302	+26.9%	288	+48.5%
Apr-2025	307	+28.5%	274	+62.1%
May-2025	362	+34.1%	266	+55.6%
Jun-2025	428	+28.5%	322	+56.3%
Jul-2025	449	+21.4%	332	+43.1%
Aug-2025	442	+21.1%	335	+48.9%
Sep-2025	436	+28.2%	295	+38.5%
Oct-2025	380	+21.4%	242	+22.2%

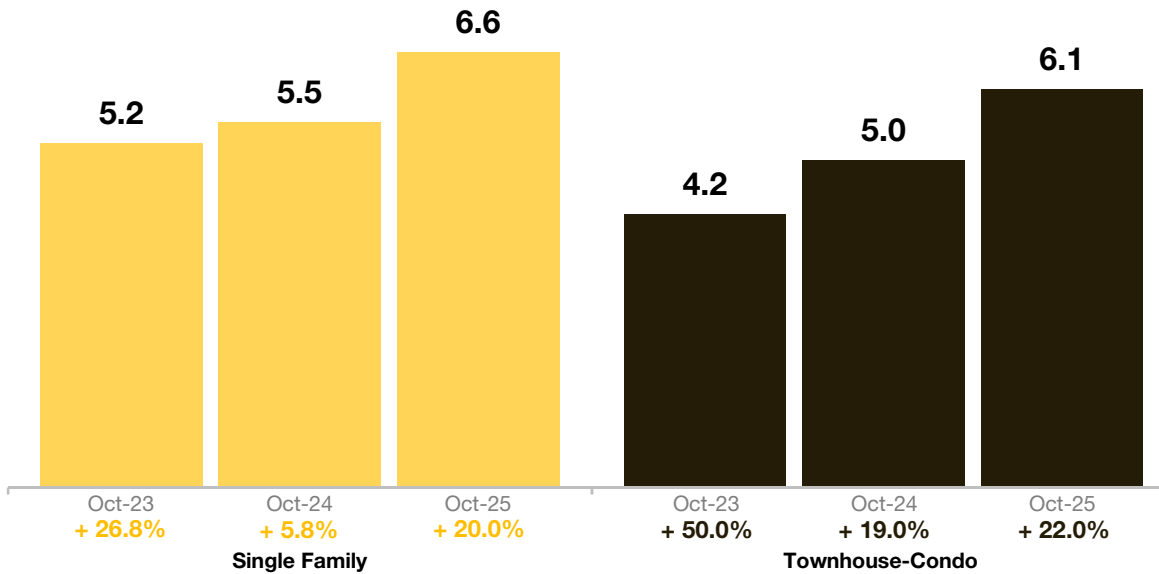
Historical Inventory of Active Listings by Month



Months Supply of Inventory

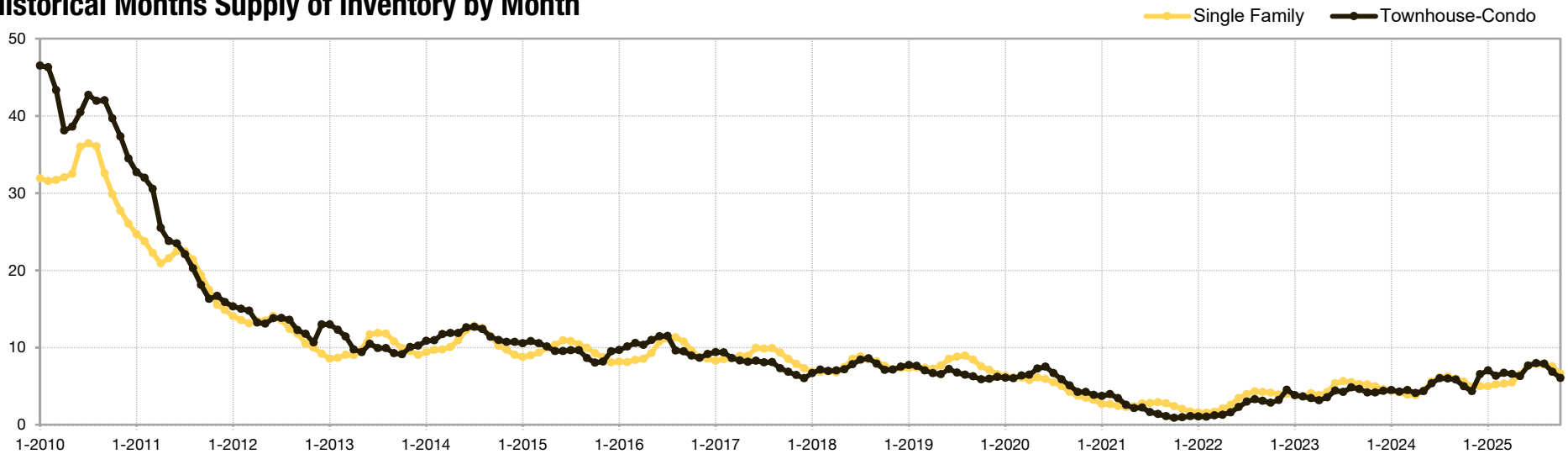


October



Months Supply of Inventory	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Nov-2024	4.9	-2.0%	4.3	+2.4%
Dec-2024	5.0	+8.7%	6.5	+47.7%
Jan-2025	5.0	+13.6%	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	+42.1%	6.6	+61.0%
May-2025	6.5	+44.4%	6.3	+43.2%
Jun-2025	7.6	+35.7%	7.7	+42.6%
Jul-2025	7.9	+29.5%	8.0	+33.3%
Aug-2025	7.8	+25.8%	7.9	+31.7%
Sep-2025	7.5	+27.1%	6.8	+17.2%
Oct-2025	6.6	+20.0%	6.1	+22.0%

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.

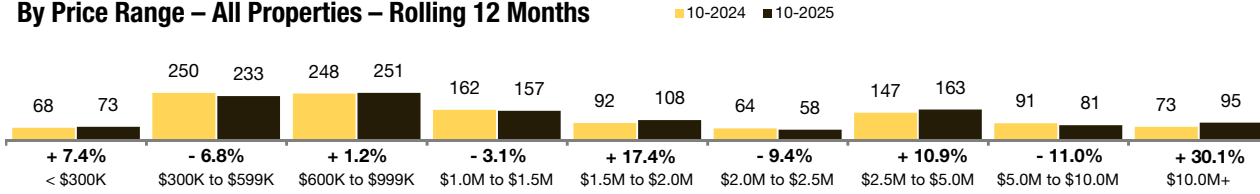
Key Metrics	Historical Sparkbars	10-2024	10-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		124	120	- 3.2%	1,499	1,755	+ 17.1%
Pending Sales		101	117	+ 15.8%	1,047	1,139	+ 8.8%
Sold Listings		151	106	- 29.8%	1,026	1,013	- 1.3%
Median Sales Price		\$1,600,000	\$1,041,000	- 34.9%	\$1,098,750	\$1,150,000	+ 4.7%
Avg. Sales Price		\$3,666,316	\$2,981,363	- 18.7%	\$3,095,529	\$3,060,650	- 1.1%
Pct. of List Price Received		97.1%	95.5%	- 1.6%	96.5%	96.2%	- 0.3%
Days on Market		255	128	- 49.8%	137	117	- 14.6%
Affordability Index		25	40	+ 60.0%	37	36	- 2.7%
Active Listings		537	643	+ 19.7%	--	--	--
Months Supply		5.4	6.3	+ 16.7%	--	--	--

Sold Listings

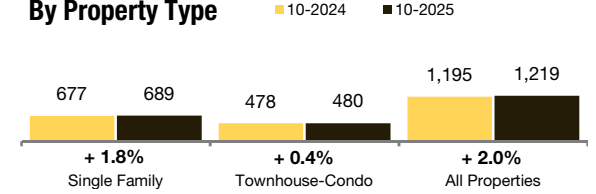
Actual sales that have closed in a given month.



By Price Range – All Properties – Rolling 12 Months



By Property Type



Rolling 12 Months

By Price Range	Single Family			Townhouse-Condo		
	10-2024	10-2025	Change	10-2024	10-2025	Change
\$299,999 and Below	16	12	- 25.0%	22	25	+ 13.6%
\$300,000 to \$599,999	149	108	- 27.5%	98	113	+ 15.3%
\$600,000 to \$999,999	176	171	- 2.8%	71	80	+ 12.7%
\$1,000,000 to \$1,499,999	90	112	+ 24.4%	72	44	- 38.9%
\$1,500,000 to \$1,999,999	48	67	+ 39.6%	43	41	- 4.7%
\$2,000,000 to \$2,499,999	34	29	- 14.7%	30	29	- 3.3%
\$2,500,000 to \$4,999,999	66	66	0.0%	81	97	+ 19.8%
\$5,000,000 to \$9,999,999	43	45	+ 4.7%	45	36	- 20.0%
\$10,000,000 and Above	55	79	+ 43.6%	16	15	- 6.3%
All Price Ranges	677	689	+ 1.8%	478	480	+ 0.4%

Compared to Prior Month

By Price Range	Single Family			Townhouse-Condo		
	9-2025	10-2025	Change	9-2025	10-2025	Change
\$299,999 and Below	5	0	- 100.0%	4	2	- 50.0%
\$300,000 to \$599,999	9	7	- 22.2%	15	14	- 6.7%
\$600,000 to \$999,999	16	18	+ 12.5%	7	6	- 14.3%
\$1,000,000 to \$1,499,999	10	6	- 40.0%	3	5	+ 66.7%
\$1,500,000 to \$1,999,999	9	6	- 33.3%	1	0	- 100.0%
\$2,000,000 to \$2,499,999	3	1	- 66.7%	2	6	+ 200.0%
\$2,500,000 to \$4,999,999	7	8	+ 14.3%	9	10	+ 11.1%
\$5,000,000 to \$9,999,999	3	3	0.0%	2	2	0.0%
\$10,000,000 and Above	8	8	0.0%	0	1	--
All Price Ranges	70	57	- 18.6%	43	46	+ 7.0%

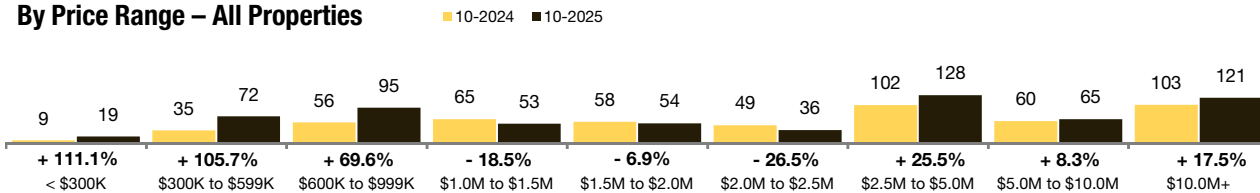
Year to Date

By Price Range	Single Family			Townhouse-Condo		
	10-2024	10-2025	Change	10-2024	10-2025	Change
\$299,999 and Below	14	10	- 28.6%	19	23	+ 21.1%
\$300,000 to \$599,999	120	92	- 23.3%	89	98	+ 10.1%
\$600,000 to \$999,999	150	147	- 2.0%	59	65	+ 10.2%
\$1,000,000 to \$1,499,999	74	98	+ 32.4%	63	30	- 52.4%
\$1,500,000 to \$1,999,999	42	61	+ 45.2%	37	30	- 18.9%
\$2,000,000 to \$2,499,999	27	28	+ 3.7%	27	25	- 7.4%
\$2,500,000 to \$4,999,999	57	53	- 7.0%	74	70	- 5.4%
\$5,000,000 to \$9,999,999	34	37	+ 8.8%	42	26	- 38.1%
\$10,000,000 and Above	51	69	+ 35.3%	14	10	- 28.6%
All Price Ranges	569	595	+ 4.6%	424	377	- 11.1%

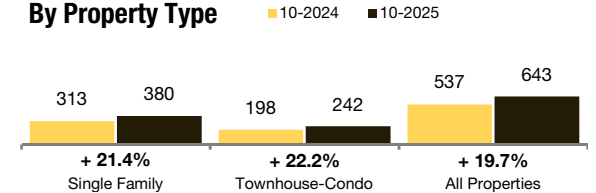
Inventory of Active Listings

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		
	10-2024	10-2025	Change	10-2024	10-2025	Change
\$299,999 and Below	2	1	- 50.0%	1	3	+ 200.0%
\$300,000 to \$599,999	13	43	+ 230.8%	19	27	+ 42.1%
\$600,000 to \$999,999	36	59	+ 63.9%	16	36	+ 125.0%
\$1,000,000 to \$1,499,999	35	30	- 14.3%	26	23	- 11.5%
\$1,500,000 to \$1,999,999	37	36	- 2.7%	21	18	- 14.3%
\$2,000,000 to \$2,499,999	25	15	- 40.0%	23	19	- 17.4%
\$2,500,000 to \$4,999,999	37	63	+ 70.3%	62	65	+ 4.8%
\$5,000,000 to \$9,999,999	46	36	- 21.7%	14	29	+ 107.1%
\$10,000,000 and Above	82	97	+ 18.3%	16	22	+ 37.5%
All Price Ranges	313	380	+ 21.4%	198	242	+ 22.2%

Compared to Prior Month

By Price Range	Single Family			Townhouse-Condo		
	9-2025	10-2025	Change	9-2025	10-2025	Change
\$299,999 and Below	1	1	0.0%	6	3	- 50.0%
\$300,000 to \$599,999	44	43	- 2.3%	27	27	0.0%
\$600,000 to \$999,999	59	59	0.0%	44	36	- 18.2%
\$1,000,000 to \$1,499,999	41	30	- 26.8%	35	23	- 34.3%
\$1,500,000 to \$1,999,999	42	36	- 14.3%	23	18	- 21.7%
\$2,000,000 to \$2,499,999	18	15	- 16.7%	24	19	- 20.8%
\$2,500,000 to \$4,999,999	70	63	- 10.0%	76	65	- 14.5%
\$5,000,000 to \$9,999,999	43	36	- 16.3%	36	29	- 19.4%
\$10,000,000 and Above	118	97	- 17.8%	24	22	- 8.3%
All Price Ranges	436	380	- 12.8%	295	242	- 18.0%

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.