

Monthly Indicators



December 2025

Percent changes calculated using year-over-year comparisons.

New Listings were down 7.4 percent for single family homes and 67.1 percent for townhouse-condo properties. Pending Sales decreased 7.5 percent for single family homes and 23.7 percent for townhouse-condo properties.

The Median Sales Price was down 13.0 percent to \$984,000 for single family homes and 11.3 percent to \$998,000 for townhouse-condo properties. Days on Market decreased 2.5 percent for single family homes but increased 52.8 percent for condo properties.

The national median existing-home price continued to climb, rising 1.2% from a year ago to \$409,200, according to NAR. This year-over-year increase—the 29th consecutive monthly gain—reflects ongoing tightness in housing supply. At the end of November, there were 1.43 million units for sale, down 5.9% from the previous month but up 7.5% from the same time last year, representing a 4.2-month supply at the current sales pace.

Activity Snapshot

+ 16.1%	- 8.2%	- 0.5%
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	12-2024	12-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		68	63	- 7.4%	991	1,142	+ 15.2%
Pending Sales		40	37	- 7.5%	676	705	+ 4.3%
Sold Listings		42	52	+ 23.8%	663	705	+ 6.3%
Median Sales Price		\$1,130,500	\$984,000	- 13.0%	\$1,025,000	\$1,200,000	+ 17.1%
Avg. Sales Price		\$4,334,096	\$2,621,405	- 39.5%	\$3,664,838	\$3,909,730	+ 6.7%
Pct. of List Price Received		94.3%	94.2%	- 0.1%	96.4%	95.9%	- 0.5%
Days on Market		121	118	- 2.5%	119	116	- 2.5%
Affordability Index		35	43	+ 22.9%	39	35	- 10.3%
Active Listings		276	331	+ 19.9%	--	--	--
Months Supply		5.0	5.6	+ 12.0%	--	--	--

Townhouse-Condo Market Overview



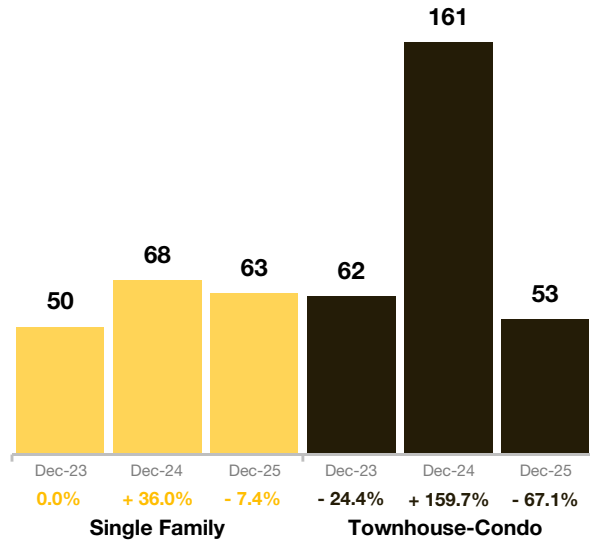
Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	12-2024	12-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		161	53	- 67.1%	765	770	+ 0.7%
Pending Sales		38	29	- 23.7%	491	528	+ 7.5%
Sold Listings		40	43	+ 7.5%	527	453	- 14.0%
Median Sales Price		\$1,125,750	\$998,000	- 11.3%	\$1,400,000	\$1,025,000	- 26.8%
Avg. Sales Price		\$2,134,079	\$3,110,553	+ 45.8%	\$2,590,979	\$2,399,453	- 7.4%
Pct. of List Price Received		97.2%	96.8%	- 0.4%	96.6%	96.6%	0.0%
Days on Market		108	165	+ 52.8%	184	128	- 30.4%
Affordability Index		35	42	+ 20.0%	28	41	+ 46.4%
Active Listings		289	236	- 18.3%	--	--	--
Months Supply		6.6	6.3	- 4.5%	--	--	--

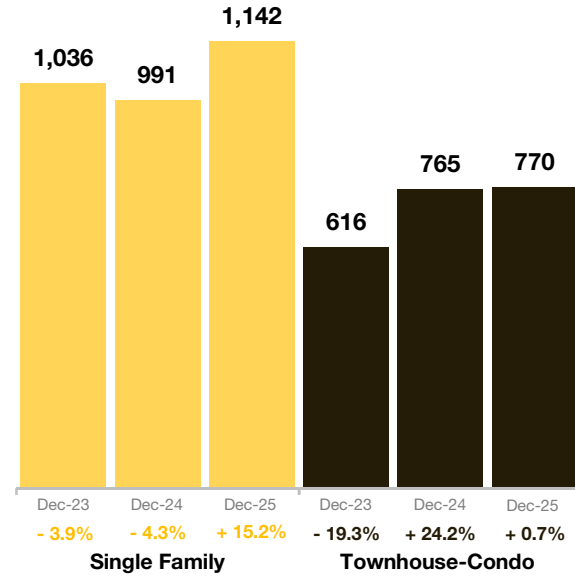
New Listings



December

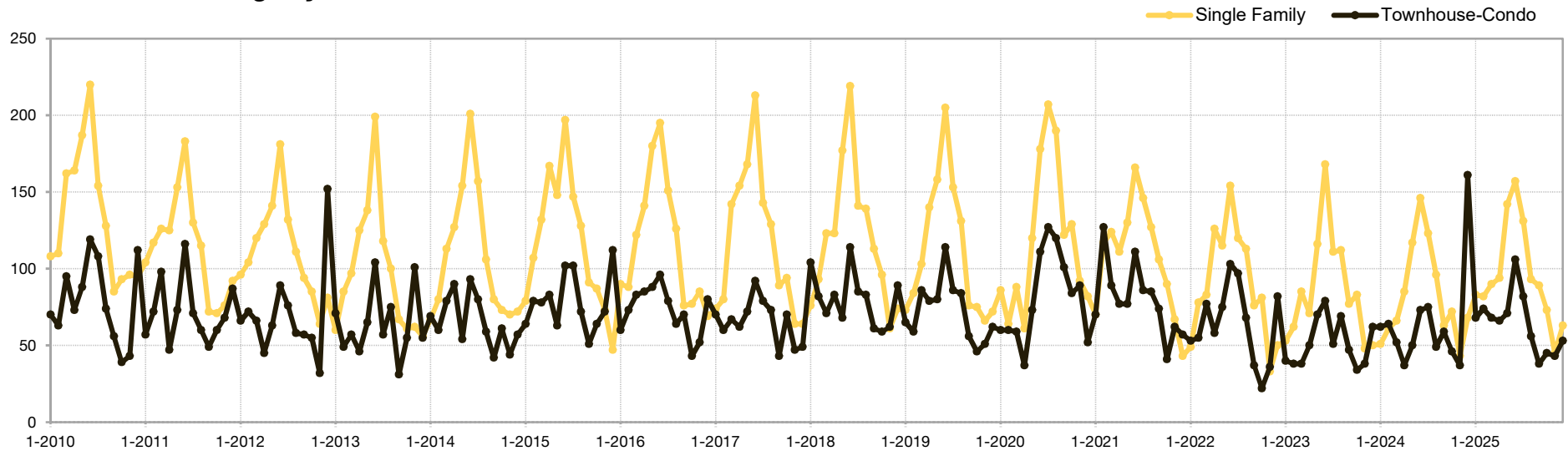


Year to Date



New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jan-2025	83	+62.7%	68	+9.7%
Feb-2025	82	+34.4%	74	+15.6%
Mar-2025	90	+36.4%	68	+30.8%
Apr-2025	94	+10.6%	66	+78.4%
May-2025	142	+21.4%	71	+42.0%
Jun-2025	157	+7.5%	106	+45.2%
Jul-2025	131	+6.5%	82	+9.3%
Aug-2025	93	-3.1%	56	+14.3%
Sep-2025	89	+41.3%	38	-35.6%
Oct-2025	73	+1.4%	45	-2.2%
Nov-2025	45	+4.7%	43	+16.2%
Dec-2025	63	-7.4%	53	-67.1%

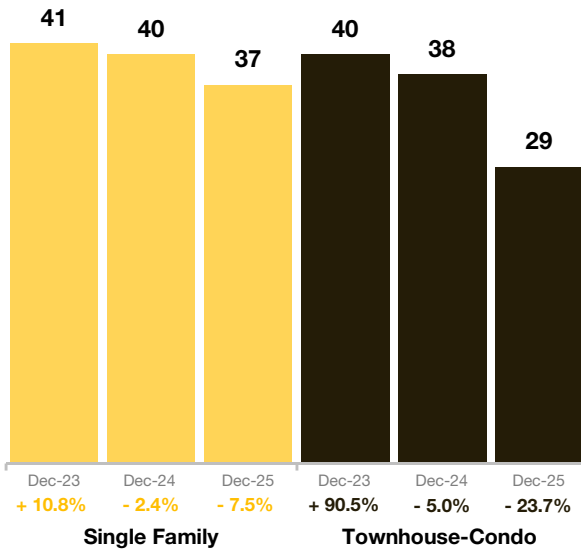
Historical New Listings by Month



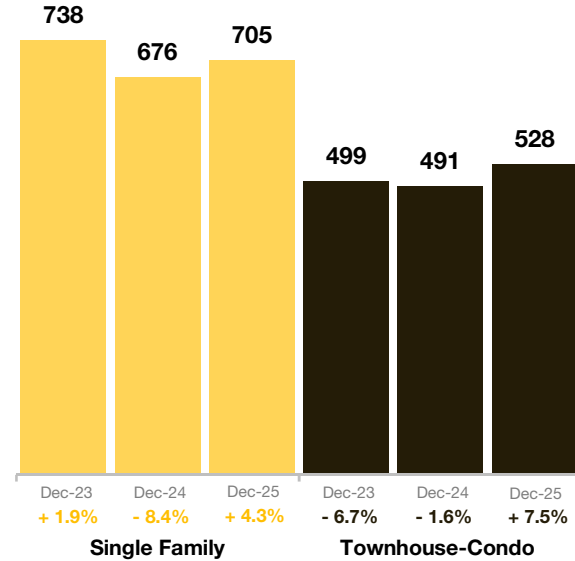
Pending Sales



December

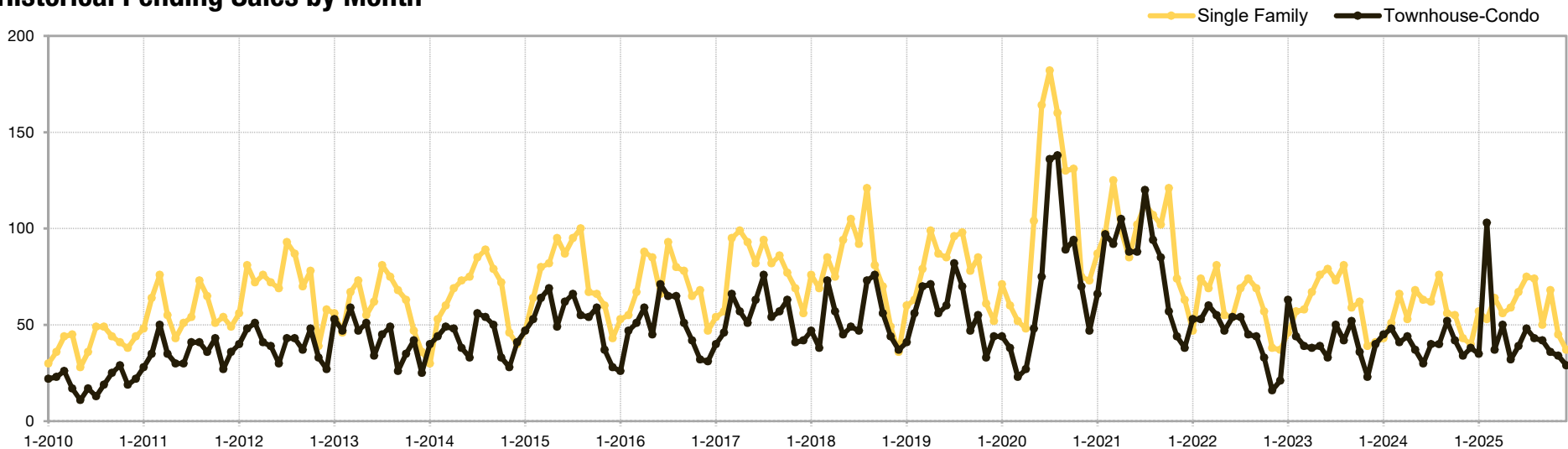


Year to Date



Pending Sales	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jan-2025	57	+32.6%	35	-22.2%
Feb-2025	53	+3.9%	103	+114.6%
Mar-2025	64	-3.0%	37	-9.8%
Apr-2025	56	+5.7%	50	+13.6%
May-2025	59	-13.2%	32	-13.5%
Jun-2025	67	+6.3%	39	+30.0%
Jul-2025	75	+21.0%	48	+20.0%
Aug-2025	74	-2.6%	43	+7.5%
Sep-2025	50	-10.7%	42	-19.2%
Oct-2025	68	+23.6%	36	-14.3%
Nov-2025	45	+4.7%	34	0.0%
Dec-2025	37	-7.5%	29	-23.7%

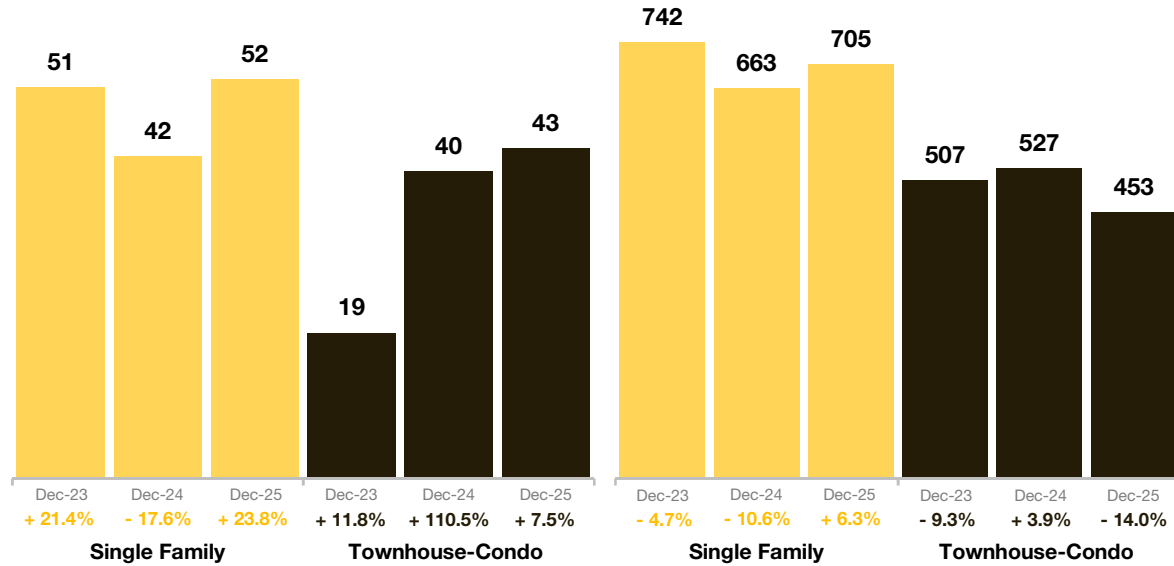
Historical Pending Sales by Month



Sold Listings

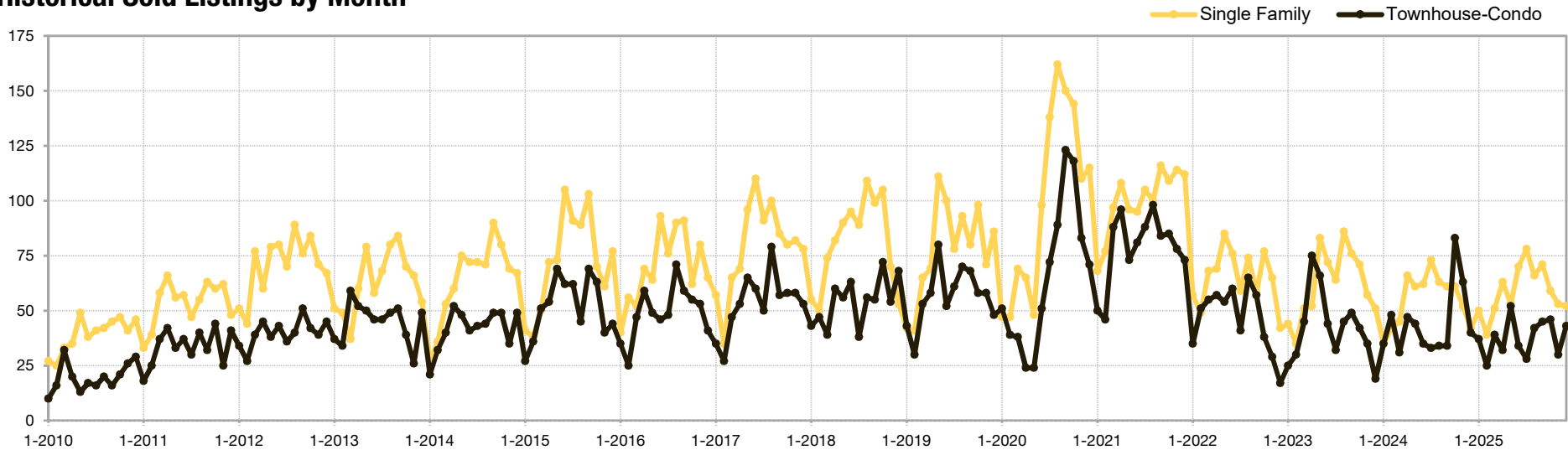


December



Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	63	-4.5%	32	-31.9%
May-2025	53	-13.1%	52	+18.2%
Jun-2025	70	+12.9%	34	-2.9%
Jul-2025	78	+6.8%	28	-15.2%
Aug-2025	66	+4.8%	42	+23.5%
Sep-2025	71	+16.4%	45	+32.4%
Oct-2025	59	-3.3%	46	-44.6%
Nov-2025	53	+1.9%	30	-52.4%
Dec-2025	52	+23.8%	43	+7.5%

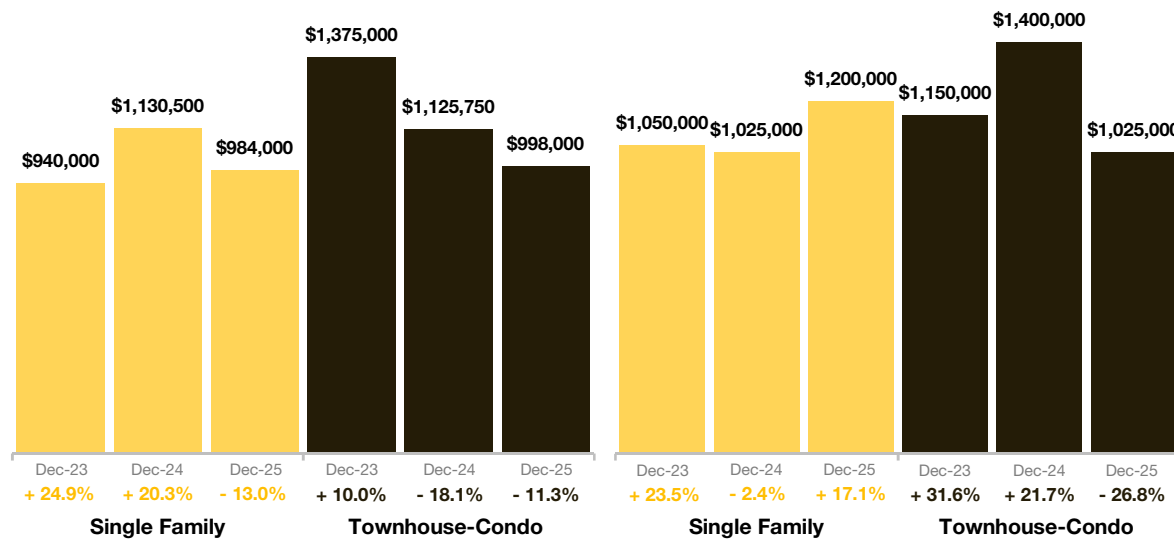
Historical Sold Listings by Month



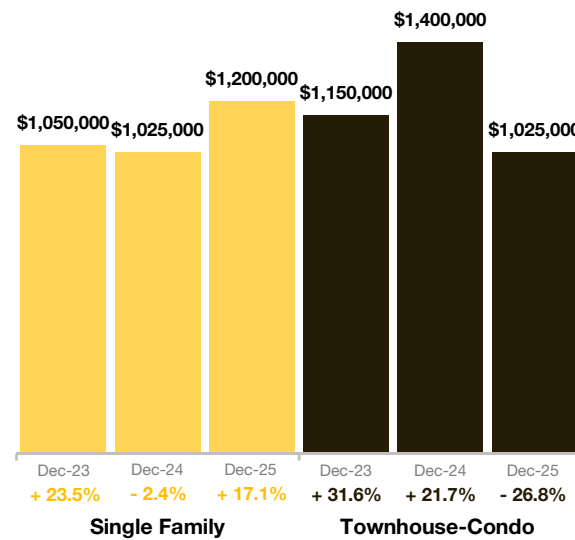
Median Sales Price



December

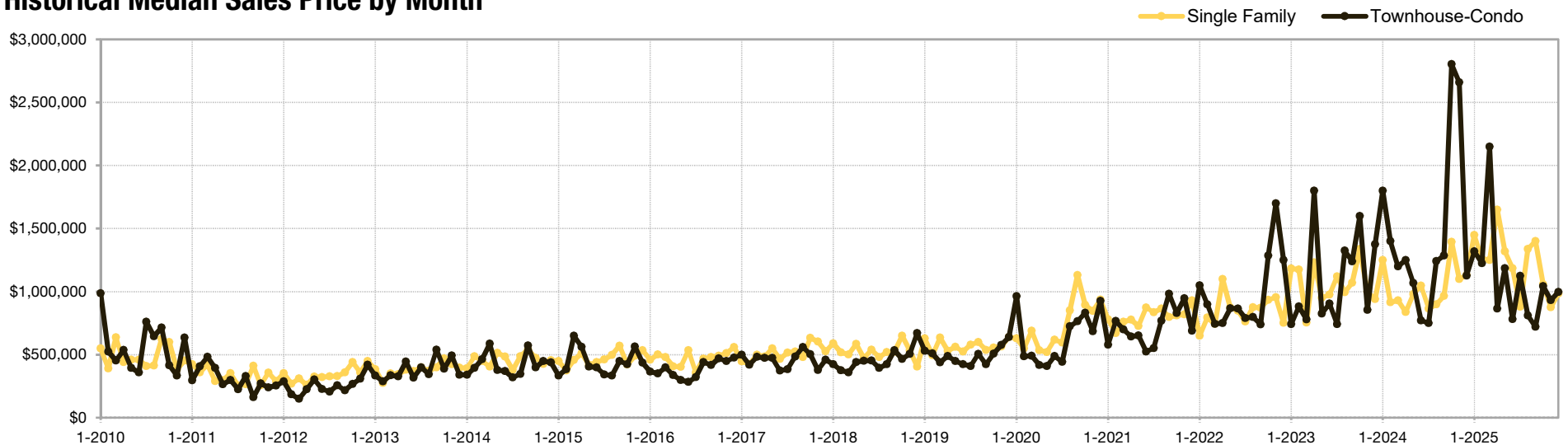


Year to Date



Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	\$1,650,000	+97.1%	\$866,000	-30.7%
May-2025	\$1,320,000	+34.7%	\$1,185,625	+11.1%
Jun-2025	\$1,185,000	+13.1%	\$781,500	+1.3%
Jul-2025	\$880,000	+1.7%	\$1,125,500	+50.1%
Aug-2025	\$1,338,250	+48.9%	\$811,313	-34.7%
Sep-2025	\$1,400,000	+45.1%	\$720,000	-44.0%
Oct-2025	\$1,057,000	-24.2%	\$1,042,500	-62.8%
Nov-2025	\$875,000	-20.5%	\$932,500	-64.9%
Dec-2025	\$984,000	-13.0%	\$998,000	-11.3%

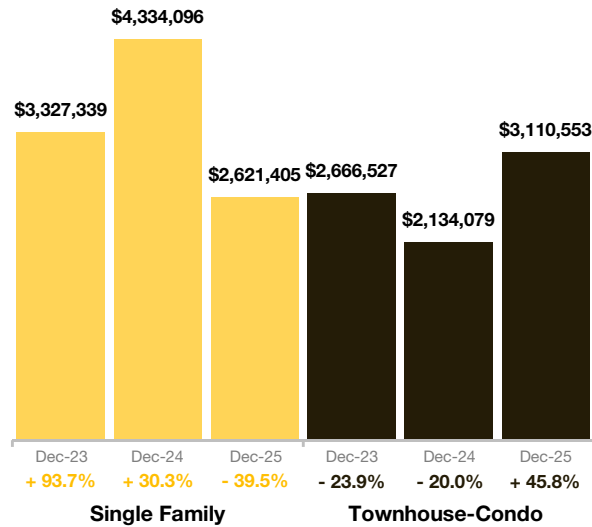
Historical Median Sales Price by Month



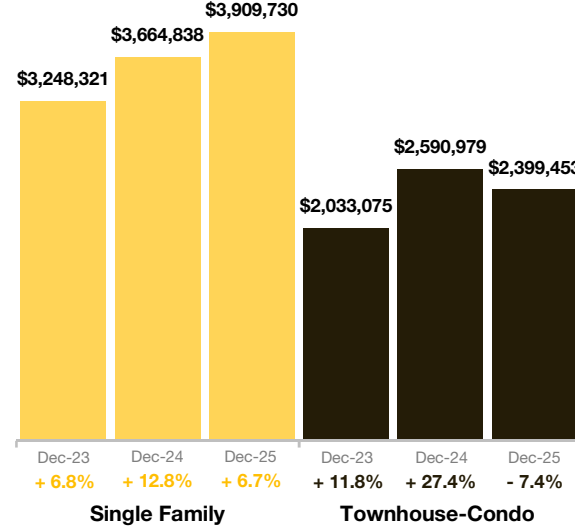
Average Sales Price



December

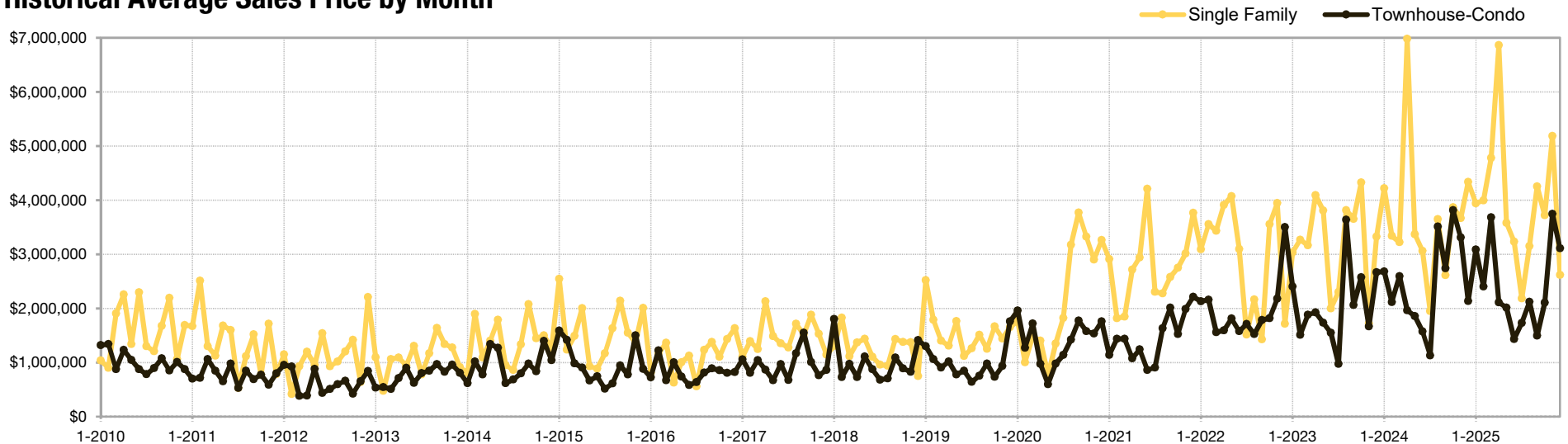


Year to Date



Avg. Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	\$6,865,841	-1.6%	\$2,109,184	+7.3%
May-2025	\$3,579,026	+6.1%	\$2,014,755	+8.4%
Jun-2025	\$3,231,618	+5.5%	\$1,434,279	-8.8%
Jul-2025	\$2,186,436	+12.0%	\$1,729,609	+52.9%
Aug-2025	\$3,148,526	-13.8%	\$2,123,295	-39.5%
Sep-2025	\$4,254,087	+62.8%	\$1,498,580	-45.3%
Oct-2025	\$3,721,748	-3.7%	\$2,104,813	-44.8%
Nov-2025	\$5,186,884	+41.5%	\$3,746,357	+13.1%
Dec-2025	\$2,621,405	-39.5%	\$3,110,553	+45.8%

Historical Average Sales Price by Month

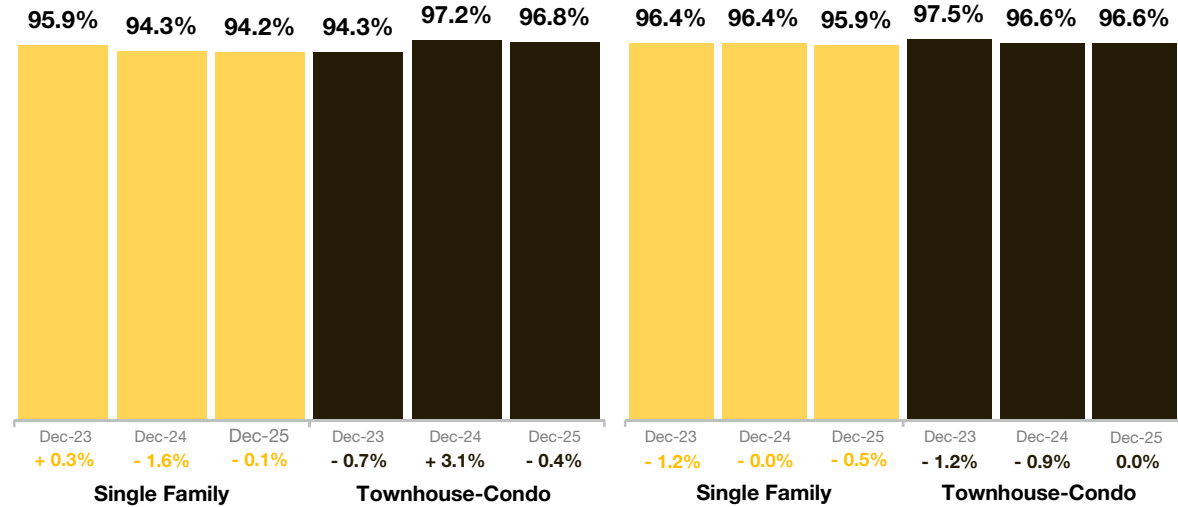


Percent of List Price Received



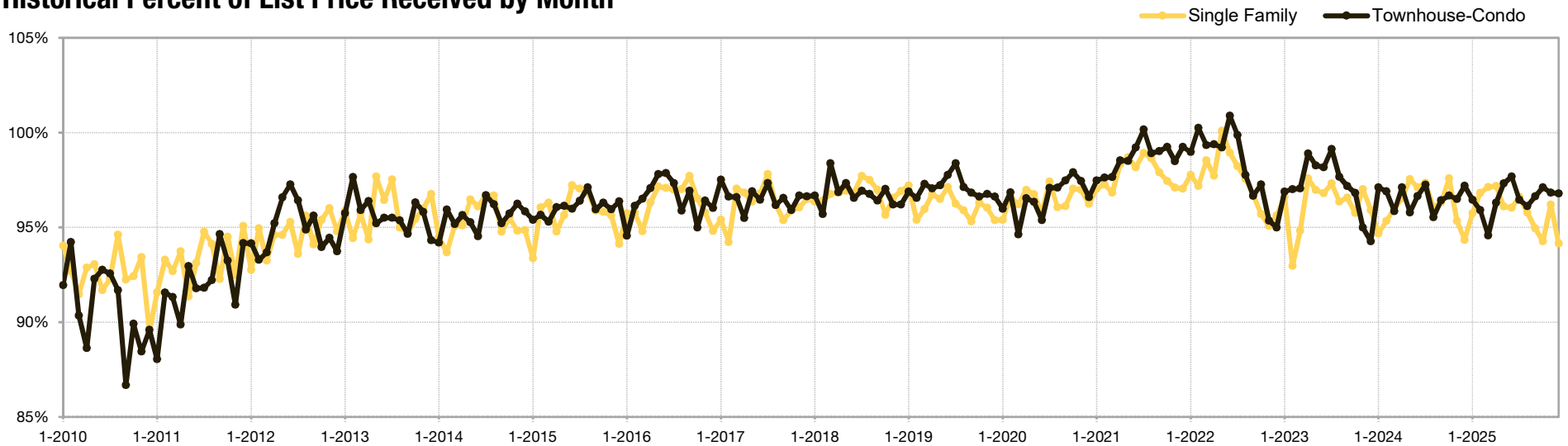
December

Year to Date



Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	97.2%	+0.7%	96.3%	-0.8%
May-2025	96.1%	-1.4%	97.3%	+1.6%
Jun-2025	96.0%	-1.1%	97.7%	+1.1%
Jul-2025	96.6%	-0.7%	96.5%	-0.8%
Aug-2025	95.8%	-0.3%	96.1%	+0.6%
Sep-2025	95.0%	-1.3%	96.6%	+0.2%
Oct-2025	94.3%	-3.4%	97.1%	+0.4%
Nov-2025	96.2%	+0.9%	96.8%	+0.3%
Dec-2025	94.2%	-0.1%	96.8%	-0.4%

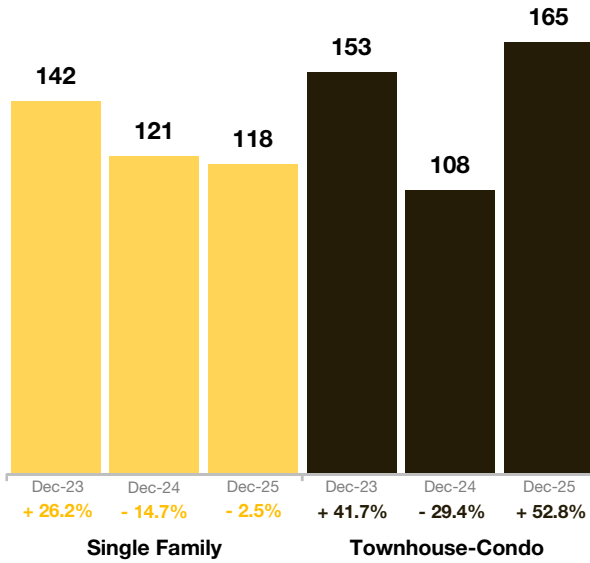
Historical Percent of List Price Received by Month



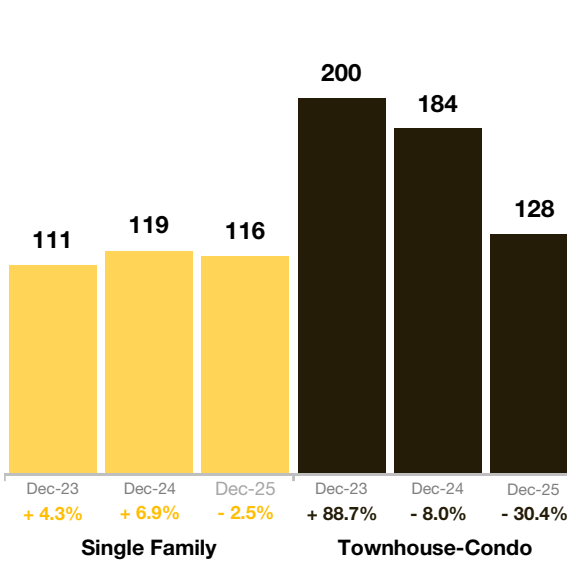
Days on Market Until Sale



December

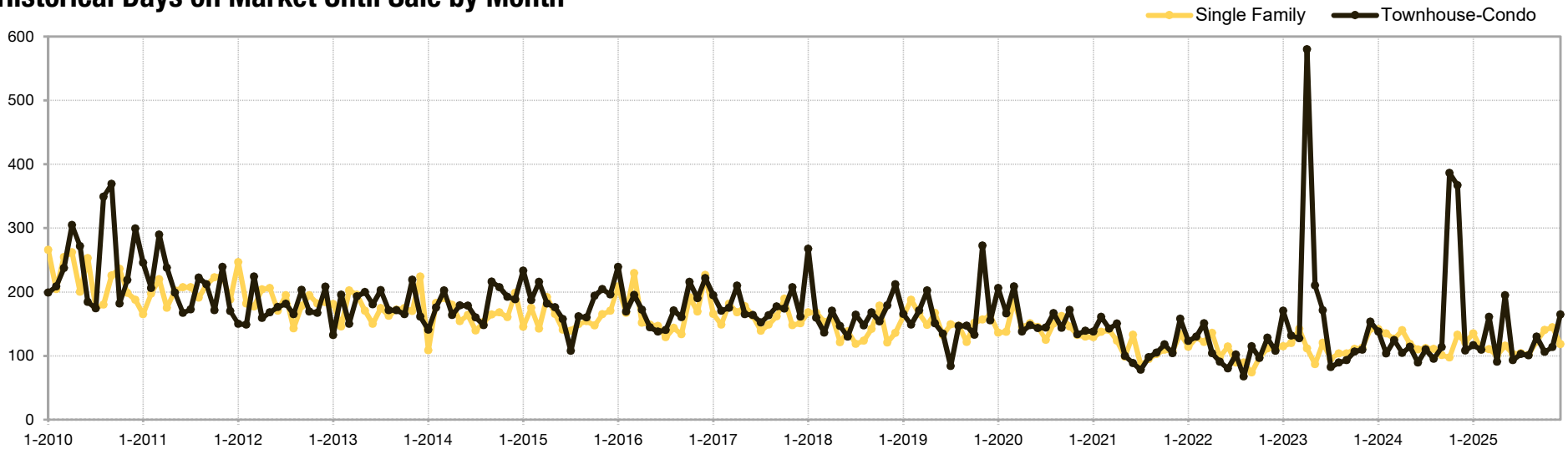


Year to Date



Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	101	-27.9%	91	-12.5%
May-2025	116	-2.5%	195	+71.1%
Jun-2025	103	-6.4%	93	+4.5%
Jul-2025	104	-7.1%	103	-6.4%
Aug-2025	101	-9.0%	101	+6.3%
Sep-2025	122	+20.8%	130	+14.0%
Oct-2025	140	+44.3%	106	-72.5%
Nov-2025	145	+9.0%	114	-68.9%
Dec-2025	118	-2.5%	165	+52.8%

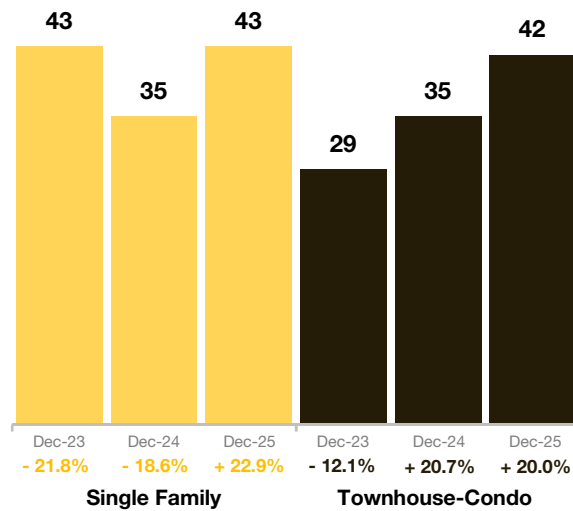
Historical Days on Market Until Sale by Month



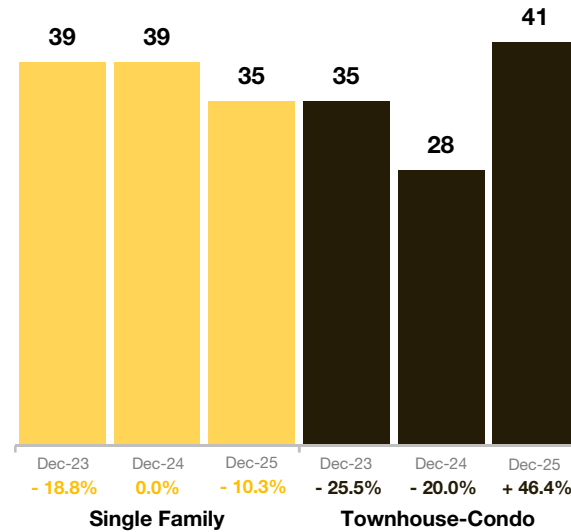
Housing Affordability Index



December

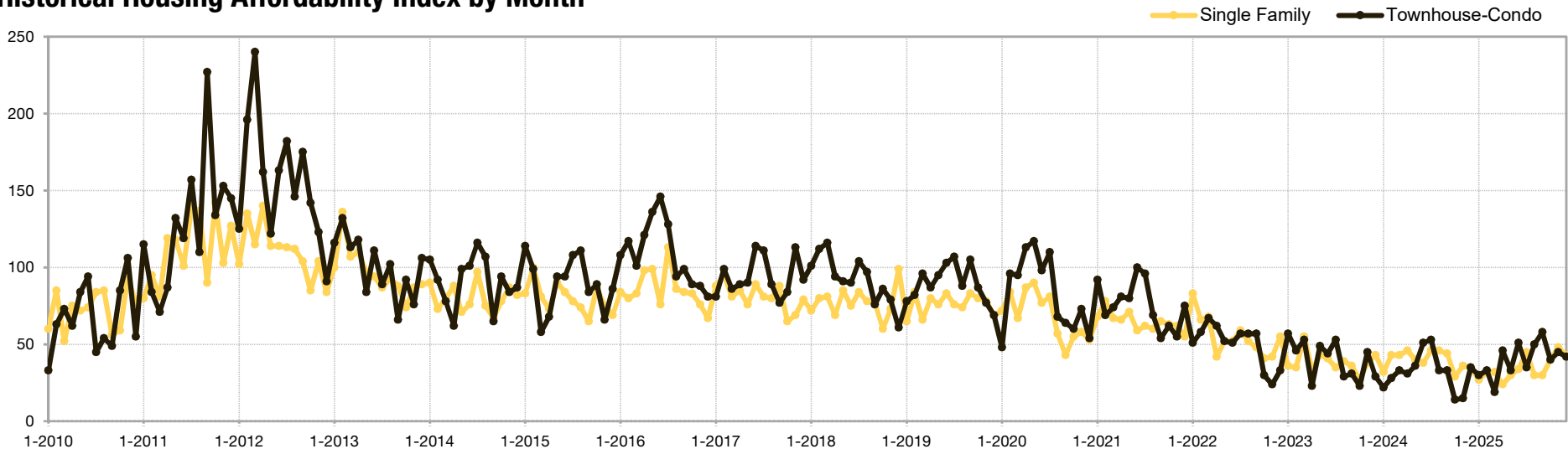


Year to Date



Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	24	-47.8%	46	+48.4%
May-2025	30	-25.0%	33	-8.3%
Jun-2025	34	-10.5%	51	0.0%
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	40	+37.9%	40	+185.7%
Nov-2025	48	+33.3%	45	+200.0%
Dec-2025	43	+22.9%	42	+20.0%

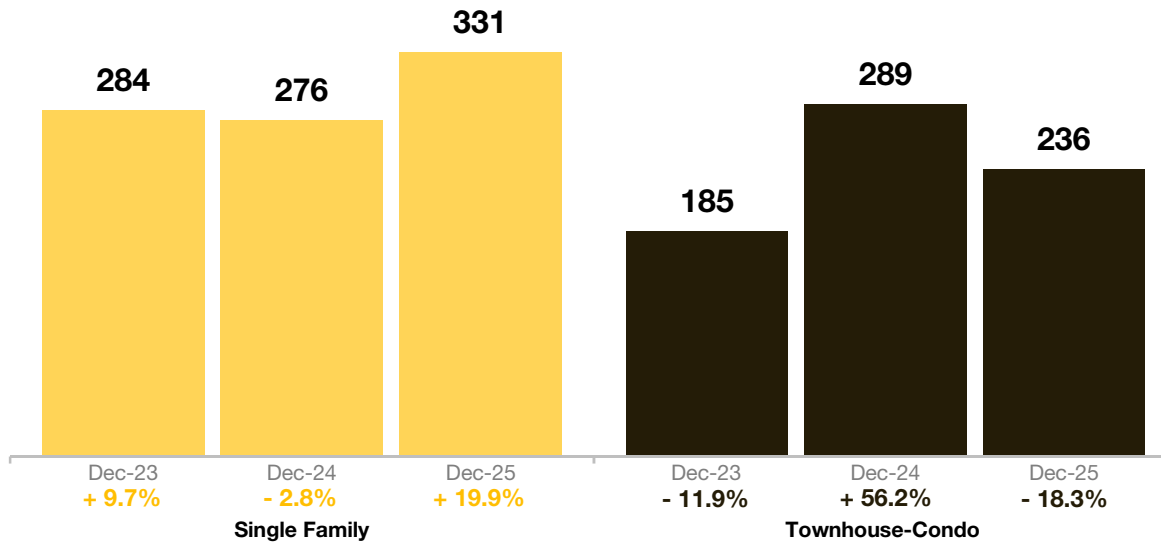
Historical Housing Affordability Index by Month



Inventory of Active Listings

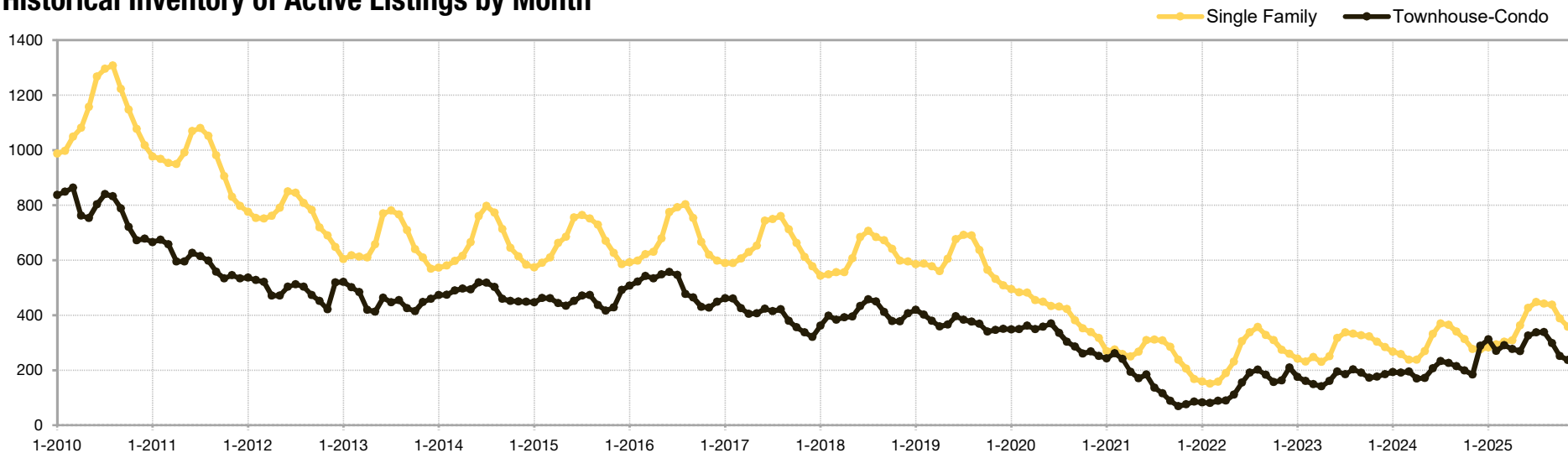


December



Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jan-2025	283	+6.0%	312	+61.7%
Feb-2025	294	+14.0%	270	+41.4%
Mar-2025	303	+27.3%	291	+49.2%
Apr-2025	308	+29.4%	277	+62.9%
May-2025	363	+34.9%	269	+56.4%
Jun-2025	426	+28.3%	326	+57.5%
Jul-2025	448	+21.1%	337	+44.6%
Aug-2025	442	+21.1%	338	+49.6%
Sep-2025	438	+28.8%	298	+39.3%
Oct-2025	388	+24.0%	252	+26.6%
Nov-2025	358	+29.2%	237	+28.8%
Dec-2025	331	+19.9%	236	-18.3%

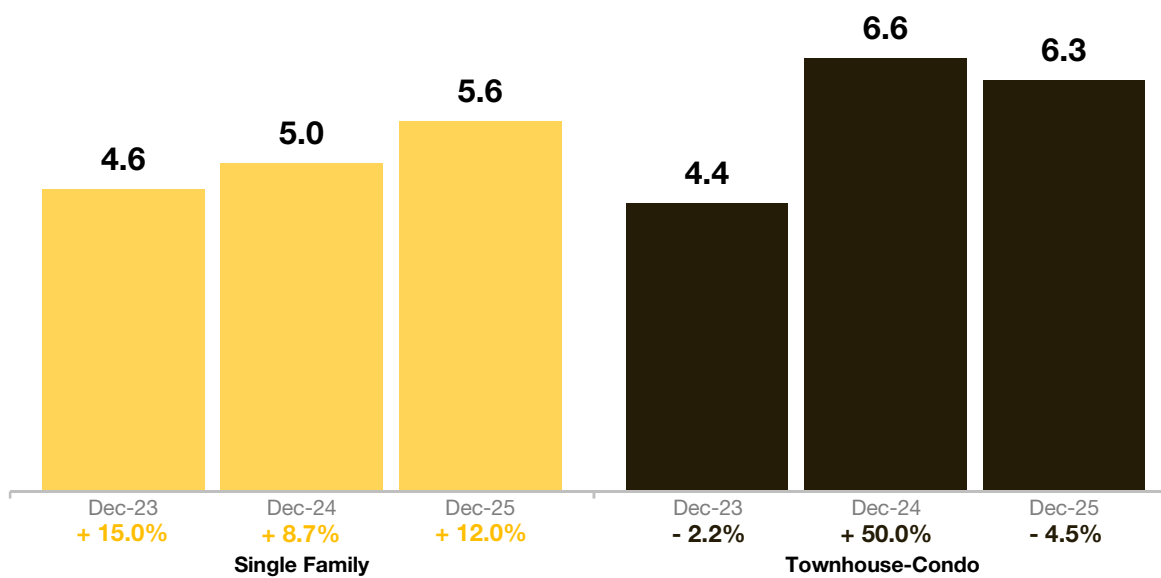
Historical Inventory of Active Listings by Month



Months Supply of Inventory

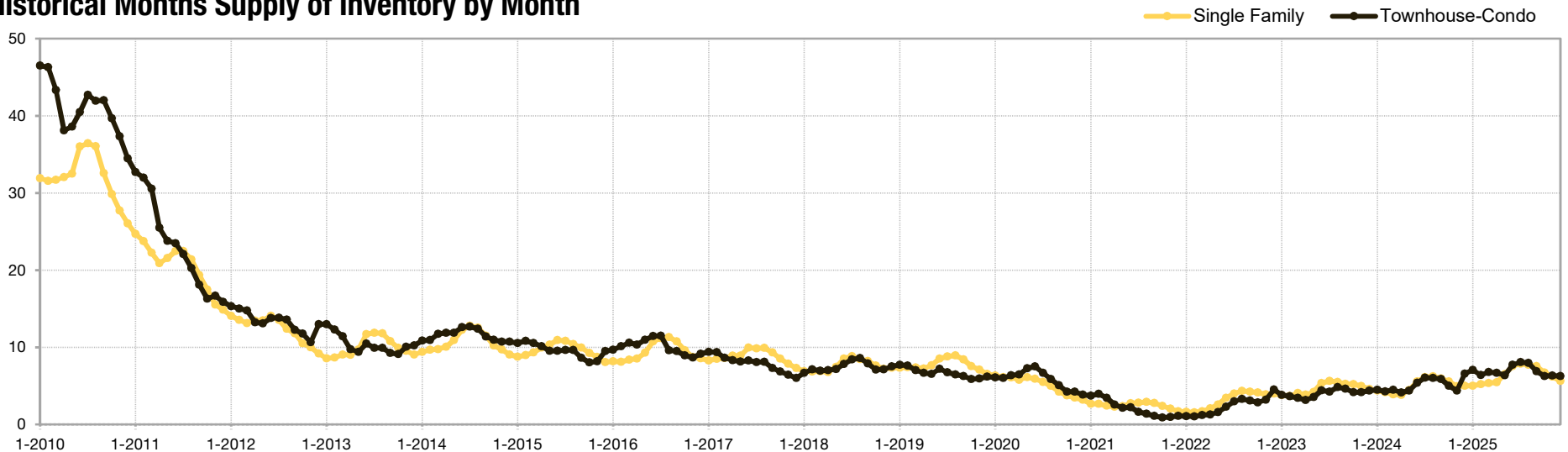


December



Months Supply of Inventory	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jan-2025	5.0	+13.6%	7.1	+57.8%
Feb-2025	5.2	+23.8%	6.4	+48.8%
Mar-2025	5.3	+35.9%	6.8	+51.1%
Apr-2025	5.5	+44.7%	6.7	+63.4%
May-2025	6.5	+47.7%	6.4	+45.5%
Jun-2025	7.5	+33.9%	7.7	+42.6%
Jul-2025	7.9	+29.5%	8.1	+35.0%
Aug-2025	7.7	+24.2%	8.0	+33.3%
Sep-2025	7.6	+28.8%	6.9	+16.9%
Oct-2025	6.7	+21.8%	6.3	+26.0%
Nov-2025	6.2	+26.5%	6.3	+43.2%
Dec-2025	5.6	+12.0%	6.3	-4.5%

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.

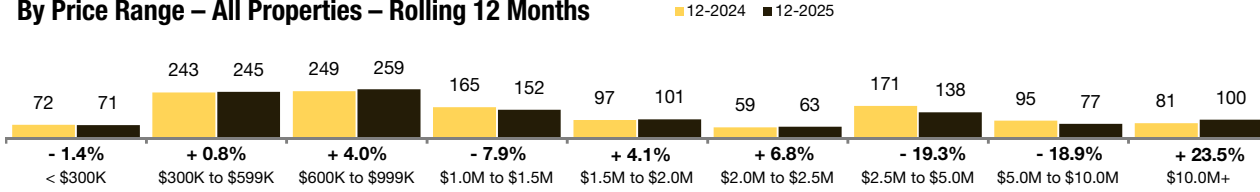
Key Metrics	Historical Sparkbars	12-2024	12-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		233	122	- 47.6%	1,817	1,982	+ 9.1%
Pending Sales		80	68	- 15.0%	1,208	1,283	+ 6.2%
Sold Listings		87	101	+ 16.1%	1,232	1,206	- 2.1%
Median Sales Price		\$1,035,000	\$950,000	- 8.2%	\$1,100,000	\$1,099,500	- 0.0%
Avg. Sales Price		\$3,085,945	\$2,704,680	- 12.4%	\$3,120,718	\$3,221,526	+ 3.2%
Pct. of List Price Received		95.9%	95.5%	- 0.4%	96.4%	96.1%	- 0.3%
Days on Market		117	149	+ 27.4%	147	120	- 18.4%
Affordability Index		38	44	+ 15.8%	36	38	+ 5.6%
Active Listings		588	585	- 0.5%	--	--	--
Months Supply		5.7	5.8	+ 1.8%	--	--	--

Sold Listings

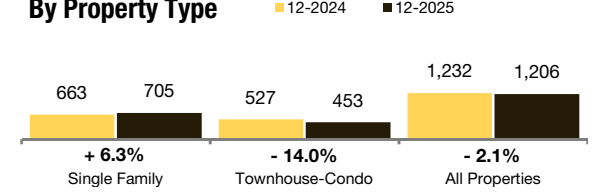
Actual sales that have closed in a given month.



By Price Range – All Properties – Rolling 12 Months



By Property Type



Rolling 12 Months

By Price Range	Single Family			Townhouse-Condo		
	12-2024	12-2025	Change	12-2024	12-2025	Change
\$299,999 and Below	16	10	-37.5%	21	28	+33.3%
\$300,000 to \$599,999	136	116	-14.7%	104	118	+13.5%
\$600,000 to \$999,999	174	178	+2.3%	74	80	+8.1%
\$1,000,000 to \$1,499,999	88	117	+33.0%	77	34	-55.8%
\$1,500,000 to \$1,999,999	48	65	+35.4%	48	35	-27.1%
\$2,000,000 to \$2,499,999	28	33	+17.9%	31	30	-3.2%
\$2,500,000 to \$4,999,999	70	60	-14.3%	101	78	-22.8%
\$5,000,000 to \$9,999,999	42	44	+4.8%	52	33	-36.5%
\$10,000,000 and Above	61	82	+34.4%	19	17	-10.5%
All Price Ranges	663	705	+6.3%	527	453	-14.0%

Compared to Prior Month

By Price Range	Single Family			Townhouse-Condo		
	11-2025	12-2025	Change	11-2025	12-2025	Change
\$299,999 and Below	0	0	--	3	2	-33.3%
\$300,000 to \$599,999	12	12	0.0%	6	12	+100.0%
\$600,000 to \$999,999	16	14	-12.5%	7	8	+14.3%
\$1,000,000 to \$1,499,999	9	11	+22.2%	2	2	0.0%
\$1,500,000 to \$1,999,999	3	1	-66.7%	3	2	-33.3%
\$2,000,000 to \$2,499,999	0	4	--	2	2	0.0%
\$2,500,000 to \$4,999,999	2	5	+150.0%	1	7	+600.0%
\$5,000,000 to \$9,999,999	4	2	-50.0%	4	3	-25.0%
\$10,000,000 and Above	7	3	-57.1%	2	5	+150.0%
All Price Ranges	53	52	-1.9%	30	43	+43.3%

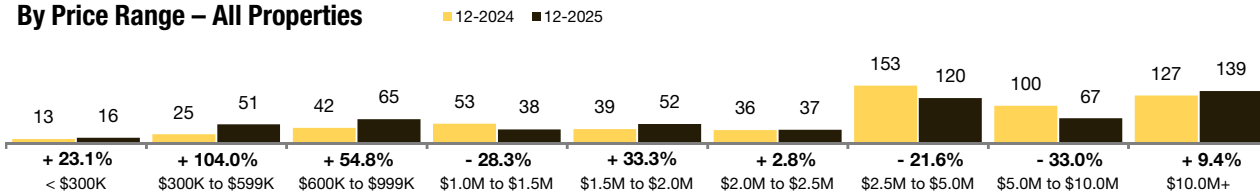
Year to Date

By Price Range	Single Family			Townhouse-Condo		
	12-2024	12-2025	Change	12-2024	12-2025	Change
\$299,999 and Below	16	10	-37.5%	21	28	+33.3%
\$300,000 to \$599,999	136	116	-14.7%	104	118	+13.5%
\$600,000 to \$999,999	174	178	+2.3%	74	80	+8.1%
\$1,000,000 to \$1,499,999	88	117	+33.0%	77	34	-55.8%
\$1,500,000 to \$1,999,999	48	65	+35.4%	48	35	-27.1%
\$2,000,000 to \$2,499,999	28	33	+17.9%	31	30	-3.2%
\$2,500,000 to \$4,999,999	70	60	-14.3%	101	78	-22.8%
\$5,000,000 to \$9,999,999	42	44	+4.8%	52	33	-36.5%
\$10,000,000 and Above	61	82	+34.4%	19	17	-10.5%
All Price Ranges	663	705	+6.3%	527	453	-14.0%

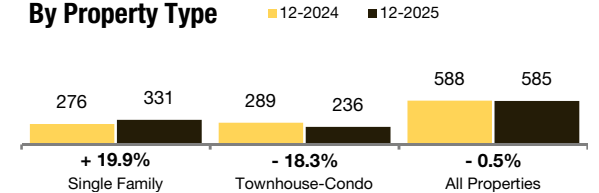
Inventory of Active Listings

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		
	12-2024	12-2025	Change	12-2024	12-2025	Change
\$299,999 and Below	0	2	--	4	2	-50.0%
\$300,000 to \$599,999	6	31	+416.7%	17	19	+11.8%
\$600,000 to \$999,999	24	43	+79.2%	16	20	+25.0%
\$1,000,000 to \$1,499,999	27	16	-40.7%	22	22	0.0%
\$1,500,000 to \$1,999,999	27	27	0.0%	12	24	+100.0%
\$2,000,000 to \$2,499,999	15	13	-13.3%	20	24	+20.0%
\$2,500,000 to \$4,999,999	32	51	+59.4%	119	69	-42.0%
\$5,000,000 to \$9,999,999	43	33	-23.3%	57	34	-40.4%
\$10,000,000 and Above	102	115	+12.7%	22	22	0.0%
All Price Ranges	276	331	+19.9%	289	236	-18.3%

Compared to Prior Month

By Price Range	Single Family			Townhouse-Condo		
	11-2025	12-2025	Change	11-2025	12-2025	Change
\$299,999 and Below	1	2	+100.0%	2	2	0.0%
\$300,000 to \$599,999	42	31	-26.2%	27	19	-29.6%
\$600,000 to \$999,999	51	43	-15.7%	30	20	-33.3%
\$1,000,000 to \$1,499,999	23	16	-30.4%	23	22	-4.3%
\$1,500,000 to \$1,999,999	35	27	-22.9%	21	24	+14.3%
\$2,000,000 to \$2,499,999	14	13	-7.1%	22	24	+9.1%
\$2,500,000 to \$4,999,999	57	51	-10.5%	63	69	+9.5%
\$5,000,000 to \$9,999,999	33	33	0.0%	29	34	+17.2%
\$10,000,000 and Above	102	115	+12.7%	20	22	+10.0%
All Price Ranges	358	331	-7.5%	237	236	-0.4%

Year to Date

Property Type	12-2024	12-2025	Change
Single Family	276	331	+19.9%
Townhouse-Condo	289	236	-18.3%
All Properties	588	585	-0.5%

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.