

# Monthly Indicators



## January 2026

Percent changes calculated using year-over-year comparisons.

New Listings were down 30.1 percent for single family homes and 48.5 percent for townhouse-condo properties. Pending Sales decreased 22.8 percent for single family homes and 28.6 percent for townhouse-condo properties.

The Median Sales Price was down 15.8 percent to \$1,220,000 for single family homes but increased 23.9 percent to \$1,635,000 for townhouse-condo properties. Days on Market increased 13.3 percent for single family homes and 22.2 percent for condo properties.

Nationally, there were 1.18 million homes for sale heading into January, an 18.1% decline from the previous month but 3.5% higher compared to the same period last year, representing a 3.3-month supply at the current sales pace, according to NAR. Meanwhile, the median existing-home price rose 0.4% from a year ago to \$405,400, reflecting a continued moderation in national price growth.

## Activity Snapshot

<b>- 26.4%</b>	<b>- 7.6%</b>	<b>- 4.3%</b>
One-Year Change in <b>Sold Listings</b> All Properties	One-Year Change in <b>Median Sales Price</b> All Properties	One-Year Change in <b>Active Listings</b> 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	1-2025	1-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
<b>New Listings</b>		83	58	- 30.1%	83	58	- 30.1%
<b>Pending Sales</b>		57	44	- 22.8%	57	44	- 22.8%
<b>Sold Listings</b>		50	37	- 26.0%	50	37	- 26.0%
<b>Median Sales Price</b>		\$1,448,750	\$1,220,000	- 15.8%	\$1,448,750	\$1,220,000	- 15.8%
<b>Avg. Sales Price</b>		\$3,940,865	\$4,736,509	+ 20.2%	\$3,940,865	\$4,736,509	+ 20.2%
<b>Pct. of List Price Received</b>		95.7%	94.5%	- 1.3%	95.7%	94.5%	- 1.3%
<b>Days on Market</b>		135	153	+ 13.3%	135	153	+ 13.3%
<b>Affordability Index</b>		28	36	+ 28.6%	28	36	+ 28.6%
<b>Active Listings</b>		282	326	+ 15.6%	--	--	--
<b>Months Supply</b>		5.0	5.7	+ 14.0%	--	--	--

# Townhouse-Condo Market Overview



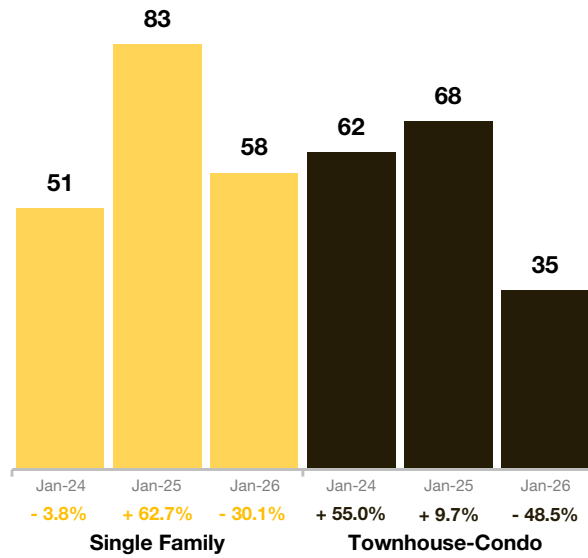
Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	1-2025	1-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
<b>New Listings</b>		68	35	- 48.5%	68	35	- 48.5%
<b>Pending Sales</b>		35	25	- 28.6%	35	25	- 28.6%
<b>Sold Listings</b>		37	29	- 21.6%	37	29	- 21.6%
<b>Median Sales Price</b>		\$1,320,000	\$1,635,000	+ 23.9%	\$1,320,000	\$1,635,000	+ 23.9%
<b>Avg. Sales Price</b>		\$3,087,784	\$2,465,334	- 20.2%	\$3,087,784	\$2,465,334	- 20.2%
<b>Pct. of List Price Received</b>		96.5%	96.4%	- 0.1%	96.5%	96.4%	- 0.1%
<b>Days on Market</b>		117	143	+ 22.2%	117	143	+ 22.2%
<b>Affordability Index</b>		31	27	- 12.9%	31	27	- 12.9%
<b>Active Listings</b>		311	242	- 22.2%	--	--	--
<b>Months Supply</b>		7.1	6.5	- 8.5%	--	--	--

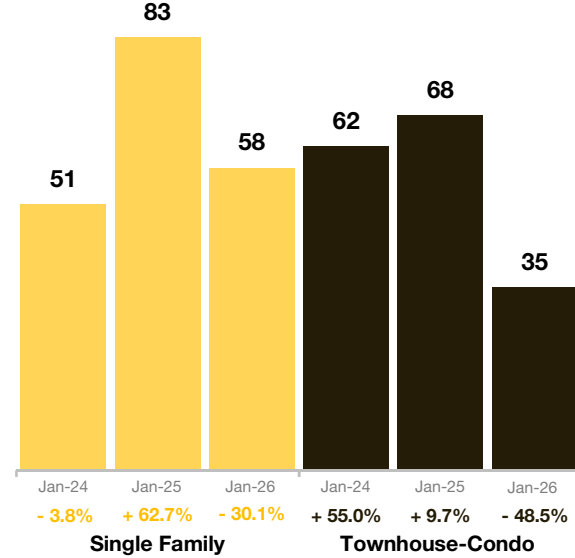
# New Listings



## January

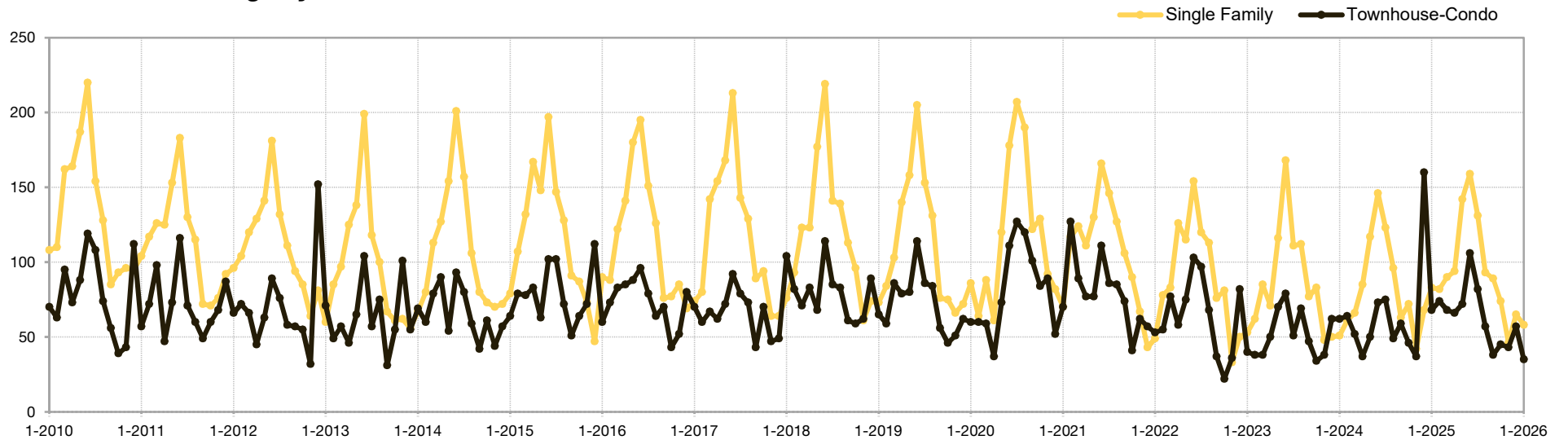


## Year to Date



New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%	72	+44.0%
Jun-2025	159	+8.9%	106	+45.2%
Jul-2025	131	+6.5%	82	+9.3%
Aug-2025	93	-3.1%	57	+16.3%
Sep-2025	89	+41.3%	38	-35.6%
Oct-2025	74	+2.8%	45	-2.2%
Nov-2025	46	+9.5%	43	+16.2%
Dec-2025	65	-4.4%	57	-64.4%
<b>Jan-2026</b>	<b>58</b>	<b>-30.1%</b>	<b>35</b>	<b>-48.5%</b>

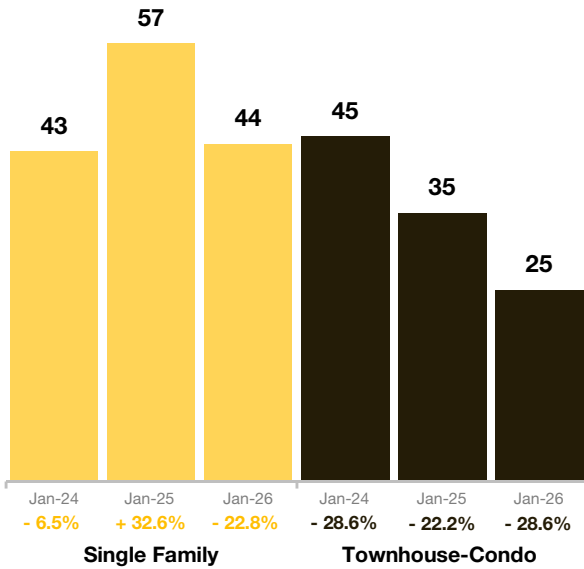
## Historical New Listings by Month



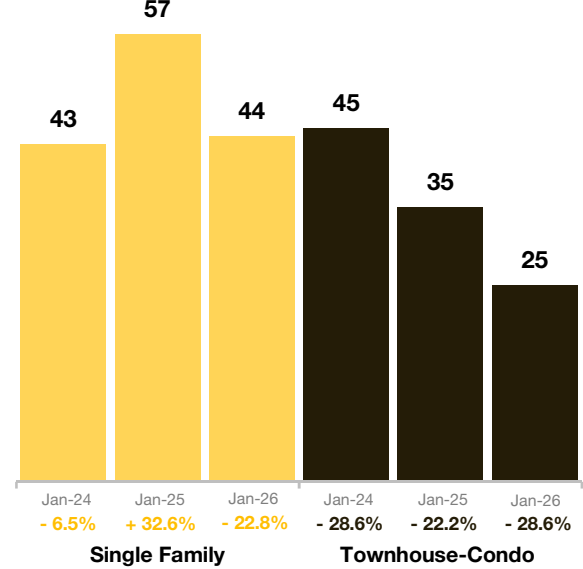
# Pending Sales



## January

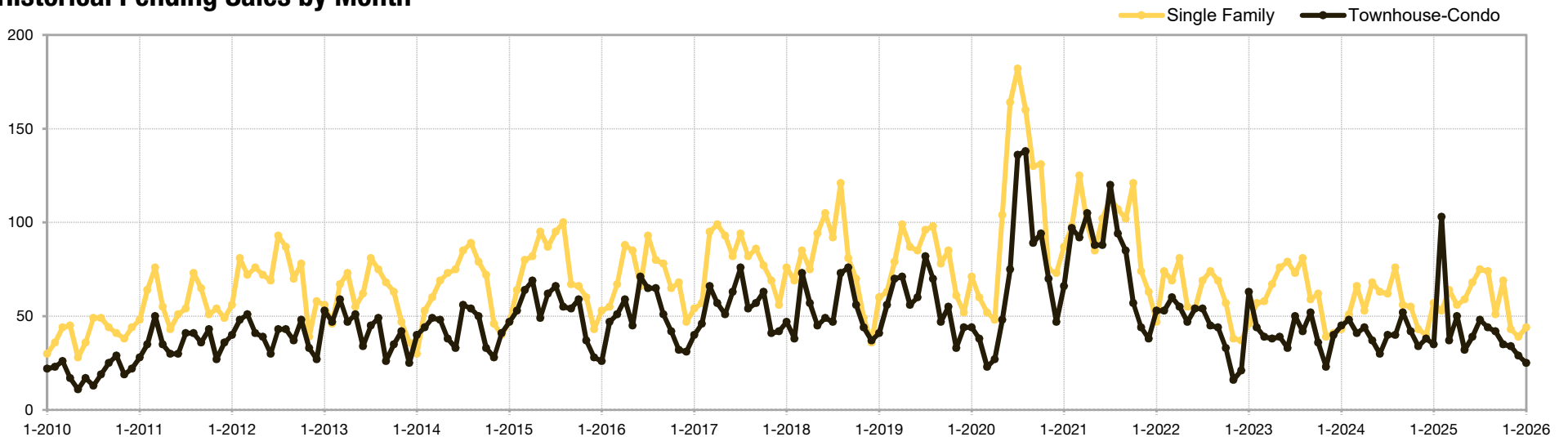


## Year to Date



Pending Sales	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	68	+7.9%	39	+30.0%
Jul-2025	75	+21.0%	48	+20.0%
Aug-2025	74	-2.6%	44	+10.0%
Sep-2025	51	-8.9%	42	-19.2%
Oct-2025	69	+25.5%	35	-16.7%
Nov-2025	43	0.0%	34	0.0%
Dec-2025	39	-2.5%	29	-23.7%
<b>Jan-2026</b>	<b>44</b>	<b>-22.8%</b>	<b>25</b>	<b>-28.6%</b>

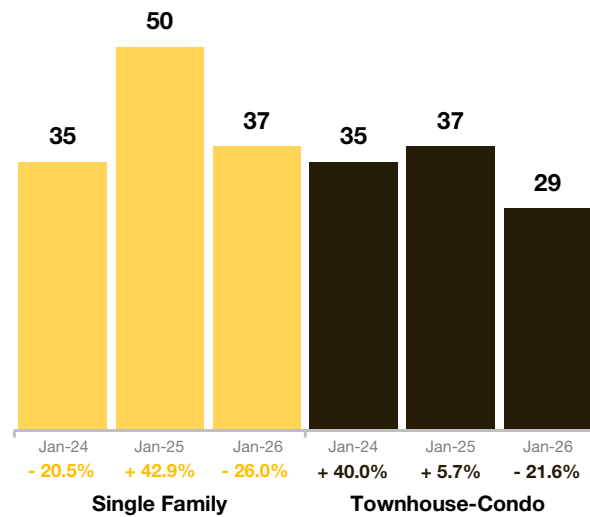
## Historical Pending Sales by Month



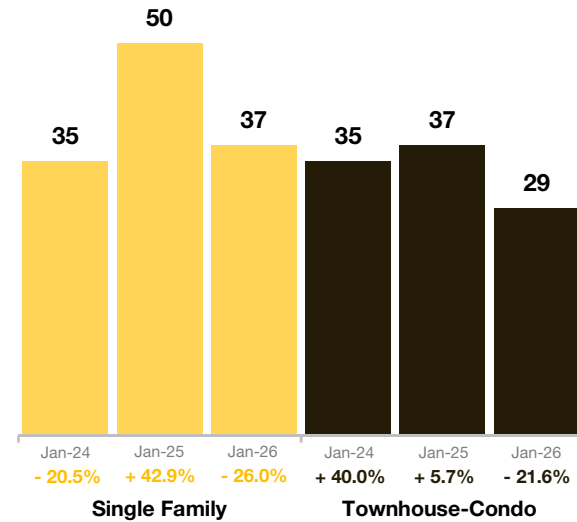
# Sold Listings



## January

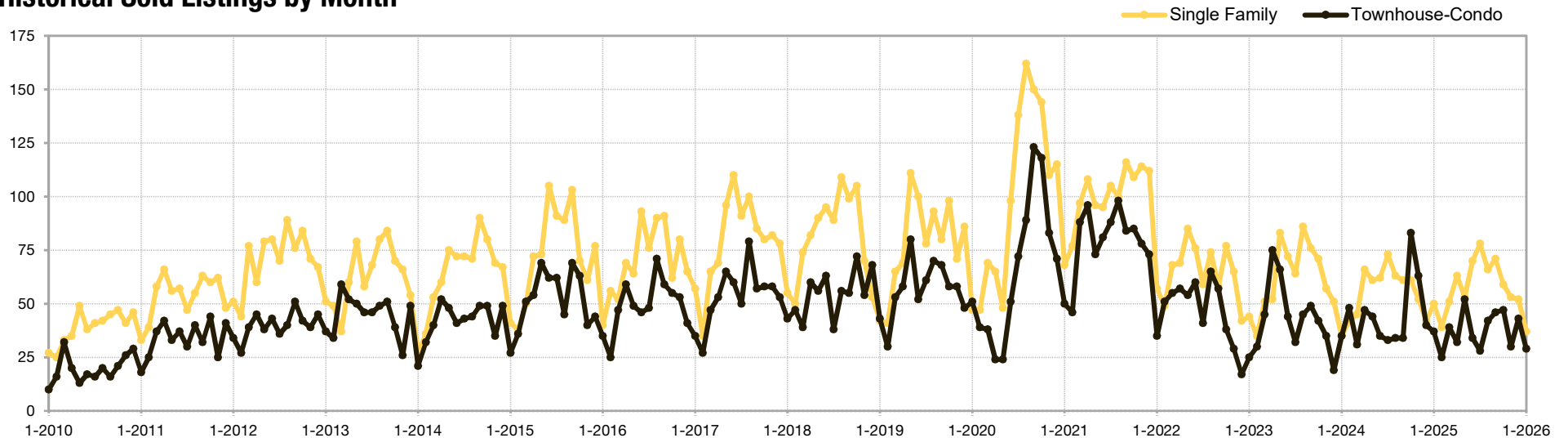


## Year to Date



Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%	46	+35.3%
Oct-2025	59	-3.3%	47	-43.4%
Nov-2025	53	+1.9%	30	-52.4%
Dec-2025	52	+23.8%	43	+7.5%
<b>Jan-2026</b>	<b>37</b>	<b>-26.0%</b>	<b>29</b>	<b>-21.6%</b>

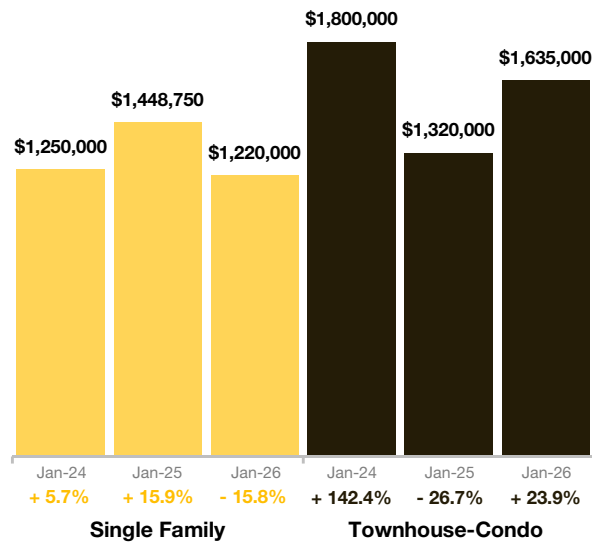
## Historical Sold Listings by Month



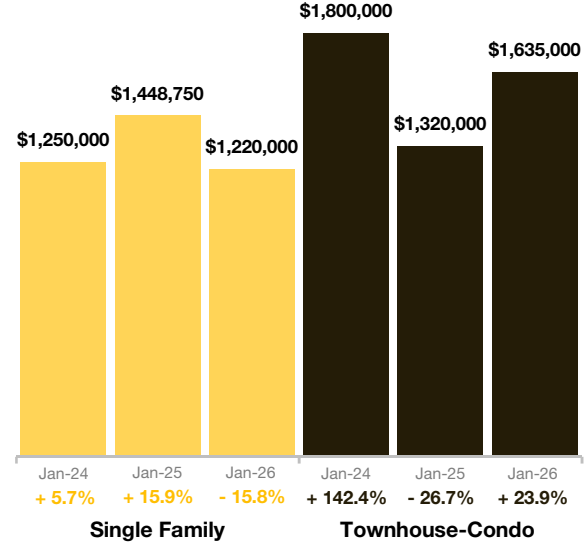
# Median Sales Price



## January

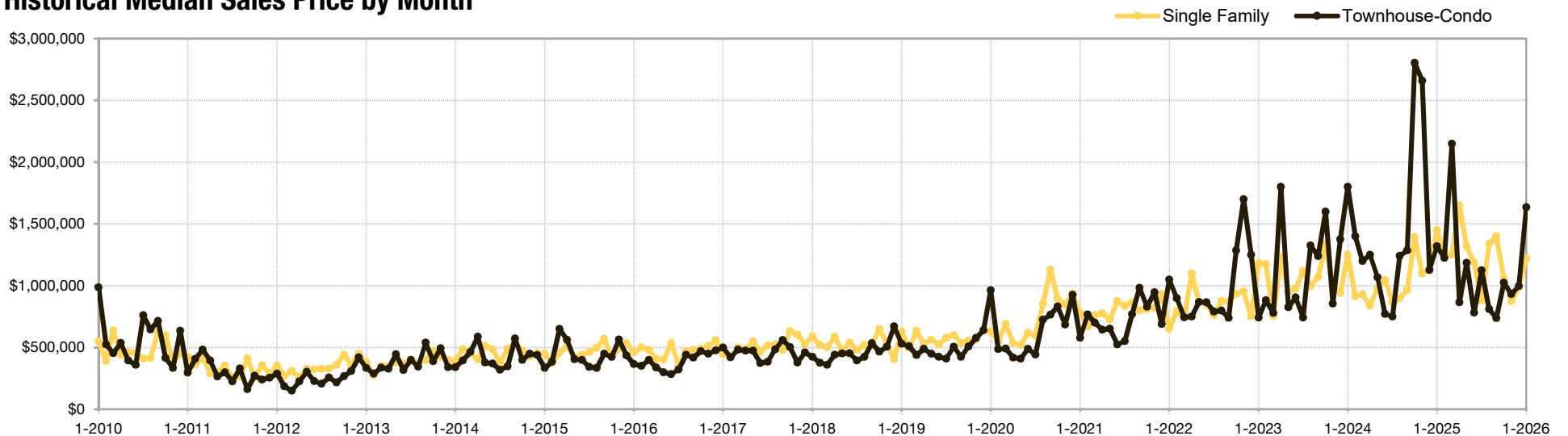


## Year to Date



Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%	\$737,500	-42.6%
Oct-2025	\$1,057,000	-24.2%	\$1,025,000	-63.4%
Nov-2025	\$875,000	-20.5%	\$932,500	-64.9%
Dec-2025	\$984,000	-13.0%	\$998,000	-11.3%
<b>Jan-2026</b>	<b>\$1,220,000</b>	<b>-15.8%</b>	<b>\$1,635,000</b>	<b>+23.9%</b>

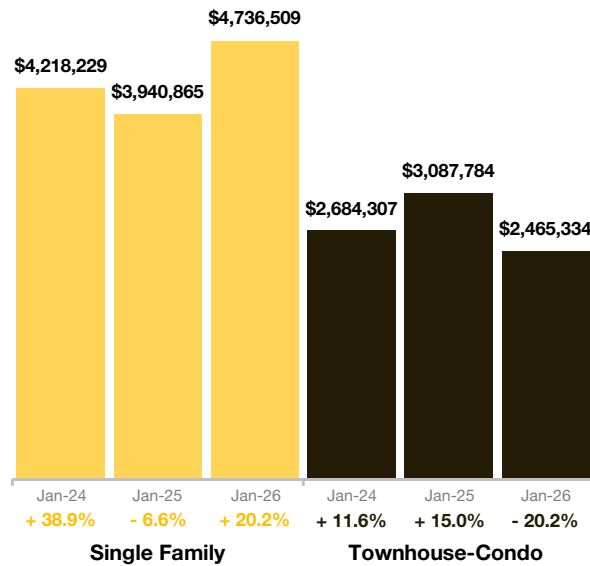
## Historical Median Sales Price by Month



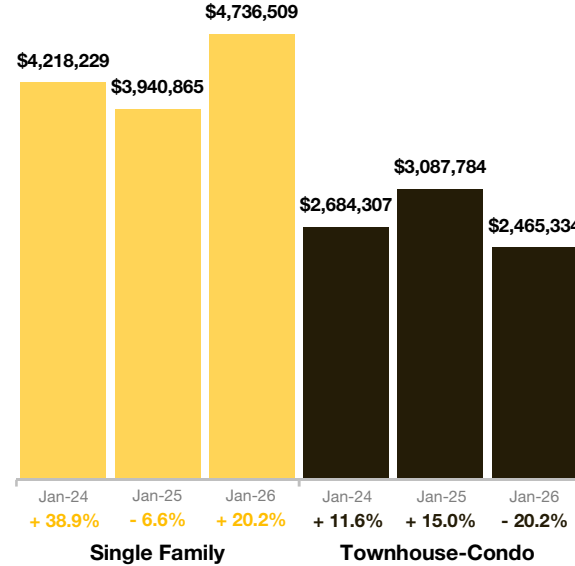
# Average Sales Price



## January

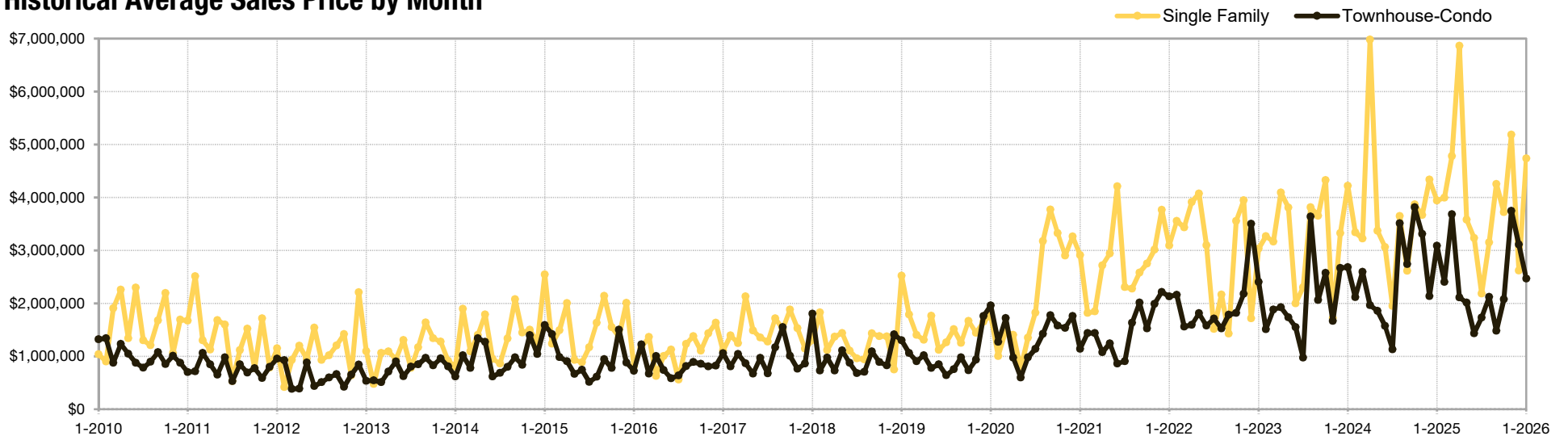


## Year to Date



Avg. Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%	\$1,482,742	-45.9%
Oct-2025	\$3,721,748	-3.7%	\$2,079,498	-45.5%
Nov-2025	\$5,186,884	+41.5%	\$3,746,357	+13.1%
Dec-2025	\$2,621,405	-39.5%	\$3,110,553	+45.8%
<b>Jan-2026</b>	<b>\$4,736,509</b>	<b>+20.2%</b>	<b>\$2,465,334</b>	<b>-20.2%</b>

## Historical Average Sales Price by Month

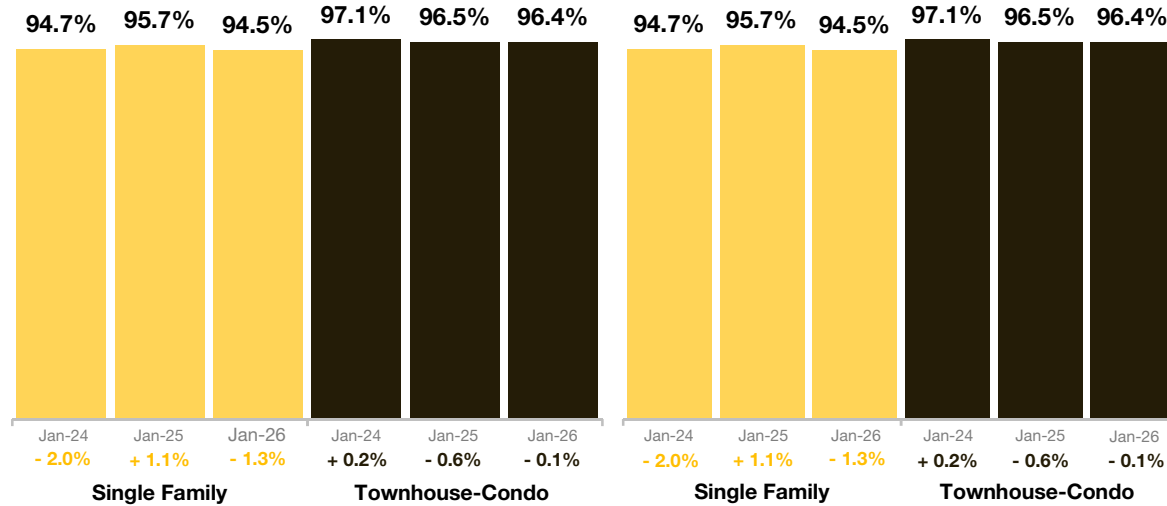


# Percent of List Price Received



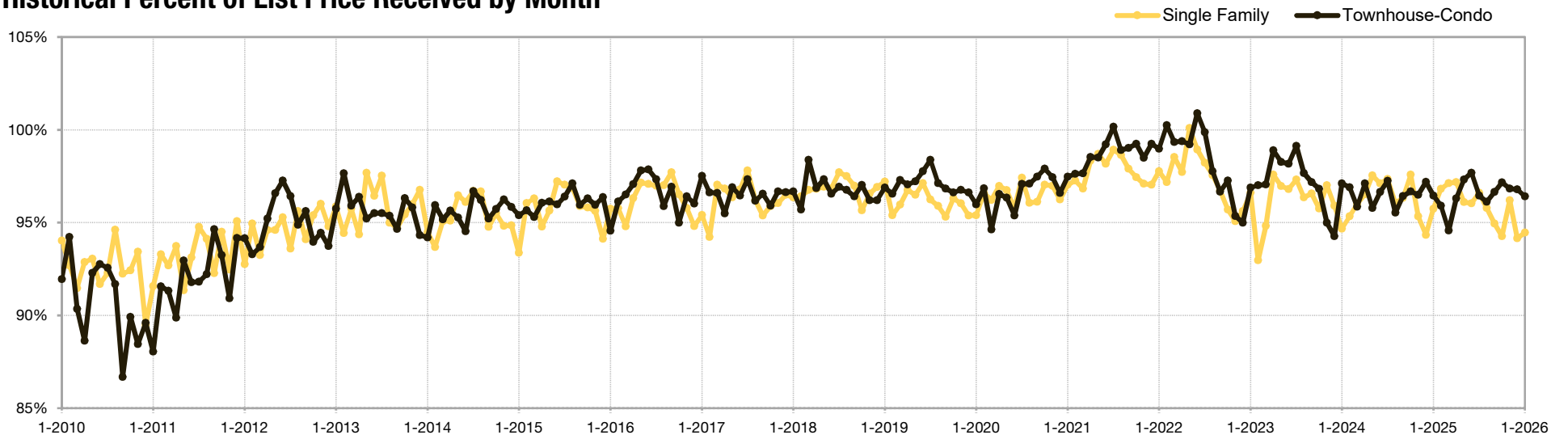
## January

## Year to Date



Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%	96.7%	+0.3%
Oct-2025	94.3%	-3.4%	97.2%	+0.5%
Nov-2025	96.2%	+0.9%	96.8%	+0.3%
Dec-2025	94.2%	-0.1%	96.8%	-0.4%
<b>Jan-2026</b>	<b>94.5%</b>	<b>-1.3%</b>	<b>96.4%</b>	<b>-0.1%</b>

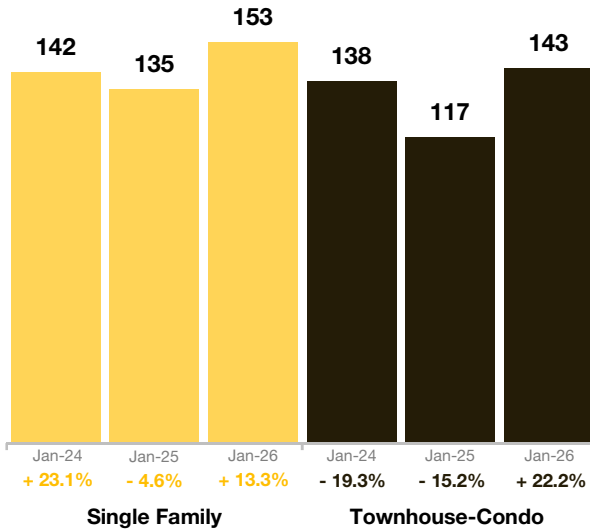
## Historical Percent of List Price Received by Month



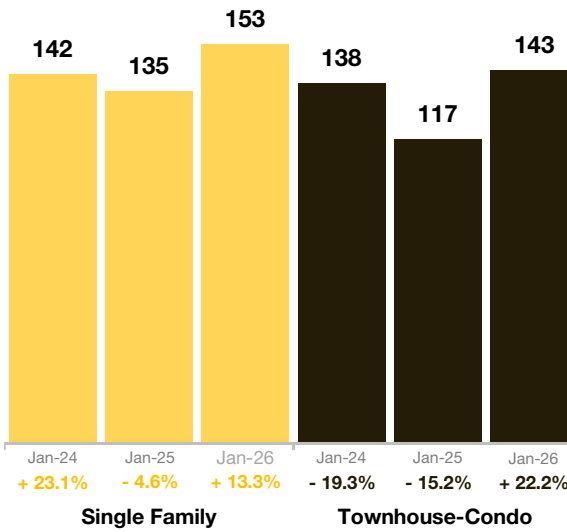
# Days on Market Until Sale



## January

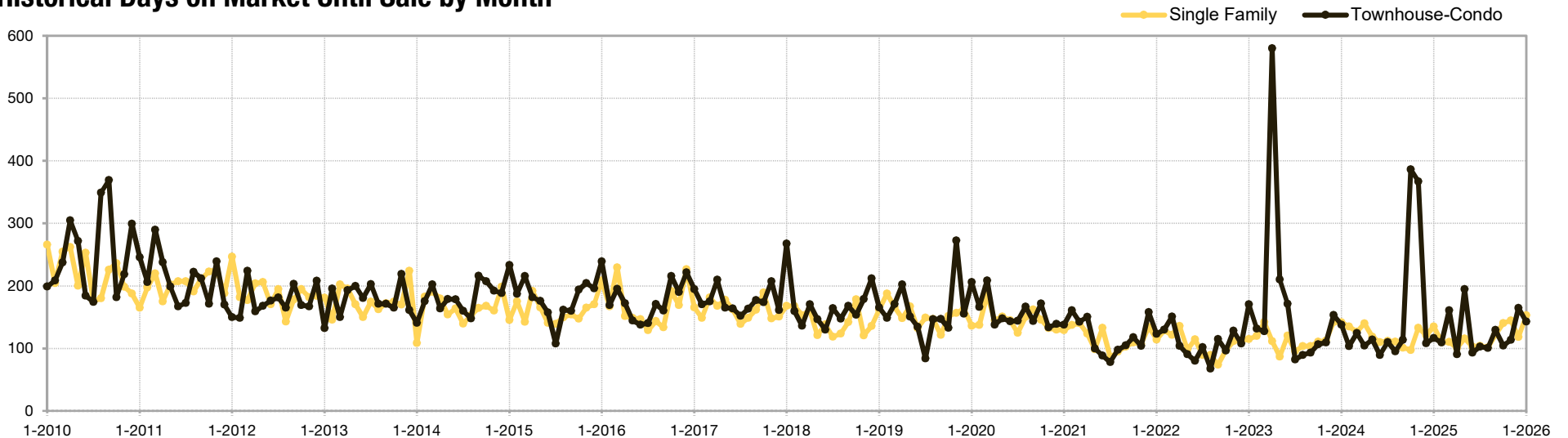


## Year to Date



Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%	129	+13.2%
Oct-2025	140	+44.3%	105	-72.8%
Nov-2025	145	+9.0%	114	-68.9%
Dec-2025	118	-2.5%	165	+52.8%
<b>Jan-2026</b>	<b>153</b>	<b>+13.3%</b>	<b>143</b>	<b>+22.2%</b>

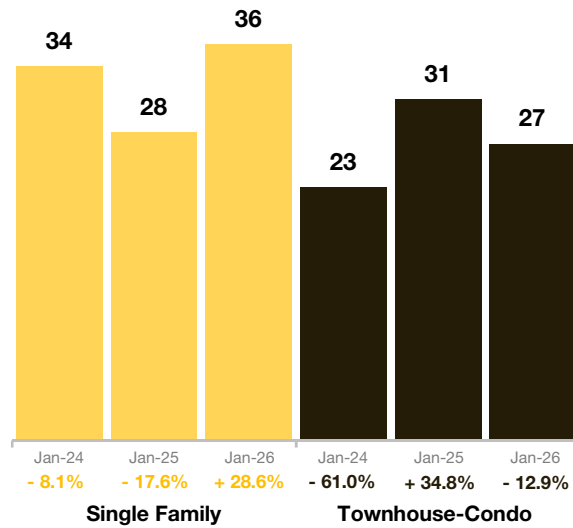
## Historical Days on Market Until Sale by Month



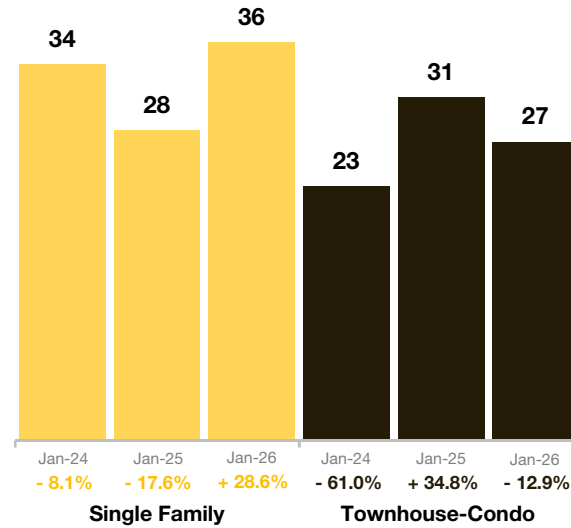
# Housing Affordability Index



## January

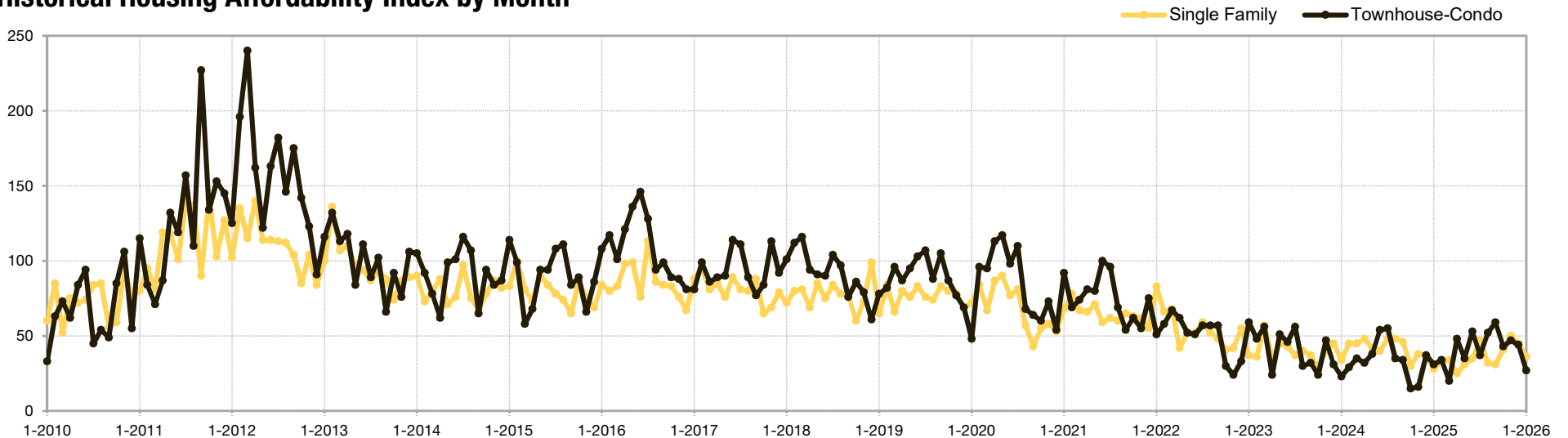


## Year to Date



Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Feb-2025	33	-26.7%	34	+17.2%
Mar-2025	34	-24.4%	20	-42.9%
Apr-2025	25	-47.9%	48	+50.0%
May-2025	31	-26.2%	35	-7.9%
Jun-2025	35	-12.5%	53	-1.9%
Jul-2025	47	-2.1%	37	-32.7%
Aug-2025	32	-33.3%	52	+48.6%
Sep-2025	31	-32.6%	59	+73.5%
Oct-2025	41	+36.7%	43	+186.7%
Nov-2025	50	+31.6%	47	+193.8%
Dec-2025	45	+21.6%	44	+18.9%
Jan-2026	36	+28.6%	27	-12.9%

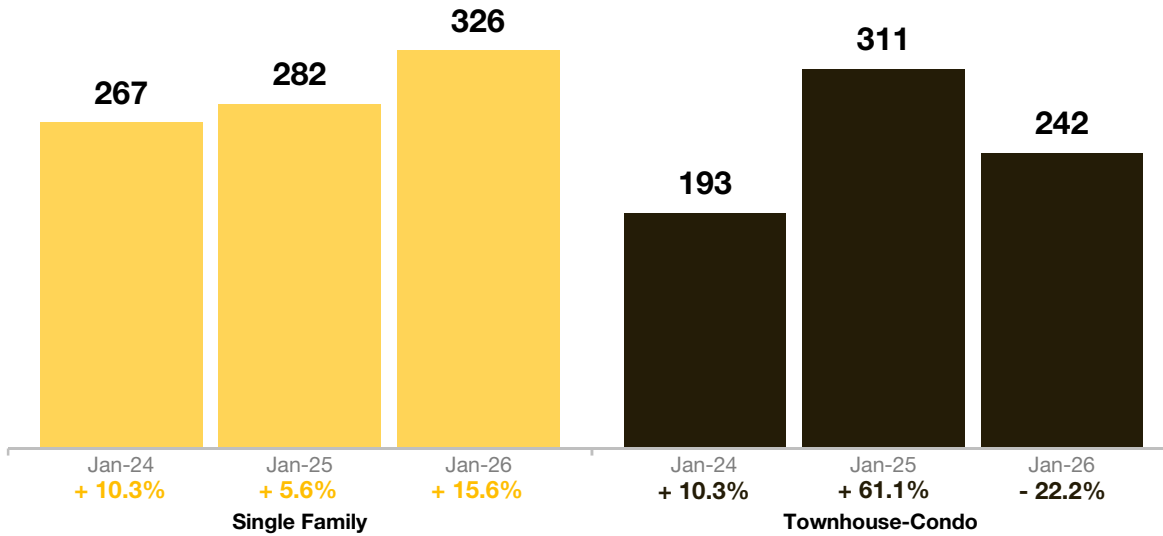
## Historical Housing Affordability Index by Month



# Inventory of Active Listings

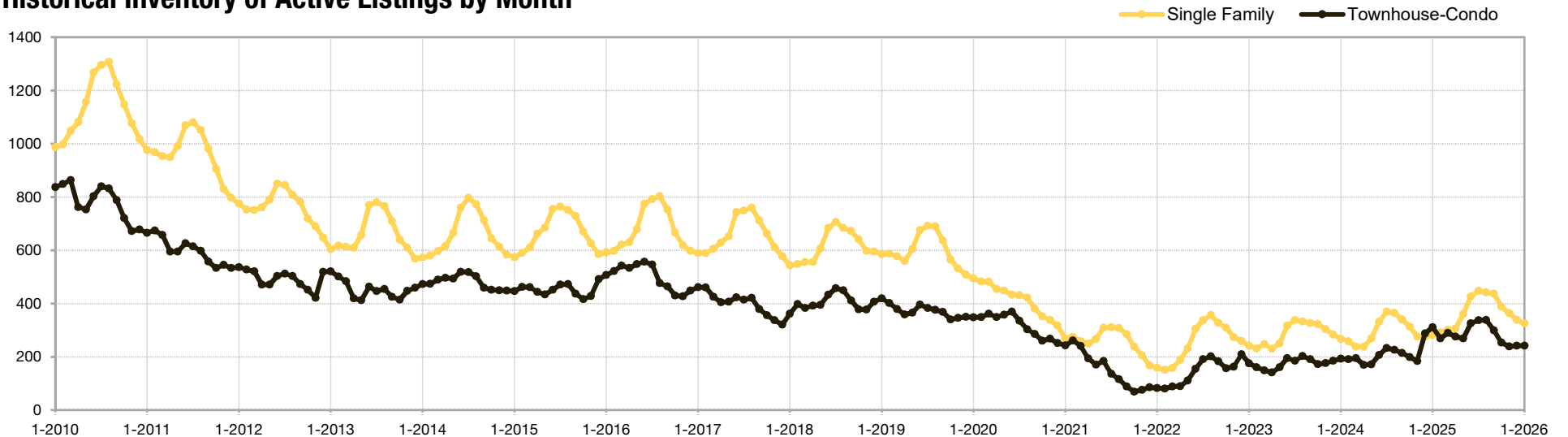


## January



Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Feb-2025	292	+13.2%	269	+40.8%
Mar-2025	301	+26.5%	290	+48.7%
Apr-2025	306	+28.6%	276	+62.4%
May-2025	361	+34.2%	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	437	+28.5%	299	+39.7%
Oct-2025	388	+24.0%	254	+27.6%
Nov-2025	364	+31.9%	239	+29.9%
Dec-2025	338	+22.9%	242	-16.0%
<b>Jan-2026</b>	<b>326</b>	<b>+15.6%</b>	<b>242</b>	<b>-22.2%</b>

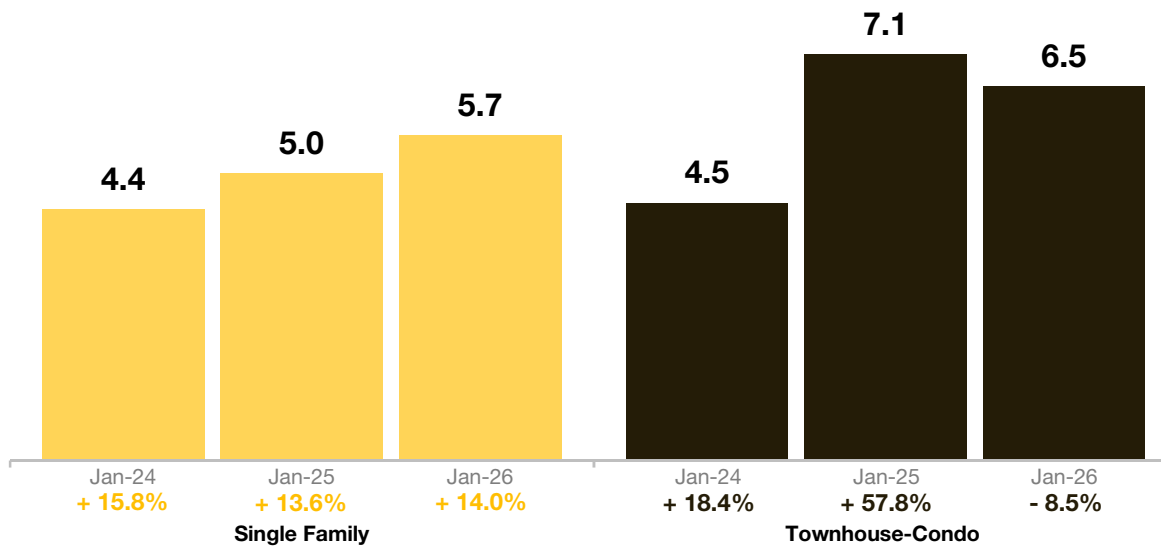
## Historical Inventory of Active Listings by Month



# Months Supply of Inventory

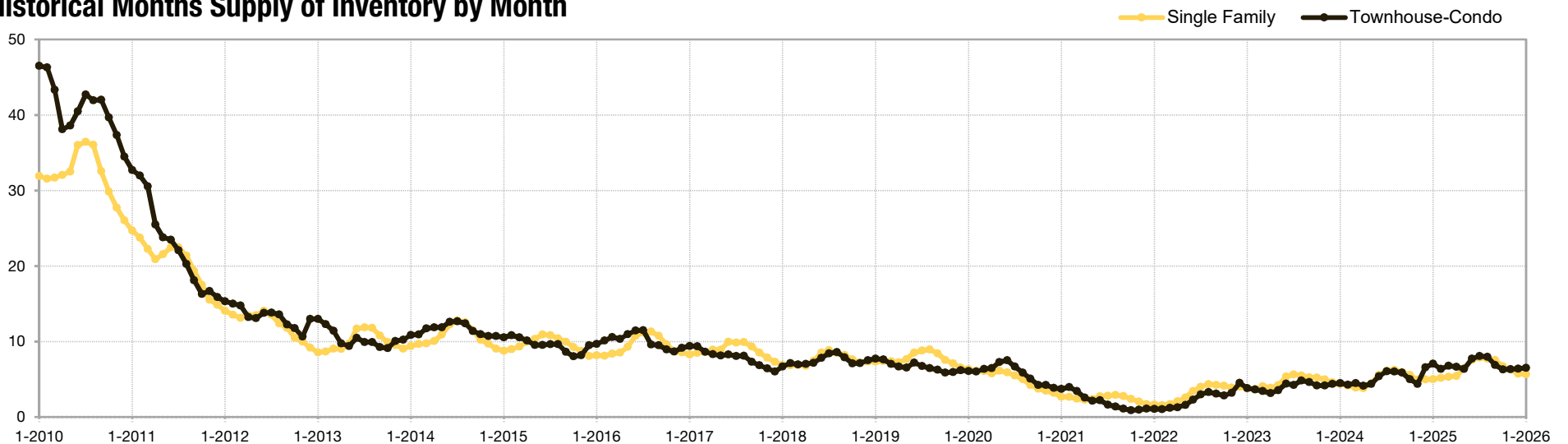


## January



Months Supply of Inventory	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Feb-2025	5.2	+23.8%	6.4	+48.8%
Mar-2025	5.3	+35.9%	6.8	+51.1%
Apr-2025	5.4	+42.1%	6.6	+61.0%
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	7.5	+27.1%	6.9	+16.9%
Oct-2025	6.7	+21.8%	6.3	+26.0%
Nov-2025	6.3	+28.6%	6.3	+43.2%
Dec-2025	5.8	+16.0%	6.4	-3.0%
<b>Jan-2026</b>	<b>5.7</b>	<b>+14.0%</b>	<b>6.5</b>	<b>-8.5%</b>

## 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.

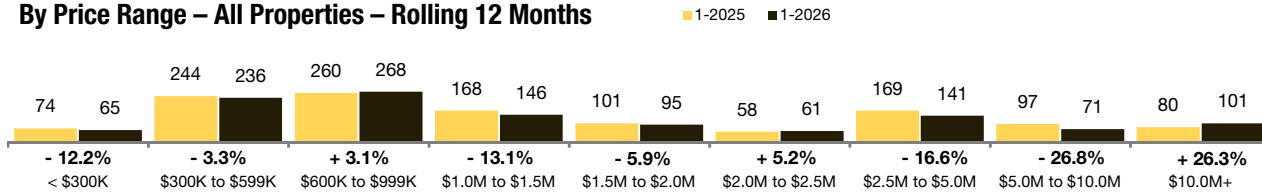
Key Metrics	Historical Sparkbars	1-2025	1-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
<b>New Listings</b>		155	93	- 40.0%	155	93	- 40.0%
<b>Pending Sales</b>		101	70	- 30.7%	101	70	- 30.7%
<b>Sold Listings</b>		91	67	- 26.4%	91	67	- 26.4%
<b>Median Sales Price</b>		\$1,320,000	<b>\$1,220,000</b>	- 7.6%	\$1,320,000	<b>\$1,220,000</b>	- 7.6%
<b>Avg. Sales Price</b>		\$3,432,849	<b>\$3,686,098</b>	+ 7.4%	\$3,432,849	<b>\$3,686,098</b>	+ 7.4%
<b>Pct. of List Price Received</b>		96.0%	<b>95.3%</b>	- 0.7%	96.0%	<b>95.3%</b>	- 0.7%
<b>Days on Market</b>		124	<b>148</b>	+ 19.4%	124	<b>148</b>	+ 19.4%
<b>Affordability Index</b>		31	<b>36</b>	+ 16.1%	31	<b>36</b>	+ 16.1%
<b>Active Listings</b>		609	<b>583</b>	- 4.3%	--	--	--
<b>Months Supply</b>		5.8	<b>5.9</b>	+ 1.7%	--	--	--

# Sold Listings

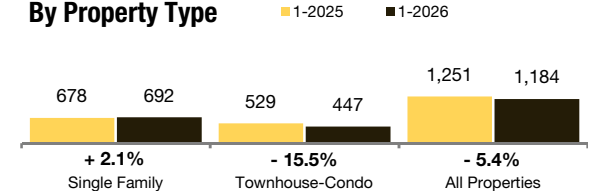
Actual sales that have closed in a given month.



## By Price Range – All Properties – Rolling 12 Months



## By Property Type



### Rolling 12 Months

By Price Range	Single Family			Townhouse-Condo		
	1-2025	1-2026	Change	1-2025	1-2026	Change
\$299,999 and Below	14	10	-28.6%	22	24	+9.1%
\$300,000 to \$599,999	134	112	-16.4%	107	114	+6.5%
\$600,000 to \$999,999	181	180	-0.6%	78	87	+11.5%
\$1,000,000 to \$1,499,999	92	113	+22.8%	76	32	-57.9%
\$1,500,00 to \$1,999,999	56	59	+5.4%	44	35	-20.5%
\$2,000,000 to \$2,499,999	29	33	+13.8%	29	28	-3.4%
\$2,500,000 to \$4,999,999	70	59	-15.7%	99	82	-17.2%
\$5,000,000 to \$9,999,999	42	44	+4.8%	55	27	-50.9%
\$10,000,000 and Above	60	82	+36.7%	19	18	-5.3%
<b>All Price Ranges</b>	<b>678</b>	<b>692</b>	<b>+2.1%</b>	<b>529</b>	<b>447</b>	<b>-15.5%</b>

### Compared to Prior Month

By Price Range	Single Family			Townhouse-Condo		
	12-2025	1-2026	Change	12-2025	1-2026	Change
\$299,999 and Below	0	0	--	2	0	-100.0%
\$300,000 to \$599,999	12	4	-66.7%	12	5	-58.3%
\$600,000 to \$999,999	14	12	-14.3%	8	9	+12.5%
\$1,000,000 to \$1,499,999	11	4	-63.6%	2	0	-100.0%
\$1,500,00 to \$1,999,999	1	4	+300.0%	2	4	+100.0%
\$2,000,000 to \$2,499,999	4	2	-50.0%	2	0	-100.0%
\$2,500,000 to \$4,999,999	5	3	-40.0%	7	9	+28.6%
\$5,000,000 to \$9,999,999	2	3	+50.0%	3	0	-100.0%
\$10,000,000 and Above	3	5	+66.7%	5	2	-60.0%
<b>All Price Ranges</b>	<b>52</b>	<b>37</b>	<b>-28.8%</b>	<b>43</b>	<b>29</b>	<b>-32.6%</b>

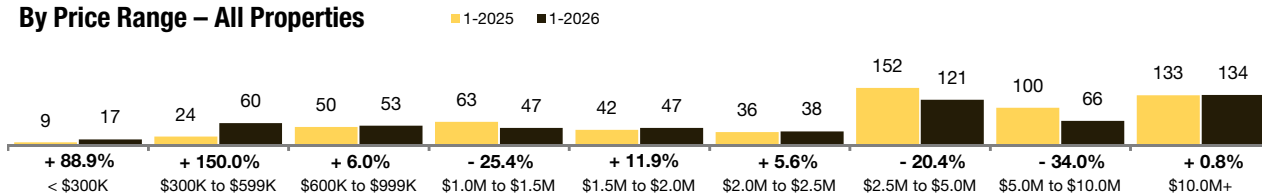
### Year to Date

By Price Range	Single Family			Townhouse-Condo		
	1-2025	1-2026	Change	1-2025	1-2026	Change
\$299,999 and Below	0	0	--	4	0	-100.0%
\$300,000 to \$599,999	8	4	-50.0%	9	5	-44.4%
\$600,000 to \$999,999	10	12	+20.0%	4	9	+125.0%
\$1,000,000 to \$1,499,999	8	4	-50.0%	2	0	-100.0%
\$1,500,00 to \$1,999,999	10	4	-60.0%	4	4	0.0%
\$2,000,000 to \$2,499,999	2	2	0.0%	2	0	-100.0%
\$2,500,000 to \$4,999,999	4	3	-25.0%	5	9	+80.0%
\$5,000,000 to \$9,999,999	3	3	0.0%	6	0	-100.0%
\$10,000,000 and Above	5	5	0.0%	1	2	+100.0%
<b>All Price Ranges</b>	<b>50</b>	<b>37</b>	<b>-26.0%</b>	<b>37</b>	<b>29</b>	<b>-21.6%</b>

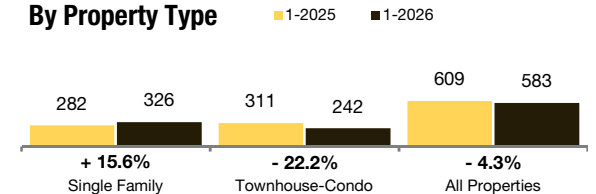
# Inventory of Active Listings

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		
	1-2025	1-2026	Change	1-2025	1-2026	Change
\$299,999 and Below	1	3	+200.0%	3	2	-33.3%
\$300,000 to \$599,999	6	38	+533.3%	17	21	+23.5%
\$600,000 to \$999,999	23	30	+30.4%	25	23	-8.0%
\$1,000,000 to \$1,499,999	28	23	-17.9%	31	24	-22.6%
\$1,500,00 to \$1,999,999	25	26	+4.0%	17	21	+23.5%
\$2,000,000 to \$2,499,999	16	15	-6.3%	19	23	+21.1%
\$2,500,000 to \$4,999,999	31	50	+61.3%	120	71	-40.8%
\$5,000,000 to \$9,999,999	44	29	-34.1%	56	37	-33.9%
\$10,000,000 and Above	108	112	+3.7%	23	20	-13.0%
<b>All Price Ranges</b>	<b>282</b>	<b>326</b>	<b>+15.6%</b>	<b>311</b>	<b>242</b>	<b>-22.2%</b>

### Compared to Prior Month

By Price Range	Single Family			Townhouse-Condo		
	12-2025	1-2026	Change	12-2025	1-2026	Change
\$299,999 and Below	2	3	+50.0%	2	2	0.0%
\$300,000 to \$599,999	34	38	+11.8%	19	21	+10.5%
\$600,000 to \$999,999	42	30	-28.6%	23	23	0.0%
\$1,000,000 to \$1,499,999	18	23	+27.8%	23	24	+4.3%
\$1,500,00 to \$1,999,999	27	26	-3.7%	25	21	-16.0%
\$2,000,000 to \$2,499,999	15	15	0.0%	24	23	-4.2%
\$2,500,000 to \$4,999,999	53	50	-5.7%	70	71	+1.4%
\$5,000,000 to \$9,999,999	33	29	-12.1%	34	37	+8.8%
\$10,000,000 and Above	114	112	-1.8%	22	20	-9.1%
<b>All Price Ranges</b>	<b>338</b>	<b>326</b>	<b>-3.6%</b>	<b>242</b>	<b>242</b>	<b>0.0%</b>

### 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®



<b>New Listings</b>	A measure of how much new supply is coming onto the market from sellers.
<b>Pending Sales</b>	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.
<b>Sold Listings</b>	A measure of home sales that were closed to completion during the report period.
<b>Median Sales Price</b>	A measure of home values in a market area where 50% of activity was higher and 50% was lower than this price point.
<b>Average Sales Price</b>	A sum of all home sales prices divided by total number of sales.
<b>Percent of List Price Received</b>	A mathematical calculation of the percent difference from last list price and sold price for those listings sold in the reported period.
<b>Days on Market Until Sale</b>	A measure of how long it takes homes to sell, on average.
<b>Housing Affordability Index</b>	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.
<b>Inventory of Active Listings</b>	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.
<b>Months Supply of Inventory</b>	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.