

Monthly Indicators



February 2026

Percent changes calculated using year-over-year comparisons.

New Listings were down 15.9 percent for single family homes and 3.9 percent for townhouse-condo properties. Pending Sales decreased 11.3 percent for single family homes and 69.9 percent for townhouse-condo properties.

The Median Sales Price was down 27.8 percent to \$910,000 for single family homes and 15.1 percent to \$1,040,000 for townhouse-condo properties. Days on Market increased 40.0 percent for single family homes and 50.0 percent for condo properties.

Nationally, the median existing-home price inched up 0.9% year-over-year to \$396,800, a new high for the month, NAR reported. Home prices have continued to rise across much of the country, in part due to low supply, which remains below pre-pandemic levels. Total housing inventory stood at 1.22 million units as of the most recent reading, up 3.4% from one year earlier, representing a 3.7-month supply at the current sales pace.

Activity Snapshot

- 21.1%	- 19.5%	+ 9.2%
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	2-2025	2-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		82	69	- 15.9%	165	129	- 21.8%
Pending Sales		53	47	- 11.3%	110	86	- 21.8%
Sold Listings		39	35	- 10.3%	89	72	- 19.1%
Median Sales Price		\$1,260,000	\$910,000	- 27.8%	\$1,300,000	\$1,059,000	- 18.5%
Avg. Sales Price		\$3,996,085	\$3,709,351	- 7.2%	\$3,965,062	\$4,237,196	+ 6.9%
Pct. of List Price Received		96.8%	95.3%	- 1.5%	96.2%	94.9%	- 1.4%
Days on Market		110	154	+ 40.0%	124	153	+ 23.4%
Affordability Index		33	49	+ 48.5%	32	42	+ 31.3%
Active Listings		292	349	+ 19.5%	--	--	--
Months Supply		5.2	6.1	+ 17.3%	--	--	--

Townhouse-Condo Market Overview



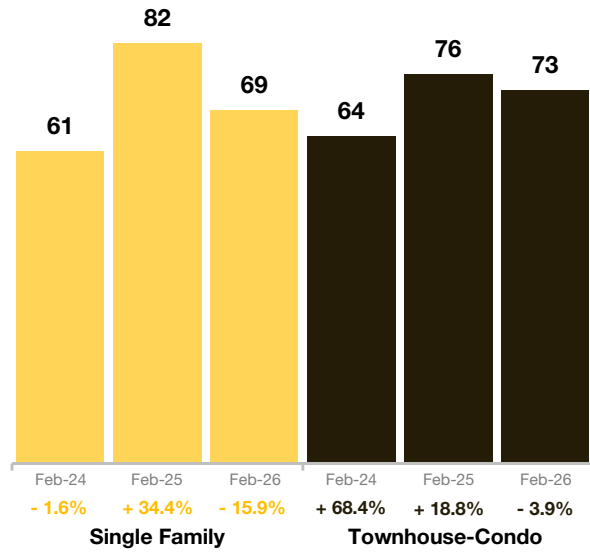
Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	2-2025	2-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		76	73	- 3.9%	144	109	- 24.3%
Pending Sales		103	31	- 69.9%	138	53	- 61.6%
Sold Listings		25	19	- 24.0%	62	48	- 22.6%
Median Sales Price		\$1,225,000	\$1,040,000	- 15.1%	\$1,272,500	\$1,145,000	- 10.0%
Avg. Sales Price		\$2,402,320	\$1,946,579	- 19.0%	\$2,811,387	\$2,259,994	- 19.6%
Pct. of List Price Received		95.9%	96.4%	+ 0.5%	96.2%	96.4%	+ 0.2%
Days on Market		110	165	+ 50.0%	114	152	+ 33.3%
Affordability Index		34	43	+ 26.5%	33	39	+ 18.2%
Active Listings		271	275	+ 1.5%	--	--	--
Months Supply		6.4	7.5	+ 17.2%	--	--	--

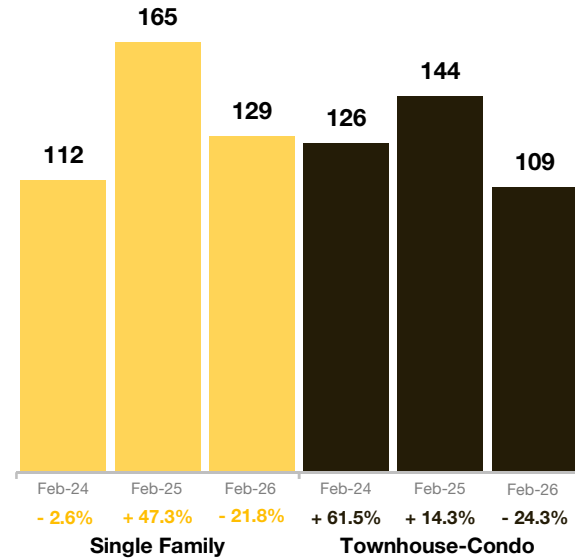
New Listings



February

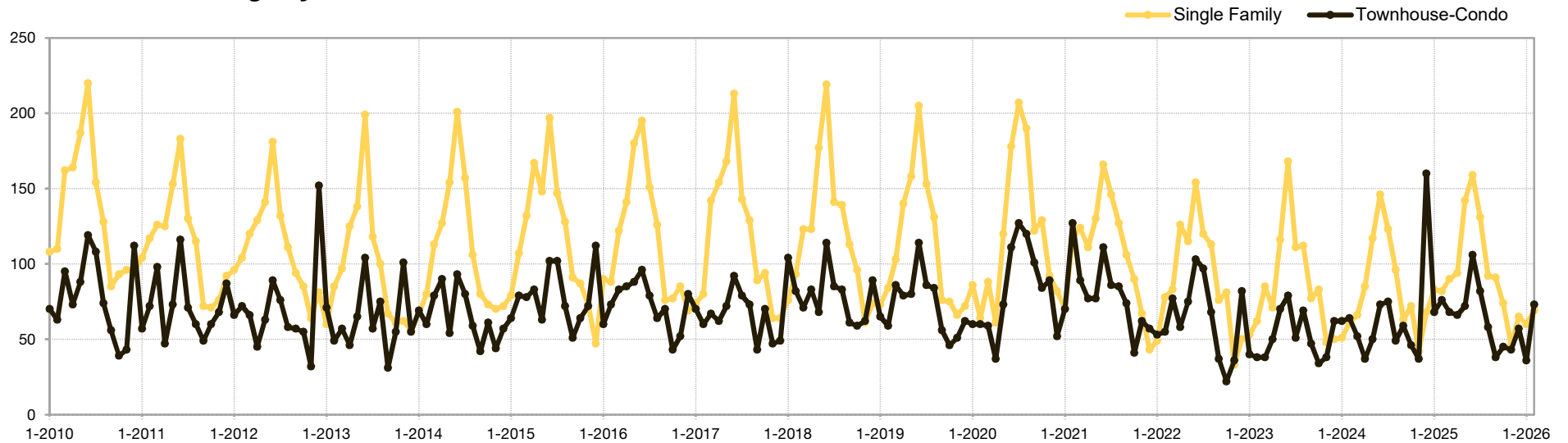


Year to Date



New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	92	-4.2%	58	+18.4%
Sep-2025	91	+44.4%	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%
Jan-2026	60	-27.7%	36	-47.1%
Feb-2026	69	-15.9%	73	-3.9%

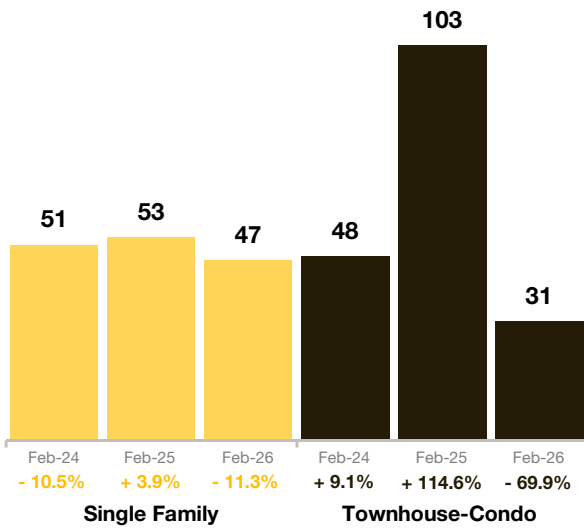
Historical New Listings by Month



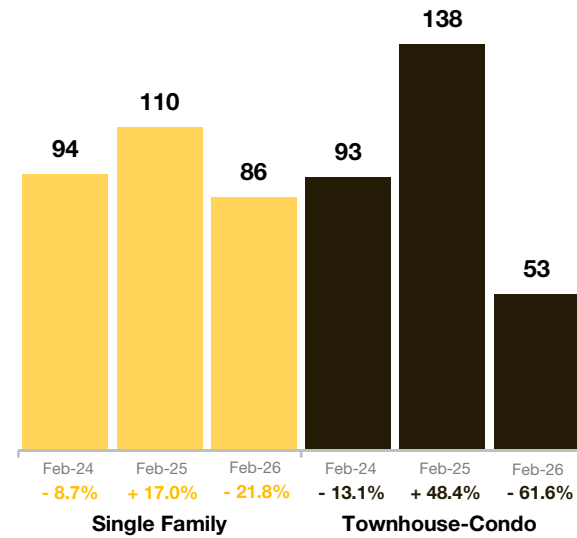
Pending Sales



February

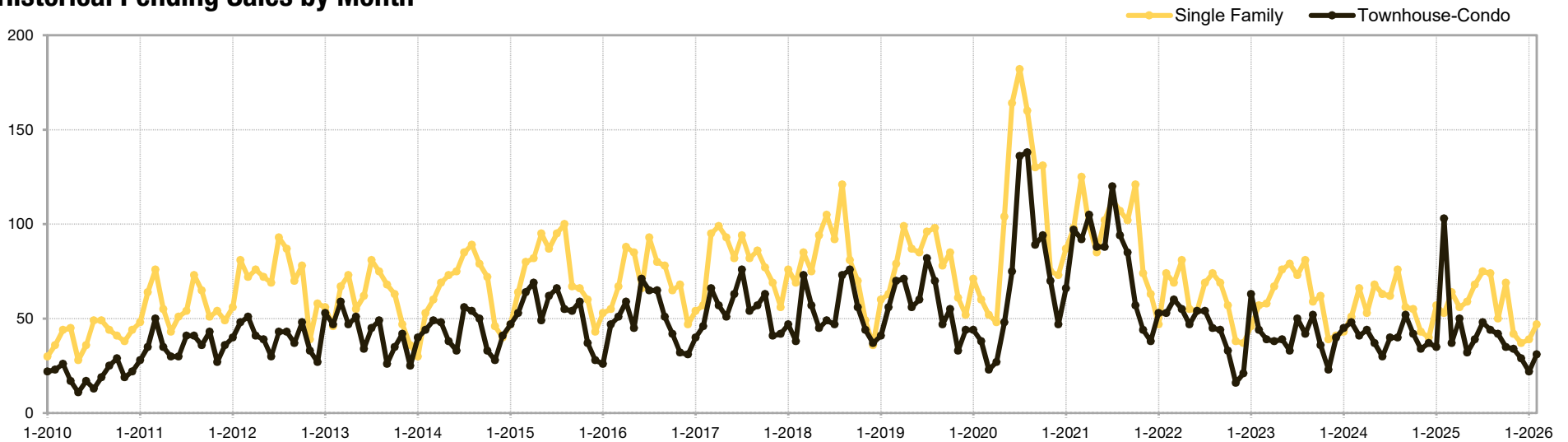


Year to Date



Pending Sales	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	50	-10.7%	42	-19.2%
Oct-2025	69	+25.5%	35	-16.7%
Nov-2025	42	-2.3%	34	0.0%
Dec-2025	37	-7.5%	29	-21.6%
Jan-2026	39	-31.6%	22	-37.1%
Feb-2026	47	-11.3%	31	-69.9%

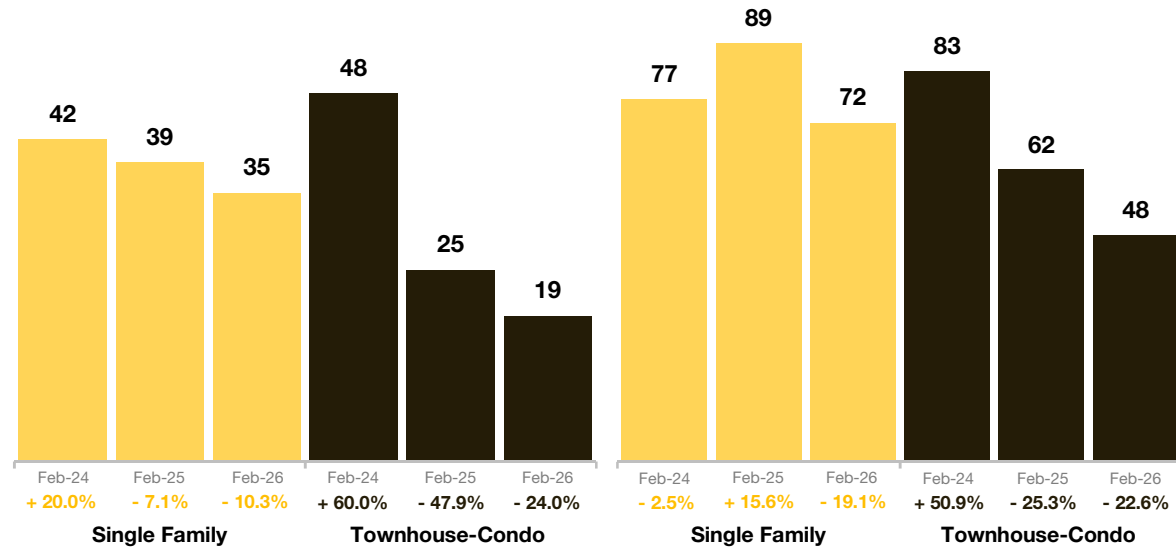
Historical Pending Sales by Month



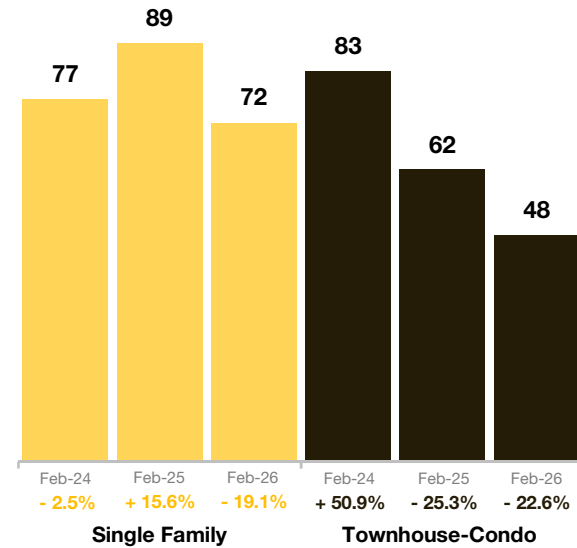
Sold Listings



February

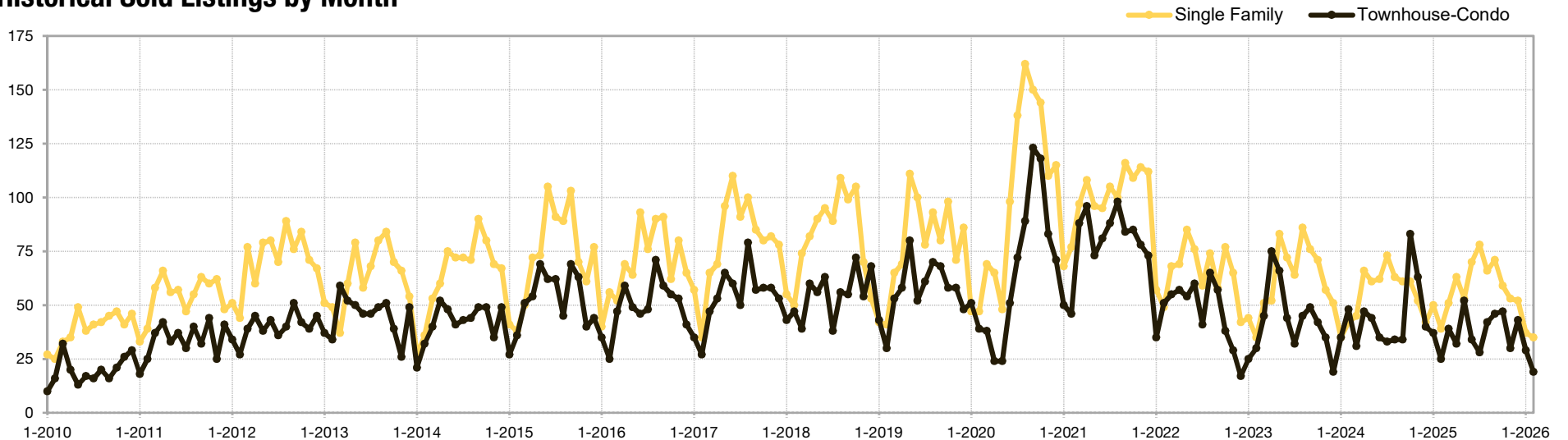


Year to Date



Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%
Jan-2026	37	-26.0%	29	-21.6%
Feb-2026	35	-10.3%	19	-24.0%

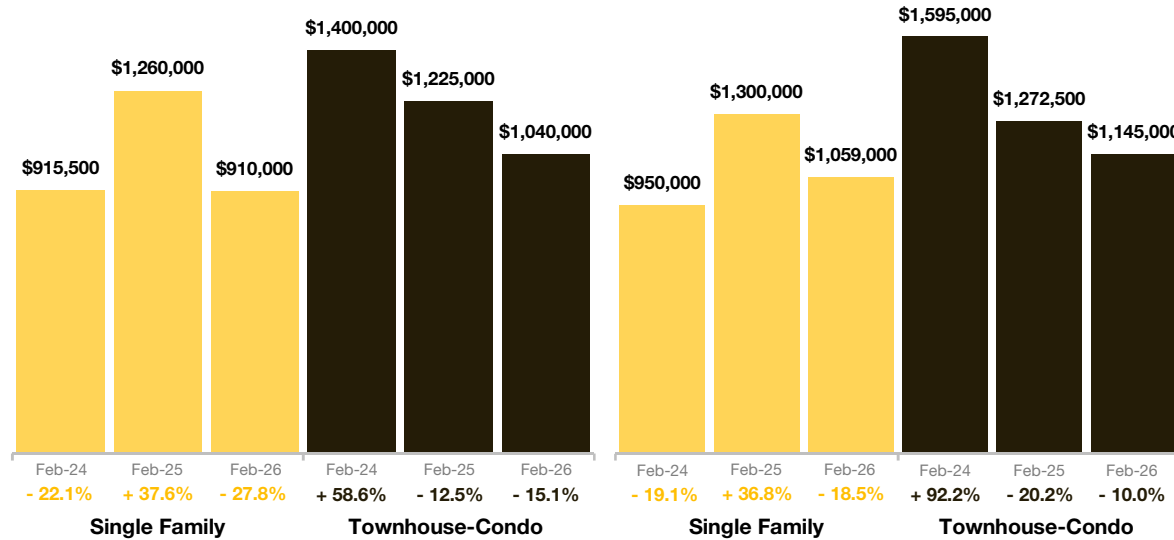
Historical Sold Listings by Month



Median Sales Price



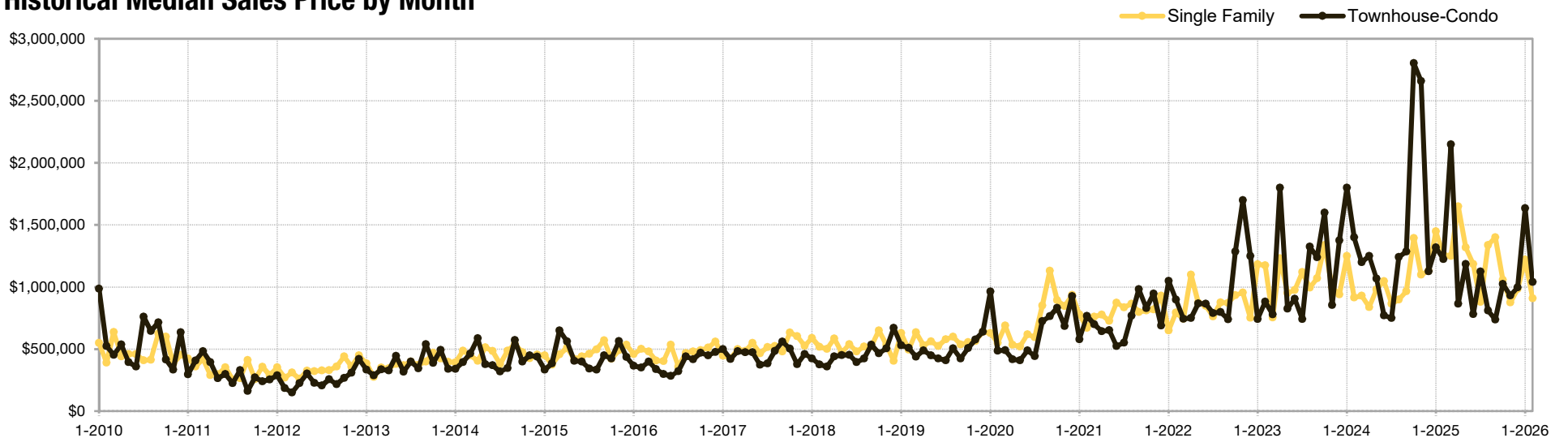
February



Year to Date

Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%
Jan-2026	\$1,220,000	-15.8%	\$1,635,000	+23.9%
Feb-2026	\$910,000	-27.8%	\$1,040,000	-15.1%

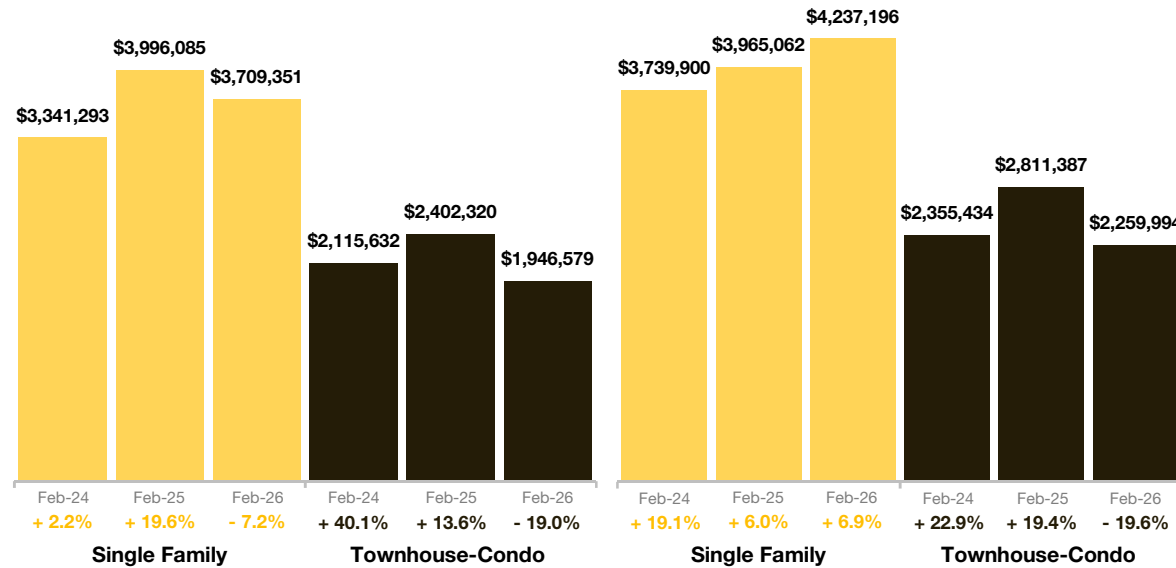
Historical Median Sales Price by Month



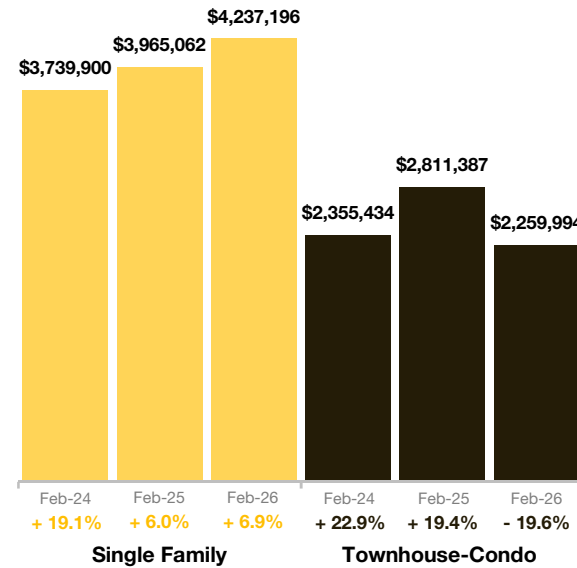
Average Sales Price



February

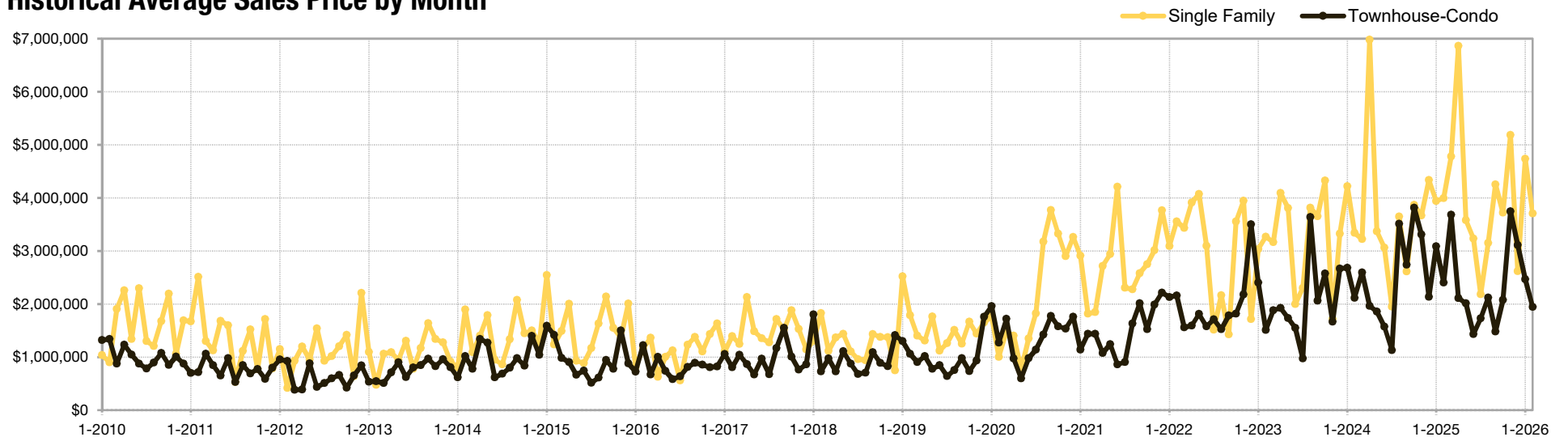


Year to Date



Avg. Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%
Jan-2026	\$4,736,509	+20.2%	\$2,465,334	-20.2%
Feb-2026	\$3,709,351	-7.2%	\$1,946,579	-19.0%

Historical Average Sales Price by Month

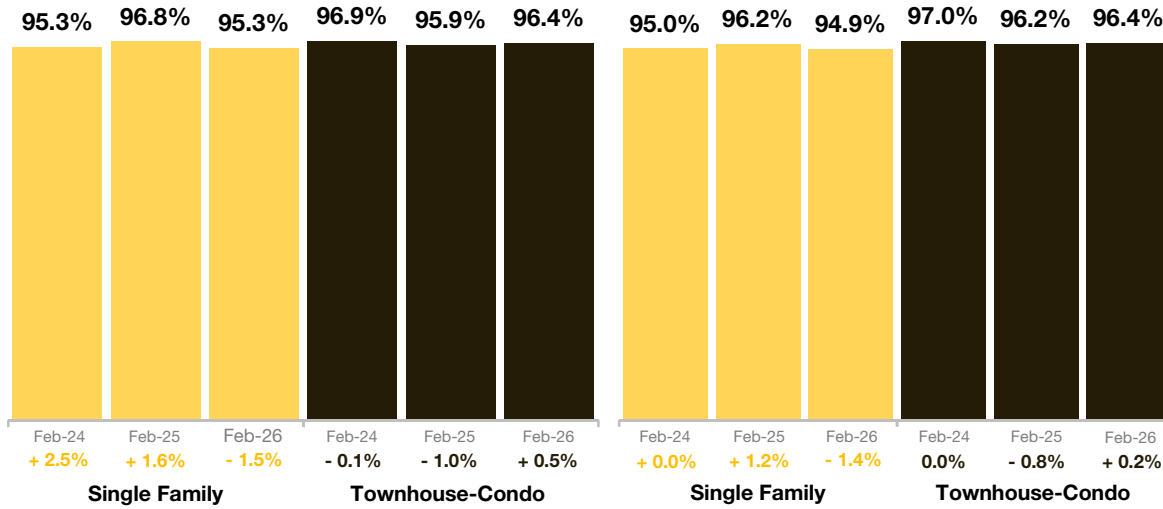


Percent of List Price Received



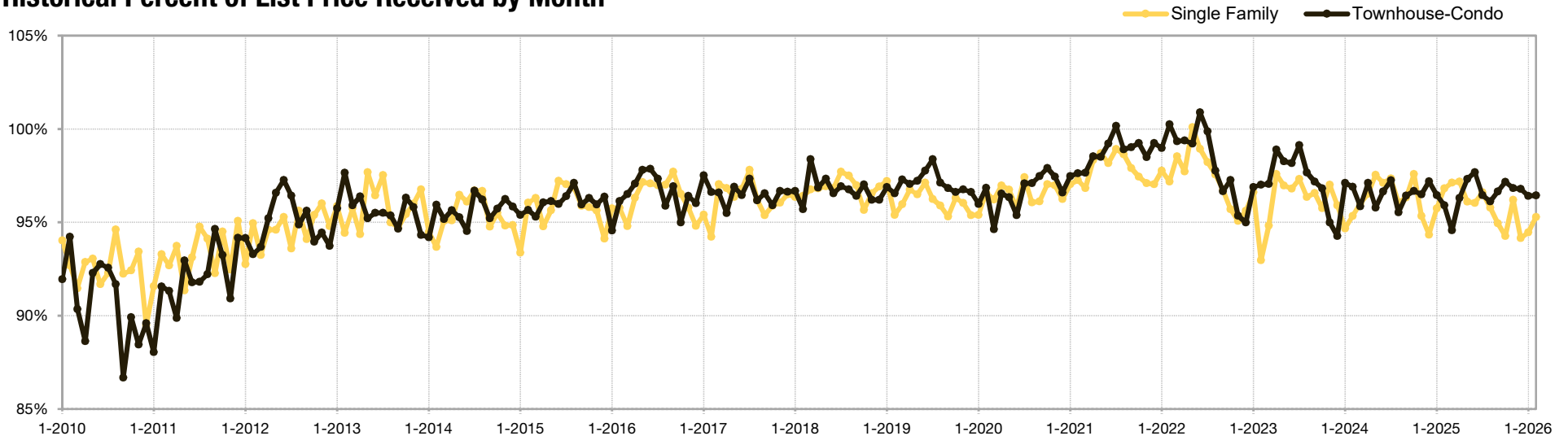
February

Year to Date



Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%
Jan-2026	94.5%	-1.3%	96.4%	-0.1%
Feb-2026	95.3%	-1.5%	96.4%	+0.5%

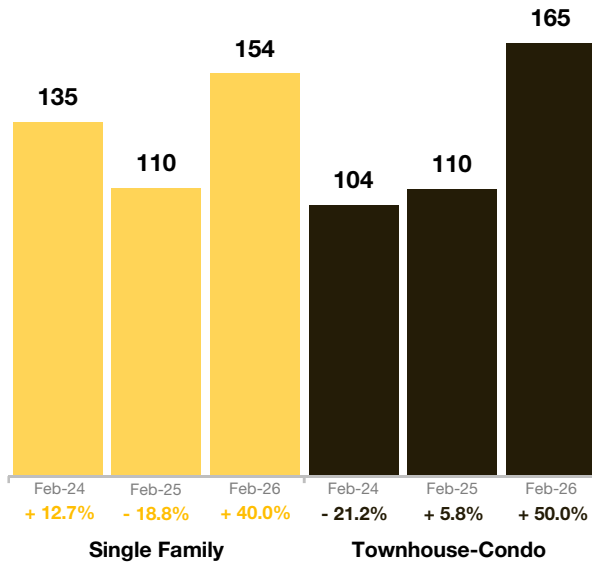
Historical Percent of List Price Received by Month



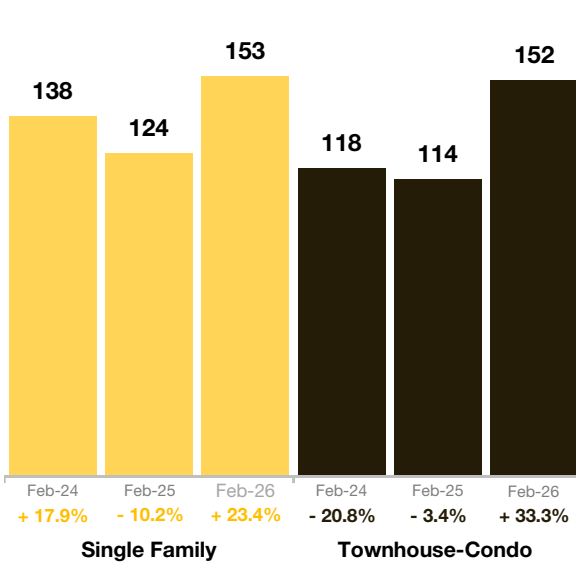
Days on Market Until Sale



February

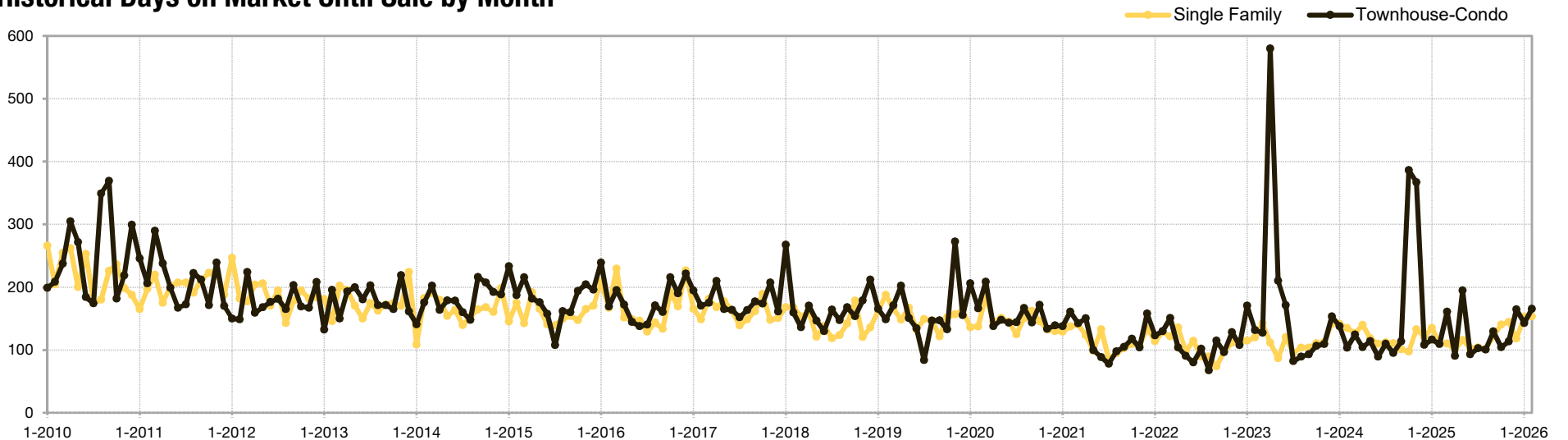


Year to Date



Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%
Jan-2026	153	+13.3%	143	+22.2%
Feb-2026	154	+40.0%	165	+50.0%

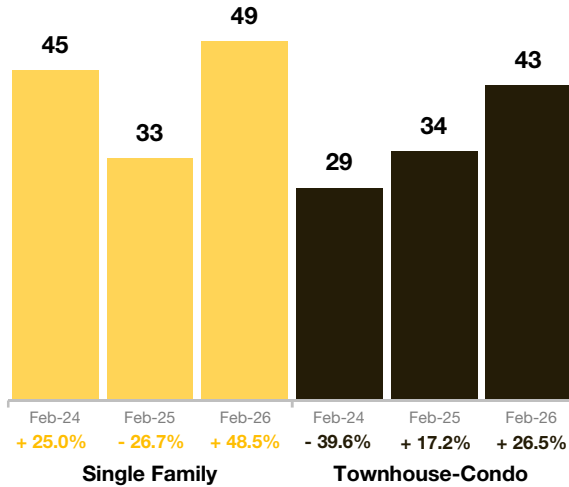
Historical Days on Market Until Sale by Month



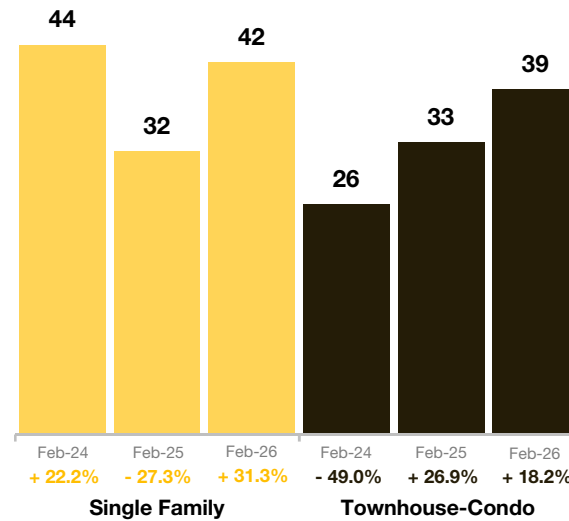
Housing Affordability Index



February

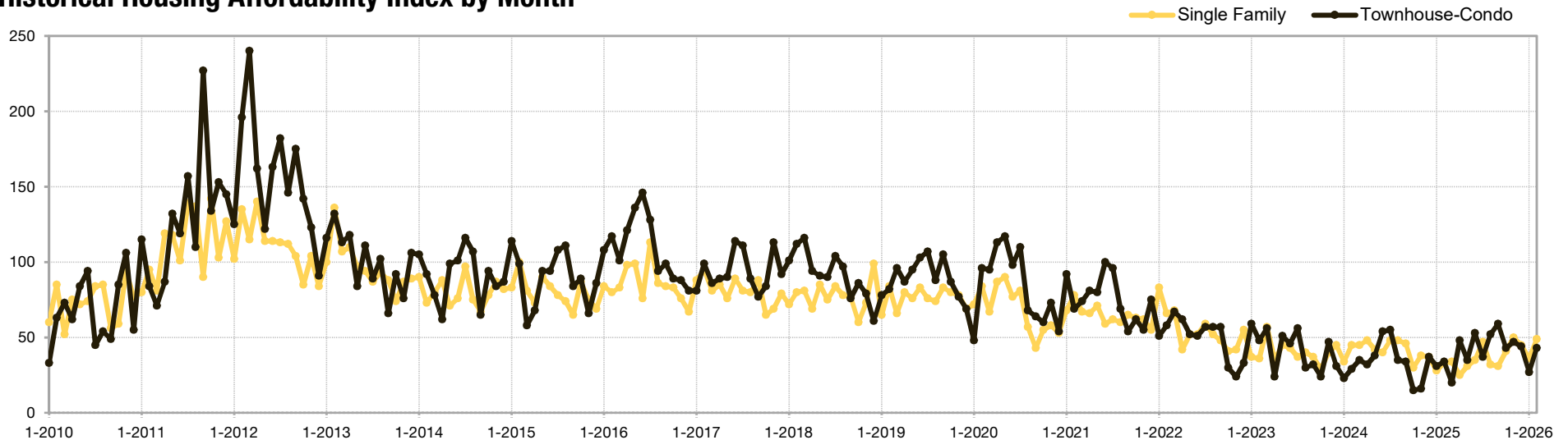


Year to Date



Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%
Feb-2026	49	+48.5%	43	+26.5%

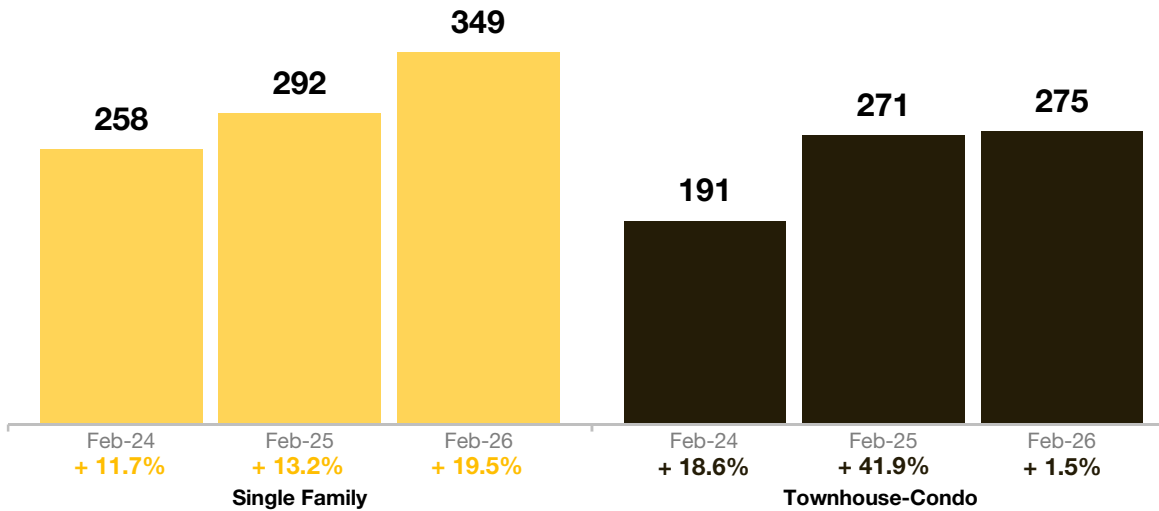
Historical Housing Affordability Index by Month



Inventory of Active Listings

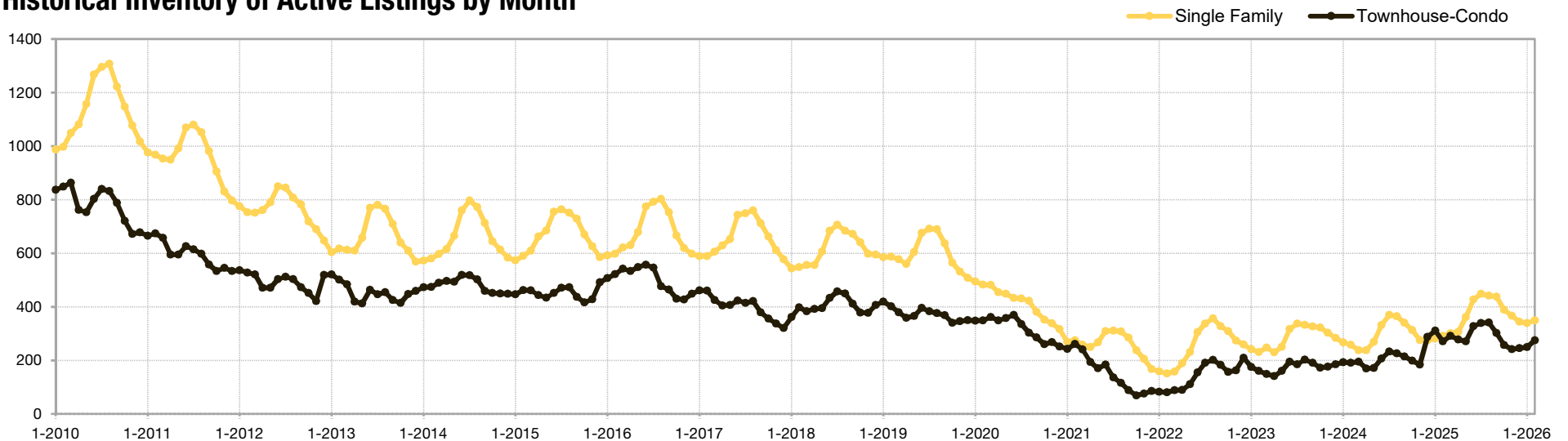


February



Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Mar-2025	301	+26.5%	292	+49.7%
Apr-2025	306	+28.6%	278	+63.5%
May-2025	362	+34.6%	271	+57.6%
Jun-2025	427	+28.6%	328	+58.5%
Jul-2025	449	+21.4%	339	+45.5%
Aug-2025	442	+21.1%	341	+50.9%
Sep-2025	438	+28.8%	302	+41.1%
Oct-2025	389	+24.3%	257	+29.1%
Nov-2025	367	+33.0%	242	+31.5%
Dec-2025	344	+25.1%	246	-14.6%
Jan-2026	339	+20.2%	250	-19.6%
Feb-2026	349	+19.5%	275	+1.5%

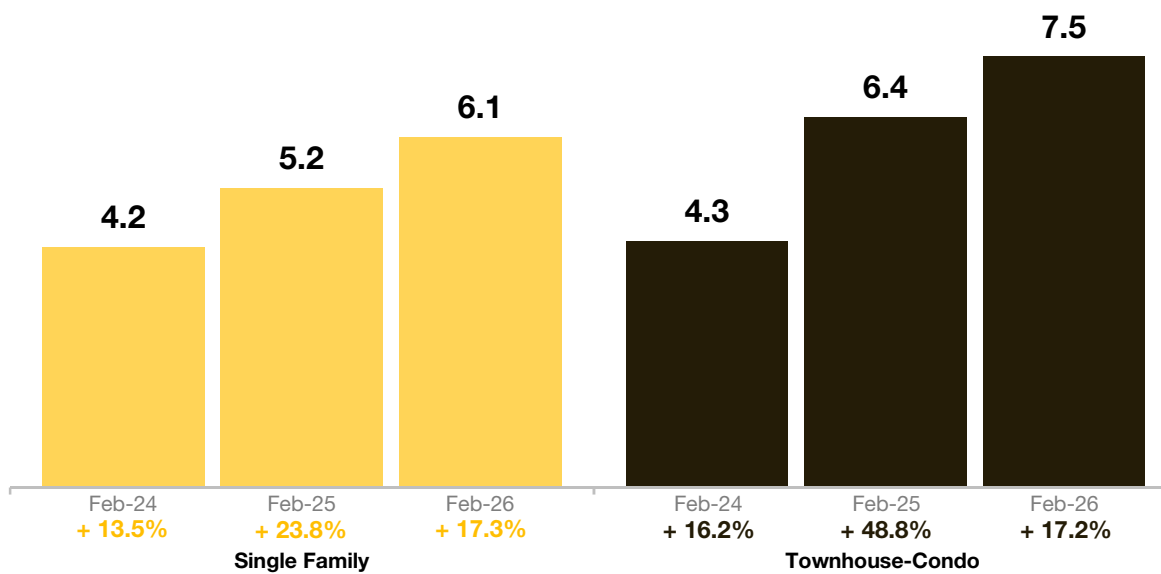
Historical Inventory of Active Listings by Month



Months Supply of Inventory

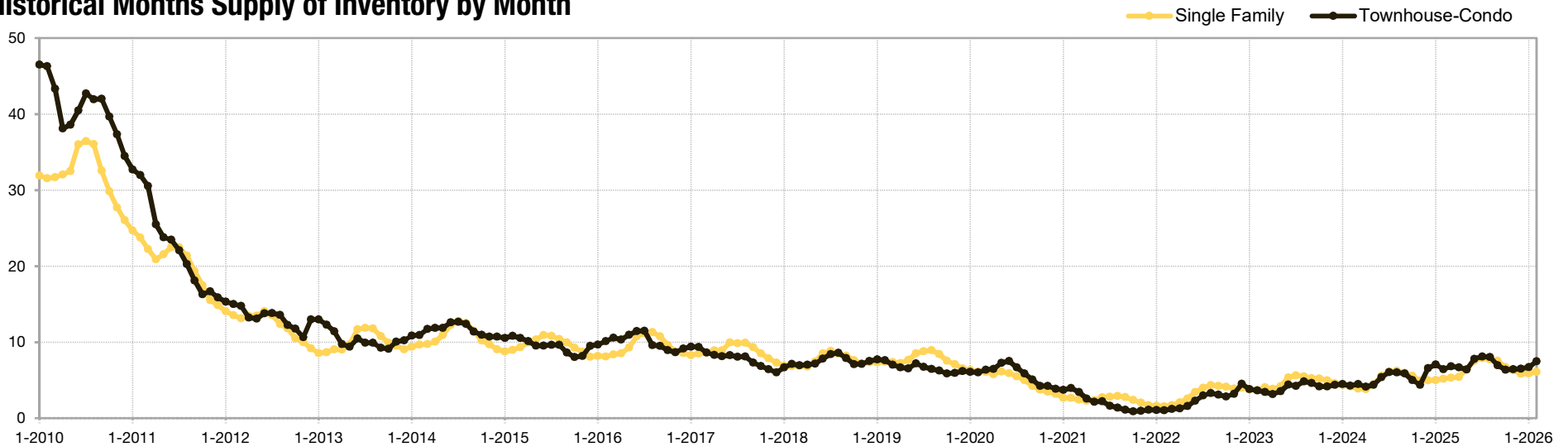


February



Months Supply of Inventory	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Mar-2025	5.3	+35.9%	6.8	+51.1%
Apr-2025	5.4	+42.1%	6.7	+63.4%
May-2025	6.5	+47.7%	6.4	+45.5%
Jun-2025	7.6	+35.7%	7.8	+44.4%
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%	7.0	+18.6%
Oct-2025	6.7	+21.8%	6.4	+28.0%
Nov-2025	6.3	+28.6%	6.4	+45.5%
Dec-2025	5.9	+18.0%	6.5	-1.5%
Jan-2026	5.9	+18.0%	6.7	-5.6%
Feb-2026	6.1	+17.3%	7.5	+17.2%

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.

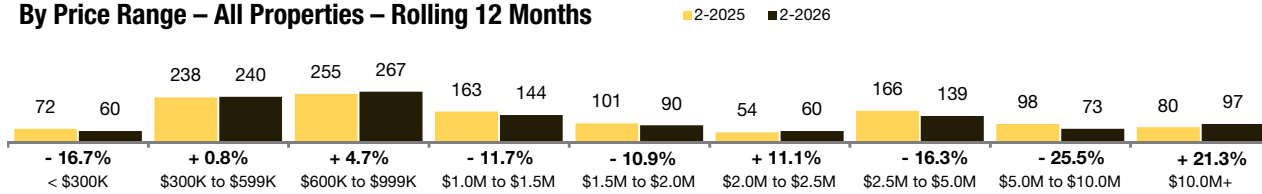
Key Metrics	Historical Sparkbars	2-2025	2-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		170	145	- 14.7%	325	241	- 25.8%
Pending Sales		161	78	- 51.6%	262	140	- 46.6%
Sold Listings		71	56	- 21.1%	162	124	- 23.5%
Median Sales Price		\$1,155,000	\$930,000	- 19.5%	\$1,225,000	\$1,019,500	- 16.8%
Avg. Sales Price		\$3,466,532	\$3,015,041	- 13.0%	\$3,447,611	\$3,354,522	- 2.7%
Pct. of List Price Received		96.4%	95.6%	- 0.8%	96.2%	95.5%	- 0.7%
Days on Market		106	159	+ 50.0%	116	153	+ 31.9%
Affordability Index		36	48	+ 33.3%	34	44	+ 29.4%
Active Listings		586	640	+ 9.2%	--	--	--
Months Supply		5.7	6.6	+ 15.8%	--	--	--

Sold Listings

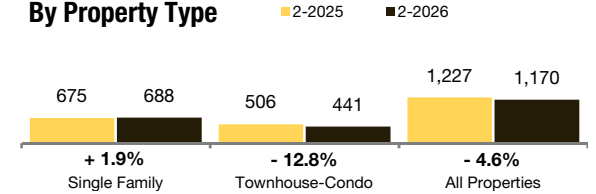
Actual sales that have closed in a given month.



By Price Range – All Properties – Rolling 12 Months



By Property Type



Rolling 12 Months

By Price Range	Single Family			Townhouse-Condo		
	2-2025	2-2026	Change	2-2025	2-2026	Change
\$299,999 and Below	12	9	-25.0%	21	22	+4.8%
\$300,000 to \$599,999	129	116	-10.1%	106	115	+8.5%
\$600,000 to \$999,999	180	179	-0.6%	74	87	+17.6%
\$1,000,000 to \$1,499,999	93	113	+21.5%	69	31	-55.1%
\$1,500,00 to \$1,999,999	61	55	-9.8%	39	33	-15.4%
\$2,000,000 to \$2,499,999	28	32	+14.3%	26	28	+7.7%
\$2,500,000 to \$4,999,999	69	59	-14.5%	97	80	-17.5%
\$5,000,000 to \$9,999,999	42	45	+7.1%	56	28	-50.0%
\$10,000,000 and Above	61	80	+31.1%	18	17	-5.6%
All Price Ranges	675	688	+1.9%	506	441	-12.8%

Compared to Prior Month

By Price Range	Single Family			Townhouse-Condo		
	1-2026	2-2026	Change	1-2026	2-2026	Change
\$299,999 and Below	0	0	--	0	0	--
\$300,000 to \$599,999	4	8	+100.0%	5	5	0.0%
\$600,000 to \$999,999	12	12	0.0%	9	4	-55.6%
\$1,000,000 to \$1,499,999	4	5	+25.0%	0	2	--
\$1,500,00 to \$1,999,999	4	2	-50.0%	4	2	-50.0%
\$2,000,000 to \$2,499,999	2	0	-100.0%	0	0	--
\$2,500,000 to \$4,999,999	3	1	-66.7%	9	3	-66.7%
\$5,000,000 to \$9,999,999	3	3	0.0%	0	3	--
\$10,000,000 and Above	5	4	-20.0%	2	0	-100.0%
All Price Ranges	37	35	-5.4%	29	19	-34.5%

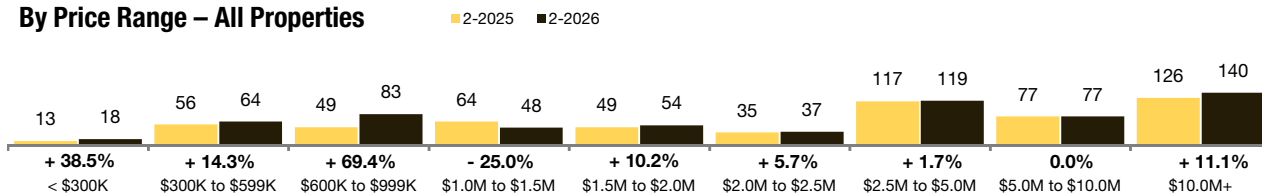
Year to Date

By Price Range	Single Family			Townhouse-Condo		
	2-2025	2-2026	Change	2-2025	2-2026	Change
\$299,999 and Below	1	0	-100.0%	6	0	-100.0%
\$300,000 to \$599,999	12	12	0.0%	13	10	-23.1%
\$600,000 to \$999,999	23	24	+4.3%	8	13	+62.5%
\$1,000,000 to \$1,499,999	13	9	-30.8%	5	2	-60.0%
\$1,500,00 to \$1,999,999	16	6	-62.5%	8	6	-25.0%
\$2,000,000 to \$2,499,999	3	2	-33.3%	2	0	-100.0%
\$2,500,000 to \$4,999,999	5	4	-20.0%	10	12	+20.0%
\$5,000,000 to \$9,999,999	5	6	+20.0%	8	3	-62.5%
\$10,000,000 and Above	11	9	-18.2%	2	2	0.0%
All Price Ranges	89	72	-19.1%	62	48	-22.6%

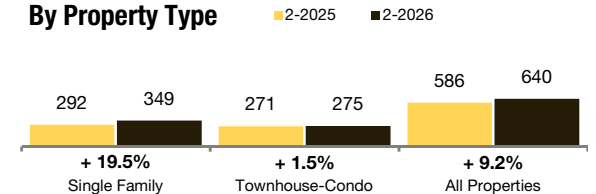
Inventory of Active Listings

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		
	2-2025	2-2026	Change	2-2025	2-2026	Change
\$299,999 and Below	1	3	+200.0%	4	2	-50.0%
\$300,000 to \$599,999	10	40	+300.0%	41	23	-43.9%
\$600,000 to \$999,999	23	44	+91.3%	24	39	+62.5%
\$1,000,000 to \$1,499,999	29	19	-34.5%	31	29	-6.5%
\$1,500,00 to \$1,999,999	27	28	+3.7%	22	26	+18.2%
\$2,000,000 to \$2,499,999	16	12	-25.0%	18	25	+38.9%
\$2,500,000 to \$4,999,999	37	50	+35.1%	79	69	-12.7%
\$5,000,000 to \$9,999,999	42	35	-16.7%	35	42	+20.0%
\$10,000,000 and Above	107	118	+10.3%	17	20	+17.6%
All Price Ranges	292	349	+19.5%	271	275	+1.5%

Compared to Prior Month

By Price Range	Single Family			Townhouse-Condo		
	1-2026	2-2026	Change	1-2026	2-2026	Change
\$299,999 and Below	3	3	0.0%	2	2	0.0%
\$300,000 to \$599,999	42	40	-4.8%	21	23	+9.5%
\$600,000 to \$999,999	34	44	+29.4%	25	39	+56.0%
\$1,000,000 to \$1,499,999	24	19	-20.8%	24	29	+20.8%
\$1,500,00 to \$1,999,999	27	28	+3.7%	22	26	+18.2%
\$2,000,000 to \$2,499,999	15	12	-20.0%	23	25	+8.7%
\$2,500,000 to \$4,999,999	31	35	+12.9%	41	42	+2.4%
\$5,000,000 to \$9,999,999	111	118	+6.3%	21	20	-4.8%
All Price Ranges	339	349	+2.9%	250	275	+10.0%

Year to Date

Property Type	2-2025	2-2026	Change
Single Family	292	349	+19.5%
Townhouse-Condo	271	275	+1.5%
All Properties	586	640	+9.2%

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.