

Monthly Indicators



March 2026

Percent changes calculated using year-over-year comparisons.

New Listings were down 4.4 percent for single family homes and 10.1 percent for townhouse-condo properties. Pending Sales increased 12.5 percent for single family homes and 21.6 percent for townhouse-condo properties.

The Median Sales Price was down 24.4 percent to \$945,000 for single family homes and 29.1 percent to \$1,525,000 for townhouse-condo properties. Days on Market increased 8.1 percent for single family homes but decreased 11.2 percent for condo properties.

Data from NAR show that inventory continued to grow nationwide, ticking up 2.4% month-over-month and 4.9% year-over-year to 1.29 million units heading into March, representing a 3.8-month supply at the current sales pace. Meanwhile, home prices increased for the 32nd consecutive month, climbing 0.3% year-over-year to \$398,000.

Activity Snapshot

- 15.1% **- 29.0%** **+ 2.9%**

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	3-2025	3-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		90	86	- 4.4%	255	219	- 14.1%
Pending Sales		64	72	+ 12.5%	174	152	- 12.6%
Sold Listings		51	52	+ 2.0%	140	125	- 10.7%
Median Sales Price		\$1,250,000	\$945,000	- 24.4%	\$1,290,500	\$990,000	- 23.3%
Avg. Sales Price		\$4,781,050	\$1,842,418	- 61.5%	\$4,262,315	\$3,212,167	- 24.6%
Pct. of List Price Received		97.1%	94.8%	- 2.4%	96.5%	94.9%	- 1.7%
Days on Market		111	120	+ 8.1%	119	139	+ 16.8%
Affordability Index		34	46	+ 35.3%	33	44	+ 33.3%
Active Listings		301	344	+ 14.3%	--	--	--
Months Supply		5.3	6.0	+ 13.2%	--	--	--

Townhouse-Condo Market Overview



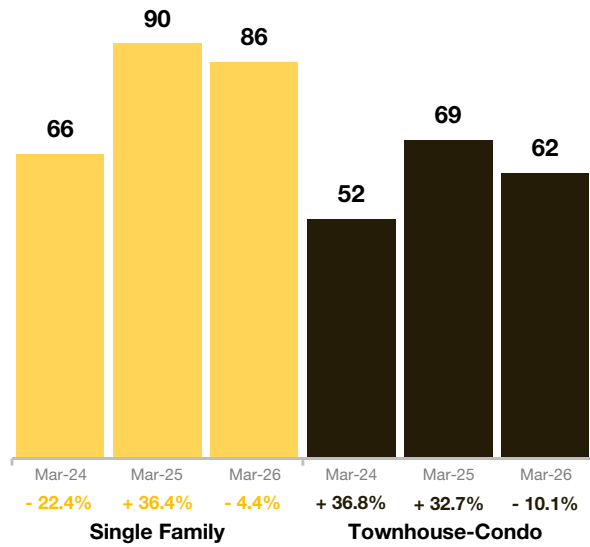
Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	3-2025	3-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		69	62	- 10.1%	213	171	- 19.7%
Pending Sales		37	45	+ 21.6%	175	99	- 43.4%
Sold Listings		39	27	- 30.8%	101	76	- 24.8%
Median Sales Price		\$2,150,000	\$1,525,000	- 29.1%	\$1,660,000	\$1,412,500	- 14.9%
Avg. Sales Price		\$3,682,308	\$2,978,315	- 19.1%	\$3,147,683	\$2,487,424	- 21.0%
Pct. of List Price Received		94.6%	96.3%	+ 1.8%	95.6%	96.4%	+ 0.8%
Days on Market		161	143	- 11.2%	132	147	+ 11.4%
Affordability Index		20	28	+ 40.0%	25	30	+ 20.0%
Active Listings		293	277	- 5.5%	--	--	--
Months Supply		6.8	7.7	+ 13.2%	--	--	--

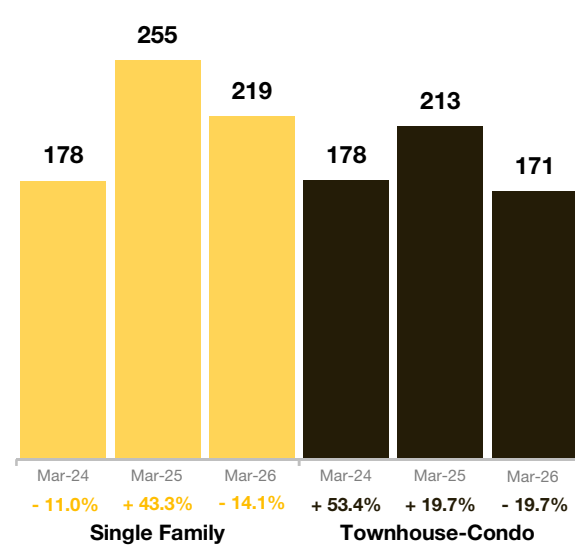
New Listings



March

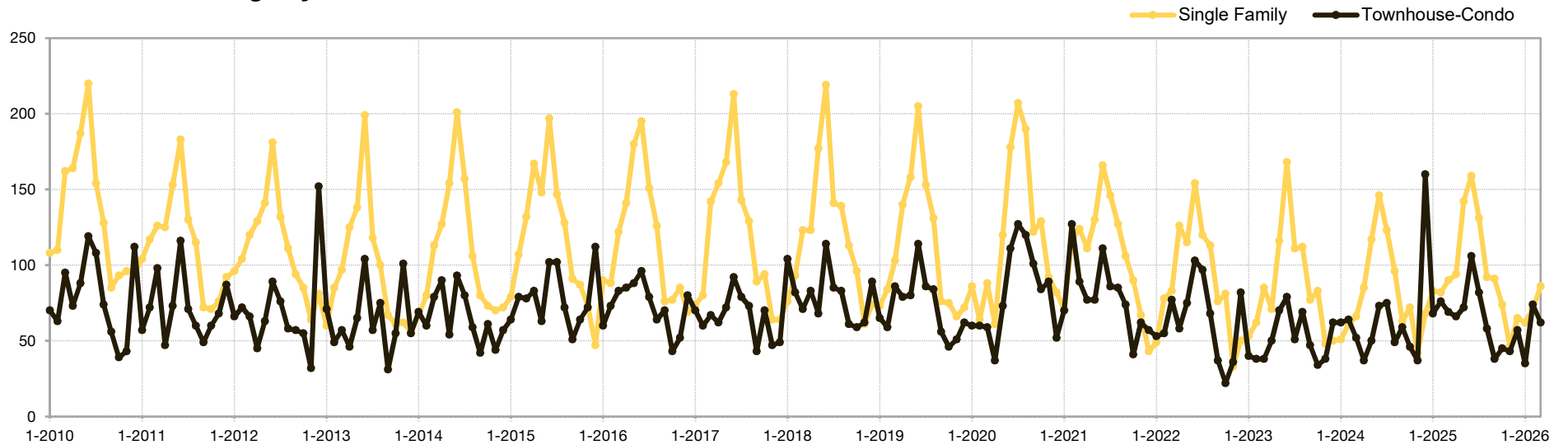


Year to Date



New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	62	-25.3%	35	-48.5%
Feb-2026	71	-13.4%	74	-2.6%
Mar-2026	86	-4.4%	62	-10.1%

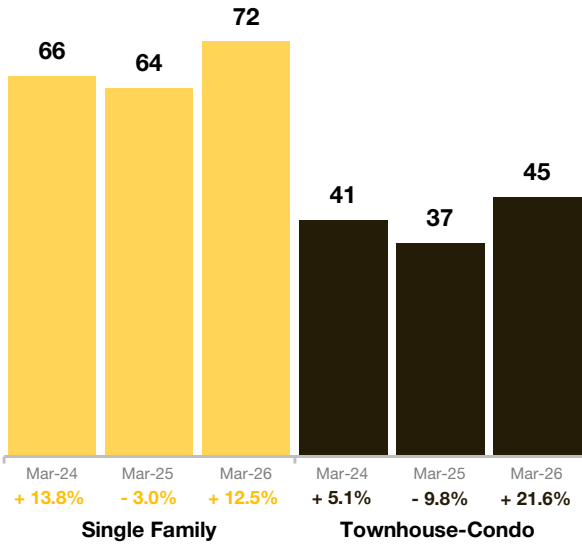
Historical New Listings by Month



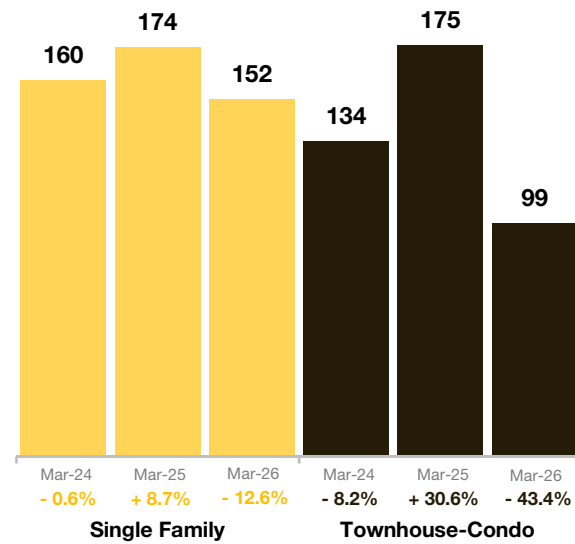
Pending Sales



March

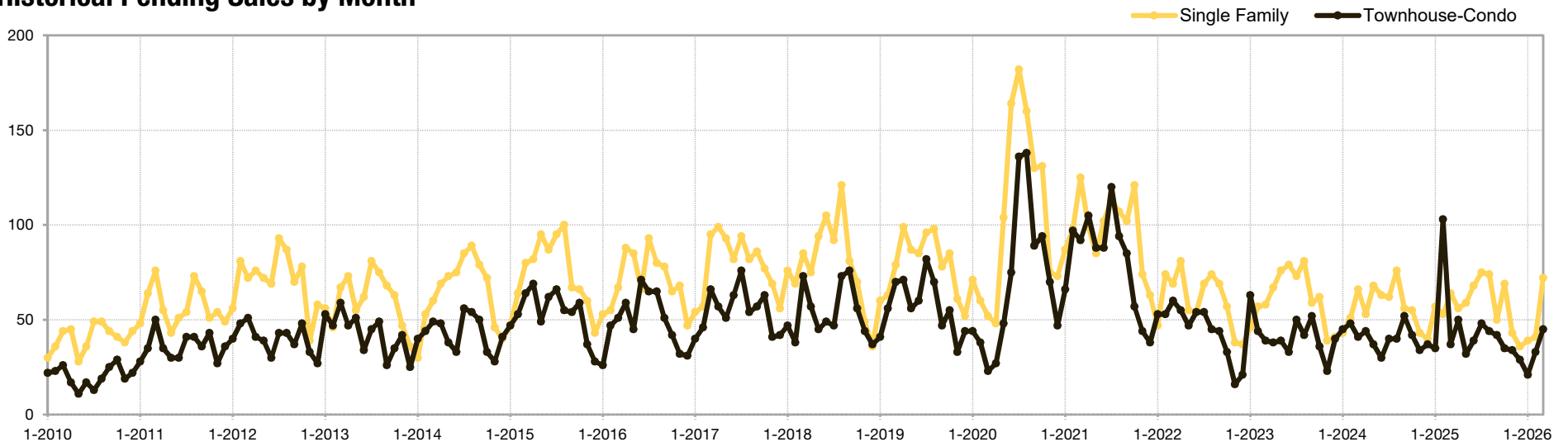


Year to Date



Pending Sales	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	43	0.0%	34	0.0%
Dec-2025	36	-10.0%	29	-21.6%
Jan-2026	39	-31.6%	21	-40.0%
Feb-2026	41	-22.6%	33	-68.0%
Mar-2026	72	+12.5%	45	+21.6%

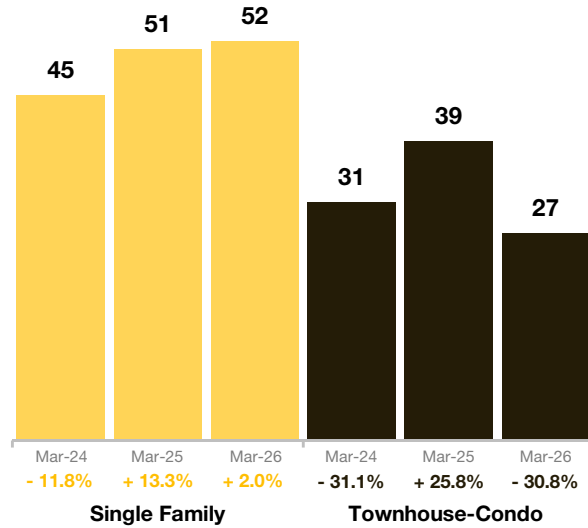
Historical Pending Sales by Month



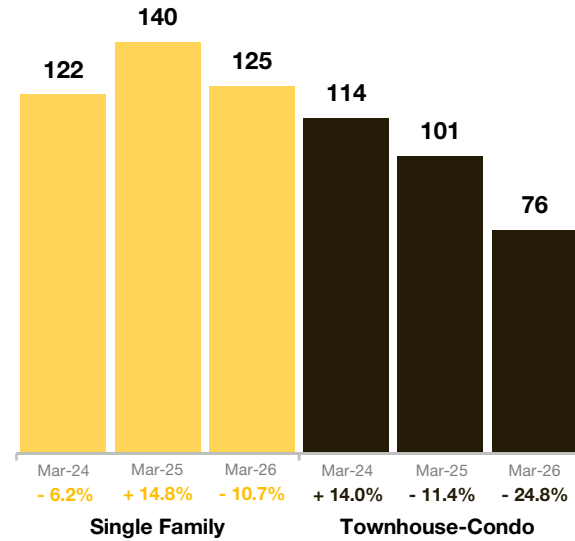
Sold Listings



March

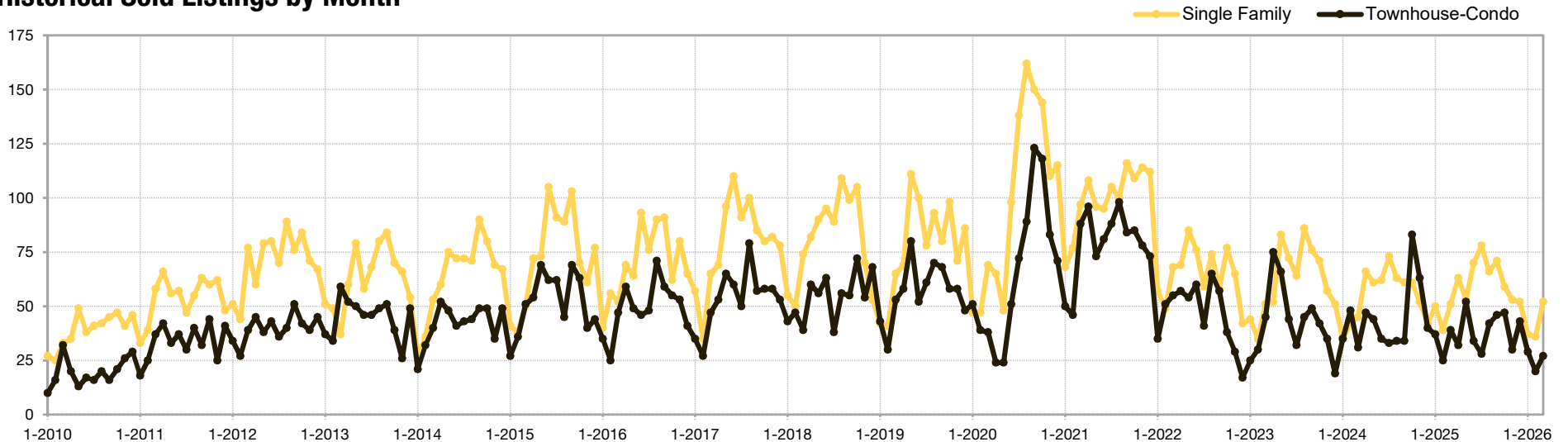


Year to Date



Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	36	-7.7%	20	-20.0%
Mar-2026	52	+2.0%	27	-30.8%

Historical Sold Listings by Month

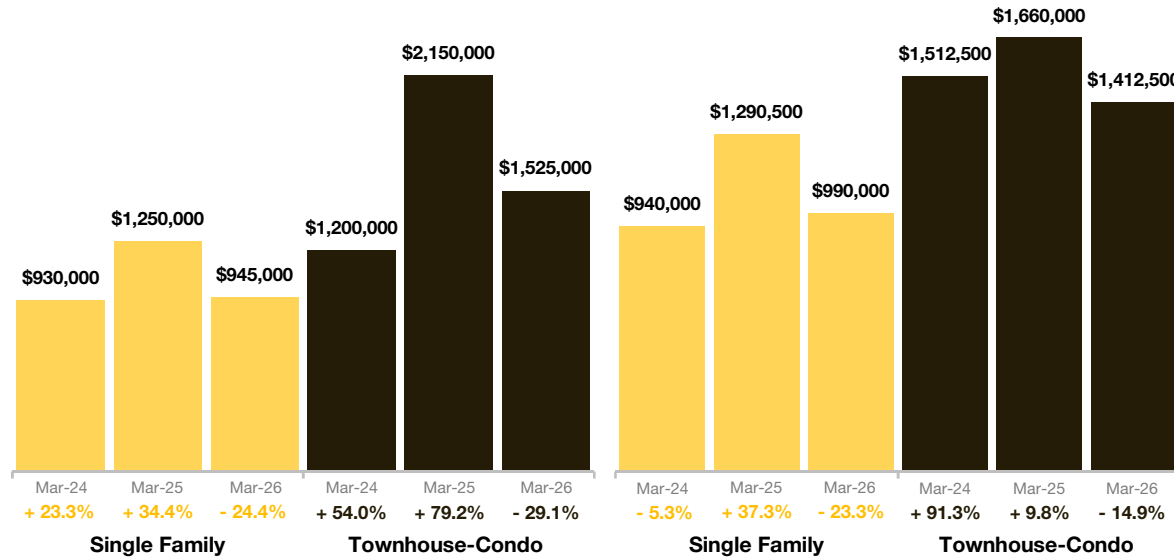


Median Sales Price



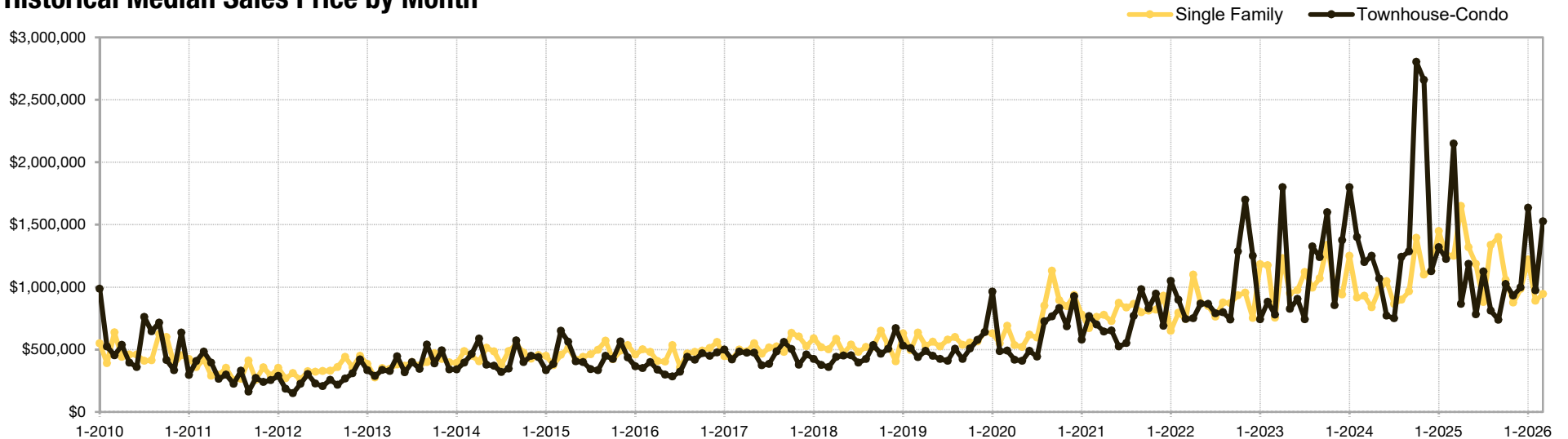
March

Year to Date



Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	\$890,000	-29.4%	\$973,000	-20.6%
Mar-2026	\$945,000	-24.4%	\$1,525,000	-29.1%

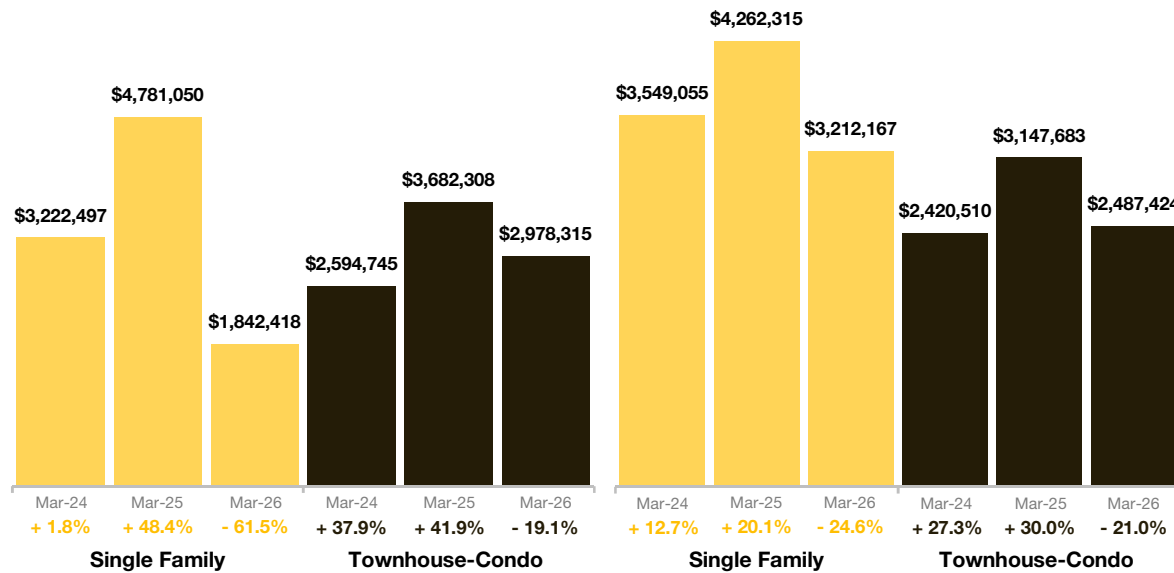
Historical Median Sales Price by Month



Average Sales Price



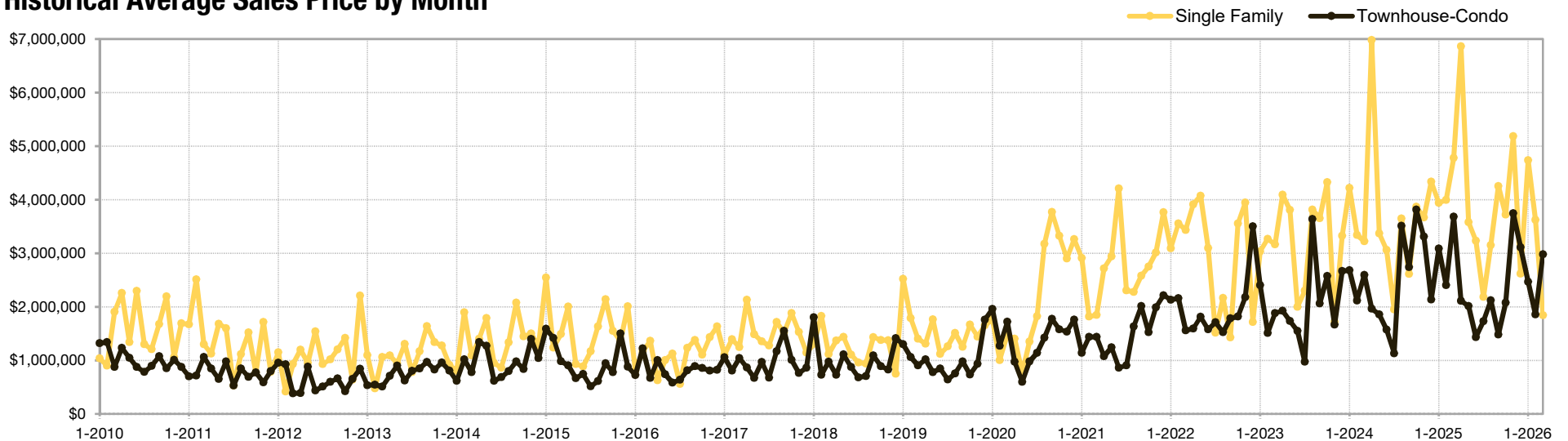
March



Year to Date

Avg. Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	\$3,624,008	-9.3%	\$1,856,750	-22.7%
Mar-2026	\$1,842,418	-61.5%	\$2,978,315	-19.1%

Historical Average Sales Price by Month

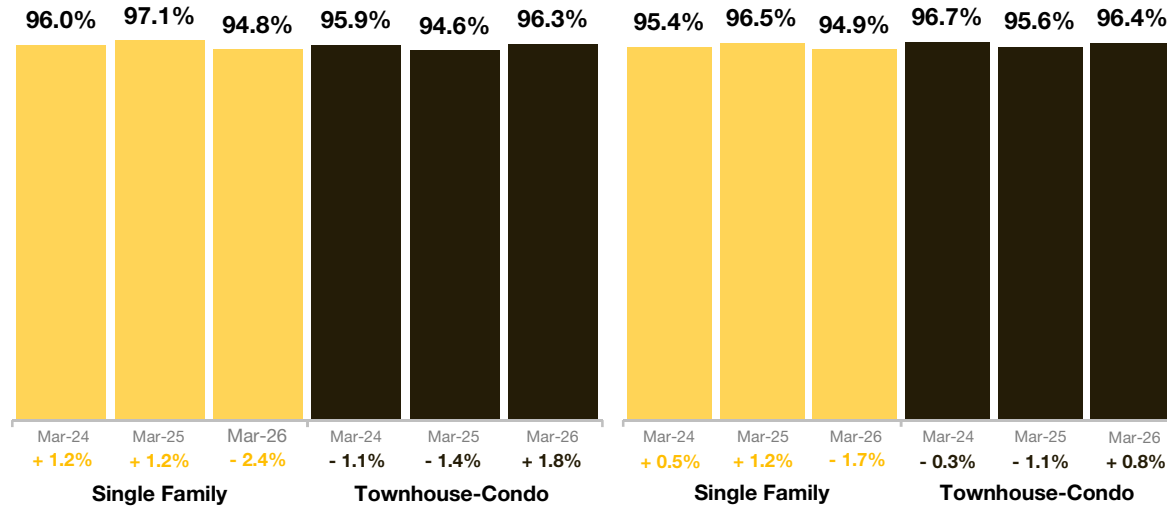


Percent of List Price Received



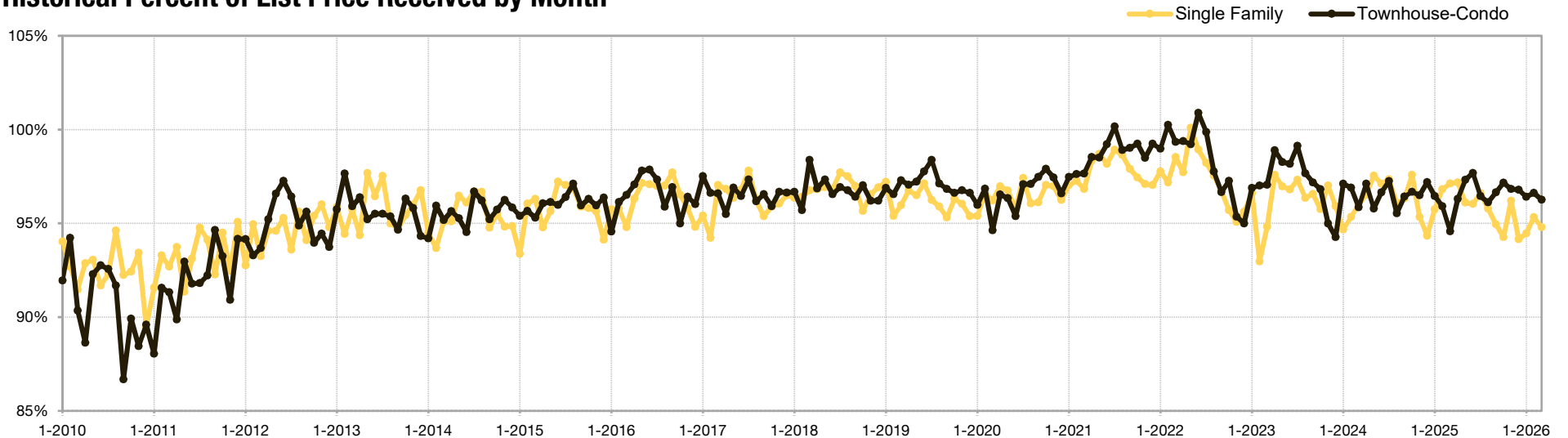
March

Year to Date



Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%	96.6%	+0.7%
Mar-2026	94.8%	-2.4%	96.3%	+1.8%

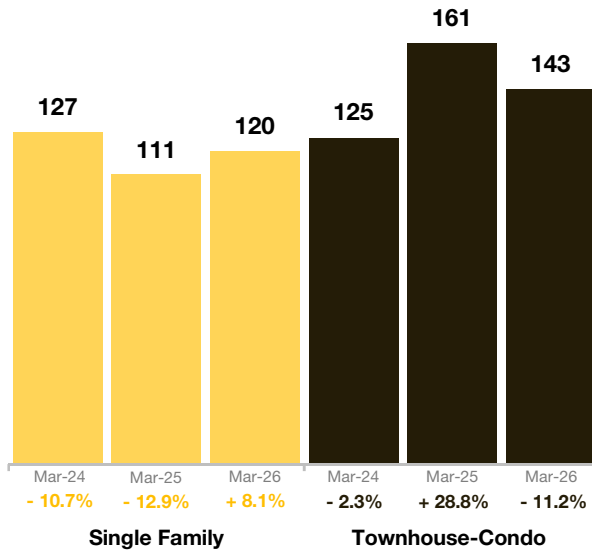
Historical Percent of List Price Received by Month



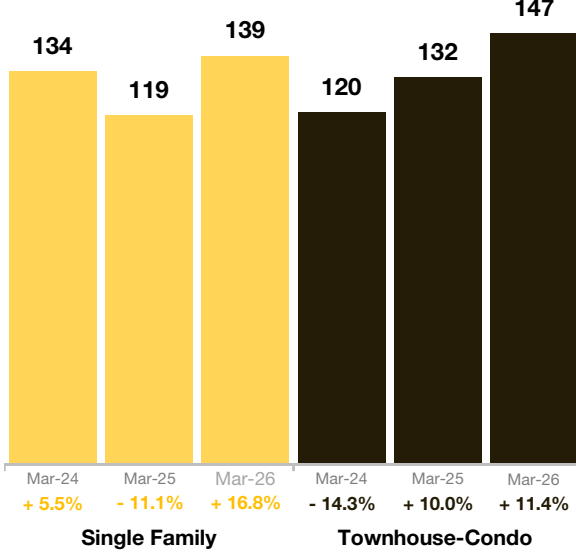
Days on Market Until Sale



March

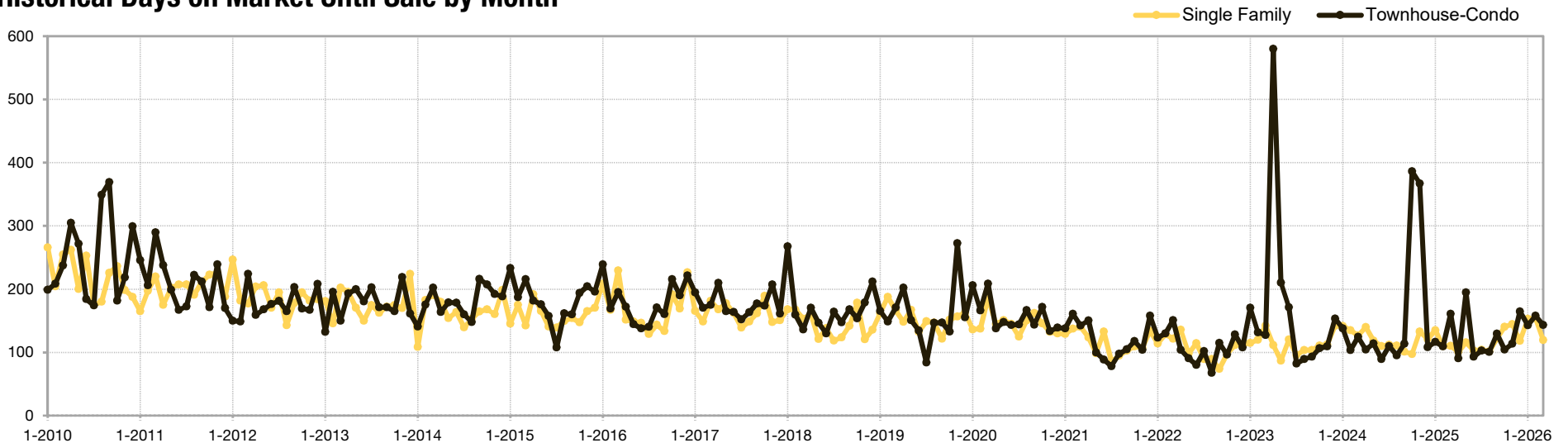


Year to Date



Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%	158	+43.6%
Mar-2026	120	+8.1%	143	-11.2%

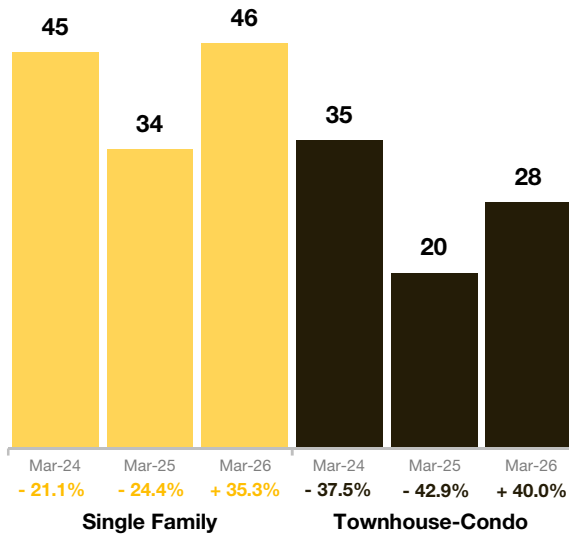
Historical Days on Market Until Sale by Month



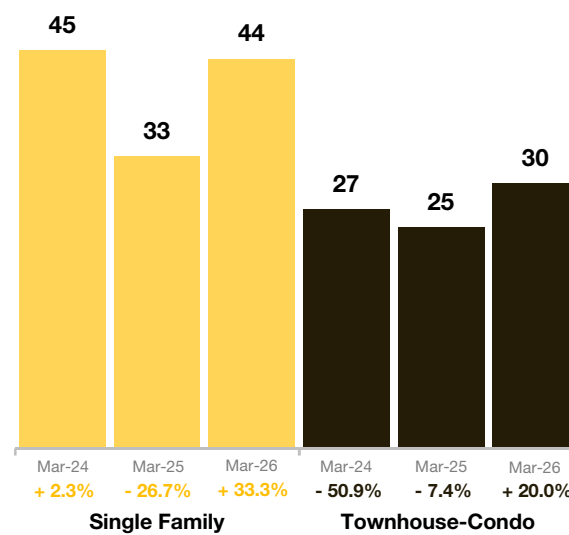
Housing Affordability Index



March

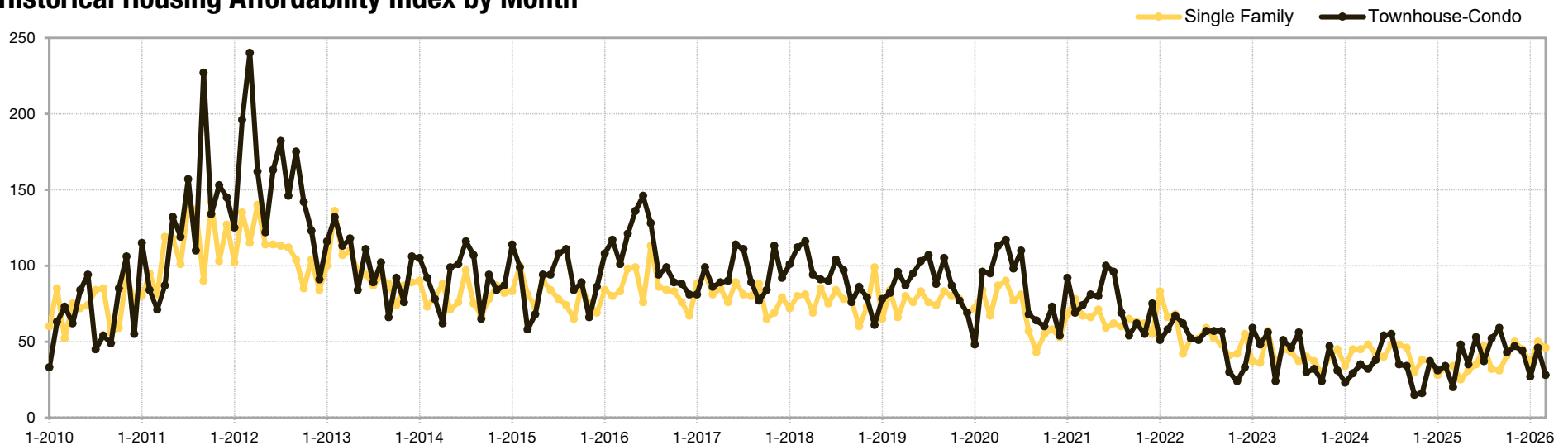


Year to Date



Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	50	+51.5%	46	+35.3%
Mar-2026	46	+35.3%	28	+40.0%

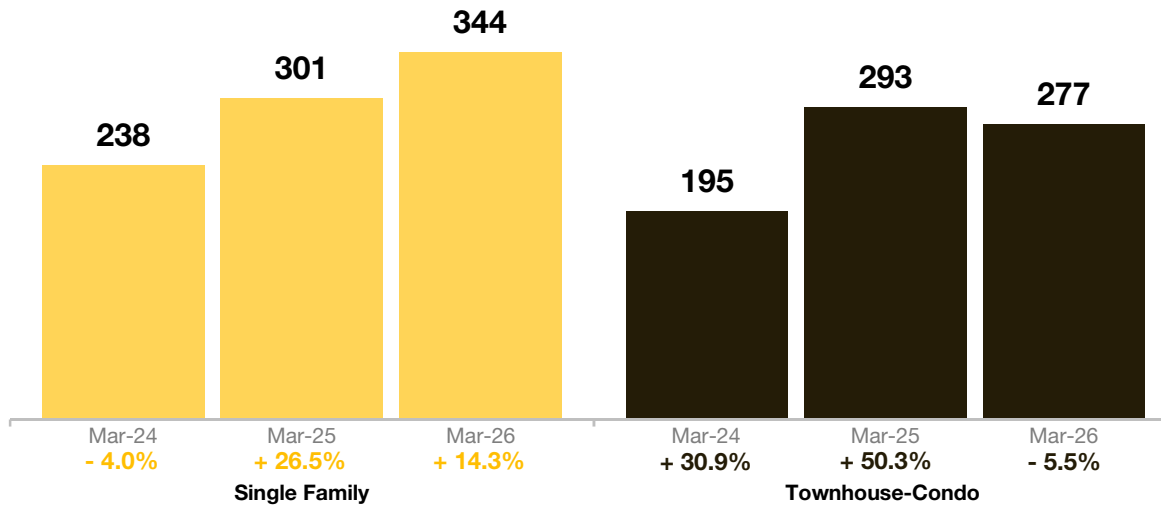
Historical Housing Affordability Index by Month



Inventory of Active Listings

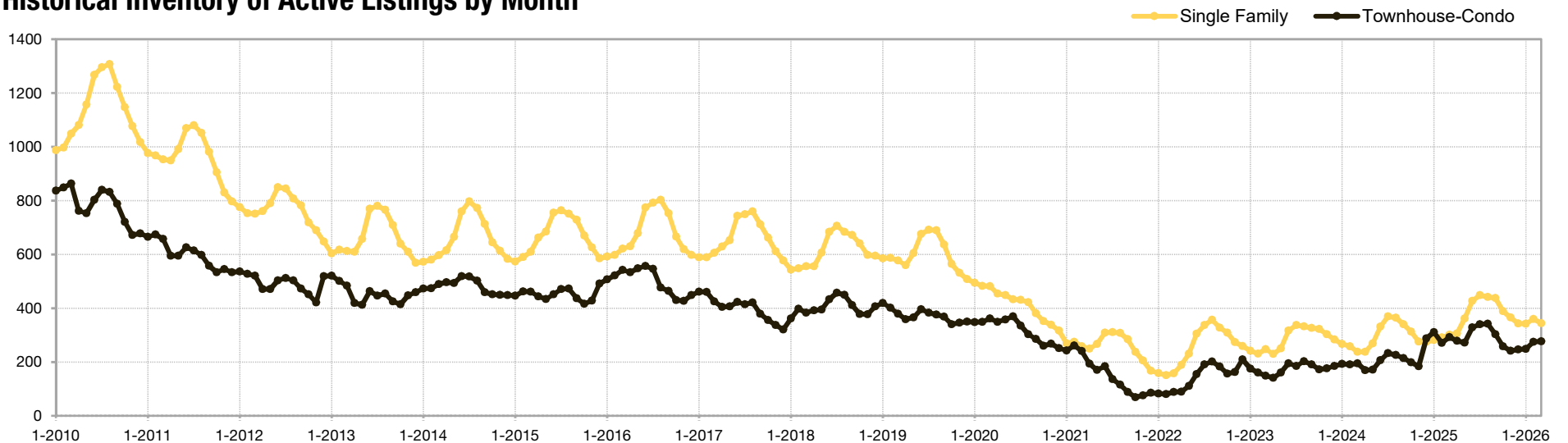


March



Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Apr-2025	306	+28.6%	279	+64.1%
May-2025	362	+34.6%	272	+58.1%
Jun-2025	427	+28.6%	329	+58.9%
Jul-2025	449	+21.4%	340	+45.9%
Aug-2025	442	+21.1%	342	+51.3%
Sep-2025	438	+28.8%	303	+41.6%
Oct-2025	389	+24.3%	258	+29.6%
Nov-2025	366	+32.6%	242	+31.5%
Dec-2025	343	+24.7%	247	-14.2%
Jan-2026	342	+21.3%	249	-19.9%
Feb-2026	360	+23.3%	275	+1.5%
Mar-2026	344	+14.3%	277	-5.5%

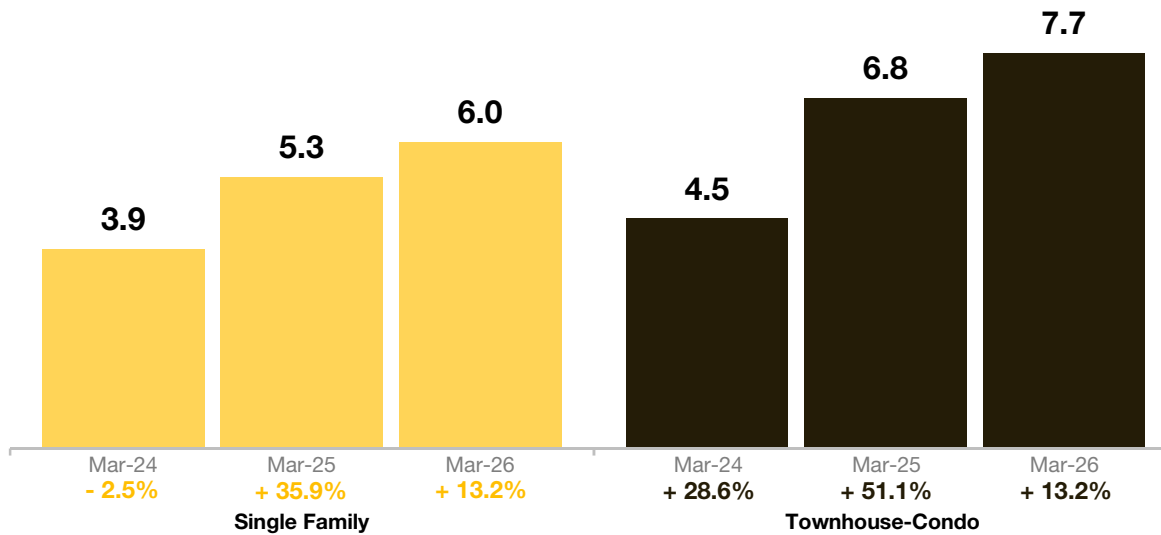
Historical Inventory of Active Listings by Month



Months Supply of Inventory

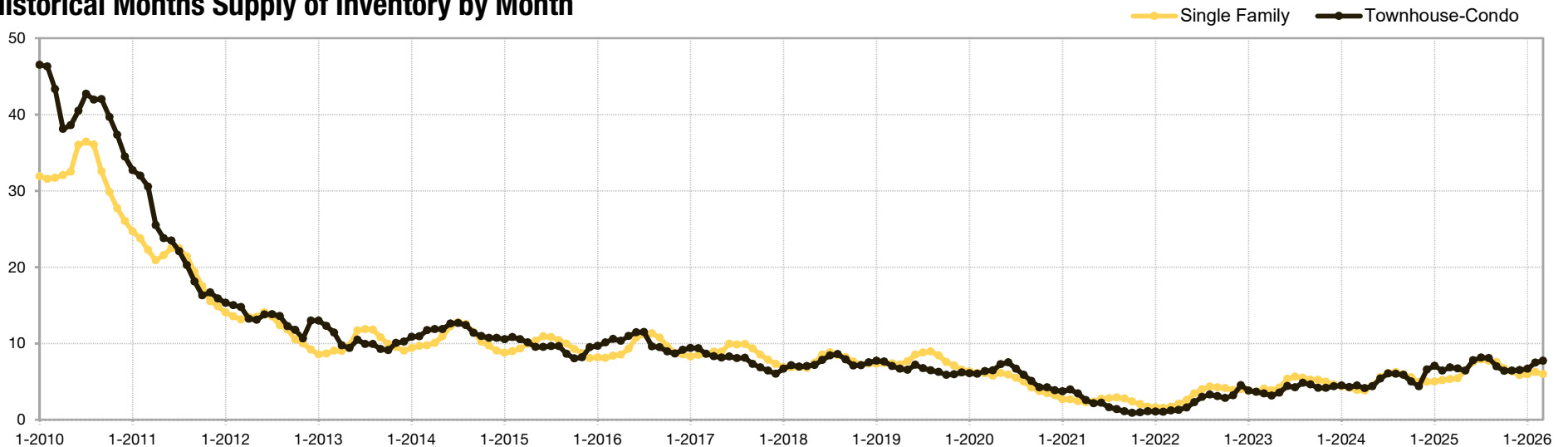


March



Months Supply of Inventory	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%	8.1	+35.0%
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	5.8	+16.0%	6.5	-1.5%
Jan-2026	5.9	+18.0%	6.7	-5.6%
Feb-2026	6.3	+21.2%	7.5	+17.2%
Mar-2026	6.0	+13.2%	7.7	+13.2%

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.

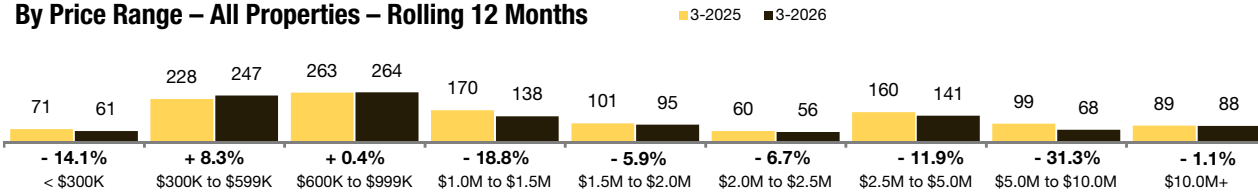
Key Metrics	Historical Sparkbars	3-2025	3-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		166	155	- 6.6%	491	400	- 18.5%
Pending Sales		107	125	+ 16.8%	369	260	- 29.5%
Sold Listings		93	79	- 15.1%	255	205	- 19.6%
Median Sales Price		\$1,450,000	\$1,030,000	- 29.0%	\$1,260,000	\$1,030,000	- 18.3%
Avg. Sales Price		\$4,173,587	\$2,230,636	- 46.6%	\$3,712,379	\$2,892,527	- 22.1%
Pct. of List Price Received		96.0%	95.3%	- 0.7%	96.1%	95.4%	- 0.7%
Days on Market		132	128	- 3.0%	122	143	+ 17.2%
Affordability Index		29	42	+ 44.8%	33	42	+ 27.3%
Active Listings		618	636	+ 2.9%	--	--	--
Months Supply		6.0	6.6	+ 10.0%	--	--	--

Sold Listings

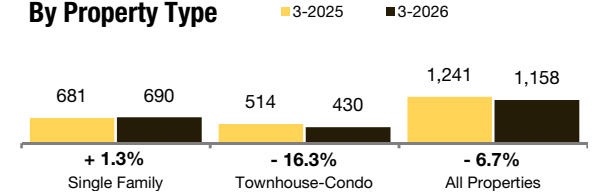
Actual sales that have closed in a given month.



By Price Range – All Properties – Rolling 12 Months



By Property Type



Rolling 12 Months

By Price Range	Single Family			Townhouse-Condo		
	3-2025	3-2026	Change	3-2025	3-2026	Change
\$299,999 and Below	11	11	0.0%	21	23	+9.5%
\$300,000 to \$599,999	121	124	+2.5%	103	115	+11.7%
\$600,000 to \$999,999	185	179	-3.2%	77	84	+9.1%
\$1,000,000 to \$1,499,999	101	108	+6.9%	68	30	-55.9%
\$1,500,00 to \$1,999,999	62	60	-3.2%	39	33	-15.4%
\$2,000,000 to \$2,499,999	29	32	+10.3%	31	24	-22.6%
\$2,500,000 to \$4,999,999	61	63	+3.3%	99	78	-21.2%
\$5,000,000 to \$9,999,999	45	39	-13.3%	54	29	-46.3%
\$10,000,000 and Above	66	74	+12.1%	22	14	-36.4%
All Price Ranges	681	690	+1.3%	514	430	-16.3%

Compared to Prior Month

By Price Range	Single Family			Townhouse-Condo		
	2-2026	3-2026	Change	2-2026	3-2026	Change
\$299,999 and Below	0	2	--	1	1	0.0%
\$300,000 to \$599,999	8	12	+50.0%	5	4	-20.0%
\$600,000 to \$999,999	13	14	+7.7%	4	4	0.0%
\$1,000,000 to \$1,499,999	5	5	0.0%	2	4	+100.0%
\$1,500,00 to \$1,999,999	2	7	+250.0%	2	2	0.0%
\$2,000,000 to \$2,499,999	0	3	--	0	2	--
\$2,500,000 to \$4,999,999	1	6	+500.0%	3	5	+66.7%
\$5,000,000 to \$9,999,999	3	1	-66.7%	3	4	+33.3%
\$10,000,000 and Above	4	2	-50.0%	0	1	--
All Price Ranges	36	52	+44.4%	20	27	+35.0%

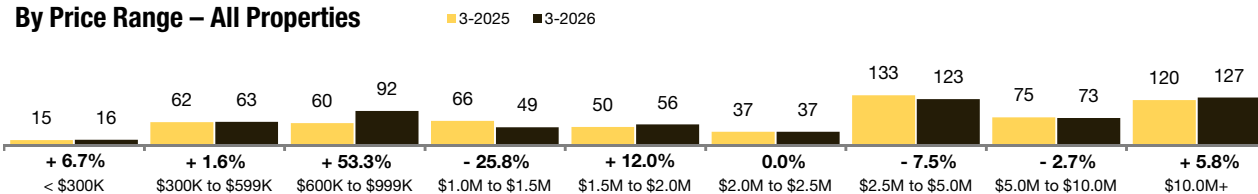
Year to Date

By Price Range	Single Family			Townhouse-Condo		
	3-2025	3-2026	Change	3-2025	3-2026	Change
\$299,999 and Below	1	2	+100.0%	7	2	-71.4%
\$300,000 to \$599,999	16	24	+50.0%	17	14	-17.6%
\$600,000 to \$999,999	38	39	+2.6%	15	17	+13.3%
\$1,000,000 to \$1,499,999	23	14	-39.1%	10	6	-40.0%
\$1,500,00 to \$1,999,999	18	13	-27.8%	10	8	-20.0%
\$2,000,000 to \$2,499,999	6	5	-16.7%	8	2	-75.0%
\$2,500,000 to \$4,999,999	7	10	+42.9%	17	17	0.0%
\$5,000,000 to \$9,999,999	12	7	-41.7%	11	7	-36.4%
\$10,000,000 and Above	19	11	-42.1%	6	3	-50.0%
All Price Ranges	140	125	-10.7%	101	76	-24.8%

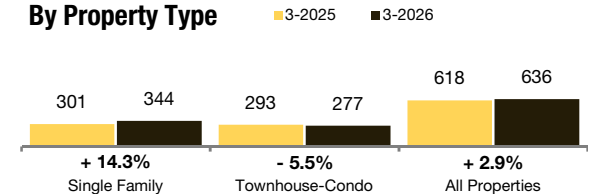
Inventory of Active Listings

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		
	3-2025	3-2026	Change	3-2025	3-2026	Change
\$299,999 and Below	2	2	0.0%	4	2	-50.0%
\$300,000 to \$599,999	14	35	+150.0%	43	27	-37.2%
\$600,000 to \$999,999	34	49	+44.1%	24	43	+79.2%
\$1,000,000 to \$1,499,999	33	20	-39.4%	29	29	0.0%
\$1,500,00 to \$1,999,999	26	31	+19.2%	24	25	+4.2%
\$2,000,000 to \$2,499,999	15	12	-20.0%	21	25	+19.0%
\$2,500,000 to \$4,999,999	44	56	+27.3%	88	67	-23.9%
\$5,000,000 to \$9,999,999	37	33	-10.8%	38	40	+5.3%
\$10,000,000 and Above	96	106	+10.4%	22	19	-13.6%
All Price Ranges	301	344	+14.3%	293	277	-5.5%

Compared to Prior Month

By Price Range	Single Family			Townhouse-Condo		
	2-2026	3-2026	Change	2-2026	3-2026	Change
\$299,999 and Below	3	2	-33.3%	2	2	0.0%
\$300,000 to \$599,999	43	35	-18.6%	24	27	+12.5%
\$600,000 to \$999,999	45	49	+8.9%	40	43	+7.5%
\$1,000,000 to \$1,499,999	22	20	-9.1%	28	29	+3.6%
\$1,500,00 to \$1,999,999	29	31	+6.9%	26	25	-3.8%
\$2,000,000 to \$2,499,999	12	12	0.0%	25	25	0.0%
\$2,500,000 to \$4,999,999	51	56	+9.8%	70	67	-4.3%
\$5,000,000 to \$9,999,999	36	33	-8.3%	40	40	0.0%
\$10,000,000 and Above	119	106	-10.9%	20	19	-5.0%
All Price Ranges	360	344	-4.4%	275	277	+0.7%

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.