

Monthly Indicators



April 2024

Percent changes calculated using year-over-year comparisons.

New Listings were up 16.9 percent for single family homes but decreased 37.3 percent for townhouse-condo properties. Pending Sales remained flat for single family homes but increased 15.4 percent for townhouse-condo properties.

The Median Sales Price was down 15.7 percent to \$1,037,500 for single family homes and 30.6 percent to \$1,250,000 for townhouse-condo properties. Days on Market increased 38.2 percent for single family homes but decreased 28.6 percent for condo properties.

Warmer temperatures appear to have helped bring some sellers back to the market, providing additional options to home shoppers during the spring buying season. Total inventory was up 4.7% month-over-month and 14.4% year-over-year, for a 3.2 months' supply at the current sales pace, according to NAR. Nevertheless, demand continues to outpace supply and properties are selling quickly, with the typical home spending 33 days on market nationwide, down from 38 days the month before.

Activity Snapshot

- 14.4% **- 37.4%** **- 19.1%**

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	4-2023	4-2024	Percent Change	YTD 2023	YTD 2024	Percent Change
New Listings		71	83	+ 16.9%	271	258	- 4.8%
Pending Sales		67	67	0.0%	228	227	- 0.4%
Sold Listings		52	64	+ 23.1%	182	186	+ 2.2%
Median Sales Price		\$1,231,363	\$1,037,500	- 15.7%	\$1,097,500	\$962,500	- 12.3%
Avg. Sales Price		\$4,090,485	\$7,197,140	+ 75.9%	\$3,418,771	\$4,804,310	+ 40.5%
Pct. of List Price Received		97.6%	96.5%	- 1.1%	95.7%	95.8%	+ 0.1%
Days on Market		76	105	+ 38.2%	82	95	+ 15.9%
Affordability Index		23	26	+ 13.0%	26	28	+ 7.7%
Active Listings		278	227	- 18.3%	--	--	--
Months Supply		4.6	3.7	- 19.6%	--	--	--

Townhouse-Condo Market Overview



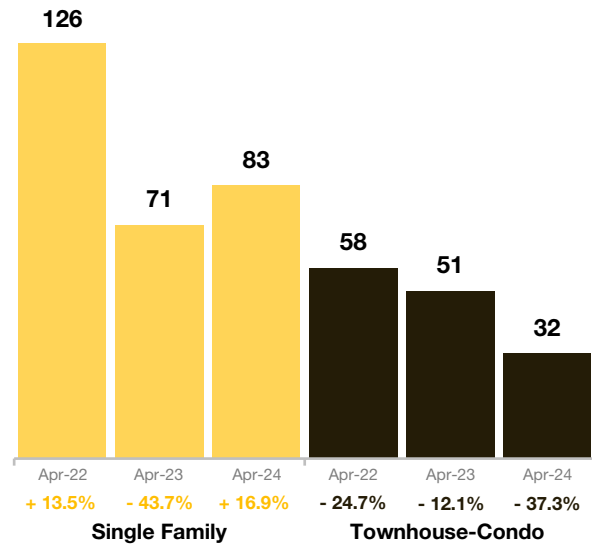
Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	4-2023	4-2024	Percent Change	YTD 2023	YTD 2024	Percent Change
New Listings		51	32	- 37.3%	172	214	+ 24.4%
Pending Sales		39	45	+ 15.4%	191	184	- 3.7%
Sold Listings		75	47	- 37.3%	180	165	- 8.3%
Median Sales Price		\$1,800,000	\$1,250,000	- 30.6%	\$1,350,000	\$1,470,000	+ 8.9%
Avg. Sales Price		\$1,928,133	\$1,933,093	+ 0.3%	\$1,864,550	\$2,260,930	+ 21.3%
Pct. of List Price Received		98.9%	96.8%	- 2.1%	97.8%	96.8%	- 1.0%
Days on Market		84	60	- 28.6%	72	73	+ 1.4%
Affordability Index		18	24	+ 33.3%	24	21	- 12.5%
Active Listings		188	162	- 13.8%	--	--	--
Months Supply		4.1	3.8	- 7.3%	--	--	--

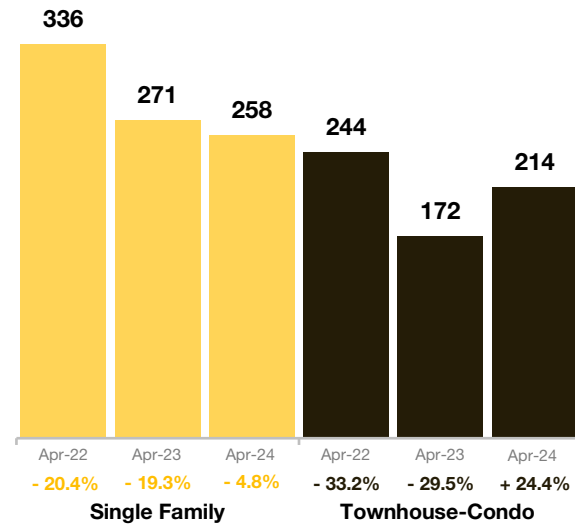
New Listings



April

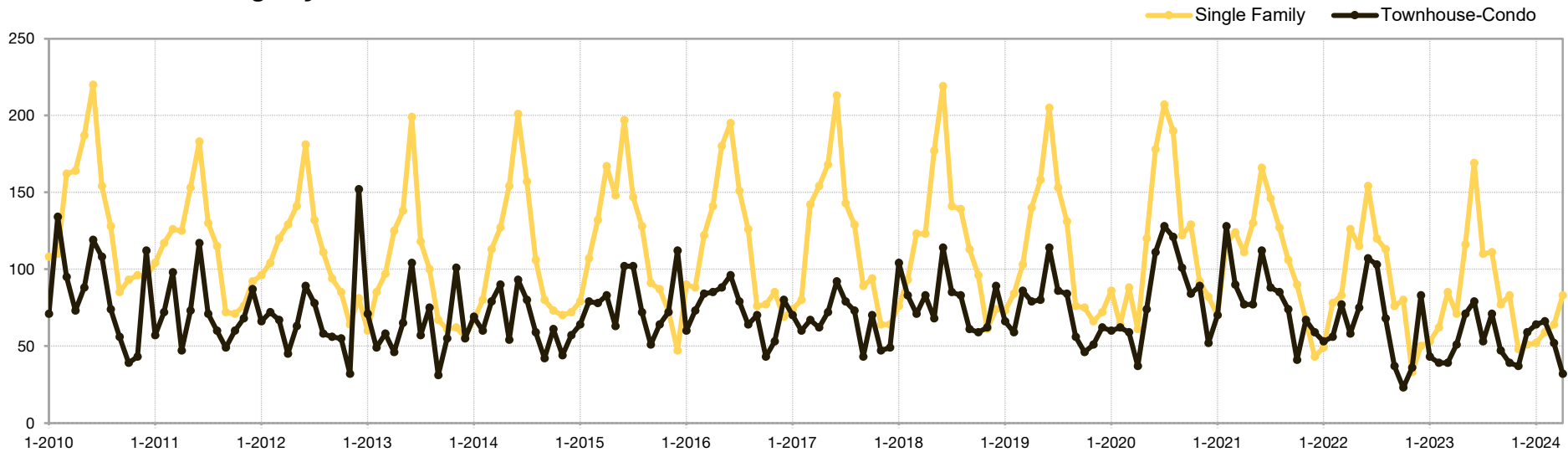


Year to Date



New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2023	116	+0.9%	71	-5.3%
Jun-2023	169	+9.7%	79	-26.2%
Jul-2023	110	-8.3%	53	-48.5%
Aug-2023	111	-1.8%	71	+4.4%
Sep-2023	77	+1.3%	47	+27.0%
Oct-2023	83	+3.8%	39	+69.6%
Nov-2023	48	+45.5%	37	+2.8%
Dec-2023	51	+2.0%	59	-28.9%
Jan-2024	52	-1.9%	64	+48.8%
Feb-2024	59	-4.8%	66	+69.2%
Mar-2024	64	-24.7%	52	+33.3%
Apr-2024	83	+16.9%	32	-37.3%

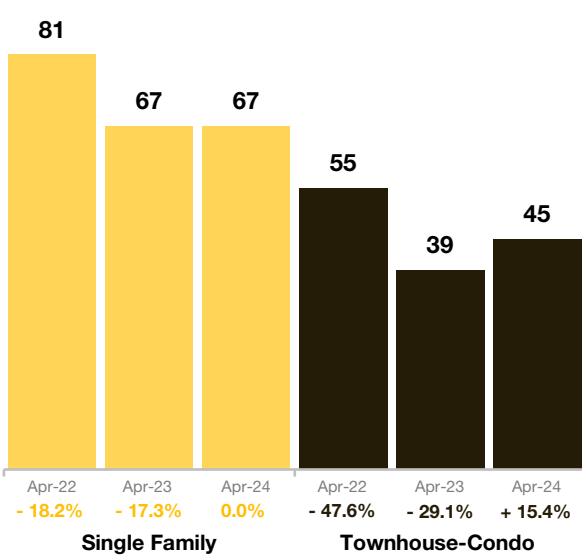
Historical New Listings by Month



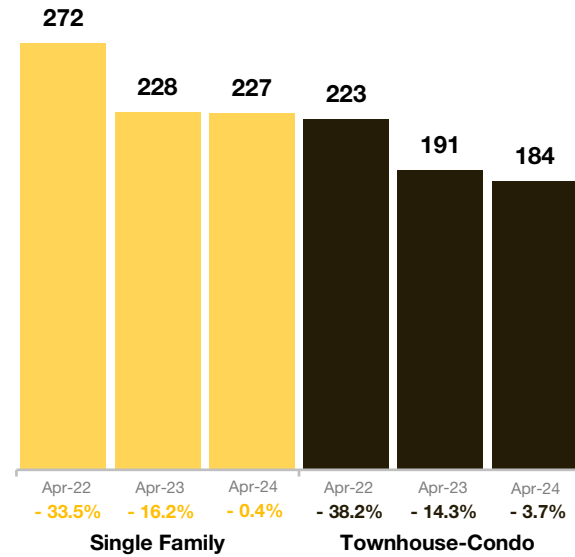
Pending Sales



April

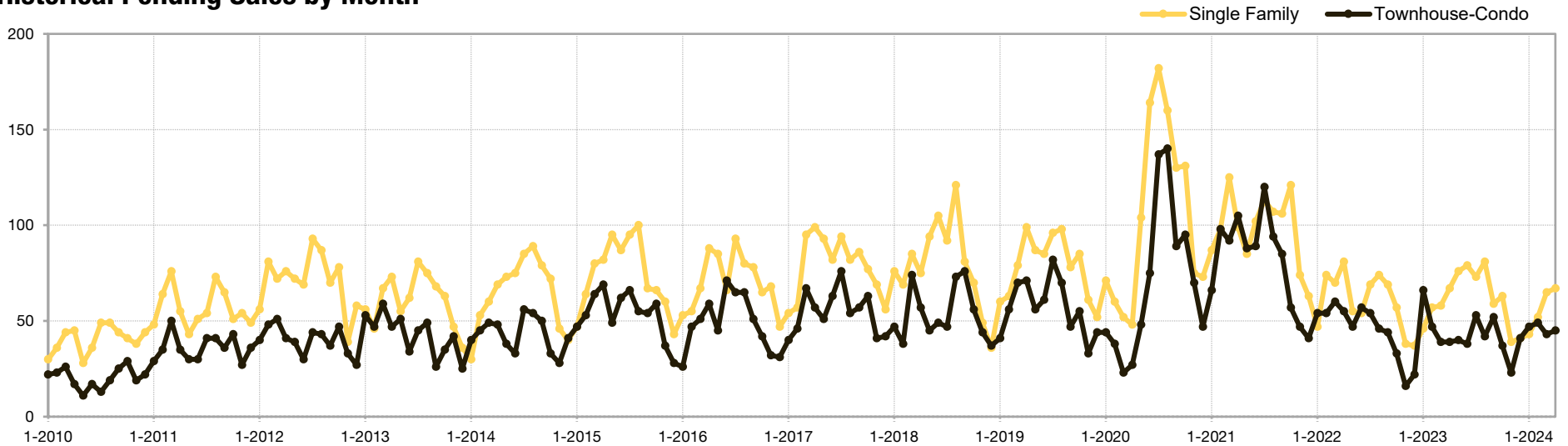


Year to Date



Pending Sales	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2023	76	+38.2%	40	-14.9%
Jun-2023	79	+46.3%	38	-33.3%
Jul-2023	73	+5.8%	53	-1.9%
Aug-2023	81	+9.5%	42	-8.7%
Sep-2023	59	-14.5%	52	+18.2%
Oct-2023	63	+10.5%	37	+12.1%
Nov-2023	39	+2.6%	23	+43.8%
Dec-2023	41	+10.8%	41	+86.4%
Jan-2024	43	-6.5%	47	-28.8%
Feb-2024	52	-8.8%	49	+4.3%
Mar-2024	65	+12.1%	43	+10.3%
Apr-2024	67	0.0%	45	+15.4%

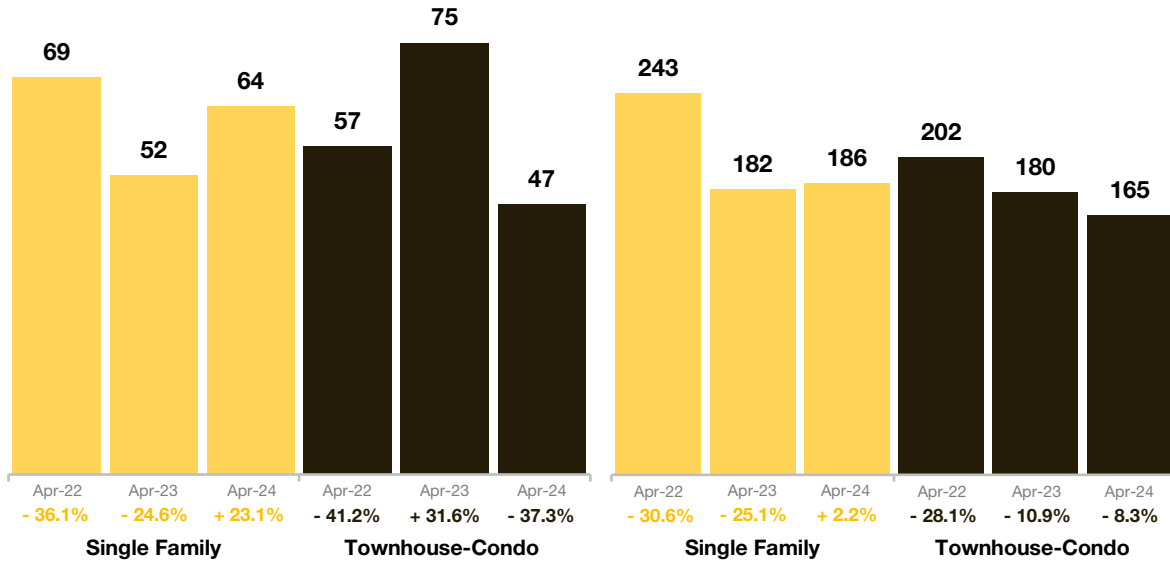
Historical Pending Sales by Month



Sold Listings

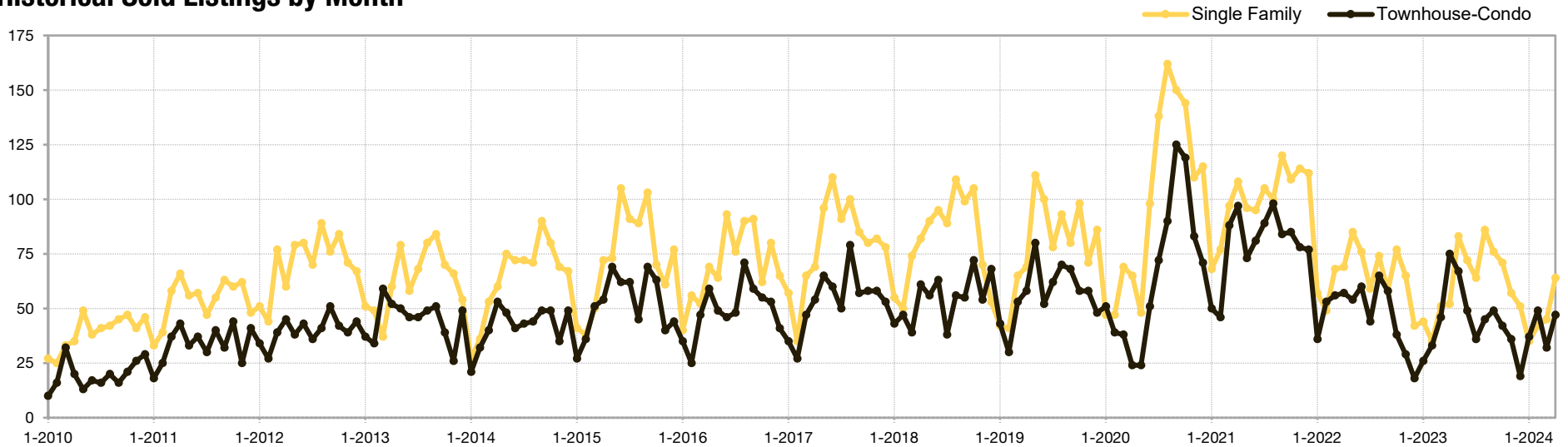


April



Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2023	83	-2.4%	67	+24.1%
Jun-2023	72	-5.3%	49	-18.3%
Jul-2023	64	+8.5%	36	-18.2%
Aug-2023	86	+16.2%	45	-30.8%
Sep-2023	76	+31.0%	49	-15.5%
Oct-2023	71	-7.8%	42	+10.5%
Nov-2023	57	-12.3%	36	+24.1%
Dec-2023	51	+21.4%	19	+5.6%
Jan-2024	35	-20.5%	37	+42.3%
Feb-2024	42	+20.0%	49	+48.5%
Mar-2024	45	-11.8%	32	-30.4%
Apr-2024	64	+23.1%	47	-37.3%

Historical Sold Listings by Month

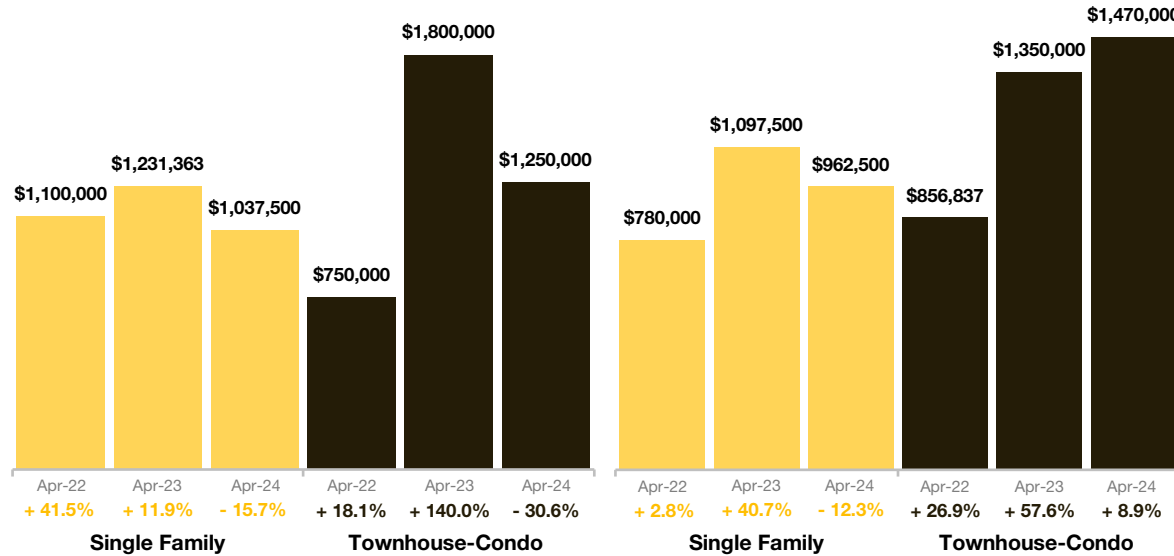


Median Sales Price



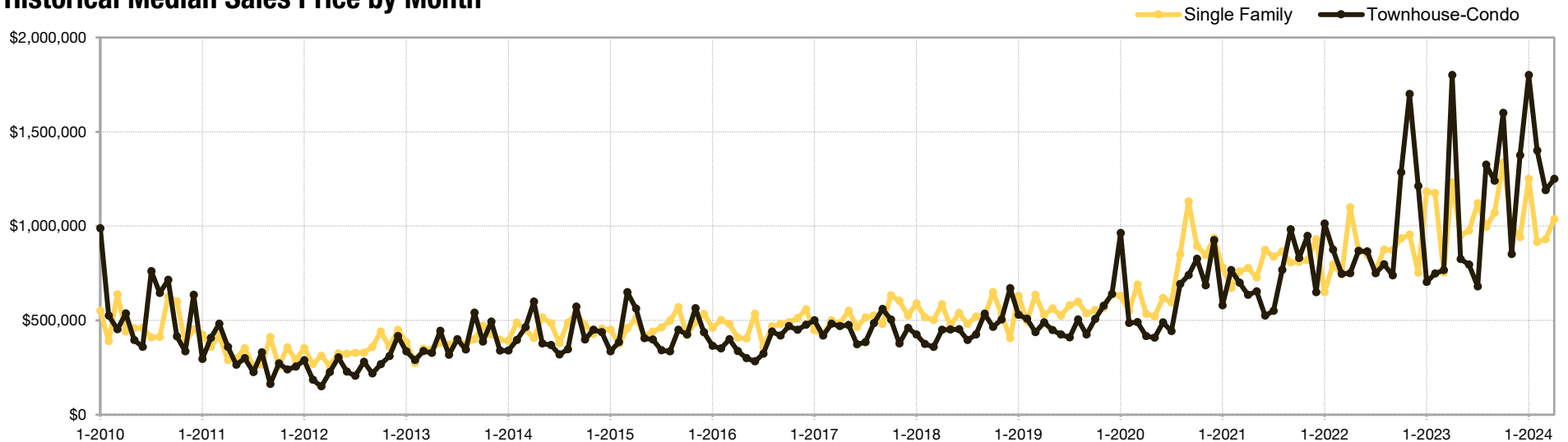
April

Year to Date



Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2023	\$951,000	+8.8%	\$825,000	-5.0%
Jun-2023	\$975,750	+14.9%	\$795,000	-8.1%
Jul-2023	\$1,120,000	+46.8%	\$680,000	-9.3%
Aug-2023	\$995,000	+13.6%	\$1,325,000	+66.1%
Sep-2023	\$1,070,000	+22.7%	\$1,240,000	+67.8%
Oct-2023	\$1,337,500	+43.0%	\$1,600,000	+24.5%
Nov-2023	\$1,000,000	+4.7%	\$850,750	-50.0%
Dec-2023	\$940,000	+24.9%	\$1,375,000	+13.4%
Jan-2024	\$1,250,000	+5.7%	\$1,800,000	+155.8%
Feb-2024	\$915,500	-22.1%	\$1,400,000	+87.2%
Mar-2024	\$930,000	+23.3%	\$1,190,000	+55.1%
Apr-2024	\$1,037,500	-15.7%	\$1,250,000	-30.6%

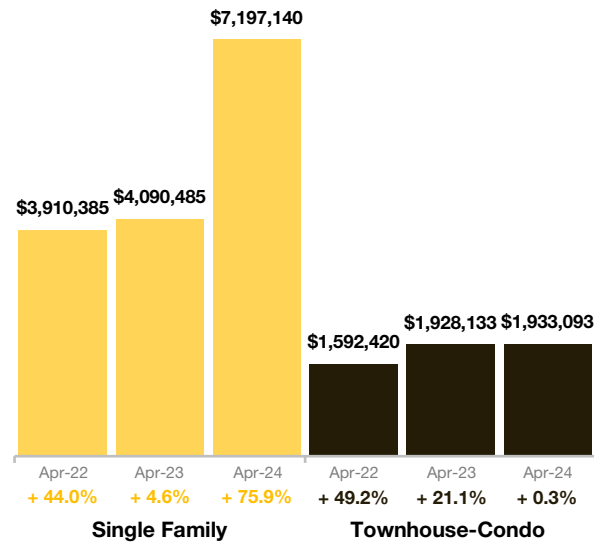
Historical Median Sales Price by Month



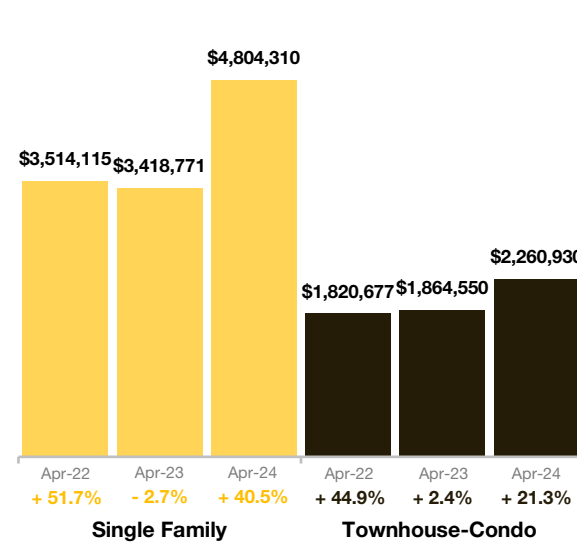
Average Sales Price



April

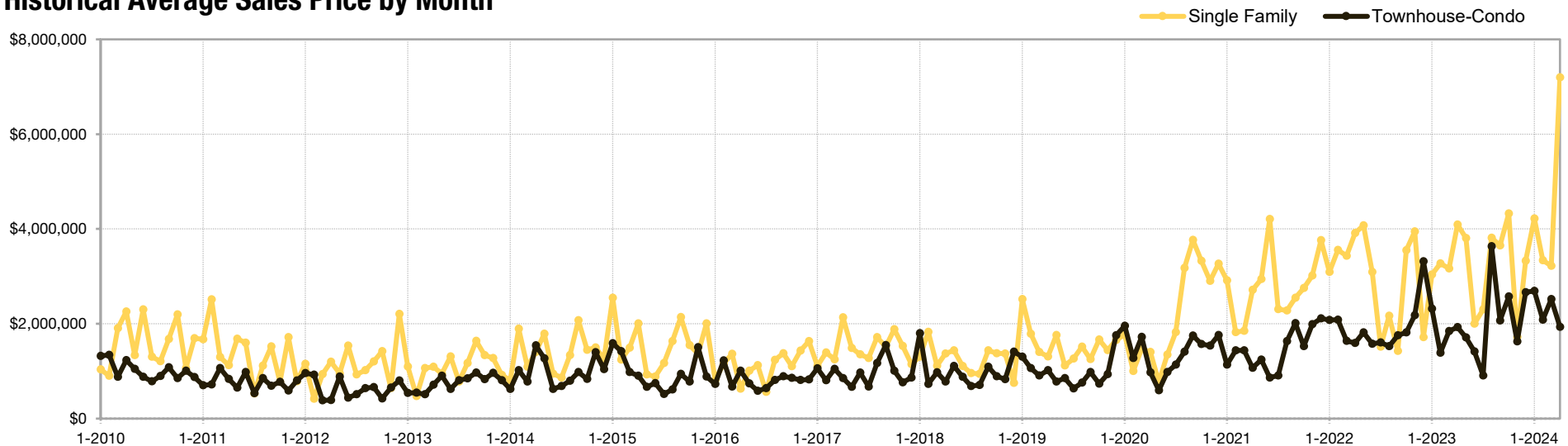


Year to Date



Avg. Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2023	\$3,808,249	-6.5%	\$1,712,319	-5.7%
Jun-2023	\$1,998,948	-35.4%	\$1,415,119	-10.4%
Jul-2023	\$2,303,645	+52.2%	\$907,561	-43.5%
Aug-2023	\$3,813,463	+76.1%	\$3,636,630	+138.2%
Sep-2023	\$3,652,967	+155.7%	\$2,065,117	+17.7%
Oct-2023	\$4,327,083	+21.8%	\$2,574,845	+41.7%
Nov-2023	\$1,720,965	-56.4%	\$1,626,097	-25.4%
Dec-2023	\$3,327,339	+93.7%	\$2,666,527	-19.6%
Jan-2024	\$4,218,229	+38.9%	\$2,690,696	+16.0%
Feb-2024	\$3,341,293	+2.2%	\$2,081,843	+50.0%
Mar-2024	\$3,222,497	+1.8%	\$2,519,753	+36.5%
Apr-2024	\$7,197,140	+75.9%	\$1,933,093	+0.3%

Historical Average Sales Price by Month

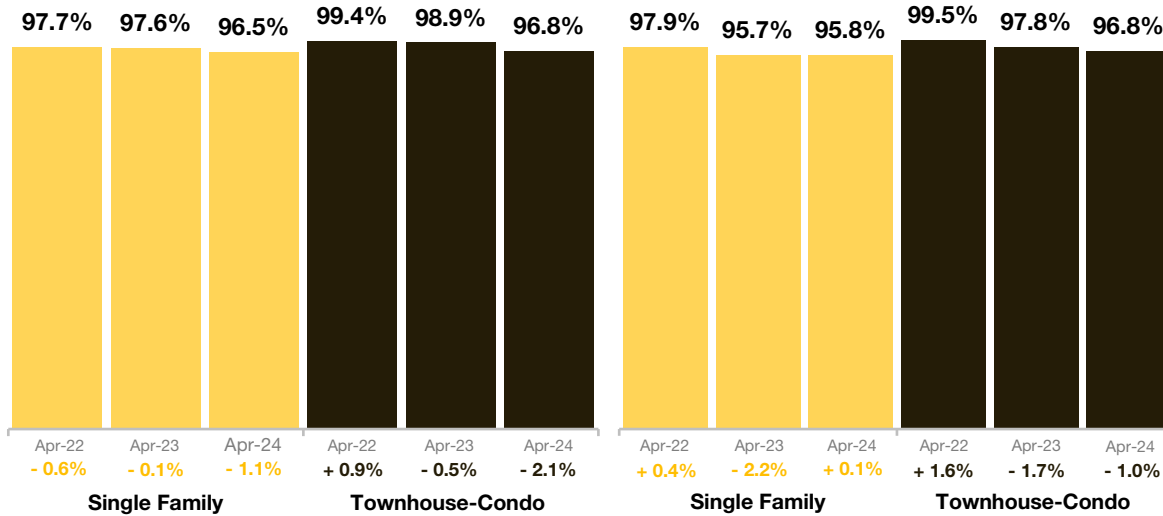


Percent of List Price Received



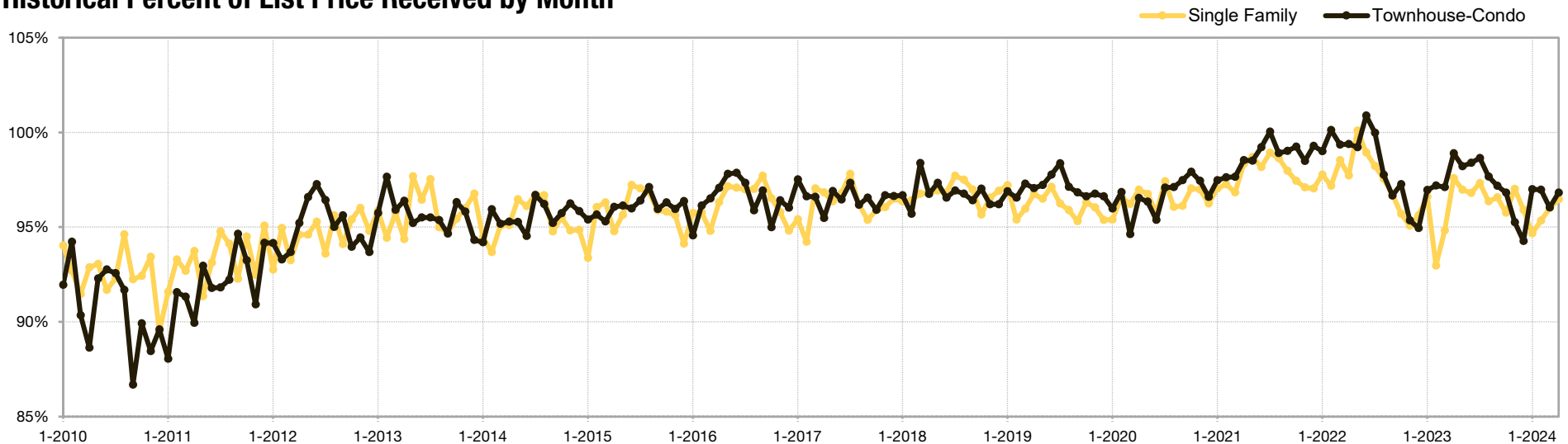
April

Year to Date



Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2023	97.0%	-3.1%	98.2%	-1.0%
Jun-2023	96.8%	-2.1%	98.4%	-2.5%
Jul-2023	97.3%	-0.9%	98.6%	-1.4%
Aug-2023	96.4%	-1.2%	97.7%	-0.1%
Sep-2023	96.6%	-0.1%	97.2%	+0.5%
Oct-2023	95.8%	+0.1%	96.8%	-0.5%
Nov-2023	97.0%	+2.0%	95.3%	-0.1%
Dec-2023	95.9%	+0.3%	94.3%	-0.7%
Jan-2024	94.7%	-2.0%	97.0%	0.0%
Feb-2024	95.3%	+2.5%	97.0%	-0.2%
Mar-2024	96.0%	+1.3%	96.0%	-1.1%
Apr-2024	96.5%	-1.1%	96.8%	-2.1%

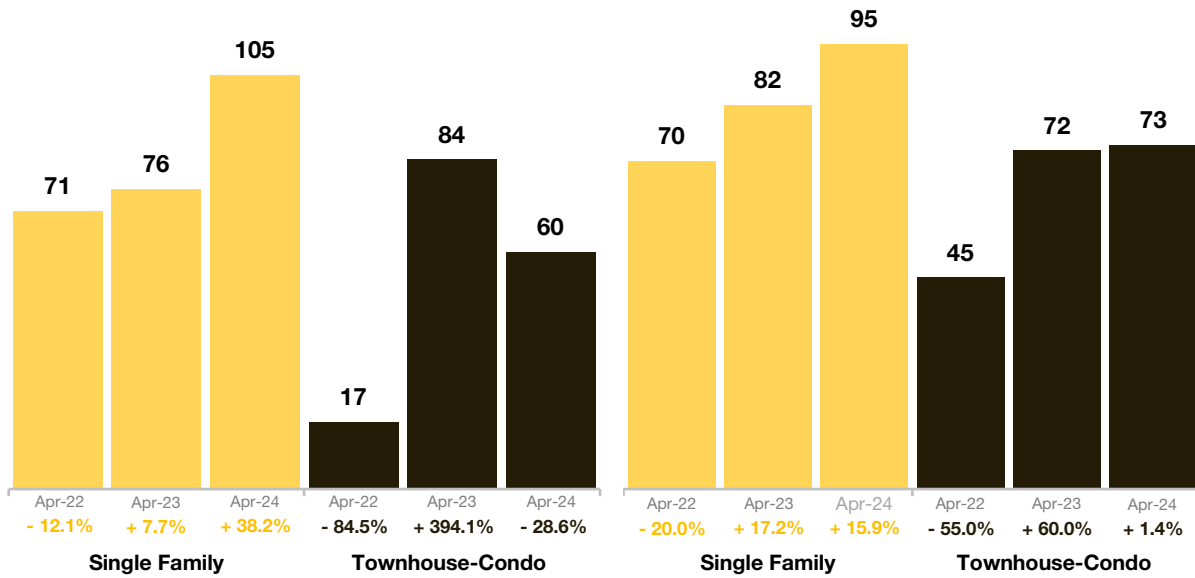
Historical Percent of List Price Received by Month



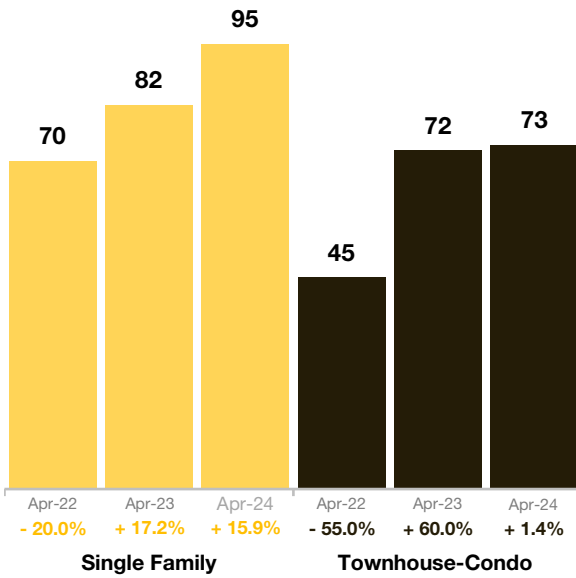
Days on Market Until Sale



April

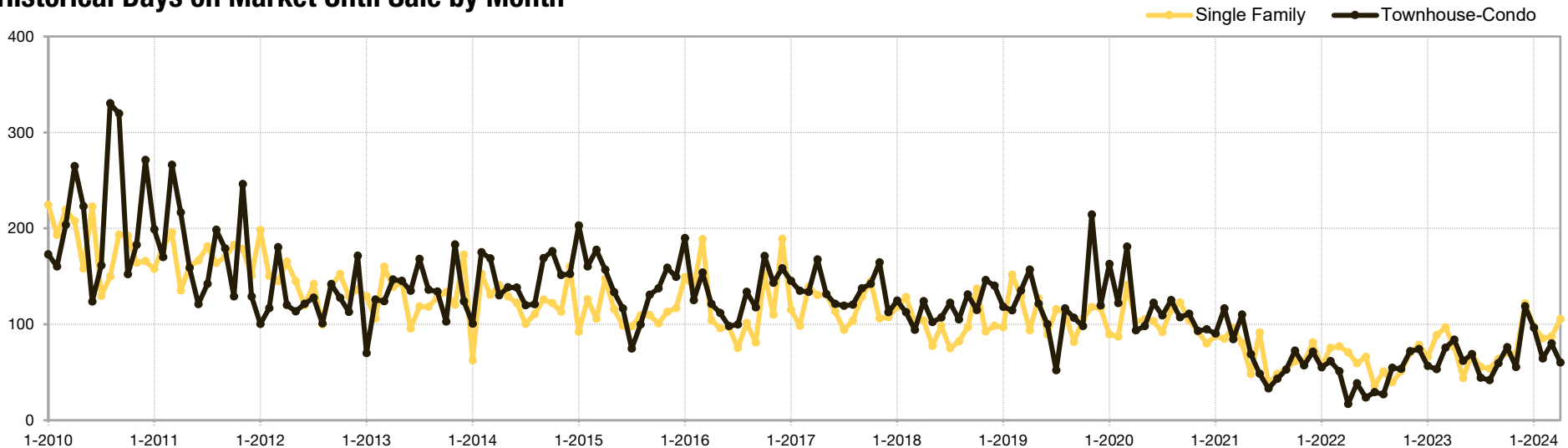


Year to Date



Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2023	44	-25.4%	62	+59.0%
Jun-2023	69	+4.5%	69	+187.5%
Jul-2023	55	+52.8%	44	+51.7%
Aug-2023	54	+5.9%	42	+55.6%
Sep-2023	64	+64.1%	59	+7.3%
Oct-2023	70	+37.3%	76	+43.4%
Nov-2023	69	-1.4%	55	-23.6%
Dec-2023	122	+54.4%	119	+60.8%
Jan-2024	97	+47.0%	96	+71.4%
Feb-2024	85	-4.5%	64	+20.8%
Mar-2024	87	-10.3%	80	+6.7%
Apr-2024	105	+38.2%	60	-28.6%

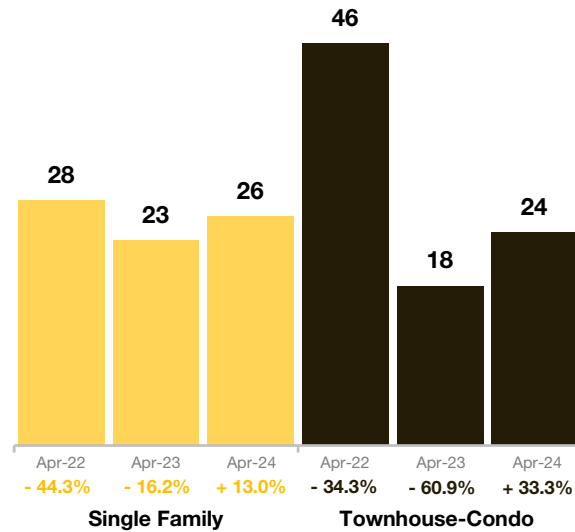
Historical Days on Market Until Sale by Month



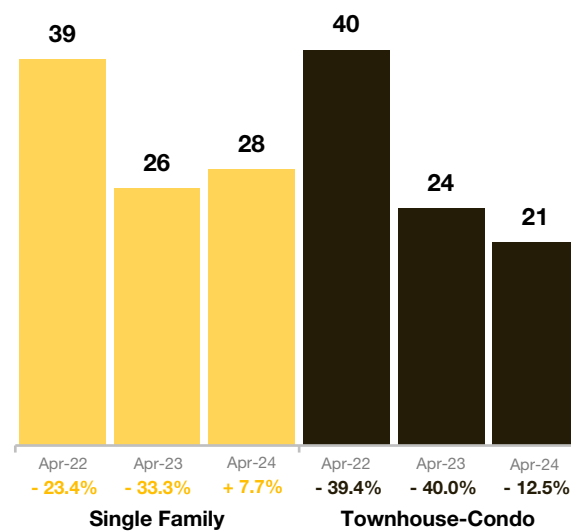
Housing Affordability Index



April

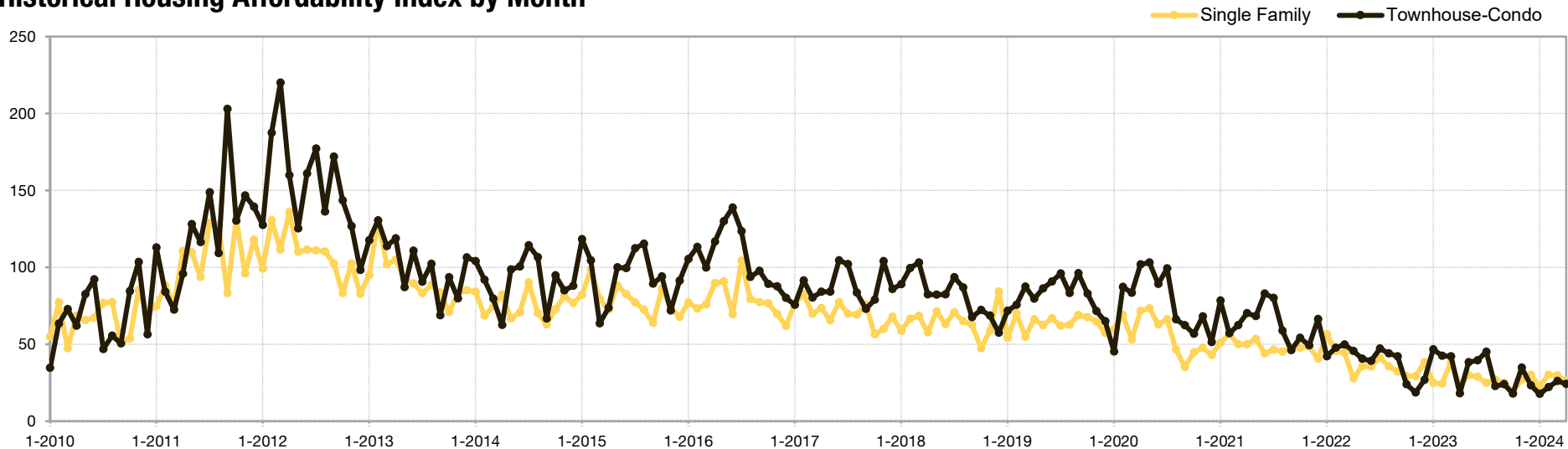


Year to Date



Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2023	30	-16.7%	38	-7.3%
Jun-2023	29	-17.1%	40	+2.6%
Jul-2023	25	-39.0%	45	-4.3%
Aug-2023	27	-25.0%	23	-47.7%
Sep-2023	25	-21.9%	24	-42.9%
Oct-2023	19	-34.5%	18	-25.0%
Nov-2023	27	-6.9%	35	+84.2%
Dec-2023	30	-21.1%	23	-14.8%
Jan-2024	22	-12.0%	18	-61.7%
Feb-2024	30	+25.0%	22	-47.6%
Mar-2024	30	-21.1%	26	-38.1%
Apr-2024	26	+13.0%	24	+33.3%

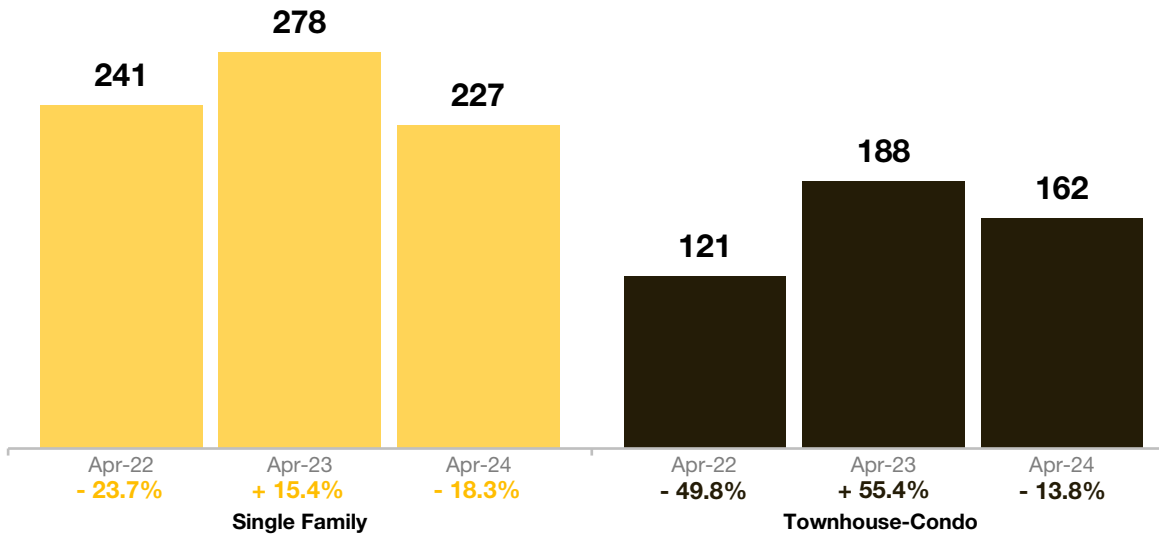
Historical Housing Affordability Index by Month



Inventory of Active Listings

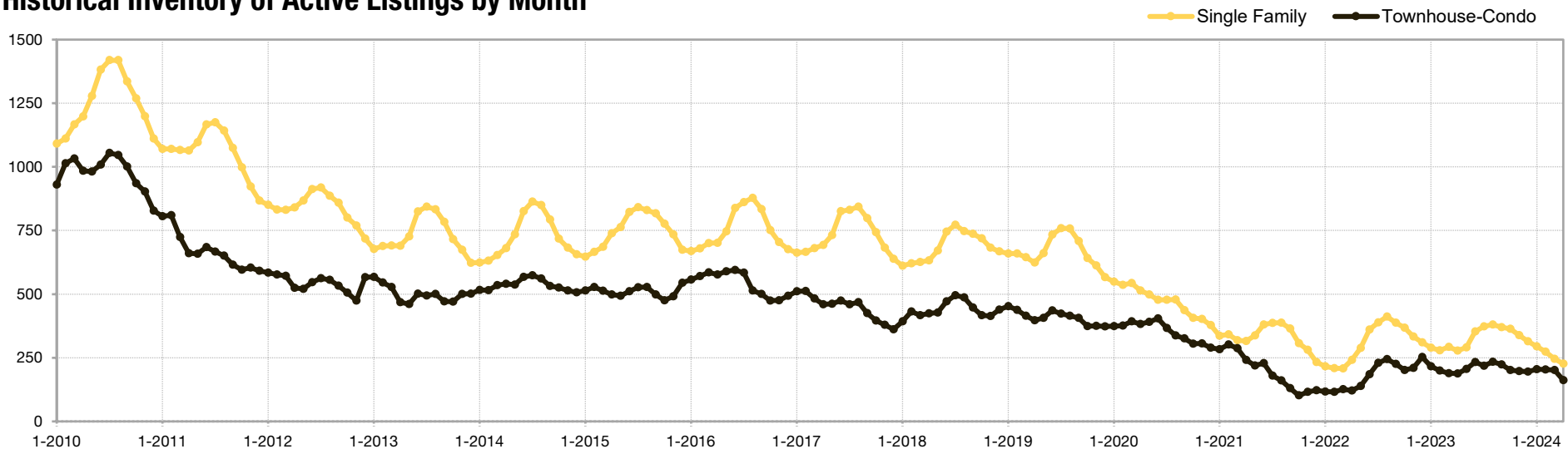


April



Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2023	290	+0.7%	206	+48.2%
Jun-2023	353	-2.2%	233	+25.9%
Jul-2023	373	-4.1%	218	-5.2%
Aug-2023	380	-7.8%	234	-4.1%
Sep-2023	370	-4.6%	224	-0.9%
Oct-2023	364	-1.1%	202	0.0%
Nov-2023	339	+1.8%	197	-6.2%
Dec-2023	315	+1.6%	195	-22.9%
Jan-2024	295	+2.1%	205	-5.1%
Feb-2024	274	-1.8%	204	+2.0%
Mar-2024	246	-16.0%	202	+6.9%
Apr-2024	227	-18.3%	162	-13.8%

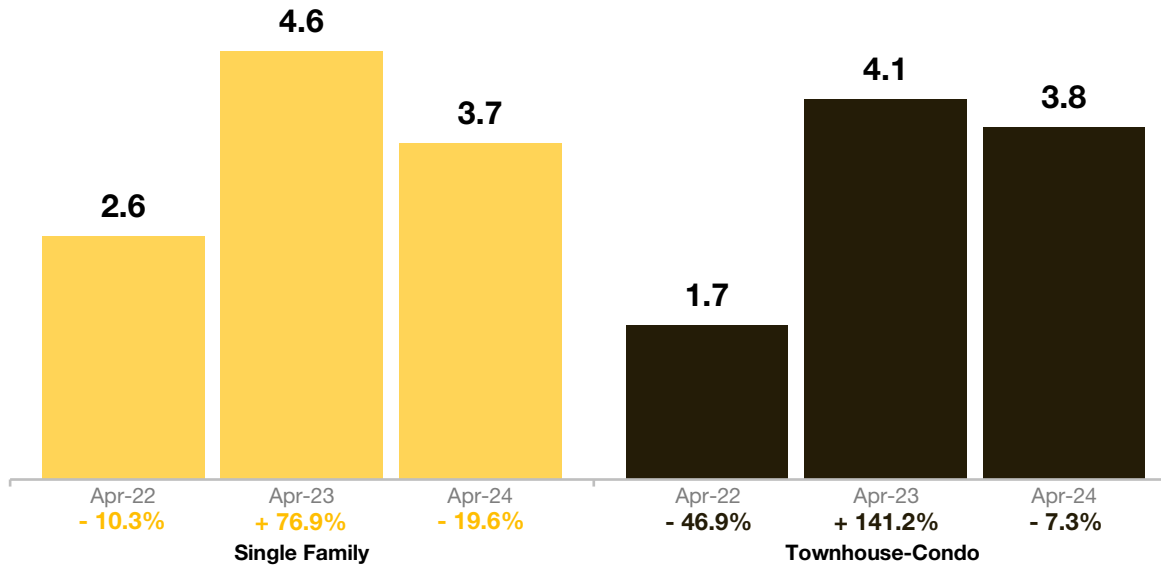
Historical Inventory of Active Listings by Month



Months Supply of Inventory

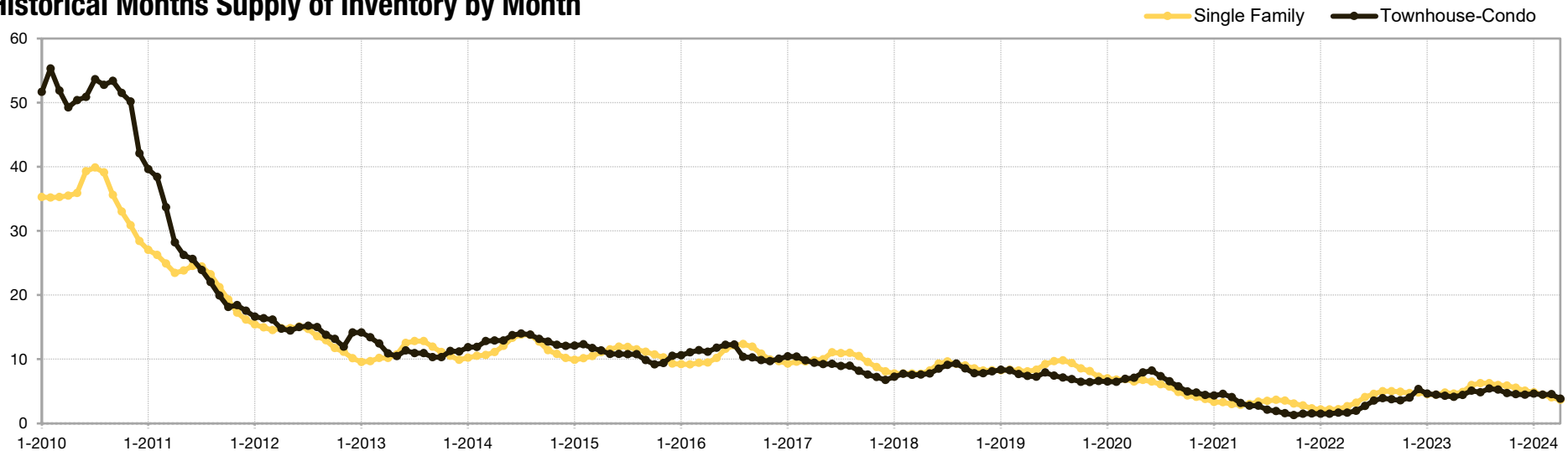


April



Months Supply of Inventory	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2023	4.9	+53.1%	4.4	+120.0%
Jun-2023	5.9	+43.9%	5.1	+88.9%
Jul-2023	6.2	+34.8%	4.8	+37.1%
Aug-2023	6.3	+26.0%	5.4	+38.5%
Sep-2023	5.9	+18.0%	5.3	+39.5%
Oct-2023	5.9	+20.4%	4.7	+30.6%
Nov-2023	5.5	+17.0%	4.5	+12.5%
Dec-2023	5.1	+6.3%	4.5	-15.1%
Jan-2024	4.8	+6.7%	4.6	0.0%
Feb-2024	4.4	-2.2%	4.5	0.0%
Mar-2024	4.0	-16.7%	4.5	+4.7%
Apr-2024	3.7	-19.6%	3.8	-7.3%

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.

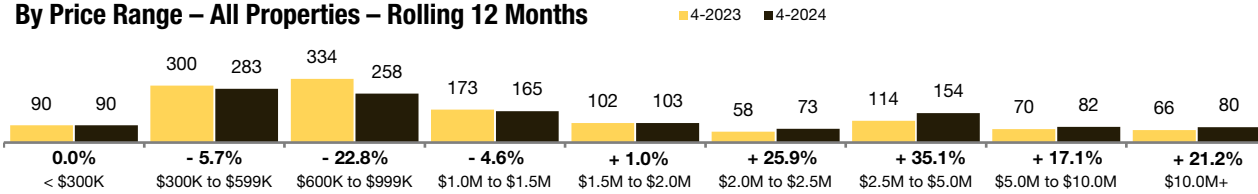
Key Metrics	Historical Sparkbars	4-2023	4-2024	Percent Change	YTD 2023	YTD 2024	Percent Change
New Listings		126	117	- 7.1%	455	481	+ 5.7%
Pending Sales		110	119	+ 8.2%	430	425	- 1.2%
Sold Listings		132	113	- 14.4%	375	359	- 4.3%
Median Sales Price		\$1,752,500	\$1,097,500	- 37.4%	\$1,165,000	\$1,200,000	+ 3.0%
Avg. Sales Price		\$2,893,327	\$4,882,516	+ 68.8%	\$2,635,189	\$3,629,911	+ 37.7%
Pct. of List Price Received		98.0%	96.5%	- 1.5%	96.5%	96.1%	- 0.4%
Days on Market		81	86	+ 6.2%	78	86	+ 10.3%
Affordability Index		16	25	+ 56.3%	25	22	- 12.0%
Active Listings		486	393	- 19.1%	--	--	--
Months Supply		4.5	3.7	- 17.8%	--	--	--

Sold Listings

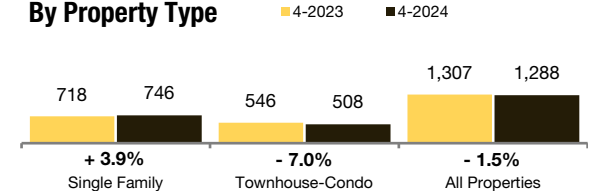
Actual sales that have closed in a given month.



By Price Range – All Properties – Rolling 12 Months



By Property Type



Rolling 12 Months

By Price Range	Single Family			Townhouse-Condo		
	4-2023	4-2024	Change	4-2023	4-2024	Change
\$299,999 and Below	15	25	+ 66.7%	40	40	0.0%
\$300,000 to \$599,999	175	179	+ 2.3%	122	103	- 15.6%
\$600,000 to \$999,999	213	170	- 20.2%	120	88	- 26.7%
\$1,000,000 to \$1,499,999	100	89	- 11.0%	73	76	+ 4.1%
\$1,500,00 to \$1,999,999	46	51	+ 10.9%	56	51	- 8.9%
\$2,000,000 to \$2,499,999	27	41	+ 51.9%	31	32	+ 3.2%
\$2,500,000 to \$4,999,999	52	79	+ 51.9%	61	75	+ 23.0%
\$5,000,000 to \$9,999,999	32	47	+ 46.9%	36	31	- 13.9%
\$10,000,000 and Above	58	65	+ 12.1%	7	12	+ 71.4%
All Price Ranges	718	746	+ 3.9%	546	508	- 7.0%

Compared to Prior Month

By Price Range	Single Family			Townhouse-Condo		
	3-2024	4-2024	Change	3-2024	4-2024	Change
\$299,999 and Below	1	1	0.0%	2	5	+ 150.0%
\$300,000 to \$599,999	12	14	+ 16.7%	7	12	+ 71.4%
\$600,000 to \$999,999	10	16	+ 60.0%	4	3	- 25.0%
\$1,000,000 to \$1,499,999	2	6	+ 200.0%	6	6	0.0%
\$1,500,00 to \$1,999,999	1	4	+ 300.0%	2	2	0.0%
\$2,000,000 to \$2,499,999	2	4	+ 100.0%	1	6	+ 500.0%
\$2,500,000 to \$4,999,999	10	8	- 20.0%	5	11	+ 120.0%
\$5,000,000 to \$9,999,999	4	2	- 50.0%	5	2	- 60.0%
\$10,000,000 and Above	3	9	+ 200.0%	0	0	--
All Price Ranges	45	64	+ 42.2%	32	47	+ 46.9%

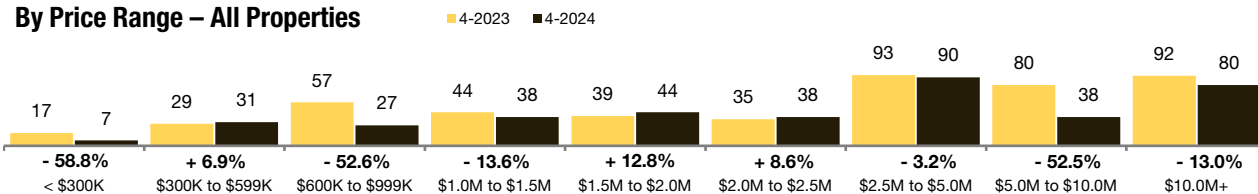
Year to Date

By Price Range	Single Family			Townhouse-Condo		
	4-2023	4-2024	Change	4-2023	4-2024	Change
\$299,999 and Below	2	7	+ 250.0%	11	13	+ 18.2%
\$300,000 to \$599,999	45	45	0.0%	37	32	- 13.5%
\$600,000 to \$999,999	40	43	+ 7.5%	24	15	- 37.5%
\$1,000,000 to \$1,499,999	24	16	- 33.3%	25	25	0.0%
\$1,500,00 to \$1,999,999	11	8	- 27.3%	34	21	- 38.2%
\$2,000,000 to \$2,499,999	7	9	+ 28.6%	17	14	- 17.6%
\$2,500,000 to \$4,999,999	20	24	+ 20.0%	21	30	+ 42.9%
\$5,000,000 to \$9,999,999	13	11	- 15.4%	9	12	+ 33.3%
\$10,000,000 and Above	20	23	+ 15.0%	2	3	+ 50.0%
All Price Ranges	182	186	+ 2.2%	180	165	- 8.3%

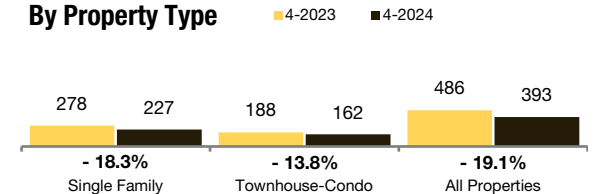
Inventory of Active Listings

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		
	4-2023	4-2024	Change	4-2023	4-2024	Change
\$299,999 and Below	2	3	+ 50.0%	9	2	- 77.8%
\$300,000 to \$599,999	20	18	- 10.0%	9	13	+ 44.4%
\$600,000 to \$999,999	35	13	- 62.9%	22	14	- 36.4%
\$1,000,000 to \$1,499,999	25	20	- 20.0%	18	18	0.0%
\$1,500,00 to \$1,999,999	21	26	+ 23.8%	18	18	0.0%
\$2,000,000 to \$2,499,999	14	13	- 7.1%	20	25	+ 25.0%
\$2,500,000 to \$4,999,999	43	46	+ 7.0%	48	44	- 8.3%
\$5,000,000 to \$9,999,999	45	26	- 42.2%	32	12	- 62.5%
\$10,000,000 and Above	73	62	- 15.1%	12	16	+ 33.3%
All Price Ranges	278	227	- 18.3%	188	162	- 13.8%

Compared to Prior Month

By Price Range	Single Family			Townhouse-Condo		
	3-2024	4-2024	Change	3-2024	4-2024	Change
\$299,999 and Below	3	3	0.0%	3	2	- 33.3%
\$300,000 to \$599,999	21	18	- 14.3%	13	13	0.0%
\$600,000 to \$999,999	14	13	- 7.1%	21	14	- 33.3%
\$1,000,000 to \$1,499,999	19	20	+ 5.3%	29	18	- 37.9%
\$1,500,00 to \$1,999,999	27	26	- 3.7%	15	18	+ 20.0%
\$2,000,000 to \$2,499,999	14	13	- 7.1%	26	25	- 3.8%
\$2,500,000 to \$4,999,999	40	46	+ 15.0%	60	44	- 26.7%
\$5,000,000 to \$9,999,999	33	26	- 21.2%	17	12	- 29.4%
\$10,000,000 and Above	75	62	- 17.3%	18	16	- 11.1%
All Price Ranges	246	227	- 7.7%	202	162	- 19.8%

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.