

Monthly Indicators



April 2025

Percent changes calculated using year-over-year comparisons.

New Listings were up 3.5 percent for single family homes and 64.9 percent for townhouse-condo properties. Pending Sales increased 11.3 percent for single family homes and 8.9 percent for townhouse-condo properties.

The Median Sales Price was up 89.9 percent to \$1,590,000 for single family homes but decreased 34.0 percent to \$825,000 for townhouse-condo properties. Days on Market decreased 27.9 percent for single family homes and 9.6 percent for condo properties.

Total housing inventory increased 8.1% month-over-month for a total of 1.33 million units heading into April, equivalent to a 4.0-month supply at the current sales pace, according to NAR. Although inventory is up nearly 20% from the same time last year, the additional supply has had little effect on home prices across much of the country, with the national median existing-home price climbing 2.7% year-over-year to \$403,700 as of last measure.

Activity Snapshot

- 14.8% **+ 4.5%** **+ 35.4%**

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.

Single Family Market Overview	2
Townhouse-Condo Market Overview	3
New Listings	4
Pending Sales	5
Sold Listings	6
Median Sales Price	7
Average Sales Price	8
Percent of List Price Received	9
Days on Market Until Sale	10
Housing Affordability Index	11
Inventory of Active Listings	12
Months Supply of Inventory	13
Total Market Overview	14
Sold Listings and Inventory by Price Range	15
Glossary of Terms	16

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	4-2024	4-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		85	88	+ 3.5%	264	327	+ 23.9%
Pending Sales		53	59	+ 11.3%	213	220	+ 3.3%
Sold Listings		66	59	- 10.6%	188	197	+ 4.8%
Median Sales Price		\$837,250	\$1,590,000	+ 89.9%	\$930,000	\$1,350,000	+ 45.2%
Avg. Sales Price		\$6,979,984	\$4,620,326	- 33.8%	\$4,753,530	\$4,215,626	- 11.3%
Pct. of List Price Received		96.5%	97.2%	+ 0.7%	95.8%	96.7%	+ 0.9%
Days on Market		140	101	- 27.9%	136	114	- 16.2%
Affordability Index		46	25	- 45.7%	42	29	- 31.0%
Active Listings		240	288	+ 20.0%	--	--	--
Months Supply		3.9	5.1	+ 30.8%	--	--	--

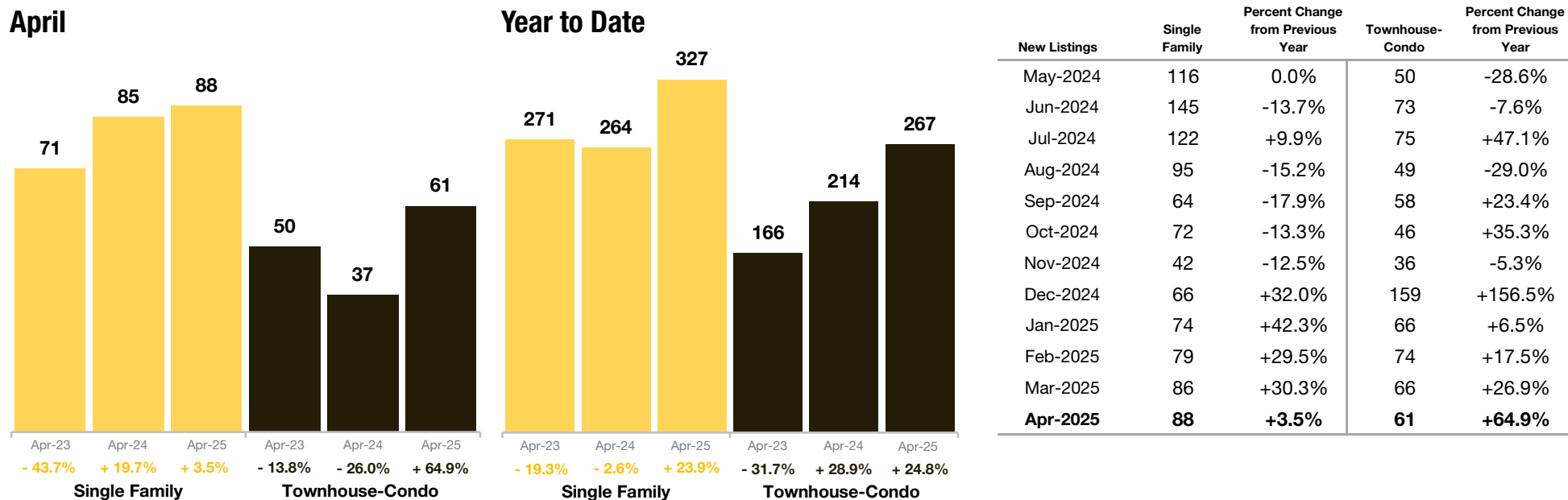
Townhouse-Condo Market Overview

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

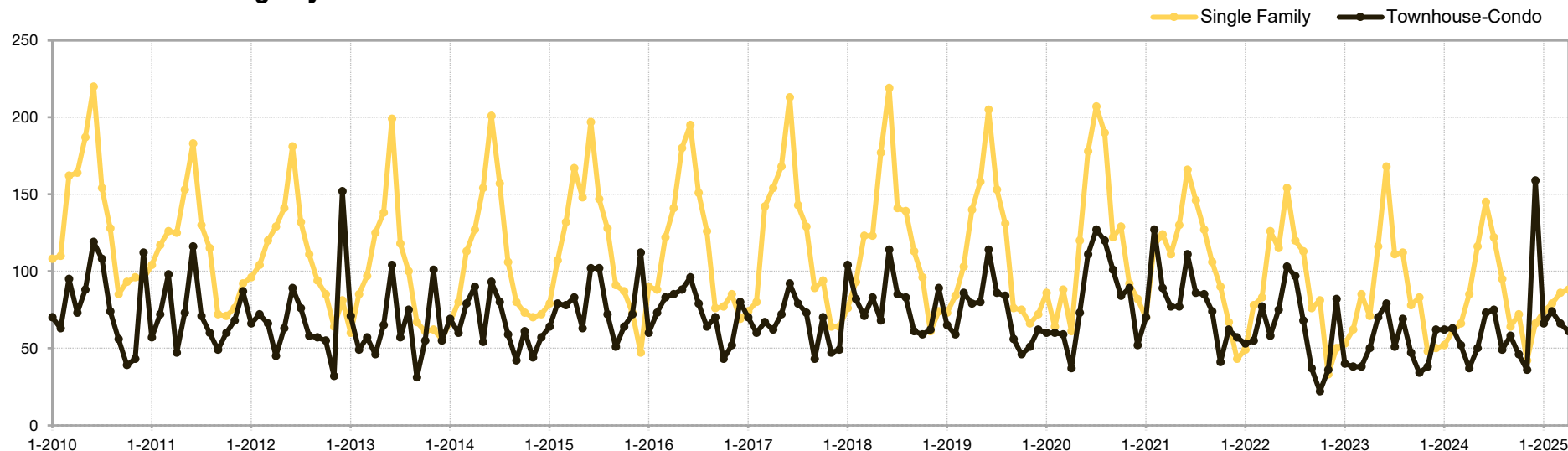


Key Metrics	Historical Sparkbars	4-2024	4-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		37	61	+ 64.9%	214	267	+ 24.8%
Pending Sales		45	49	+ 8.9%	179	224	+ 25.1%
Sold Listings		47	31	- 34.0%	161	132	- 18.0%
Median Sales Price		\$1,250,000	\$825,000	- 34.0%	\$1,495,000	\$1,362,500	- 8.9%
Avg. Sales Price		\$1,964,901	\$2,056,255	+ 4.6%	\$2,287,506	\$2,891,363	+ 26.4%
Pct. of List Price Received		97.1%	96.2%	- 0.9%	96.8%	95.7%	- 1.1%
Days on Market		104	94	- 9.6%	115	123	+ 7.0%
Affordability Index		31	48	+ 54.8%	26	29	+ 11.5%
Active Listings		168	260	+ 54.8%	--	--	--
Months Supply		4.1	6.3	+ 53.7%	--	--	--

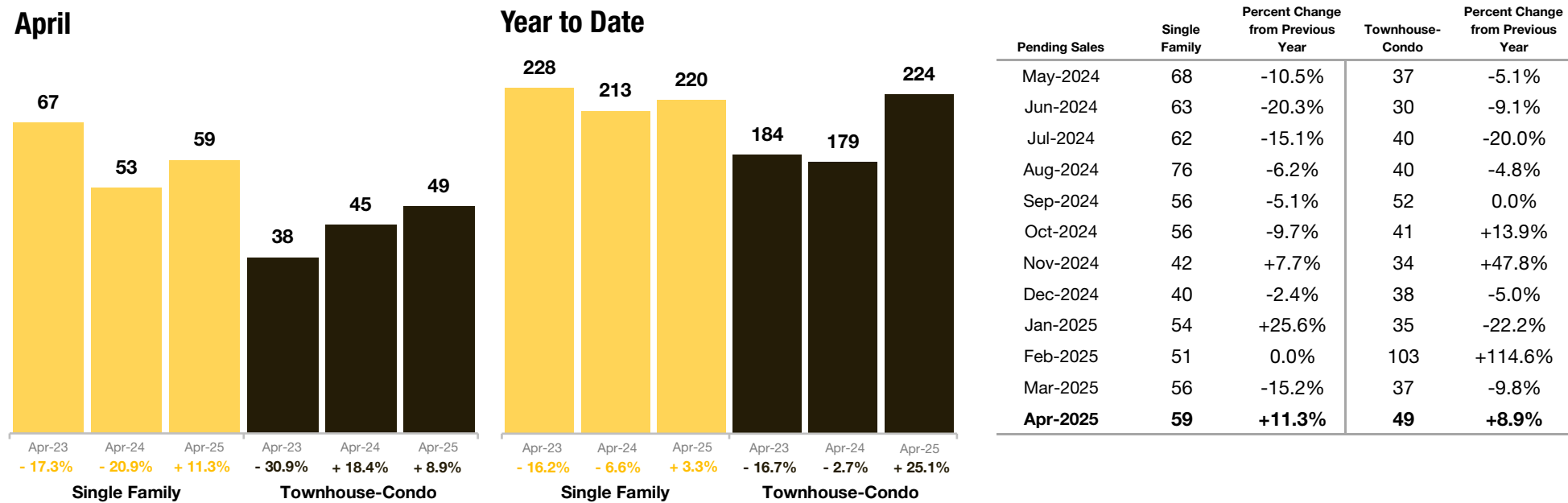
New Listings



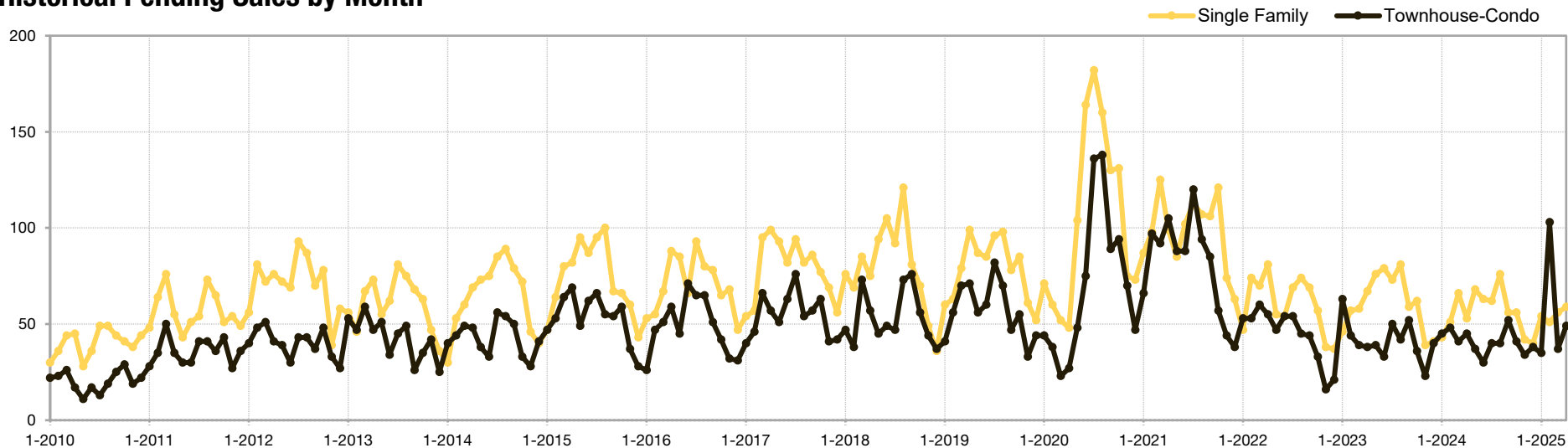
Historical New Listings by Month



Pending Sales



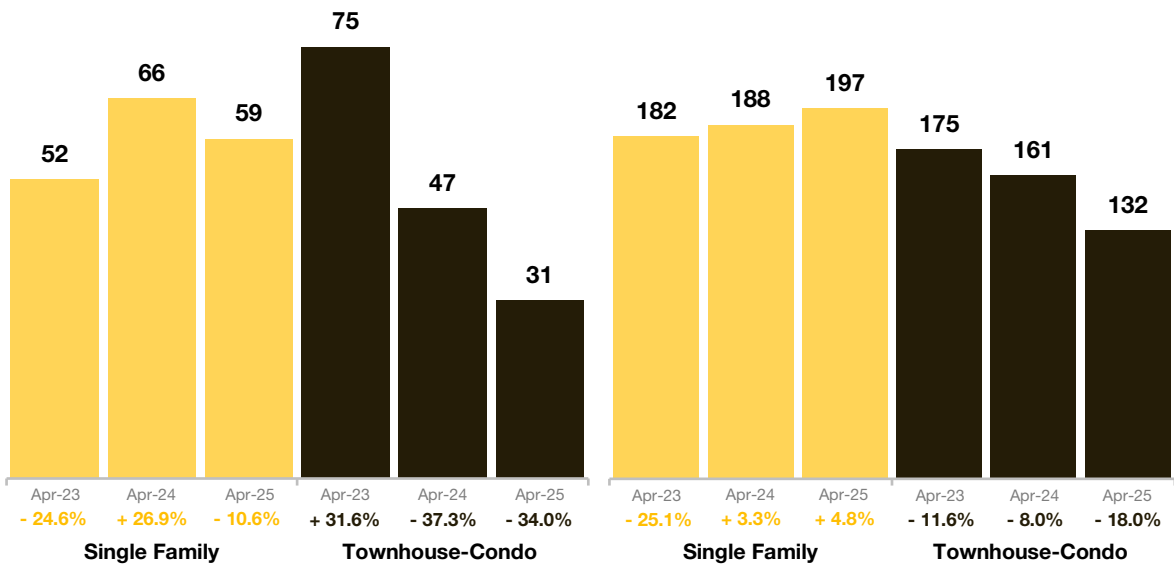
Historical Pending Sales by Month



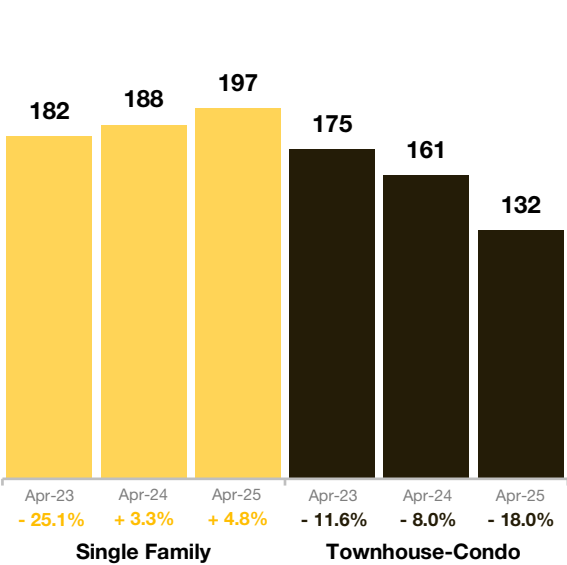
Sold Listings



April

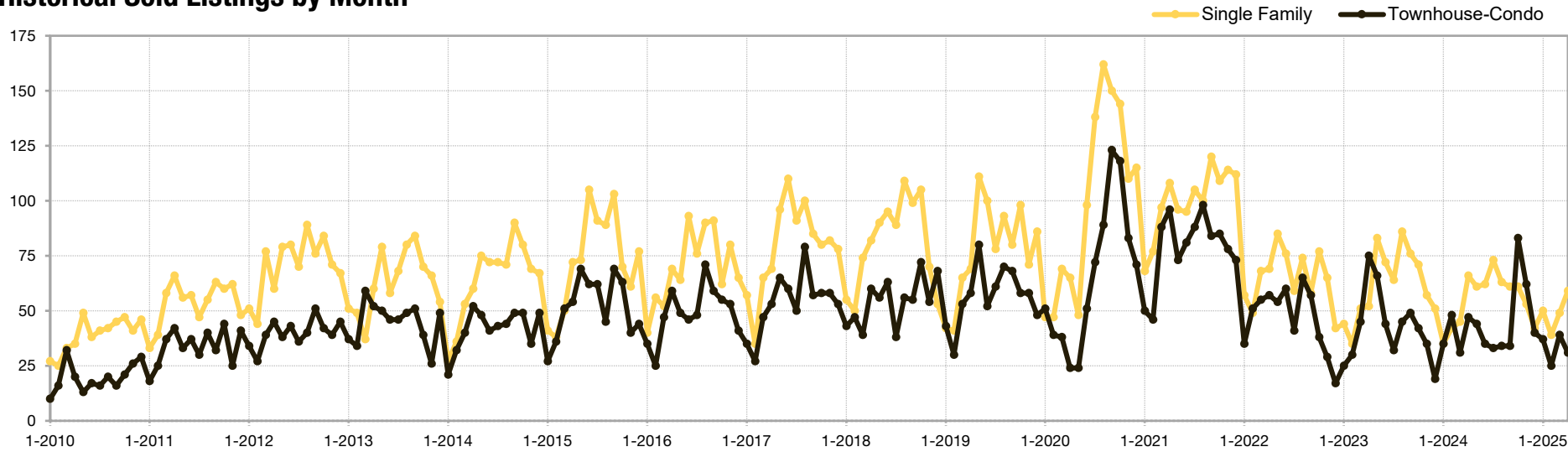


Year to Date

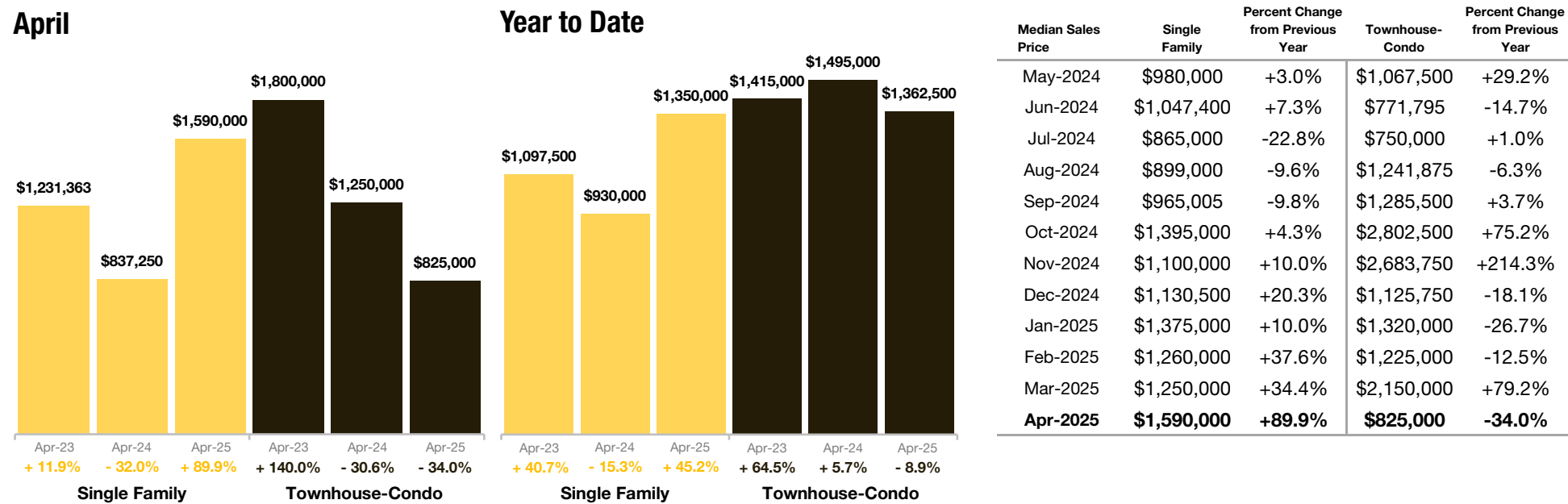


Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2024	61	-26.5%	44	-33.3%
Jun-2024	62	-13.9%	35	-20.5%
Jul-2024	73	+14.1%	33	+3.1%
Aug-2024	63	-26.7%	34	-24.4%
Sep-2024	61	-19.7%	34	-30.6%
Oct-2024	61	-14.1%	83	+97.6%
Nov-2024	53	-7.0%	62	+77.1%
Dec-2024	42	-17.6%	40	+110.5%
Jan-2025	50	+42.9%	37	+5.7%
Feb-2025	39	-7.1%	25	-47.9%
Mar-2025	49	+8.9%	39	+25.8%
Apr-2025	59	-10.6%	31	-34.0%

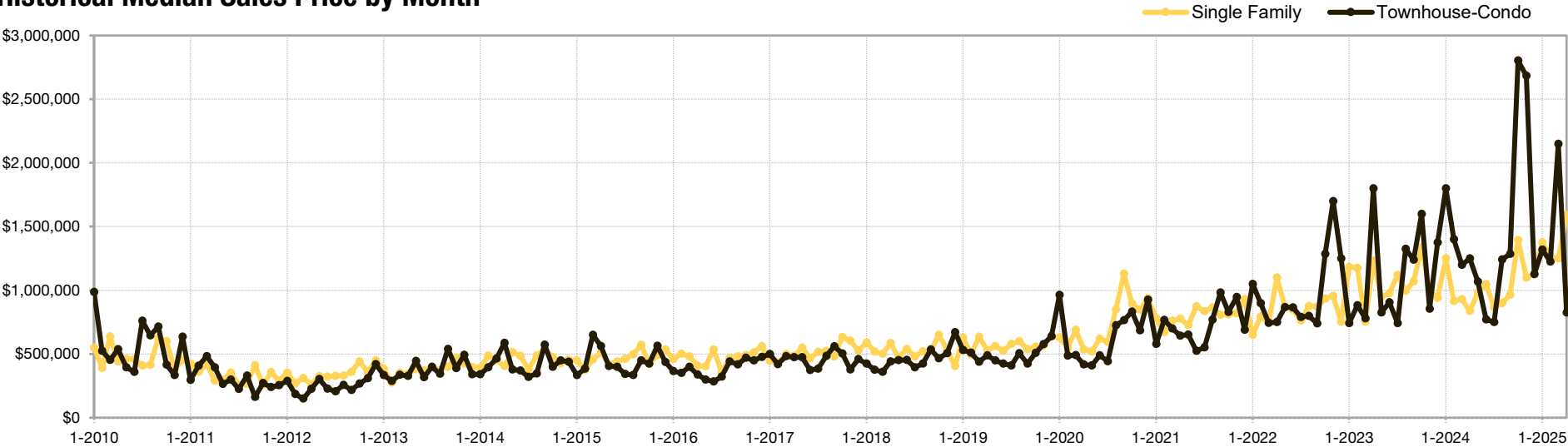
Historical Sold Listings by Month



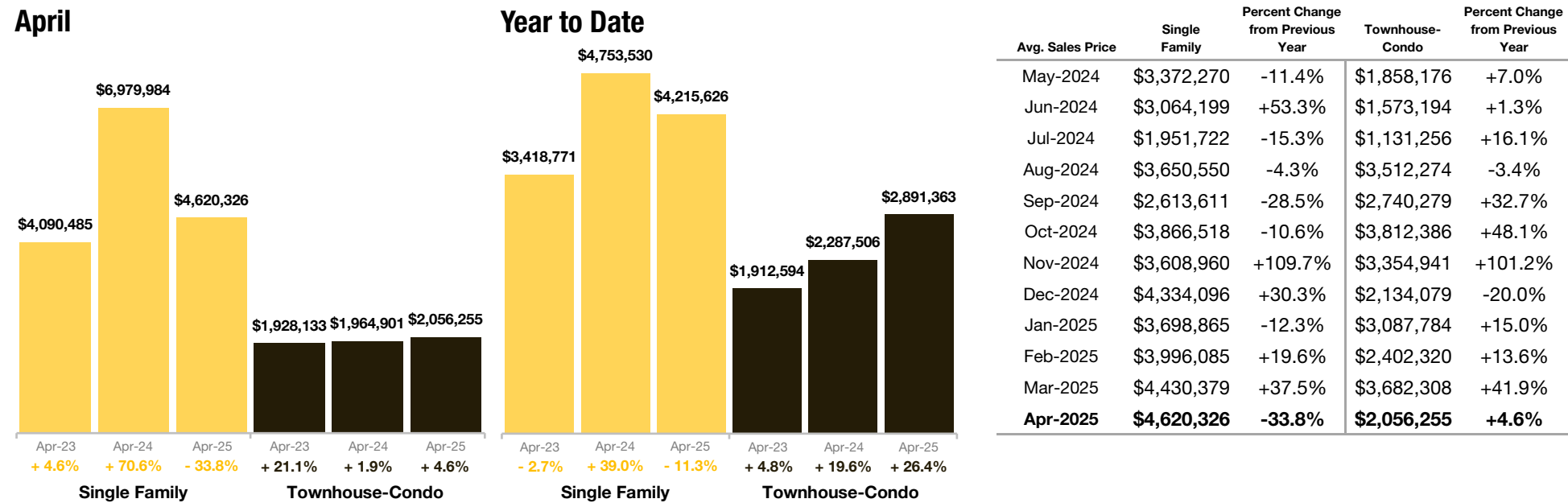
Median Sales Price



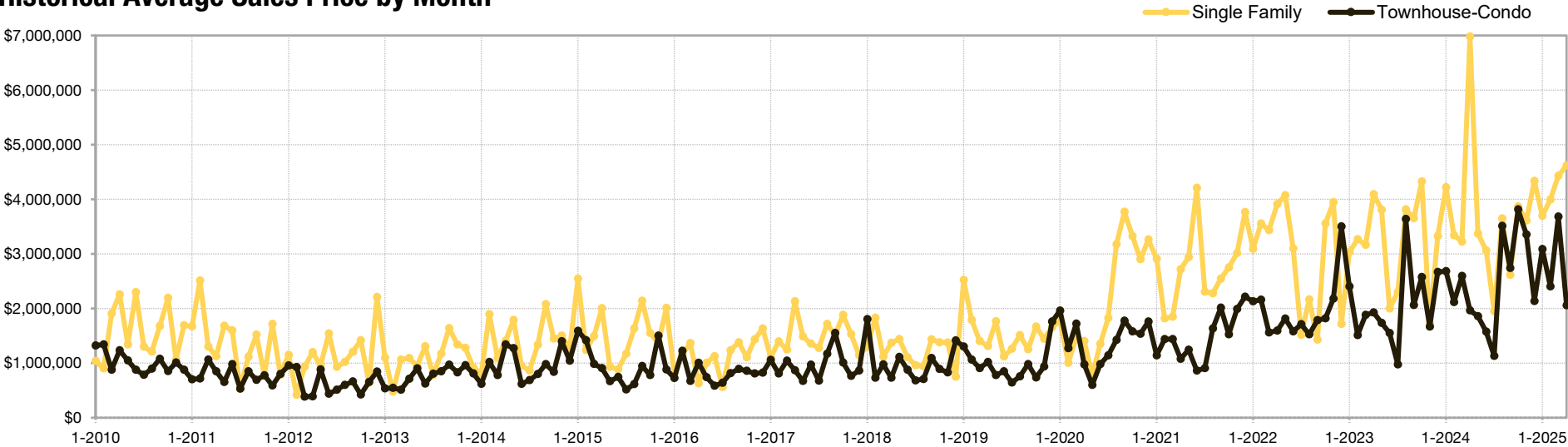
Historical Median Sales Price by Month



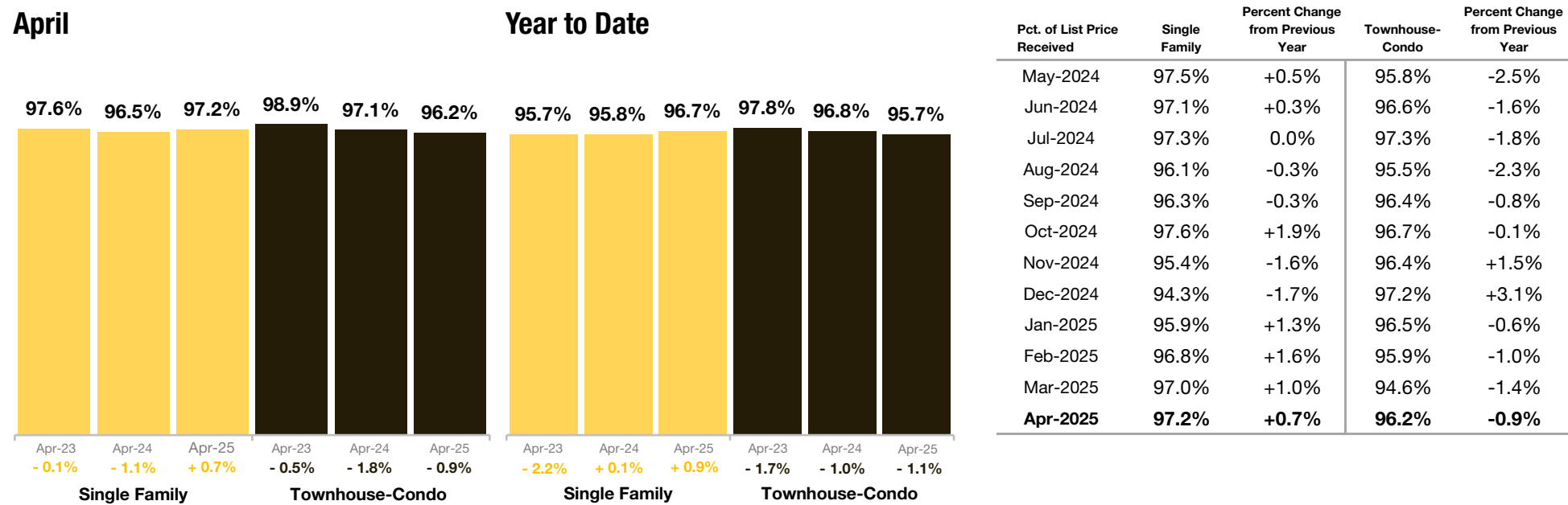
Average Sales Price



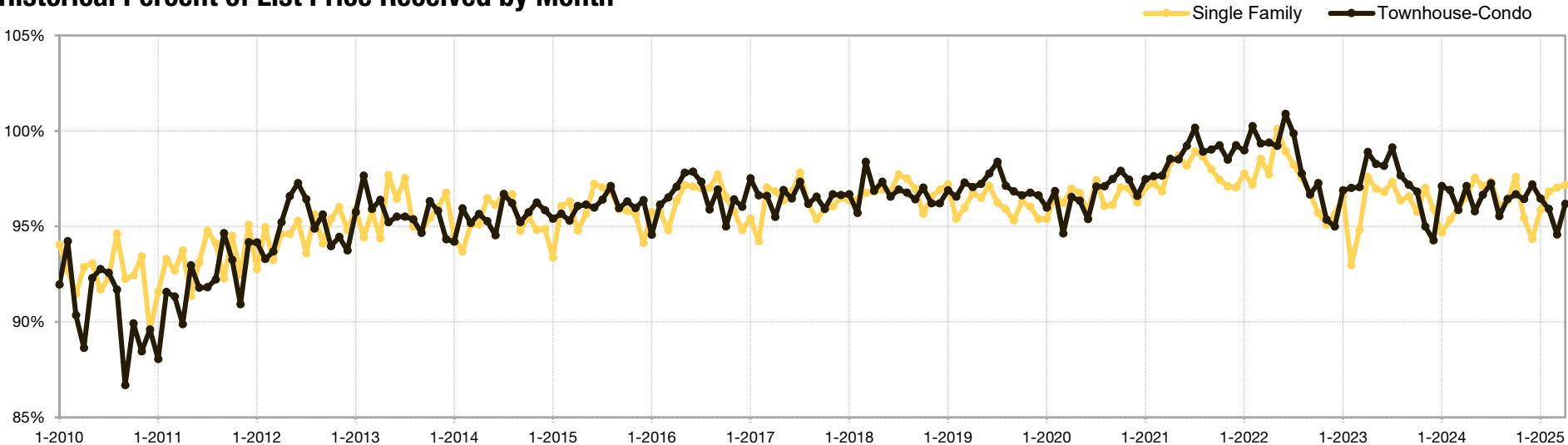
Historical Average Sales Price by Month



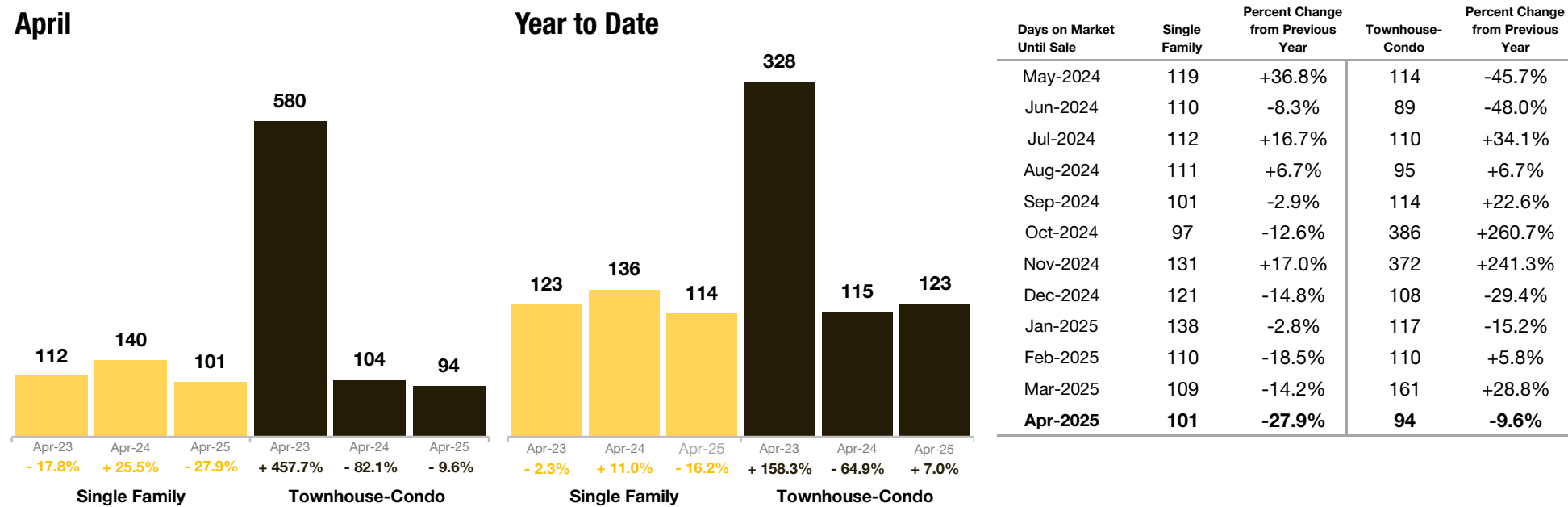
Percent of List Price Received



Historical Percent of List Price Received by Month

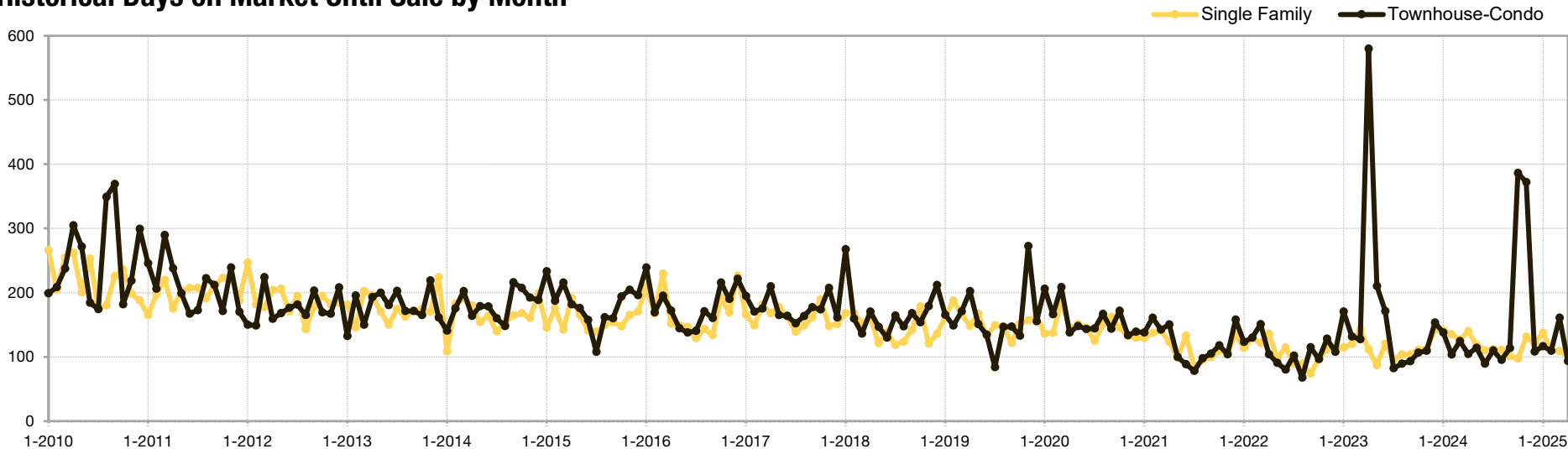


Days on Market Until Sale

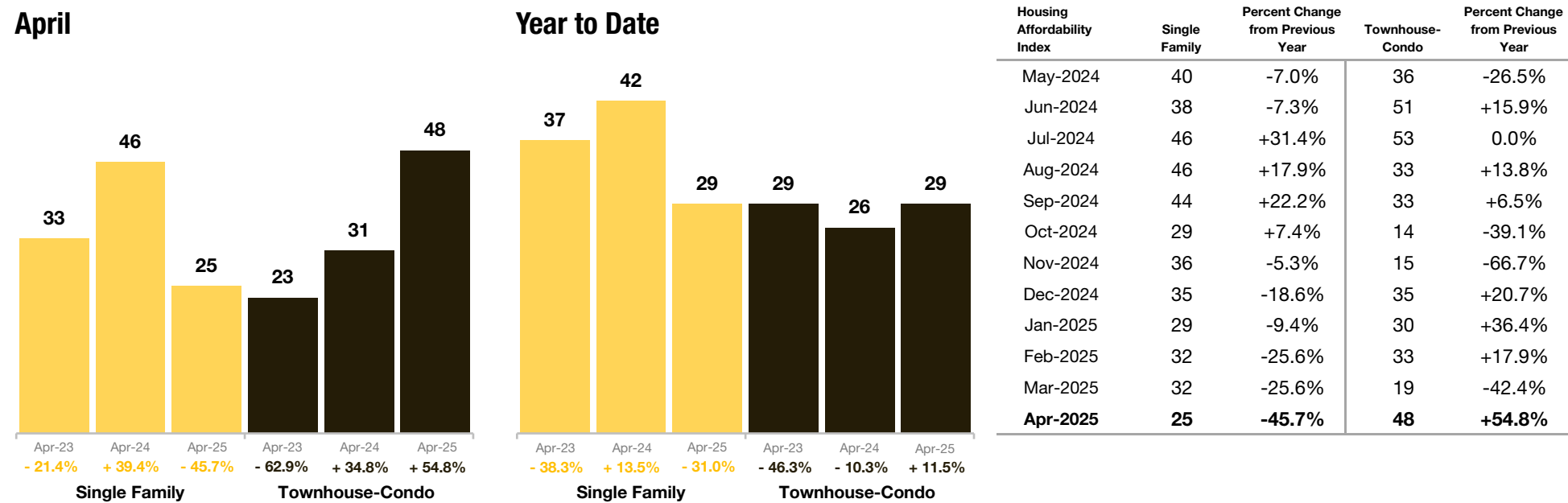


Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2024	119	+36.8%	114	-45.7%
Jun-2024	110	-8.3%	89	-48.0%
Jul-2024	112	+16.7%	110	+34.1%
Aug-2024	111	+6.7%	95	+6.7%
Sep-2024	101	-2.9%	114	+22.6%
Oct-2024	97	-12.6%	386	+260.7%
Nov-2024	131	+17.0%	372	+241.3%
Dec-2024	121	-14.8%	108	-29.4%
Jan-2025	138	-2.8%	117	-15.2%
Feb-2025	110	-18.5%	110	+5.8%
Mar-2025	109	-14.2%	161	+28.8%
Apr-2025	101	-27.9%	94	-9.6%

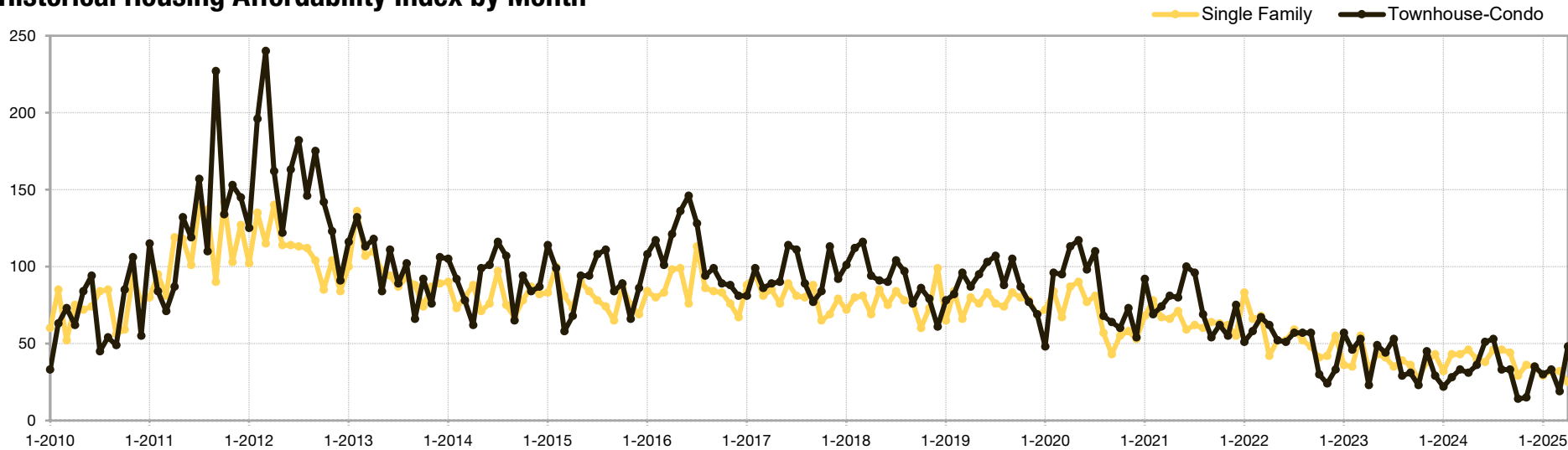
Historical Days on Market Until Sale by Month



Housing Affordability Index



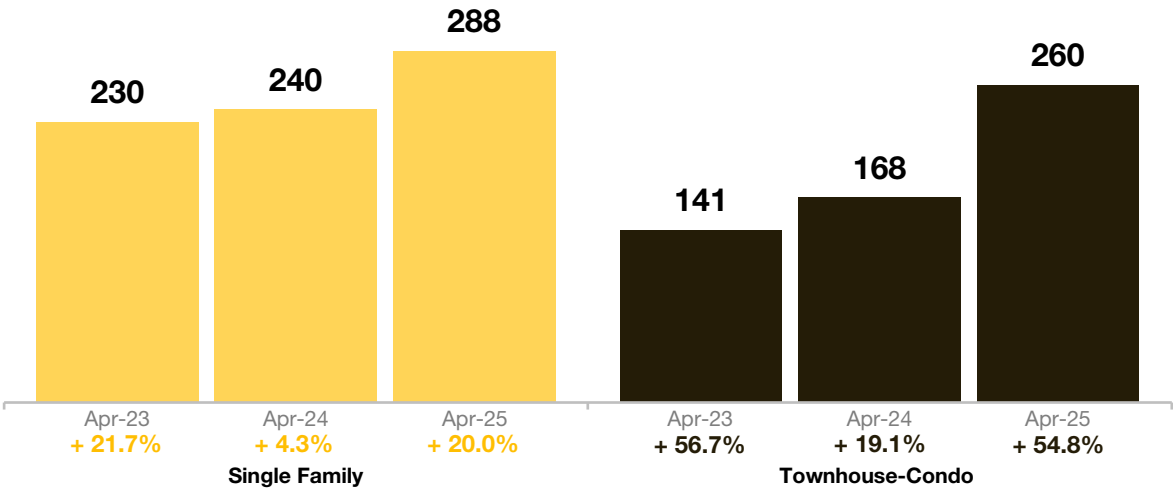
Historical Housing Affordability Index by Month



Inventory of Active Listings

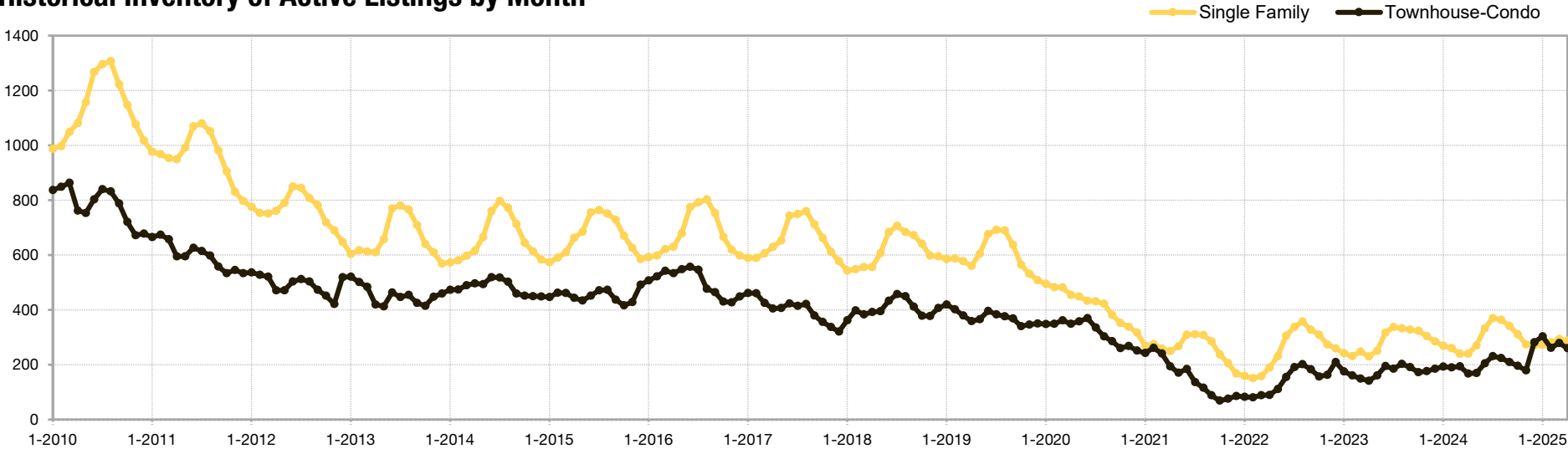


April



Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2024	270	+7.6%	170	+5.6%
Jun-2024	333	+5.0%	205	+5.1%
Jul-2024	370	+9.8%	231	+24.9%
Aug-2024	364	+9.3%	224	+10.3%
Sep-2024	341	+4.0%	210	+9.9%
Oct-2024	311	-4.0%	196	+13.3%
Nov-2024	274	-9.9%	179	+1.7%
Dec-2024	271	-4.9%	282	+52.4%
Jan-2025	272	+1.1%	303	+57.0%
Feb-2025	282	+8.5%	261	+37.4%
Mar-2025	294	+22.5%	279	+43.8%
Apr-2025	288	+20.0%	260	+54.8%

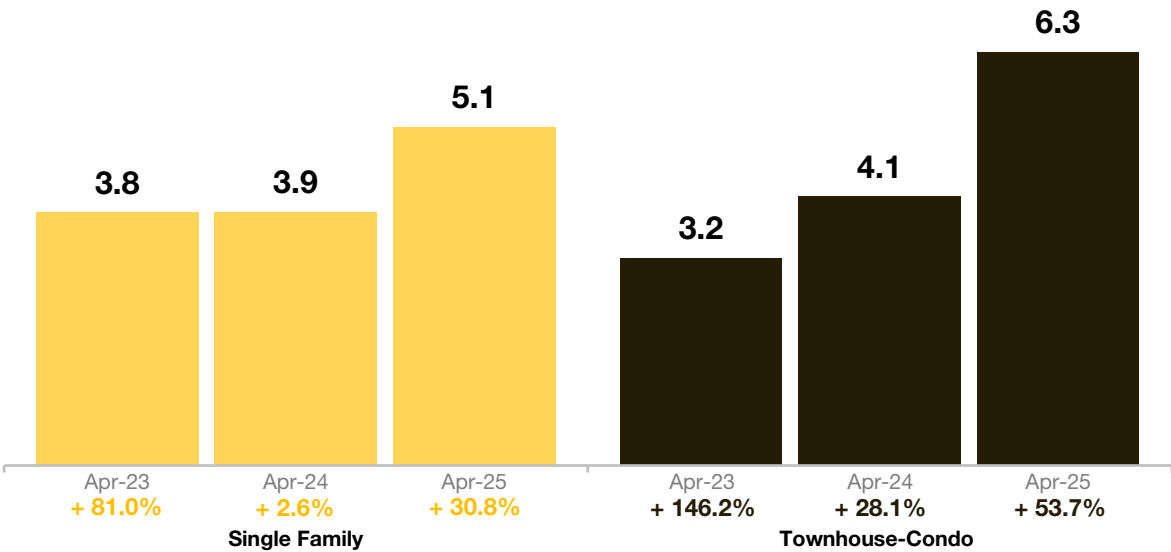
Historical Inventory of Active Listings by Month



Months Supply of Inventory

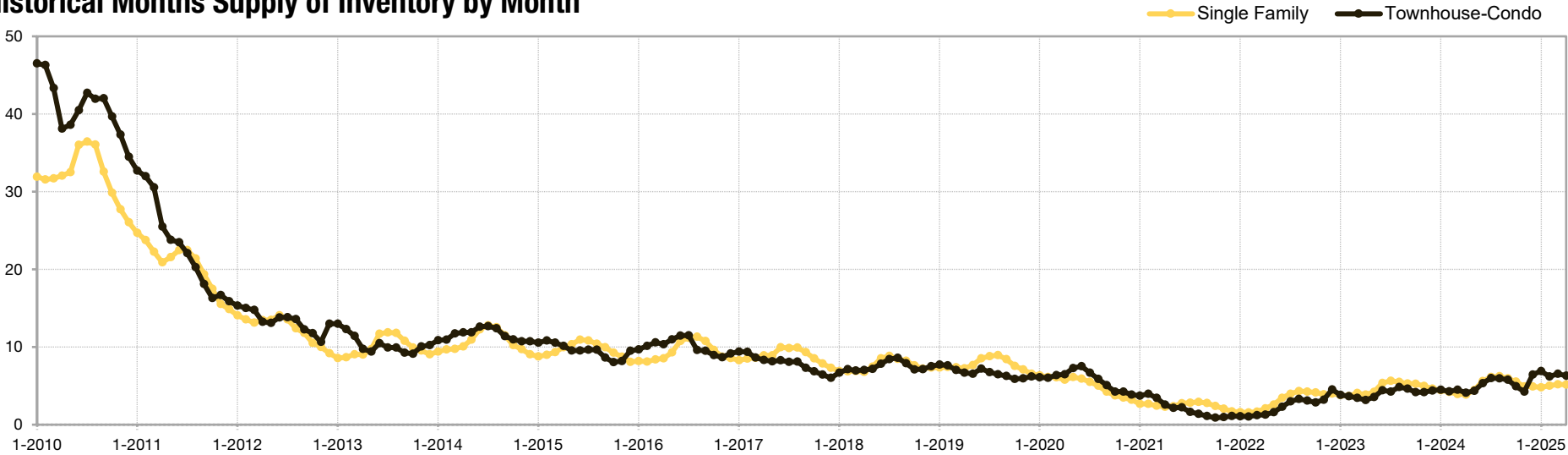


April



Months Supply of Inventory	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2024	4.5	+7.1%	4.3	+22.9%
Jun-2024	5.6	+5.7%	5.3	+20.5%
Jul-2024	6.1	+8.9%	6.0	+42.9%
Aug-2024	6.2	+12.7%	5.9	+22.9%
Sep-2024	6.0	+13.2%	5.8	+26.1%
Oct-2024	5.5	+5.8%	4.9	+16.7%
Nov-2024	4.9	-2.0%	4.3	+2.4%
Dec-2024	4.9	+6.5%	6.4	+45.5%
Jan-2025	4.8	+9.1%	6.9	+53.3%
Feb-2025	5.0	+19.0%	6.2	+44.2%
Mar-2025	5.2	+33.3%	6.5	+44.4%
Apr-2025	5.1	+30.8%	6.3	+53.7%

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.



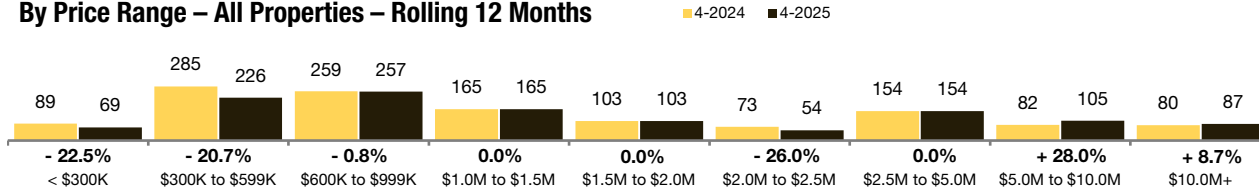
Key Metrics	Historical Sparkbars	4-2024	4-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		125	154	+ 23.2%	494	622	+ 25.9%
Pending Sales		103	111	+ 7.8%	407	466	+ 14.5%
Sold Listings		115	98	- 14.8%	361	350	- 3.0%
Median Sales Price		\$1,075,000	\$1,123,400	+ 4.5%	\$1,199,000	\$1,227,500	+ 2.4%
Avg. Sales Price		\$4,811,142	\$3,453,442	- 28.2%	\$3,614,114	\$3,559,568	- 1.5%
Pct. of List Price Received		96.7%	96.8%	+ 0.1%	96.2%	96.3%	+ 0.1%
Days on Market		125	96	- 23.2%	127	115	- 9.4%
Affordability Index		36	35	- 2.8%	32	32	0.0%
Active Listings		421	570	+ 35.4%	--	--	--
Months Supply		3.9	5.6	+ 43.6%	--	--	--

Sold Listings

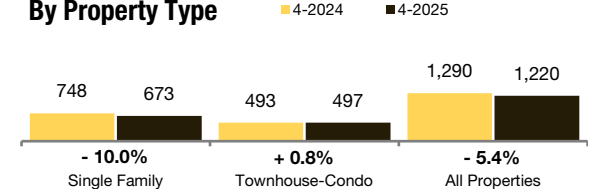
Actual sales that have closed in a given month.



By Price Range – All Properties – Rolling 12 Months



By Property Type



Rolling 12 Months

By Price Range	Single Family			Townhouse-Condo		
	4-2024	4-2025	Change	4-2024	4-2025	Change
\$299,999 and Below	25	10	- 60.0%	29	18	- 37.9%
\$300,000 to \$599,999	181	119	- 34.3%	100	101	+ 1.0%
\$600,000 to \$999,999	171	177	+ 3.5%	88	79	- 10.2%
\$1,000,000 to \$1,499,999	89	101	+ 13.5%	75	63	- 16.0%
\$1,500,000 to \$1,999,999	50	65	+ 30.0%	52	38	- 26.9%
\$2,000,000 to \$2,499,999	41	27	- 34.1%	32	27	- 15.6%
\$2,500,000 to \$4,999,999	79	61	- 22.8%	75	93	+ 24.0%
\$5,000,000 to \$9,999,999	47	49	+ 4.3%	30	56	+ 86.7%
\$10,000,000 and Above	65	64	- 1.5%	12	22	+ 83.3%
All Price Ranges	748	673	- 10.0%	493	497	+ 0.8%

Compared to Prior Month

	Single Family			Townhouse-Condo		
	3-2025	4-2025	Change	3-2025	4-2025	Change
	0	0	--	1	1	0.0%
	4	13	+ 225.0%	4	10	+ 150.0%
	14	9	- 35.7%	7	6	- 14.3%
	10	6	- 40.0%	5	1	- 80.0%
	2	6	+ 200.0%	2	2	0.0%
	3	2	- 33.3%	6	2	- 66.7%
	2	8	+ 300.0%	7	5	- 28.6%
	7	6	- 14.3%	3	4	+ 33.3%
	7	9	+ 28.6%	4	0	- 100.0%
All Price Ranges	49	59	+ 20.4%	39	31	- 20.5%

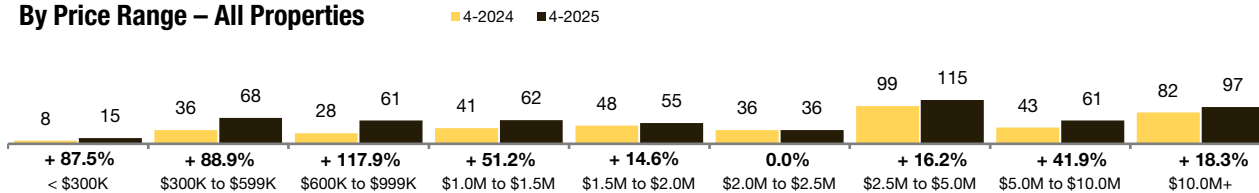
Year to Date

	Single Family			Townhouse-Condo		
	4-2024	4-2025	Change	4-2024	4-2025	Change
	7	1	- 85.7%	11	8	- 27.3%
	47	30	- 36.2%	30	27	- 10.0%
	44	46	+ 4.5%	15	21	+ 40.0%
	16	29	+ 81.3%	25	11	- 56.0%
	7	24	+ 242.9%	22	12	- 45.5%
	9	8	- 11.1%	14	10	- 28.6%
	24	15	- 37.5%	30	22	- 26.7%
	11	18	+ 63.6%	11	15	+ 36.4%
	23	26	+ 13.0%	3	6	+ 100.0%
All Price Ranges	188	197	+ 4.8%	161	132	- 18.0%

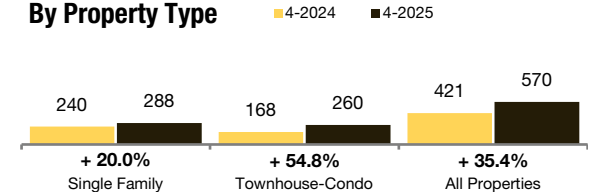
Inventory of Active Listings

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		
	4-2024	4-2025	Change	4-2024	4-2025	Change
\$299,999 and Below	2	4	+ 100.0%	0	3	--
\$300,000 to \$599,999	20	12	- 40.0%	16	54	+ 237.5%
\$600,000 to \$999,999	15	37	+ 146.7%	13	22	+ 69.2%
\$1,000,000 to \$1,499,999	21	31	+ 47.6%	17	27	+ 58.8%
\$1,500,000 to \$1,999,999	30	33	+ 10.0%	18	21	+ 16.7%
\$2,000,000 to \$2,499,999	13	19	+ 46.2%	22	15	- 31.8%
\$2,500,000 to \$4,999,999	48	44	- 8.3%	51	70	+ 37.3%
\$5,000,000 to \$9,999,999	30	31	+ 3.3%	13	30	+ 130.8%
\$10,000,000 and Above	61	77	+ 26.2%	18	18	0.0%
All Price Ranges	240	288	+ 20.0%	168	260	+ 54.8%

Compared to Prior Month

	Single Family			Townhouse-Condo		
	3-2025	4-2025	Change	3-2025	4-2025	Change
	2	4	+ 100.0%	4	3	- 25.0%
	14	12	- 14.3%	43	54	+ 25.6%
	33	37	+ 12.1%	24	22	- 8.3%
	31	31	0.0%	29	27	- 6.9%
	26	33	+ 26.9%	22	21	- 4.5%
	17	19	+ 11.8%	16	15	- 6.3%
	42	44	+ 4.8%	85	70	- 17.6%
	37	31	- 16.2%	35	30	- 14.3%
	92	77	- 16.3%	21	18	- 14.3%
All Price Ranges	294	288	- 2.0%	279	260	- 6.8%

Year to Date

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.