

# Local Market Update for April 2025

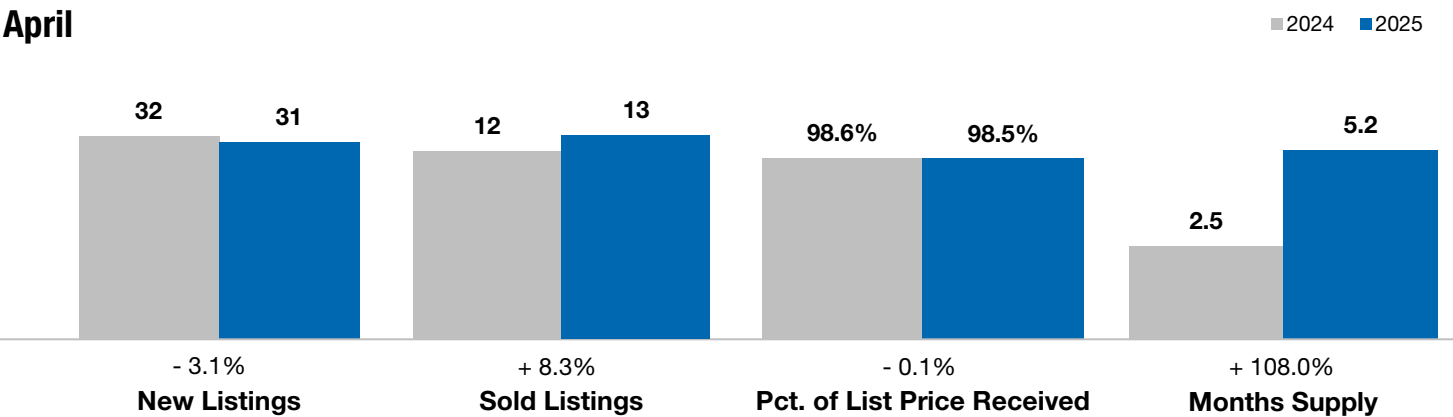
A Research Tool Provided by the Colorado Association of REALTORS®



## Craig

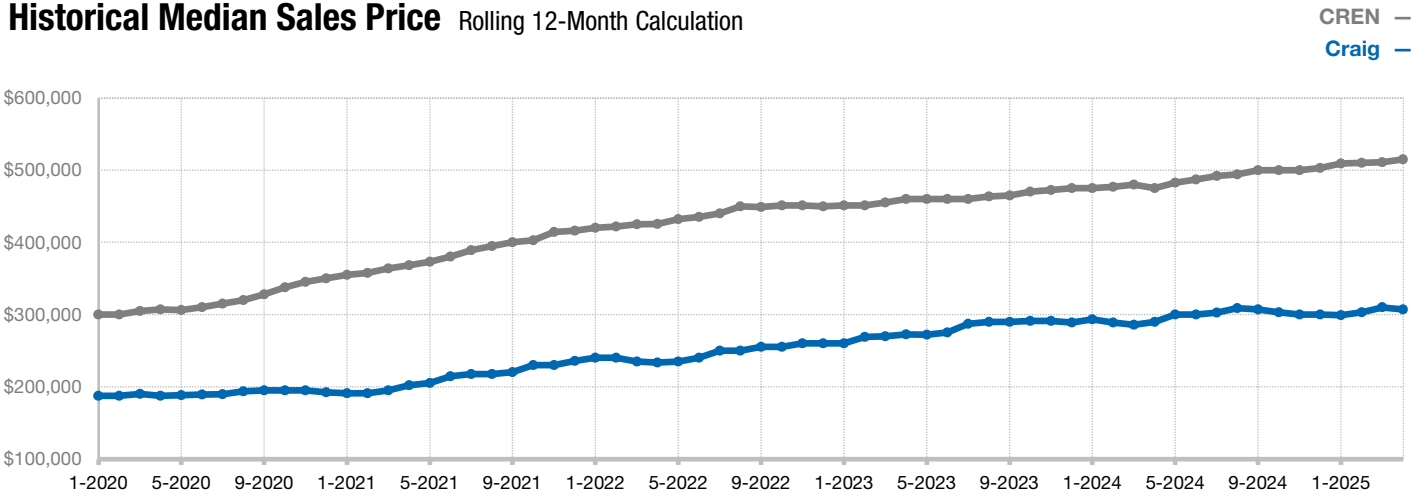
Key Metrics	April			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 4-2024	Thru 4-2025	Percent Change from Previous Year
New Listings	32	31	- 3.1%	79	77	- 2.5%
Sold Listings	12	13	+ 8.3%	52	30	- 42.3%
Median Sales Price*	\$315,000	\$299,000	- 5.1%	\$266,350	\$299,500	+ 12.4%
Average Sales Price*	\$313,700	\$313,889	+ 0.1%	\$266,348	\$320,045	+ 20.2%
Percent of List Price Received*	98.6%	98.5%	- 0.1%	97.8%	96.4%	- 1.4%
Days on Market Until Sale	95	128	+ 34.7%	102	121	+ 18.6%
Inventory of Homes for Sale	41	74	+ 80.5%	--	--	--
Months Supply of Inventory	2.5	5.2	+ 108.0%	--	--	--

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.



### Historical Median Sales Price

Rolling 12-Month Calculation



# Monthly Indicators



## April 2025

Percent changes calculated using year-over-year comparisons.

New Listings decreased 3.1 percent to 31. Sold Listings increased 8.3 percent to 13. Inventory levels grew 80.5 percent to 74 units.

Prices were a tad soft. The Median Sales Price decreased 5.1 percent to \$299,000. Days on Market was up 34.7 percent to 128 days. Buyers felt empowered as Months Supply of Inventory was up 108.0 percent to 5.2 months.

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

**+ 8.3%**      **+ 34.7%**      **- 5.1%**

One-Year Change in  
Sold Listings

One-Year Change in  
Days on Market

One-Year Change in  
Median Sold Price

Residential real estate activity in Moffat County composed of single-family properties, townhomes and condominiums combined. Percent changes are calculated using rounded figures.

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

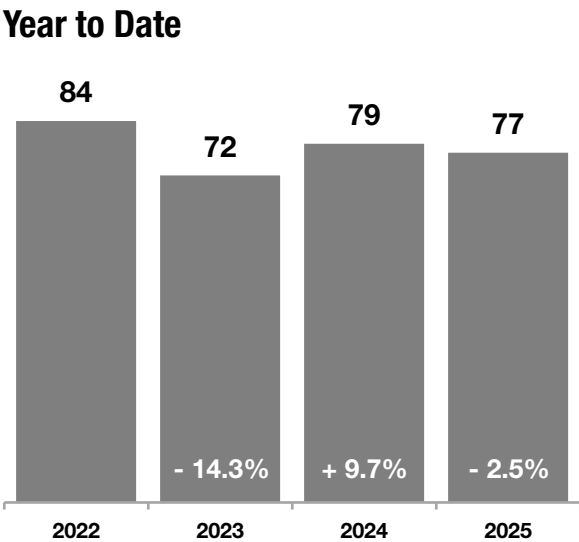
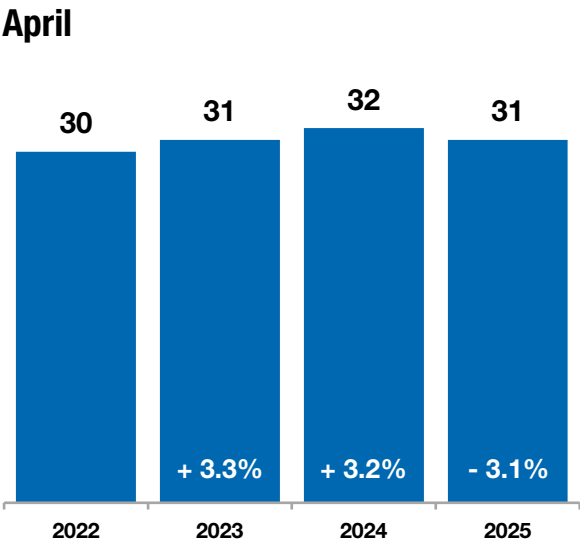
# Activity Overview

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



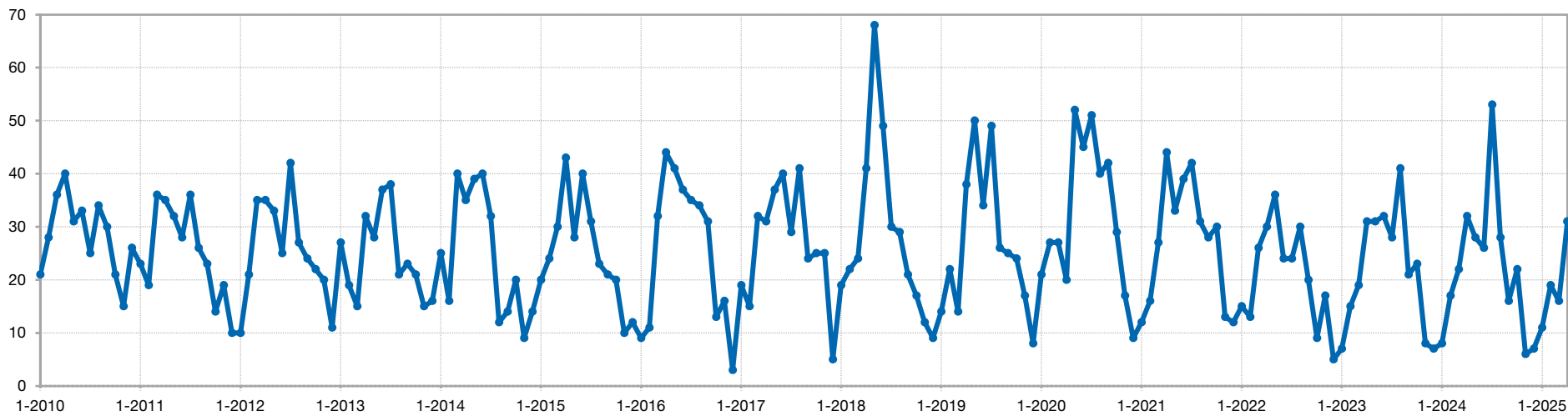
Key Metrics	Historical Sparkbars	4-2024	4-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		32	31	- 3.1%	79	77	- 2.5%
Pending Sales		20	21	+ 5.0%	70	50	- 28.6%
Sold Listings		12	13	+ 8.3%	52	30	- 42.3%
Median Sold Price		\$315,000	\$299,000	- 5.1%	\$266,350	\$299,500	+ 12.4%
Average Sold Price		\$313,700	\$313,889	+ 0.1%	\$266,348	\$320,045	+ 20.2%
Pct. of List Price Received		98.6%	98.5%	- 0.1%	97.8%	96.4%	- 1.4%
Days on Market		95	128	+ 34.7%	102	121	+ 18.6%
Affordability Index		91	99	+ 8.8%	107	99	- 7.5%
Active Listings		41	74	+ 80.5%	--	--	--
Months Supply		2.5	5.2	+ 108.0%	--	--	--

# New Listings



	New Listings	Percent Change from Previous Year
May 2024	28	-9.7%
Jun 2024	26	-18.8%
Jul 2024	53	+89.3%
Aug 2024	28	-31.7%
Sep 2024	16	-23.8%
Oct 2024	22	-4.3%
Nov 2024	6	-25.0%
Dec 2024	7	0.0%
Jan 2025	11	+37.5%
Feb 2025	19	+11.8%
Mar 2025	16	-27.3%
Apr 2025	31	-3.1%

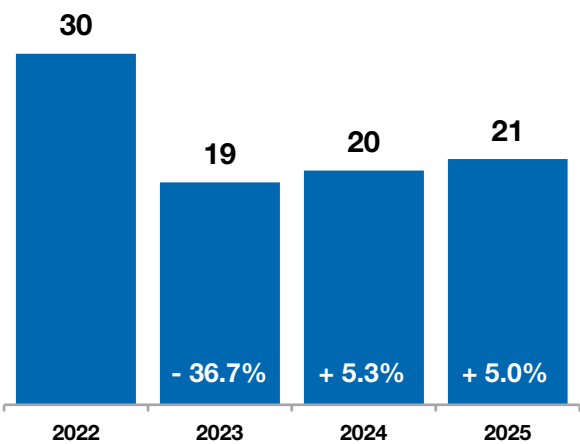
## Historical New Listings by Month



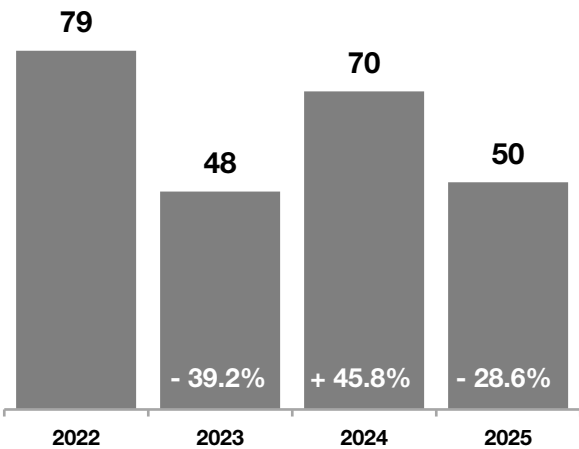
# Pending Sales



April

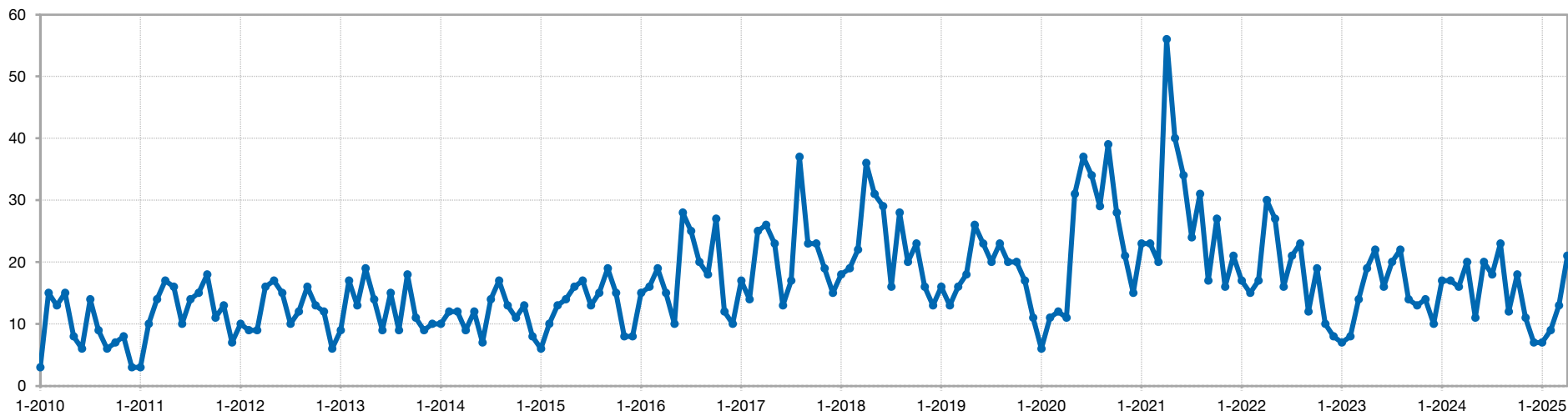


Year to Date

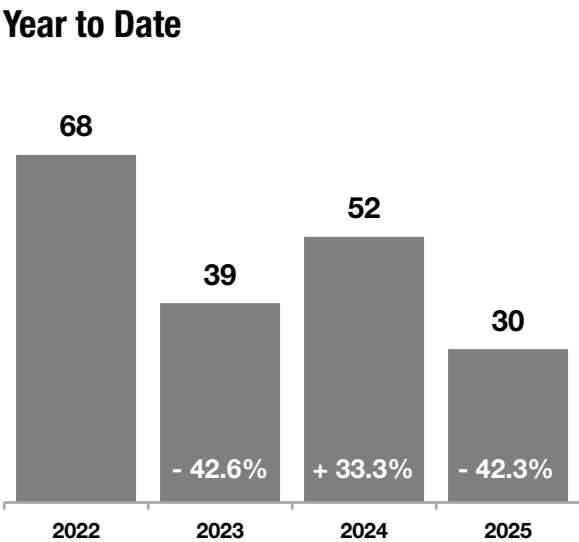
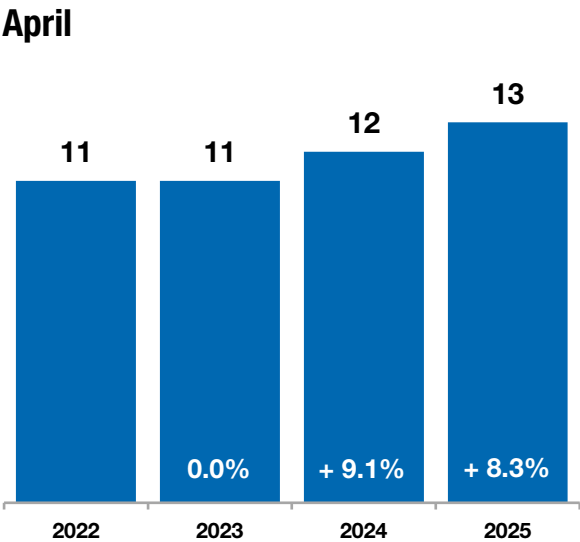


	Pending Sales	Percent Change from Previous Year
May 2024	11	-50.0%
Jun 2024	20	+25.0%
Jul 2024	18	-10.0%
Aug 2024	23	+4.5%
Sep 2024	12	-14.3%
Oct 2024	18	+38.5%
Nov 2024	11	-21.4%
Dec 2024	7	-30.0%
Jan 2025	7	-58.8%
Feb 2025	9	-47.1%
Mar 2025	13	-18.8%
Apr 2025	21	+5.0%

Historical Pending Sales by Month

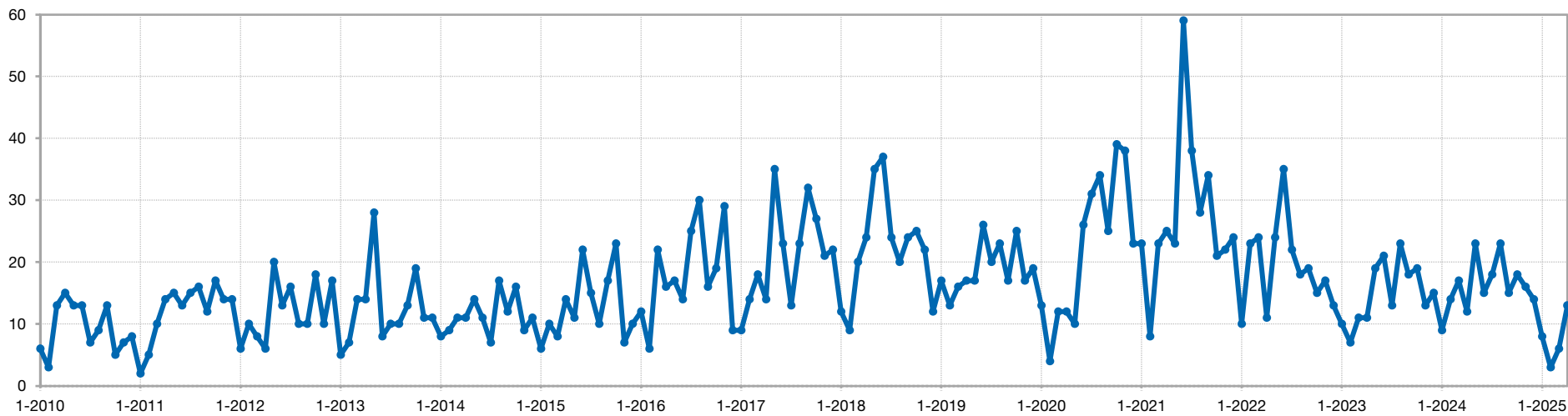


# Sold Listings



	Sold Listings	Percent Change from Previous Year
May 2024	23	+21.1%
Jun 2024	15	-28.6%
Jul 2024	18	+38.5%
Aug 2024	23	0.0%
Sep 2024	15	-16.7%
Oct 2024	18	-5.3%
Nov 2024	16	+23.1%
Dec 2024	14	-6.7%
Jan 2025	8	-11.1%
Feb 2025	3	-78.6%
Mar 2025	6	-64.7%
Apr 2025	13	+8.3%

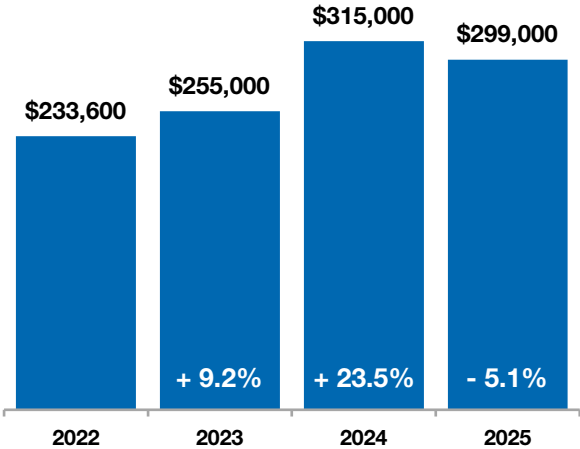
## Historical Sold Listings by Month



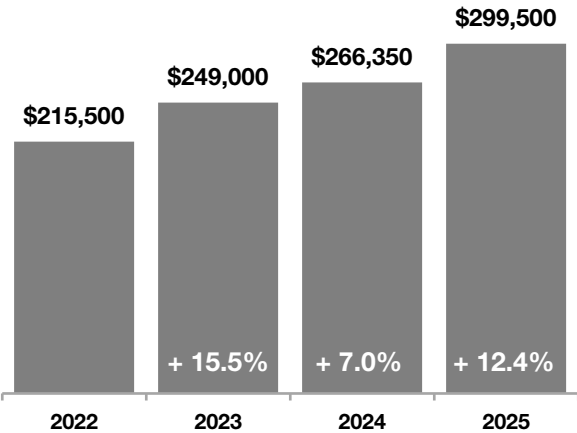
# Median Sold Price



## April

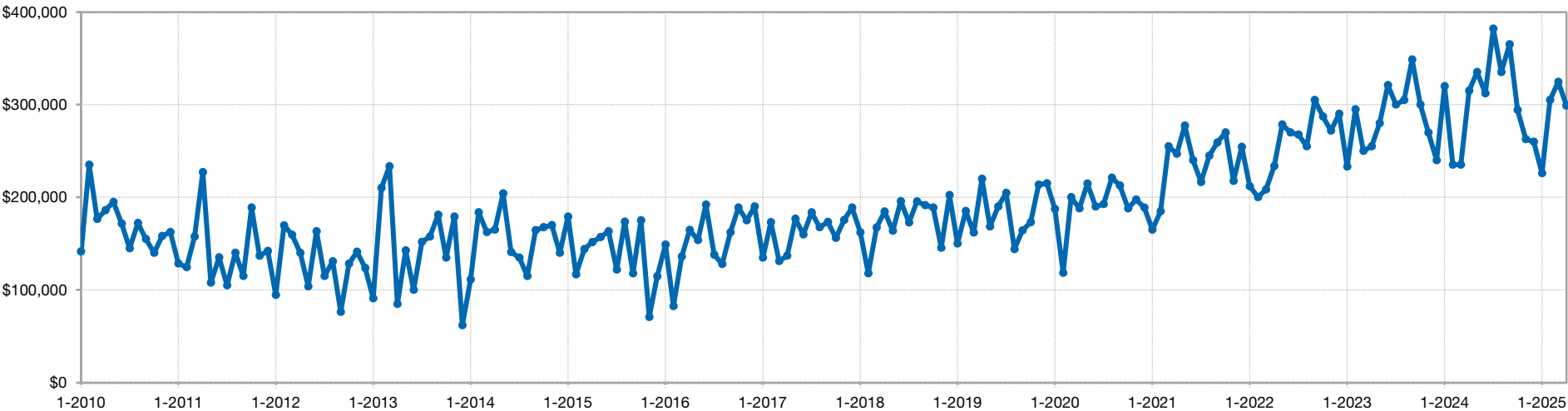


## Year to Date



	Median Sold Price	Percent Change from Previous Year
May 2024	\$335,000	+19.6%
Jun 2024	\$312,000	-2.8%
Jul 2024	\$382,000	+27.3%
Aug 2024	\$335,000	+9.8%
Sep 2024	\$364,900	+4.7%
Oct 2024	\$294,300	-1.9%
Nov 2024	\$262,750	-2.7%
Dec 2024	\$259,950	+8.3%
Jan 2025	\$225,950	-29.4%
Feb 2025	\$305,000	+29.8%
Mar 2025	\$324,500	+38.1%
Apr 2025	\$299,000	-5.1%

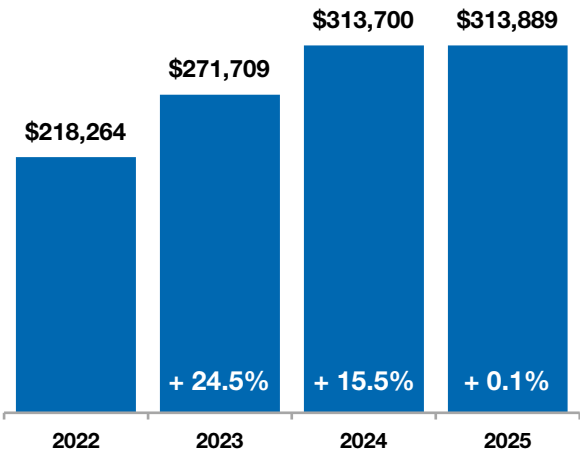
## Historical Median Sold Price by Month



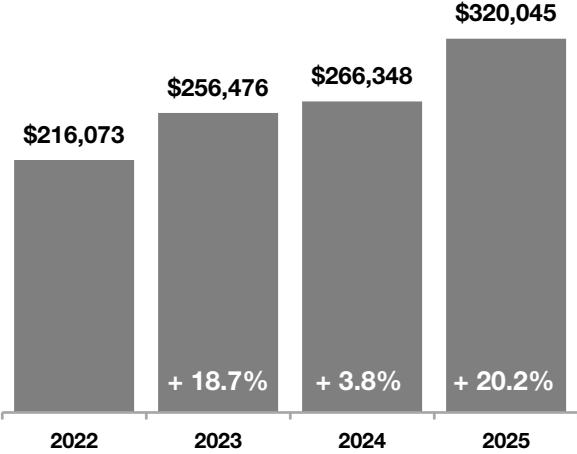
# Average Sold Price



## April

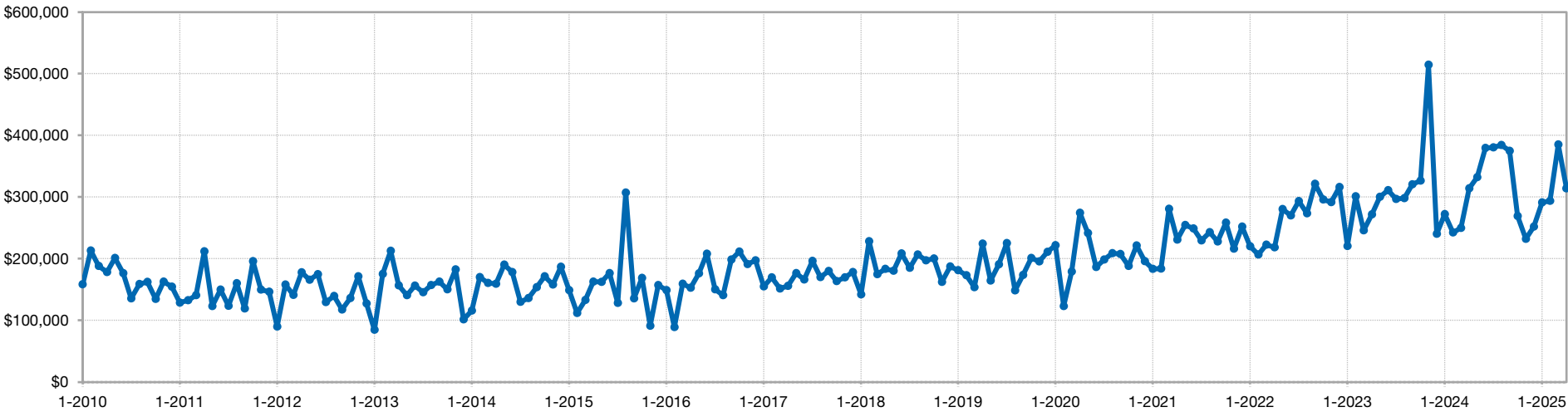


## Year to Date



	Average Sold Price	Percent Change from Previous Year
May 2024	\$332,196	+10.7%
Jun 2024	\$379,560	+22.0%
Jul 2024	\$380,300	+28.1%
Aug 2024	\$384,080	+28.9%
Sep 2024	\$374,607	+17.0%
Oct 2024	\$269,025	-17.5%
Nov 2024	\$231,834	-54.9%
Dec 2024	\$252,014	+5.0%
Jan 2025	\$291,238	+7.1%
Feb 2025	\$293,500	+21.1%
Mar 2025	\$385,067	+54.2%
Apr 2025	\$313,889	+0.1%

## Historical Average Sold Price by Month

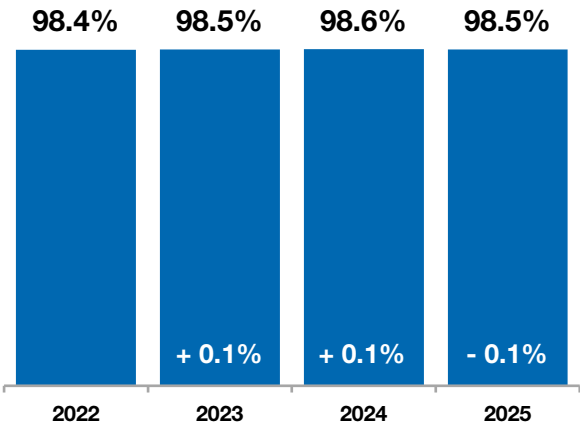




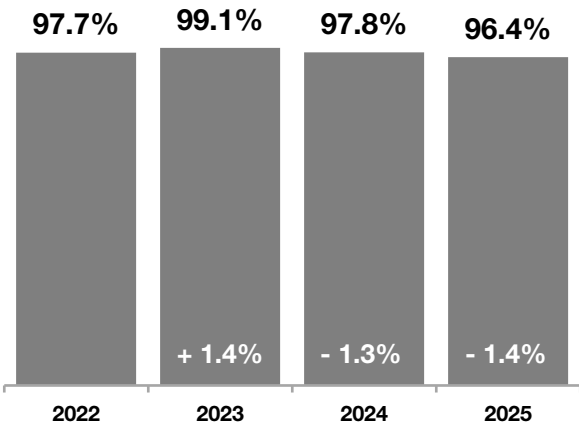
# Percent of List Price Received



## April

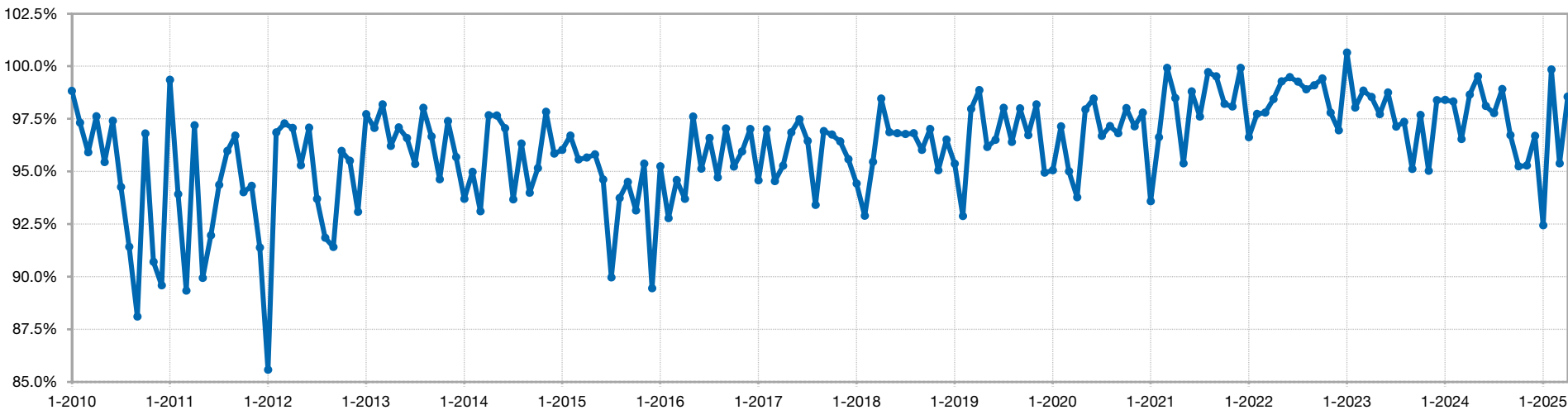


## Year to Date



	Pct. of List Price Received	Percent Change from Previous Year
May 2024	99.5%	+1.8%
Jun 2024	98.1%	-0.6%
Jul 2024	97.8%	+0.7%
Aug 2024	98.9%	+1.5%
Sep 2024	96.7%	+1.7%
Oct 2024	95.2%	-2.6%
Nov 2024	95.3%	+0.3%
Dec 2024	96.7%	-1.7%
Jan 2025	92.4%	-6.1%
Feb 2025	99.8%	+1.5%
Mar 2025	95.4%	-1.1%
Apr 2025	98.5%	-0.1%

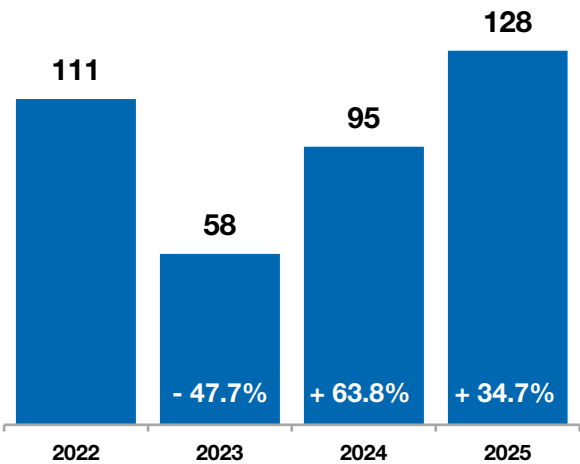
## Historical Percent of List Price Received by Month



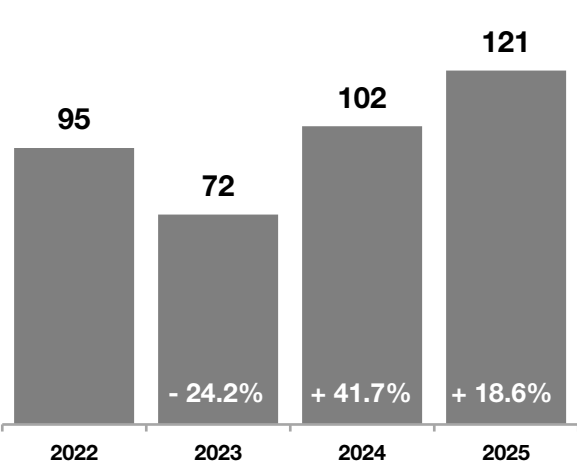
# Days on Market Until Sale



## April

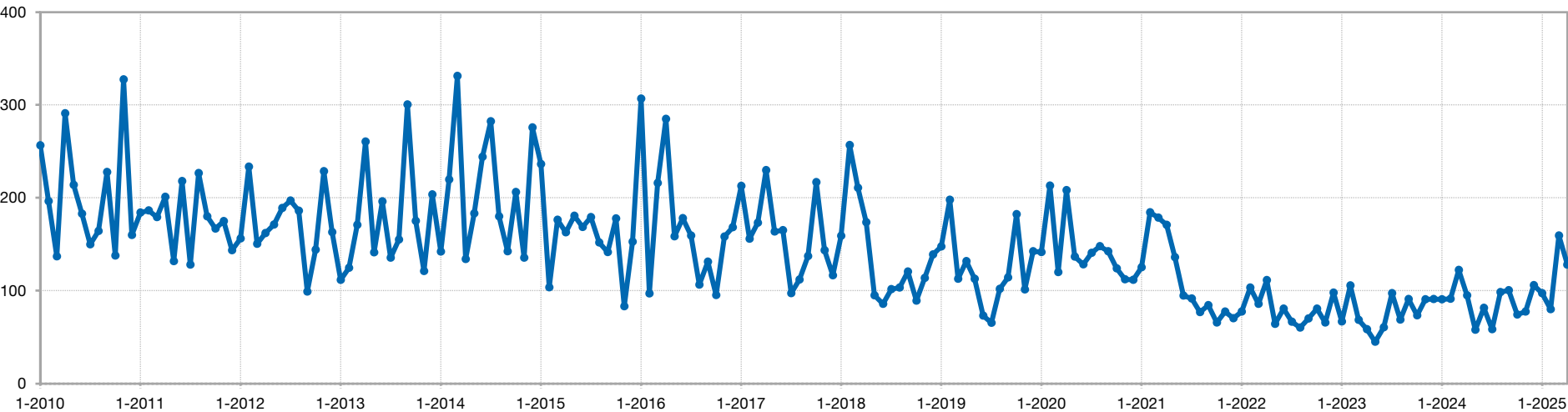


## Year to Date



	Days on Market	Percent Change from Previous Year
May 2024	58	+28.9%
Jun 2024	81	+35.0%
Jul 2024	58	-40.2%
Aug 2024	98	+42.0%
Sep 2024	100	+9.9%
Oct 2024	74	+1.4%
Nov 2024	77	-15.4%
Dec 2024	106	+16.5%
Jan 2025	97	+6.6%
Feb 2025	80	-12.1%
Mar 2025	159	+30.3%
Apr 2025	128	+34.7%

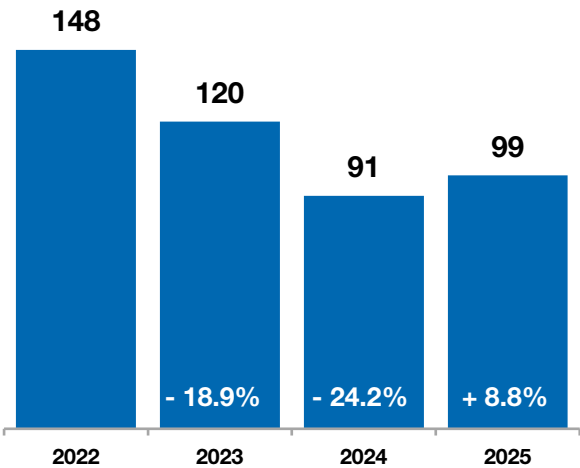
## Historical Days on Market Until Sale by Month



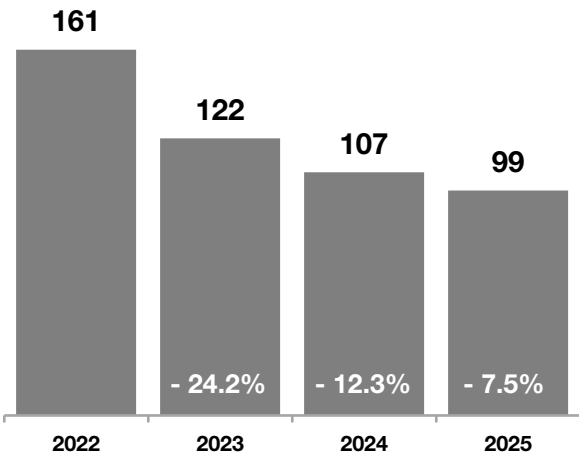
# Housing Affordability Index



## April

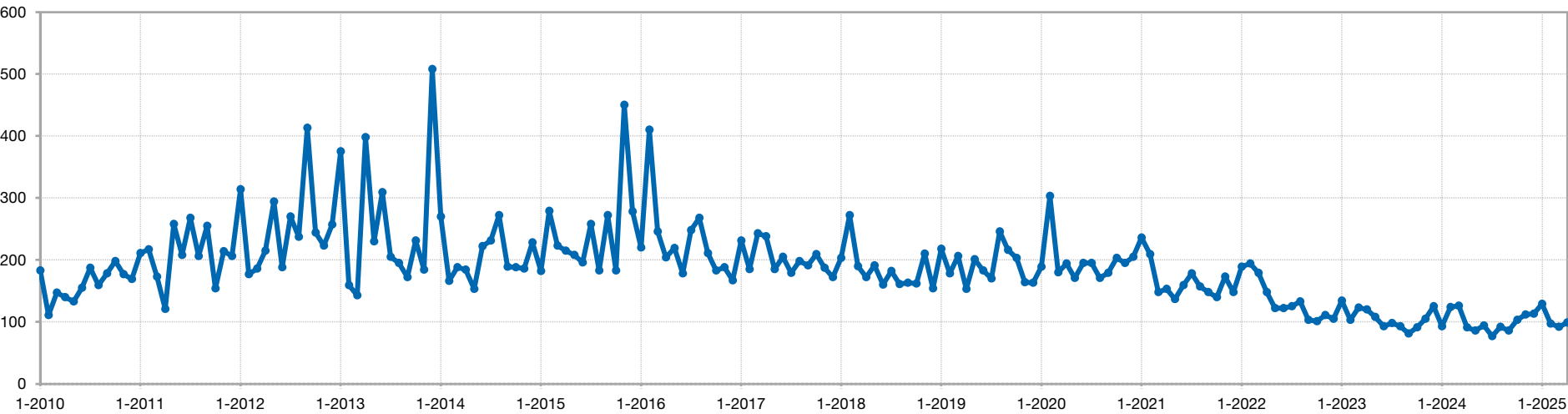


## Year to Date



	Affordability Index	Percent Change from Previous Year
May 2024	86	-20.4%
Jun 2024	94	+1.1%
Jul 2024	77	-21.4%
Aug 2024	92	-1.1%
Sep 2024	86	+6.2%
Oct 2024	103	+13.2%
Nov 2024	112	+6.7%
Dec 2024	113	-9.6%
Jan 2025	129	+38.7%
Feb 2025	97	-21.8%
Mar 2025	92	-27.0%
Apr 2025	99	+8.8%

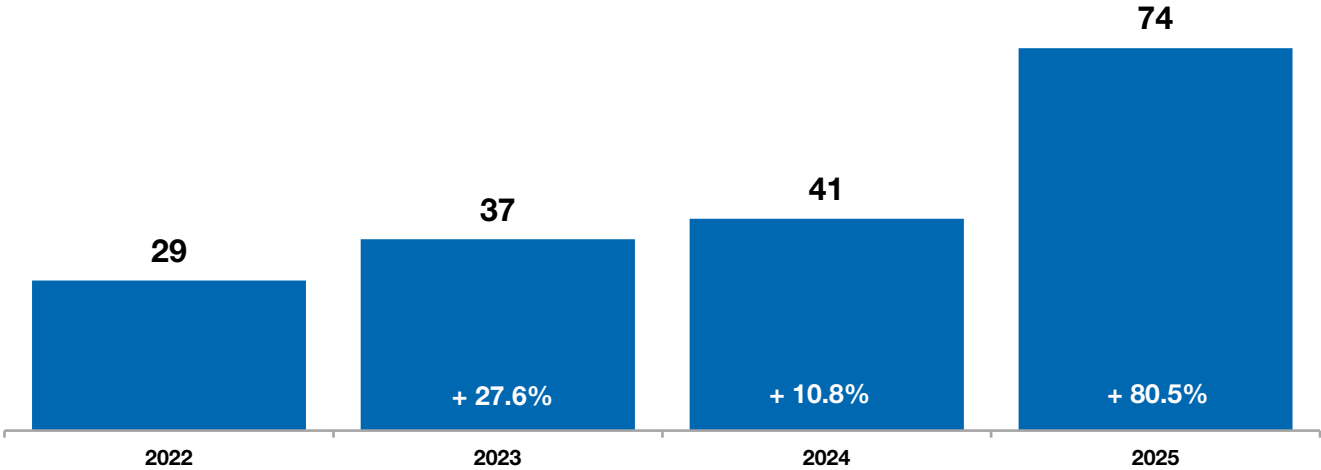
## Historical Housing Affordability Index by Month



# Inventory of Active Listings



April



	Active Listings	Percent Change from Previous Year
May 2024	51	+15.9%
Jun 2024	53	-10.2%
Jul 2024	80	+31.1%
Aug 2024	79	+23.4%
Sep 2024	79	+21.5%
Oct 2024	77	+18.5%
Nov 2024	66	+22.2%
Dec 2024	57	+32.6%
Jan 2025	57	+72.7%
Feb 2025	65	+132.1%
Mar 2025	65	+116.7%
Apr 2025	74	+80.5%

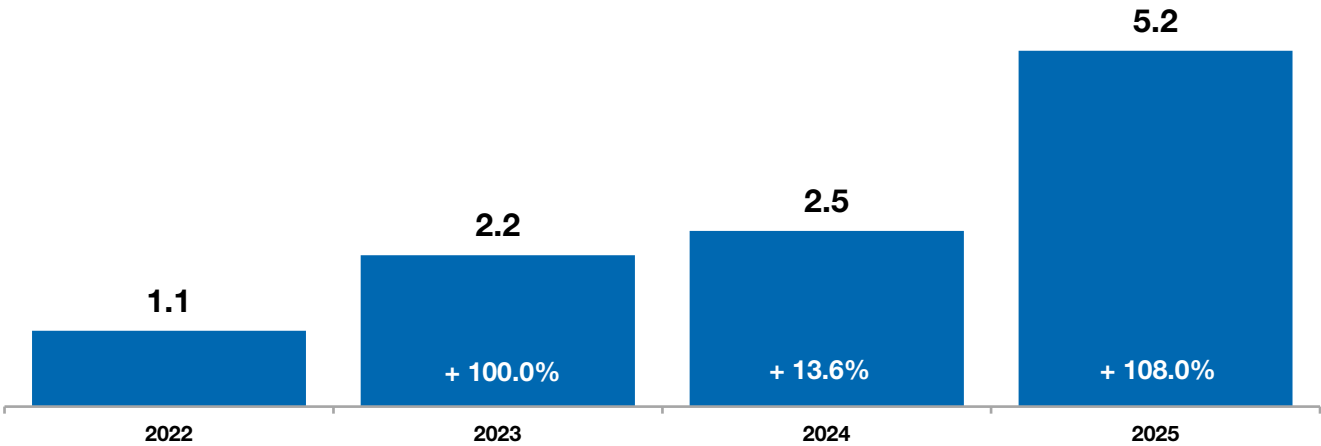
## Historical Inventory of Active Listings by Month



# Months Supply of Inventory



April



	Months Supply	Percent Change from Previous Year
May 2024	3.1	+14.8%
Jun 2024	3.3	-15.4%
Jul 2024	4.9	+16.7%
Aug 2024	4.8	+11.6%
Sep 2024	4.9	+11.4%
Oct 2024	4.8	+11.6%
Nov 2024	4.1	+13.9%
Dec 2024	3.5	+20.7%
Jan 2025	3.5	+59.1%
Feb 2025	4.3	+138.9%
Mar 2025	4.6	+142.1%
Apr 2025	5.2	+108.0%

## Historical Months Supply of Inventory by Month

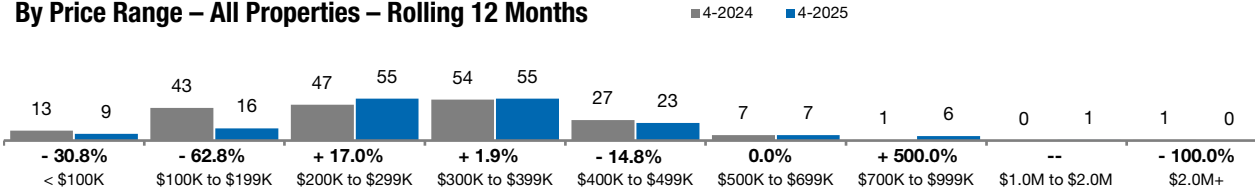


# Sold Listings

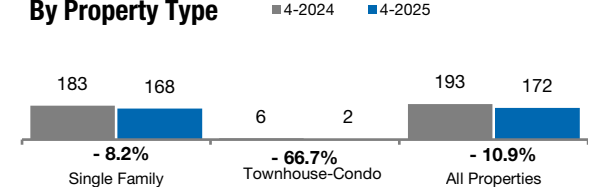
Actual sales that have closed in a given month.



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



## By Property Type

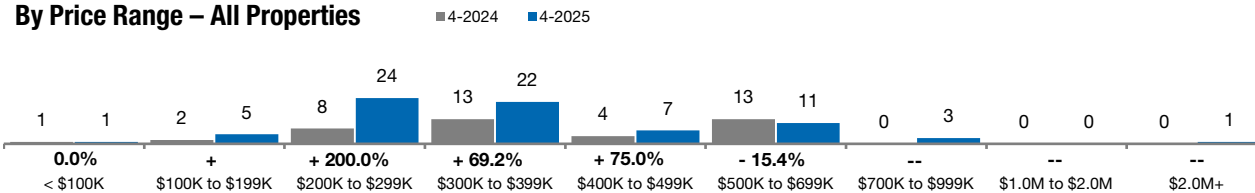


By Price Range	Rolling 12 Months						Compared to Prior Month						Year to Date					
	Single Family			Townhouse-Condo			Single Family			Townhouse-Condo			Single Family			Townhouse-Condo		
	4-2024	4-2025	Change	4-2024	4-2025	Change	3-2025	4-2025	Change	3-2025	4-2025	Change	4-2024	4-2025	Change	4-2024	4-2025	Change
\$99,999 and Below	10	8	-20.0%	0	0	--	0	0	--	0	0	--	4	1	-75.0%	0	0	--
\$100,000 to \$199,999	37	15	-59.5%	5	0	-100.0%	0	2	--	0	0	--	10	3	-70.0%	3	0	-100.0%
\$200,000 to \$299,999	47	55	+17.0%	0	0	--	2	5	+150.0%	0	0	--	14	10	-28.6%	0	0	--
\$300,000 to \$399,999	53	53	0.0%	1	2	+100.0%	3	3	0.0%	0	0	--	15	7	-53.3%	0	0	--
\$400,000 to \$499,999	27	23	-14.8%	0	0	--	0	3	--	0	0	--	5	6	+20.0%	0	0	--
\$500,000 to \$699,999	7	7	0.0%	0	0	--	0	0	--	0	0	--	1	1	0.0%	0	0	--
\$700,000 to \$999,999	1	6	+500.0%	0	0	--	1	0	-100.0%	0	0	--	0	1	--	0	0	--
\$1,000,000 to \$1,999,999	0	1	--	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
\$2,000,000 and Above	1	0	-100.0%	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
All Price Ranges	183	168	-8.2%	6	2	-66.7%	6	13	+116.7%	0	0	--	49	29	-40.8%	3	0	-100.0%

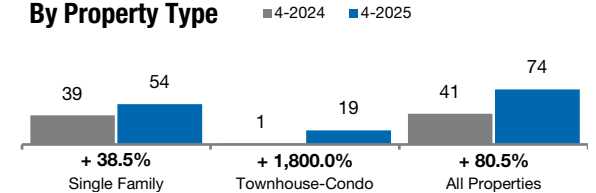
# Inventory of Active Listings

A measure of the number of homes available for sale at a given time.

## By Price Range – All Properties



## By Property Type



By Price Range	Year over Year						Compared to Prior Month						Year to Date	
	Single Family			Townhouse-Condo			Single Family			Townhouse-Condo			Single Family	Townhouse-Condo
	4-2024	4-2025	Change	4-2024	4-2025	Change	3-2025	4-2025	Change	3-2025	4-2025	Change		
\$99,999 and Below	1	1	0.0%	0	0	--	0	1	--	0	0	--		
\$100,000 to \$199,999	2	4	+100.0%	0	1	--	4	4	0.0%	0	1	--		
\$200,000 to \$299,999	6	12	+100.0%	1	12	+1100.0%	10	12	+20.0%	12	12	0.0%		
\$300,000 to \$399,999	13	16	+23.1%	0	6	--	13	16	+23.1%	6	6	0.0%		
\$400,000 to \$499,999	4	7	+75.0%	0	0	--	6	7	+16.7%	0	0	--		
\$500,000 to \$699,999	13	10	-23.1%	0	0	--	10	10	0.0%	0	0	--		
\$700,000 to \$999,999	0	3	--	0	0	--	2	3	+50.0%	0	0	--		
\$1,000,000 to \$1,999,999	0	0	--	0	0	--	0	0	--	0	0	--		
\$2,000,000 and Above	0	1	--	0	0	--	1	1	0.0%	0	0	--		
All Price Ranges	39	54	+38.5%	1	19	+1800.0%	46	54	+17.4%	18	19	+5.6%		

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 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 Sold 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 Sold 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.