

Monthly Indicators



September 2025

Percent changes calculated using year-over-year comparisons.

New Listings were up 28.9 percent for single family homes but decreased 32.0 percent for townhouse-condo properties. Pending Sales increased 25.4 percent for single family homes but decreased 4.3 percent for townhouse-condo properties.

The Median Sales Price was up 7.2 percent to \$697,000 for single family homes but decreased 1.8 percent to \$449,000 for townhouse-condo properties. Days on Market increased 42.0 percent for single family homes but decreased 4.7 percent for townhouse-condo properties.

Nationally, housing inventory declined for the first time this year, slipping 1.3% month-over-month to 1.53 million units, representing a 4.6-month supply at the current sales pace, according to NAR. Despite the monthly drop, total inventory remained 11.7% higher than the same time last year. Meanwhile, the median existing-home price rose 2% year-over-year to \$422,600, though it was essentially flat compared to the prior month.

Activity Snapshot

+ 10.1%	- 13.2%	+ 27.8%
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 Garfield County and Moffat County 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
Closed Sales 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	9-2024	9-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		76	98	+ 28.9%	894	975	+ 9.1%
Pending Sales		59	74	+ 25.4%	652	615	- 5.7%
Sold Listings		73	68	- 6.8%	625	577	- 7.7%
Median Sales Price		\$650,000	\$697,000	+ 7.2%	\$565,000	\$691,700	+ 22.4%
Avg. Sales Price		\$859,375	\$928,329	+ 8.0%	\$845,726	\$1,017,174	+ 20.3%
Pct. of List Price Received		97.6%	96.1%	- 1.5%	97.7%	96.7%	- 1.0%
Days on Market		81	115	+ 42.0%	95	96	+ 1.1%
Affordability Index		64	58	- 9.4%	73	59	- 19.2%
Active Listings		263	348	+ 32.3%	--	--	--
Months Supply		3.9	5.5	+ 41.0%	--	--	--

Townhouse-Condo Market Overview

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

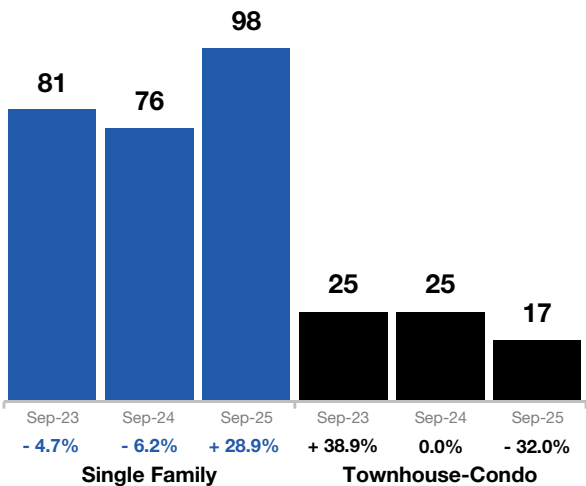


Key Metrics	Historical Sparkbars	9-2024	9-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		25	17	- 32.0%	231	289	+ 25.1%
Pending Sales		23	22	- 4.3%	165	174	+ 5.5%
Sold Listings		14	23	+ 64.3%	158	159	+ 0.6%
Median Sales Price		\$457,000	\$449,000	- 1.8%	\$515,000	\$465,500	- 9.6%
Avg. Sales Price		\$673,286	\$512,370	- 23.9%	\$612,980	\$561,519	- 8.4%
Pct. of List Price Received		98.3%	98.1%	- 0.2%	98.5%	98.1%	- 0.4%
Days on Market		106	101	- 4.7%	87	81	- 6.9%
Affordability Index		90	83	- 7.8%	80	80	0.0%
Active Listings		75	71	- 5.3%	--	--	--
Months Supply		4.7	3.9	- 17.0%	--	--	--

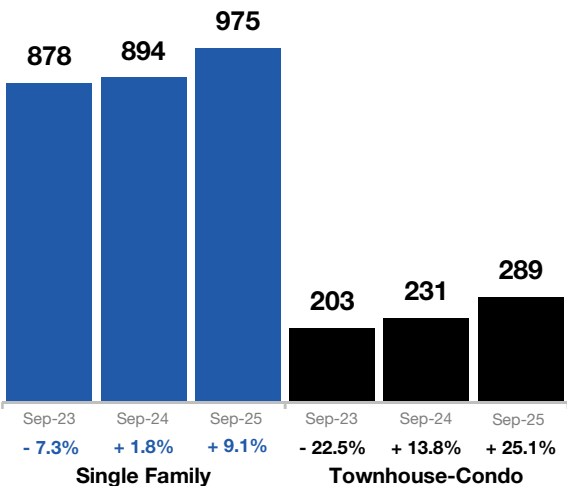
New Listings



September

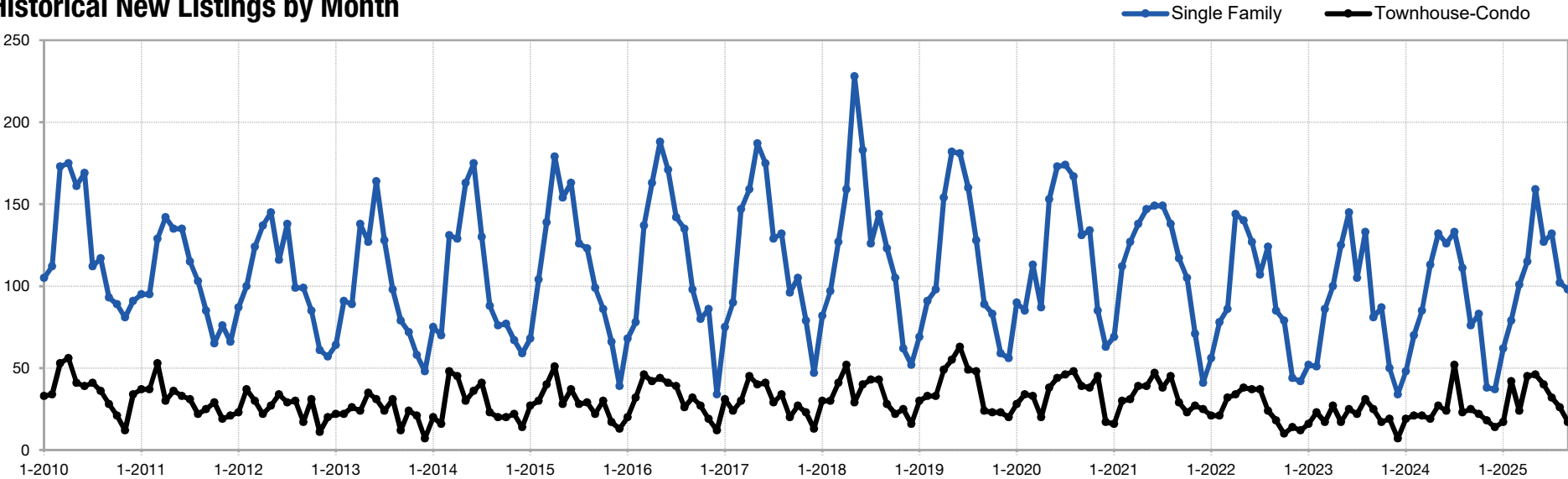


Year to Date

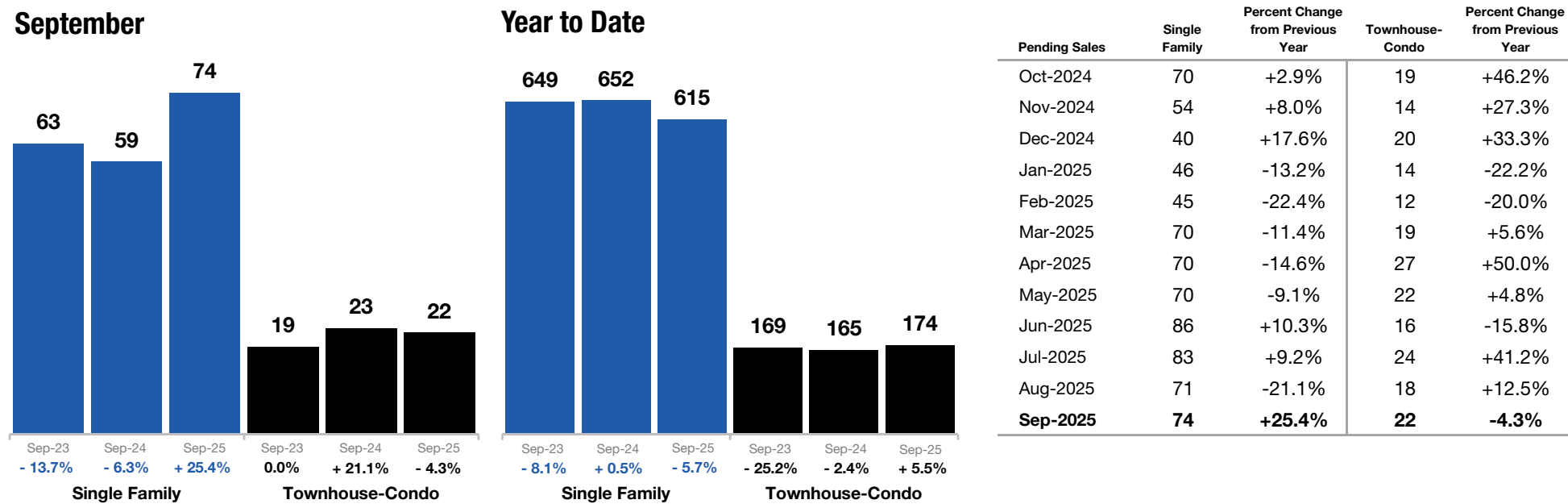


New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Oct-2024	83	-4.6%	22	+29.4%
Nov-2024	38	-24.0%	18	-5.3%
Dec-2024	37	+8.8%	14	+100.0%
Jan-2025	62	+29.2%	17	-10.5%
Feb-2025	79	+12.9%	42	+100.0%
Mar-2025	101	+18.8%	24	+14.3%
Apr-2025	115	+1.8%	45	+136.8%
May-2025	159	+20.5%	46	+70.4%
Jun-2025	127	+0.8%	40	+66.7%
Jul-2025	132	-0.8%	32	-38.5%
Aug-2025	102	-8.1%	26	+13.0%
Sep-2025	98	+28.9%	17	-32.0%

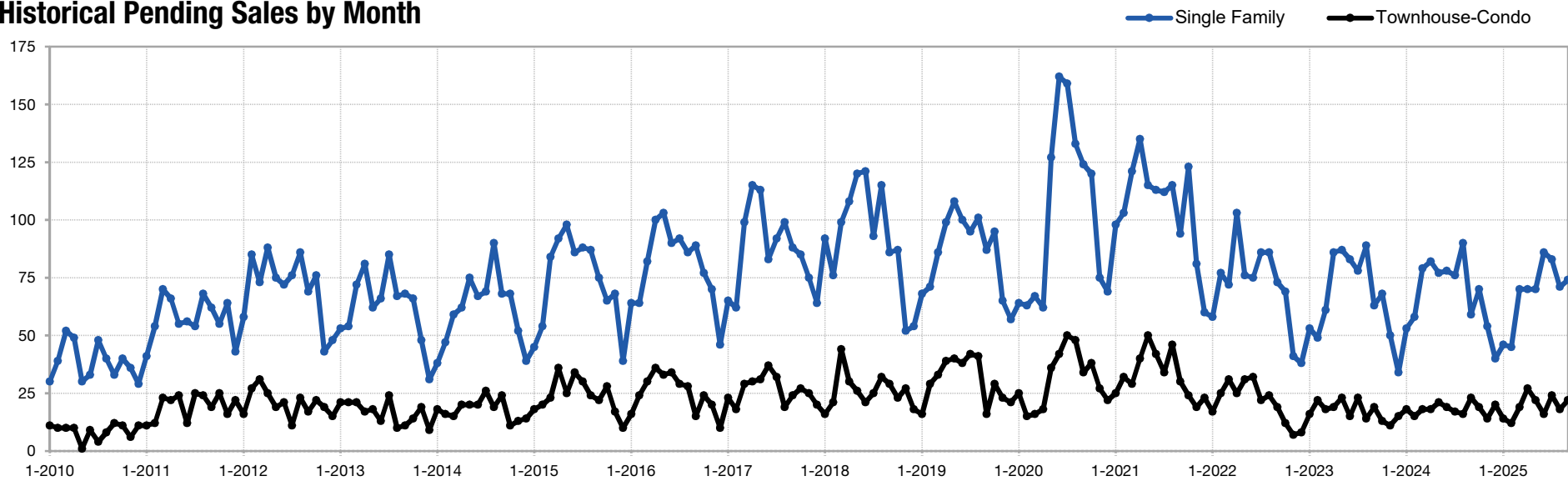
Historical New Listings by Month



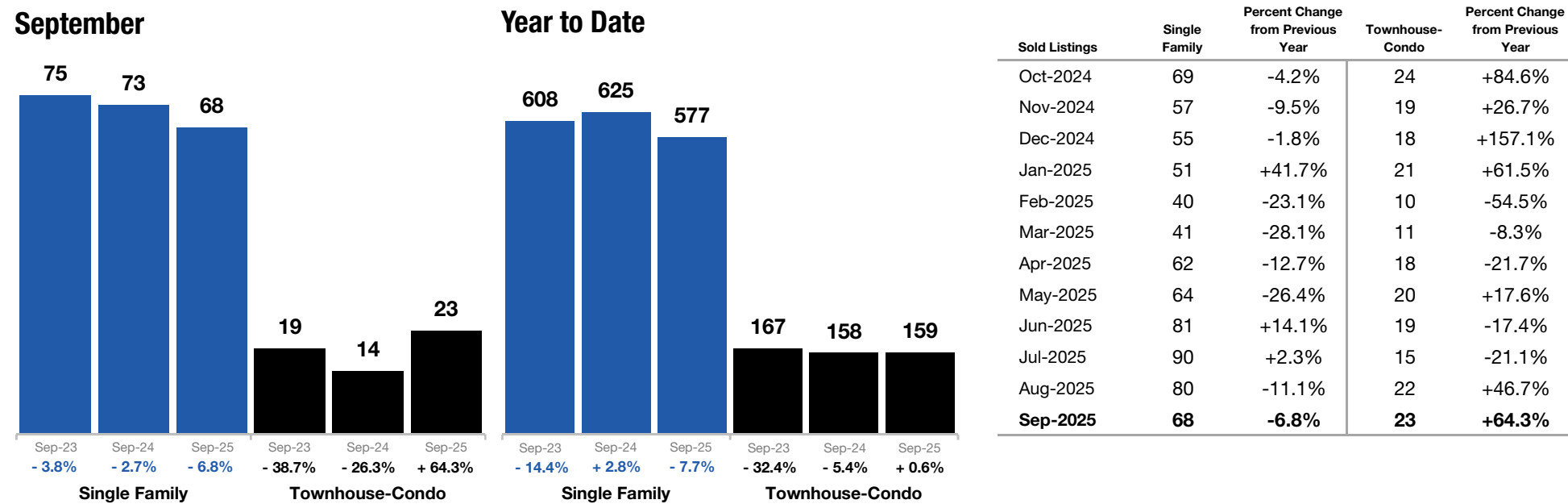
Pending Sales



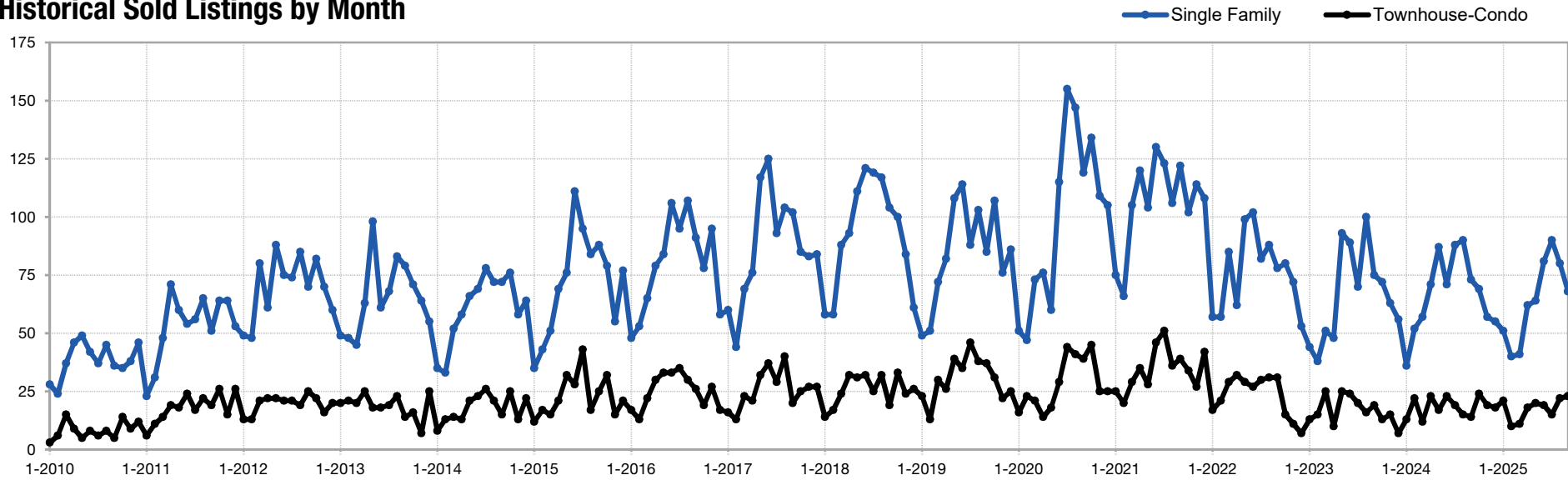
Historical Pending Sales by Month



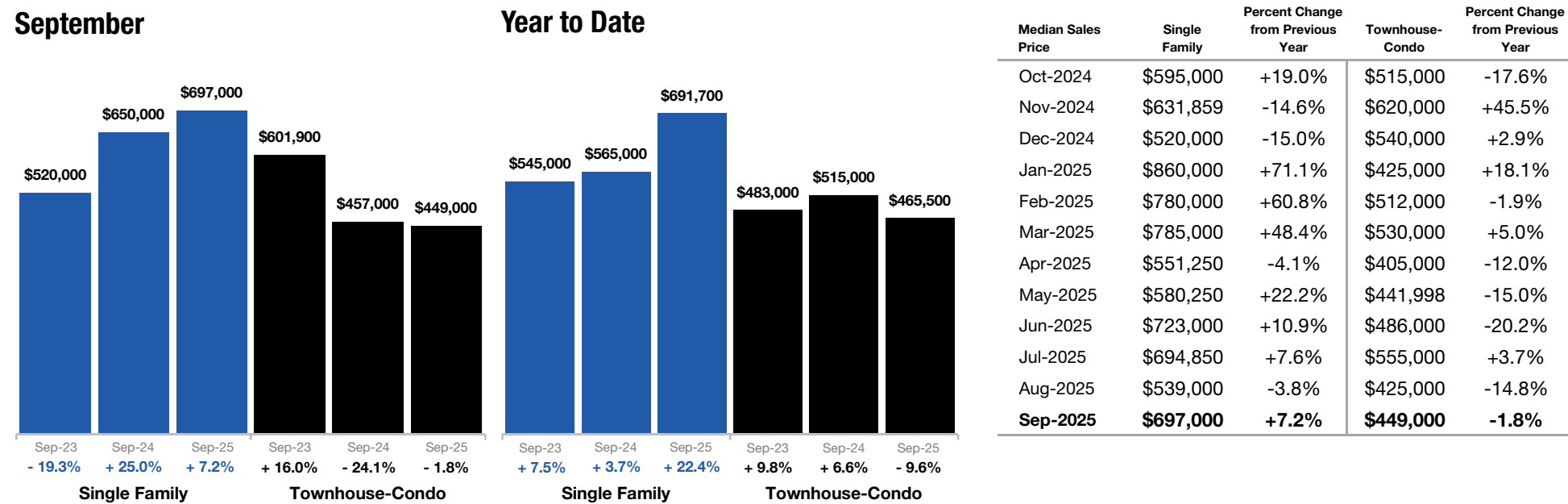
Sold Listings



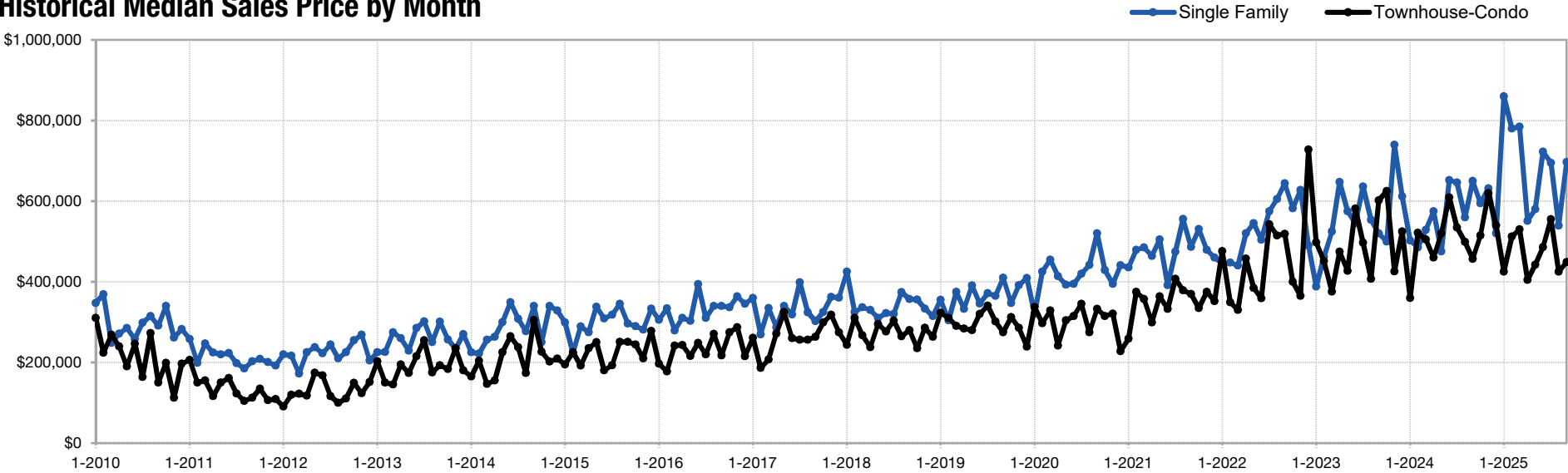
Historical Sold Listings by Month



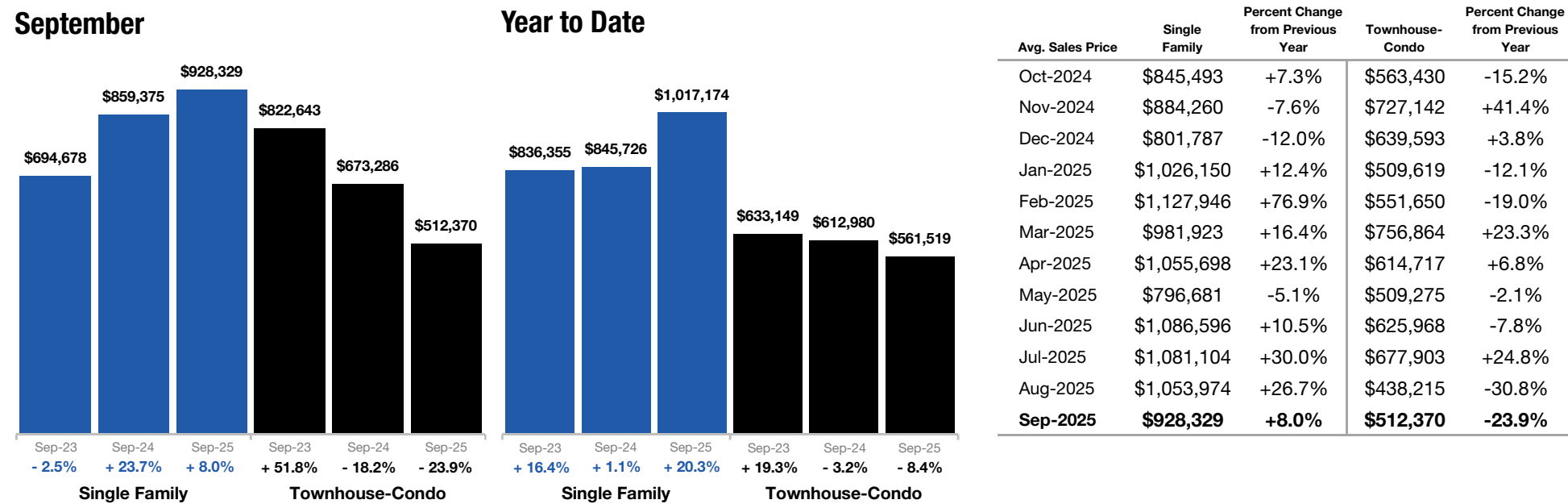
Median Sales Price



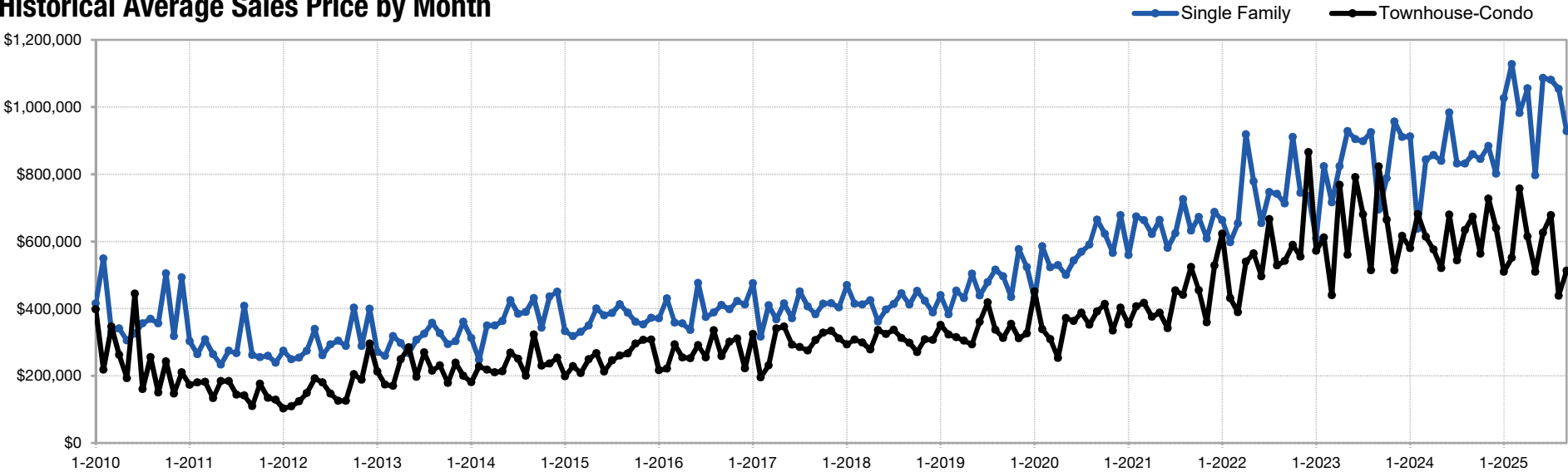
Historical Median Sales Price by Month



Average Sales Price



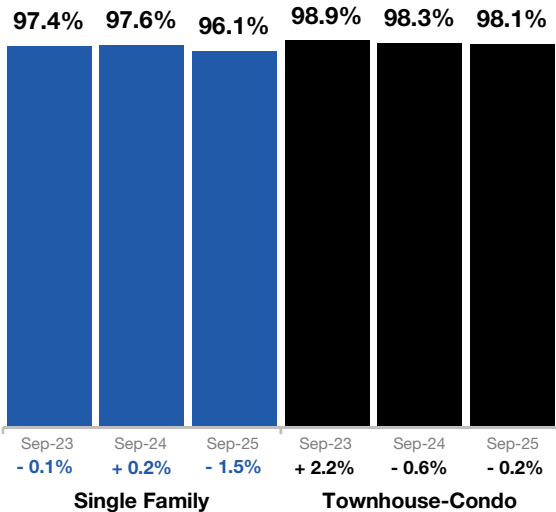
Historical Average Sales Price by Month



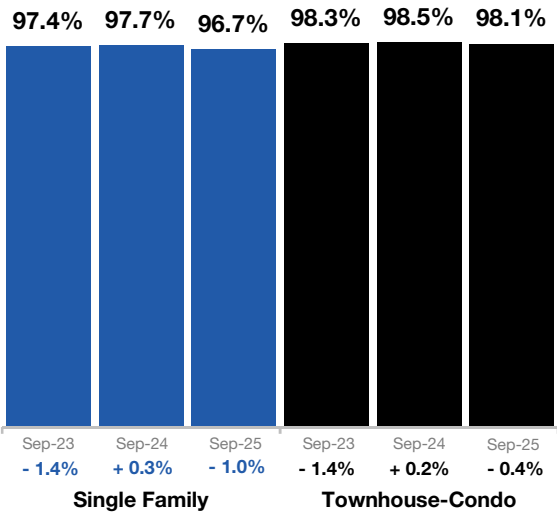
Percent of List Price Received



September

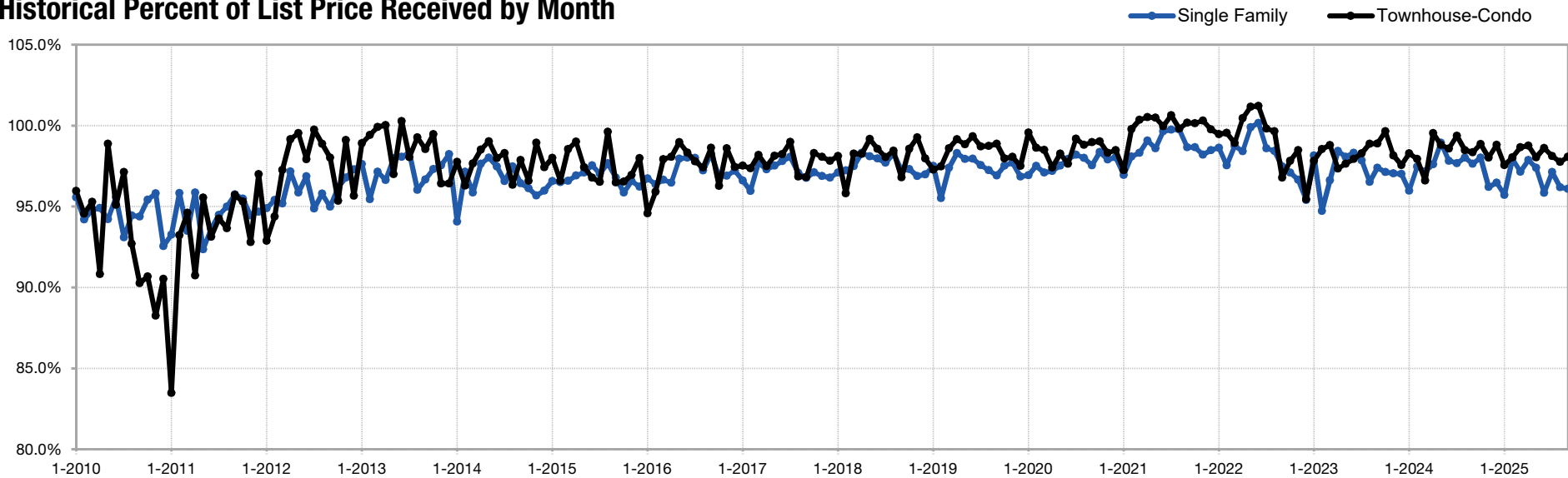


Year to Date

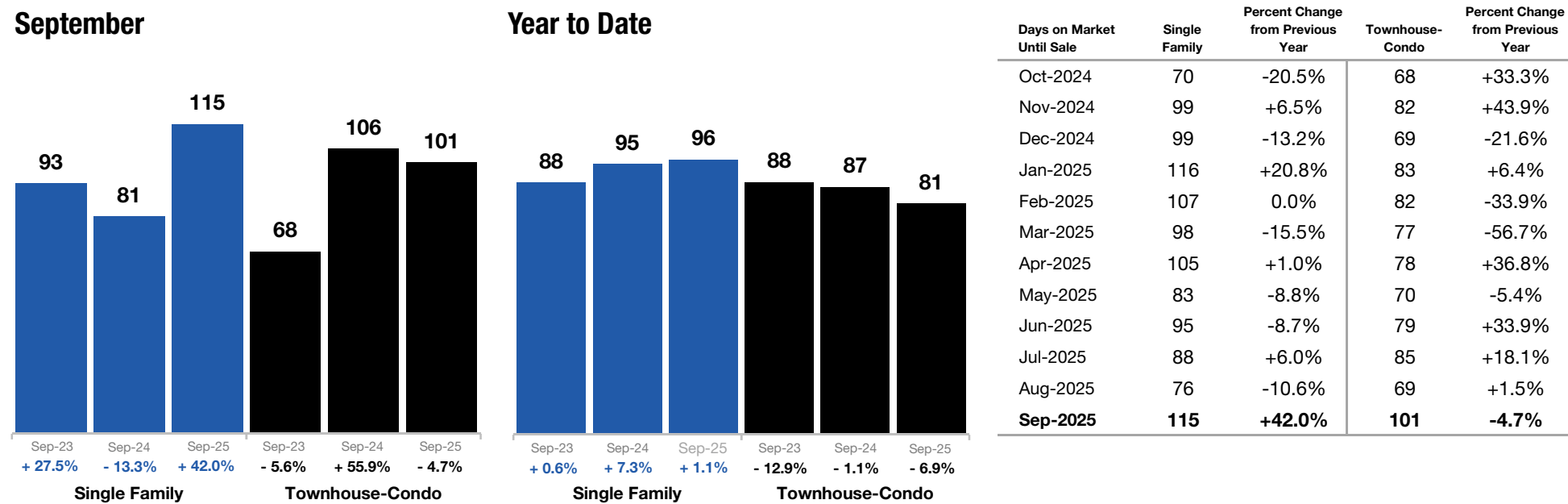


Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Oct-2024	98.0%	+0.9%	98.9%	-0.8%
Nov-2024	96.2%	-0.8%	98.0%	-0.1%
Dec-2024	96.5%	-0.5%	98.8%	+1.2%
Jan-2025	95.7%	-0.3%	97.6%	-0.7%
Feb-2025	97.9%	+0.4%	98.0%	+0.1%
Mar-2025	97.1%	-0.1%	98.7%	+2.2%
Apr-2025	97.9%	+0.3%	98.8%	-0.7%
May-2025	97.4%	-1.5%	98.0%	-0.8%
Jun-2025	95.8%	-2.0%	98.6%	0.0%
Jul-2025	97.1%	-0.6%	98.1%	-1.3%
Aug-2025	96.2%	-1.8%	97.7%	-0.8%
Sep-2025	96.1%	-1.5%	98.1%	-0.2%

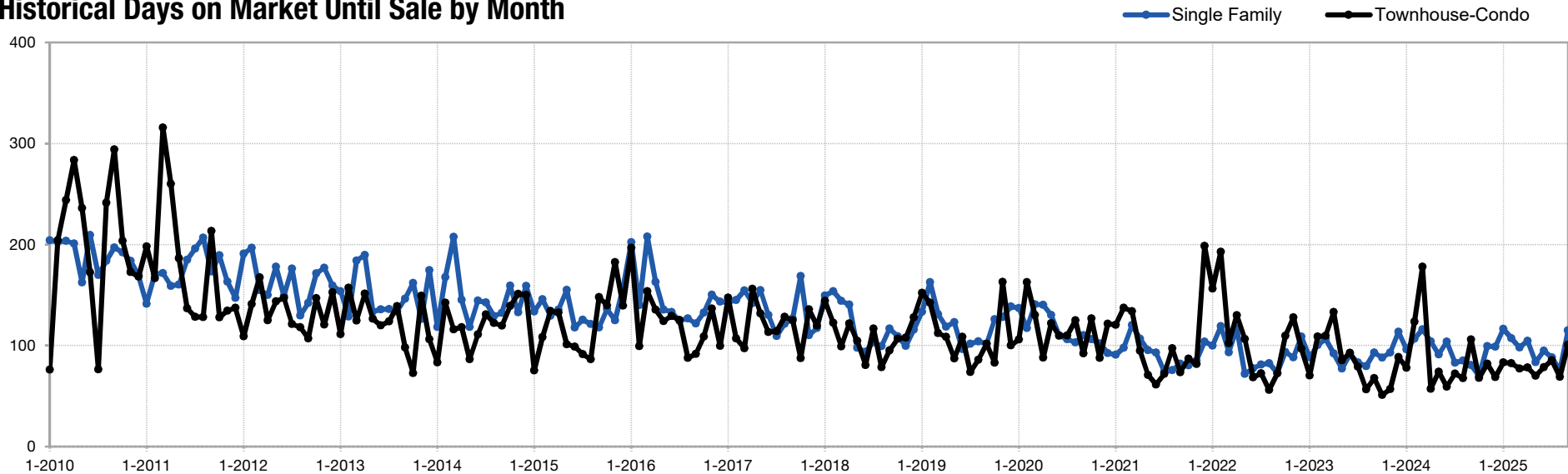
Historical Percent of List Price Received by Month



Days on Market Until Sale



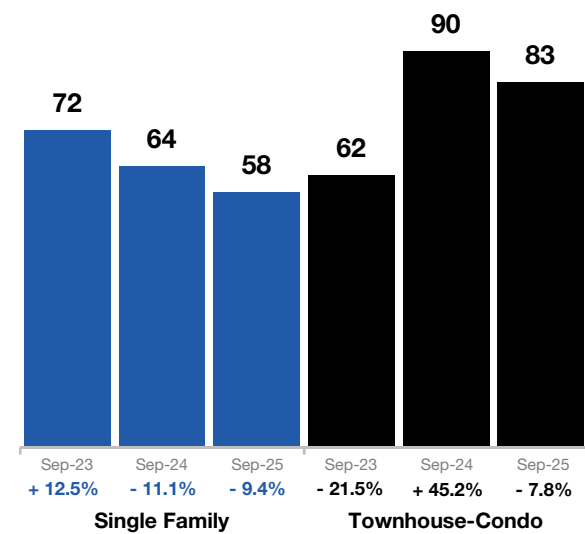
Historical Days on Market Until Sale by Month



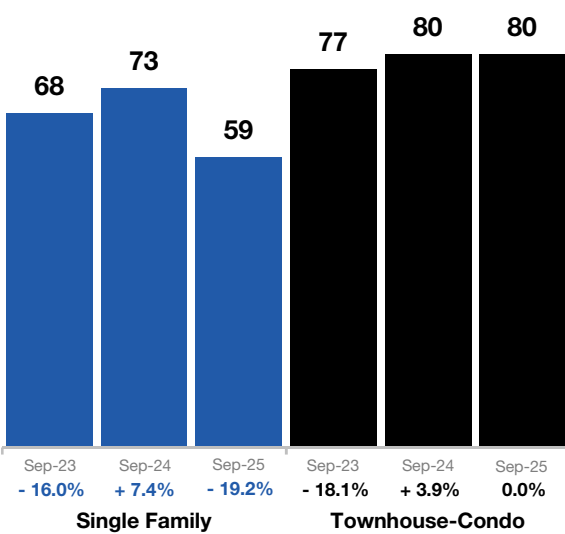
Housing Affordability Index



September

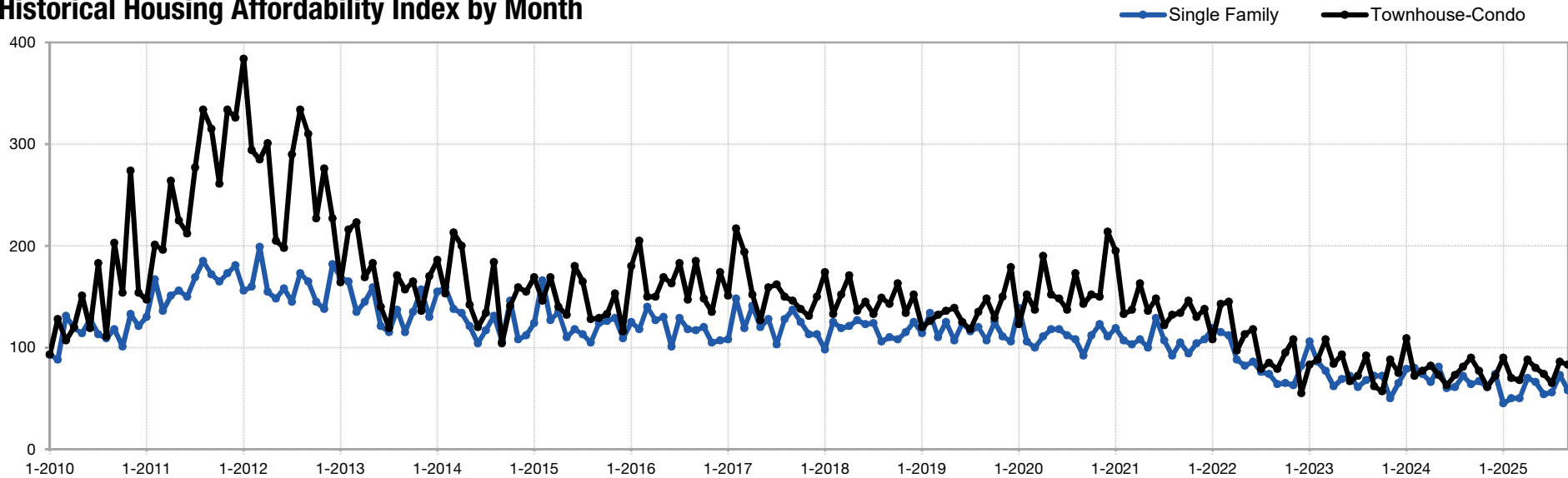


Year to Date



Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Oct-2024	67	-6.9%	77	+35.1%
Nov-2024	61	+22.0%	61	-30.7%
Dec-2024	74	+13.8%	72	-4.0%
Jan-2025	45	-43.0%	90	-17.4%
Feb-2025	50	-37.5%	70	-2.8%
Mar-2025	50	-32.4%	68	-11.7%
Apr-2025	70	+6.1%	88	+7.3%
May-2025	66	-18.5%	80	+9.6%
Jun-2025	54	-10.0%	74	+17.5%
Jul-2025	56	-8.2%	65	-11.0%
Aug-2025	73	+1.4%	86	+6.2%
Sep-2025	58	-9.4%	83	-7.8%

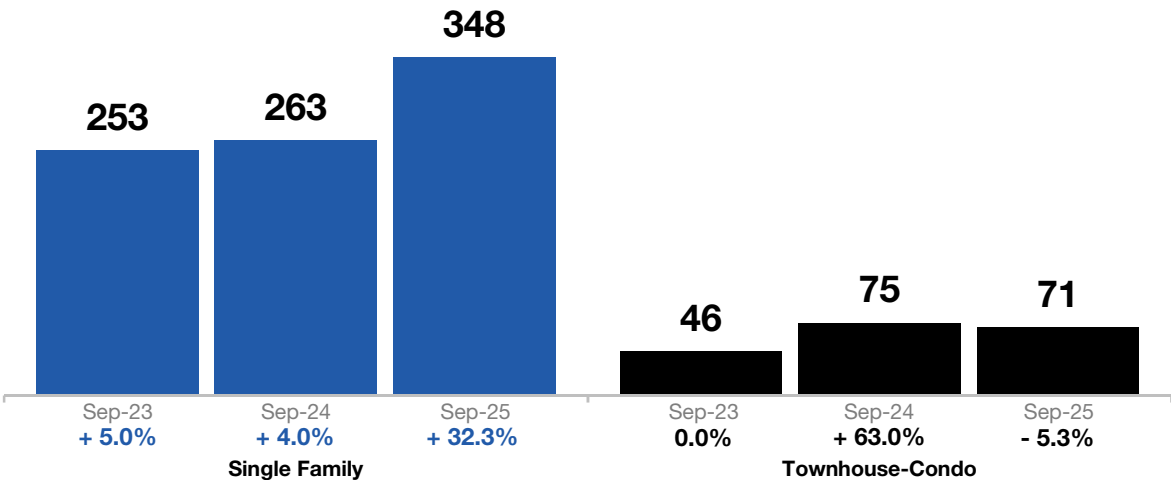
Historical Housing Affordability Index by Month



Inventory of Active Listings

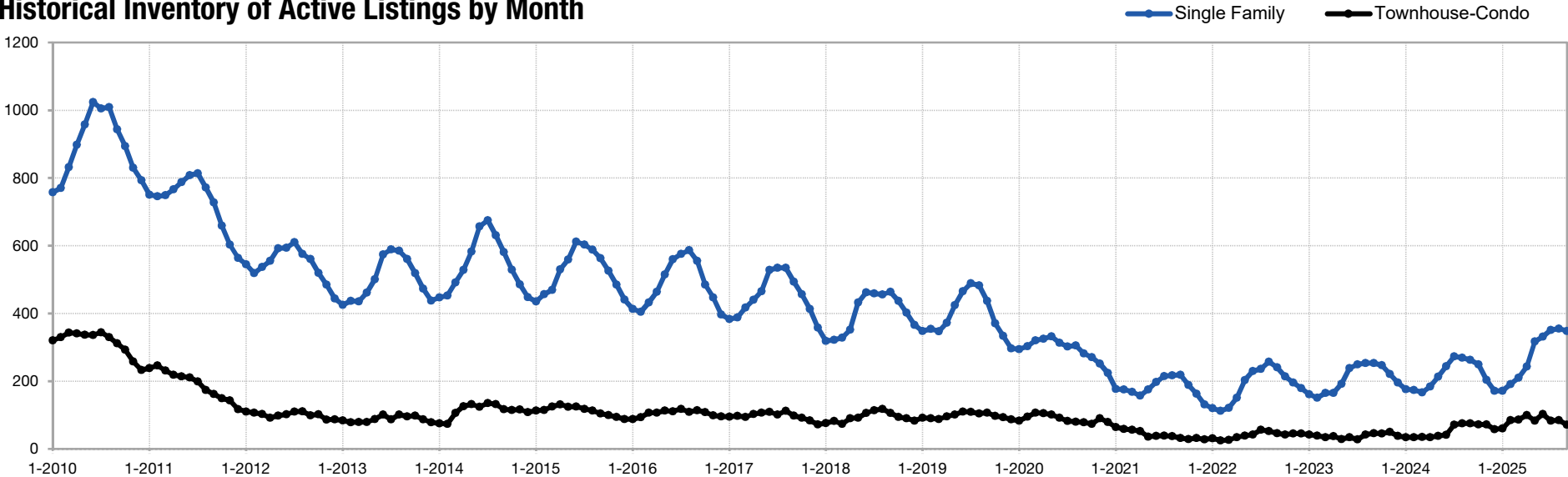


September



Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Oct-2024	249	+0.8%	72	+60.0%
Nov-2024	204	-7.7%	72	+44.0%
Dec-2024	171	-12.8%	58	+52.6%
Jan-2025	171	-2.8%	60	+76.5%
Feb-2025	191	+9.8%	85	+150.0%
Mar-2025	210	+25.7%	86	+145.7%
Apr-2025	243	+32.1%	100	+194.1%
May-2025	317	+48.8%	83	+118.4%
Jun-2025	331	+35.7%	103	+151.2%
Jul-2025	351	+28.6%	83	+16.9%
Aug-2025	355	+32.0%	85	+13.3%
Sep-2025	348	+32.3%	71	-5.3%

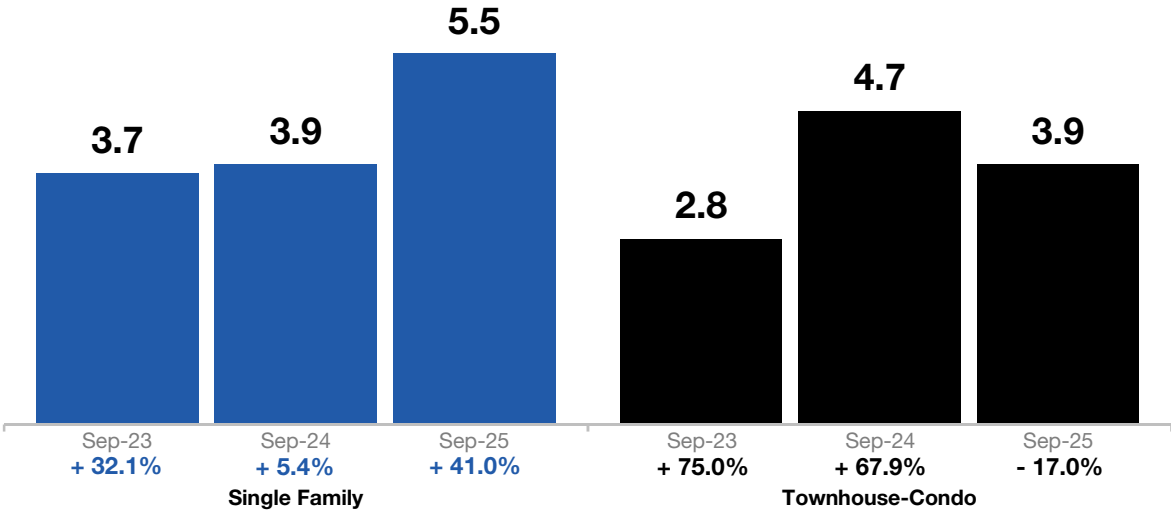
Historical Inventory of Active Listings by Month



Months Supply of Inventory

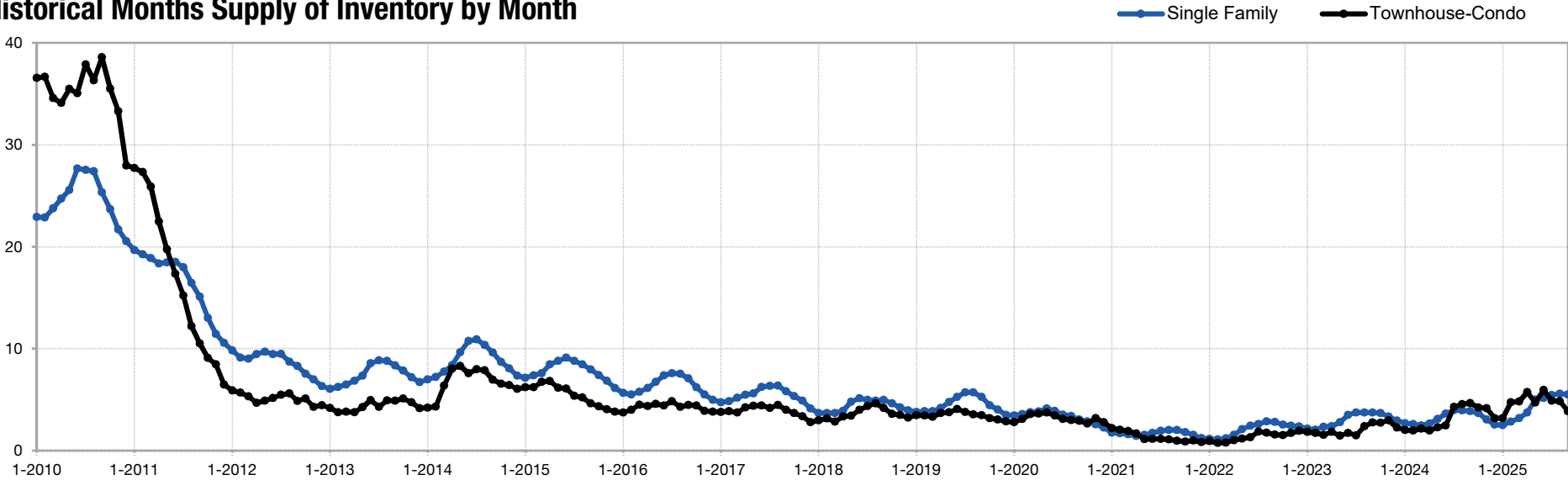


September



Months Supply of Inventory	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Oct-2024	3.7	0.0%	4.2	+55.6%
Nov-2024	3.0	-9.1%	4.2	+40.0%
Dec-2024	2.5	-13.8%	3.2	+39.1%
Jan-2025	2.5	-7.4%	3.2	+60.0%
Feb-2025	2.8	+7.7%	4.7	+135.0%
Mar-2025	3.2	+28.0%	4.8	+128.6%
Apr-2025	3.7	+42.3%	5.7	+185.0%
May-2025	5.0	+61.3%	4.7	+104.3%
Jun-2025	5.2	+44.4%	5.9	+136.0%
Jul-2025	5.4	+35.0%	4.9	+14.0%
Aug-2025	5.6	+43.6%	4.8	+6.7%
Sep-2025	5.5	+41.0%	3.9	-17.0%

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.



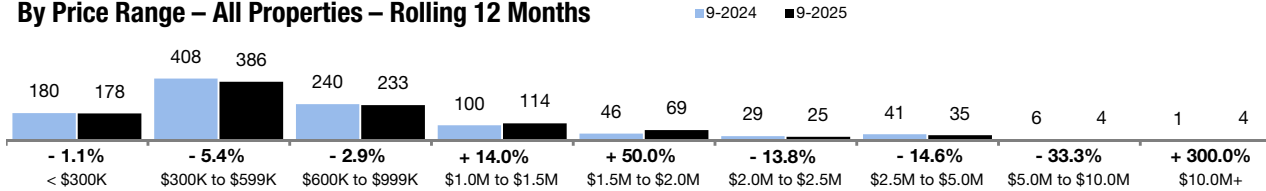
Key Metrics	Historical Sparkbars	9-2024	9-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		106	130	+ 22.6%	1,170	1,368	+ 16.9%
Pending Sales		89	113	+ 27.0%	852	862	+ 1.2%
Sold Listings		89	98	+ 10.1%	812	789	- 2.8%
Median Sales Price		\$640,000	\$555,500	- 13.2%	\$535,000	\$564,000	+ 5.4%
Avg. Sales Price		\$816,746	\$777,438	- 4.8%	\$778,996	\$904,748	+ 16.1%
Pct. of List Price Received		97.7%	96.4%	- 1.3%	97.8%	97.0%	- 0.8%
Days on Market		84	109	+ 29.8%	94	92	- 2.1%
Affordability Index		65	73	+ 12.3%	77	72	- 6.5%
Active Listings		356	455	+ 27.8%	--	--	--
Months Supply		4.1	5.2	+ 26.8%	--	--	--

Closed Sales

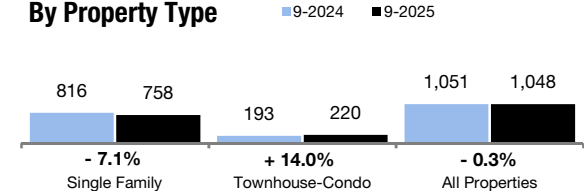
Actual sales that have closed in a given month.



By Price Range – All Properties – Rolling 12 Months



By Property Type



Rolling 12 Months

By Price Range	Single Family			Townhouse-Condo		
	9-2024	9-2025	Change	9-2024	9-2025	Change
\$299,999 and Below	116	97	- 16.4%	30	23	- 23.3%
\$300,000 to \$599,999	312	250	- 19.9%	94	125	+ 33.0%
\$600,000 to \$999,999	192	179	- 6.8%	47	54	+ 14.9%
\$1,000,000 to \$1,499,999	87	106	+ 21.8%	13	8	- 38.5%
\$1,500,00 to \$1,999,999	38	62	+ 63.2%	7	7	0.0%
\$2,000,000 to \$2,499,999	27	22	- 18.5%	2	3	+ 50.0%
\$2,500,000 to \$4,999,999	41	35	- 14.6%	0	0	--
\$5,000,000 to \$9,999,999	3	4	+ 33.3%	0	0	--
\$10,000,000 and Above	0	3	--	0	0	--
All Price Ranges	816	758	- 7.1%	193	220	+ 14.0%

Compared to Prior Month

Single Family			Townhouse-Condo		
8-2025	9-2025	Change	8-2025	9-2025	Change
11	9	- 18.2%	6	2	- 66.7%
32	22	- 31.3%	13	16	+ 23.1%
14	17	+ 21.4%	3	4	+ 33.3%
8	9	+ 12.5%	0	1	--
4	6	+ 50.0%	0	0	--
4	2	- 50.0%	0	0	--
6	3	- 50.0%	0	0	--
0	0	--	0	0	--
1	0	- 100.0%	0	0	--
80	68	- 15.0%	22	23	+ 4.5%

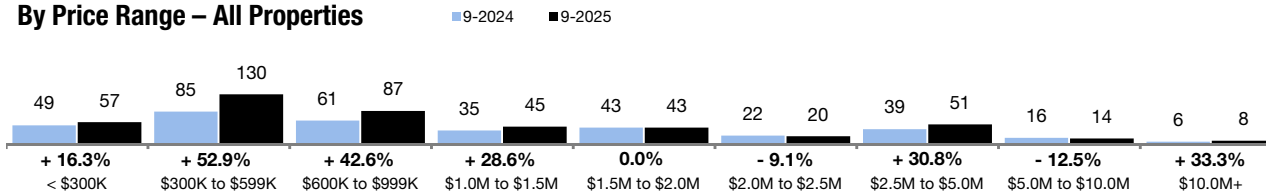
Year to Date

Single Family			Townhouse-Condo		
9-2024	9-2025	Change	9-2024	9-2025	Change
89	63	- 29.2%	25	21	- 16.0%
237	189	- 20.3%	79	91	+ 15.2%
152	139	- 8.6%	35	38	+ 8.6%
66	85	+ 28.8%	11	3	- 72.7%
29	51	+ 75.9%	6	3	- 50.0%
18	19	+ 5.6%	2	3	+ 50.0%
32	24	- 25.0%	0	0	--
2	4	+ 100.0%	0	0	--
0	3	--	0	0	--
625	577	- 7.7%	158	159	+ 0.6%

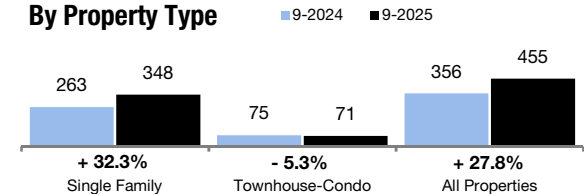
Inventory of Active Listings

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

By Price Range – All Properties



By Property Type



Year over Year

By Price Range	Single Family			Townhouse-Condo		
	9-2024	9-2025	Change	9-2024	9-2025	Change
\$299,999 and Below	26	24	- 7.7%	15	5	- 66.7%
\$300,000 to \$599,999	55	97	+ 76.4%	28	28	0.0%
\$600,000 to \$999,999	49	68	+ 38.8%	11	19	+ 72.7%
\$1,000,000 to \$1,499,999	29	38	+ 31.0%	4	7	+ 75.0%
\$1,500,00 to \$1,999,999	35	39	+ 11.4%	8	4	- 50.0%
\$2,000,000 to \$2,499,999	19	15	- 21.1%	3	3	0.0%
\$2,500,000 to \$4,999,999	30	46	+ 53.3%	6	5	- 16.7%
\$5,000,000 to \$9,999,999	16	14	- 12.5%	0	0	--
\$10,000,000 and Above	4	7	+ 75.0%	0	0	--
All Price Ranges	263	348	+ 32.3%	75	71	- 5.3%

Compared to Prior Month

Single Family			Townhouse-Condo		
8-2025	9-2025	Change	8-2025	9-2025	Change
33	24	- 27.3%	6	5	- 16.7%
90	97	+ 7.8%	32	28	- 12.5%
76	68	- 10.5%	22	19	- 13.6%
31	38	+ 22.6%	7	7	0.0%
40	39	- 2.5%	4	4	0.0%
14	15	+ 7.1%	5	3	- 40.0%
50	46	- 8.0%	9	5	- 44.4%
15	14	- 6.7%	0	0	--
6	7	+ 16.7%	0	0	--
355	348	- 2.0%	85	71	- 16.5%

Year to Date

Single Family	Townhouse-Condo
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.