

Monthly Indicators



October 2025

Percent changes calculated using year-over-year comparisons.

New Listings remained flat for single family homes but decreased 27.3 percent for townhouse-condo properties. Pending Sales increased 20.0 percent for single family homes but decreased 15.8 percent for townhouse-condo properties.

The Median Sales Price was down 0.8 percent to \$590,000 for single family homes and 2.0 percent to \$504,500 for townhouse-condo properties. Days on Market increased 45.7 percent for single family homes and 16.2 percent for townhouse-condo properties.

Housing inventory edged up 1.3% from the previous month to 1.55 million units, 14.0% higher than the same period last year. This represents a 4.6-month supply at the current sales pace, according to NAR. The median existing-home price grew 2.1% year-over-year to \$415,200, continuing the trend of annual price gains. The Midwest saw the largest year-over-year increase in median sales price, followed by the Northeast and South, while prices remained mostly flat in the West.

Activity Snapshot

+ 2.0%	- 0.8%	+ 22.0%
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.

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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	10-2024	10-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		83	83	0.0%	977	1,063	+ 8.8%
Pending Sales		70	84	+ 20.0%	722	689	- 4.6%
Sold Listings		69	72	+ 4.3%	694	652	- 6.1%
Median Sales Price		\$595,000	\$590,000	- 0.8%	\$566,000	\$682,500	+ 20.6%
Avg. Sales Price		\$845,493	\$974,438	+ 15.3%	\$845,703	\$1,012,846	+ 19.8%
Pct. of List Price Received		98.0%	96.7%	- 1.3%	97.8%	96.7%	- 1.1%
Days on Market		70	102	+ 45.7%	92	97	+ 5.4%
Affordability Index		67	69	+ 3.0%	70	60	- 14.3%
Active Listings		249	318	+ 27.7%	--	--	--
Months Supply		3.7	5.0	+ 35.1%	--	--	--

Townhouse-Condo Market Overview

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

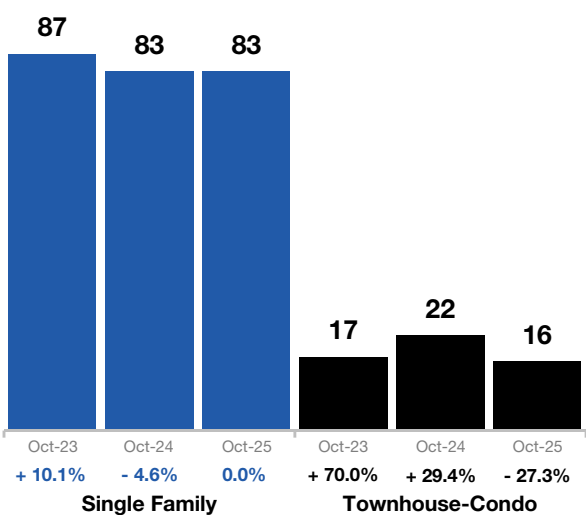


Key Metrics	Historical Sparkbars	10-2024	10-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		22	16	- 27.3%	253	308	+ 21.7%
Pending Sales		19	16	- 15.8%	184	190	+ 3.3%
Sold Listings		24	22	- 8.3%	182	181	- 0.5%
Median Sales Price		\$515,000	\$504,500	- 2.0%	\$515,000	\$475,000	- 7.8%
Avg. Sales Price		\$563,430	\$686,273	+ 21.8%	\$606,446	\$576,683	- 4.9%
Pct. of List Price Received		98.9%	97.8%	- 1.1%	98.6%	98.1%	- 0.5%
Days on Market		68	79	+ 16.2%	84	80	- 4.8%
Affordability Index		77	75	- 2.6%	77	79	+ 2.6%
Active Listings		72	65	- 9.7%	--	--	--
Months Supply		4.2	3.6	- 14.3%	--	--	--

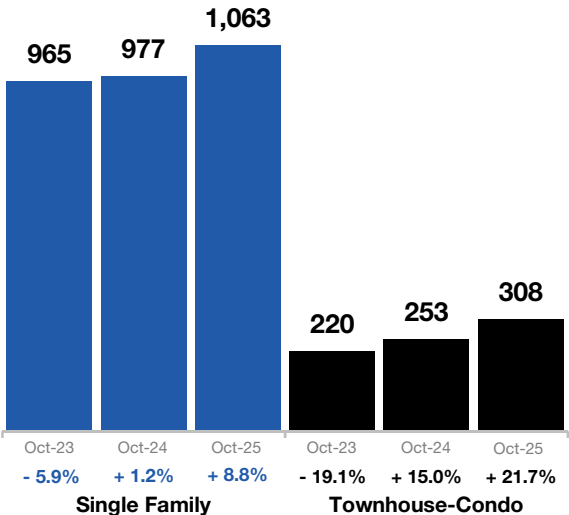
New Listings



October

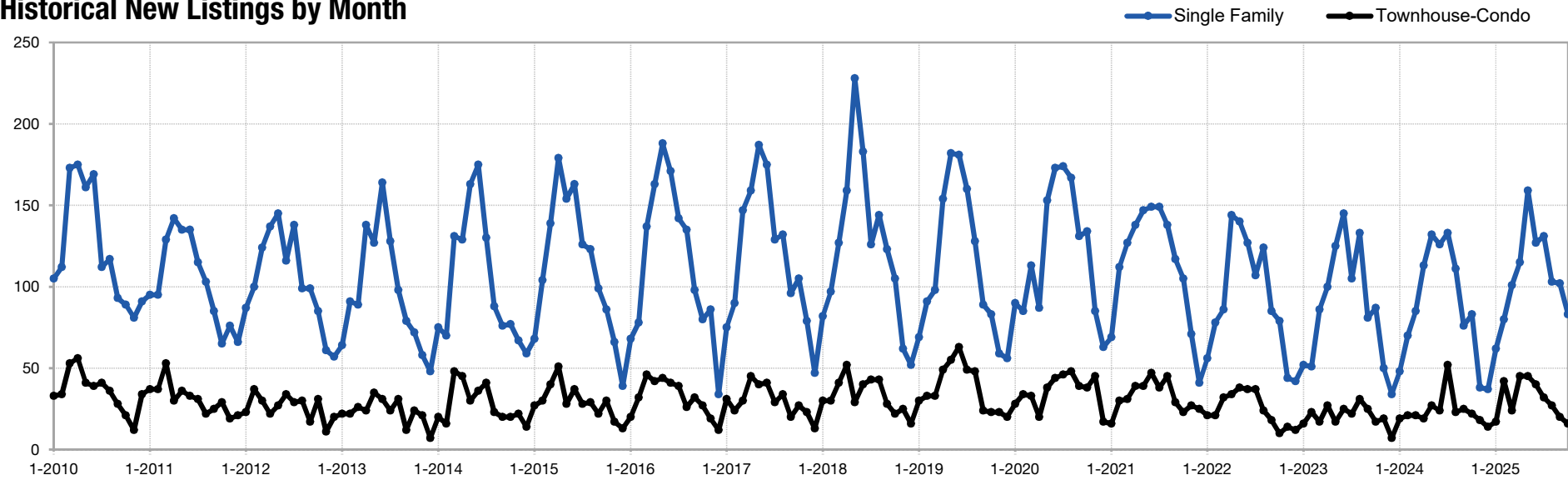


Year to Date

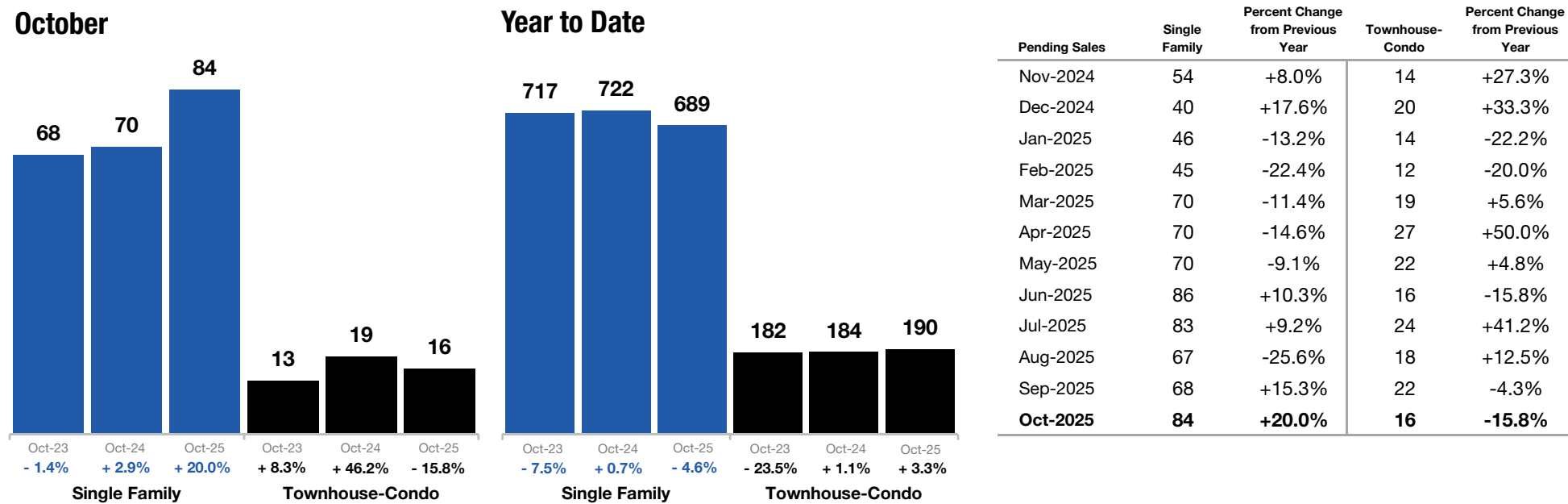


New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Nov-2024	38	-24.0%	18	-5.3%
Dec-2024	37	+8.8%	14	+100.0%
Jan-2025	62	+29.2%	17	-10.5%
Feb-2025	80	+14.3%	42	+100.0%
Mar-2025	101	+18.8%	24	+14.3%
Apr-2025	115	+1.8%	45	+136.8%
May-2025	159	+20.5%	45	+66.7%
Jun-2025	127	+0.8%	40	+66.7%
Jul-2025	131	-1.5%	32	-38.5%
Aug-2025	103	-7.2%	27	+17.4%
Sep-2025	102	+34.2%	20	-20.0%
Oct-2025	83	0.0%	16	-27.3%

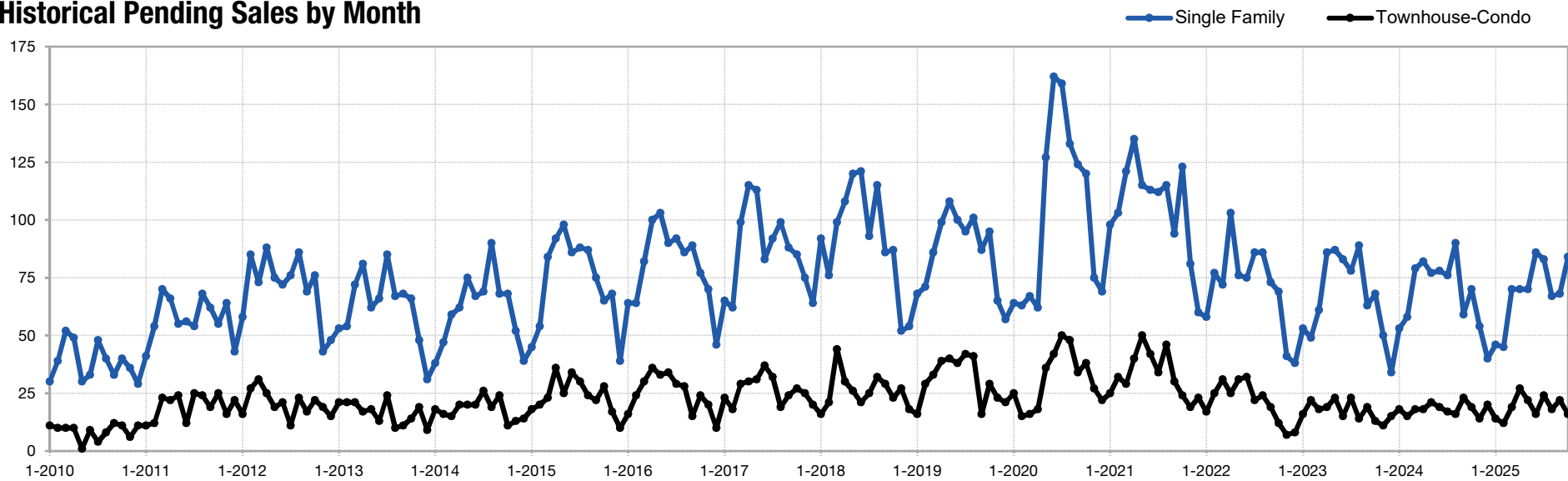
Historical New Listings by Month



Pending Sales



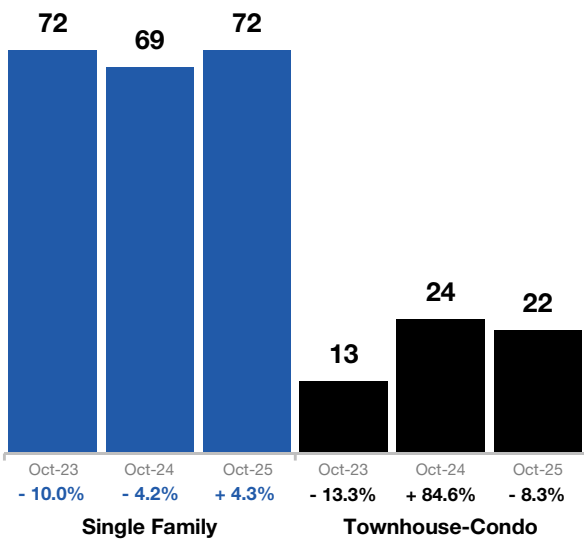
Historical Pending Sales by Month



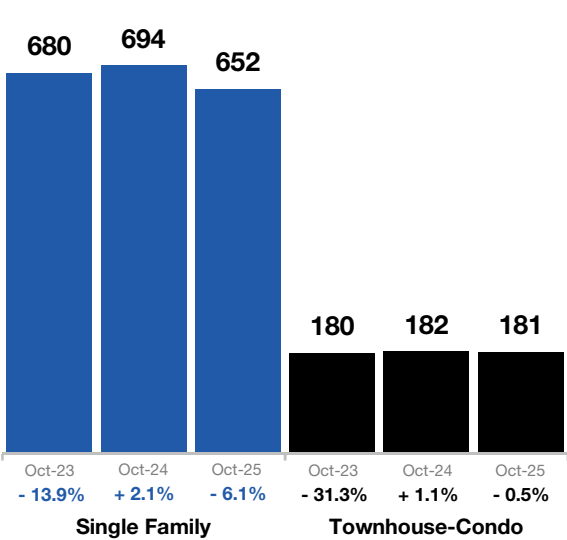
Sold Listings



October

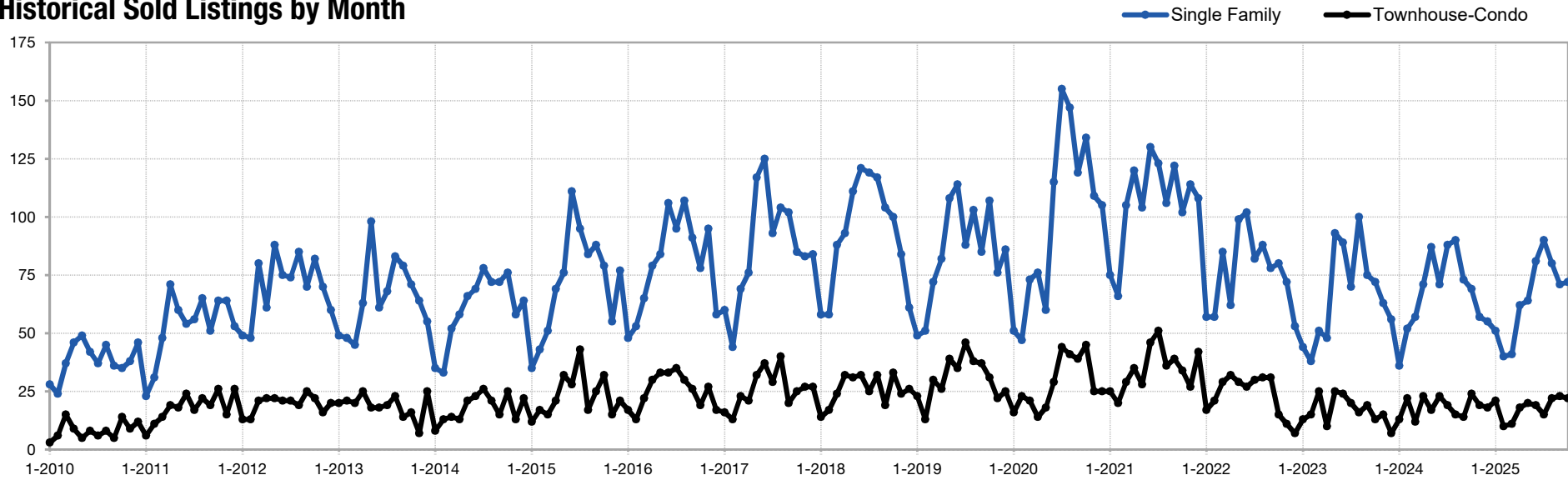


Year to Date

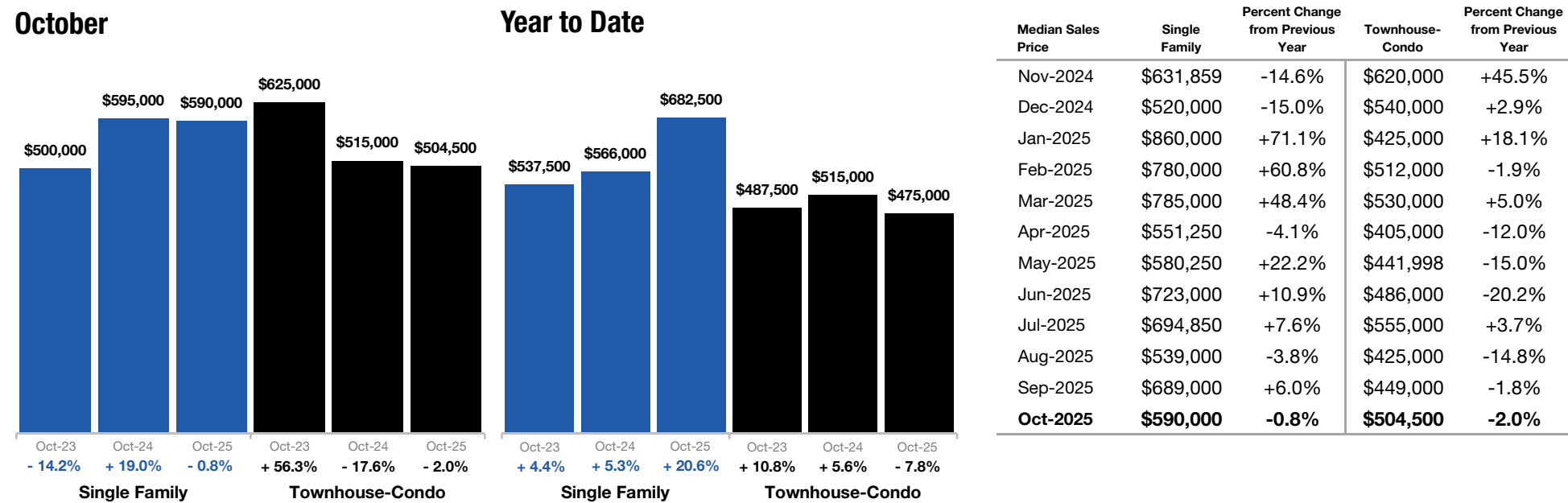


Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Nov-2024	57	-9.5%	19	+26.7%
Dec-2024	55	-1.8%	18	+157.1%
Jan-2025	51	+41.7%	21	+61.5%
Feb-2025	40	-23.1%	10	-54.5%
Mar-2025	41	-28.1%	11	-8.3%
Apr-2025	62	-12.7%	18	-21.7%
May-2025	64	-26.4%	20	+17.6%
Jun-2025	81	+14.1%	19	-17.4%
Jul-2025	90	+2.3%	15	-21.1%
Aug-2025	80	-11.1%	22	+46.7%
Sep-2025	71	-2.7%	23	+64.3%
Oct-2025	72	+4.3%	22	-8.3%

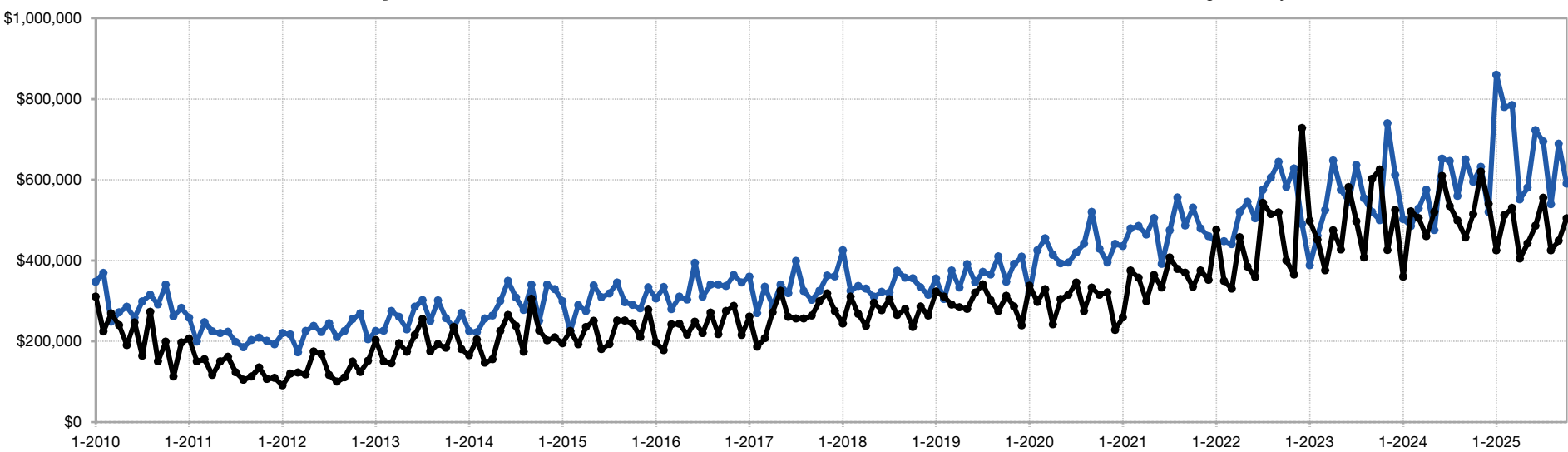
Historical Sold Listings by Month



Median Sales Price



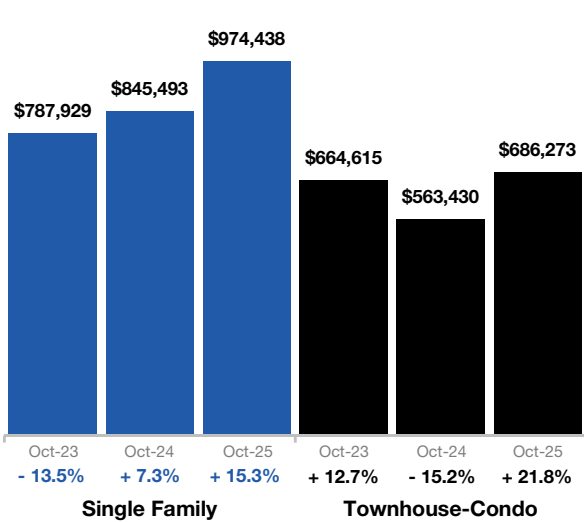
Historical Median Sales Price by Month



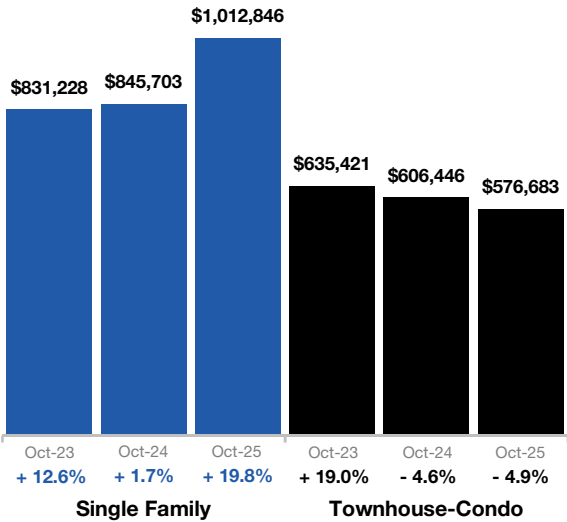
Average Sales Price



October

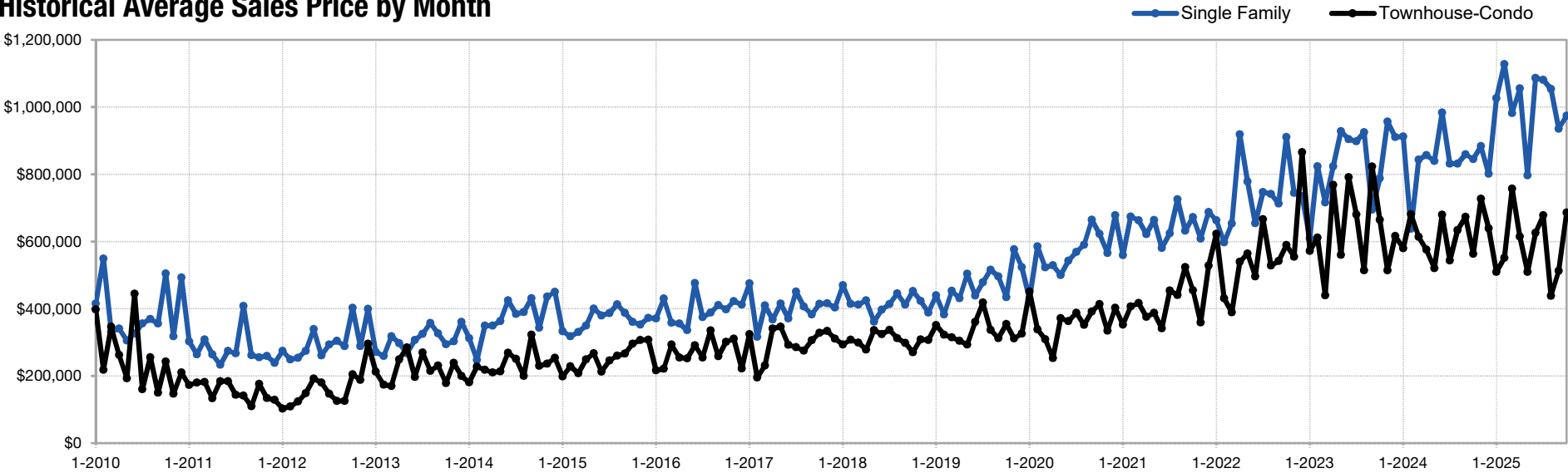


Year to Date



Avg. Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Nov-2024	\$884,260	-7.6%	\$727,142	+41.4%
Dec-2024	\$801,787	-12.0%	\$639,593	+3.8%
Jan-2025	\$1,026,150	+12.4%	\$509,619	-12.1%
Feb-2025	\$1,127,946	+76.9%	\$551,650	-19.0%
Mar-2025	\$981,923	+16.4%	\$756,864	+23.3%
Apr-2025	\$1,055,698	+23.1%	\$614,717	+6.8%
May-2025	\$796,681	-5.1%	\$509,275	-2.1%
Jun-2025	\$1,086,596	+10.5%	\$625,968	-7.8%
Jul-2025	\$1,081,104	+30.0%	\$677,903	+24.8%
Aug-2025	\$1,053,974	+26.7%	\$438,215	-30.8%
Sep-2025	\$935,682	+8.9%	\$512,370	-23.9%
Oct-2025	\$974,438	+15.3%	\$686,273	+21.8%

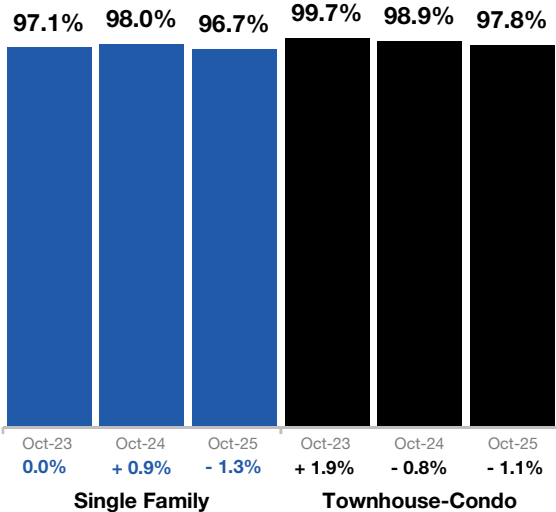
Historical Average Sales Price by Month



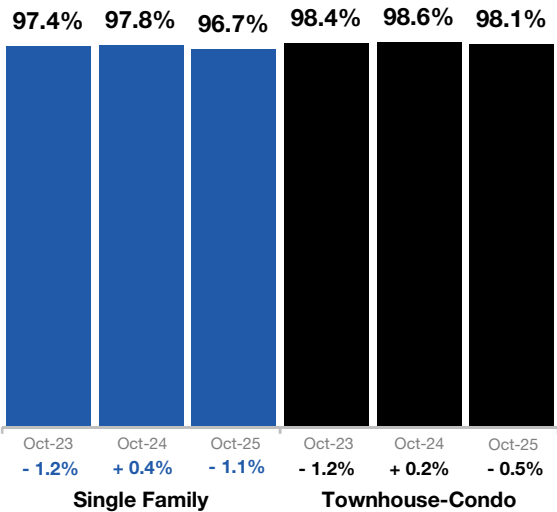
Percent of List Price Received



October

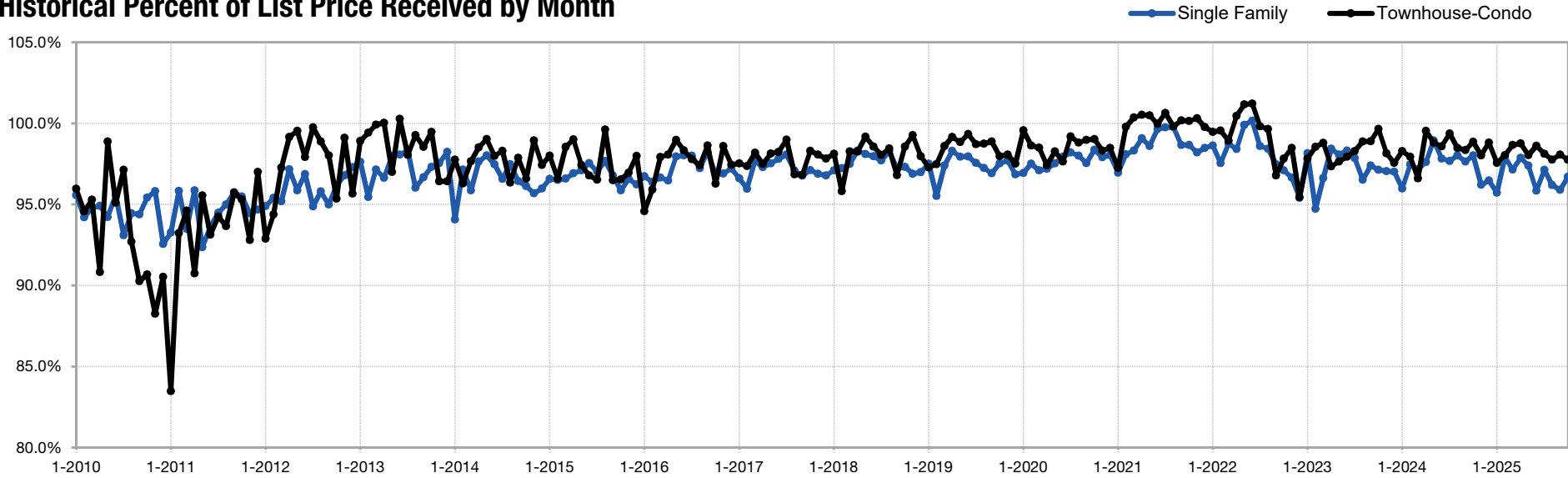


Year to Date

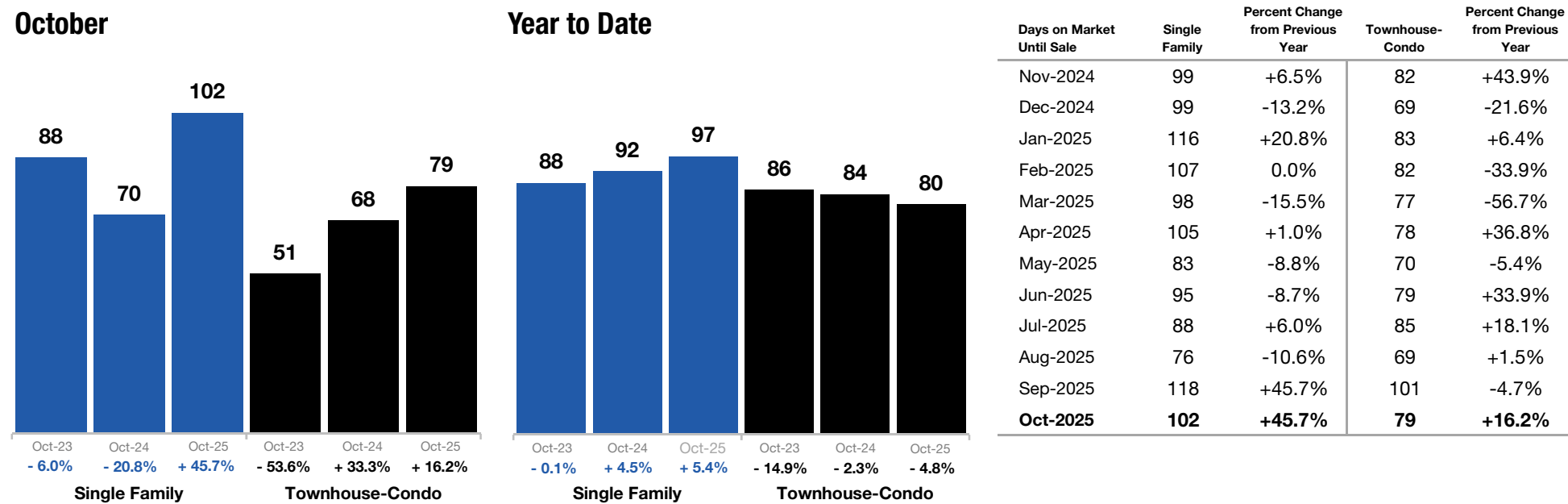


Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Nov-2024	96.2%	-0.8%	98.0%	-0.1%
Dec-2024	96.5%	-0.5%	98.8%	+1.2%
Jan-2025	95.7%	-0.3%	97.6%	-0.7%
Feb-2025	97.9%	+0.4%	98.0%	+0.1%
Mar-2025	97.1%	-0.1%	98.7%	+2.2%
Apr-2025	97.9%	+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	95.9%	-1.7%	98.1%	-0.2%
Oct-2025	96.7%	-1.3%	97.8%	-1.1%

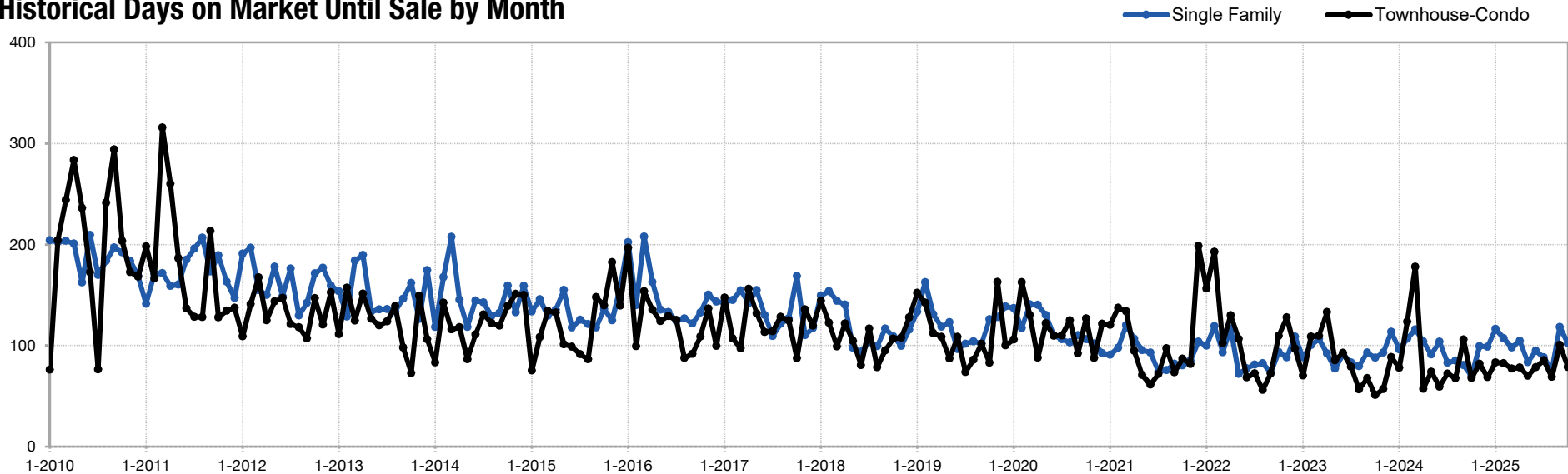
Historical Percent of List Price Received by Month



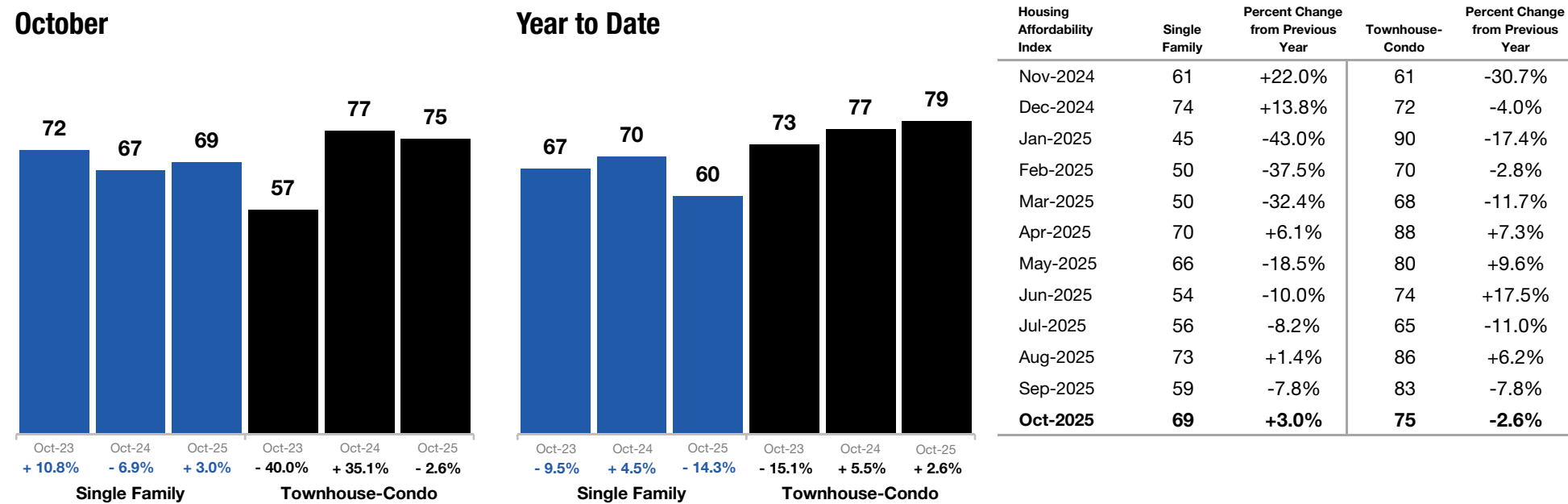
Days on Market Until Sale



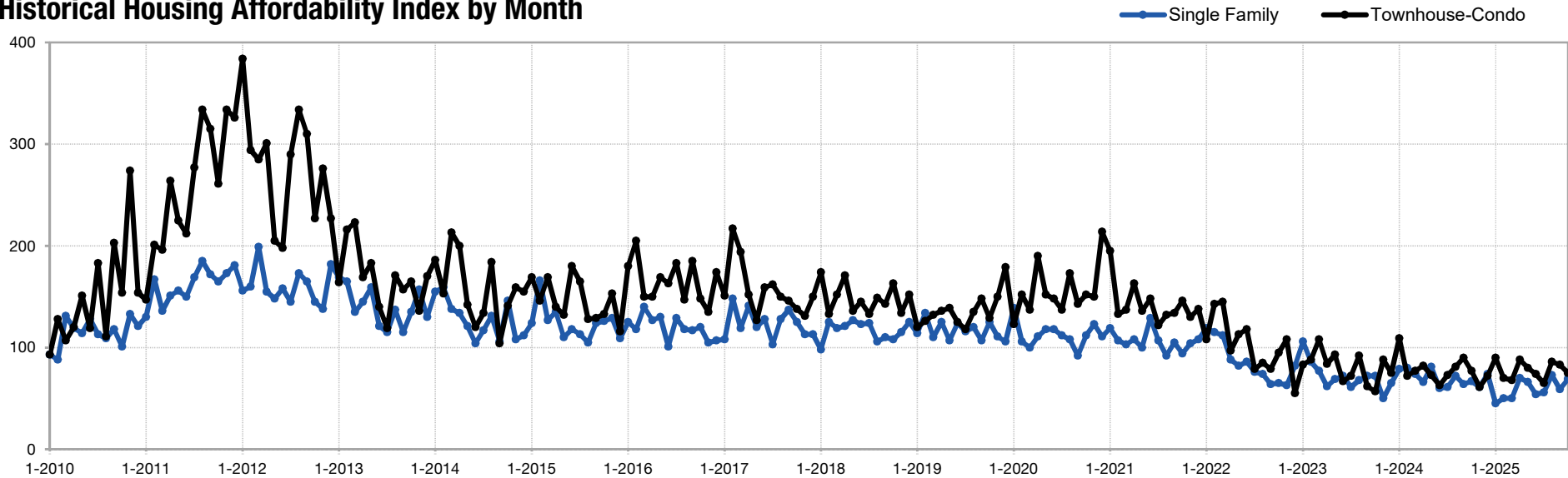
Historical Days on Market Until Sale by Month



Housing Affordability Index



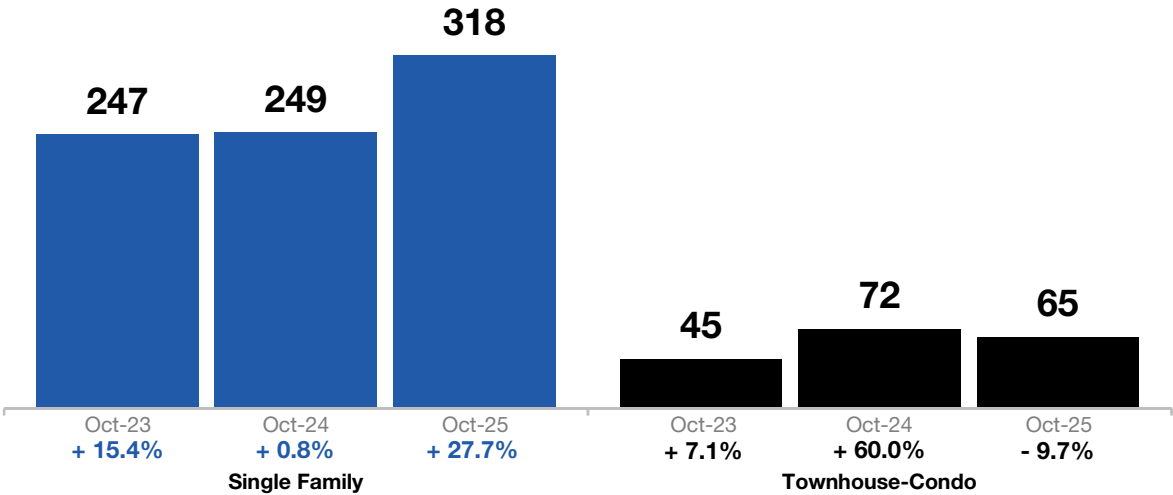
Historical Housing Affordability Index by Month



Inventory of Active Listings

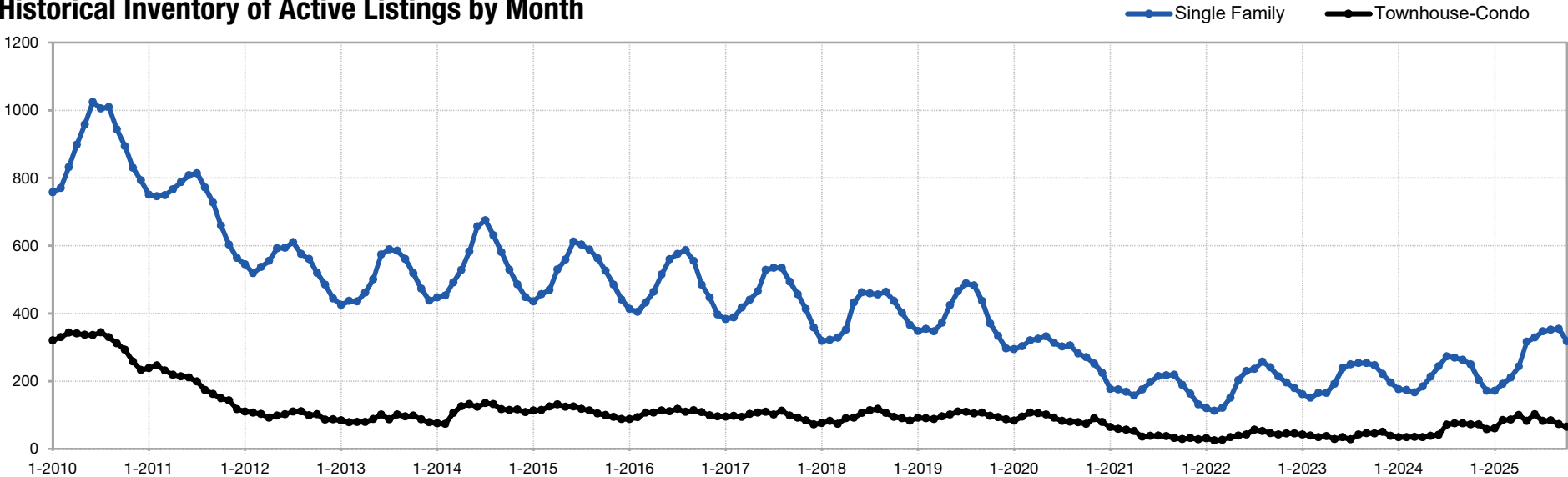


October



Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	192	+10.3%	85	+150.0%
Mar-2025	211	+26.3%	86	+145.7%
Apr-2025	243	+32.1%	100	+194.1%
May-2025	316	+48.4%	82	+115.8%
Jun-2025	329	+34.8%	102	+148.8%
Jul-2025	347	+27.1%	82	+15.5%
Aug-2025	352	+30.9%	84	+12.0%
Sep-2025	354	+34.6%	73	-2.7%
Oct-2025	318	+27.7%	65	-9.7%

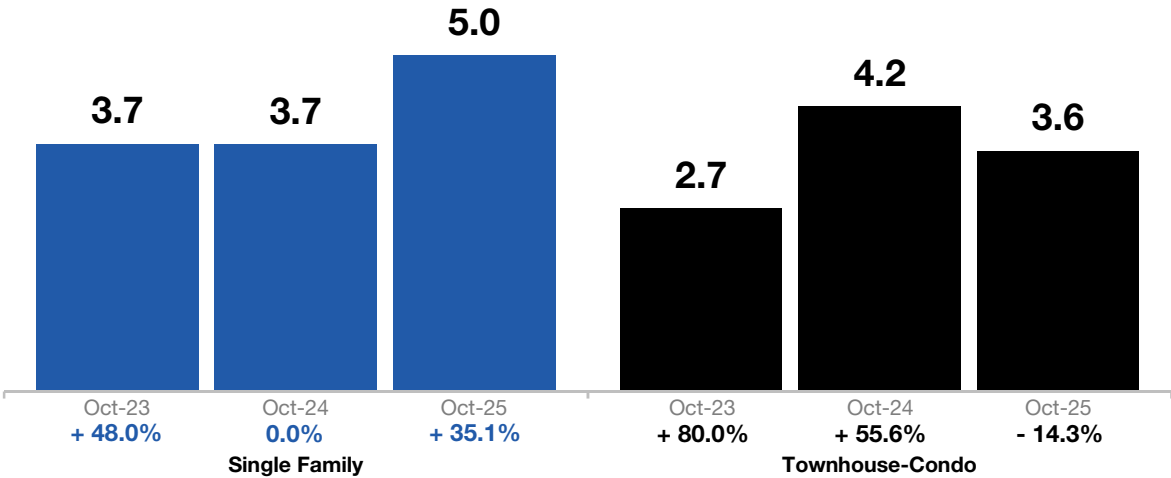
Historical Inventory of Active Listings by Month



Months Supply of Inventory

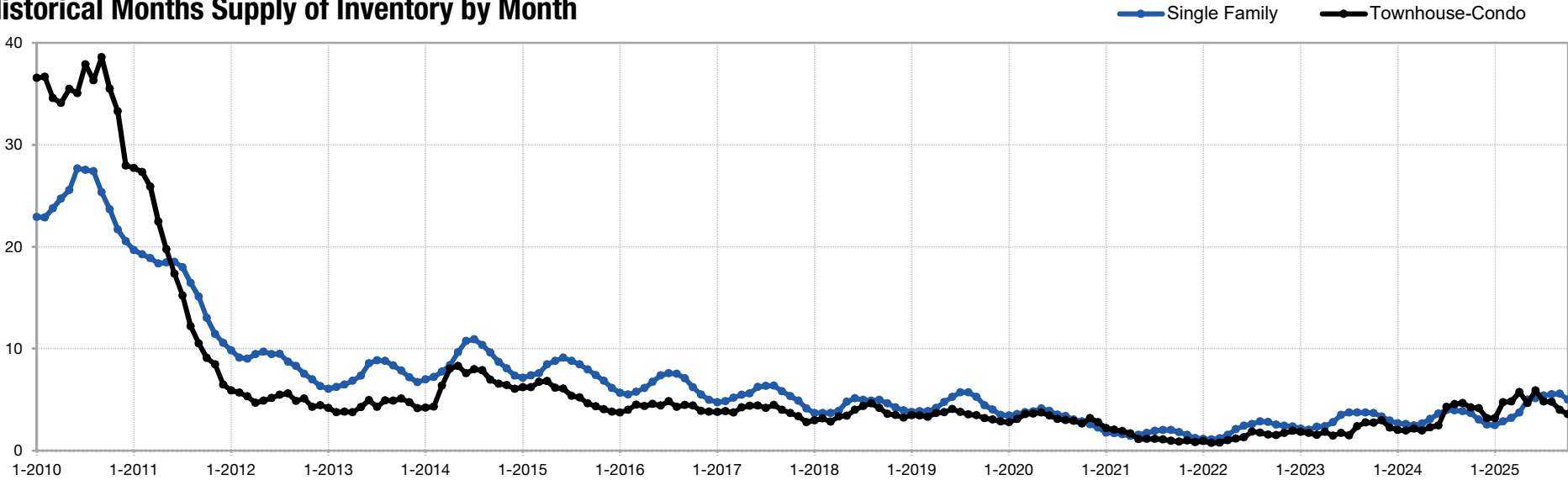


October



Months Supply of Inventory	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%	4.6	+100.0%
Jun-2025	5.1	+41.7%	5.9	+136.0%
Jul-2025	5.4	+35.0%	4.8	+11.6%
Aug-2025	5.5	+41.0%	4.8	+6.7%
Sep-2025	5.6	+43.6%	4.0	-14.9%
Oct-2025	5.0	+35.1%	3.6	-14.3%

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.



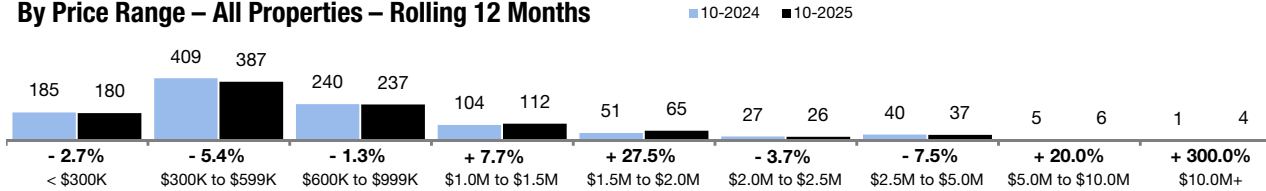
Key Metrics	Historical Sparkbars	10-2024	10-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		111	107	- 3.6%	1,281	1,485	+ 15.9%
Pending Sales		91	113	+ 24.2%	943	962	+ 2.0%
Sold Listings		100	102	+ 2.0%	912	895	- 1.9%
Median Sales Price		\$519,000	\$515,000	- 0.8%	\$530,000	\$560,000	+ 5.7%
Avg. Sales Price		\$730,143	\$852,723	+ 16.8%	\$773,639	\$899,118	+ 16.2%
Pct. of List Price Received		97.8%	96.8%	- 1.0%	97.8%	97.0%	- 0.8%
Days on Market		71	97	+ 36.6%	91	93	+ 2.2%
Affordability Index		76	80	+ 5.3%	75	73	- 2.7%
Active Listings		341	416	+ 22.0%	--	--	--
Months Supply		3.9	4.7	+ 20.5%	--	--	--

Closed Sales

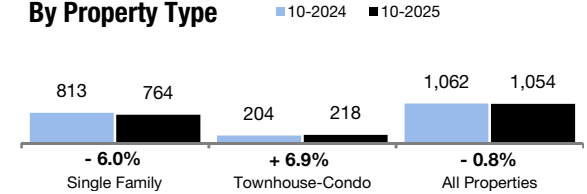
Actual sales that have closed in a given month.



By Price Range – All Properties – Rolling 12 Months



By Property Type



Rolling 12 Months

By Price Range	Single Family			Townhouse-Condo		
	10-2024	10-2025	Change	10-2024	10-2025	Change
\$299,999 and Below	117	99	- 15.4%	31	23	- 25.8%
\$300,000 to \$599,999	302	251	- 16.9%	104	123	+ 18.3%
\$600,000 to \$999,999	193	184	- 4.7%	46	53	+ 15.2%
\$1,000,000 to \$1,499,999	90	104	+ 15.6%	14	8	- 42.9%
\$1,500,00 to \$1,999,999	43	59	+ 37.2%	7	6	- 14.3%
\$2,000,000 to \$2,499,999	25	21	- 16.0%	2	5	+ 150.0%
\$2,500,000 to \$4,999,999	40	37	- 7.5%	0	0	--
\$5,000,000 to \$9,999,999	3	6	+ 100.0%	0	0	--
\$10,000,000 and Above	0	3	--	0	0	--
All Price Ranges	813	764	- 6.0%	204	218	+ 6.9%

Compared to Prior Month

	Single Family			Townhouse-Condo		
	9-2025	10-2025	Change	9-2025	10-2025	Change
	9	13	+ 44.4%	2	1	- 50.0%
	24	23	- 4.2%	16	14	- 12.5%
	17	19	+ 11.8%	4	4	0.0%
	9	6	- 33.3%	1	1	0.0%
	6	5	- 16.7%	0	0	--
	2	1	- 50.0%	0	2	--
	4	3	- 25.0%	0	0	--
	0	2	--	0	0	--
	0	0	--	0	0	--
	71	72	+ 1.4%	23	22	- 4.3%

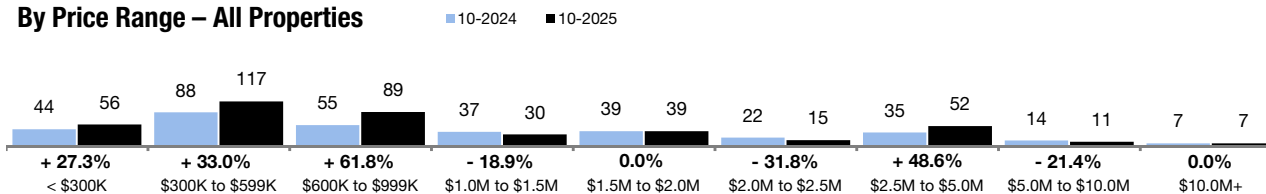
Year to Date

	Single Family			Townhouse-Condo		
	10-2024	10-2025	Change	10-2024	10-2025	Change
	100	76	- 24.0%	26	22	- 15.4%
	261	214	- 18.0%	95	105	+ 10.5%
	166	158	- 4.8%	40	42	+ 5.0%
	74	91	+ 23.0%	12	4	- 66.7%
	37	56	+ 51.4%	7	3	- 57.1%
	20	20	0.0%	2	5	+ 150.0%
	34	28	- 17.6%	0	0	--
	2	6	+ 200.0%	0	0	--
	0	3	--	0	0	--
	694	652	- 6.1%	182	181	- 0.5%

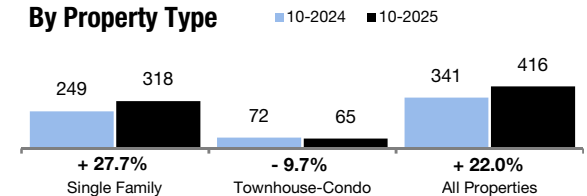
Inventory of Active Listings

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		
	10-2024	10-2025	Change	10-2024	10-2025	Change
\$299,999 and Below	21	27	+ 28.6%	15	3	- 80.0%
\$300,000 to \$599,999	58	86	+ 48.3%	27	27	0.0%
\$600,000 to \$999,999	45	68	+ 51.1%	9	21	+ 133.3%
\$1,000,000 to \$1,499,999	30	27	- 10.0%	5	3	- 40.0%
\$1,500,00 to \$1,999,999	33	35	+ 6.1%	6	4	- 33.3%
\$2,000,000 to \$2,499,999	19	12	- 36.8%	3	1	- 66.7%
\$2,500,000 to \$4,999,999	25	46	+ 84.0%	7	6	- 14.3%
\$5,000,000 to \$9,999,999	14	11	- 21.4%	0	0	--
\$10,000,000 and Above	4	6	+ 50.0%	0	0	--
All Price Ranges	249	318	+ 27.7%	72	65	- 9.7%

Compared to Prior Month

	Single Family			Townhouse-Condo		
	9-2025	10-2025	Change	9-2025	10-2025	Change
	24	27	+ 12.5%	5	3	- 40.0%
	97	86	- 11.3%	27	27	0.0%
	71	68	- 4.2%	20	21	+ 5.0%
	39	27	- 30.8%	7	3	- 57.1%
	40	35	- 12.5%	4	4	0.0%
	15	12	- 20.0%	2	1	- 50.0%
	47	46	- 2.1%	8	6	- 25.0%
	14	11	- 21.4%	0	0	--
	7	6	- 14.3%	0	0	--
	354	318	- 10.2%	73	65	- 11.0%

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.