

Monthly Indicators



November 2025

Percent changes calculated using year-over-year comparisons.

New Listings were up 28.2 percent for single family homes but decreased 5.6 percent for townhouse-condo properties. Pending Sales increased 14.8 percent for single family homes and 50.0 percent for townhouse-condo properties.

The Median Sales Price was down 2.5 percent to \$615,750 for single family homes and 12.9 percent to \$540,000 for townhouse-condo properties. Days on Market increased 9.1 percent for single family homes and 36.6 percent for townhouse-condo properties.

Nationally, inventory dipped 0.7% month-over-month but rose 10.9% year-over-year, totaling 1.52 million units, according to NAR. At the current sales pace, supply stands at 4.4 months, slightly below last month's level but higher than the 4.1 months recorded a year ago. Supported by modest inventory levels, prices continue to rise, with the national median existing-home price increasing 2.1% year-over-year to \$415,200, marking 28 consecutive months of annual gains.

Activity Snapshot

- 3.8%	- 7.5%	+ 27.1%
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

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	11-2024	11-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		39	50	+ 28.2%	1,016	1,114	+ 9.6%
Pending Sales		54	62	+ 14.8%	776	742	- 4.4%
Sold Listings		57	58	+ 1.8%	751	713	- 5.1%
Median Sales Price		\$631,859	\$615,750	- 2.5%	\$569,000	\$668,000	+ 17.4%
Avg. Sales Price		\$884,260	\$914,977	+ 3.5%	\$848,630	\$1,004,700	+ 18.4%
Pct. of List Price Received		96.2%	97.4%	+ 1.2%	97.7%	96.7%	- 1.0%
Days on Market		99	108	+ 9.1%	93	98	+ 5.4%
Affordability Index		61	67	+ 9.8%	68	62	- 8.8%
Active Listings		205	286	+ 39.5%	--	--	--
Months Supply		3.0	4.5	+ 50.0%	--	--	--

Townhouse-Condo Market Overview

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

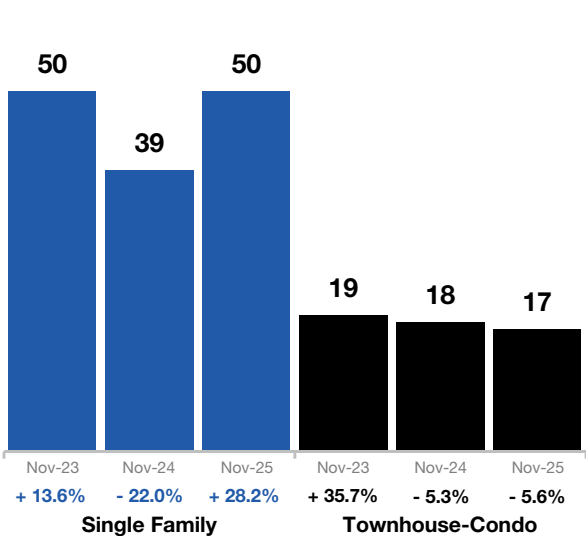


Key Metrics	Historical Sparkbars	11-2024	11-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		18	17	- 5.6%	271	328	+ 21.0%
Pending Sales		14	21	+ 50.0%	198	208	+ 5.1%
Sold Listings		19	13	- 31.6%	201	197	- 2.0%
Median Sales Price		\$620,000	\$540,000	- 12.9%	\$520,000	\$480,000	- 7.7%
Avg. Sales Price		\$727,142	\$509,663	- 29.9%	\$617,855	\$578,458	- 6.4%
Pct. of List Price Received		98.0%	97.0%	- 1.0%	98.5%	98.0%	- 0.5%
Days on Market		82	112	+ 36.6%	84	82	- 2.4%
Affordability Index		61	69	+ 13.1%	73	78	+ 6.8%
Active Listings		72	59	- 18.1%	--	--	--
Months Supply		4.2	3.3	- 21.4%	--	--	--

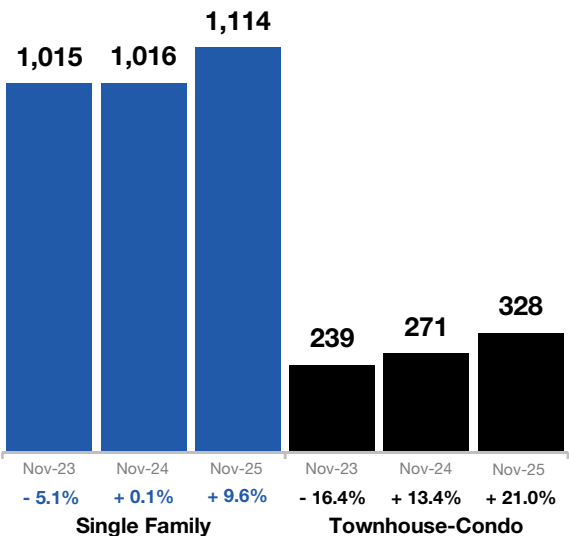
New Listings



November

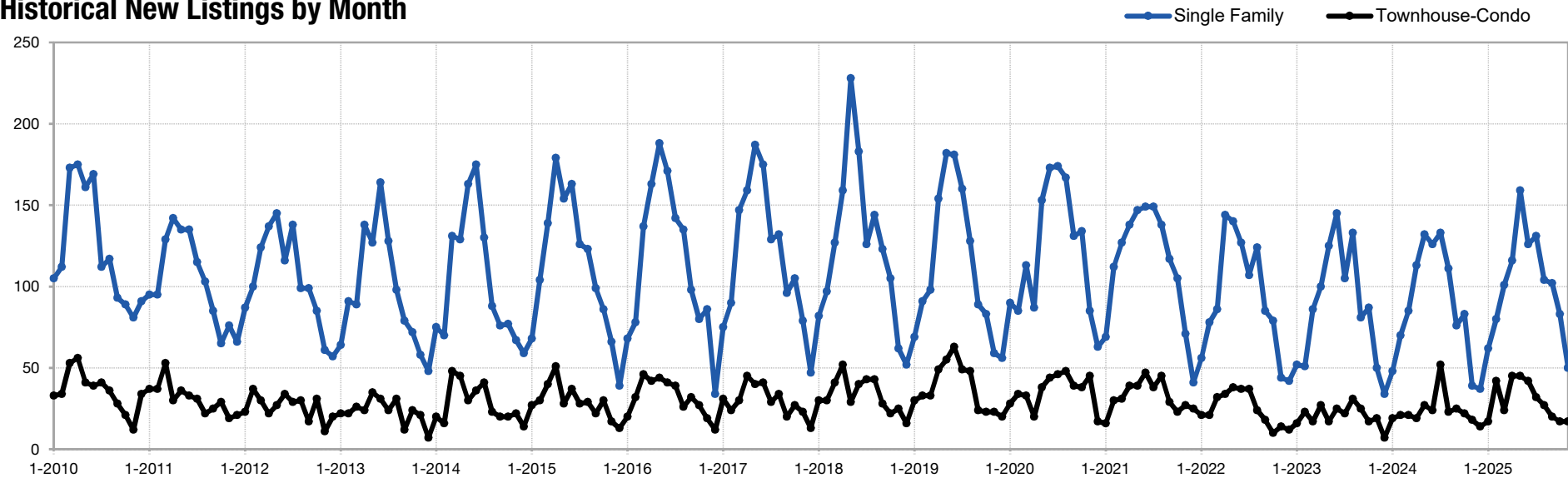


Year to Date

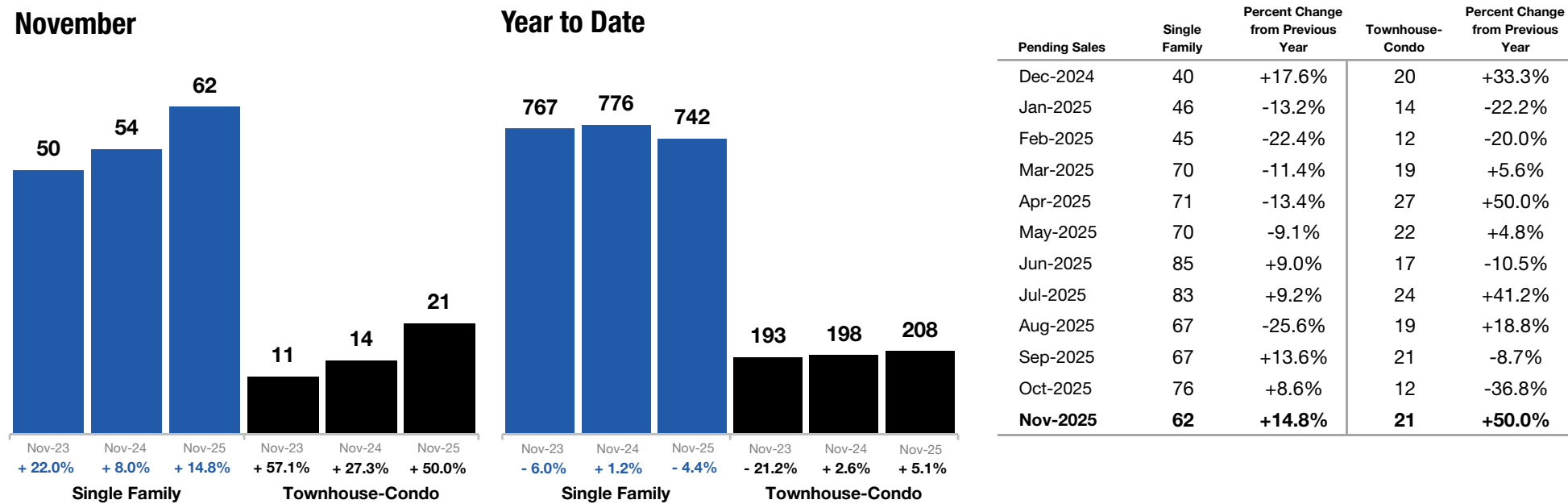


New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Dec-2024	37	+8.8%	14	+100.0%
Jan-2025	62	+29.2%	17	-10.5%
Feb-2025	80	+14.3%	42	+100.0%
Mar-2025	101	+18.8%	24	+14.3%
Apr-2025	116	+2.7%	45	+136.8%
May-2025	159	+20.5%	45	+66.7%
Jun-2025	126	0.0%	42	+75.0%
Jul-2025	131	-1.5%	32	-38.5%
Aug-2025	104	-6.3%	27	+17.4%
Sep-2025	102	+34.2%	20	-20.0%
Oct-2025	83	0.0%	17	-22.7%
Nov-2025	50	+28.2%	17	-5.6%

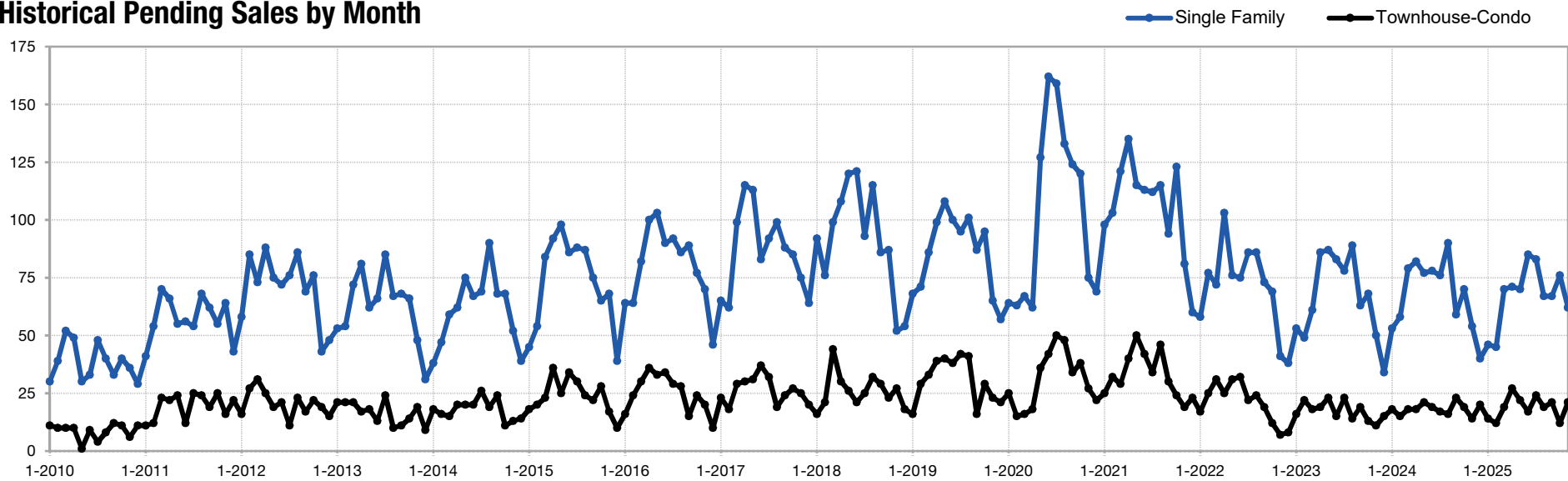
Historical New Listings by Month



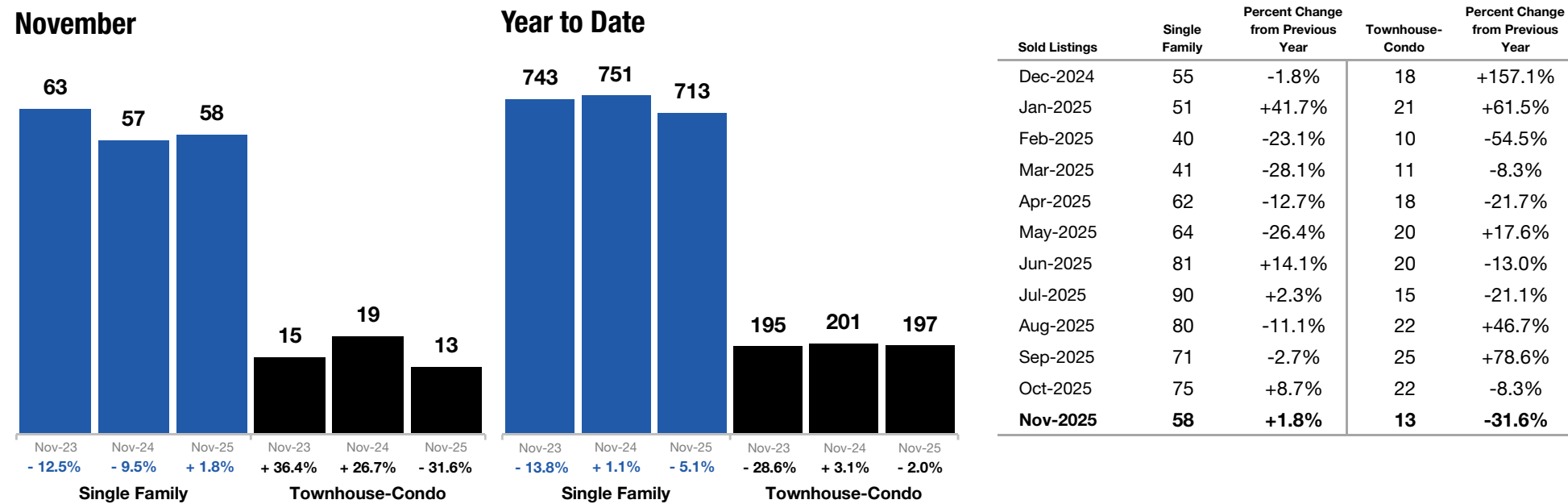
Pending Sales



Historical Pending Sales by Month

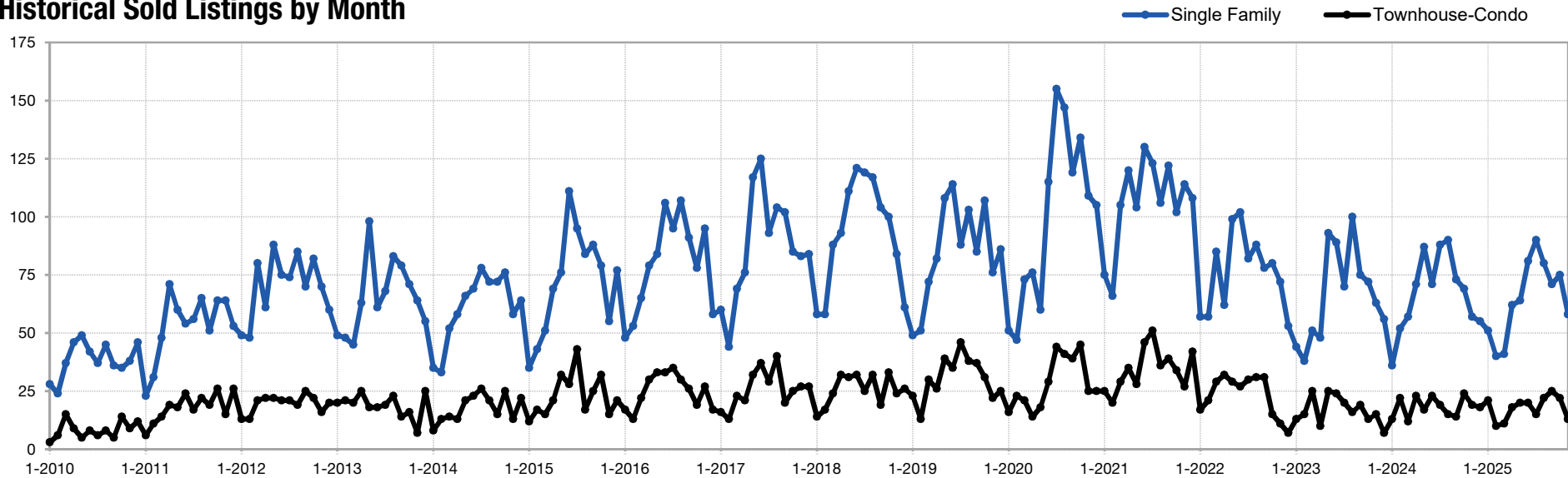


Sold Listings

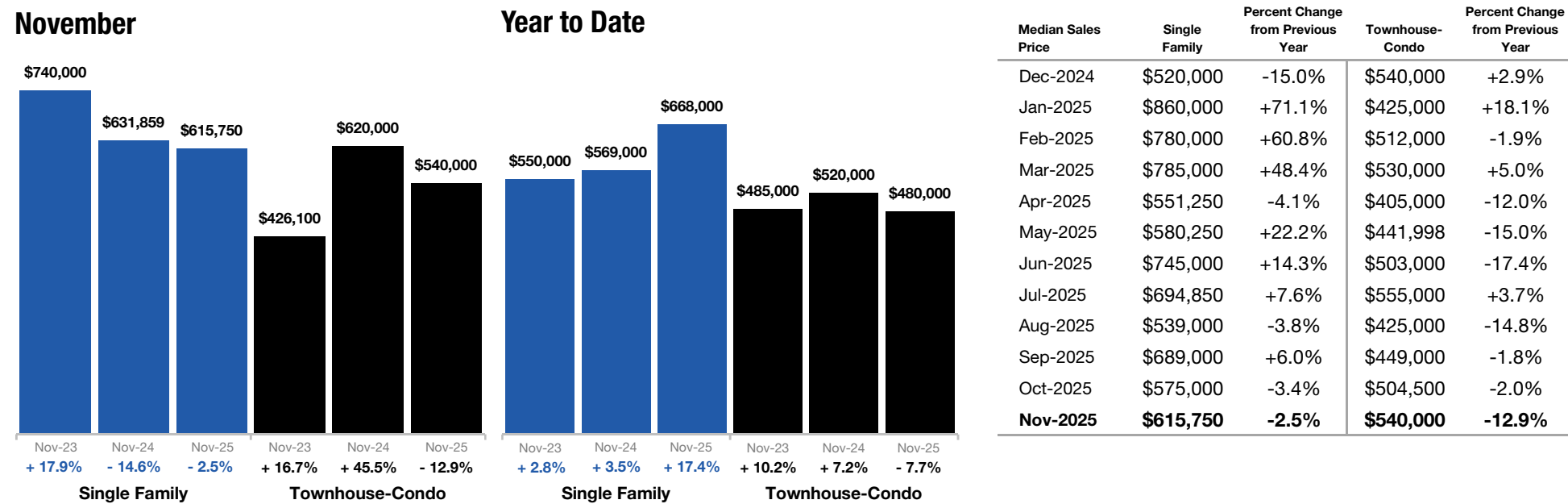


Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Dec-2024	55	-1.8%	18	+157.1%
Jan-2025	51	+41.7%	21	+61.5%
Feb-2025	40	-23.1%	10	-54.5%
Mar-2025	41	-28.1%	11	-8.3%
Apr-2025	62	-12.7%	18	-21.7%
May-2025	64	-26.4%	20	+17.6%
Jun-2025	81	+14.1%	20	-13.0%
Jul-2025	90	+2.3%	15	-21.1%
Aug-2025	80	-11.1%	22	+46.7%
Sep-2025	71	-2.7%	25	+78.6%
Oct-2025	75	+8.7%	22	-8.3%
Nov-2025	58	+1.8%	13	-31.6%

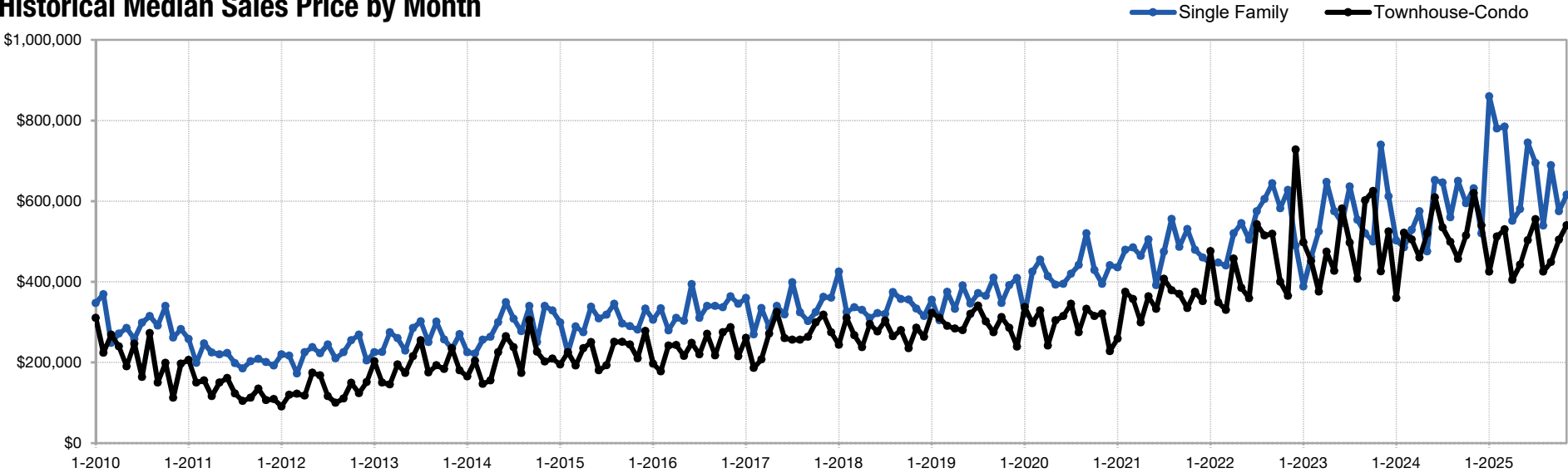
Historical Sold Listings by Month



Median Sales Price



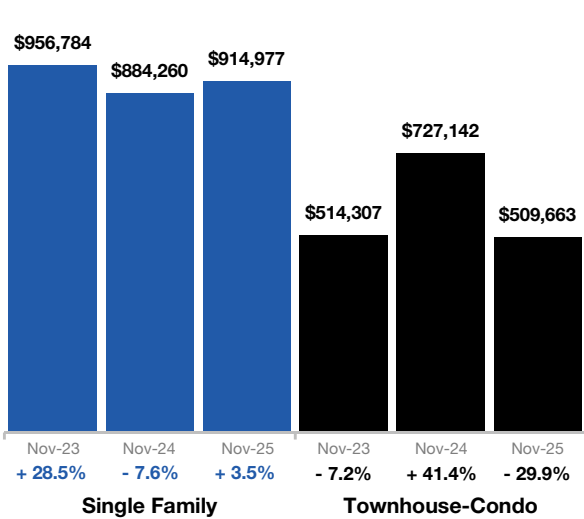
Historical Median Sales Price by Month



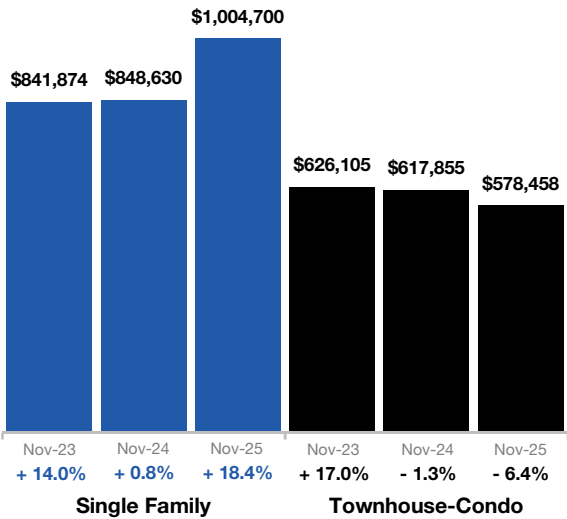
Average Sales Price



November

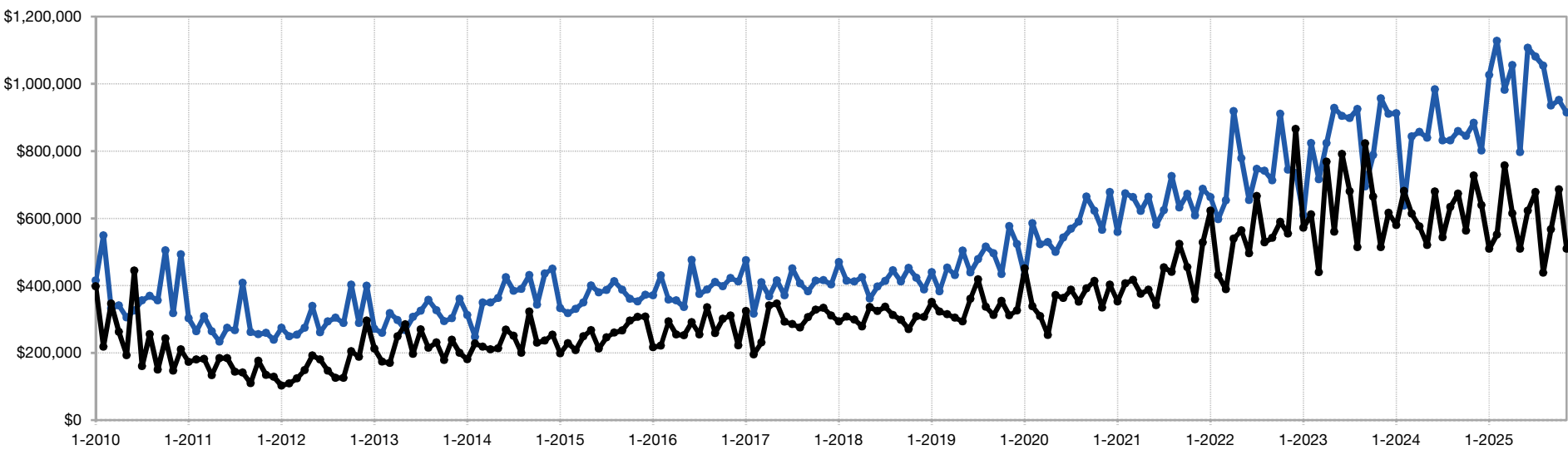


Year to Date



Avg. Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	\$1,107,436	+12.6%	\$622,770	-8.3%
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%	\$566,940	-15.8%
Oct-2025	\$951,714	+12.6%	\$686,273	+21.8%
Nov-2025	\$914,977	+3.5%	\$509,663	-29.9%

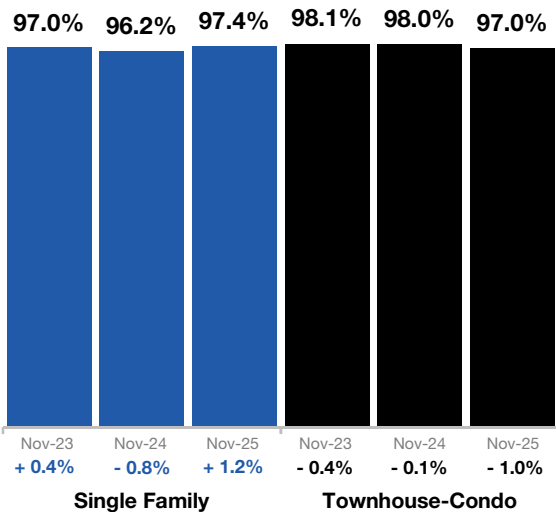
Historical Average Sales Price by Month



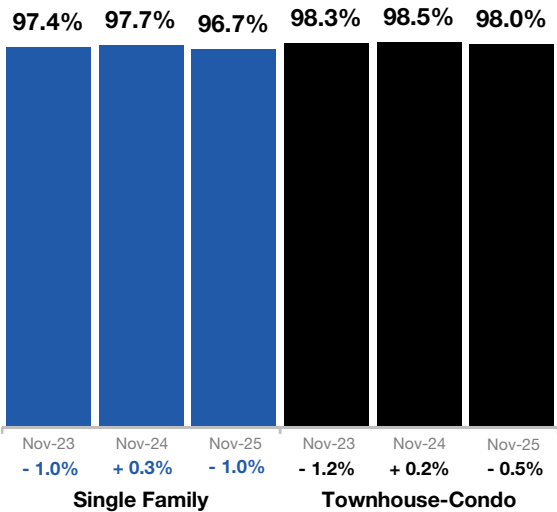
Percent of List Price Received



November

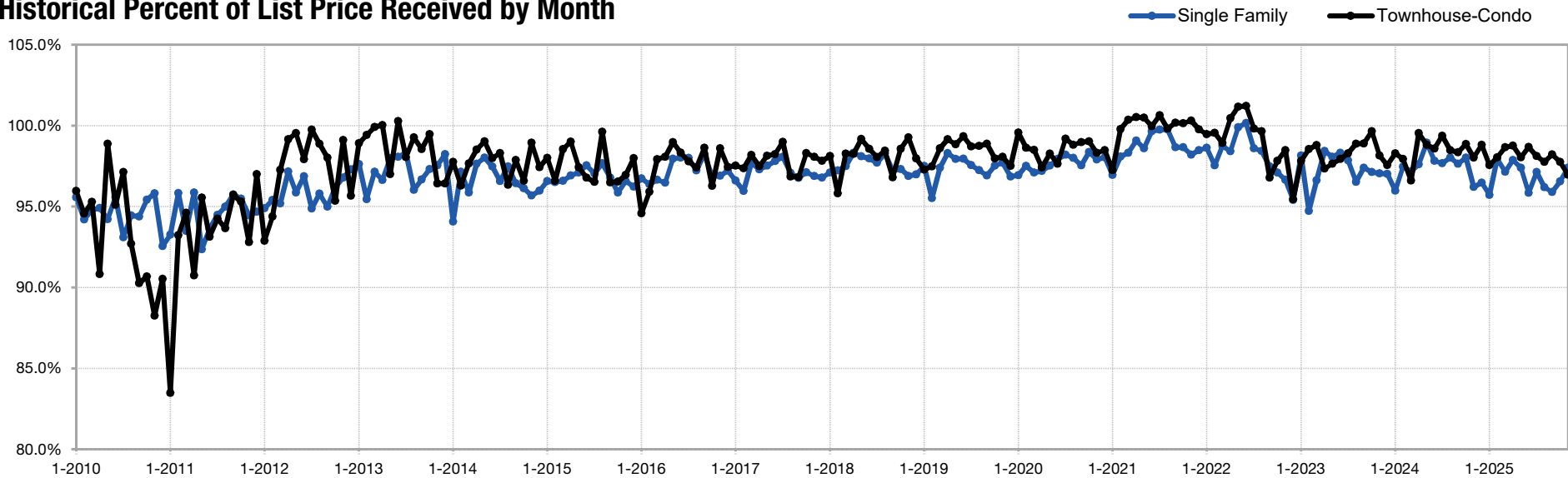


Year to Date

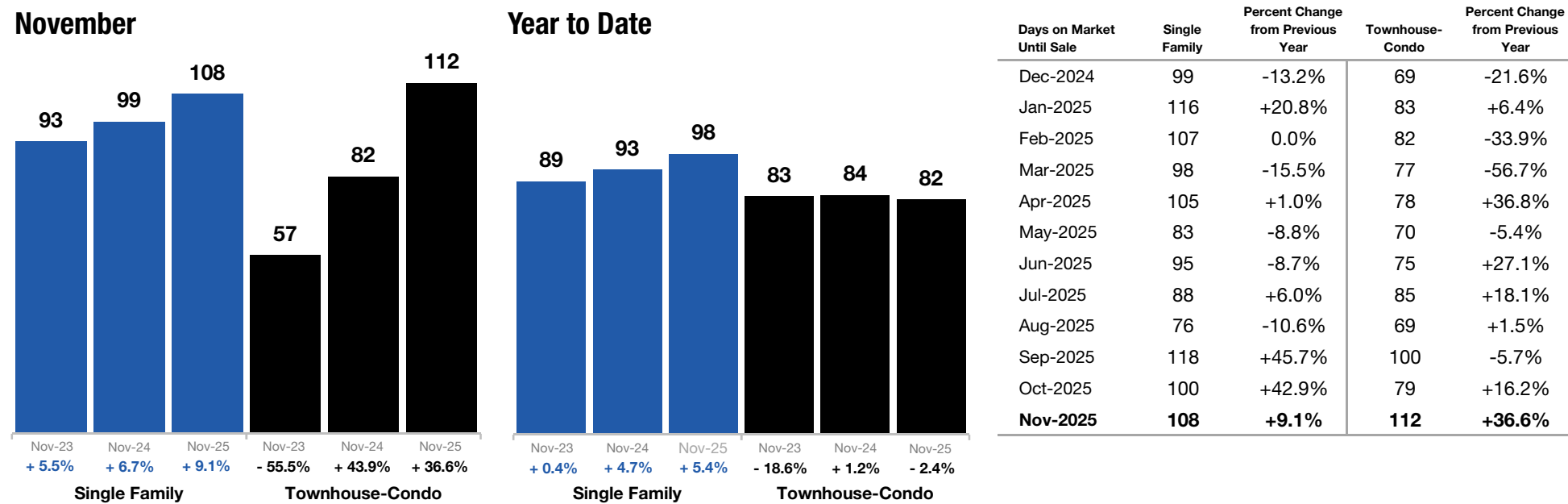


Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Dec-2024	96.5%	-0.5%	98.8%	+1.2%
Jan-2025	95.7%	-0.3%	97.6%	-0.7%
Feb-2025	97.9%	+0.4%	98.0%	+0.1%
Mar-2025	97.1%	-0.1%	98.7%	+2.2%
Apr-2025	97.9%	+0.3%	98.8%	-0.7%
May-2025	97.4%	-1.5%	98.0%	-0.8%
Jun-2025	95.8%	-2.0%	98.7%	+0.1%
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%	98.2%	-0.1%
Oct-2025	96.6%	-1.4%	97.8%	-1.1%
Nov-2025	97.4%	+1.2%	97.0%	-1.0%

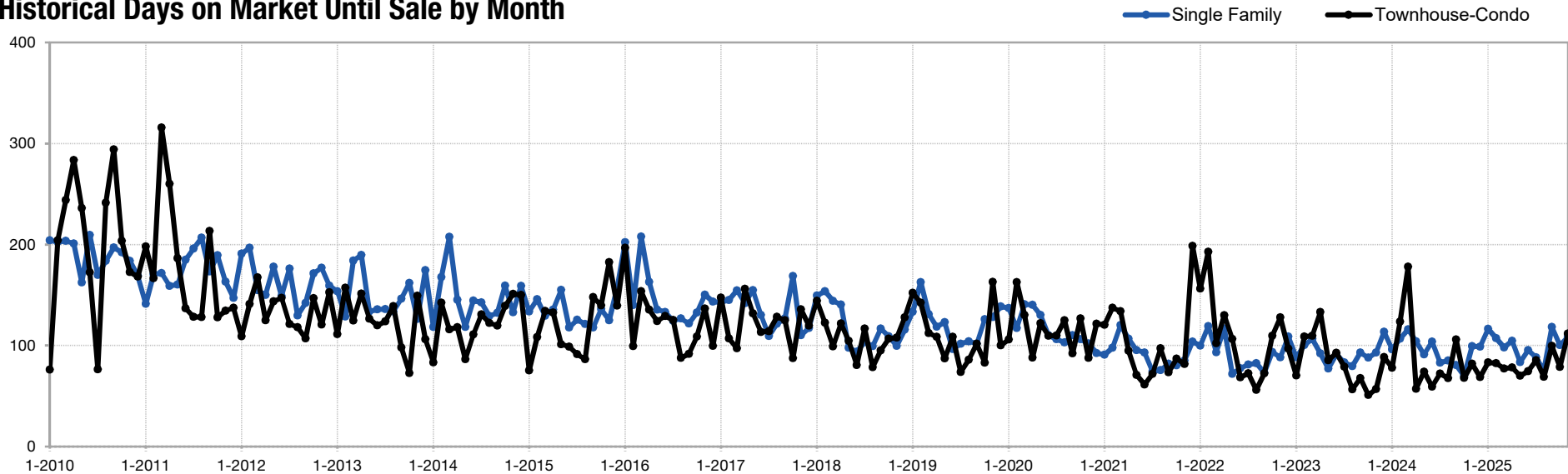
Historical Percent of List Price Received by Month



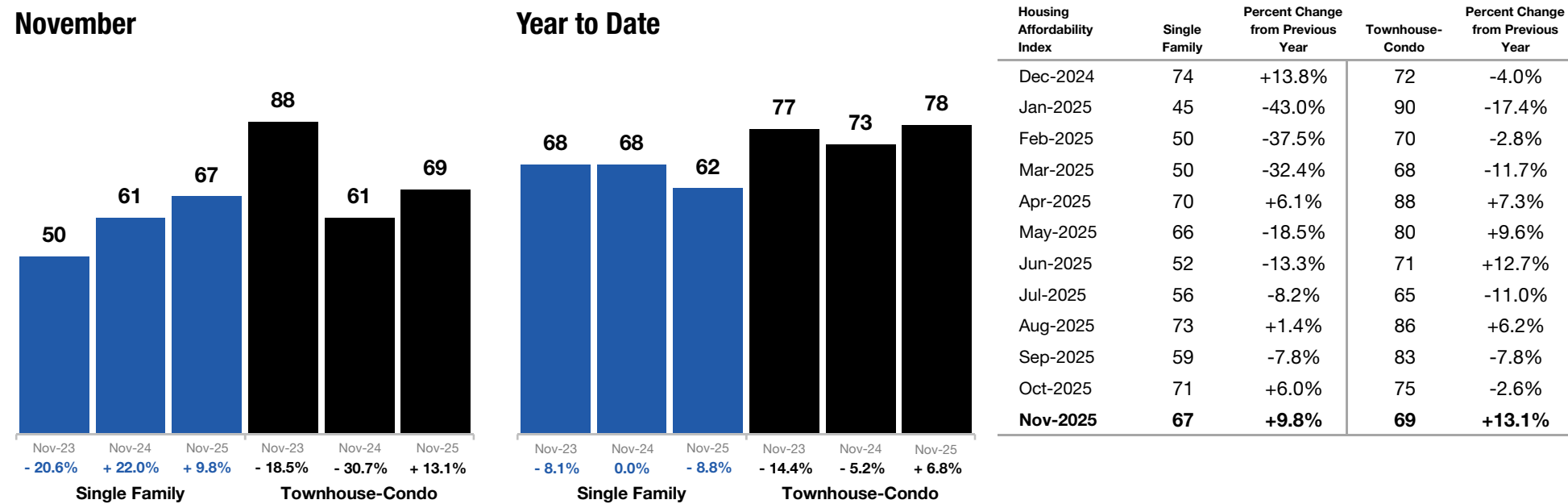
Days on Market Until Sale



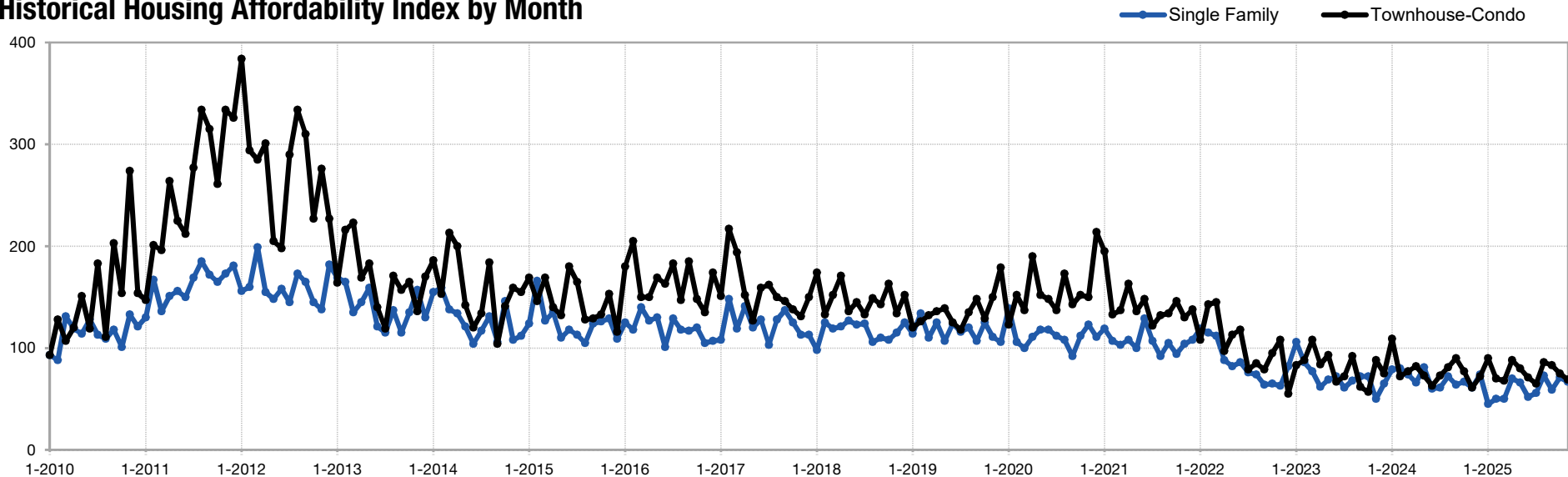
Historical Days on Market Until Sale by Month



Housing Affordability Index



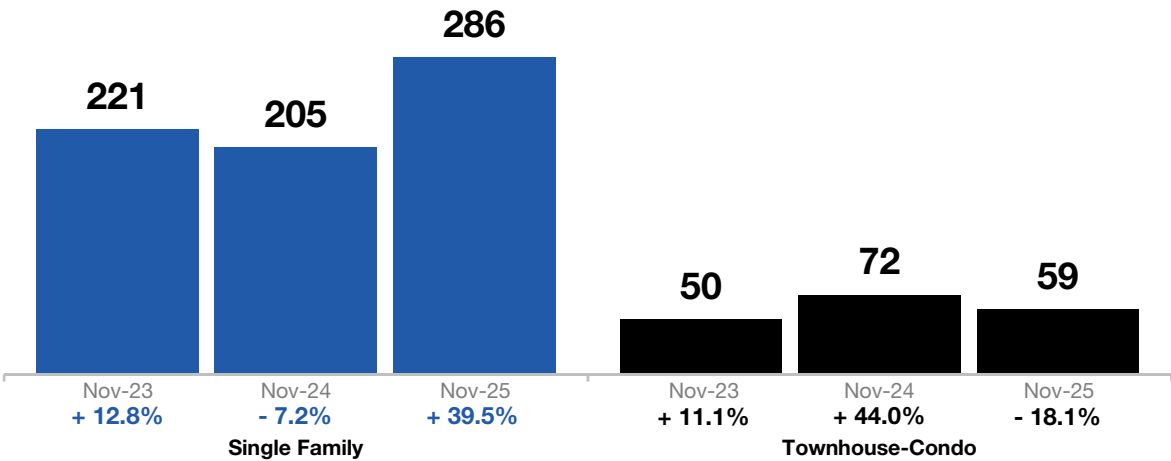
Historical Housing Affordability Index by Month



Inventory of Active Listings

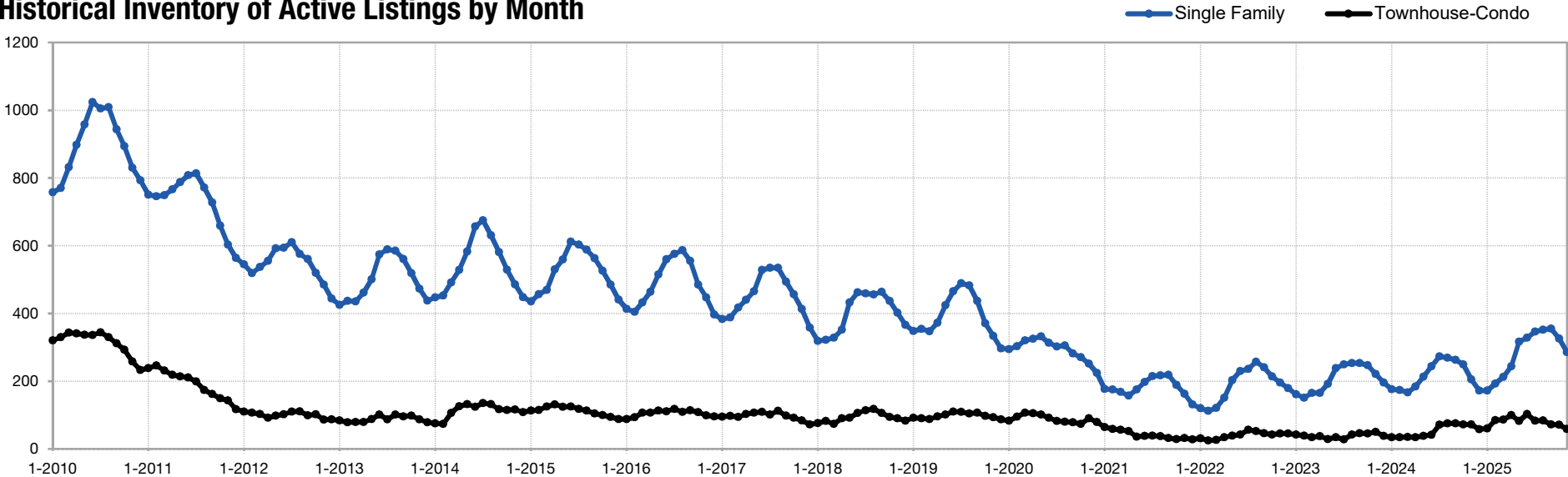


November



Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Dec-2024	172	-12.2%	58	+52.6%
Jan-2025	172	-2.3%	60	+76.5%
Feb-2025	193	+10.9%	85	+150.0%
Mar-2025	212	+26.9%	86	+145.7%
Apr-2025	244	+32.6%	100	+194.1%
May-2025	316	+48.4%	82	+115.8%
Jun-2025	328	+34.4%	103	+151.2%
Jul-2025	346	+26.7%	83	+16.9%
Aug-2025	352	+30.9%	84	+12.0%
Sep-2025	355	+35.0%	72	-4.0%
Oct-2025	326	+30.9%	71	-1.4%
Nov-2025	286	+39.5%	59	-18.1%

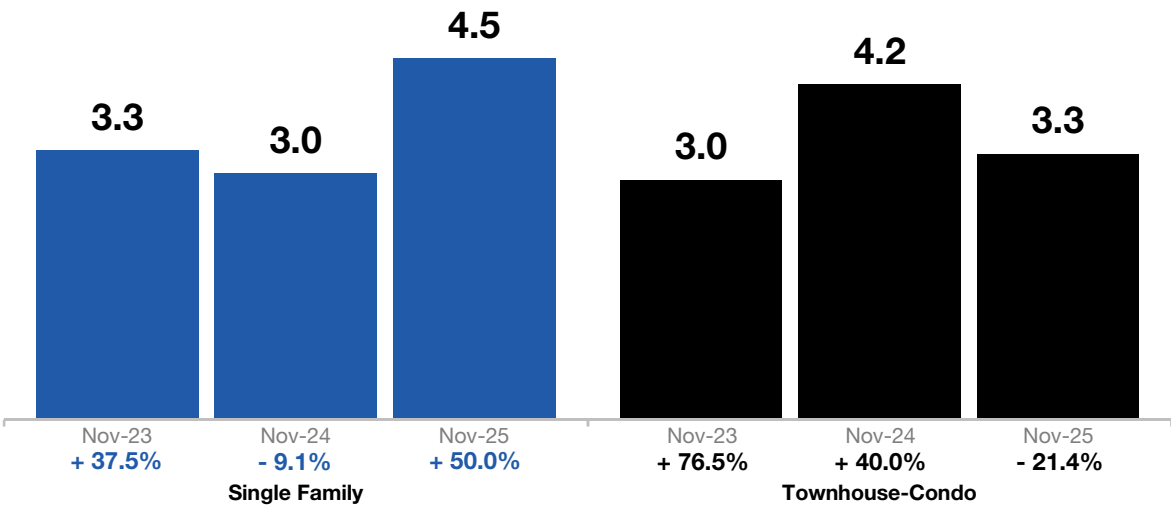
Historical Inventory of Active Listings by Month



Months Supply of Inventory

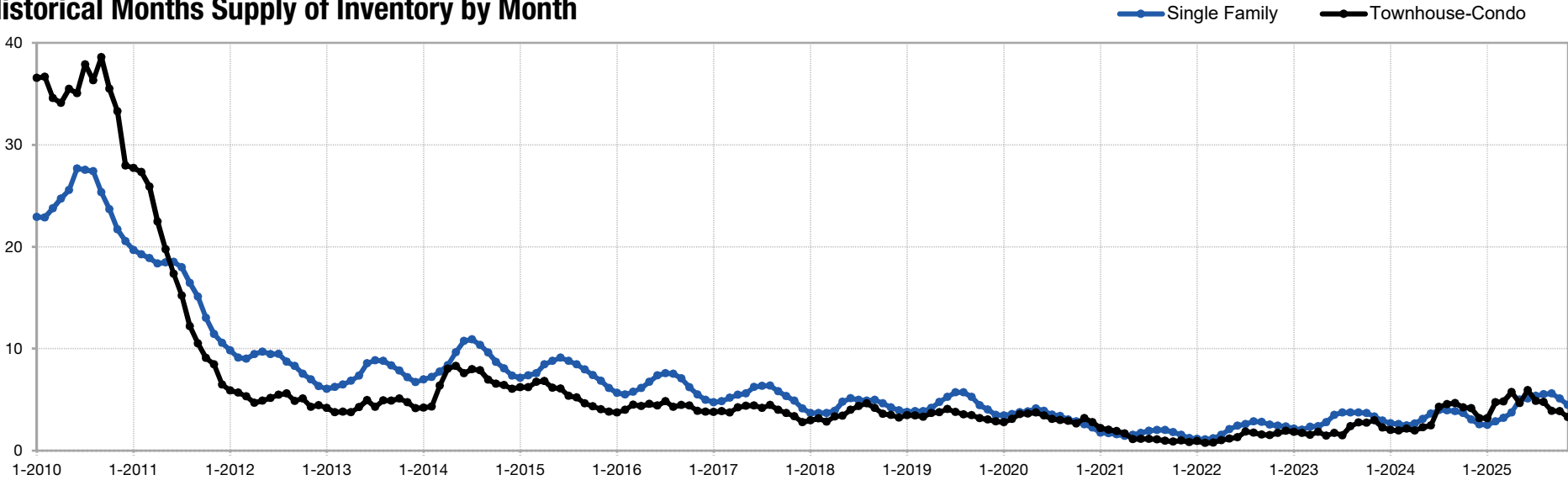


November



Months Supply of Inventory	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Dec-2024	2.6	-10.3%	3.2	+39.1%
Jan-2025	2.5	-7.4%	3.2	+60.0%
Feb-2025	2.9	+11.5%	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%	4.9	+14.0%
Aug-2025	5.5	+41.0%	4.8	+6.7%
Sep-2025	5.6	+43.6%	3.9	-17.0%
Oct-2025	5.1	+37.8%	3.9	-7.1%
Nov-2025	4.5	+50.0%	3.3	-21.4%

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.



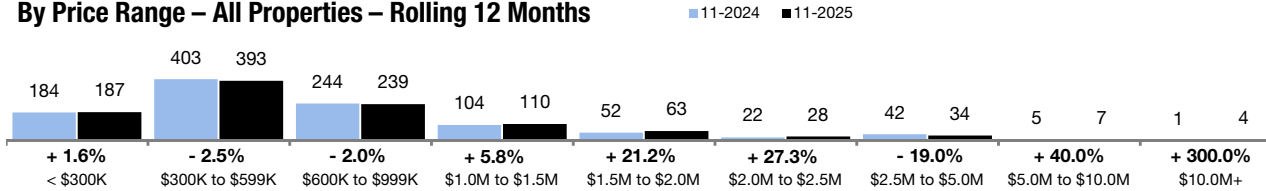
Key Metrics	Historical Sparkbars	11-2024	11-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		63	69	+ 9.5%	1,344	1,558	+ 15.9%
Pending Sales		74	89	+ 20.3%	1,017	1,035	+ 1.8%
Sold Listings		78	75	- 3.8%	990	984	- 0.6%
Median Sales Price		\$616,250	\$570,000	- 7.5%	\$535,000	\$560,000	+ 4.7%
Avg. Sales Price		\$830,237	\$806,207	- 2.9%	\$778,099	\$886,347	+ 13.9%
Pct. of List Price Received		96.7%	97.3%	+ 0.6%	97.7%	97.0%	- 0.7%
Days on Market		97	108	+ 11.3%	92	94	+ 2.2%
Affordability Index		63	72	+ 14.3%	72	73	+ 1.4%
Active Listings		295	375	+ 27.1%	--	--	--
Months Supply		3.3	4.2	+ 27.3%	--	--	--

Closed Sales

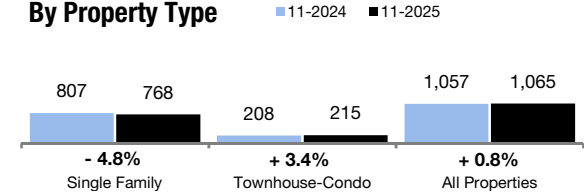
Actual sales that have closed in a given month.



By Price Range – All Properties – Rolling 12 Months



By Property Type



Rolling 12 Months

By Price Range	Single Family			Townhouse-Condo		
	11-2024	11-2025	Change	11-2024	11-2025	Change
\$299,999 and Below	121	93	- 23.1%	29	26	- 10.3%
\$300,000 to \$599,999	296	257	- 13.2%	104	123	+ 18.3%
\$600,000 to \$999,999	195	189	- 3.1%	48	50	+ 4.2%
\$1,000,000 to \$1,499,999	88	104	+ 18.2%	16	6	- 62.5%
\$1,500,00 to \$1,999,999	42	59	+ 40.5%	9	4	- 55.6%
\$2,000,000 to \$2,499,999	20	22	+ 10.0%	2	6	+ 200.0%
\$2,500,000 to \$4,999,999	42	34	- 19.0%	0	0	--
\$5,000,000 to \$9,999,999	3	7	+ 133.3%	0	0	--
\$10,000,000 and Above	0	3	--	0	0	--
All Price Ranges	807	768	- 4.8%	208	215	+ 3.4%

Compared to Prior Month

	Single Family			Townhouse-Condo		
	10-2025	11-2025	Change	10-2025	11-2025	Change
	14	5	- 64.3%	1	3	+ 200.0%
	24	22	- 8.3%	14	6	- 57.1%
	20	17	- 15.0%	4	4	0.0%
	6	9	+ 50.0%	1	0	- 100.0%
	5	2	- 60.0%	0	0	--
	1	0	- 100.0%	2	0	- 100.0%
	3	2	- 33.3%	0	0	--
	2	1	- 50.0%	0	0	--
	0	0	--	0	0	--
All Price Ranges	75	58	- 22.7%	22	13	- 40.9%

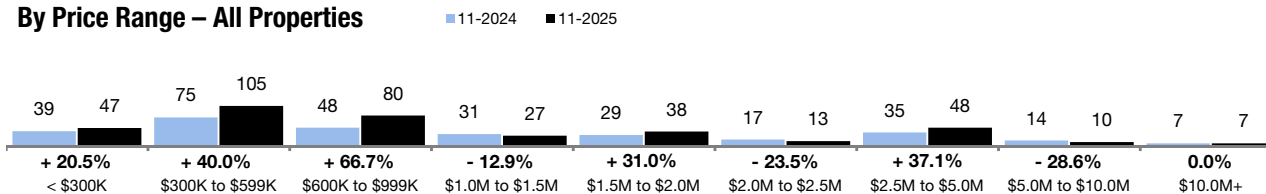
Year to Date

	Single Family			Townhouse-Condo		
	11-2024	11-2025	Change	11-2024	11-2025	Change
	112	82	- 26.8%	26	25	- 3.8%
	277	236	- 14.8%	103	113	+ 9.7%
	179	176	- 1.7%	47	46	- 2.1%
	83	100	+ 20.5%	14	4	- 71.4%
	39	58	+ 48.7%	9	3	- 66.7%
	20	21	+ 5.0%	2	6	+ 200.0%
	39	30	- 23.1%	0	0	--
	2	7	+ 250.0%	0	0	--
	0	3	--	0	0	--
All Price Ranges	751	713	- 5.1%	201	197	- 2.0%

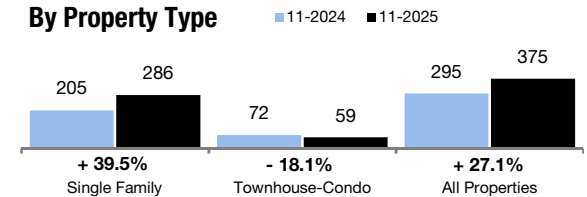
Inventory of Active Listings

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

By Price Range – All Properties



By Property Type



Year over Year

By Price Range	Single Family			Townhouse-Condo		
	11-2024	11-2025	Change	11-2024	11-2025	Change
\$299,999 and Below	16	21	+ 31.3%	16	1	- 93.8%
\$300,000 to \$599,999	44	77	+ 75.0%	29	25	- 13.8%
\$600,000 to \$999,999	38	62	+ 63.2%	9	18	+ 100.0%
\$1,000,000 to \$1,499,999	24	23	- 4.2%	5	4	- 20.0%
\$1,500,00 to \$1,999,999	26	34	+ 30.8%	3	4	+ 33.3%
\$2,000,000 to \$2,499,999	15	11	- 26.7%	2	1	- 50.0%
\$2,500,000 to \$4,999,999	24	42	+ 75.0%	8	6	- 25.0%
\$5,000,000 to \$9,999,999	14	10	- 28.6%	0	0	--
\$10,000,000 and Above	4	6	+ 50.0%	0	0	--
All Price Ranges	205	286	+ 39.5%	72	59	- 18.1%

Compared to Prior Month

	Single Family			Townhouse-Condo		
	10-2025	11-2025	Change	10-2025	11-2025	Change
	27	21	- 22.2%	3	1	- 66.7%
	88	77	- 12.5%	30	25	- 16.7%
	72	62	- 13.9%	22	18	- 18.2%
	28	23	- 17.9%	4	4	0.0%
	36	34	- 5.6%	4	4	0.0%
	12	11	- 8.3%	2	1	- 50.0%
	46	42	- 8.7%	6	6	0.0%
	11	10	- 9.1%	0	0	--
	6	6	0.0%	0	0	--
All Price Ranges	326	286	- 12.3%	71	59	- 16.9%

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.