

# Monthly Indicators



## December 2025

Percent changes calculated using year-over-year comparisons.

New Listings were down 5.4 percent for single family homes and 42.9 percent for townhouse-condo properties. Pending Sales increased 7.5 percent for single family homes but decreased 25.0 percent for townhouse-condo properties.

The Median Sales Price was up 5.8 percent to \$550,000 for single family homes but decreased 9.3 percent to \$490,000 for townhouse-condo properties. Days on Market increased 9.1 percent for single family homes and 97.1 percent for townhouse-condo properties.

The national median existing-home price continued to climb, rising 1.2% from a year ago to \$409,200, according to NAR. This year-over-year increase—the 29th consecutive monthly gain—reflects ongoing tightness in housing supply. At the end of November, there were 1.43 million units for sale, down 5.9% from the previous month but up 7.5% from the same time last year, representing a 4.2-month supply at the current sales pace.

## Activity Snapshot

**+ 17.3%**    **+ 4.6%**    **+ 21.5%**

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 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						12-2024	12-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
	1-2024	5-2024	9-2024	1-2025	5-2025	9-2025						
New Listings							37	35	- 5.4%	1,052	1,150	+ 9.3%
Pending Sales							40	43	+ 7.5%	816	783	- 4.0%
Sold Listings							55	65	+ 18.2%	806	777	- 3.6%
Median Sales Price							\$520,000	\$550,000	+ 5.8%	\$565,000	\$655,000	+ 15.9%
Avg. Sales Price							\$801,787	\$767,394	- 4.3%	\$845,433	\$984,218	+ 16.4%
Pct. of List Price Received							96.5%	94.6%	- 2.0%	97.6%	96.6%	- 1.0%
Days on Market							99	108	+ 9.1%	93	99	+ 6.5%
Affordability Index							74	75	+ 1.4%	68	63	- 7.4%
Active Listings							171	232	+ 35.7%	--	--	--
Months Supply							2.5	3.6	+ 44.0%	--	--	--

# Townhouse-Condo Market Overview

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

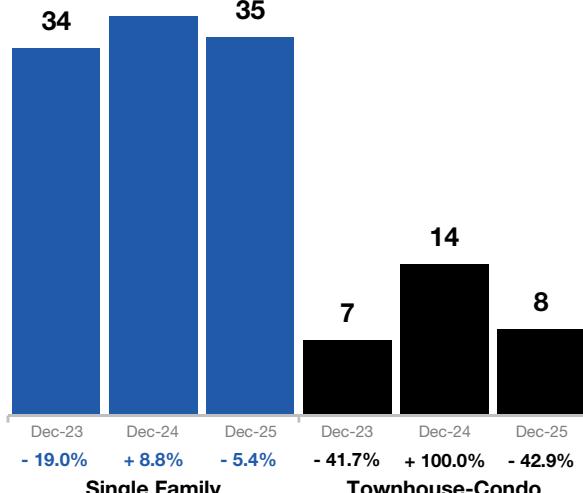


Key Metrics	Historical Sparkbars						12-2024	12-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
	1-2024	5-2024	9-2024	1-2025	5-2025	9-2025	1-2024	12-2025	YTD 2024	YTD 2025	Percent Change	
New Listings							14	8	- 42.9%	285	338	+ 18.6%
Pending Sales							20	15	- 25.0%	218	222	+ 1.8%
Sold Listings							18	21	+ 16.7%	219	218	- 0.5%
Median Sales Price							\$540,000	\$490,000	- 9.3%	\$520,000	\$480,000	- 7.7%
Avg. Sales Price							\$639,593	\$835,333	+ 30.6%	\$619,641	\$603,203	- 2.7%
Pct. of List Price Received							98.8%	98.3%	- 0.5%	98.6%	98.1%	- 0.5%
Days on Market							69	136	+ 97.1%	83	87	+ 4.8%
Affordability Index							72	77	+ 6.9%	74	78	+ 5.4%
Active Listings							58	45	- 22.4%	--	--	--
Months Supply							3.2	2.5	- 21.9%	--	--	--

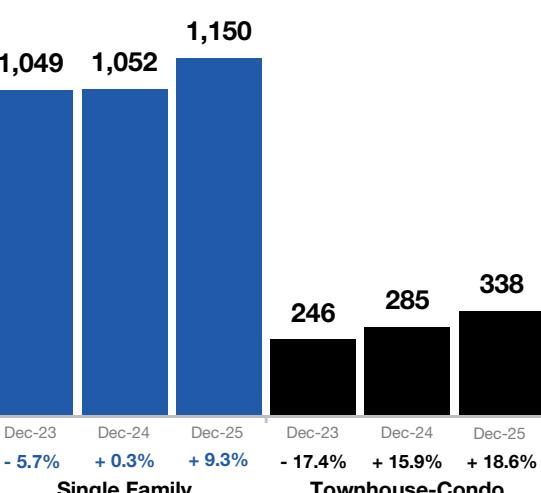
# New Listings



## December

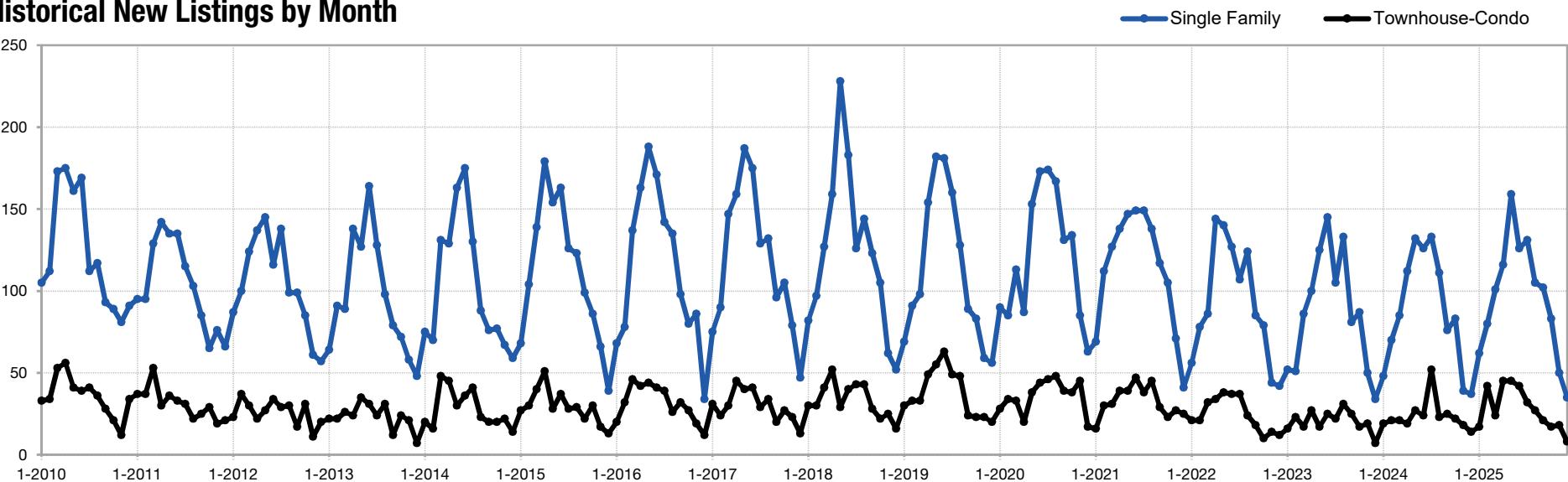


## Year to Date



	New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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		+3.6%	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	105		-5.4%	27	+17.4%
Sep-2025	102		+34.2%	21	-16.0%
Oct-2025	83		0.0%	17	-22.7%
Nov-2025	50		+28.2%	18	0.0%
<b>Dec-2025</b>	<b>35</b>		<b>-5.4%</b>	<b>8</b>	<b>-42.9%</b>

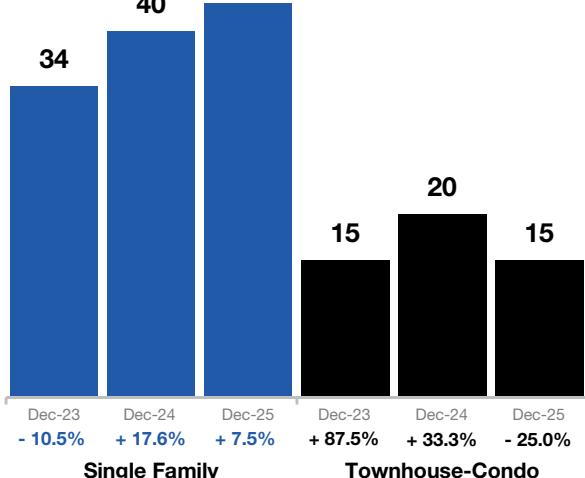
## Historical New Listings by Month



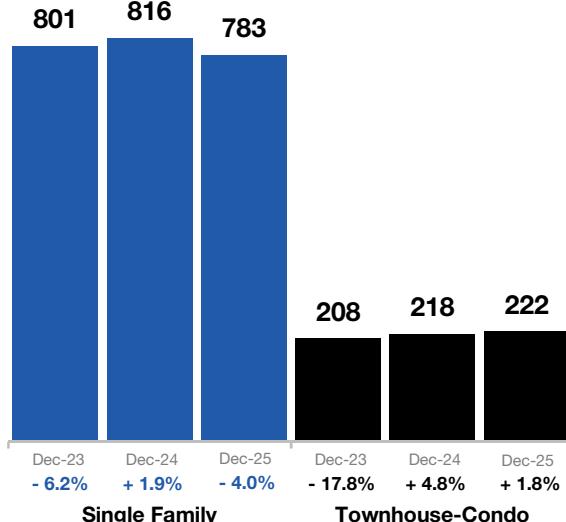
# Pending Sales



## December

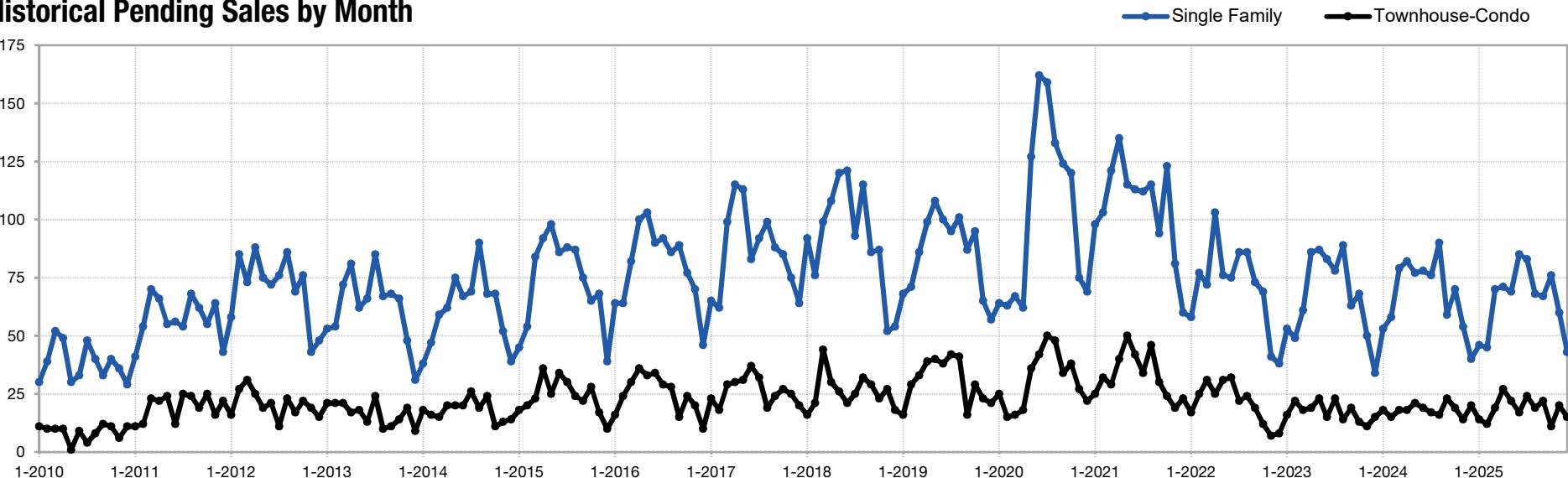


## Year to Date



	Pending Sales	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jan-2025	46		-13.2%	14	-22.2%
Feb-2025	45		-22.4%	12	-20.0%
Mar-2025	70		-11.4%	19	+5.6%
Apr-2025	71		-13.4%	27	+50.0%
May-2025	69		-10.4%	22	+4.8%
Jun-2025	85		+9.0%	17	-10.5%
Jul-2025	83		+9.2%	24	+41.2%
Aug-2025	68		-24.4%	19	+18.8%
Sep-2025	67		+13.6%	22	-4.3%
Oct-2025	76		+8.6%	11	-42.1%
Nov-2025	60		+11.1%	20	+42.9%
<b>Dec-2025</b>	<b>43</b>		<b>+7.5%</b>	<b>15</b>	<b>-25.0%</b>

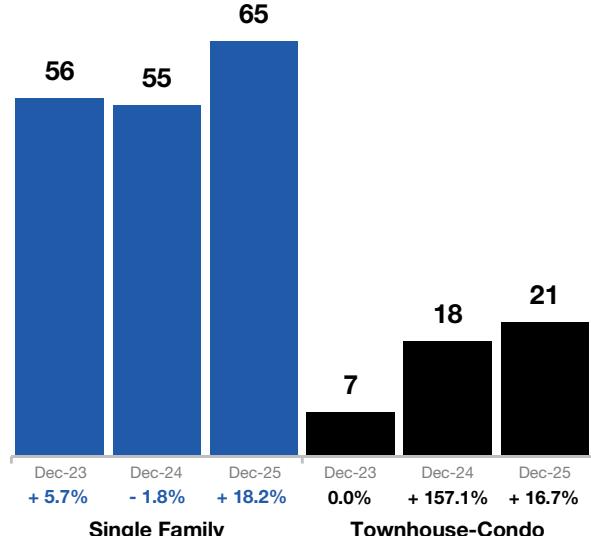
## Historical Pending Sales by Month



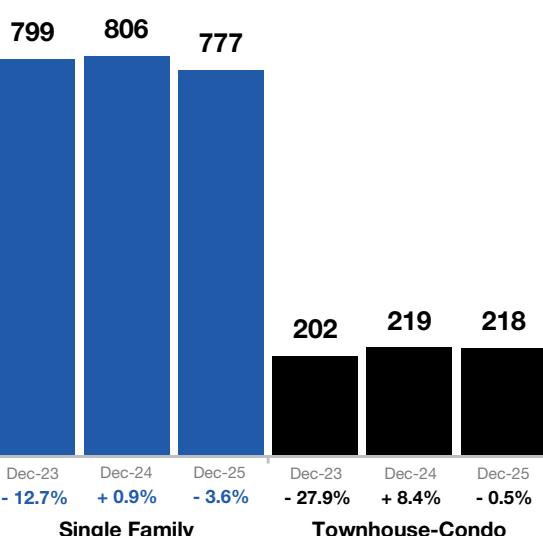
# Sold Listings



## December

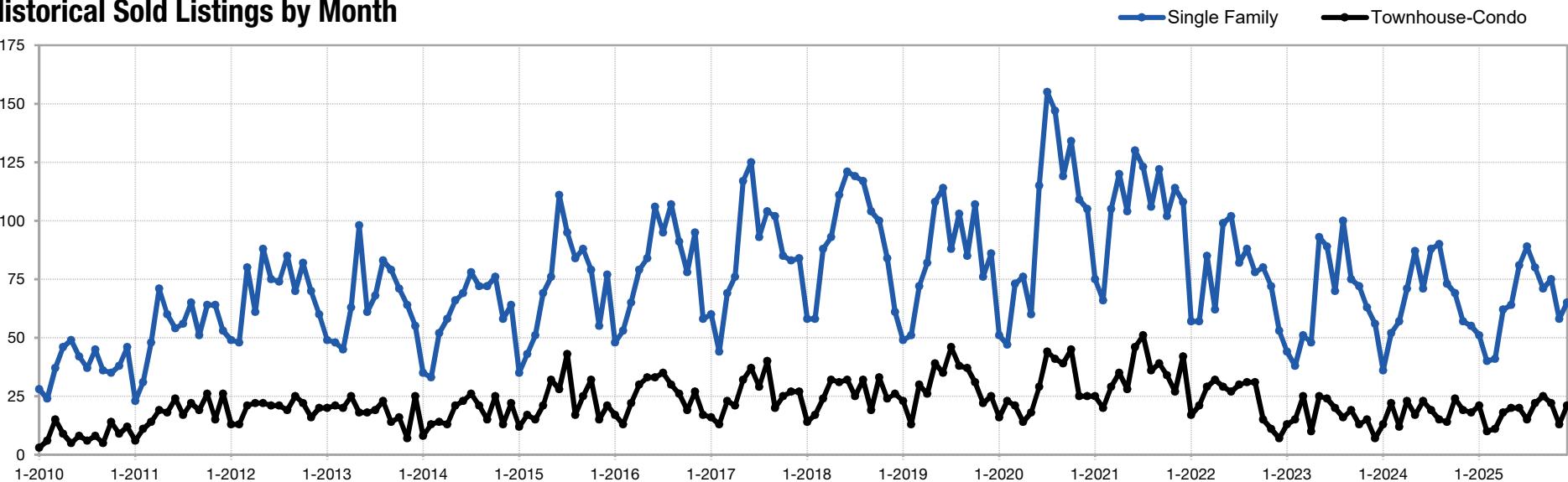


## Year to Date



Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	89	+1.1%	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%
<b>Dec-2025</b>	<b>65</b>	<b>+18.2%</b>	<b>21</b>	<b>+16.7%</b>

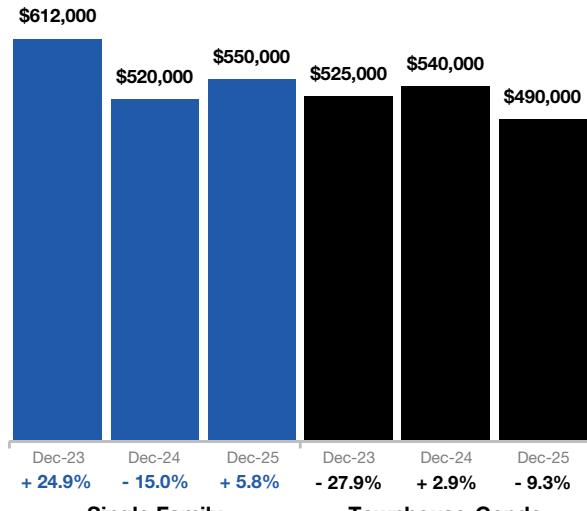
## Historical Sold Listings by Month



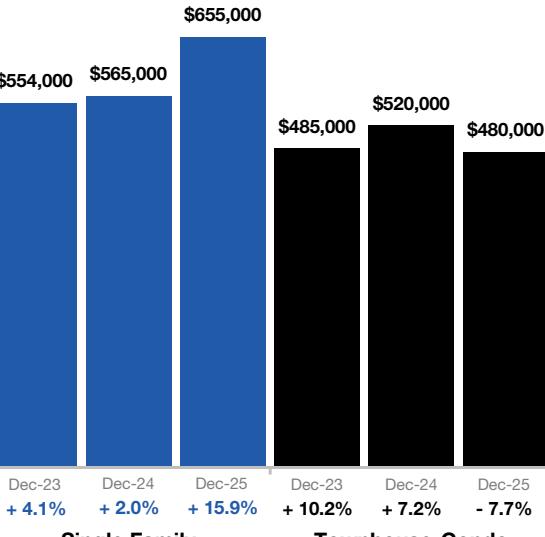
# Median Sales Price



## December

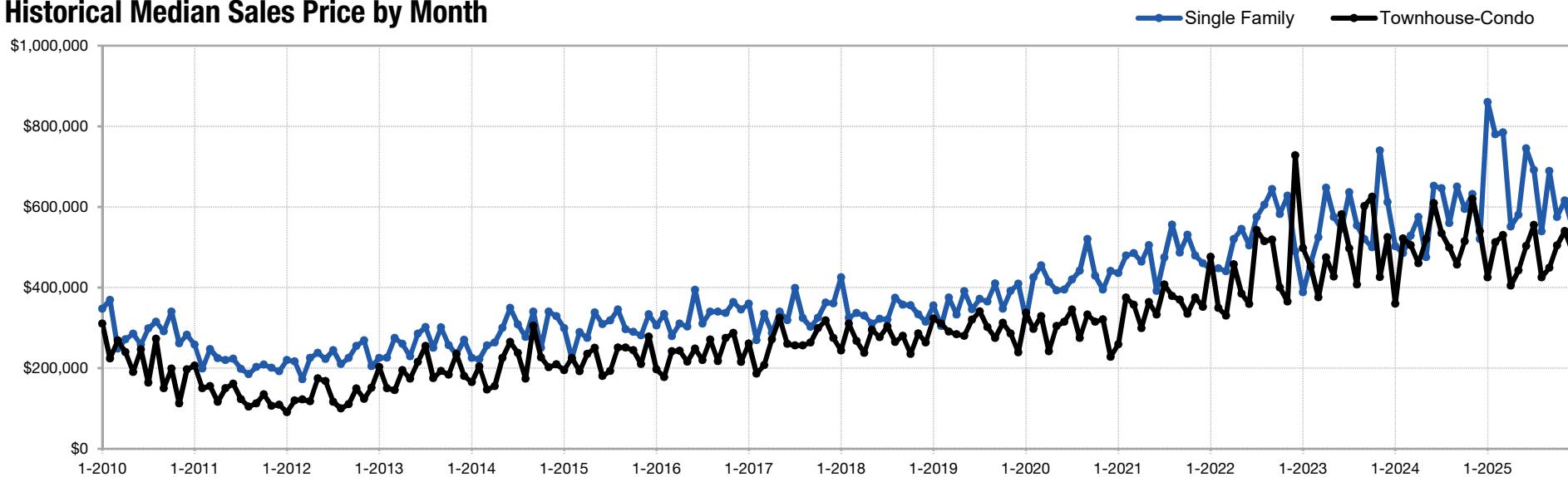


## Year to Date



	Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jan-2025	\$860,000		+71.1%	\$425,000	+18.1%
Feb-2025	\$780,000		+60.8%	\$512,000	-1.9%
Mar-2025	\$785,000		+48.4%	\$530,000	+5.0%
Apr-2025	\$551,250		-4.1%	\$405,000	-12.0%
May-2025	\$580,250		+22.2%	\$441,998	-15.0%
Jun-2025	\$745,000		+14.3%	\$503,000	-17.4%
Jul-2025	\$691,700		+7.1%	\$555,000	+3.7%
Aug-2025	\$539,000		-3.8%	\$425,000	-14.8%
Sep-2025	\$689,000		+6.0%	\$449,000	-1.8%
Oct-2025	\$575,000		-3.4%	\$504,500	-2.0%
Nov-2025	\$615,750		-2.5%	\$540,000	-12.9%
<b>Dec-2025</b>	<b>\$550,000</b>		<b>+5.8%</b>	<b>\$490,000</b>	<b>-9.3%</b>

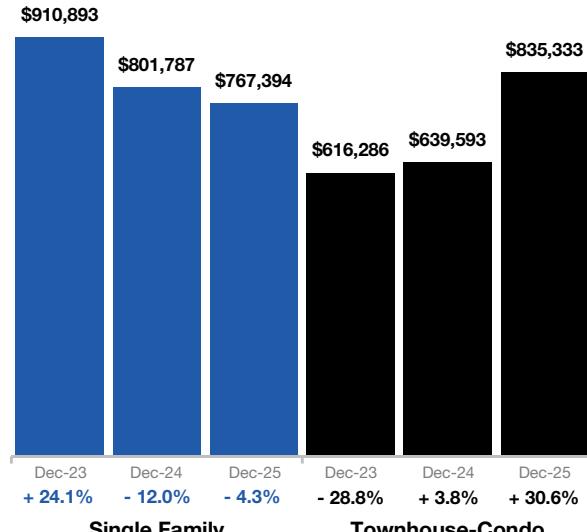
## Historical Median Sales Price by Month



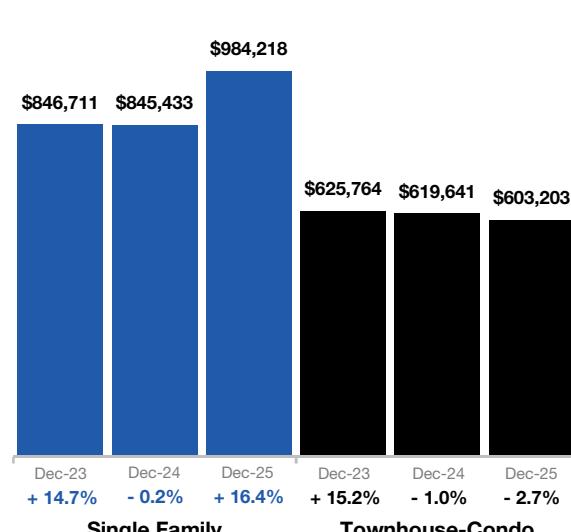
# Average Sales Price



## December

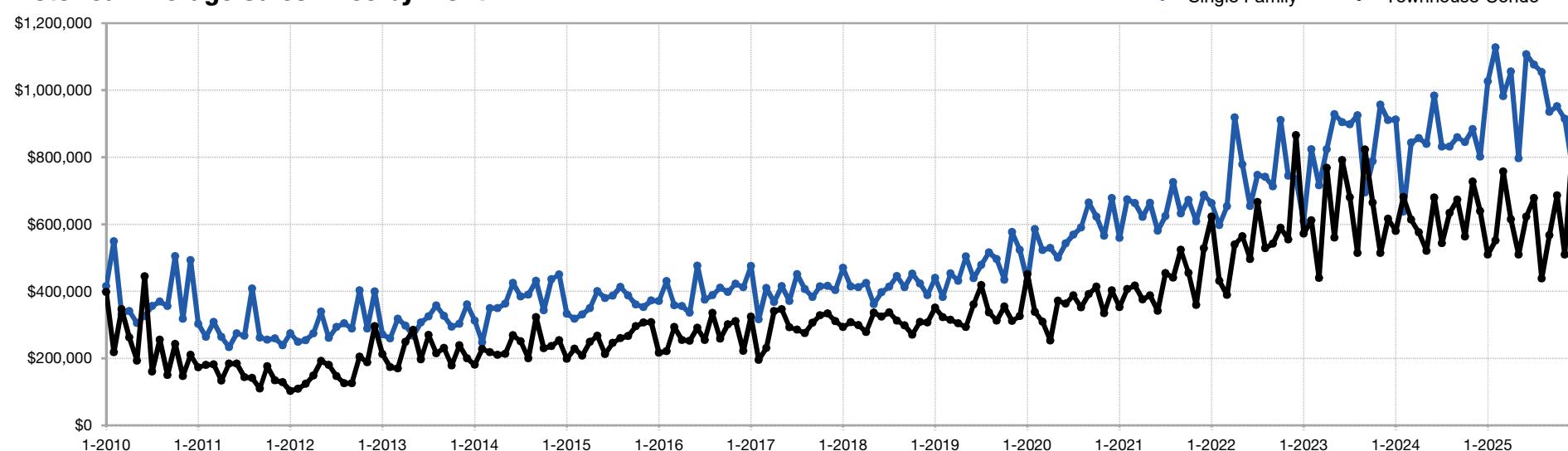


## Year to Date



	Avg. Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	\$1,076,453		+29.5%	\$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%
<b>Dec-2025</b>	<b>\$767,394</b>		<b>-4.3%</b>	<b>\$835,333</b>	<b>+30.6%</b>

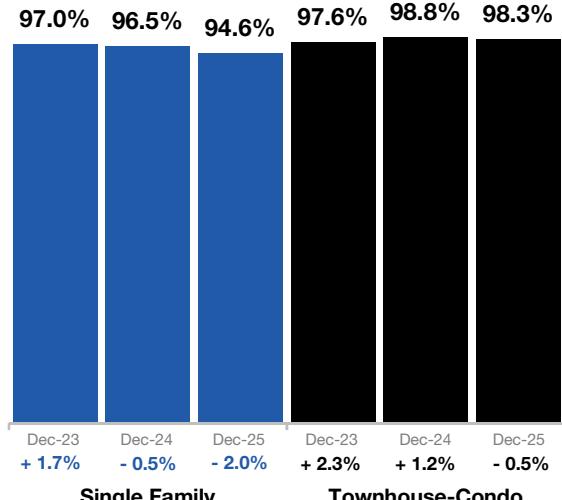
## Historical Average Sales Price by Month



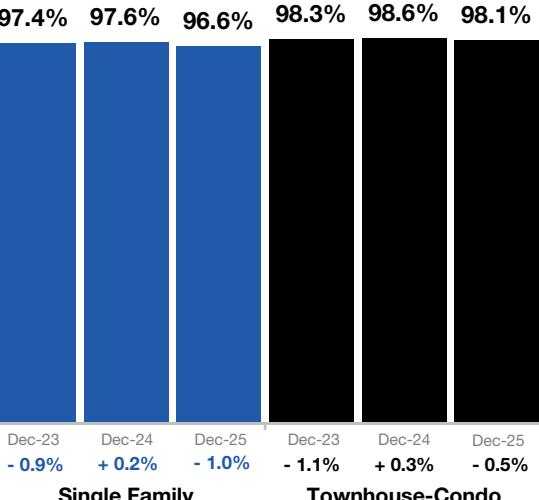
# Percent of List Price Received



## December

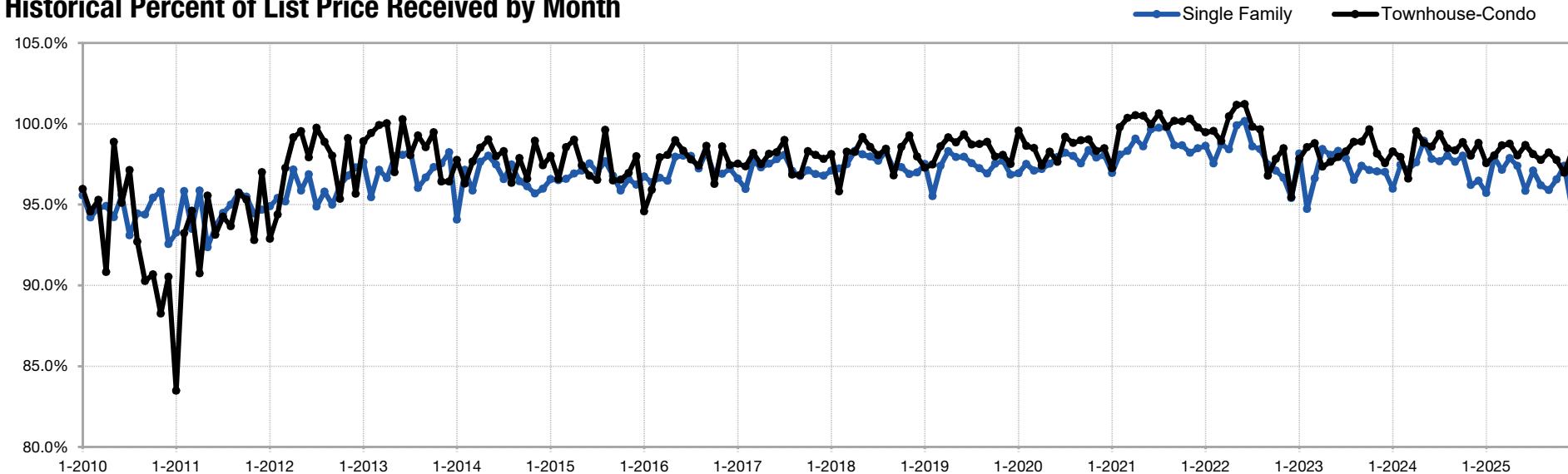


## Year to Date



Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%
<b>Dec-2025</b>	<b>94.6%</b>	<b>-2.0%</b>	<b>98.3%</b>	<b>-0.5%</b>

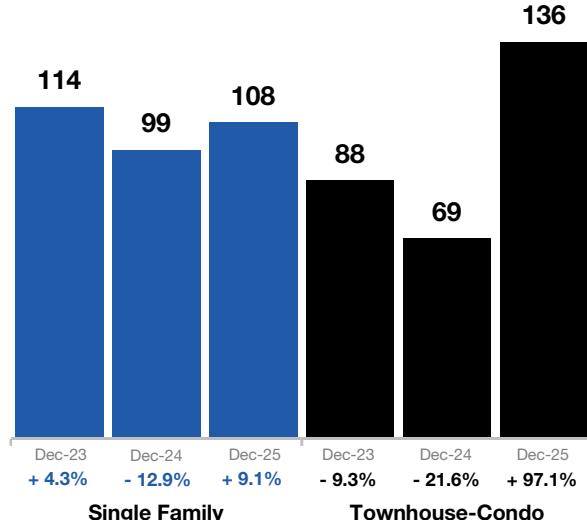
## Historical Percent of List Price Received by Month



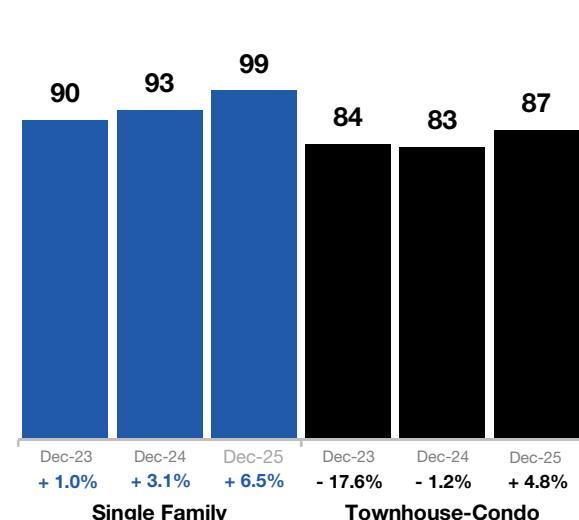
# Days on Market Until Sale



## December

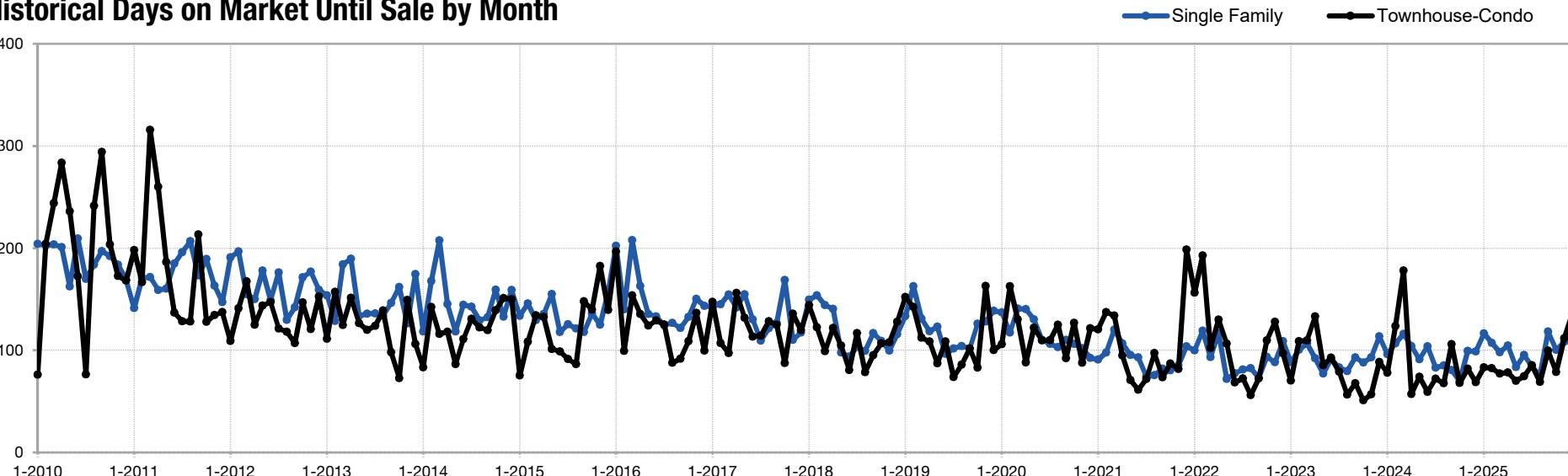


## Year to Date



Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jan-2025	116	+20.8%	83	+6.4%
Feb-2025	107	0.0%	82	-33.9%
Mar-2025	98	-15.5%	77	-56.7%
Apr-2025	105	+1.0%	78	+36.8%
May-2025	83	-8.8%	70	-5.4%
Jun-2025	95	-8.7%	75	+27.1%
Jul-2025	84	+1.2%	85	+18.1%
Aug-2025	76	-10.6%	69	+1.5%
Sep-2025	118	+45.7%	100	-5.7%
Oct-2025	100	+42.9%	79	+16.2%
Nov-2025	108	+9.1%	112	+36.6%
<b>Dec-2025</b>	<b>108</b>	<b>+9.1%</b>	<b>136</b>	<b>+97.1%</b>

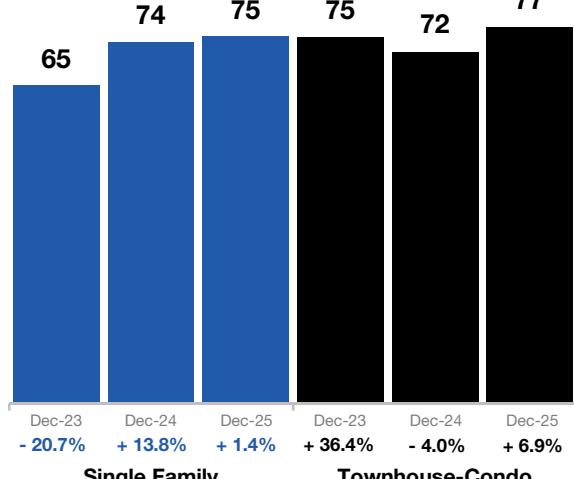
## Historical Days on Market Until Sale by Month



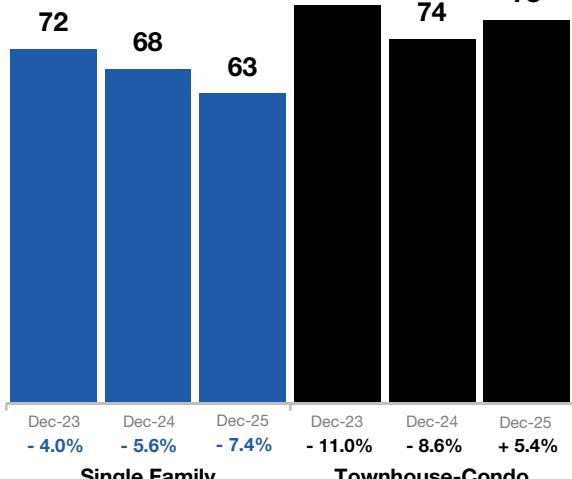
# Housing Affordability Index



## December

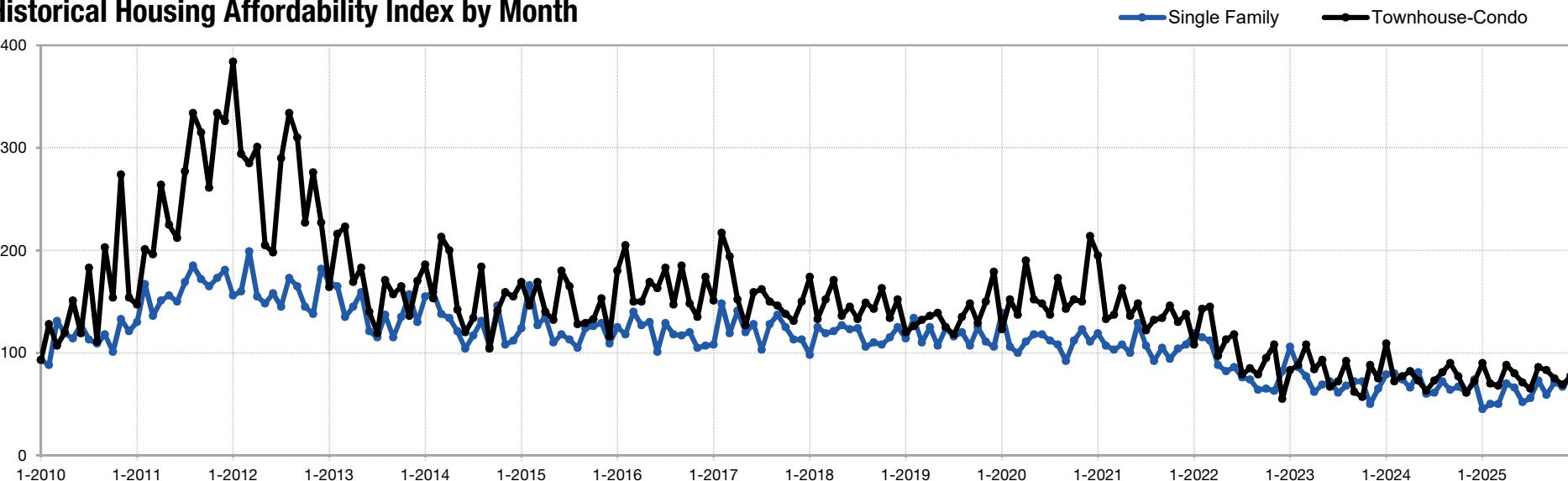


## Year to Date



Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	52	-13.3%	71	+12.7%
Jul-2025	56	-8.2%	65	-11.0%
Aug-2025	73	+1.4%	86	+6.2%
Sep-2025	59	-7.8%	83	-7.8%
Oct-2025	71	+6.0%	75	-2.6%
Nov-2025	67	+9.8%	69	+13.1%
<b>Dec-2025</b>	<b>75</b>	<b>+1.4%</b>	<b>77</b>	<b>+6.9%</b>

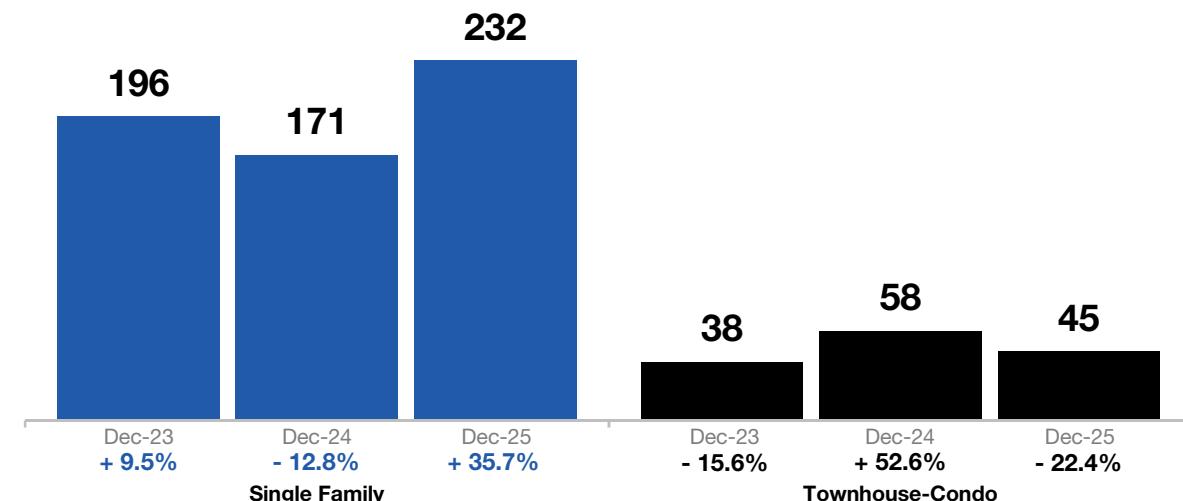
## Historical Housing Affordability Index by Month



# Inventory of Active Listings

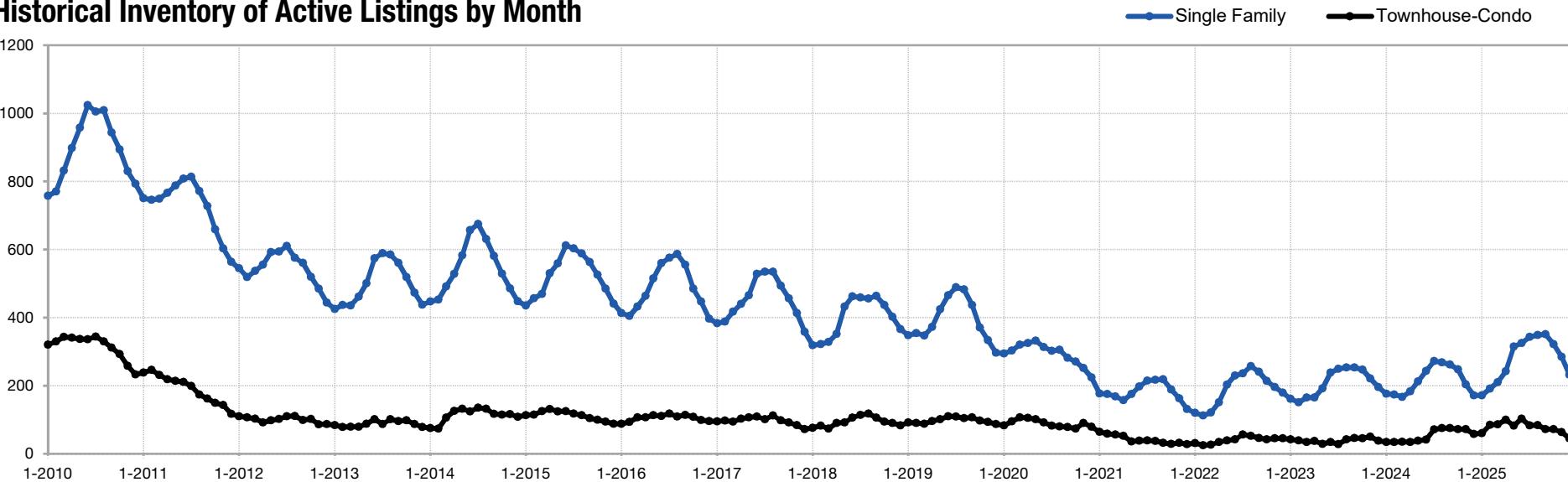


## December



Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	242	+32.2%	100	+194.1%
May-2025	315	+48.6%	82	+115.8%
Jun-2025	325	+3.7%	103	+151.2%
Jul-2025	343	+5.6%	83	+16.9%
Aug-2025	349	+1.8%	84	+12.0%
Sep-2025	351	+0.6%	72	-4.0%
Oct-2025	322	+8.3%	72	0.0%
Nov-2025	285	+11.4%	63	-12.5%
<b>Dec-2025</b>	<b>232</b>	<b>+35.7%</b>	<b>45</b>	<b>-22.4%</b>

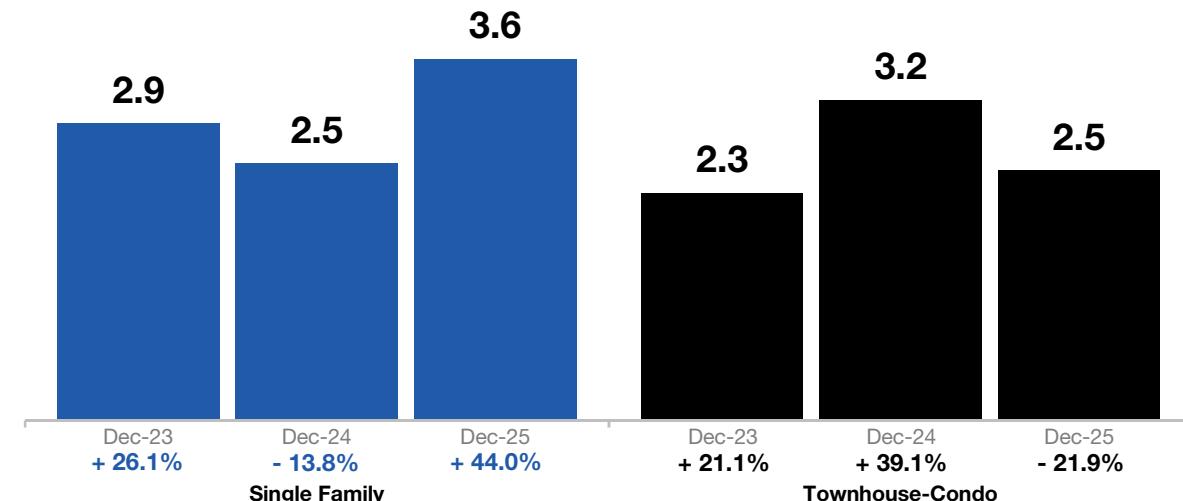
## Historical Inventory of Active Listings by Month



# Months Supply of Inventory

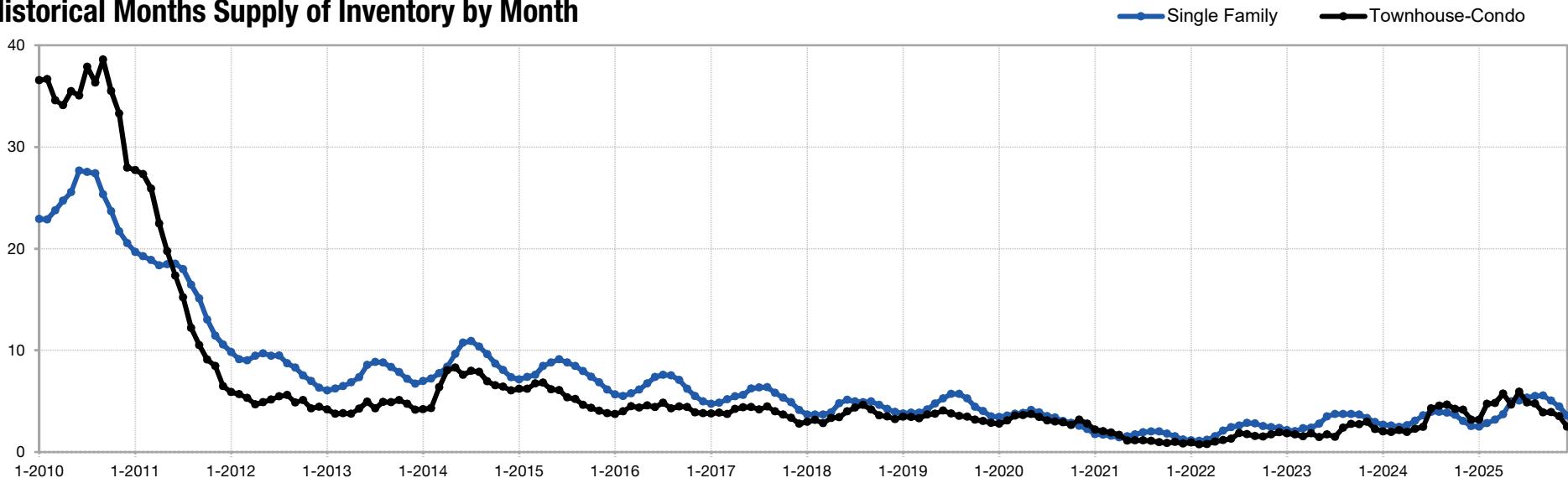


**December**



Months Supply of Inventory	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	5.3	+35.9%	4.9	+14.0%
Aug-2025	5.5	+41.0%	4.8	+6.7%
Sep-2025	5.5	+41.0%	3.9	-17.0%
Oct-2025	5.0	+35.1%	3.9	-7.1%
Nov-2025	4.5	+50.0%	3.5	-16.7%
<b>Dec-2025</b>	<b>3.6</b>	<b>+44.0%</b>	<b>2.5</b>	<b>-21.9%</b>

## 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.



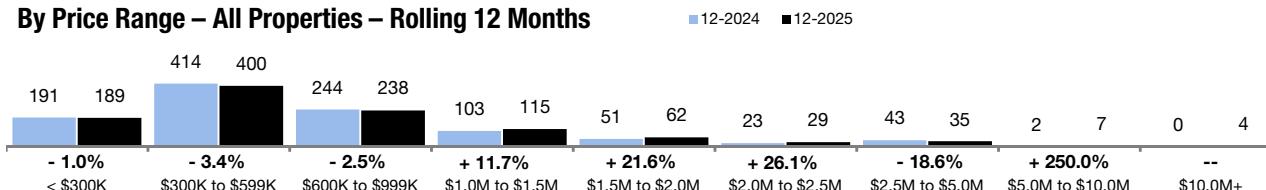
Key Metrics	Historical Sparkbars						12-2024	12-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
	1-2024	5-2024	9-2024	1-2025	5-2025	9-2025						
New Listings		59	49	- 16.9%	1,402	<b>1,610</b>	+ 14.8%					
Pending Sales		63	64	+ 1.6%	1,080	<b>1,095</b>	+ 1.4%					
Sold Listings		81	95	+ 17.3%	1,071	<b>1,079</b>	+ 0.7%					
Median Sales Price		\$487,500	\$510,000	+ 4.6%	\$530,000	<b>\$555,000</b>	+ 4.7%					
Avg. Sales Price		\$703,845	\$745,826	+ 6.0%	\$772,483	<b>\$872,710</b>	+ 13.0%					
Pct. of List Price Received		97.0%	95.7%	- 1.3%	97.6%	<b>96.9%</b>	- 0.7%					
Days on Market		92	125	+ 35.9%	92	<b>97</b>	+ 5.4%					
Affordability Index		79	81	+ 2.5%	73	<b>74</b>	+ 1.4%					
Active Listings		251	305	+ 21.5%	--	--	--					
Months Supply		2.8	3.4	+ 21.4%	--	--	--					

# Closed Sales

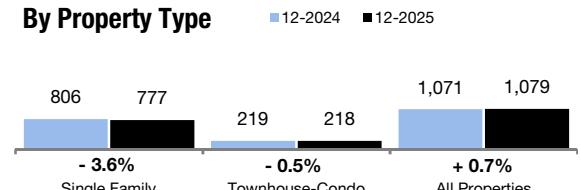
Actual sales that have closed in a given month.



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



## By Property Type



### Rolling 12 Months

By Price Range	Single Family			Townhouse-Condo		
	12-2024	12-2025	Change	12-2024	12-2025	Change
\$299,999 and Below	123	94	- 23.6%	27	27	0.0%
\$300,000 to \$599,999	298	260	- 12.8%	113	127	+ 12.4%
\$600,000 to \$999,999	192	189	- 1.6%	51	48	- 5.9%
\$1,000,000 to \$1,499,999	87	110	+ 26.4%	16	5	- 68.8%
\$1,500,000 to \$1,999,999	40	58	+ 45.0%	10	3	- 70.0%
\$2,000,000 to \$2,499,999	21	23	+ 9.5%	2	6	+ 200.0%
\$2,500,000 to \$4,999,999	43	33	- 23.3%	0	2	--
\$5,000,000 to \$9,999,999	2	7	+ 250.0%	0	0	--
\$10,000,000 and Above	0	3	--	0	0	--
All Price Ranges	806	777	- 3.6%	219	218	- 0.5%

### Compared to Prior Month

By Price Range	Single Family			Townhouse-Condo		
	11-2025	12-2025	Change	11-2025	12-2025	Change
\$299,999 and Below	5	12	+ 140.0%	3	2	- 33.3%
\$300,000 to \$599,999	22	24	+ 9.1%	6	14	+ 133.3%
\$600,000 to \$999,999	17	13	- 23.5%	4	2	- 50.0%
\$1,000,000 to \$1,499,999	9	11	+ 22.2%	0	1	--
\$1,500,000 to \$1,999,999	2	0	- 100.0%	0	0	--
\$2,000,000 to \$2,499,999	0	2	--	0	0	--
\$2,500,000 to \$4,999,999	2	3	+ 50.0%	0	2	--
\$5,000,000 to \$9,999,999	1	0	- 100.0%	0	0	--
\$10,000,000 and Above	0	0	--	0	0	--
All Price Ranges	58	65	+ 12.1%	13	21	+ 61.5%

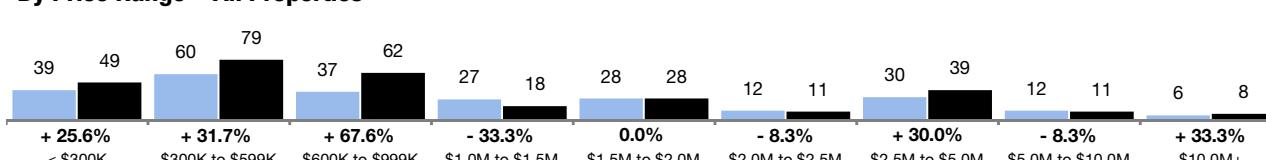
### Year to Date

By Price Range	Single Family			Townhouse-Condo		
	12-2024	12-2025	Change	12-2024	12-2025	Change
\$299,999 and Below	123	94	- 23.6%	27	27	0.0%
\$300,000 to \$599,999	298	260	- 12.8%	113	127	+ 12.4%
\$600,000 to \$999,999	192	189	- 1.6%	51	48	- 5.9%
\$1,000,000 to \$1,499,999	87	110	+ 26.4%	16	5	- 68.8%
\$1,500,000 to \$1,999,999	40	58	+ 45.0%	10	3	- 70.0%
\$2,000,000 to \$2,499,999	21	23	+ 9.5%	2	6	+ 200.0%
\$2,500,000 to \$4,999,999	43	33	- 23.3%	0	2	--
\$5,000,000 to \$9,999,999	2	7	+ 250.0%	0	0	--
\$10,000,000 and Above	0	3	--	0	0	--
All Price Ranges	806	777	- 3.6%	219	218	- 0.5%

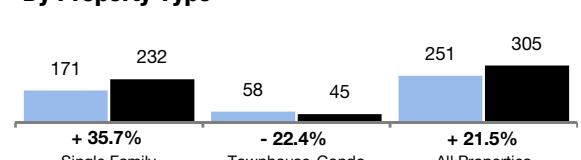
# Inventory of Active Listings

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		
	12-2024	12-2025	Change	12-2024	12-2025	Change
\$299,999 and Below	10	23	+ 130.0%	16	2	- 87.5%
\$300,000 to \$599,999	34	57	+ 67.6%	24	20	- 16.7%
\$600,000 to \$999,999	31	52	+ 67.7%	5	10	+ 100.0%
\$1,000,000 to \$1,499,999	23	15	- 34.8%	2	3	+ 50.0%
\$1,500,000 to \$1,999,999	26	24	- 7.7%	2	4	+ 100.0%
\$2,000,000 to \$2,499,999	10	10	0.0%	2	1	- 50.0%
\$2,500,000 to \$4,999,999	21	34	+ 61.9%	7	5	- 28.6%
\$5,000,000 to \$9,999,999	12	11	- 8.3%	0	0	--
\$10,000,000 and Above	4	6	+ 50.0%	0	0	--
All Price Ranges	171	232	+ 35.7%	58	45	- 22.4%

### Compared to Prior Month

By Price Range	Single Family			Townhouse-Condo		
	11-2025	12-2025	Change	11-2025	12-2025	Change
\$299,999 and Below	22	23	+ 4.5%	1	2	+ 100.0%
\$300,000 to \$599,999	78	57	- 26.9%	28	20	- 28.6%
\$600,000 to \$999,999	62	52	- 16.1%	18	10	- 44.4%
\$1,000,000 to \$1,499,999	22	15	- 31.8%	5	3	- 40.0%
\$1,500,000 to \$1,999,999	34	24	- 29.4%	4	4	0.0%
\$2,000,000 to \$2,499,999	10	10	0.0%	1	1	0.0%
\$2,500,000 to \$4,999,999	41	34	- 17.1%	6	5	- 16.7%
\$5,000,000 to \$9,999,999	10	11	+ 10.0%	0	0	--
\$10,000,000 and Above	6	6	0.0%	0	0	--
All Price Ranges	285	232	- 18.6%	63	45	- 28.6%

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 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.
<b>Sold Listings</b>	A measure of home sales that were closed to completion during the report period.
<b>Median Sales 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 Sales 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.