

Monthly Indicators



January 2026

Percent changes calculated using year-over-year comparisons.

New Listings were down 8.1 percent for single family homes but increased 11.8 percent for townhouse-condo properties. Pending Sales increased 2.2 percent for single family homes but decreased 28.6 percent for townhouse-condo properties.

The Median Sales Price was down 16.9 percent to \$715,000 for single family homes but increased 50.4 percent to \$639,305 for townhouse-condo properties. Days on Market increased 19.8 percent for single family homes and 59.0 percent for townhouse-condo properties.

Nationally, there were 1.18 million homes for sale heading into January, an 18.1% decline from the previous month but 3.5% higher compared to the same period last year, representing a 3.3-month supply at the current sales pace, according to NAR. Meanwhile, the median existing-home price rose 0.4% from a year ago to \$405,400, reflecting a continued moderation in national price growth.

Activity Snapshot

- 21.6% + 4.0% + 24.4%

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						1-2025	1-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
	2-2024	6-2024	10-2024	2-2025	6-2025	10-2025						
New Listings							62	57	- 8.1%	62	57	- 8.1%
Pending Sales							46	47	+ 2.2%	46	47	+ 2.2%
Sold Listings							51	41	- 19.6%	51	41	- 19.6%
Median Sales Price							\$860,000	\$715,000	- 16.9%	\$860,000	\$715,000	- 16.9%
Avg. Sales Price							\$1,026,150	\$870,874	- 15.1%	\$1,026,150	\$870,874	- 15.1%
Pct. of List Price Received							95.7%	95.9%	+ 0.2%	95.7%	95.9%	+ 0.2%
Days on Market							116	139	+ 19.8%	116	139	+ 19.8%
Affordability Index							47	61	+ 29.8%	47	61	+ 29.8%
Active Listings							170	230	+ 35.3%	--	--	--
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.

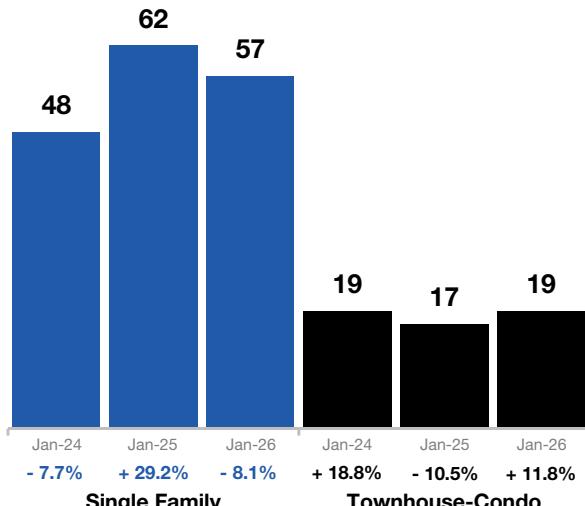


Key Metrics	Historical Sparkbars						1-2025	1-2026	Percent Change	YTD 2025	YTD 2026	Percent Change			
	2-2024	6-2024	10-2024	2-2025	6-2025	10-2025	2-2024	6-2024	2-2025	6-2025	10-2025	2-2024	6-2024	2-2025	6-2025
New Listings		17	19	+ 11.8%	17	19	+ 11.8%								
Pending Sales		14	10	- 28.6%	14	10	- 28.6%								
Sold Listings		21	14	- 33.3%	21	14	- 33.3%								
Median Sales Price		\$425,000	\$639,305	+ 50.4%	\$425,000	\$639,305	+ 50.4%								
Avg. Sales Price		\$509,619	\$814,139	+ 59.8%	\$509,619	\$814,139	+ 59.8%								
Pct. of List Price Received		97.6%	96.9%	- 0.7%	97.6%	96.9%	- 0.7%								
Days on Market		83	132	+ 59.0%	83	132	+ 59.0%								
Affordability Index		94	60	- 36.2%	94	60	- 36.2%								
Active Listings		60	50	- 16.7%	--	--	--								
Months Supply		3.2	2.8	- 12.5%	--	--	--								

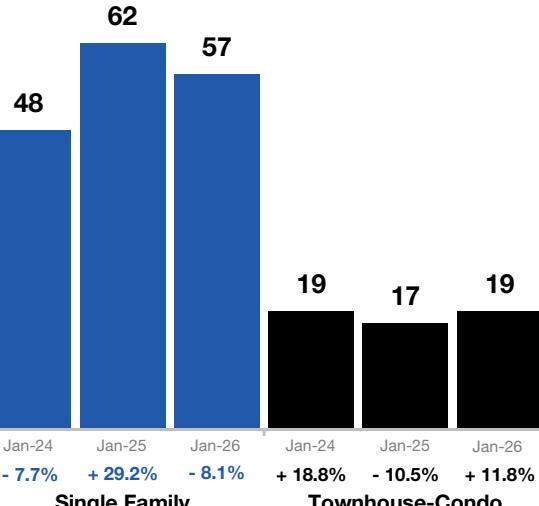
New Listings



January

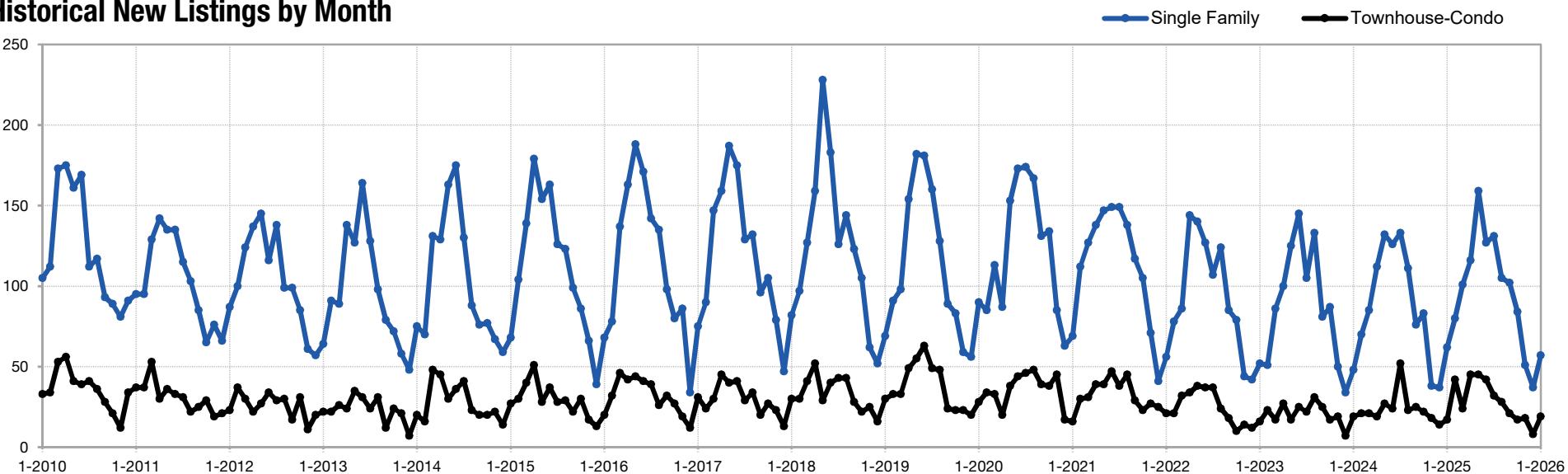


Year to Date



	New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	127		+0.8%	42	+75.0%
Jul-2025	131		-1.5%	32	-38.5%
Aug-2025	105		-5.4%	28	+21.7%
Sep-2025	102		+34.2%	21	-16.0%
Oct-2025	84		+1.2%	17	-22.7%
Nov-2025	51		+34.2%	18	0.0%
Dec-2025	37		0.0%	8	-42.9%
Jan-2026	57		-8.1%	19	+11.8%

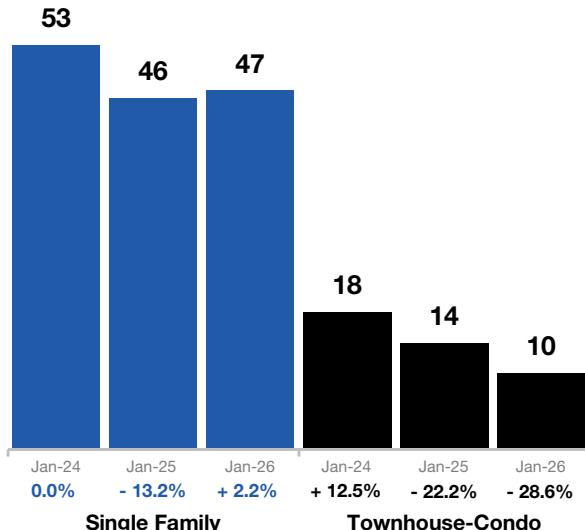
Historical New Listings by Month



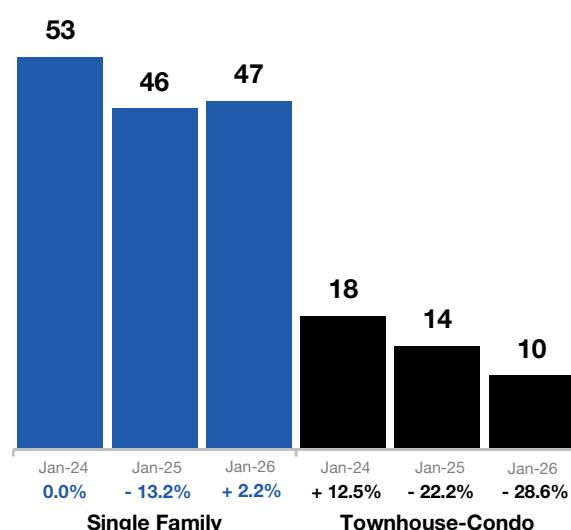
Pending Sales



January

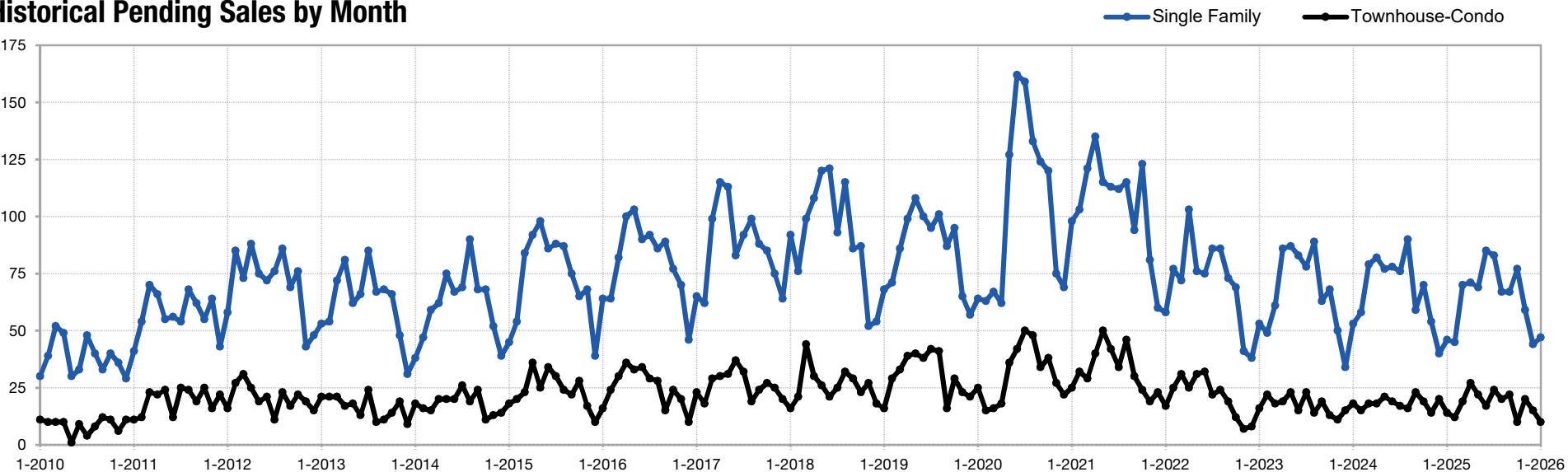


Year to Date



	Pending Sales	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	67		-25.6%	20	+25.0%
Sep-2025	67		+13.6%	22	-4.3%
Oct-2025	77		+10.0%	10	-47.4%
Nov-2025	59		+9.3%	20	+42.9%
Dec-2025	44		+10.0%	15	-25.0%
Jan-2026	47		+2.2%	10	-28.6%

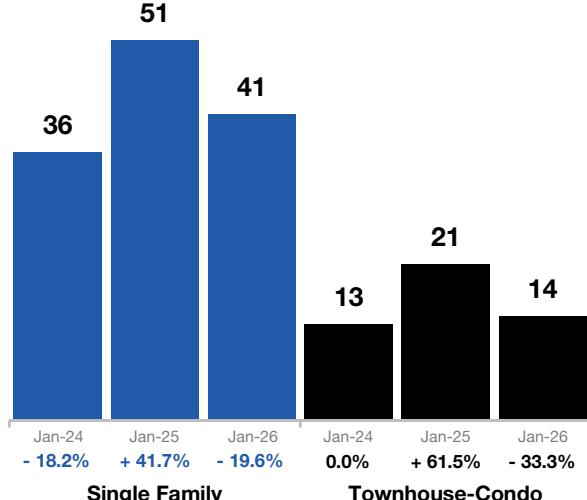
Historical Pending Sales by Month



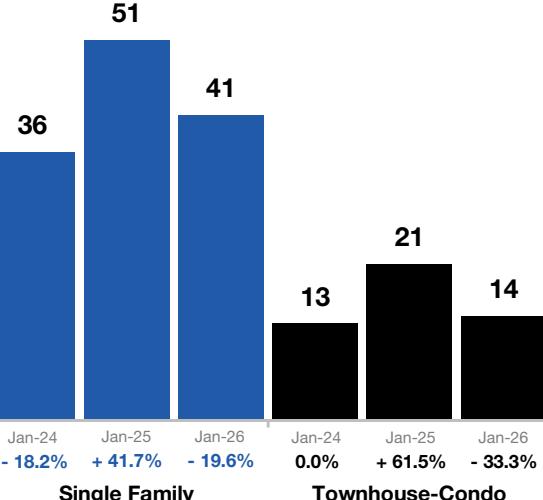
Sold Listings



January

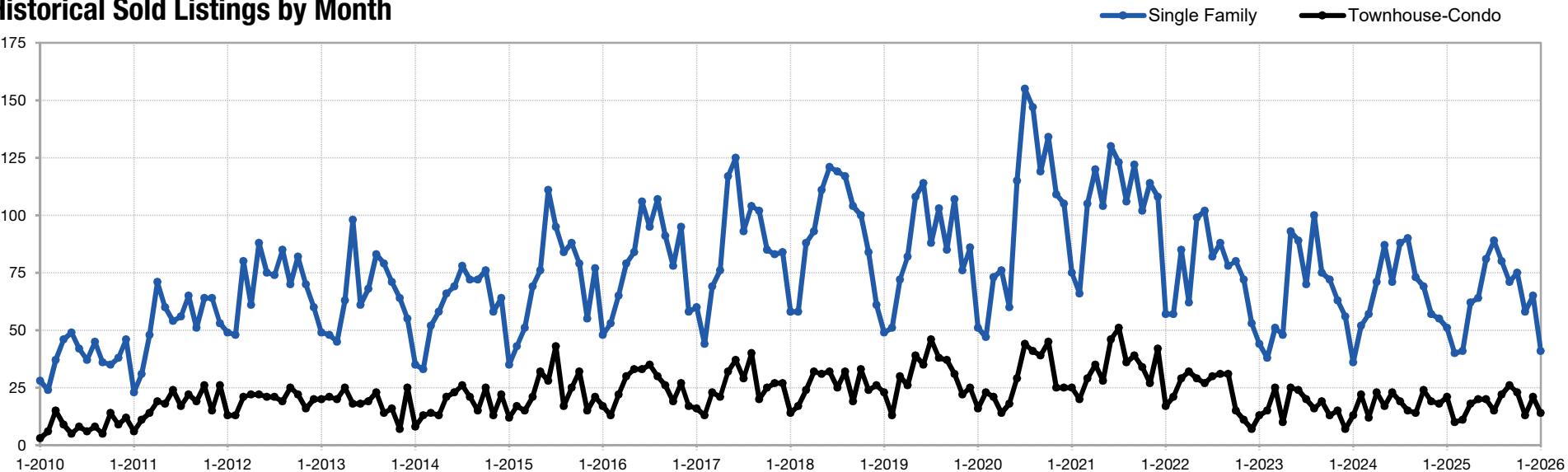


Year to Date



	Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%	26	+85.7%
Oct-2025	75		+8.7%	23	-4.2%
Nov-2025	58		+1.8%	13	-31.6%
Dec-2025	65		+18.2%	21	+16.7%
Jan-2026	41		-19.6%	14	-33.3%

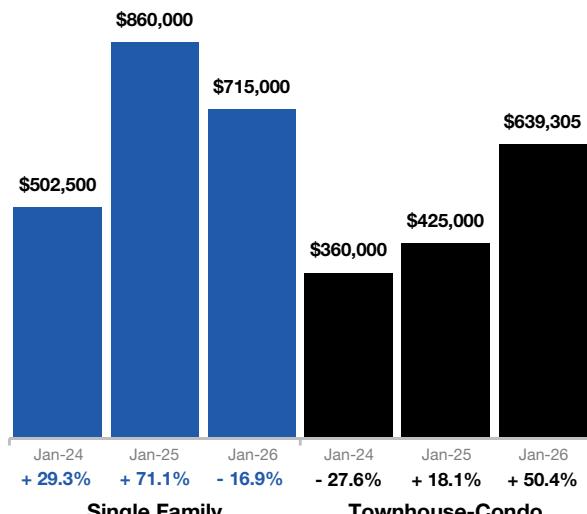
Historical Sold Listings by Month



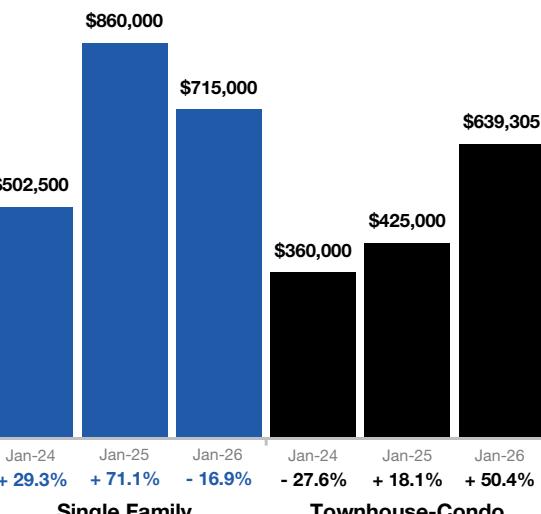
Median Sales Price



January

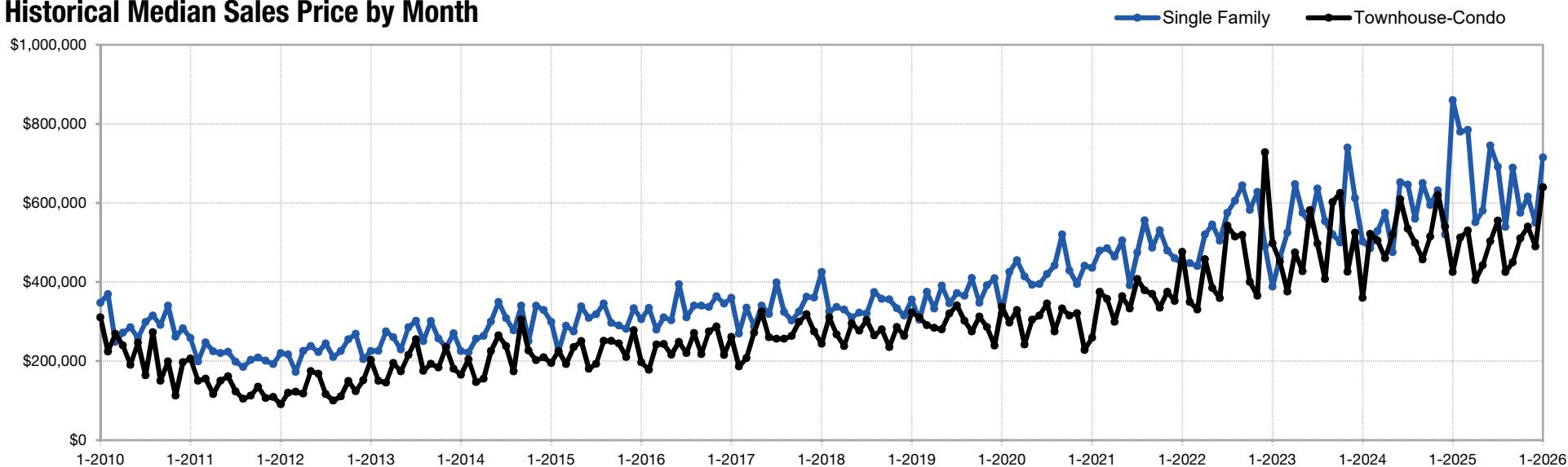


Year to Date



	Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%	\$449,500	-1.6%
Oct-2025	\$575,000		-3.4%	\$510,000	-1.0%
Nov-2025	\$615,750		-2.5%	\$540,000	-12.9%
Dec-2025	\$550,000		+5.8%	\$490,000	-9.3%
Jan-2026	\$715,000		-16.9%	\$639,305	+50.4%

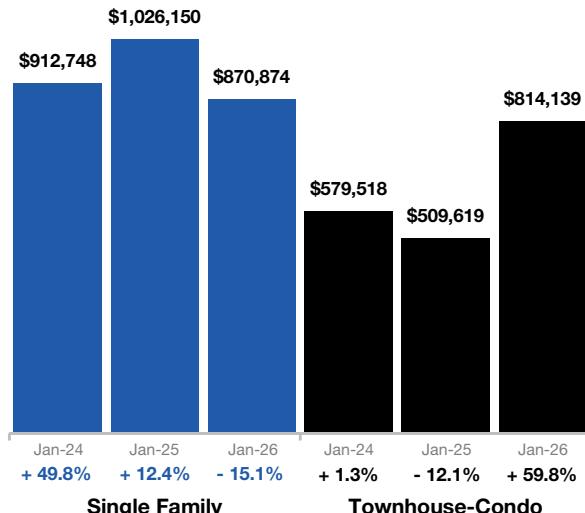
Historical Median Sales Price by Month



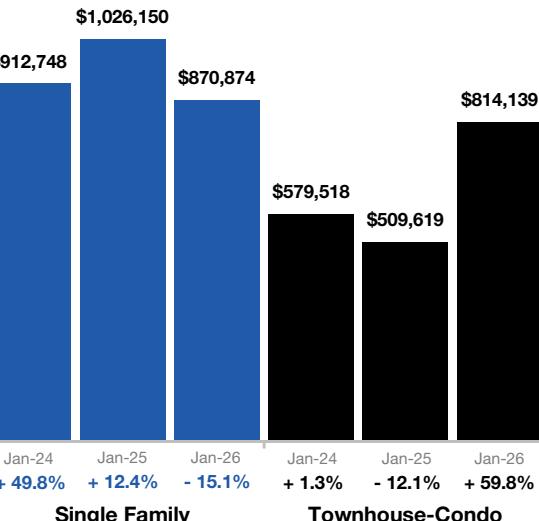
Average Sales Price



January

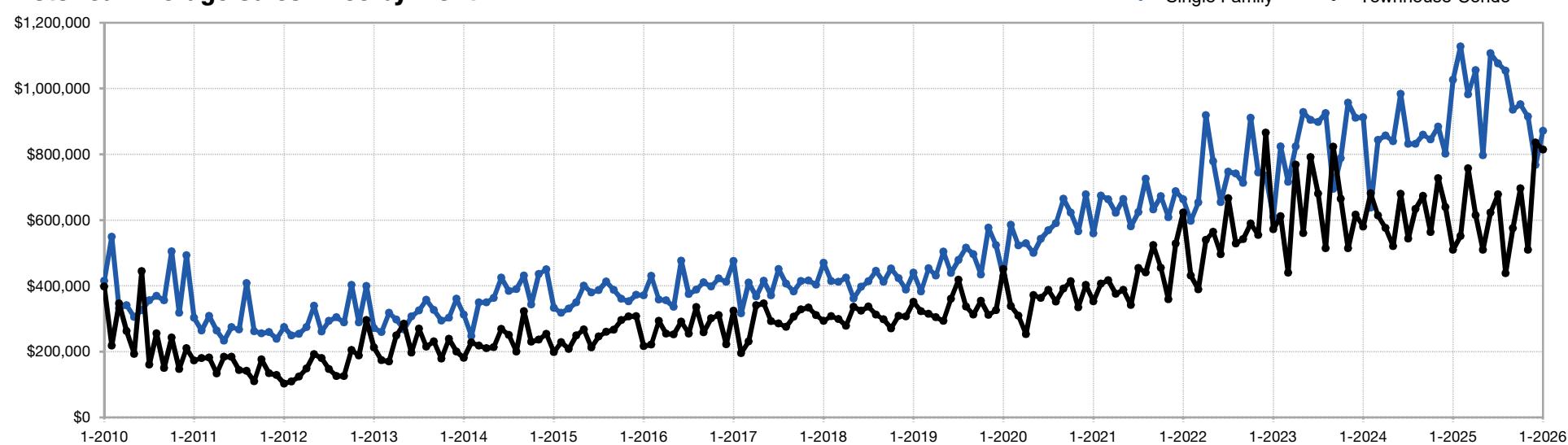


Year to Date



	Avg. Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%	\$574,750	-14.6%
Oct-2025	\$951,714		+12.6%	\$696,217	+23.6%
Nov-2025	\$914,977		+3.5%	\$509,663	-29.9%
Dec-2025	\$767,394		-4.3%	\$835,333	+30.6%
Jan-2026	\$870,874	\$870,874	-15.1%	\$814,139	+59.8%

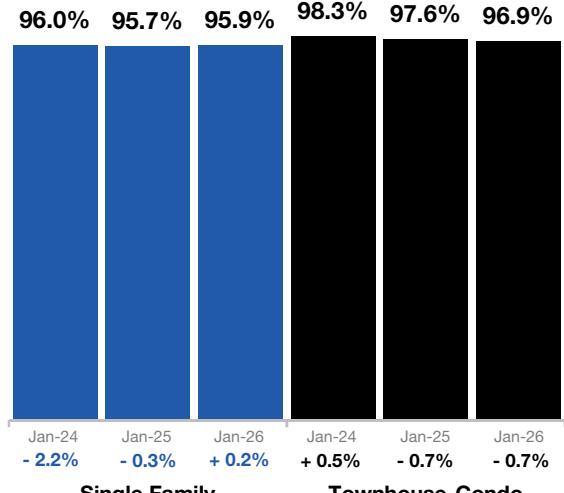
Historical Average Sales Price by Month



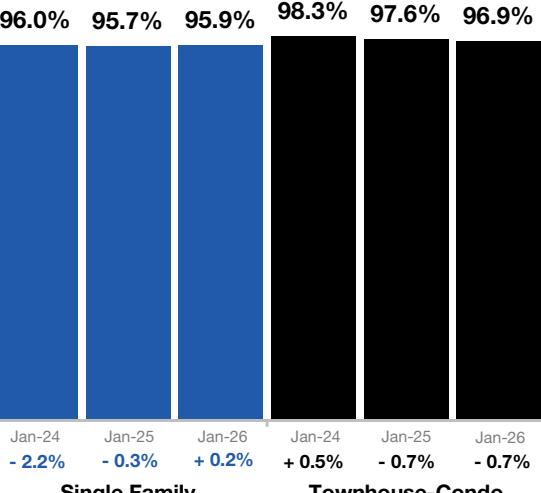
Percent of List Price Received



January

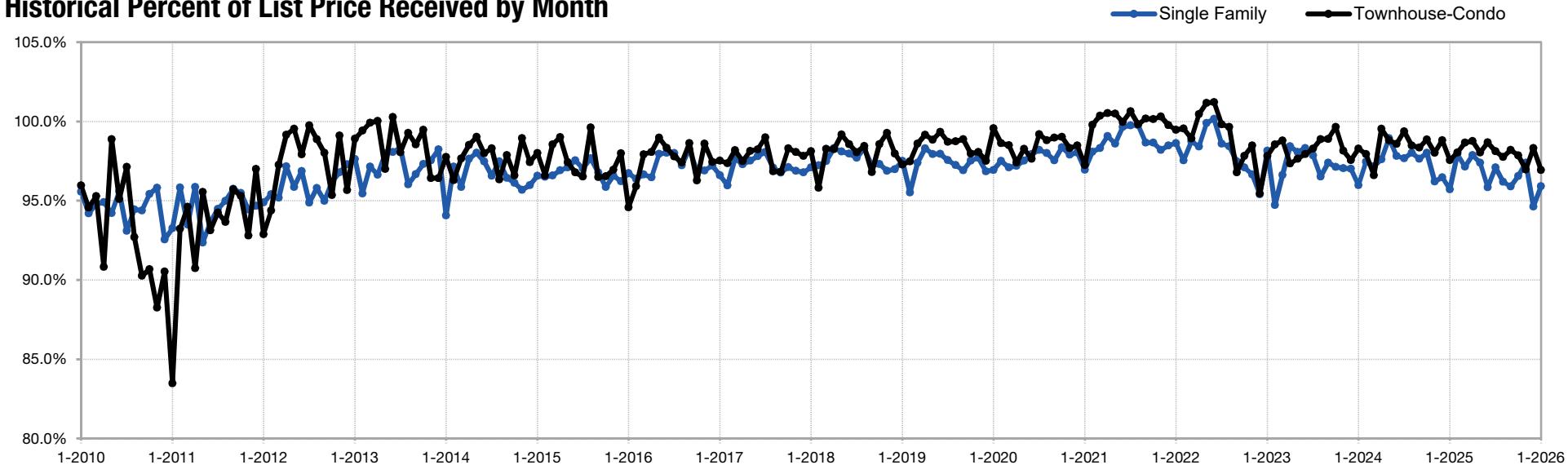


Year to Date



Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%	97.9%	-1.0%
Nov-2025	97.4%	+1.2%	97.0%	-1.0%
Dec-2025	94.6%	-2.0%	98.3%	-0.5%
Jan-2026	95.9%	+0.2%	96.9%	-0.7%

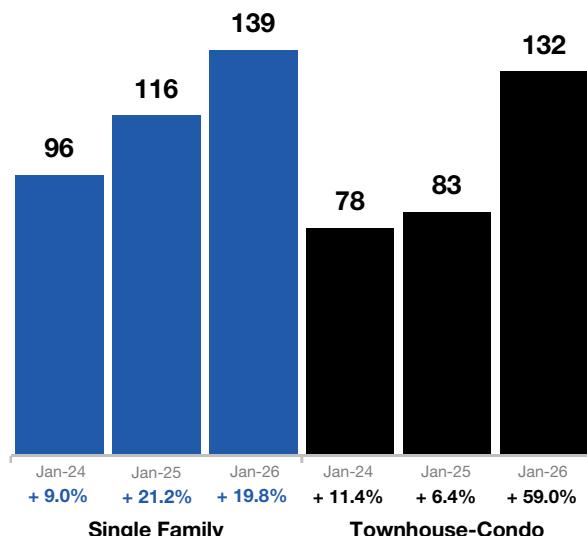
Historical Percent of List Price Received by Month



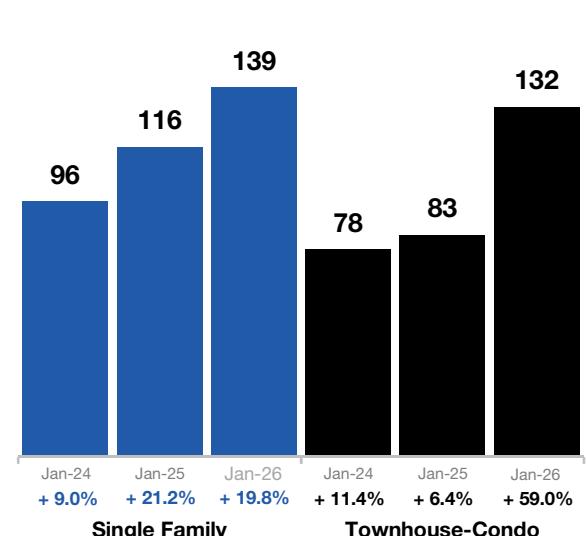
Days on Market Until Sale



January

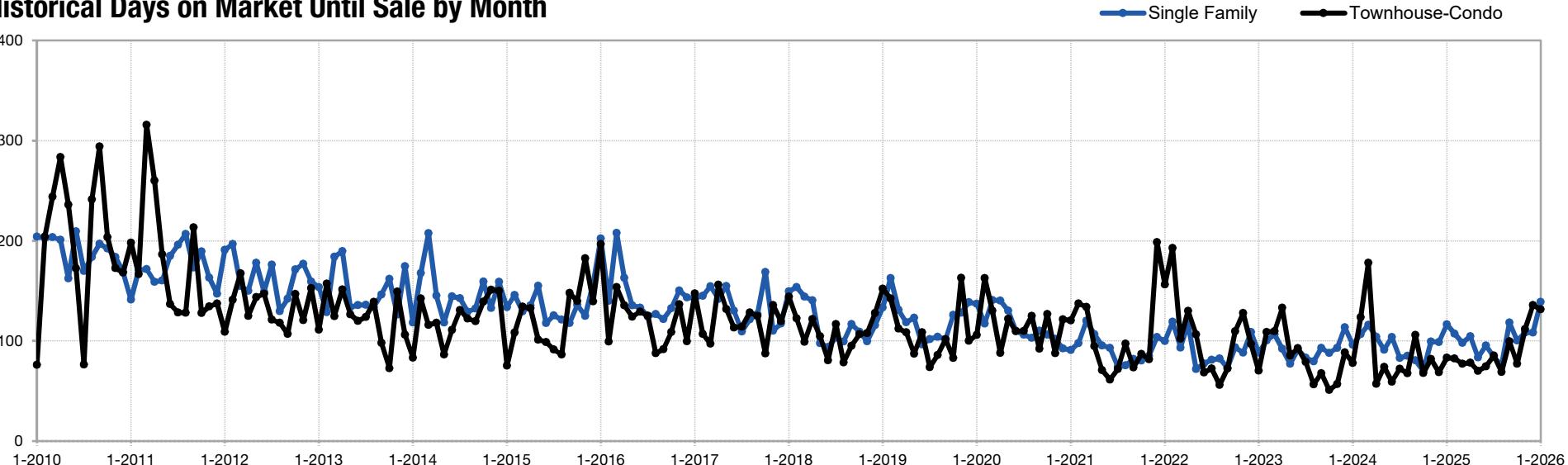


Year to Date



Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%	99	-6.6%
Oct-2025	100	+42.9%	77	+13.2%
Nov-2025	108	+9.1%	112	+36.6%
Dec-2025	108	+9.1%	136	+97.1%
Jan-2026	139	+19.8%	132	+59.0%

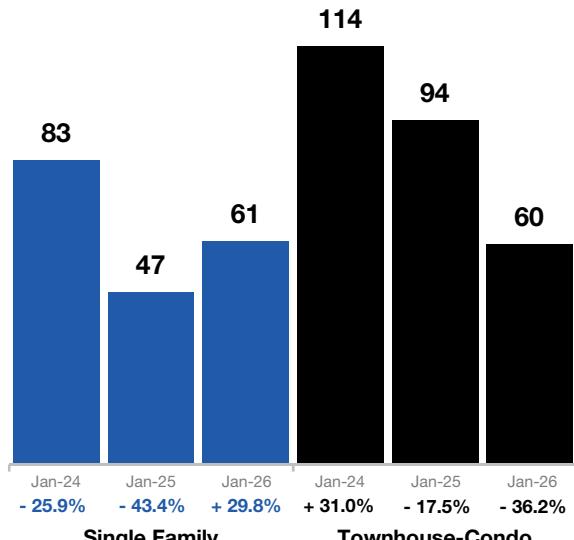
Historical Days on Market Until Sale by Month



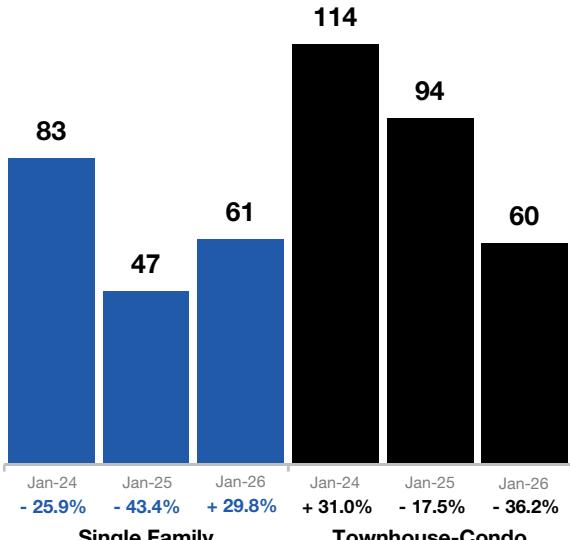
Housing Affordability Index



January

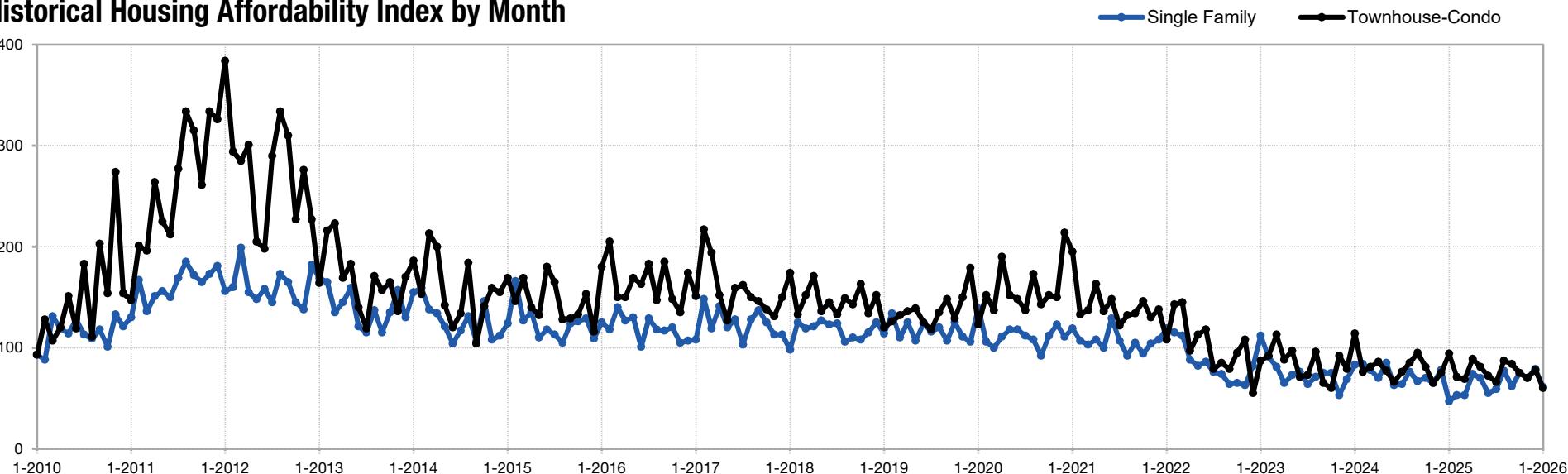


Year to Date



Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Feb-2025	53	-36.9%	71	-6.6%
Mar-2025	53	-32.1%	69	-14.8%
Apr-2025	74	+5.7%	89	+3.5%
May-2025	70	-17.6%	81	+5.2%
Jun-2025	55	-12.7%	72	+9.1%
Jul-2025	59	-7.8%	66	-13.2%
Aug-2025	77	+1.3%	87	+2.4%
Sep-2025	62	-7.5%	84	-11.6%
Oct-2025	75	+7.1%	75	-7.4%
Nov-2025	70	+7.7%	70	+7.7%
Dec-2025	79	+1.3%	78	+4.0%
Jan-2026	61	+29.8%	60	-36.2%

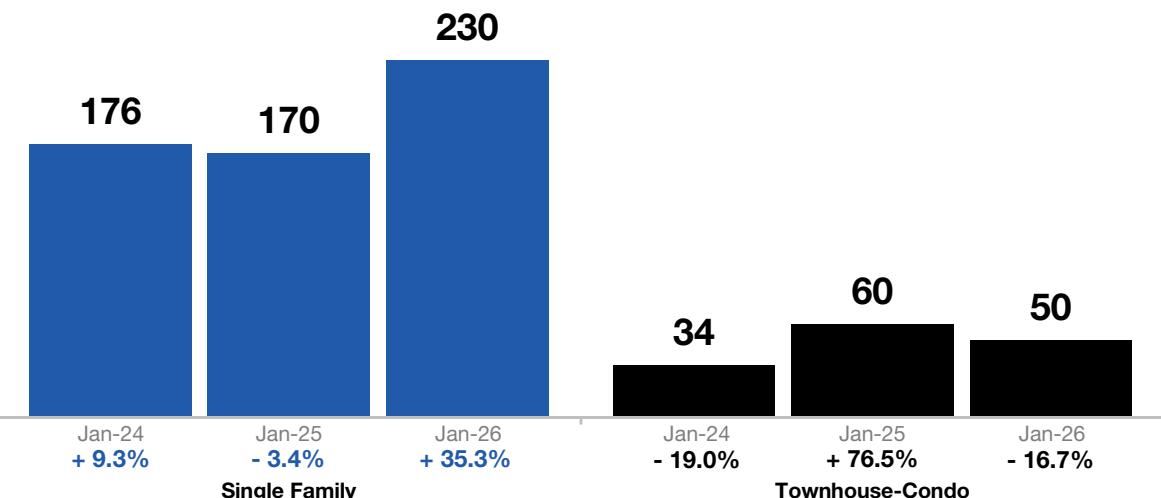
Historical Housing Affordability Index by Month



Inventory of Active Listings

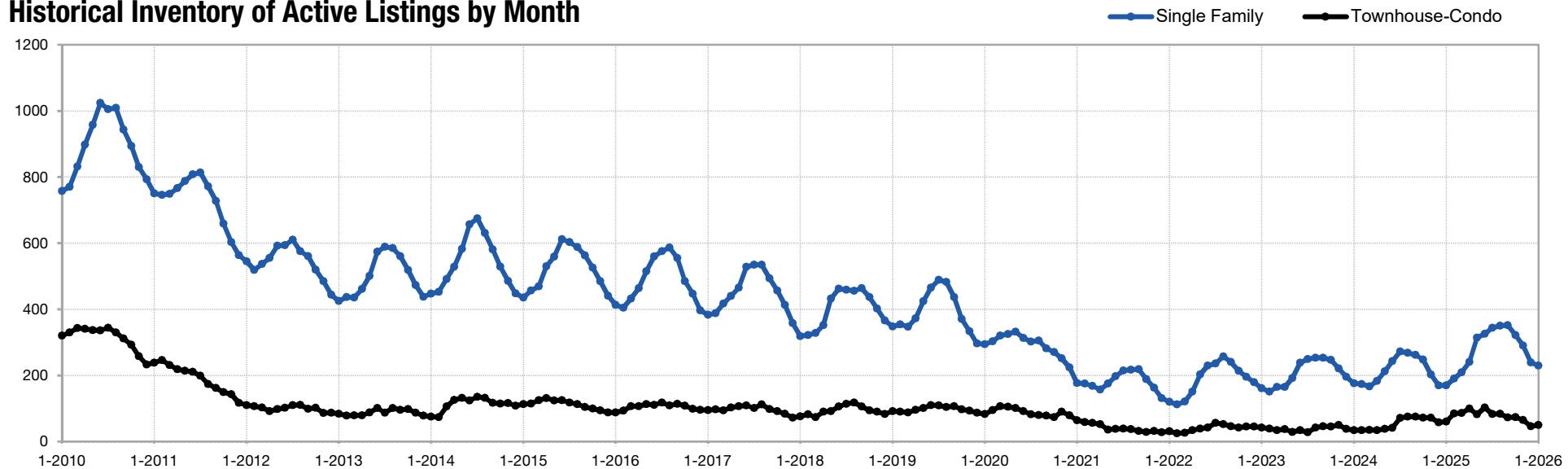


January



Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Feb-2025	190	+9.2%	85	+150.0%
Mar-2025	209	+25.1%	86	+145.7%
Apr-2025	241	+31.7%	100	+194.1%
May-2025	314	+48.1%	82	+115.8%
Jun-2025	326	+34.2%	103	+151.2%
Jul-2025	344	+26.5%	83	+16.9%
Aug-2025	350	+30.6%	84	+12.0%
Sep-2025	352	+34.4%	73	-2.7%
Oct-2025	322	+29.8%	74	+2.8%
Nov-2025	290	+42.9%	65	-9.7%
Dec-2025	239	+40.6%	46	-20.7%
Jan-2026	230	+35.3%	50	-16.7%

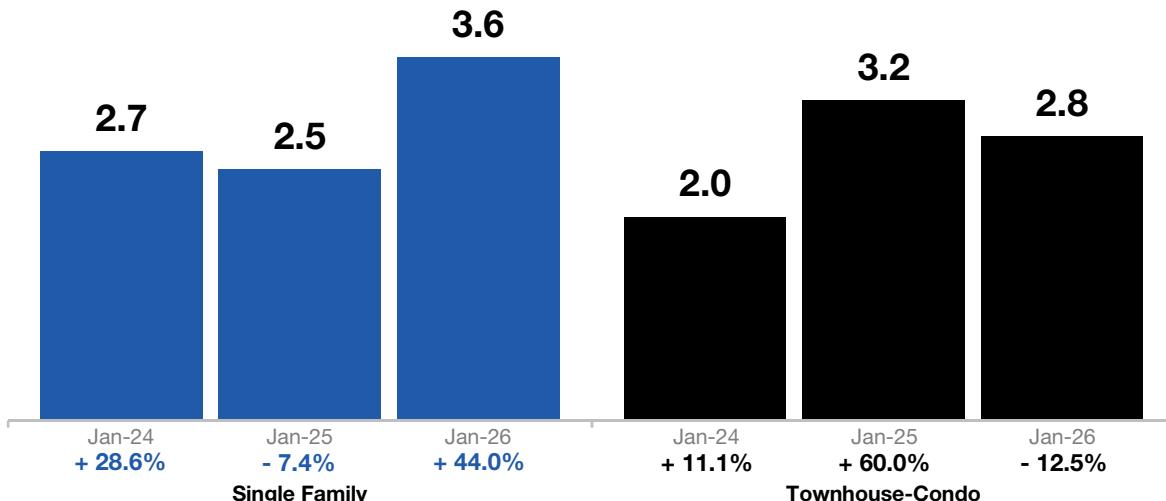
Historical Inventory of Active Listings by Month



Months Supply of Inventory

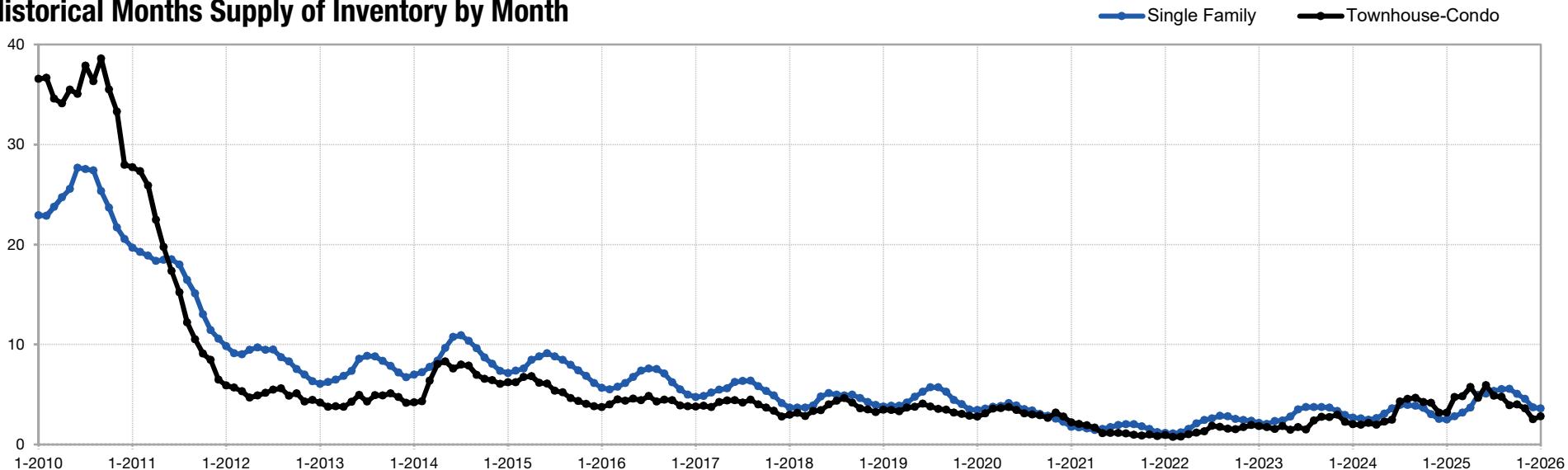


January



Months Supply of Inventory	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	5.6	+43.6%	3.9	-17.0%
Oct-2025	5.0	+35.1%	4.0	-4.8%
Nov-2025	4.5	+50.0%	3.6	-14.3%
Dec-2025	3.7	+48.0%	2.5	-21.9%
Jan-2026	3.6	+44.0%	2.8	-12.5%

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.



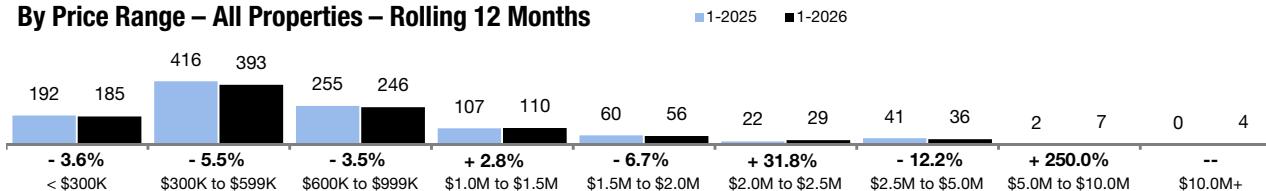
Key Metrics	Historical Sparkbars						1-2025	1-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
	2-2024	6-2024	10-2024	2-2025	6-2025	10-2025						
New Listings		84	78	- 7.1%	84	78	- 7.1%					
Pending Sales		71	60	- 15.5%	71	60	- 15.5%					
Sold Listings		74	58	- 21.6%	74	58	- 21.6%					
Median Sales Price		\$615,000	\$639,305	+ 4.0%	\$615,000	\$639,305	+ 4.0%					
Avg. Sales Price		\$858,759	\$825,031	- 3.9%	\$858,759	\$825,031	- 3.9%					
Pct. of List Price Received		96.2%	96.1%	- 0.1%	96.2%	96.1%	- 0.1%					
Days on Market		107	134	+ 25.2%	107	134	+ 25.2%					
Affordability Index		66	69	+ 4.5%	66	69	+ 4.5%					
Active Listings		246	306	+ 24.4%	--	--	--					
Months Supply		2.7	3.4	+ 25.9%	--	--	--					

Closed Sales

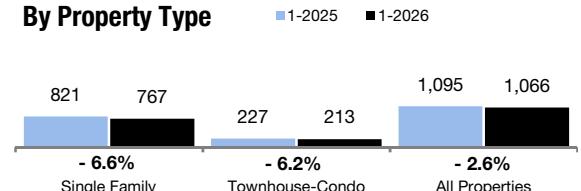
Actual sales that have closed in a given month.



By Price Range – All Properties – Rolling 12 Months



By Property Type



Rolling 12 Months

By Price Range	Single Family			Townhouse-Condo		
	1-2025	1-2026	Change	1-2025	1-2026	Change
\$299,999 and Below	124	93	-25.0%	27	22	-18.5%
\$300,000 to \$599,999	294	259	-11.9%	118	121	+2.5%
\$600,000 to \$999,999	199	191	-4.0%	55	54	-1.8%
\$1,000,000 to \$1,499,999	92	105	+14.1%	15	5	-66.7%
\$1,500,000 to \$1,999,999	48	53	+10.4%	11	2	-81.8%
\$2,000,000 to \$2,499,999	21	23	+9.5%	1	6	+500.0%
\$2,500,000 to \$4,999,999	41	33	-19.5%	0	3	--
\$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	821	767	-6.6%	227	213	-6.2%

Compared to Prior Month

By Price Range	Single Family			Townhouse-Condo		
	12-2025	1-2026	Change	12-2025	1-2026	Change
\$299,999 and Below	12	5	-58.3%	2	0	-100.0%
\$300,000 to \$599,999	24	12	-50.0%	14	5	-64.3%
\$600,000 to \$999,999	13	12	-7.7%	2	8	+300.0%
\$1,000,000 to \$1,499,999	11	4	-63.6%	1	0	-100.0%
\$1,500,000 to \$1,999,999	0	5	--	0	0	--
\$2,000,000 to \$2,499,999	2	1	-50.0%	0	0	--
\$2,500,000 to \$4,999,999	3	2	-33.3%	2	1	-50.0%
\$5,000,000 to \$9,999,999	0	0	--	0	0	--
\$10,000,000 and Above	0	0	--	0	0	--
All Price Ranges	65	41	-36.9%	21	14	-33.3%

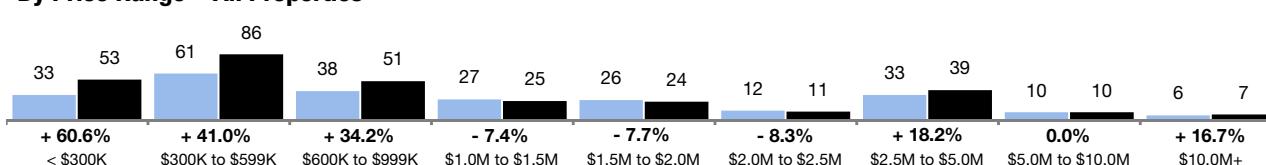
Year to Date

By Price Range	Single Family			Townhouse-Condo		
	1-2025	1-2026	Change	1-2025	1-2026	Change
\$299,999 and Below	6	5	-16.7%	5	0	-100.0%
\$300,000 to \$599,999	13	12	-7.7%	11	5	-54.5%
\$600,000 to \$999,999	10	12	+20.0%	4	8	+100.0%
\$1,000,000 to \$1,499,999	9	4	-55.6%	0	0	--
\$1,500,000 to \$1,999,999	10	5	-50.0%	1	0	-100.0%
\$2,000,000 to \$2,499,999	1	1	0.0%	0	0	--
\$2,500,000 to \$4,999,999	2	2	0.0%	0	1	--
\$5,000,000 to \$9,999,999	0	0	--	0	0	--
\$10,000,000 and Above	0	0	--	0	0	--
All Price Ranges	51	41	-19.6%	21	14	-33.3%

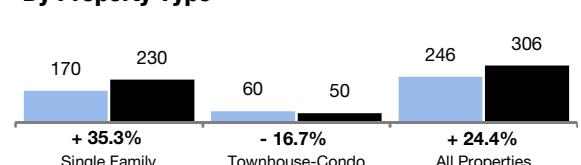
Inventory of Active Listings

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		
	1-2025	1-2026	Change	1-2025	1-2026	Change
\$299,999 and Below	11	24	+118.2%	14	7	-50.0%
\$300,000 to \$599,999	35	61	+74.3%	25	23	-8.0%
\$600,000 to \$999,999	28	40	+42.9%	9	11	+22.2%
\$1,000,000 to \$1,499,999	24	22	-8.3%	1	3	+200.0%
\$1,500,000 to \$1,999,999	24	23	-4.2%	2	1	-50.0%
\$2,000,000 to \$2,499,999	10	10	0.0%	2	1	-50.0%
\$2,500,000 to \$4,999,999	24	35	+45.8%	7	4	-42.9%
\$5,000,000 to \$9,999,999	10	10	0.0%	0	0	--
\$10,000,000 and Above	4	5	+25.0%	0	0	--
All Price Ranges	170	230	+35.3%	60	50	-16.7%

Compared to Prior Month

By Price Range	Single Family			Townhouse-Condo		
	12-2025	1-2026	Change	12-2025	1-2026	Change
\$299,999 and Below	25	24	-4.0%	2	7	+250.0%
\$300,000 to \$599,999	58	61	+5.2%	20	23	+15.0%
\$600,000 to \$999,999	51	40	-21.6%	11	11	0.0%
\$1,000,000 to \$1,499,999	17	22	+29.4%	3	3	0.0%
\$1,500,000 to \$1,999,999	24	23	-4.2%	4	1	-75.0%
\$2,000,000 to \$2,499,999	11	10	-9.1%	1	1	0.0%
\$2,500,000 to \$4,999,999	36	35	-2.8%	5	4	-20.0%
\$5,000,000 to \$9,999,999	11	10	-9.1%	0	0	--
\$10,000,000 and Above	6	5	-16.7%	0	0	--
All Price Ranges	239	230	-3.8%	46	50	+8.7%

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.