

Monthly Indicators



February 2026

Percent changes calculated using year-over-year comparisons.

New Listings were down 10.0 percent for single family homes and 47.6 percent for townhouse-condo properties. Pending Sales increased 20.0 percent for single family homes but decreased 8.3 percent for townhouse-condo properties.

The Median Sales Price was down 28.8 percent to \$555,000 for single family homes but increased 17.2 percent to \$600,000 for townhouse-condo properties. Days on Market increased 46.7 percent for single family homes and 107.3 percent for townhouse-condo properties.

Nationally, the median existing-home price inched up 0.9% year-over-year to \$396,800, a new high for the month, NAR reported. Home prices have continued to rise across much of the country, in part due to low supply, which remains below pre-pandemic levels. Total housing inventory stood at 1.22 million units as of the most recent reading, up 3.4% from one year earlier, representing a 3.7-month supply at the current sales pace.

Activity Snapshot

- 3.3% **- 13.8%** **+ 10.7%**

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	2-2025	2-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		80	72	- 10.0%	142	128	- 9.9%
Pending Sales		45	54	+ 20.0%	91	94	+ 3.3%
Sold Listings		40	43	+ 7.5%	91	85	- 6.6%
Median Sales Price		\$780,000	\$555,000	- 28.8%	\$820,000	\$624,950	- 23.8%
Avg. Sales Price		\$1,127,946	\$785,858	- 30.3%	\$1,070,896	\$820,962	- 23.3%
Pct. of List Price Received		97.9%	95.8%	- 2.1%	96.7%	95.9%	- 0.8%
Days on Market		107	157	+ 46.7%	112	147	+ 31.3%
Affordability Index		53	80	+ 50.9%	50	71	+ 42.0%
Active Listings		190	248	+ 30.5%	--	--	--
Months Supply		2.8	3.9	+ 39.3%	--	--	--

Townhouse-Condo Market Overview

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

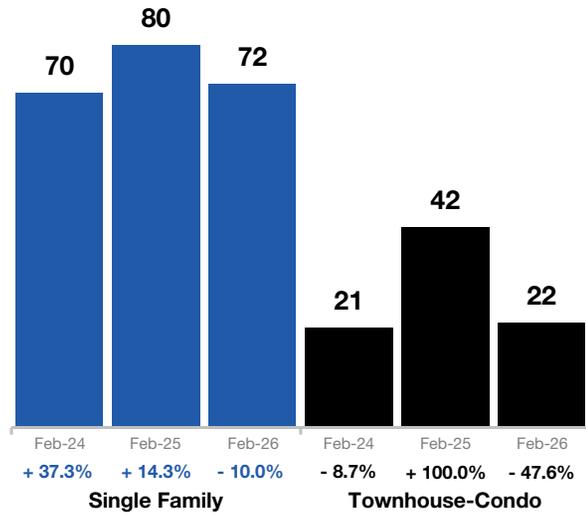


Key Metrics	Historical Sparkbars	2-2025	2-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		42	22	- 47.6%	59	41	- 30.5%
Pending Sales		12	11	- 8.3%	26	19	- 26.9%
Sold Listings		10	11	+ 10.0%	31	25	- 19.4%
Median Sales Price		\$512,000	\$600,000	+ 17.2%	\$480,000	\$637,000	+ 32.7%
Avg. Sales Price		\$551,650	\$1,070,909	+ 94.1%	\$523,177	\$927,118	+ 77.2%
Pct. of List Price Received		98.0%	97.3%	- 0.7%	97.7%	97.1%	- 0.6%
Days on Market		82	170	+ 107.3%	83	148	+ 78.3%
Affordability Index		71	73	+ 2.8%	76	69	- 9.2%
Active Listings		85	56	- 34.1%	--	--	--
Months Supply		4.7	3.1	- 34.0%	--	--	--

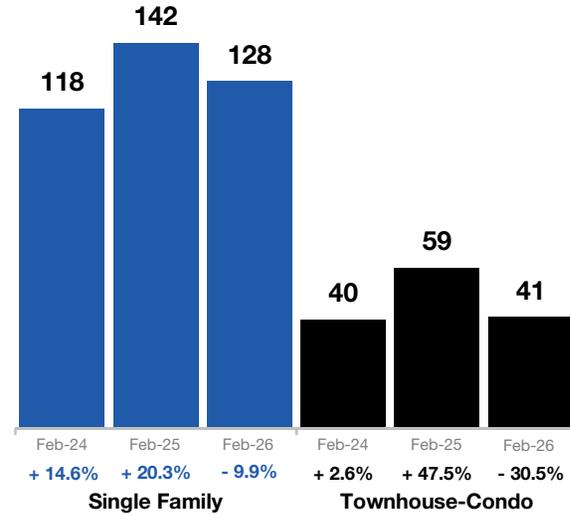
New Listings



February

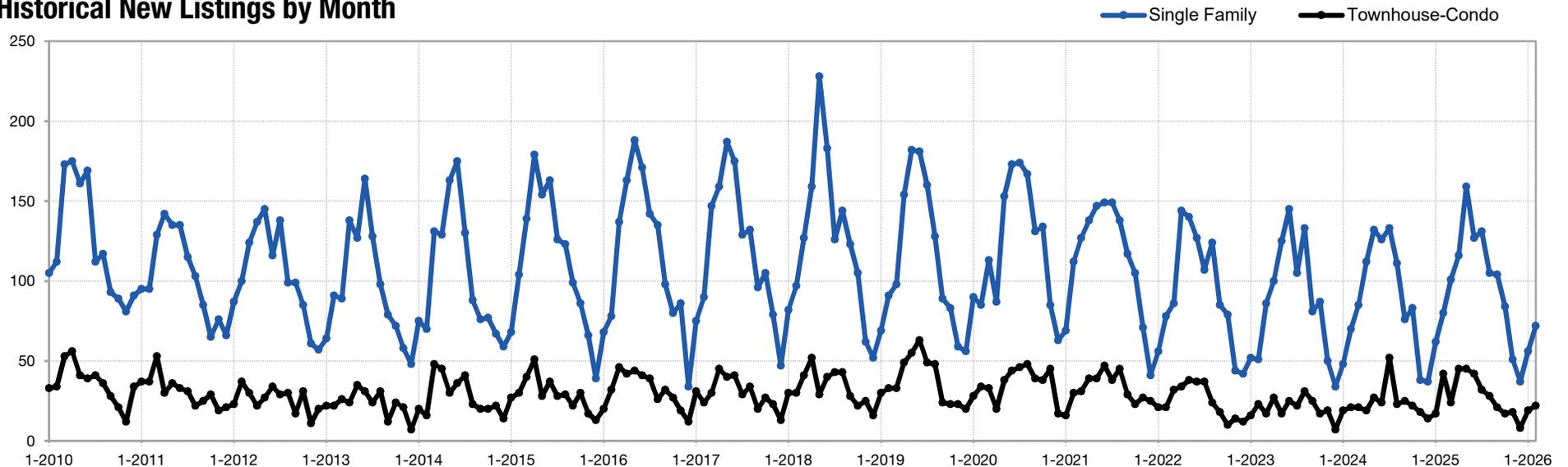


Year to Date



New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	104	+36.8%	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	56	-9.7%	19	+11.8%
Feb-2026	72	-10.0%	22	-47.6%

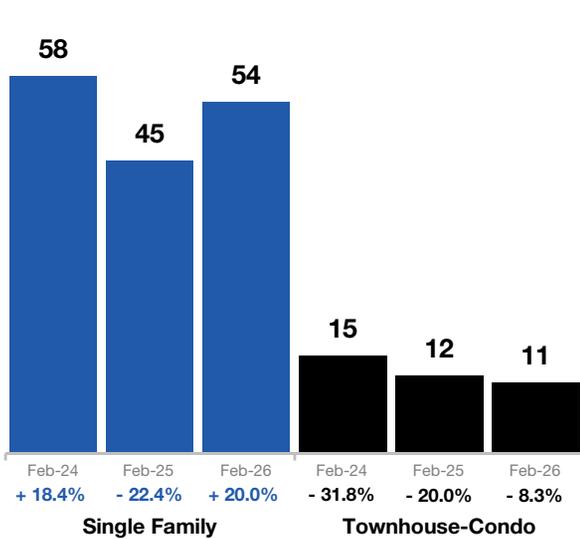
Historical New Listings by Month



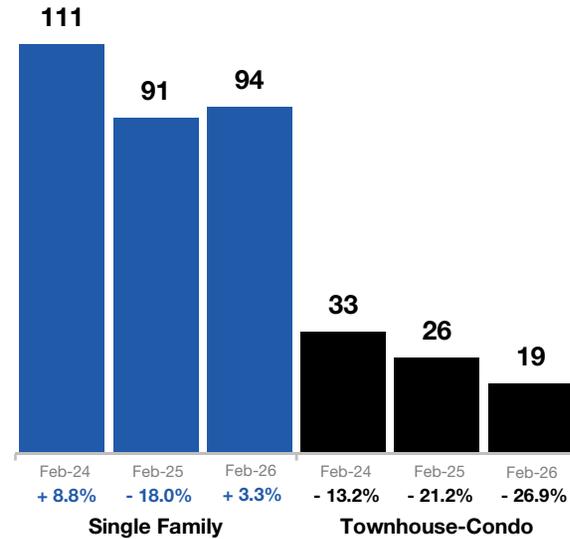
Pending Sales



February

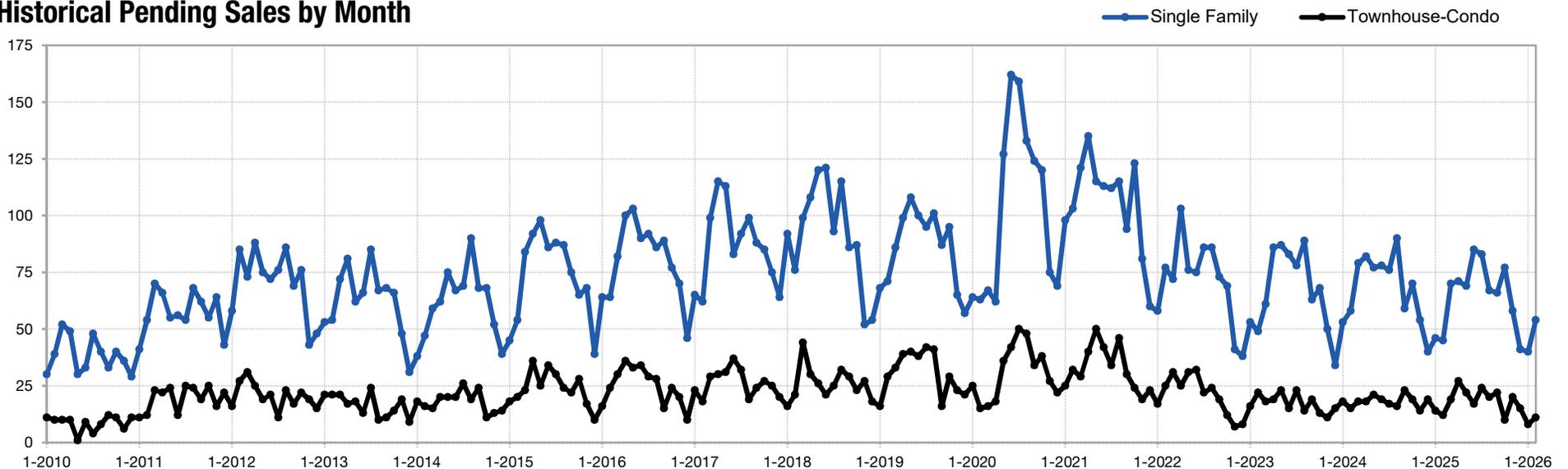


Year to Date



Pending Sales	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	66	+11.9%	22	-4.3%
Oct-2025	77	+10.0%	10	-47.4%
Nov-2025	58	+7.4%	20	+42.9%
Dec-2025	41	+2.5%	15	-21.1%
Jan-2026	40	-13.0%	8	-42.9%
Feb-2026	54	+20.0%	11	-8.3%

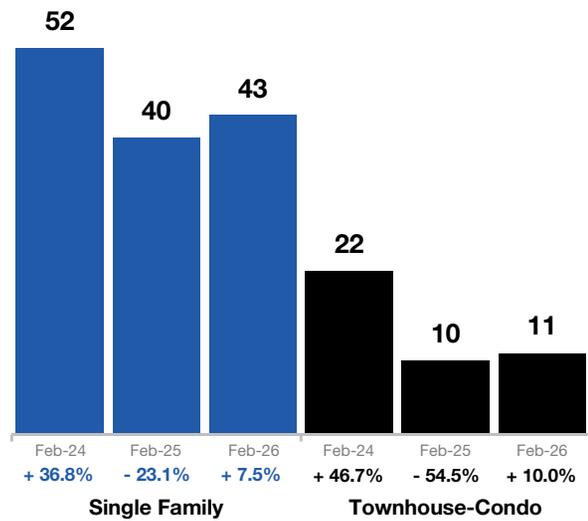
Historical Pending Sales by Month



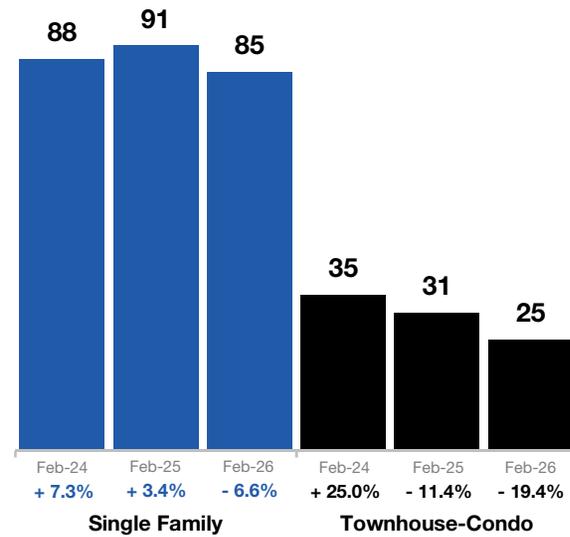
Sold Listings



February

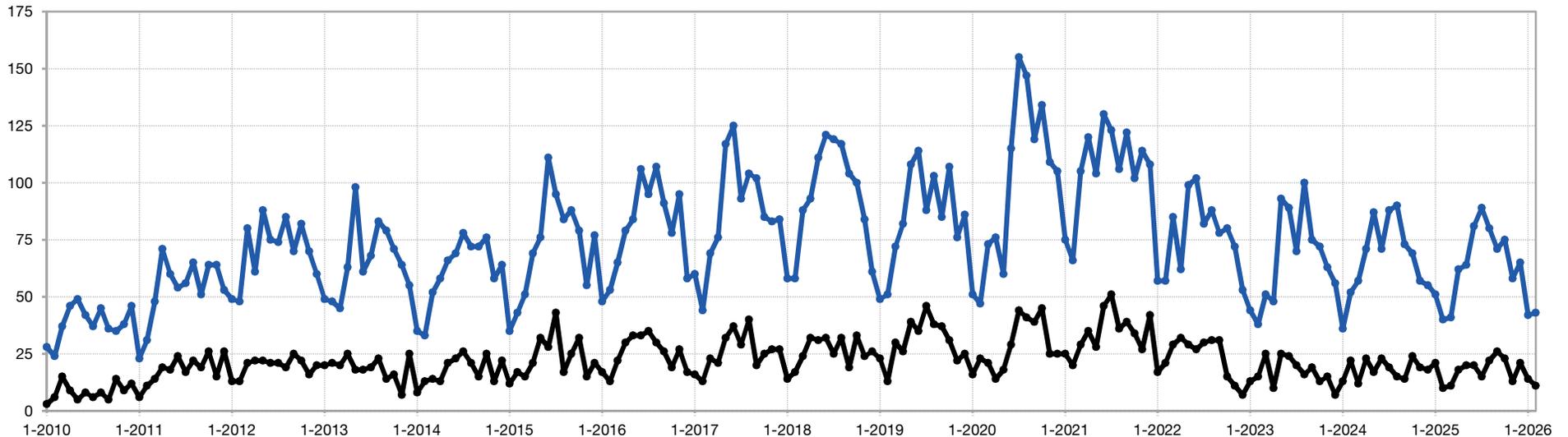


Year to Date



Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	42	-17.6%	14	-33.3%
Feb-2026	43	+7.5%	11	+10.0%

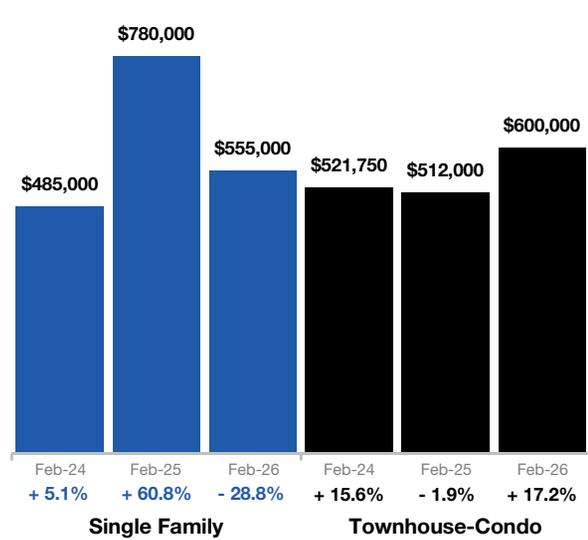
Historical Sold Listings by Month



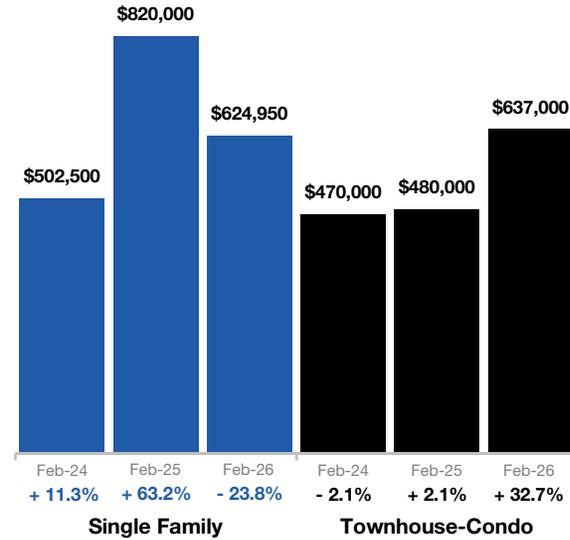
Median Sales Price



February

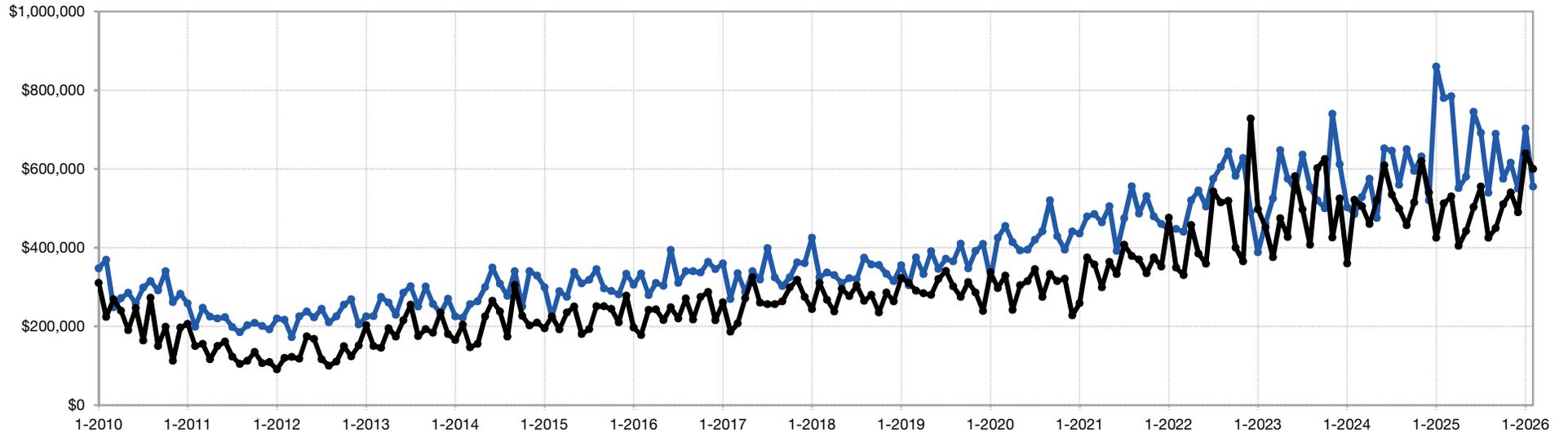


Year to Date



Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	\$703,200	-18.2%	\$639,305	+50.4%
Feb-2026	\$555,000	-28.8%	\$600,000	+17.2%

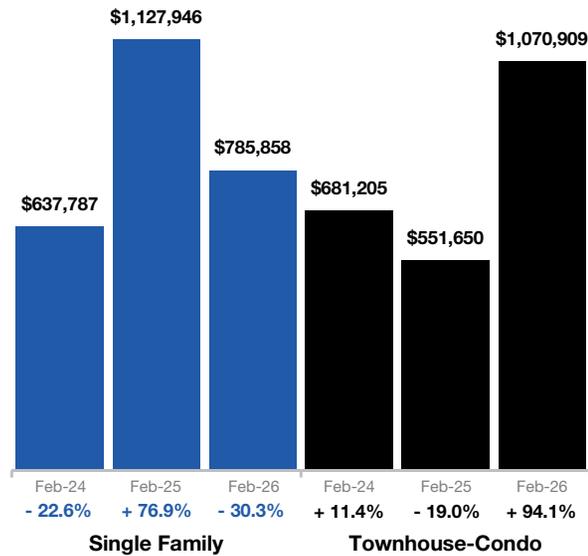
Historical Median Sales Price by Month



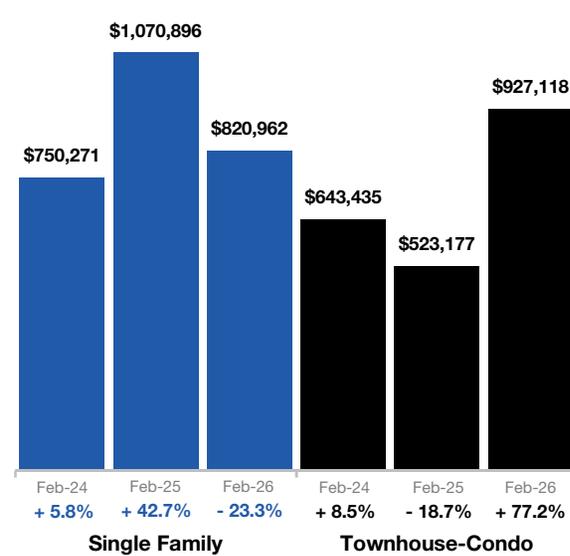
Average Sales Price



February

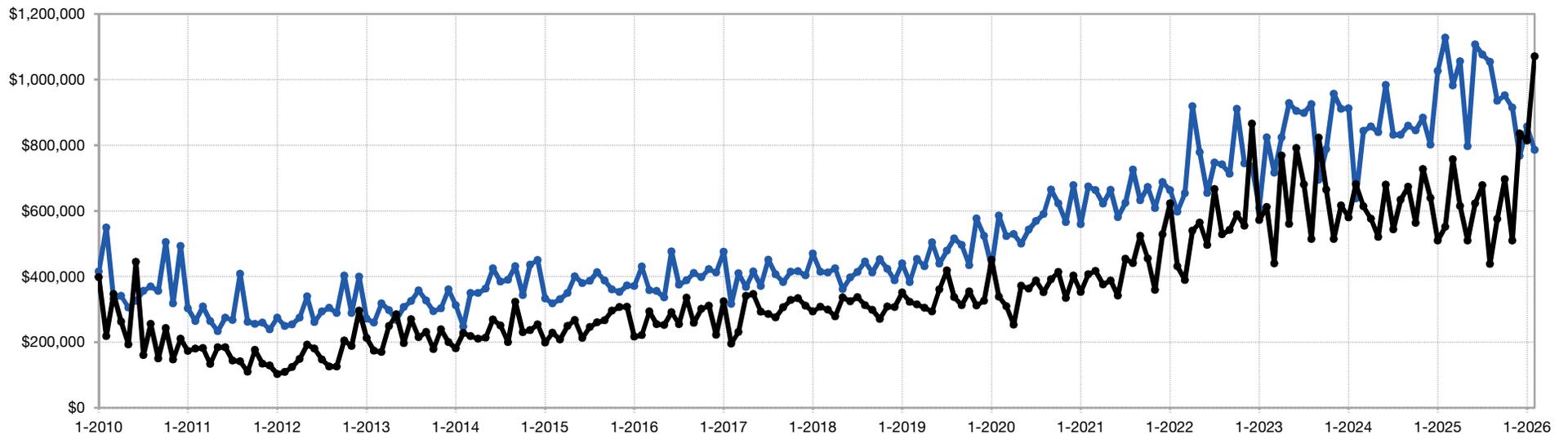


Year to Date



Avg. Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	\$856,901	-16.5%	\$814,139	+59.8%
Feb-2026	\$785,858	-30.3%	\$1,070,909	+94.1%

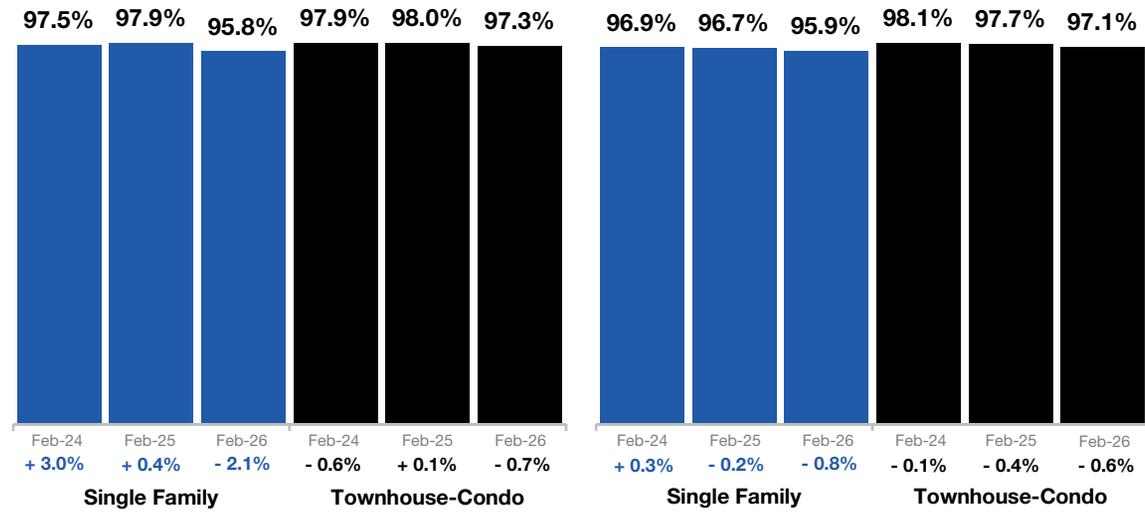
Historical Average Sales Price by Month



Percent of List Price Received



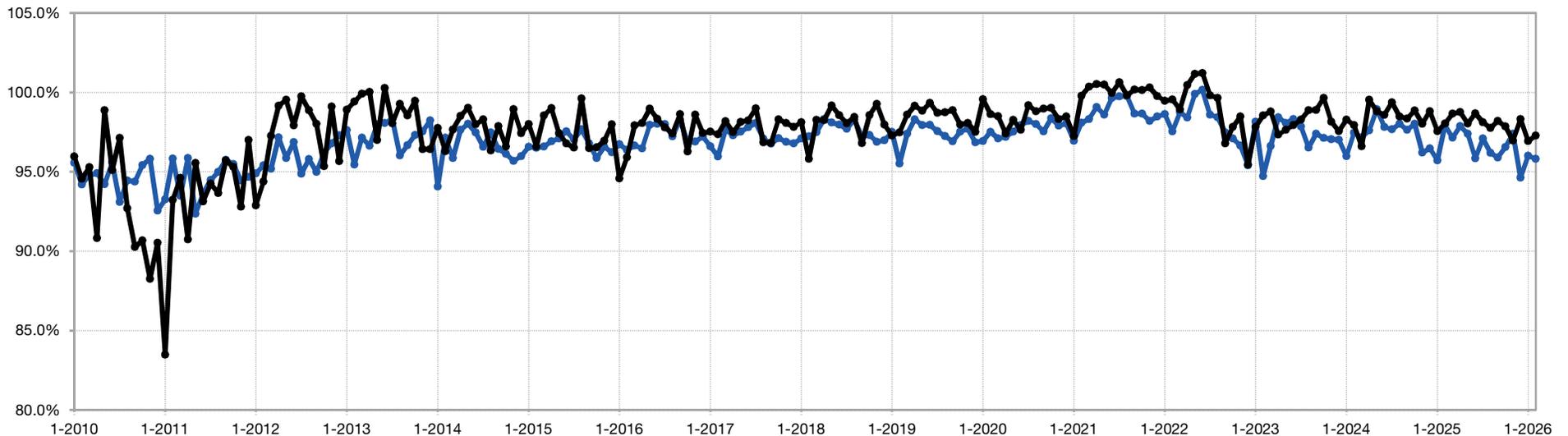
February



Year to Date

Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	96.0%	+0.3%	96.9%	-0.7%
Feb-2026	95.8%	-2.1%	97.3%	-0.7%

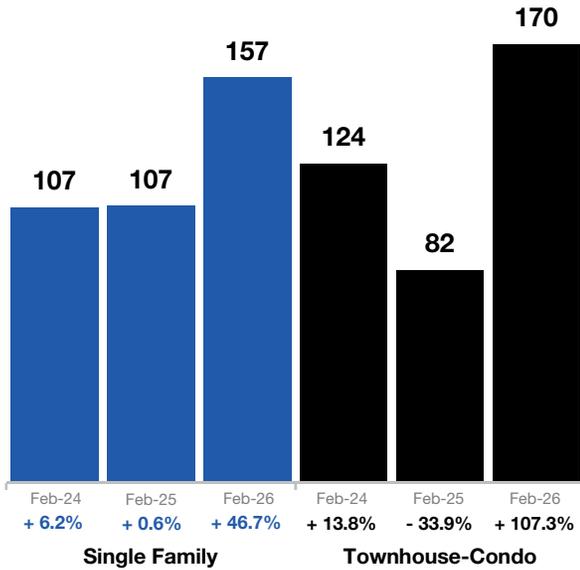
Historical Percent of List Price Received by Month



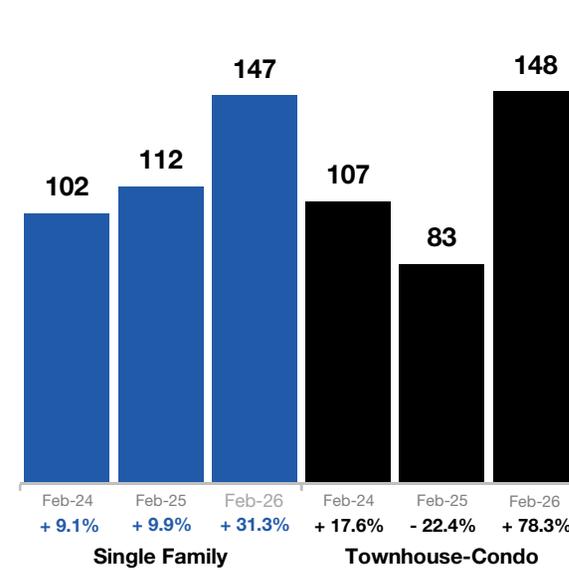
Days on Market Until Sale



February

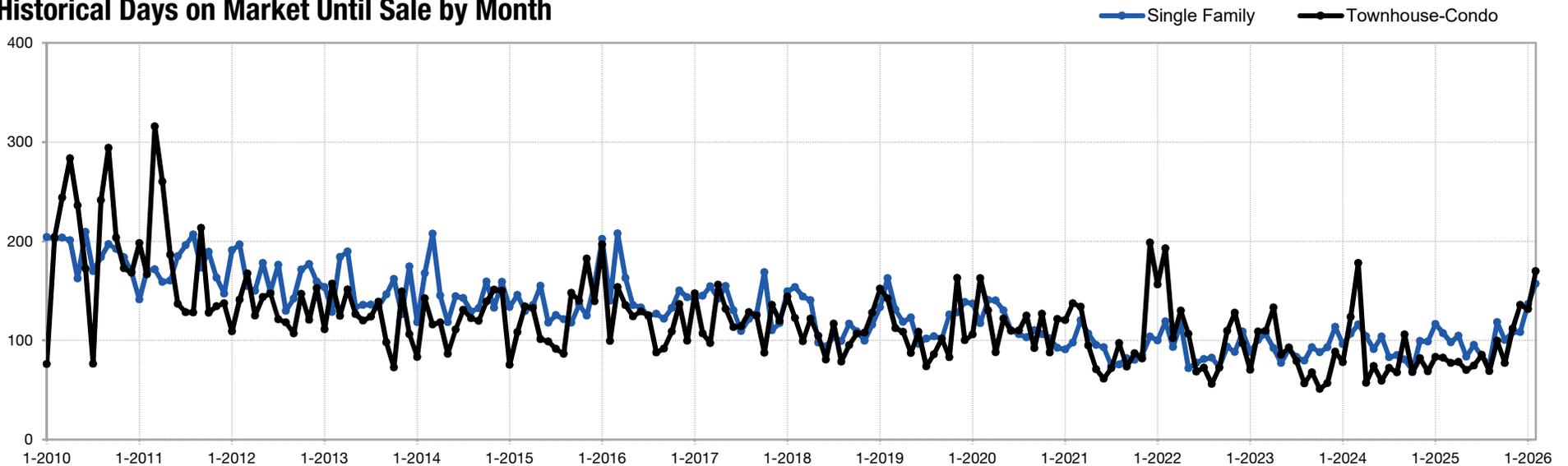


Year to Date



Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	137	+18.1%	132	+59.0%
Feb-2026	157	+46.7%	170	+107.3%

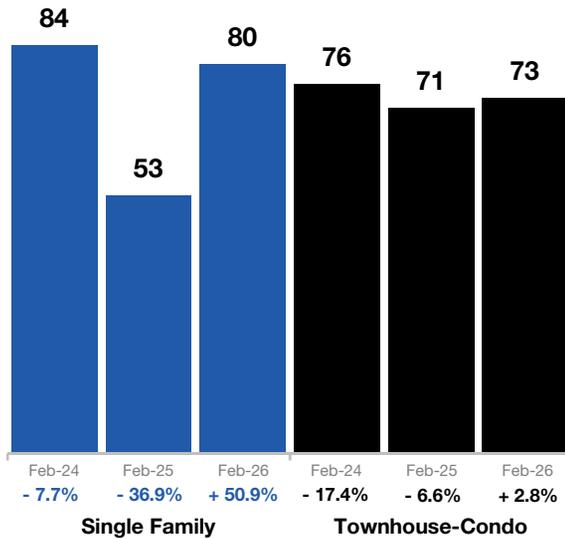
Historical Days on Market Until Sale by Month



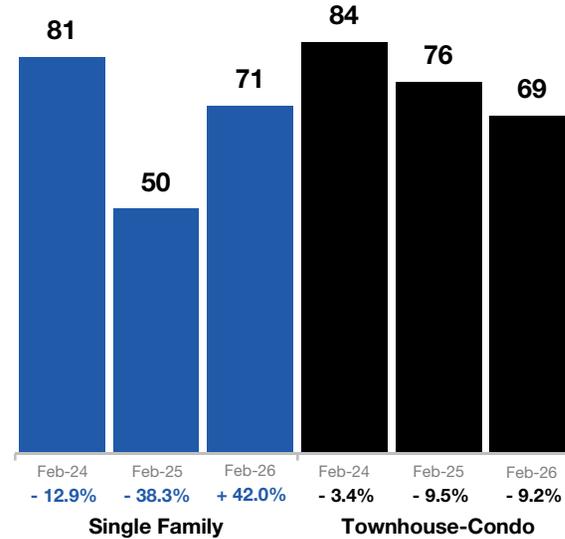
Housing Affordability Index



February

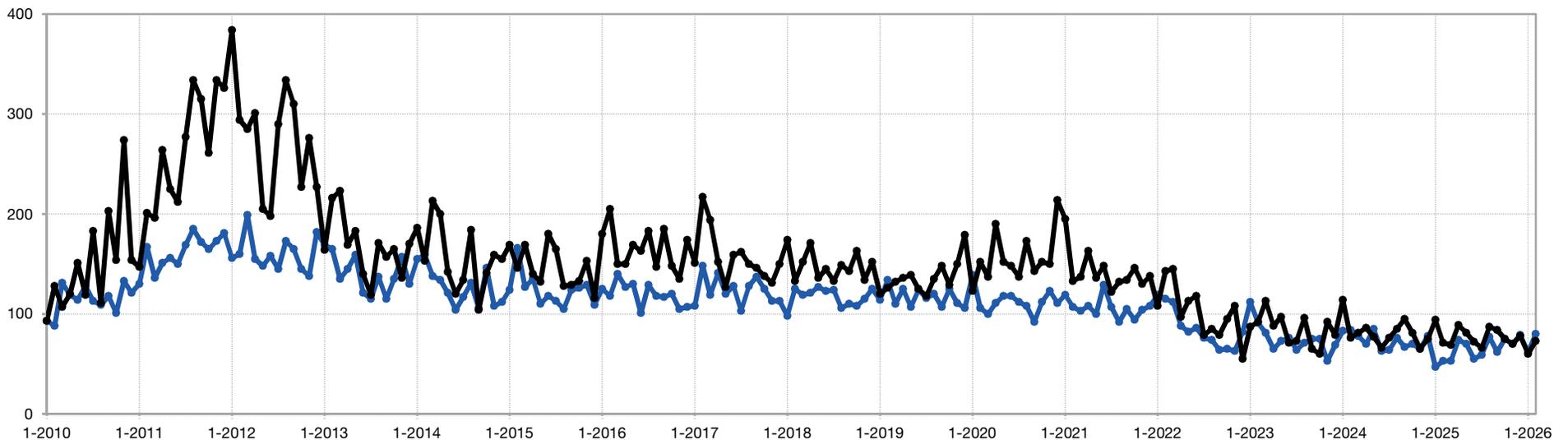


Year to Date



Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	62	+31.9%	60	-36.2%
Feb-2026	80	+50.9%	73	+2.8%

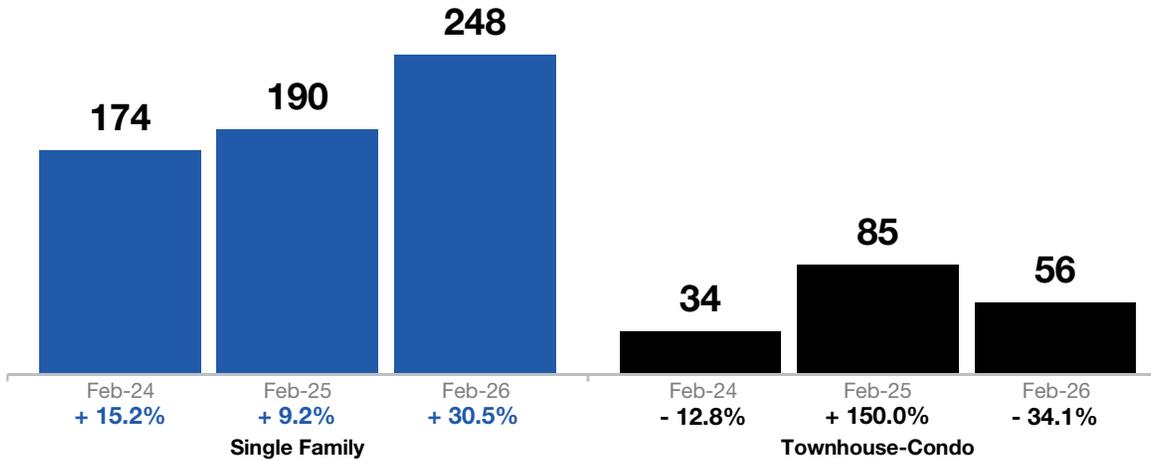
Historical Housing Affordability Index by Month



Inventory of Active Listings

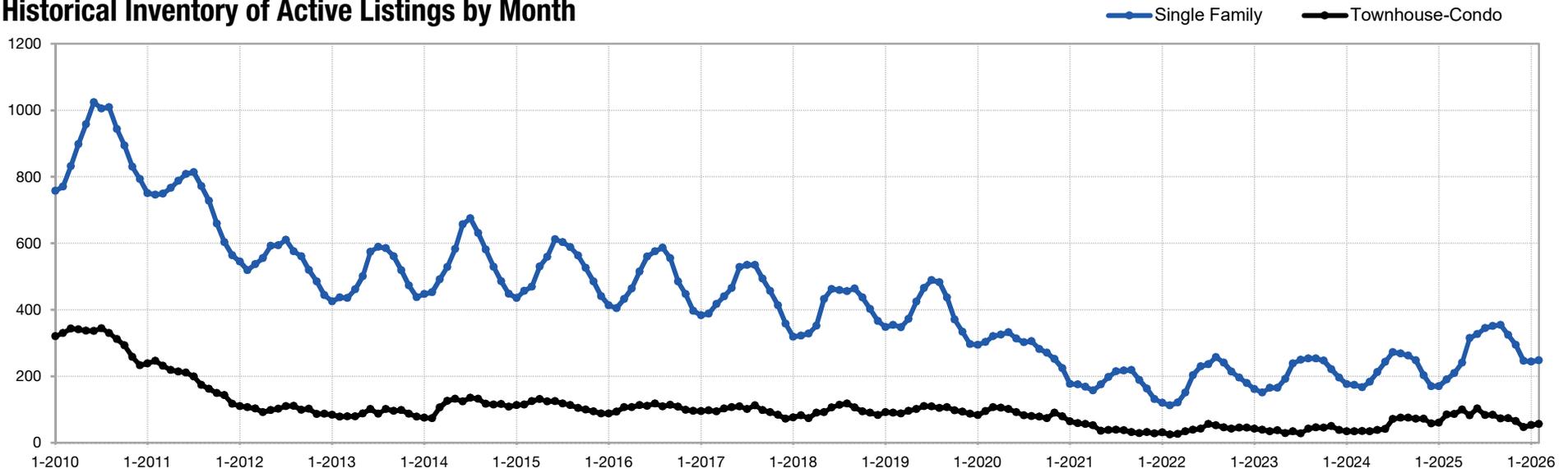


February



Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Mar-2025	209	+25.1%	86	+145.7%
Apr-2025	241	+31.7%	100	+194.1%
May-2025	315	+48.6%	82	+115.8%
Jun-2025	327	+34.6%	103	+151.2%
Jul-2025	345	+26.8%	83	+16.9%
Aug-2025	351	+31.0%	84	+12.0%
Sep-2025	354	+35.1%	73	-2.7%
Oct-2025	324	+30.6%	74	+2.8%
Nov-2025	294	+44.8%	65	-9.7%
Dec-2025	246	+44.7%	47	-19.0%
Jan-2026	244	+43.5%	53	-11.7%
Feb-2026	248	+30.5%	56	-34.1%

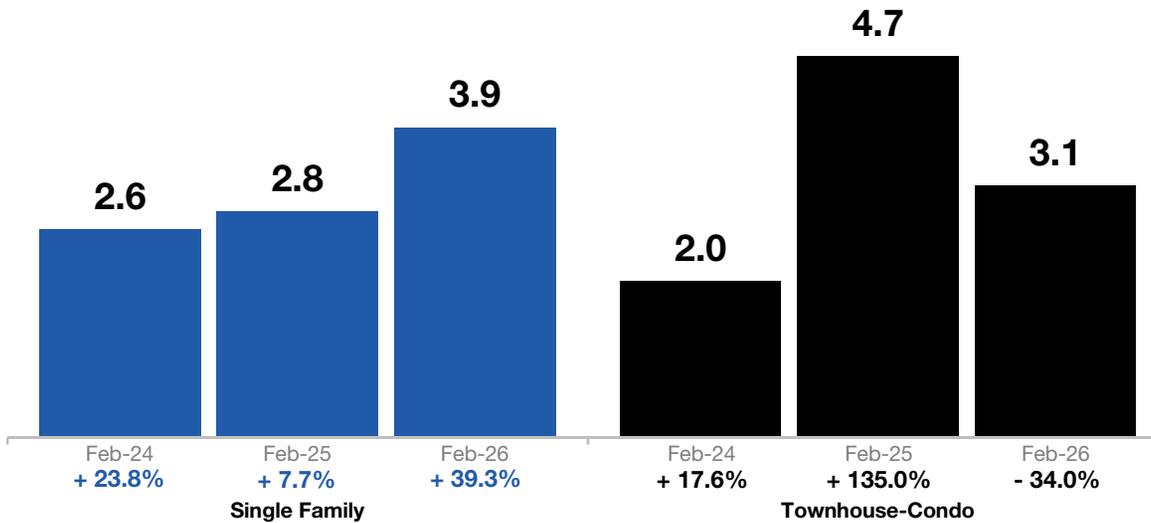
Historical Inventory of Active Listings by Month



Months Supply of Inventory

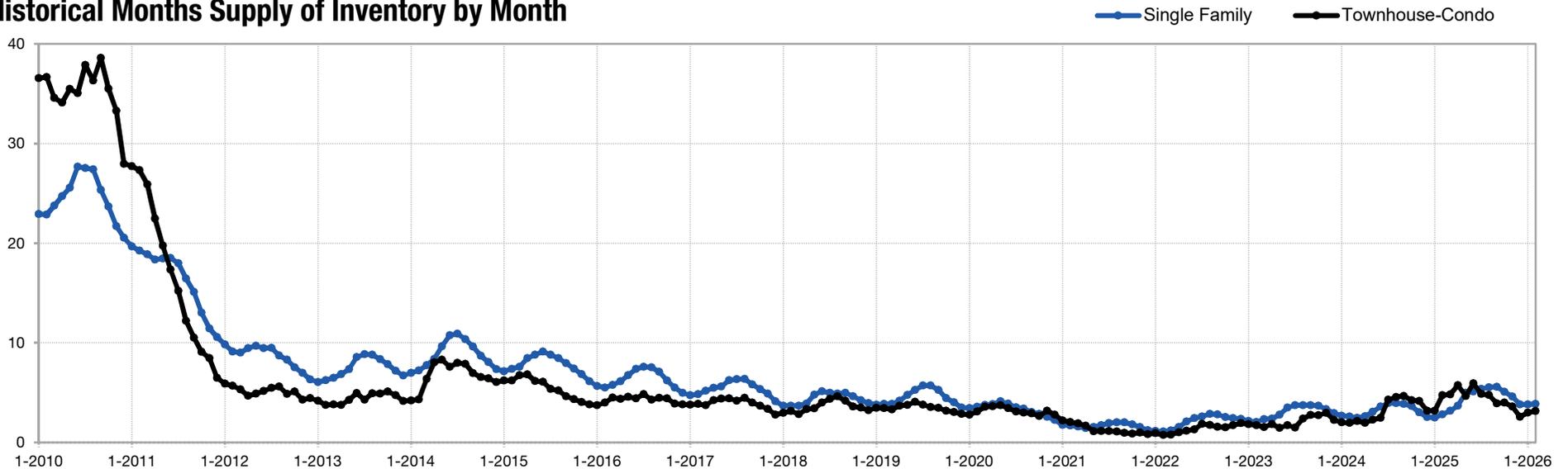


February



Months Supply of Inventory	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	+38.5%	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%	4.0	-4.8%
Nov-2025	4.6	+53.3%	3.6	-14.3%
Dec-2025	3.8	+52.0%	2.6	-18.8%
Jan-2026	3.8	+52.0%	3.0	-6.3%
Feb-2026	3.9	+39.3%	3.1	-34.0%

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.



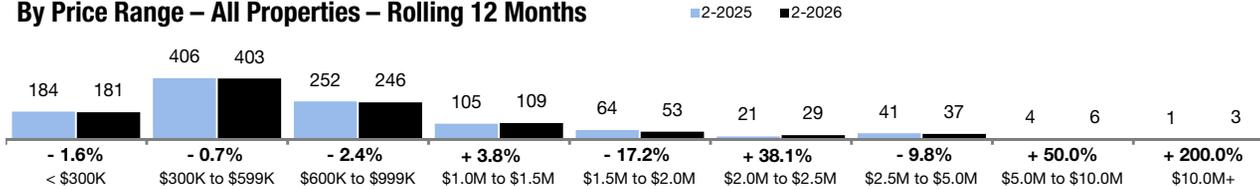
Key Metrics	Historical Sparkbars	2-2025	2-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		138	98	- 29.0%	222	178	- 19.8%
Pending Sales		65	67	+ 3.1%	136	120	- 11.8%
Sold Listings		60	58	- 3.3%	134	119	- 11.2%
Median Sales Price		\$654,500	\$564,500	- 13.8%	\$652,000	\$600,000	- 8.0%
Avg. Sales Price		\$1,332,756	\$824,905	- 38.1%	\$1,070,996	\$808,817	- 24.5%
Pct. of List Price Received		97.9%	96.1%	- 1.8%	96.9%	96.2%	- 0.7%
Days on Market		96	160	+ 66.7%	102	146	+ 43.1%
Affordability Index		63	78	+ 23.8%	63	74	+ 17.5%
Active Listings		299	331	+ 10.7%	--	--	--
Months Supply		3.3	3.7	+ 12.1%	--	--	--

Closed Sales

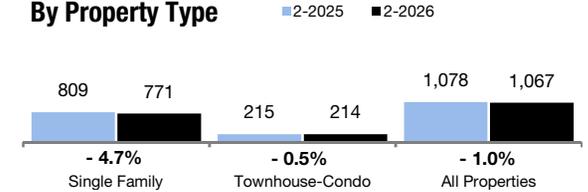
Actual sales that have closed in a given month.



By Price Range – All Properties – Rolling 12 Months



By Property Type



Rolling 12 Months

By Price Range	Single Family			Townhouse-Condo		
	2-2025	2-2026	Change	2-2025	2-2026	Change
\$299,999 and Below	114	94	-17.5%	24	20	-16.7%
\$300,000 to \$599,999	286	269	-5.9%	115	122	+6.1%
\$600,000 to \$999,999	197	191	-3.0%	54	54	0.0%
\$1,000,000 to \$1,499,999	93	104	+11.8%	12	5	-58.3%
\$1,500,00 to \$1,999,999	54	49	-9.3%	9	2	-77.8%
\$2,000,000 to \$2,499,999	20	23	+15.0%	1	6	+500.0%
\$2,500,000 to \$4,999,999	41	32	-22.0%	0	5	--
\$5,000,000 to \$9,999,999	4	6	+50.0%	0	0	--
\$10,000,000 and Above	0	3	--	0	0	--
All Price Ranges	809	771	-4.7%	215	214	-0.5%

Compared to Prior Month

By Price Range	Single Family			Townhouse-Condo		
	1-2026	2-2026	Change	1-2026	2-2026	Change
\$299,999 and Below	6	3	-50.0%	0	0	--
\$300,000 to \$599,999	12	20	+66.7%	5	5	0.0%
\$600,000 to \$999,999	12	13	+8.3%	8	3	-62.5%
\$1,000,000 to \$1,499,999	4	4	0.0%	0	1	--
\$1,500,00 to \$1,999,999	5	2	-60.0%	0	0	--
\$2,000,000 to \$2,499,999	1	0	-100.0%	0	0	--
\$2,500,000 to \$4,999,999	2	0	-100.0%	1	2	+100.0%
\$5,000,000 to \$9,999,999	0	1	--	0	0	--
\$10,000,000 and Above	0	0	--	0	0	--
All Price Ranges	42	43	+2.4%	14	11	-21.4%

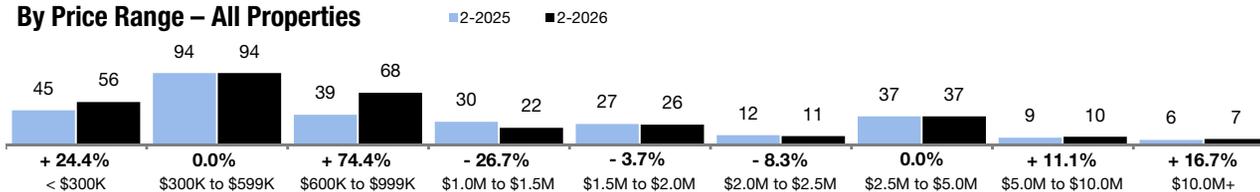
Year to Date

By Price Range	Single Family			Townhouse-Condo		
	2-2025	2-2026	Change	2-2025	2-2026	Change
\$299,999 and Below	9	9	0.0%	7	0	-100.0%
\$300,000 to \$599,999	23	32	+39.1%	15	10	-33.3%
\$600,000 to \$999,999	23	25	+8.7%	7	11	+57.1%
\$1,000,000 to \$1,499,999	14	8	-42.9%	1	1	0.0%
\$1,500,00 to \$1,999,999	16	7	-56.3%	1	0	-100.0%
\$2,000,000 to \$2,499,999	1	1	0.0%	0	0	--
\$2,500,000 to \$4,999,999	3	2	-33.3%	0	3	--
\$5,000,000 to \$9,999,999	2	1	-50.0%	0	0	--
\$10,000,000 and Above	0	0	--	0	0	--
All Price Ranges	91	85	-6.6%	31	25	-19.4%

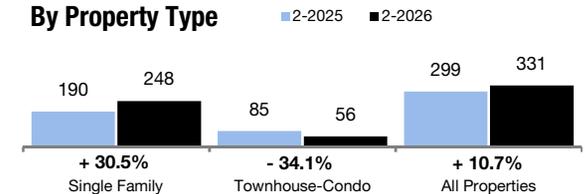
Inventory of Active Listings

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		
	2-2025	2-2026	Change	2-2025	2-2026	Change
\$299,999 and Below	18	26	+44.4%	15	7	-53.3%
\$300,000 to \$599,999	41	67	+63.4%	48	25	-47.9%
\$600,000 to \$999,999	28	54	+92.9%	10	14	+40.0%
\$1,000,000 to \$1,499,999	26	18	-30.8%	2	4	+100.0%
\$1,500,00 to \$1,999,999	25	25	0.0%	2	1	-50.0%
\$2,000,000 to \$2,499,999	11	9	-18.2%	1	2	+100.0%
\$2,500,000 to \$4,999,999	28	34	+21.4%	7	3	-57.1%
\$5,000,000 to \$9,999,999	9	10	+11.1%	0	0	--
\$10,000,000 and Above	4	5	+25.0%	0	0	--
All Price Ranges	190	248	+30.5%	85	56	-34.1%

Compared to Prior Month

By Price Range	Single Family			Townhouse-Condo		
	1-2026	2-2026	Change	1-2026	2-2026	Change
\$299,999 and Below	25	26	+4.0%	7	7	0.0%
\$300,000 to \$599,999	66	67	+1.5%	23	25	+8.7%
\$600,000 to \$999,999	45	54	+20.0%	13	14	+7.7%
\$1,000,000 to \$1,499,999	23	18	-21.7%	3	4	+33.3%
\$1,500,00 to \$1,999,999	24	25	+4.2%	2	1	-50.0%
\$2,000,000 to \$2,499,999	10	9	-10.0%	1	2	+100.0%
\$2,500,000 to \$4,999,999	36	34	-5.6%	4	3	-25.0%
\$5,000,000 to \$9,999,999	10	10	0.0%	0	0	--
\$10,000,000 and Above	5	5	0.0%	0	0	--
All Price Ranges	244	248	+1.6%	53	56	+5.7%

Year to Date

By Price Range	Single Family			Townhouse-Condo		
	2-2025	2-2026	Change	2-2025	2-2026	Change
\$299,999 and Below	9	9	0.0%	7	0	-100.0%
\$300,000 to \$599,999	23	32	+39.1%	15	10	-33.3%
\$600,000 to \$999,999	23	25	+8.7%	7	11	+57.1%
\$1,000,000 to \$1,499,999	14	8	-42.9%	1	1	0.0%
\$1,500,00 to \$1,999,999	16	7	-56.3%	1	0	-100.0%
\$2,000,000 to \$2,499,999	1	1	0.0%	0	0	--
\$2,500,000 to \$4,999,999	3	2	-33.3%	0	3	--
\$5,000,000 to \$9,999,999	2	1	-50.0%	0	0	--
\$10,000,000 and Above	0	0	--	0	0	--
All Price Ranges	91	85	-6.6%	31	25	-19.4%

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.