

Monthly Indicators



March 2026

Percent changes calculated using year-over-year comparisons.

New Listings were up 8.9 percent for single family homes and 75.0 percent for townhouse-condo properties. Pending Sales increased 32.9 percent for single family homes and 52.6 percent for townhouse-condo properties.

The Median Sales Price was down 21.7 percent to \$615,000 for single family homes and 7.9 percent to \$488,000 for townhouse-condo properties. Days on Market increased 8.2 percent for single family homes but decreased 46.8 percent for townhouse-condo properties.

Data from NAR show that inventory continued to grow nationwide, ticking up 2.4% month-over-month and 4.9% year-over-year to 1.29 million units heading into March, representing a 3.8-month supply at the current sales pace. Meanwhile, home prices increased for the 32nd consecutive month, climbing 0.3% year-over-year to \$398,000.

Activity Snapshot

+ 10.3%	- 21.9%	+ 10.4%
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.

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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	3-2025	3-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		101	110	+ 8.9%	243	243	0.0%
Pending Sales		70	93	+ 32.9%	161	181	+ 12.4%
Sold Listings		41	54	+ 31.7%	132	141	+ 6.8%
Median Sales Price		\$785,000	\$615,000	- 21.7%	\$797,500	\$620,000	- 22.3%
Avg. Sales Price		\$981,923	\$766,735	- 21.9%	\$1,043,260	\$797,251	- 23.6%
Pct. of List Price Received		97.1%	96.6%	- 0.5%	96.8%	96.2%	- 0.6%
Days on Market		98	106	+ 8.2%	108	131	+ 21.3%
Affordability Index		53	70	+ 32.1%	52	69	+ 32.7%
Active Listings		209	260	+ 24.4%	--	--	--
Months Supply		3.2	4.0	+ 25.0%	--	--	--

Townhouse-Condo Market Overview

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

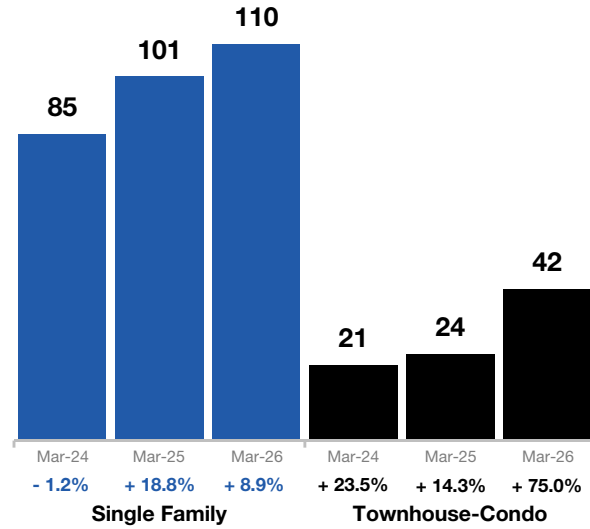


Key Metrics	Historical Sparkbars	3-2025	3-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		24	42	+ 75.0%	83	83	0.0%
Pending Sales		19	29	+ 52.6%	45	47	+ 4.4%
Sold Listings		11	8	- 27.3%	42	34	- 19.0%
Median Sales Price		\$530,000	\$488,000	- 7.9%	\$487,500	\$587,500	+ 20.5%
Avg. Sales Price		\$756,864	\$528,375	- 30.2%	\$584,381	\$810,439	+ 38.7%
Pct. of List Price Received		98.7%	99.3%	+ 0.6%	98.0%	97.7%	- 0.3%
Days on Market		77	41	- 46.8%	81	119	+ 46.9%
Affordability Index		69	77	+ 11.6%	75	64	- 14.7%
Active Listings		86	69	- 19.8%	--	--	--
Months Supply		4.8	3.9	- 18.8%	--	--	--

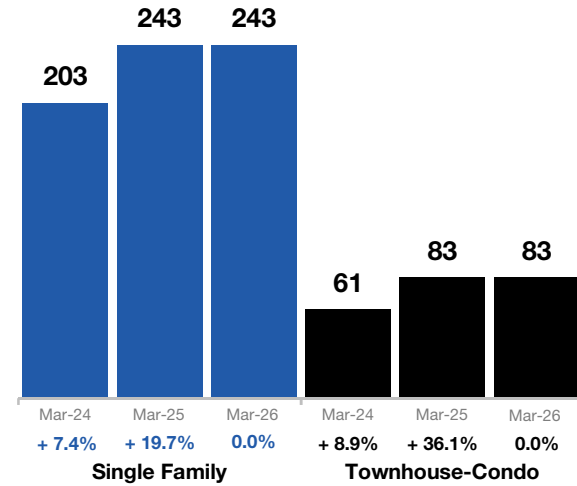
New Listings



March

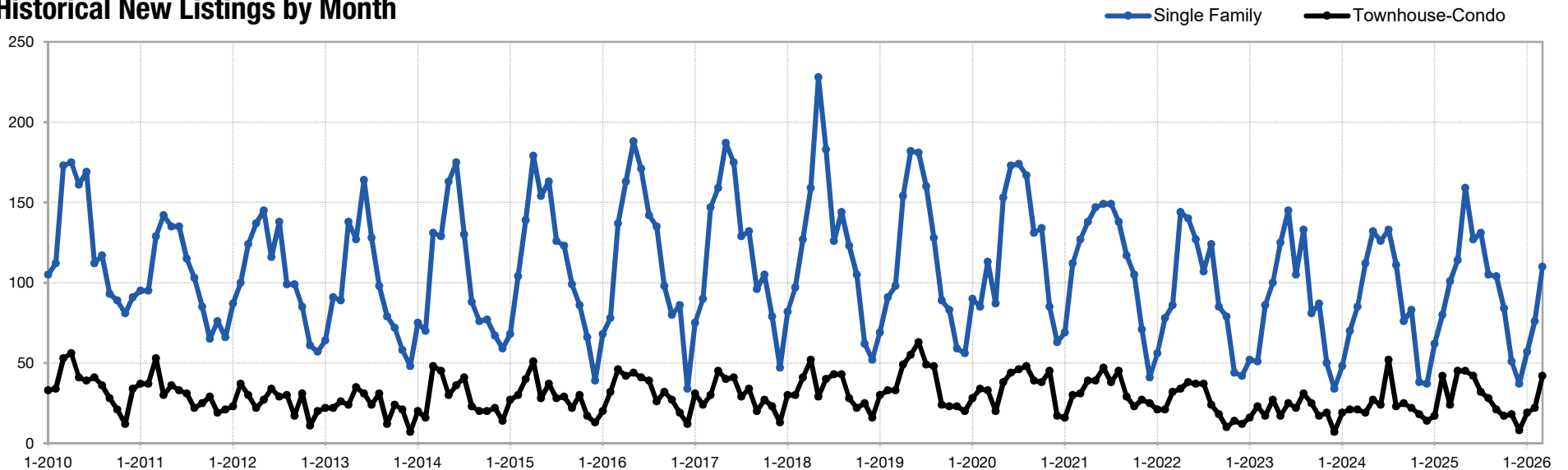


Year to Date



New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Apr-2025	114	+1.8%	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	57	-8.1%	19	+11.8%
Feb-2026	76	-5.0%	22	-47.6%
Mar-2026	110	+8.9%	42	+75.0%

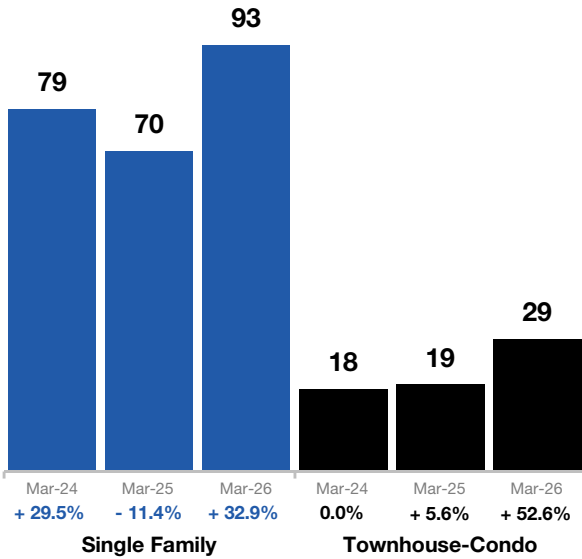
Historical New Listings by Month



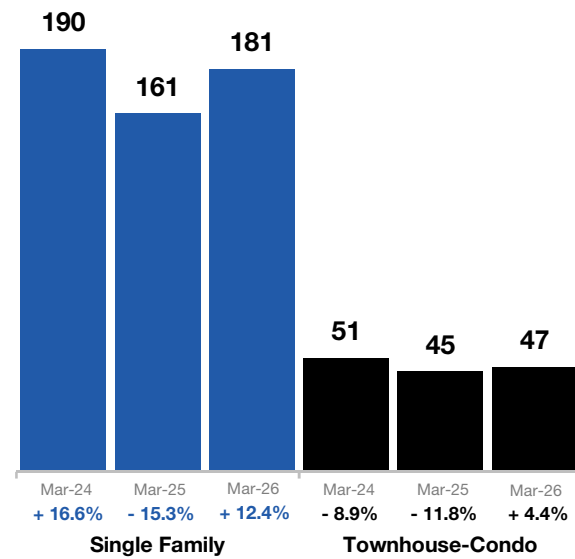
Pending Sales



March

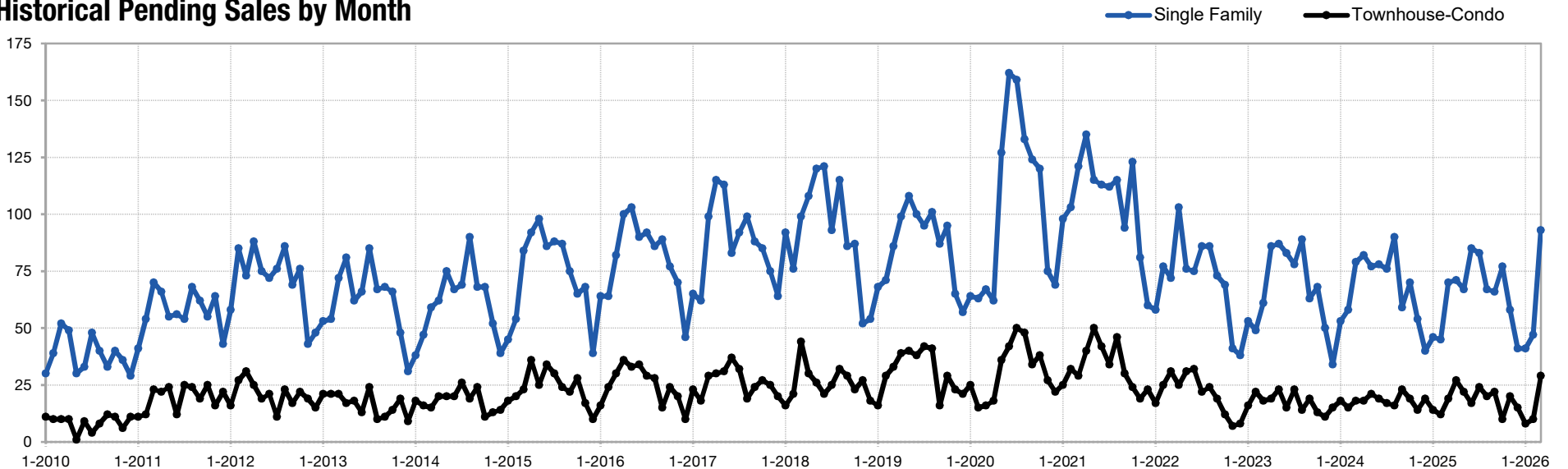


Year to Date



Pending Sales	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Apr-2025	71	-13.4%	27	+50.0%
May-2025	67	-13.0%	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	41	-10.9%	8	-42.9%
Feb-2026	47	+4.4%	10	-16.7%
Mar-2026	93	+32.9%	29	+52.6%

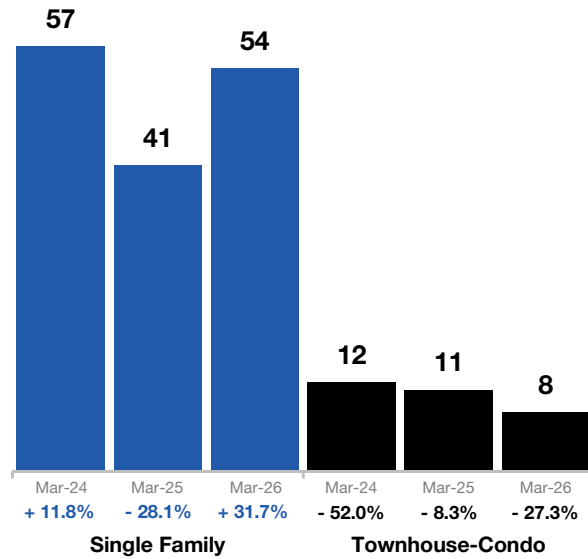
Historical Pending Sales by Month



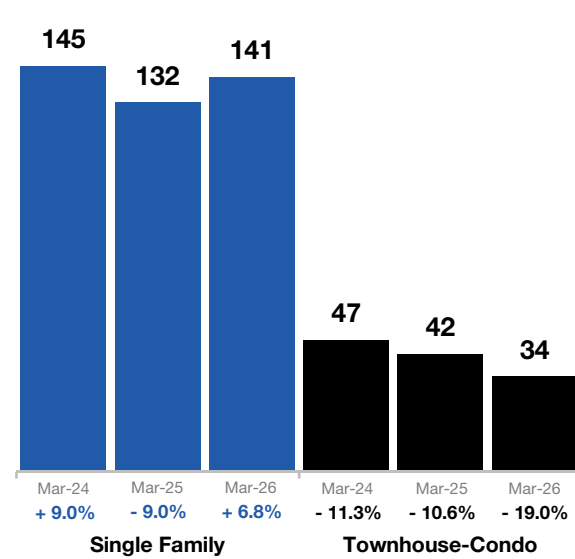
Sold Listings



March

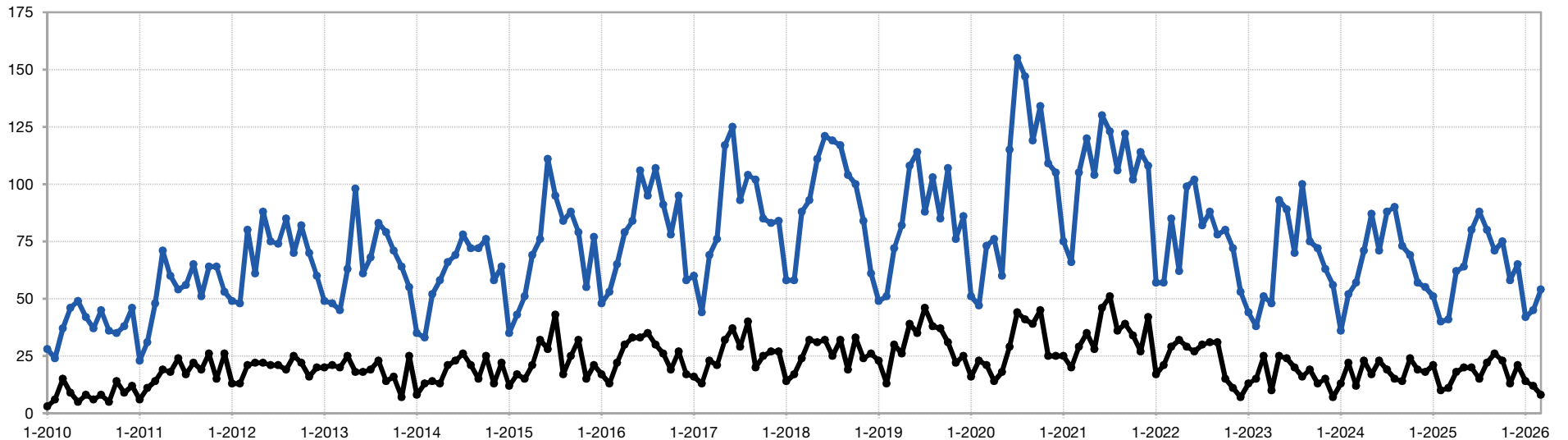


Year to Date



Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Apr-2025	62	-12.7%	18	-21.7%
May-2025	64	-26.4%	20	+17.6%
Jun-2025	80	+12.7%	20	-13.0%
Jul-2025	88	0.0%	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	45	+12.5%	12	+20.0%
Mar-2026	54	+31.7%	8	-27.3%

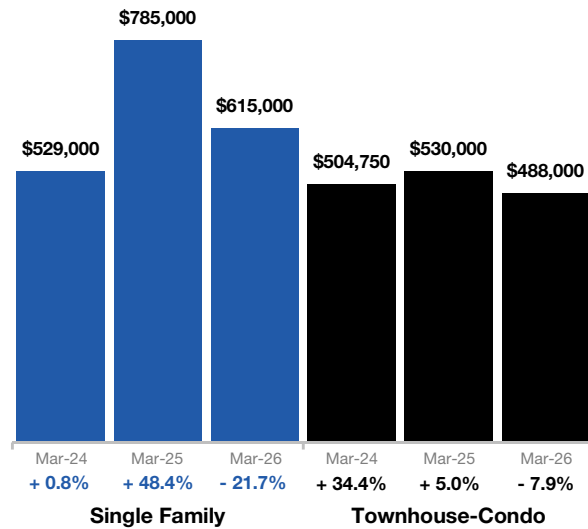
Historical Sold Listings by Month



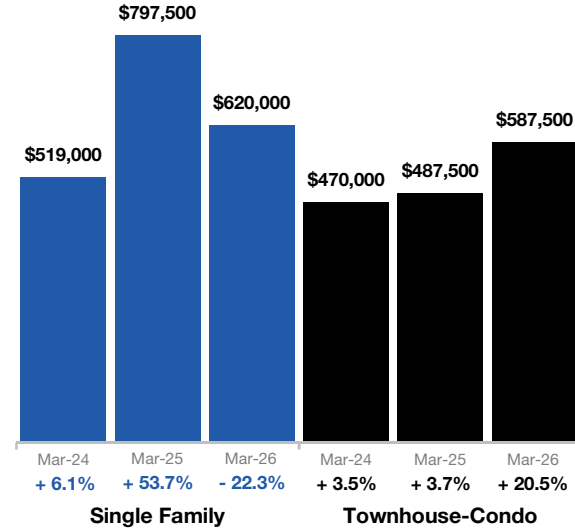
Median Sales Price



March

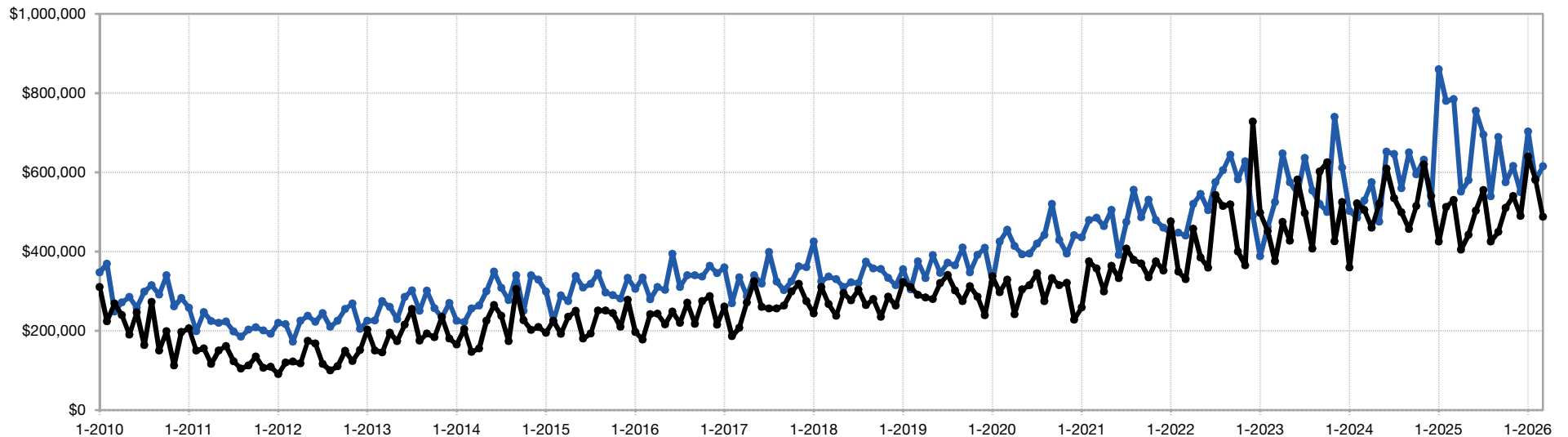


Year to Date



Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Apr-2025	\$551,250	-4.1%	\$405,000	-12.0%
May-2025	\$580,250	+22.2%	\$441,998	-15.0%
Jun-2025	\$755,000	+15.8%	\$503,000	-17.4%
Jul-2025	\$694,850	+7.6%	\$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	\$580,000	-25.6%	\$582,500	+13.8%
Mar-2026	\$615,000	-21.7%	\$488,000	-7.9%

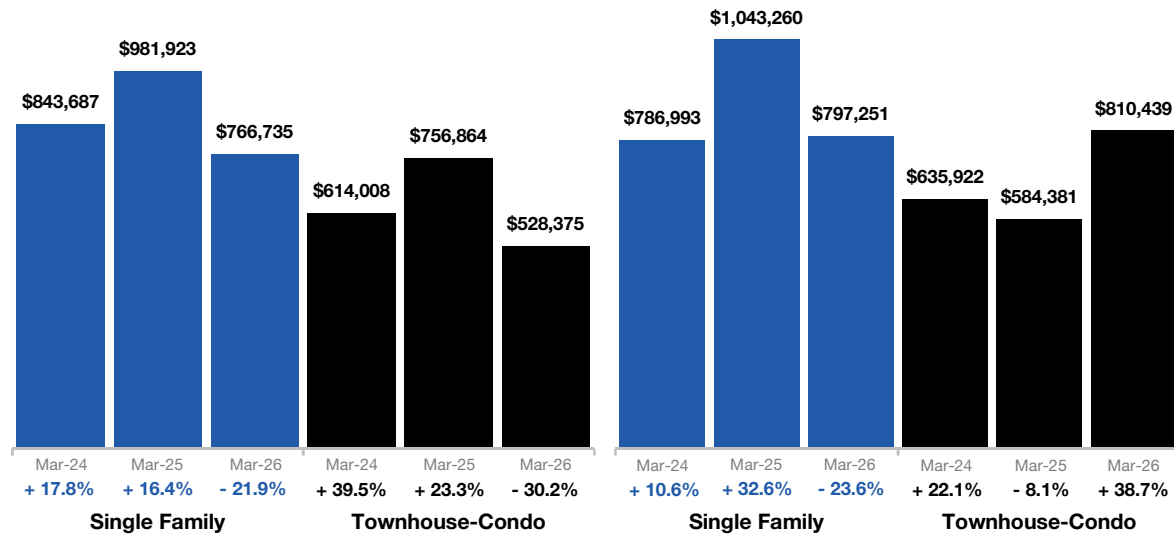
Historical Median Sales Price by Month



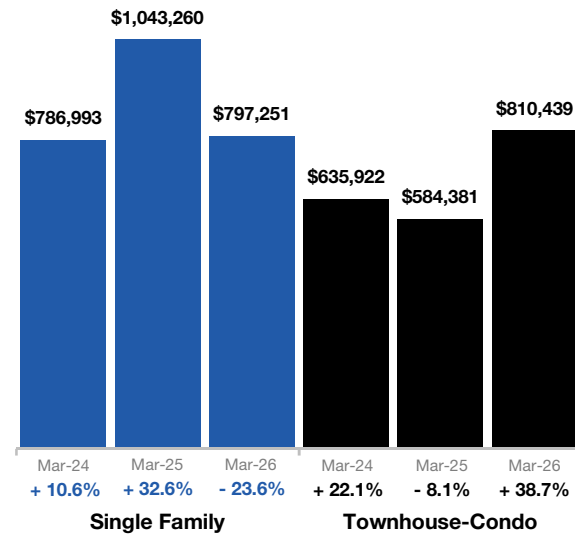
Average Sales Price



March

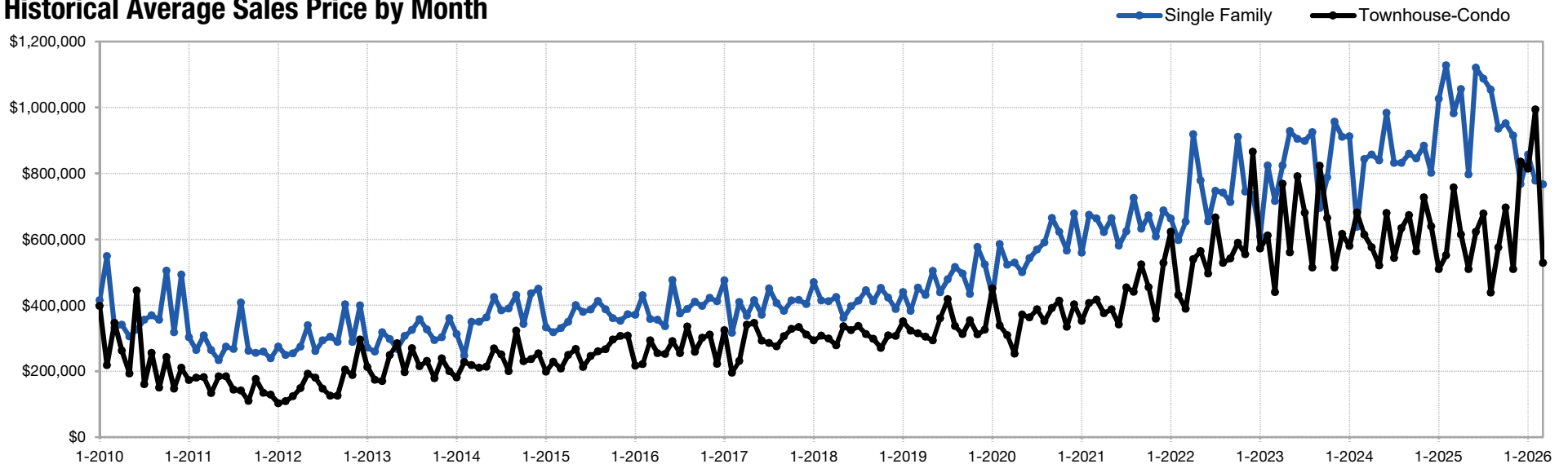


Year to Date



Avg. Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Apr-2025	\$1,055,698	+23.1%	\$614,717	+6.8%
May-2025	\$796,681	-5.1%	\$509,275	-2.1%
Jun-2025	\$1,120,341	+13.9%	\$622,770	-8.3%
Jul-2025	\$1,087,322	+30.8%	\$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	\$778,197	-31.0%	\$994,167	+80.2%
Mar-2026	\$766,735	-21.9%	\$528,375	-30.2%

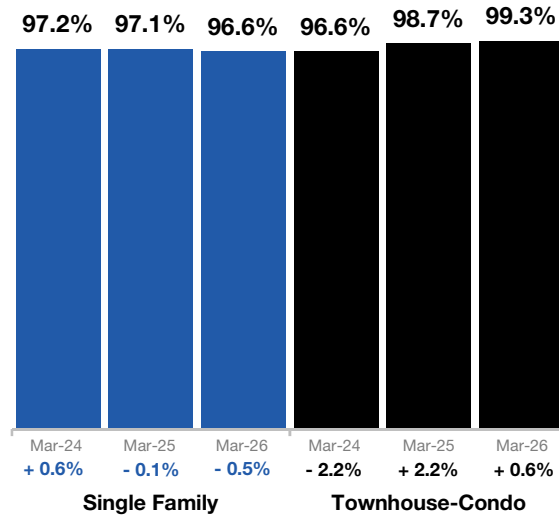
Historical Average Sales Price by Month



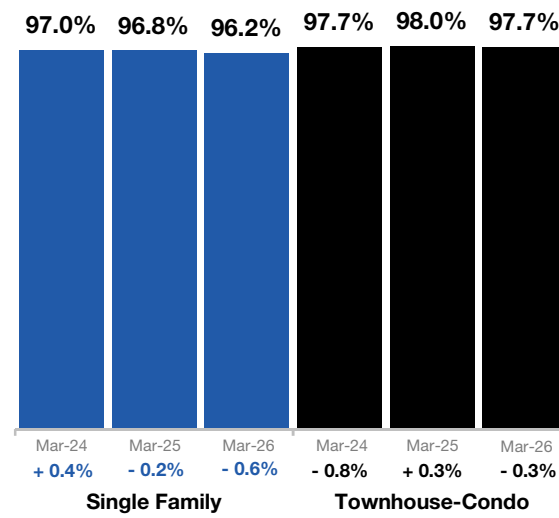
Percent of List Price Received



March

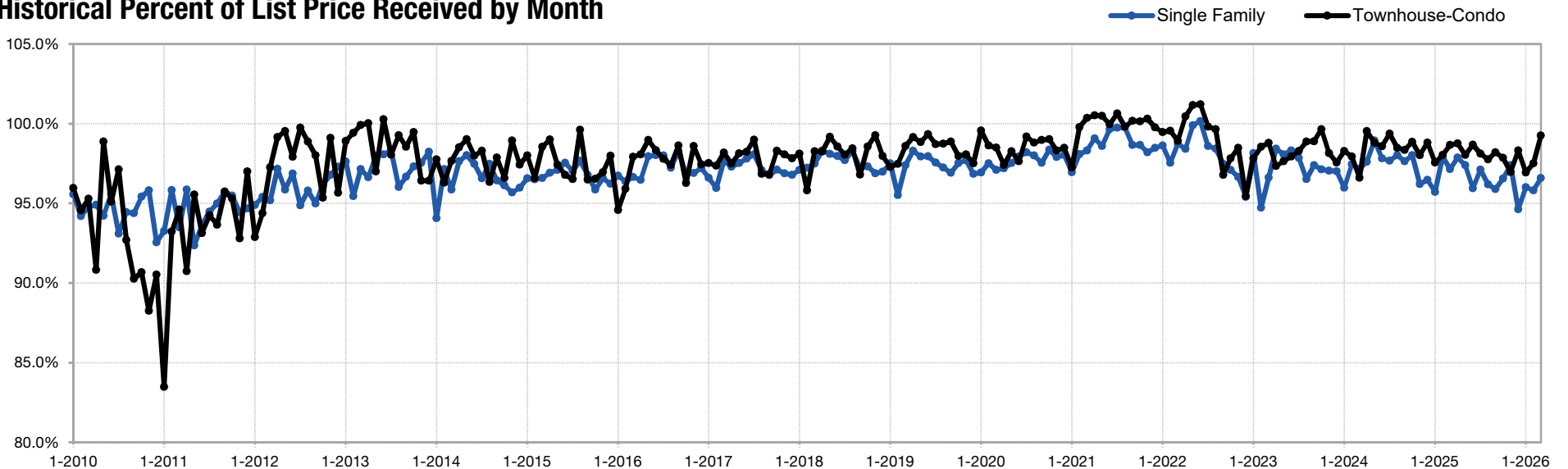


Year to Date



Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Apr-2025	97.9%	+0.3%	98.8%	-0.7%
May-2025	97.4%	-1.5%	98.0%	-0.8%
Jun-2025	95.9%	-1.9%	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%	97.5%	-0.5%
Mar-2026	96.6%	-0.5%	99.3%	+0.6%

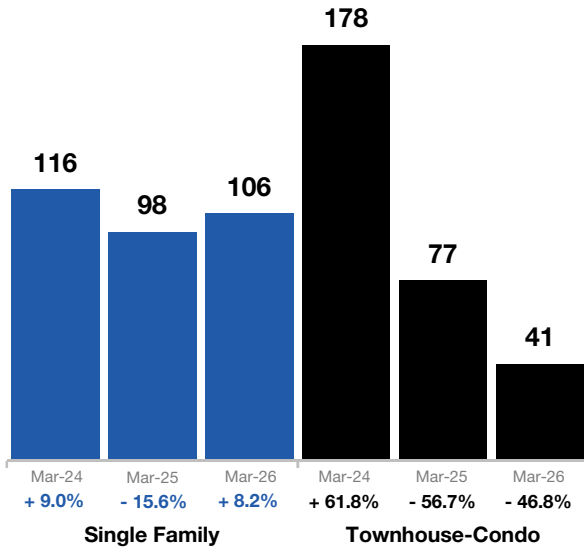
Historical Percent of List Price Received by Month



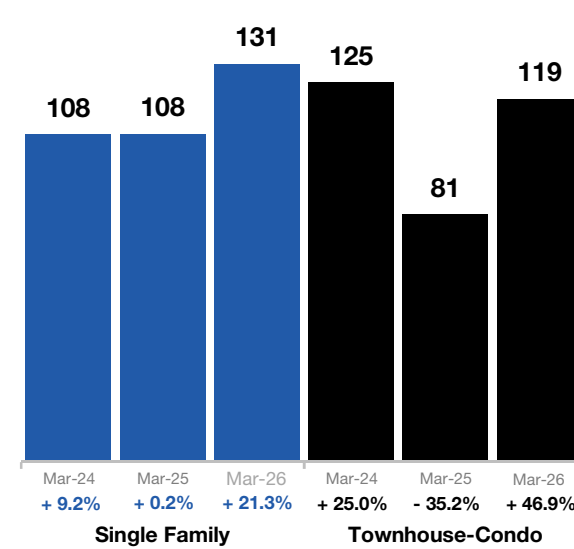
Days on Market Until Sale



March

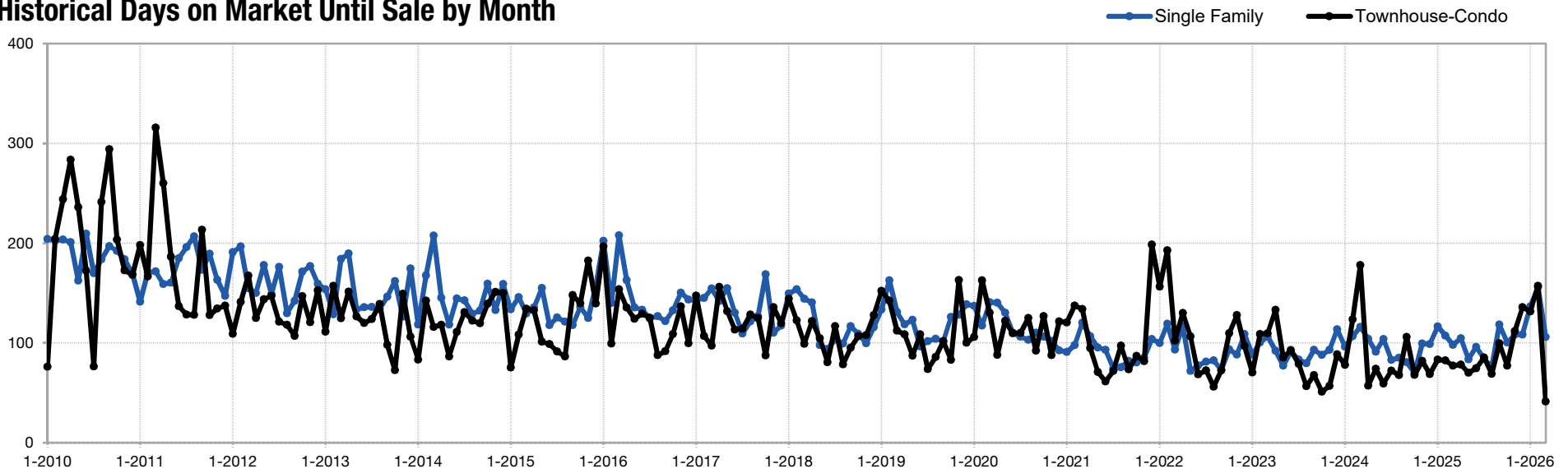


Year to Date



Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Apr-2025	105	+1.0%	78	+36.8%
May-2025	83	-8.8%	70	-5.4%
Jun-2025	96	-7.7%	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	156	+45.8%	157	+91.5%
Mar-2026	106	+8.2%	41	-46.8%

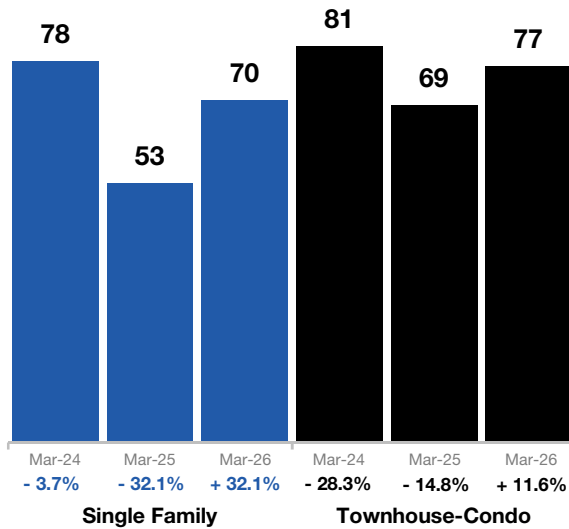
Historical Days on Market Until Sale by Month



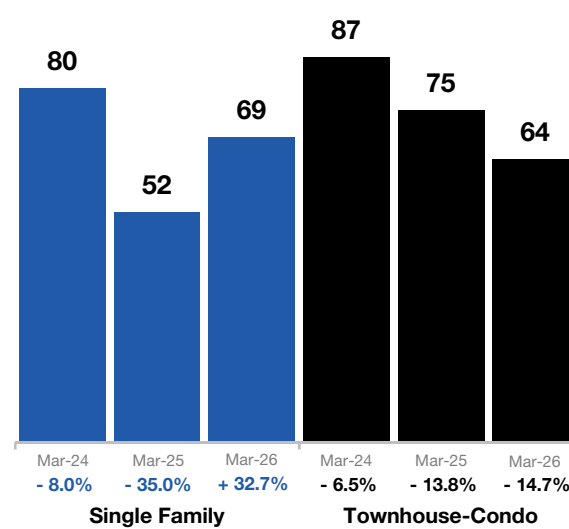
Housing Affordability Index



March

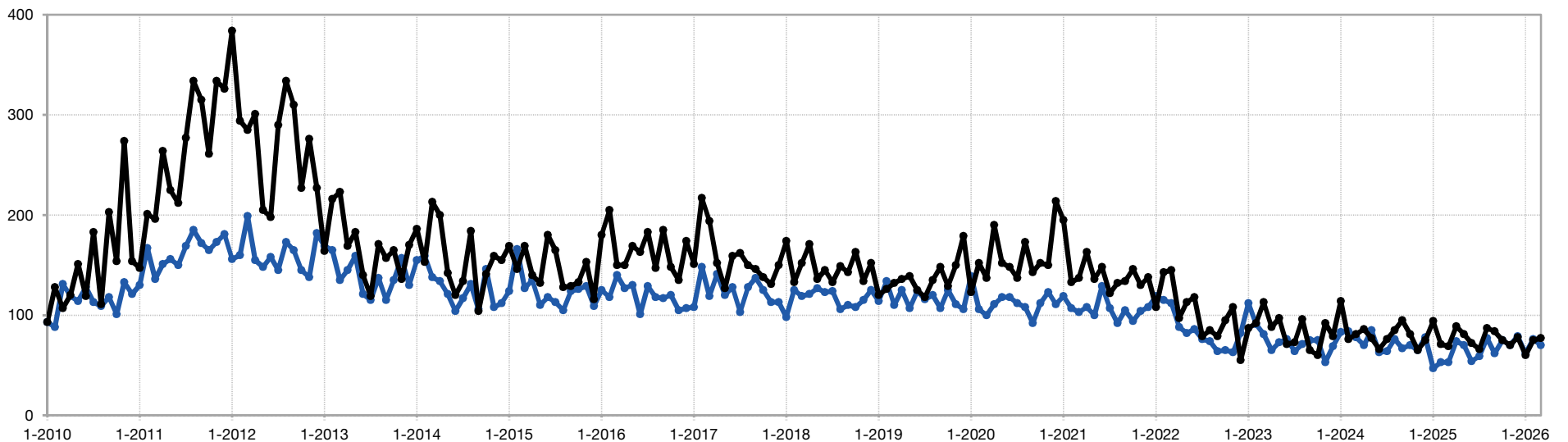


Year to Date



Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Apr-2025	74	+5.7%	89	+3.5%
May-2025	70	-17.6%	81	+5.2%
Jun-2025	54	-14.3%	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	76	+43.4%	75	+5.6%
Mar-2026	70	+32.1%	77	+11.6%

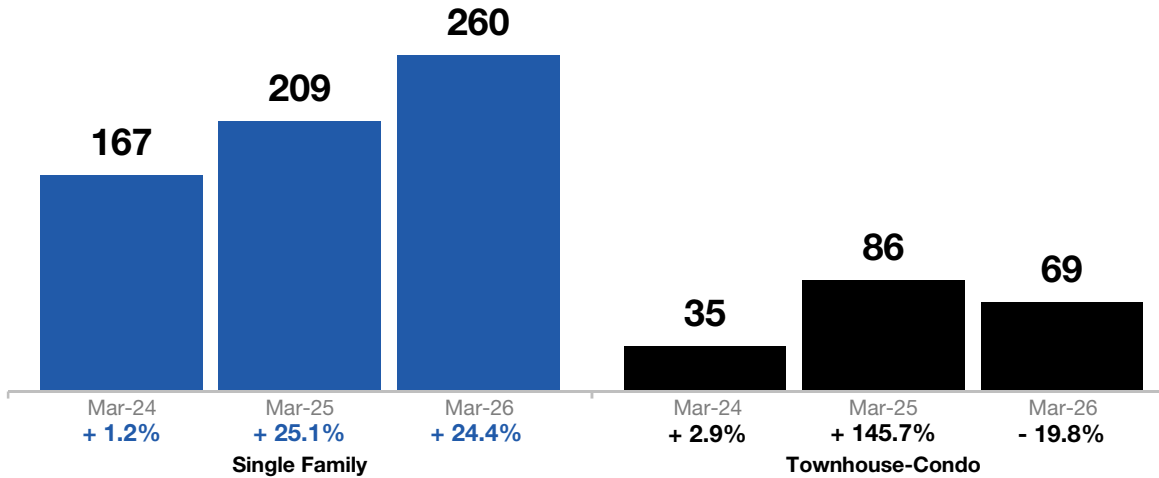
Historical Housing Affordability Index by Month



Inventory of Active Listings

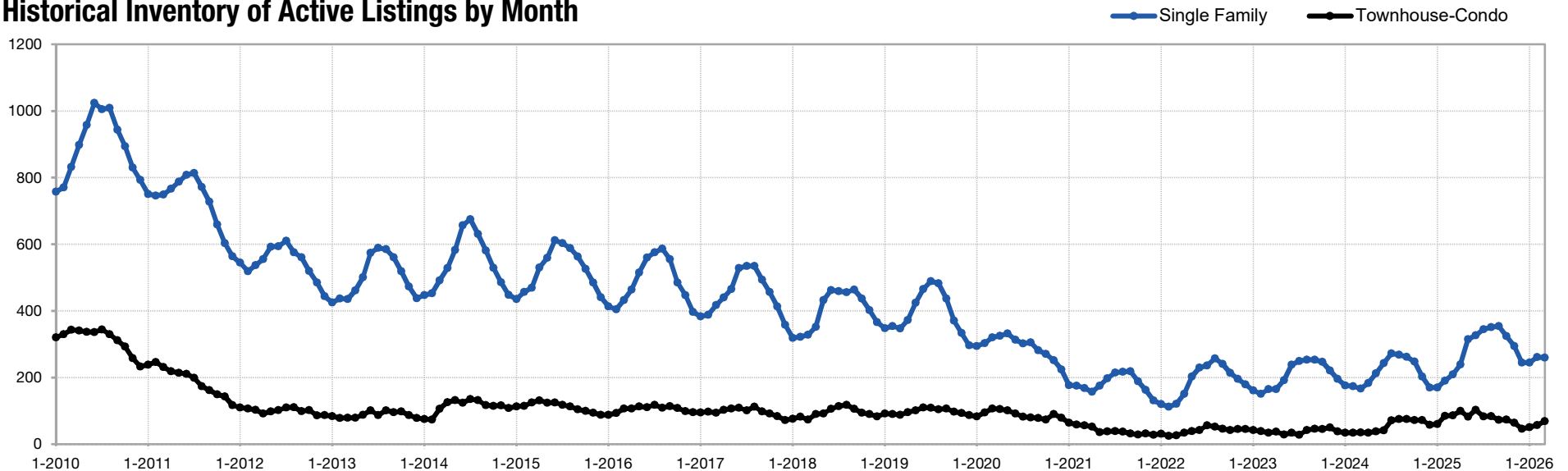


March



Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Apr-2025	239	+30.6%	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%	64	-11.1%
Dec-2025	245	+44.1%	46	-20.7%
Jan-2026	245	+44.1%	51	-15.0%
Feb-2026	261	+37.4%	57	-32.9%
Mar-2026	260	+24.4%	69	-19.8%

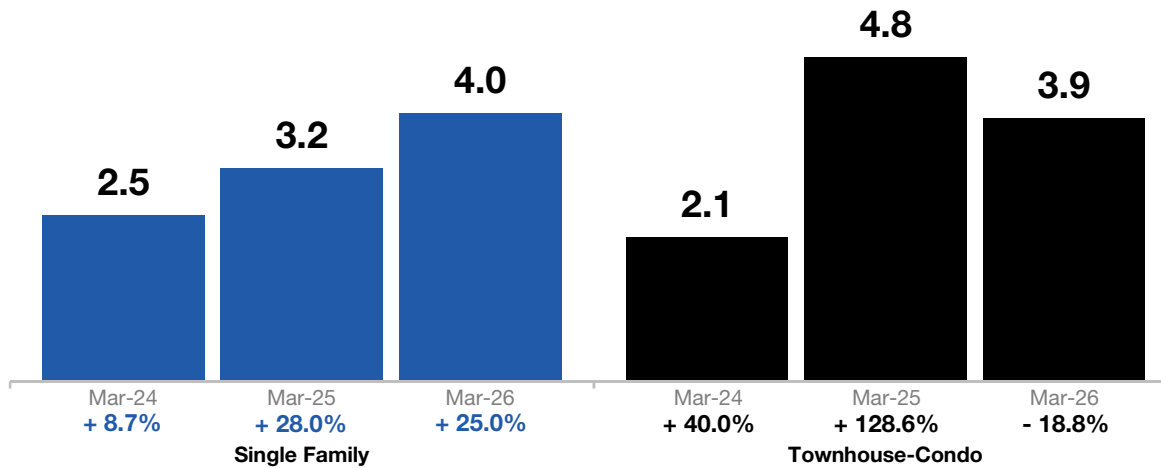
Historical Inventory of Active Listings by Month



Months Supply of Inventory

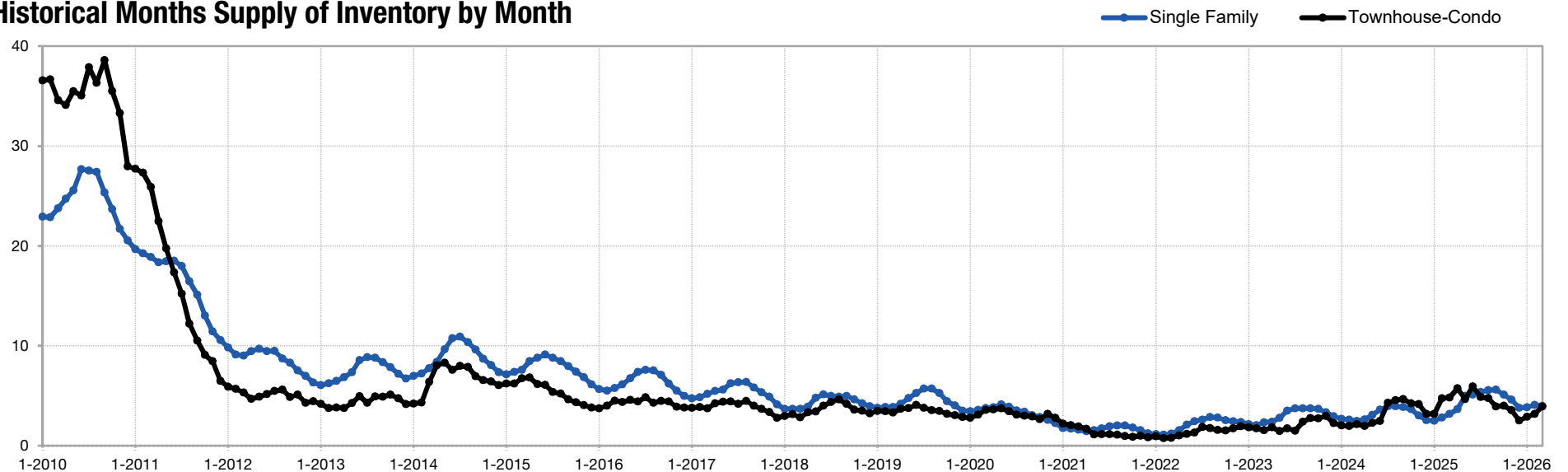


March



Months Supply of Inventory	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%	3.5	-16.7%
Dec-2025	3.8	+52.0%	2.5	-21.9%
Jan-2026	3.8	+52.0%	2.9	-9.4%
Feb-2026	4.1	+46.4%	3.2	-31.9%
Mar-2026	4.0	+25.0%	3.9	-18.8%

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.



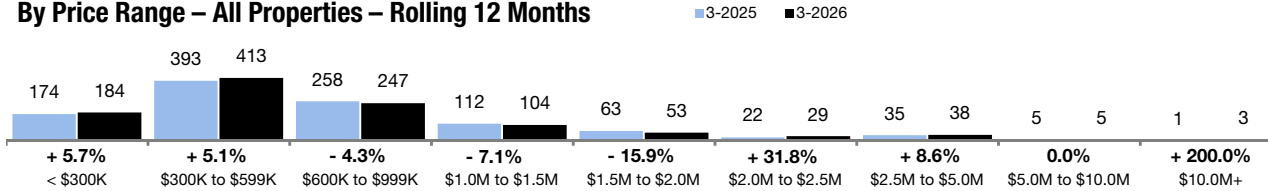
Key Metrics	Historical Sparkbars	3-2025	3-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		134	163	+ 21.6%	356	346	- 2.8%
Pending Sales		99	138	+ 39.4%	235	251	+ 6.8%
Sold Listings		58	64	+ 10.3%	192	186	- 3.1%
Median Sales Price		\$739,000	\$577,500	- 21.9%	\$669,500	\$585,000	- 12.6%
Avg. Sales Price		\$855,418	\$715,714	- 16.3%	\$1,005,874	\$771,139	- 23.3%
Pct. of List Price Received		97.6%	96.9%	- 0.7%	97.2%	96.5%	- 0.7%
Days on Market		93	99	+ 6.5%	99	129	+ 30.3%
Affordability Index		56	74	+ 32.1%	62	73	+ 17.7%
Active Listings		317	350	+ 10.4%	--	--	--
Months Supply		3.6	3.9	+ 8.3%	--	--	--

Closed Sales

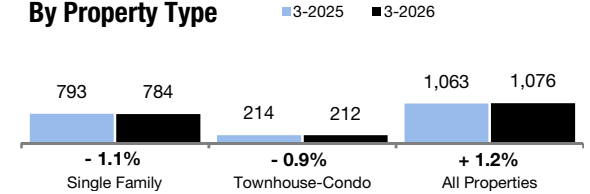
Actual sales that have closed in a given month.



By Price Range – All Properties – Rolling 12 Months



By Property Type



Rolling 12 Months

By Price Range	Single Family			Townhouse-Condo		
	3-2025	3-2026	Change	3-2025	3-2026	Change
\$299,999 and Below	102	97	- 4.9%	24	21	- 12.5%
\$300,000 to \$599,999	274	280	+ 2.2%	113	122	+ 8.0%
\$600,000 to \$999,999	202	193	- 4.5%	55	53	- 3.6%
\$1,000,000 to \$1,499,999	100	100	0.0%	12	4	- 66.7%
\$1,500,00 to \$1,999,999	55	49	- 10.9%	8	2	- 75.0%
\$2,000,000 to \$2,499,999	20	24	+ 20.0%	2	5	+ 150.0%
\$2,500,000 to \$4,999,999	35	33	- 5.7%	0	5	--
\$5,000,000 to \$9,999,999	5	5	0.0%	0	0	--
\$10,000,000 and Above	0	3	--	0	0	--
All Price Ranges	793	784	- 1.1%	214	212	- 0.9%

Compared to Prior Month

By Price Range	Single Family			Townhouse-Condo		
	2-2026	3-2026	Change	2-2026	3-2026	Change
\$299,999 and Below	3	8	+ 166.7%	1	1	0.0%
\$300,000 to \$599,999	21	18	- 14.3%	5	5	0.0%
\$600,000 to \$999,999	14	17	+ 21.4%	3	2	- 33.3%
\$1,000,000 to \$1,499,999	4	5	+ 25.0%	1	0	- 100.0%
\$1,500,00 to \$1,999,999	2	2	0.0%	0	0	--
\$2,000,000 to \$2,499,999	0	3	--	0	0	--
\$2,500,000 to \$4,999,999	0	1	--	2	0	- 100.0%
\$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	45	54	+ 20.0%	12	8	- 33.3%

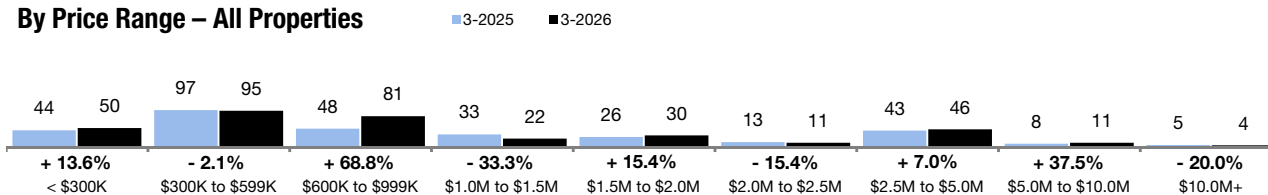
Year to Date

By Price Range	Single Family			Townhouse-Condo		
	3-2025	3-2026	Change	3-2025	3-2026	Change
\$299,999 and Below	12	17	+ 41.7%	8	2	- 75.0%
\$300,000 to \$599,999	31	51	+ 64.5%	20	15	- 25.0%
\$600,000 to \$999,999	39	43	+ 10.3%	10	13	+ 30.0%
\$1,000,000 to \$1,499,999	23	13	- 43.5%	2	1	- 50.0%
\$1,500,00 to \$1,999,999	18	9	- 50.0%	1	0	- 100.0%
\$2,000,000 to \$2,499,999	3	4	+ 33.3%	1	0	- 100.0%
\$2,500,000 to \$4,999,999	3	3	0.0%	0	3	--
\$5,000,000 to \$9,999,999	3	1	- 66.7%	0	0	--
\$10,000,000 and Above	0	0	--	0	0	--
All Price Ranges	132	141	+ 6.8%	42	34	- 19.0%

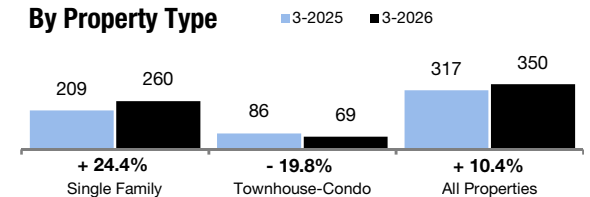
Inventory of Active Listings

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		
	3-2025	3-2026	Change	3-2025	3-2026	Change
\$299,999 and Below	18	23	+ 27.8%	15	9	- 40.0%
\$300,000 to \$599,999	44	64	+ 45.5%	49	30	- 38.8%
\$600,000 to \$999,999	39	62	+ 59.0%	8	19	+ 137.5%
\$1,000,000 to \$1,499,999	30	18	- 40.0%	1	4	+ 300.0%
\$1,500,00 to \$1,999,999	23	29	+ 26.1%	3	1	- 66.7%
\$2,000,000 to \$2,499,999	11	9	- 18.2%	2	2	0.0%
\$2,500,000 to \$4,999,999	33	42	+ 27.3%	8	4	- 50.0%
\$5,000,000 to \$9,999,999	8	11	+ 37.5%	0	0	--
\$10,000,000 and Above	3	2	- 33.3%	0	0	--
All Price Ranges	209	260	+ 24.4%	86	69	- 19.8%

Compared to Prior Month

By Price Range	Single Family			Townhouse-Condo		
	2-2026	3-2026	Change	2-2026	3-2026	Change
\$299,999 and Below	27	23	- 14.8%	7	9	+ 28.6%
\$300,000 to \$599,999	75	64	- 14.7%	26	30	+ 15.4%
\$600,000 to \$999,999	55	62	+ 12.7%	14	19	+ 35.7%
\$1,000,000 to \$1,499,999	20	18	- 10.0%	4	4	0.0%
\$1,500,00 to \$1,999,999	26	29	+ 11.5%	1	1	0.0%
\$2,000,000 to \$2,499,999	9	9	0.0%	2	2	0.0%
\$2,500,000 to \$4,999,999	34	42	+ 23.5%	3	4	+ 33.3%
\$5,000,000 to \$9,999,999	10	11	+ 10.0%	0	0	--
\$10,000,000 and Above	5	2	- 60.0%	0	0	--
All Price Ranges	261	260	- 0.4%	57	69	+ 21.1%

Year to Date

By Price Range	Single Family			Townhouse-Condo		
	3-2025	3-2026	Change	3-2025	3-2026	Change
\$299,999 and Below	12	17	+ 41.7%	8	2	- 75.0%
\$300,000 to \$599,999	31	51	+ 64.5%	20	15	- 25.0%
\$600,000 to \$999,999	39	43	+ 10.3%	10	13	+ 30.0%
\$1,000,000 to \$1,499,999	23	13	- 43.5%	2	1	- 50.0%
\$1,500,00 to \$1,999,999	18	9	- 50.0%	1	0	- 100.0%
\$2,000,000 to \$2,499,999	3	4	+ 33.3%	1	0	- 100.0%
\$2,500,000 to \$4,999,999	3	3	0.0%	0	3	--
\$5,000,000 to \$9,999,999	3	1	- 66.7%	0	0	--
\$10,000,000 and Above	0	0	--	0	0	--
All Price Ranges	132	141	+ 6.8%	42	34	- 19.0%

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.