



Monthly Indicators

February 2025

Percent changes calculated using year-over-year comparisons.

New Listings were up 7.5 percent for single family homes and 95.0 percent for townhouse-condo properties. Pending Sales decreased 2.4 percent for single family homes and 13.3 percent for townhouse-condo properties.

The Median Sales Price was up 23.5 percent to \$787,000 for single family homes but decreased 8.7 percent to \$515,000 for townhouse-condo properties. Days on Market decreased 2.7 percent for single family homes and 27.0 percent for townhouse-condo properties.

The limited number of properties for sale has continued to push home prices higher nationwide. At last measure, the national median existing-home price was \$396,900, a 4.8% increase from one year earlier, with prices up in all four regions, according to NAR. Meanwhile, total housing inventory heading into February stood at 1.18 million units, up 3.5% month-over-month and 16.8% year-over-year, for a 3.5-month supply at the current sales pace.

Activity Snapshot

- 12.7% **+ 16.1%** **+ 7.1%**

One-Year Change in Sold Listings All Properties	One-Year Change in Median Sales Price All Properties	One-Year Change in Active Listings All Properties
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Residential real estate activity in Garfield 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	2-2024	2-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		53	57	+ 7.5%	93	108	+ 16.1%
Pending Sales		41	40	- 2.4%	79	81	+ 2.5%
Sold Listings		40	38	- 5.0%	68	82	+ 20.6%
Median Sales Price		\$637,500	\$787,000	+ 23.5%	\$625,000	\$857,500	+ 37.2%
Avg. Sales Price		\$752,180	\$1,166,246	+ 55.0%	\$891,672	\$1,155,135	+ 29.5%
Pct. of List Price Received		97.0%	97.8%	+ 0.8%	96.3%	97.0%	+ 0.7%
Days on Market		111	108	- 2.7%	106	114	+ 7.5%
Affordability Index		62	51	- 17.7%	63	46	- 27.0%
Active Listings		148	130	- 12.2%	--	--	--
Months Supply		2.8	2.5	- 10.7%	--	--	--

Townhouse-Condo Market Overview

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

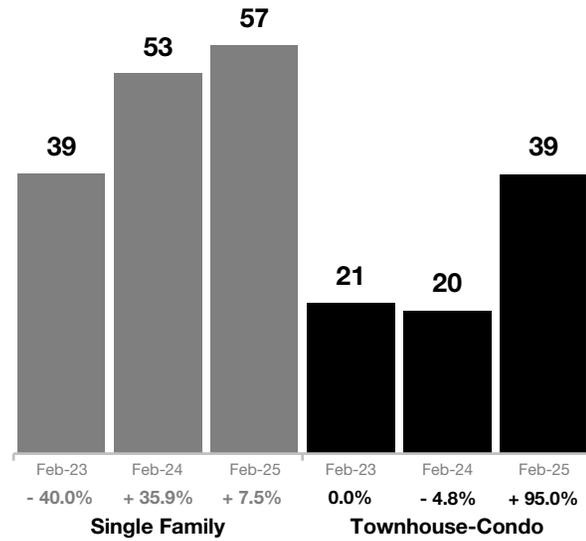


Key Metrics	Historical Sparkbars	2-2024	2-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		20	39	+ 95.0%	39	55	+ 41.0%
Pending Sales		15	13	- 13.3%	31	26	- 16.1%
Sold Listings		20	9	- 55.0%	32	30	- 6.3%
Median Sales Price		\$564,250	\$515,000	- 8.7%	\$517,000	\$487,500	- 5.7%
Avg. Sales Price		\$733,575	\$577,944	- 21.2%	\$689,695	\$530,117	- 23.1%
Pct. of List Price Received		98.3%	98.7%	+ 0.4%	98.2%	97.9%	- 0.3%
Days on Market		126	92	- 27.0%	108	86	- 20.4%
Affordability Index		68	70	+ 2.9%	74	74	0.0%
Active Listings		33	58	+ 75.8%	--	--	--
Months Supply		2.0	3.3	+ 65.0%	--	--	--

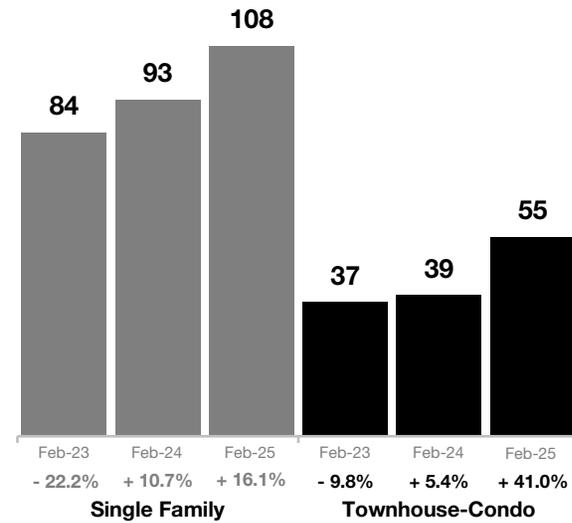
New Listings



February

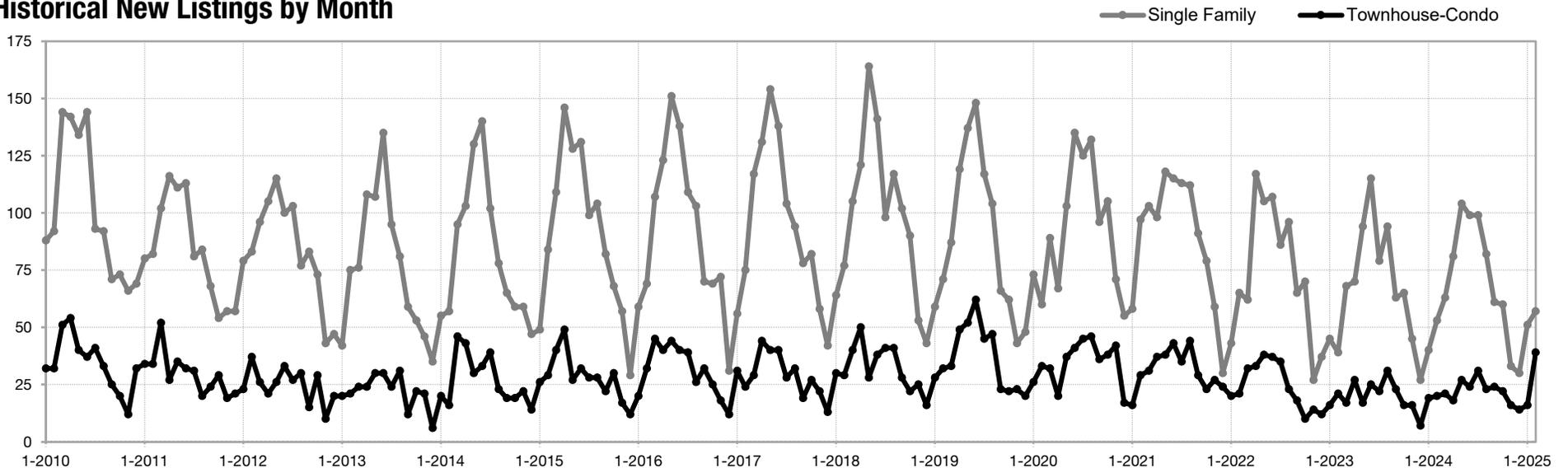


Year to Date



New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Mar-2024	63	-7.4%	21	+23.5%
Apr-2024	81	+15.7%	18	-33.3%
May-2024	104	+10.6%	27	+58.8%
Jun-2024	99	-13.9%	24	-4.0%
Jul-2024	99	+25.3%	31	+40.9%
Aug-2024	82	-12.8%	23	-25.8%
Sep-2024	61	-3.2%	24	+4.3%
Oct-2024	60	-7.7%	22	+37.5%
Nov-2024	33	-26.7%	16	0.0%
Dec-2024	30	+11.1%	14	+100.0%
Jan-2025	51	+27.5%	16	-15.8%
Feb-2025	57	+7.5%	39	+95.0%

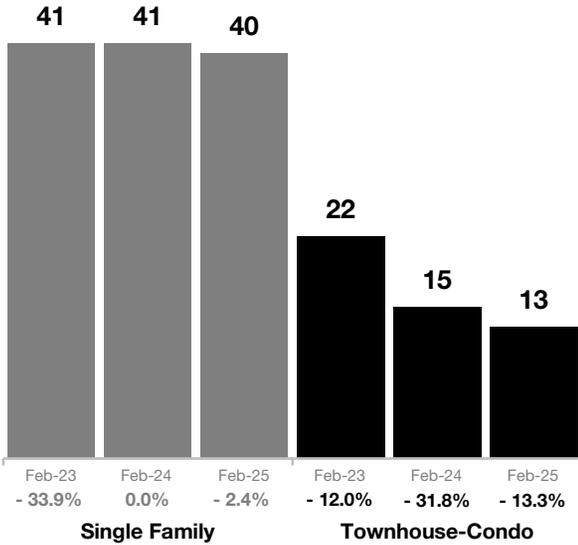
Historical New Listings by Month



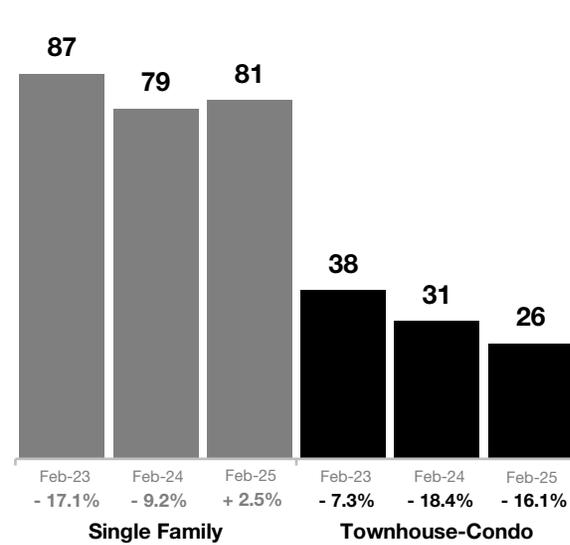
Pending Sales



February

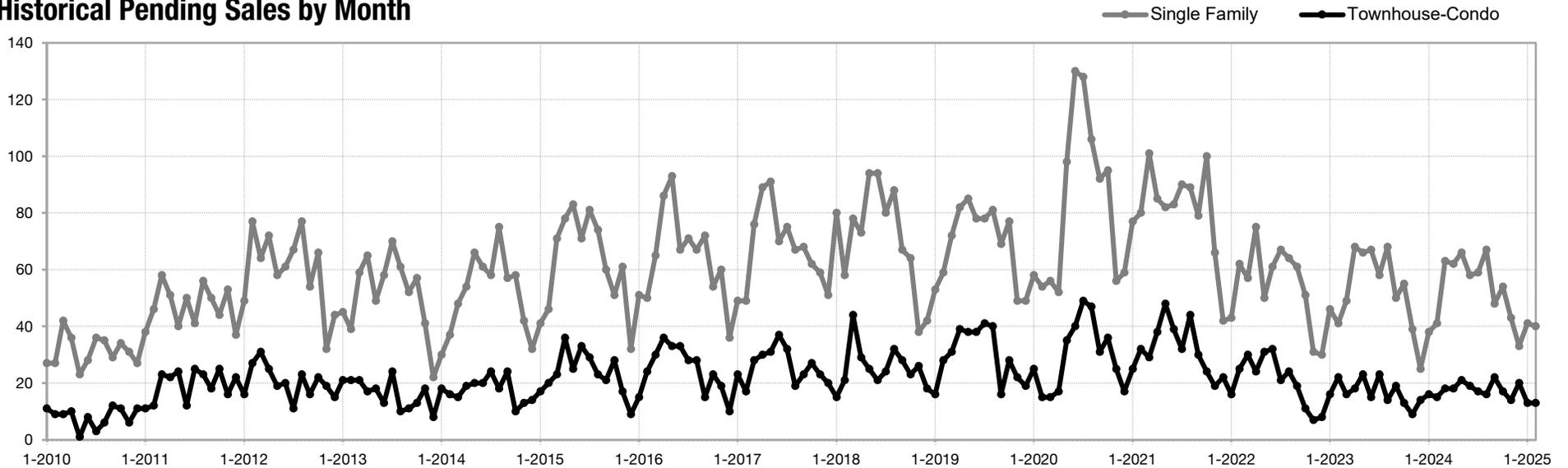


Year to Date



Pending Sales	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Mar-2024	63	+28.6%	18	+12.5%
Apr-2024	62	-8.8%	18	0.0%
May-2024	66	0.0%	21	-8.7%
Jun-2024	58	-13.4%	19	+26.7%
Jul-2024	59	+1.7%	17	-26.1%
Aug-2024	67	-1.5%	16	+14.3%
Sep-2024	48	-4.0%	22	+15.8%
Oct-2024	54	-1.8%	17	+30.8%
Nov-2024	43	+10.3%	14	+55.6%
Dec-2024	33	+32.0%	20	+42.9%
Jan-2025	41	+7.9%	13	-18.8%
Feb-2025	40	-2.4%	13	-13.3%

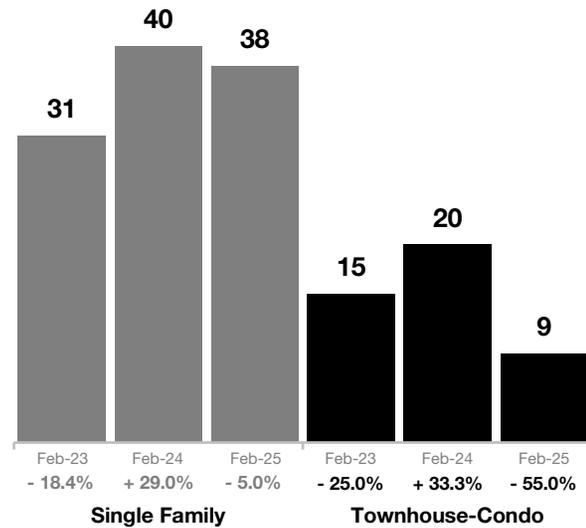
Historical Pending Sales by Month



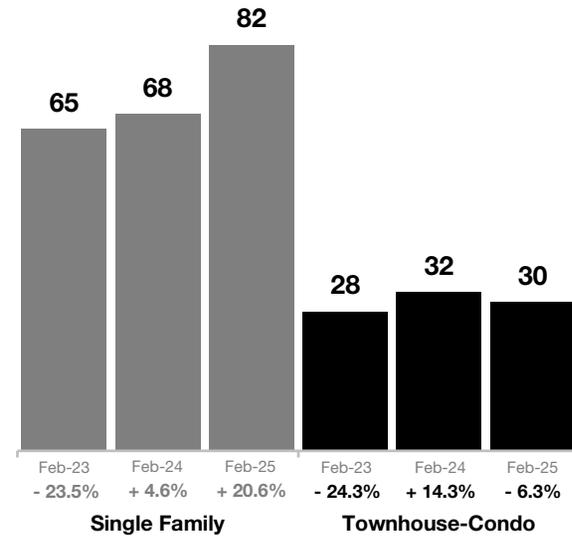
Sold Listings



February

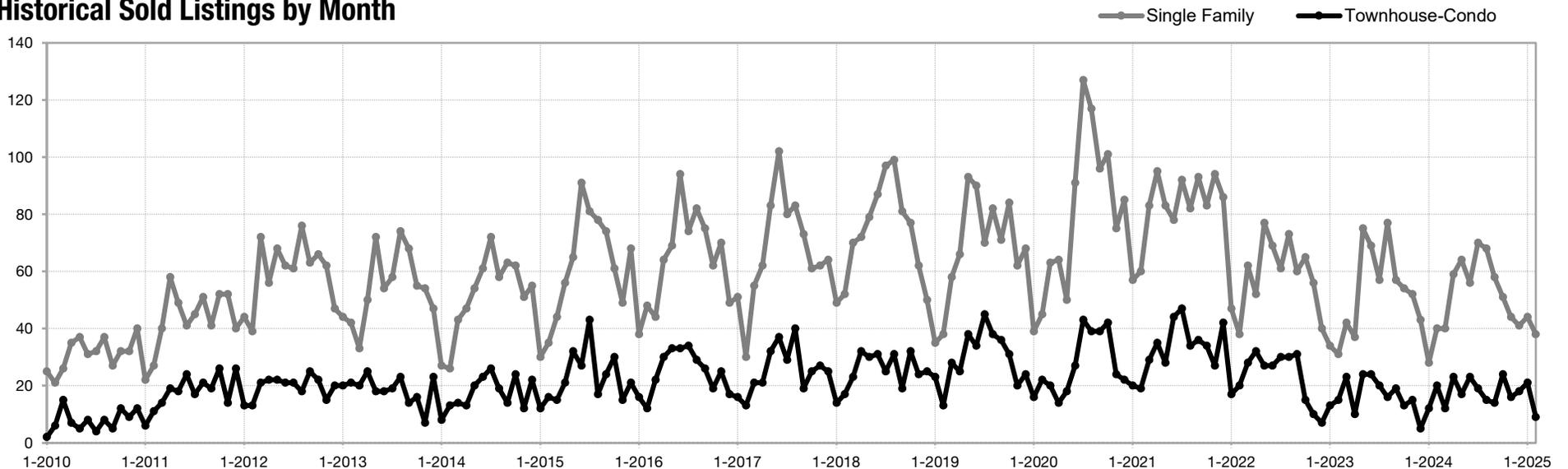


Year to Date



Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Mar-2024	40	-4.8%	12	-47.8%
Apr-2024	59	+59.5%	23	+130.0%
May-2024	64	-14.7%	17	-29.2%
Jun-2024	56	-18.8%	23	-4.2%
Jul-2024	70	+22.8%	19	-5.0%
Aug-2024	68	-11.7%	15	-6.3%
Sep-2024	58	+1.8%	14	-26.3%
Oct-2024	51	-5.6%	24	+84.6%
Nov-2024	44	-15.4%	16	+6.7%
Dec-2024	41	-4.7%	18	+260.0%
Jan-2025	44	+57.1%	21	+75.0%
Feb-2025	38	-5.0%	9	-55.0%

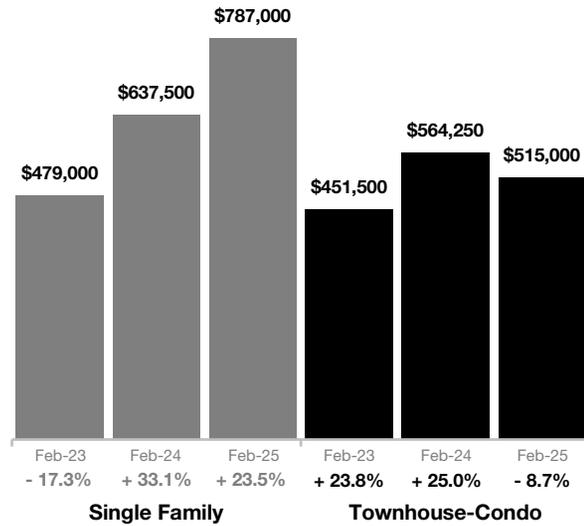
Historical Sold Listings by Month



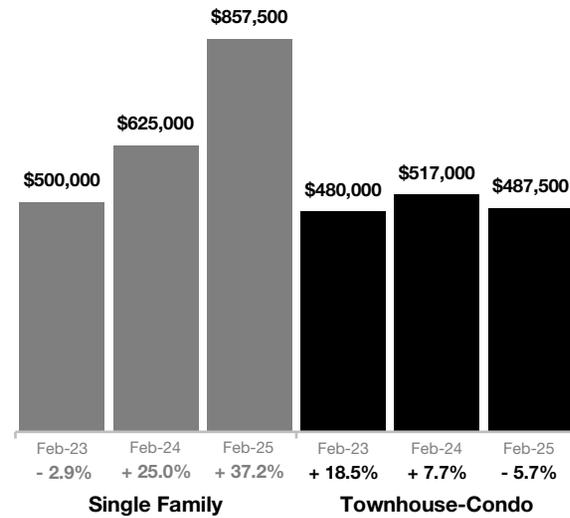
Median Sales Price



February

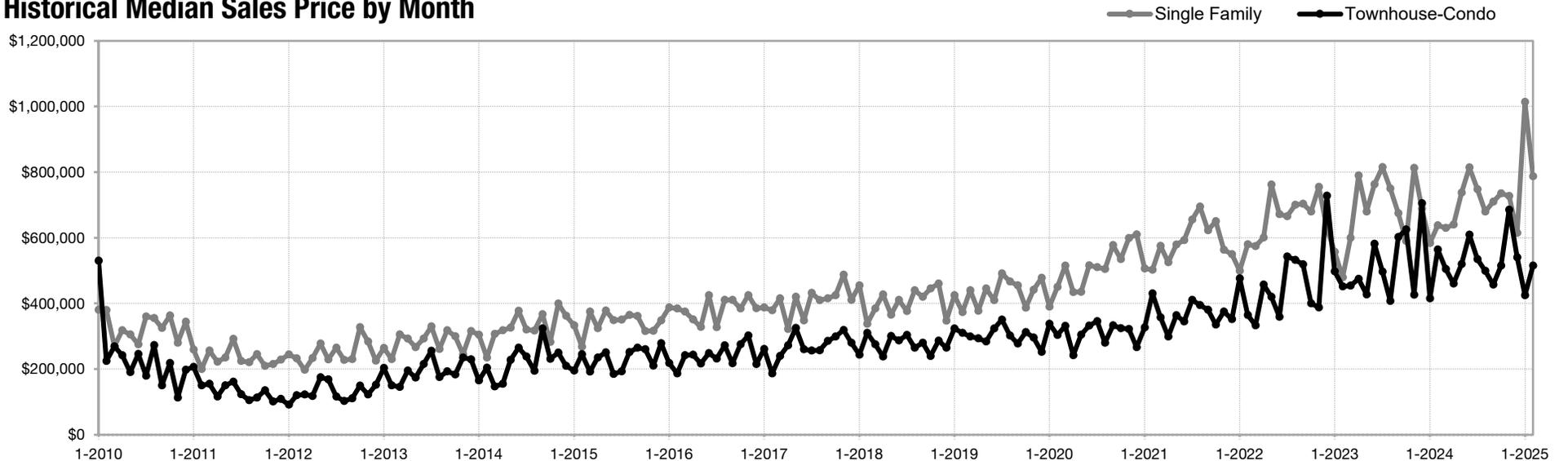


Year to Date



Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Mar-2024	\$630,000	+5.0%	\$504,750	+11.2%
Apr-2024	\$640,000	-19.0%	\$460,000	-3.1%
May-2024	\$737,500	+8.5%	\$520,000	+21.7%
Jun-2024	\$814,000	+6.7%	\$609,000	+4.7%
Jul-2024	\$747,500	-8.3%	\$535,000	+7.6%
Aug-2024	\$680,000	-9.3%	\$499,000	+22.5%
Sep-2024	\$710,000	+5.2%	\$457,000	-24.1%
Oct-2024	\$735,000	+24.6%	\$515,000	-17.6%
Nov-2024	\$727,250	-10.5%	\$685,250	+60.8%
Dec-2024	\$615,000	-10.7%	\$540,000	-23.4%
Jan-2025	\$1,014,150	+73.8%	\$425,000	+2.4%
Feb-2025	\$787,000	+23.5%	\$515,000	-8.7%

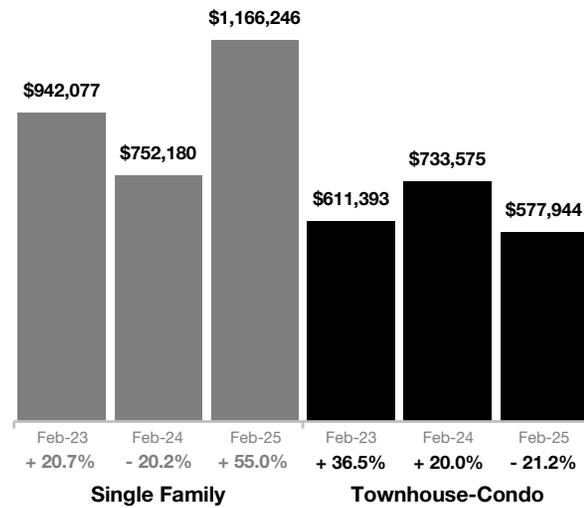
Historical Median Sales Price by Month



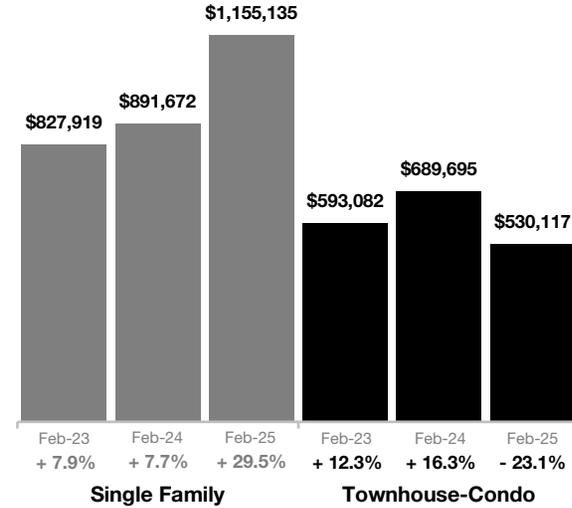
Average Sales Price



February

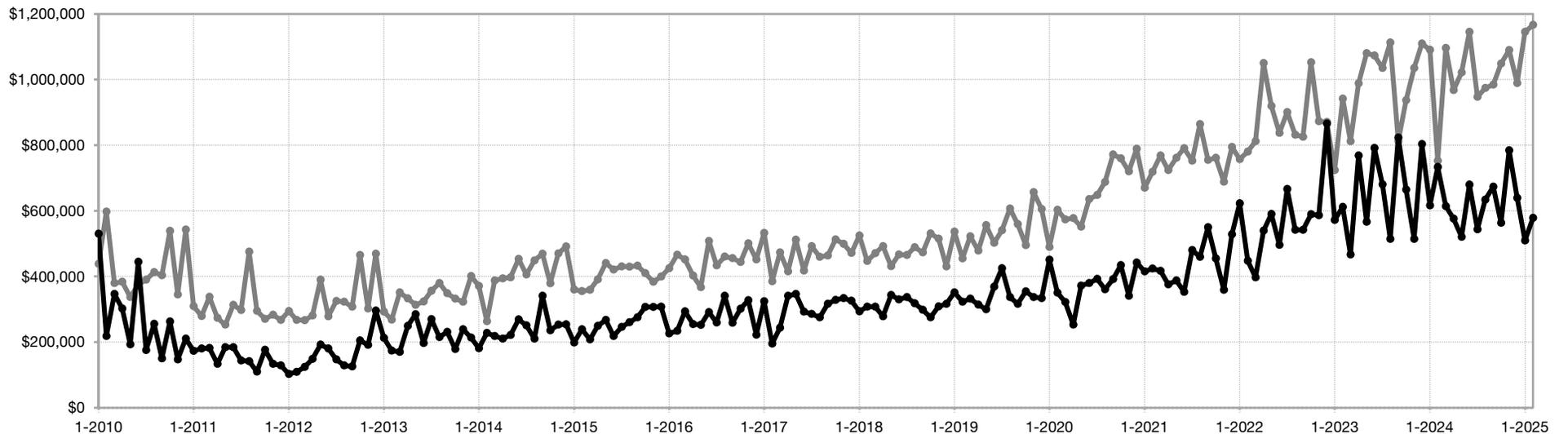


Year to Date



Avg. Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Mar-2024	\$1,096,115	+35.0%	\$614,008	+31.5%
Apr-2024	\$967,813	-2.1%	\$575,730	-25.1%
May-2024	\$1,021,586	-5.4%	\$520,259	-8.2%
Jun-2024	\$1,145,079	+6.7%	\$679,274	-14.2%
Jul-2024	\$947,320	-8.5%	\$543,261	-20.1%
Aug-2024	\$973,879	-12.5%	\$633,667	+23.3%
Sep-2024	\$984,746	+21.1%	\$673,286	-18.2%
Oct-2024	\$1,048,952	+12.0%	\$563,430	-15.2%
Nov-2024	\$1,090,079	+5.3%	\$784,106	+52.5%
Dec-2024	\$989,515	-10.8%	\$639,593	-20.4%
Jan-2025	\$1,145,540	+5.0%	\$509,619	-17.3%
Feb-2025	\$1,166,246	+55.0%	\$577,944	-21.2%

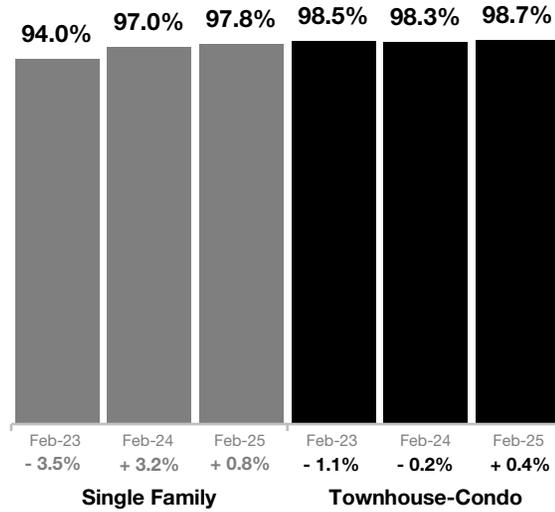
Historical Average Sales Price by Month



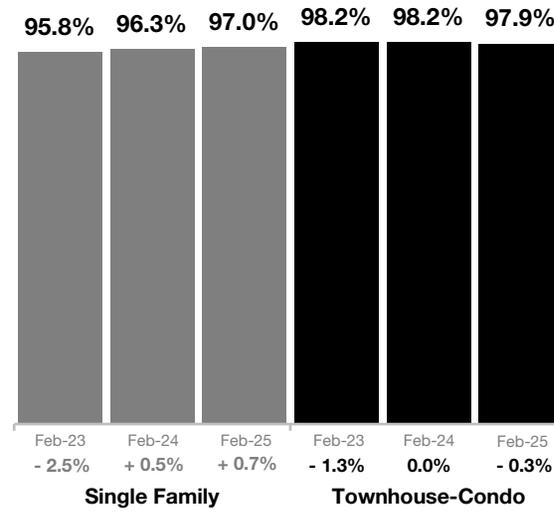
Percent of List Price Received



February

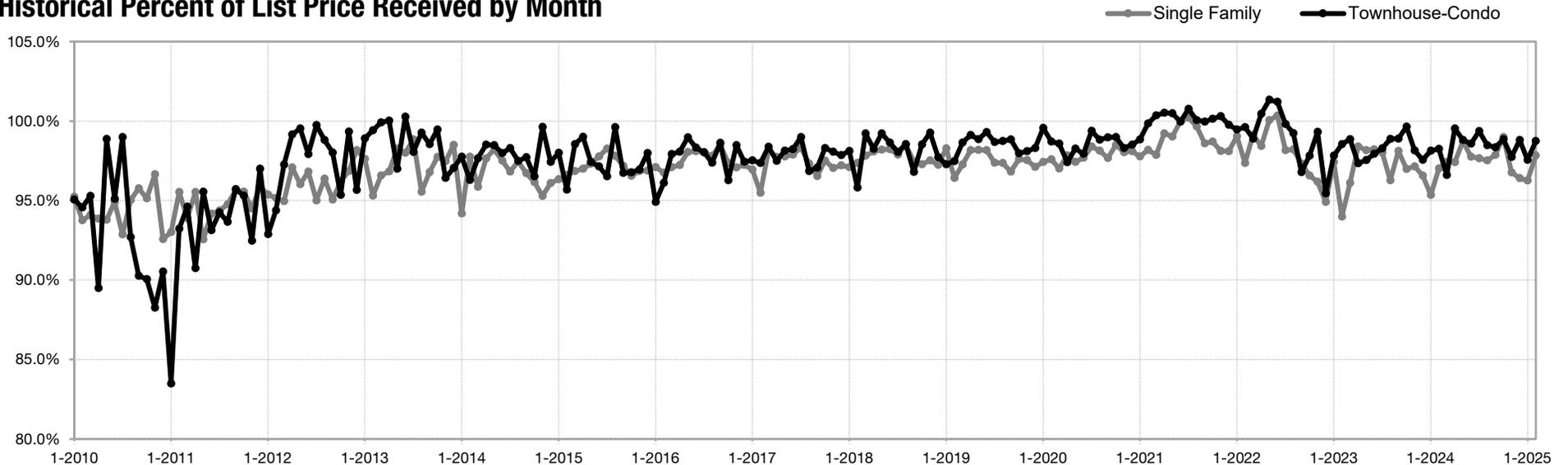


Year to Date



Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Mar-2024	97.4%	+1.4%	96.6%	-2.2%
Apr-2024	97.4%	-1.0%	99.5%	+2.3%
May-2024	98.7%	+0.5%	98.8%	+1.3%
Jun-2024	97.7%	-0.5%	98.6%	+0.7%
Jul-2024	97.7%	-0.3%	99.4%	+1.1%
Aug-2024	97.5%	+1.2%	98.5%	-0.4%
Sep-2024	97.9%	-0.2%	98.3%	-0.6%
Oct-2024	99.0%	+2.1%	98.9%	-0.8%
Nov-2024	96.8%	-0.4%	97.7%	-0.4%
Dec-2024	96.4%	-0.2%	98.8%	+1.2%
Jan-2025	96.3%	+1.0%	97.6%	-0.5%
Feb-2025	97.8%	+0.8%	98.7%	+0.4%

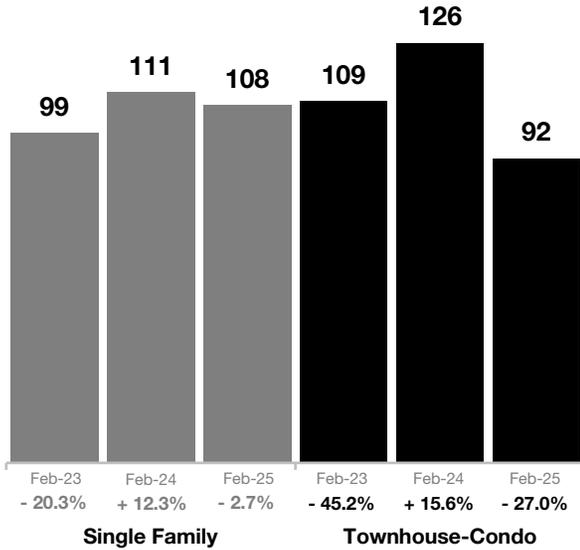
Historical Percent of List Price Received by Month



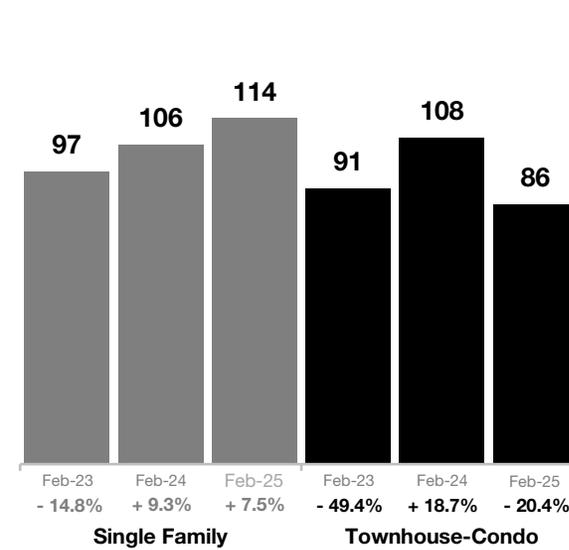
Days on Market Until Sale



February

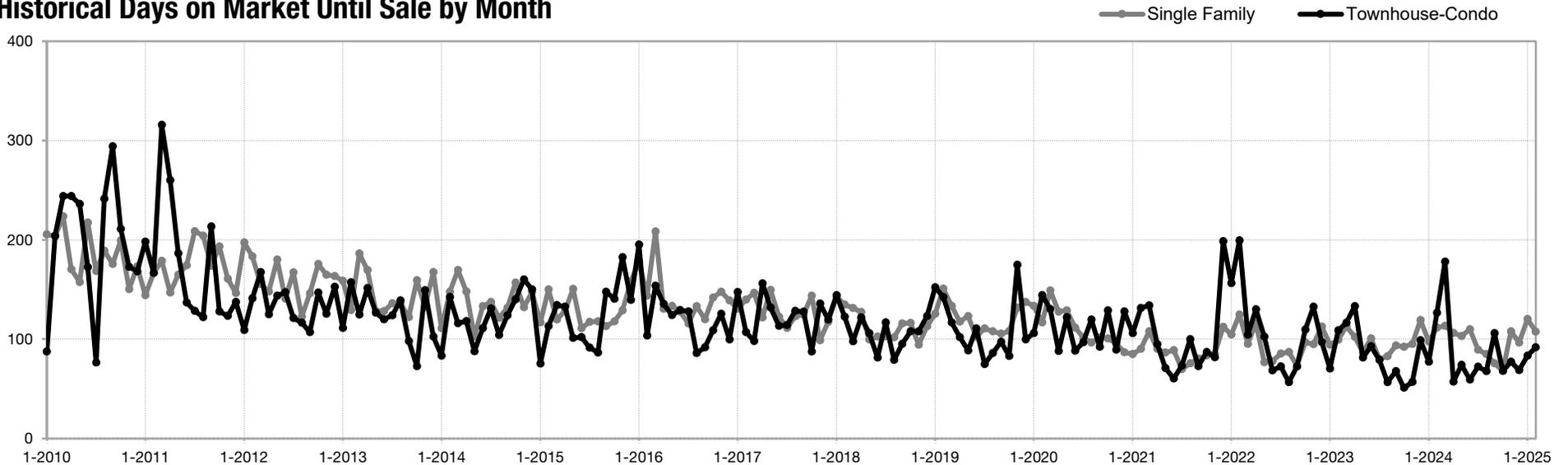


Year to Date



Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Mar-2024	113	0.0%	178	+53.4%
Apr-2024	106	+3.9%	57	-57.1%
May-2024	103	+19.8%	74	-8.6%
Jun-2024	110	+8.9%	59	-36.6%
Jul-2024	89	+11.3%	72	-8.9%
Aug-2024	85	+2.4%	68	+19.3%
Sep-2024	75	-20.2%	106	+55.9%
Oct-2024	68	-26.1%	68	+33.3%
Nov-2024	108	+13.7%	77	+35.1%
Dec-2024	97	-18.5%	69	-30.3%
Jan-2025	120	+22.4%	83	+7.8%
Feb-2025	108	-2.7%	92	-27.0%

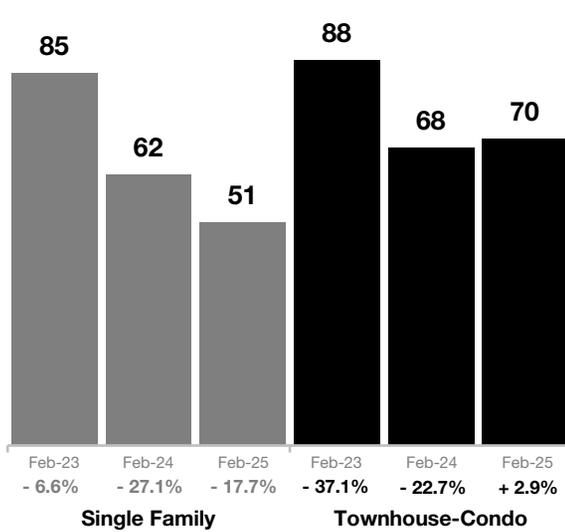
Historical Days on Market Until Sale by Month



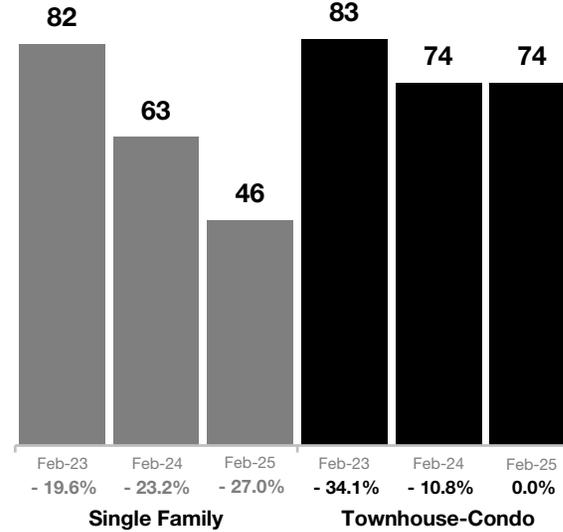
Housing Affordability Index



February

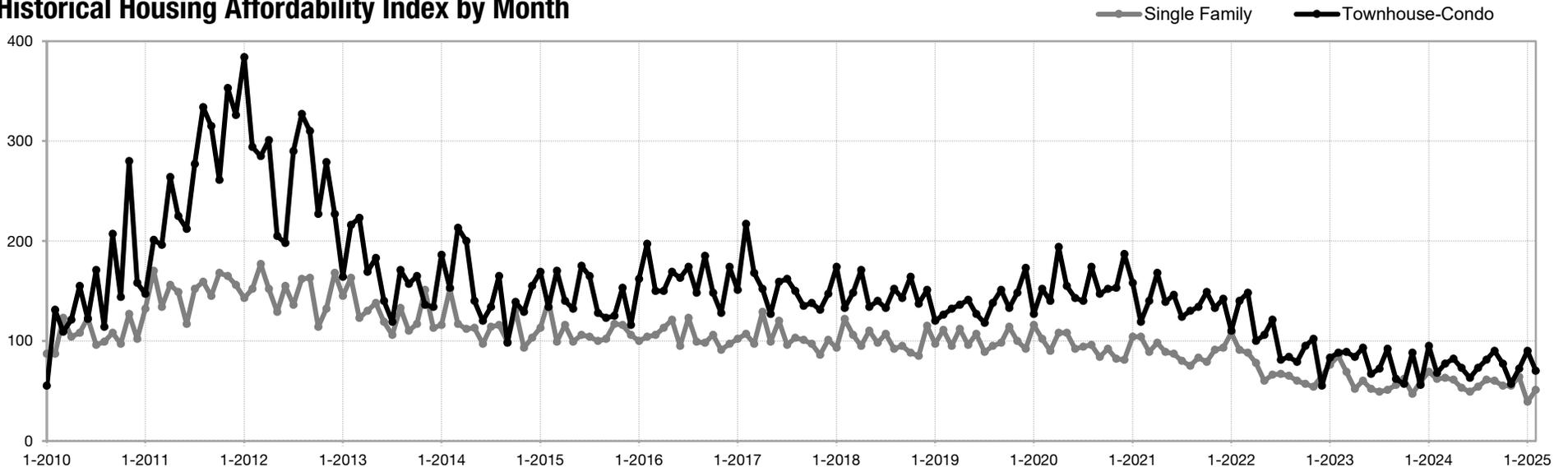


Year to Date



Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Mar-2024	63	-8.7%	77	-13.5%
Apr-2024	61	+17.3%	82	-2.4%
May-2024	53	-11.7%	73	-21.5%
Jun-2024	49	-5.8%	63	-6.0%
Jul-2024	54	+10.2%	73	+1.4%
Aug-2024	61	+19.6%	81	-12.0%
Sep-2024	60	+7.1%	90	+45.2%
Oct-2024	55	-11.3%	77	+35.1%
Nov-2024	55	+17.0%	57	-35.2%
Dec-2024	64	+8.5%	72	+28.6%
Jan-2025	39	-43.5%	90	-5.3%
Feb-2025	51	-17.7%	70	+2.9%

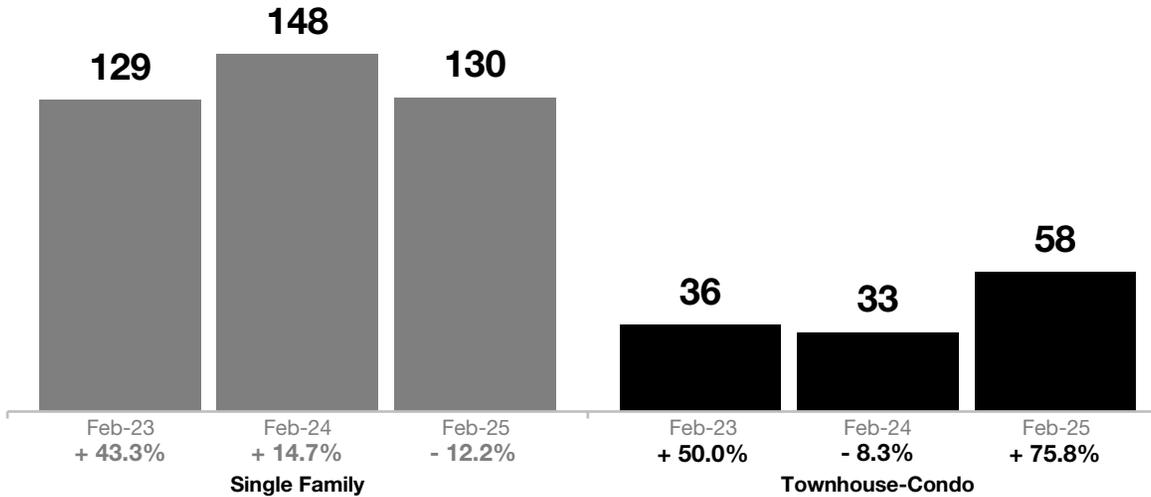
Historical Housing Affordability Index by Month



Inventory of Active Listings

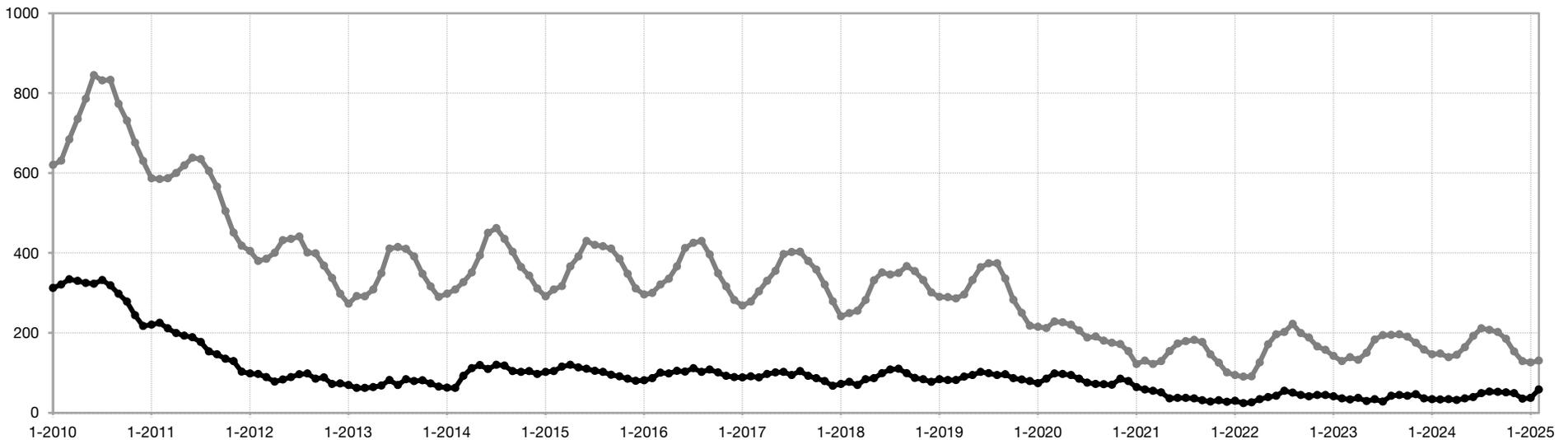


February



Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Mar-2024	139	0.0%	34	+3.0%
Apr-2024	145	+9.8%	32	-13.5%
May-2024	164	+9.3%	36	+24.1%
Jun-2024	192	+4.9%	39	+14.7%
Jul-2024	211	+8.8%	49	+75.0%
Aug-2024	207	+6.2%	53	+26.2%
Sep-2024	202	+3.1%	52	+18.2%
Oct-2024	185	-2.6%	51	+21.4%
Nov-2024	153	-12.6%	49	+6.5%
Dec-2024	129	-18.4%	35	-2.8%
Jan-2025	126	-13.7%	37	+8.8%
Feb-2025	130	-12.2%	58	+75.8%

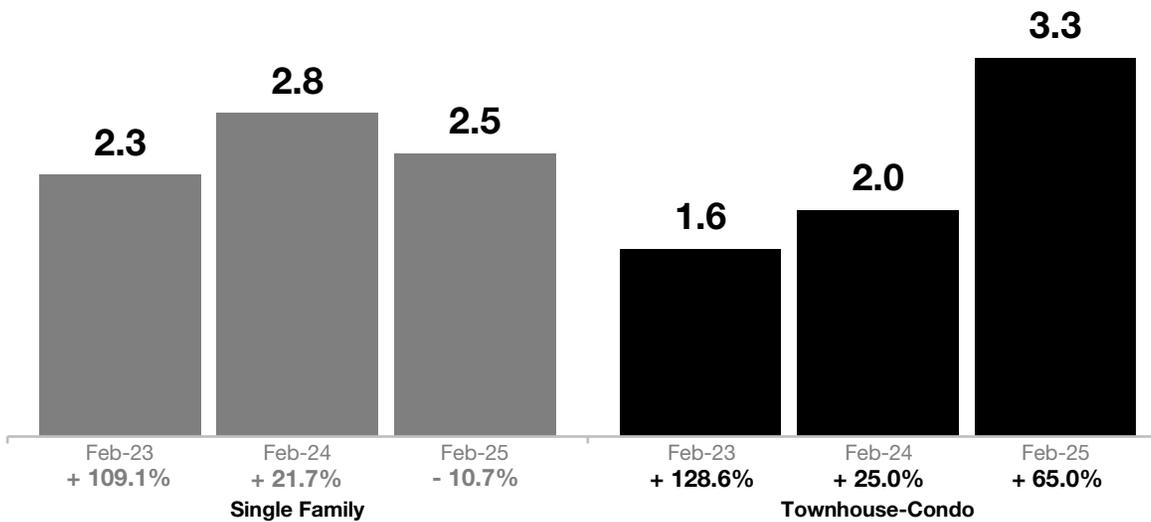
Historical Inventory of Active Listings by Month



Months Supply of Inventory

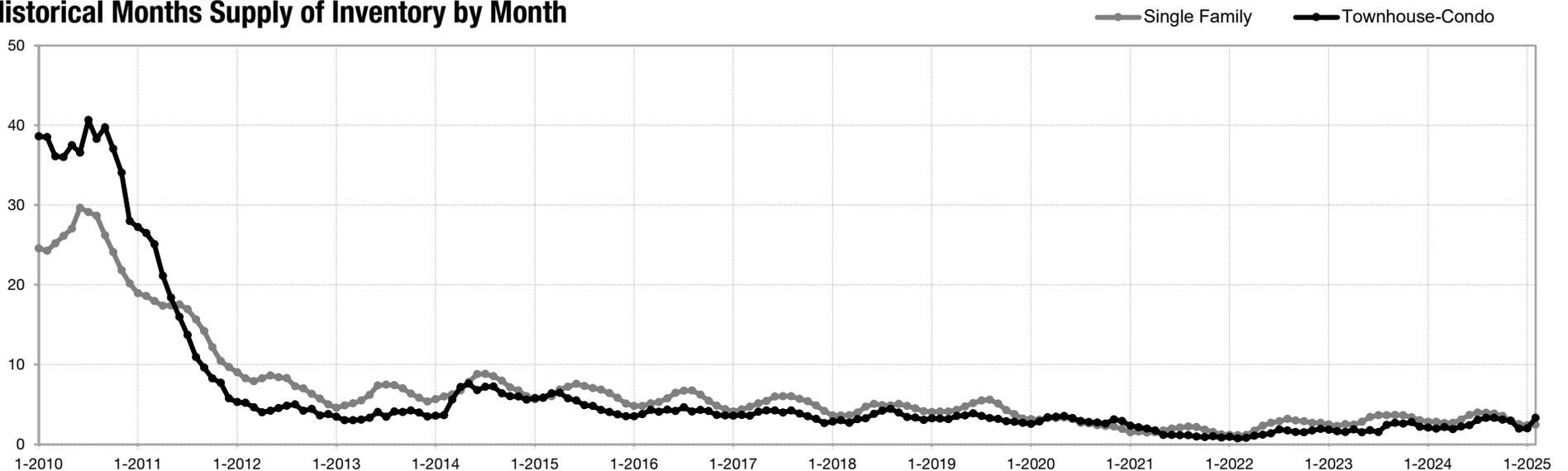


February



Months Supply of Inventory	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Mar-2024	2.7	+8.0%	2.1	+40.0%
Apr-2024	2.7	+8.0%	1.9	0.0%
May-2024	3.1	+10.7%	2.2	+46.7%
Jun-2024	3.7	+8.8%	2.4	+33.3%
Jul-2024	4.0	+11.1%	3.0	+100.0%
Aug-2024	3.9	+8.3%	3.3	+37.5%
Sep-2024	3.8	+2.7%	3.3	+22.2%
Oct-2024	3.5	-2.8%	3.1	+19.2%
Nov-2024	3.0	-11.8%	2.9	+3.6%
Dec-2024	2.5	-16.7%	2.0	-9.1%
Jan-2025	2.4	-14.3%	2.0	-4.8%
Feb-2025	2.5	-10.7%	3.3	+65.0%

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.



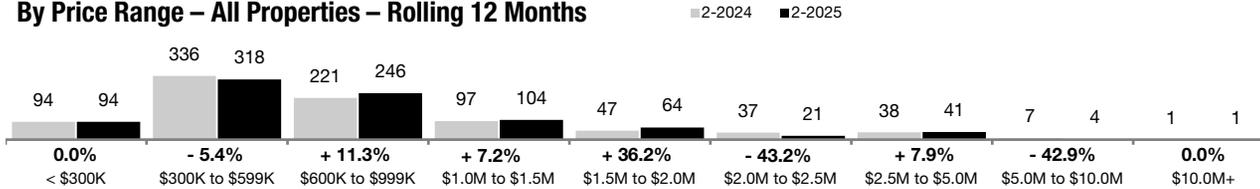
Key Metrics	Historical Sparkbars	2-2024	2-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		79	111	+ 40.5%	142	181	+ 27.5%
Pending Sales		59	60	+ 1.7%	115	123	+ 7.0%
Sold Listings		63	55	- 12.7%	104	121	+ 16.3%
Median Sales Price		\$590,000	\$685,000	+ 16.1%	\$544,948	\$692,500	+ 27.1%
Avg. Sales Price		\$717,138	\$1,430,270	+ 99.4%	\$801,874	\$1,156,058	+ 44.2%
Pct. of List Price Received		97.4%	97.9%	+ 0.5%	97.0%	97.2%	+ 0.2%
Days on Market		114	99	- 13.2%	105	104	- 1.0%
Affordability Index		67	58	- 13.4%	72	58	- 19.4%
Active Listings		196	210	+ 7.1%	--	--	--
Months Supply		2.7	2.8	+ 3.7%	--	--	--

Closed Sales

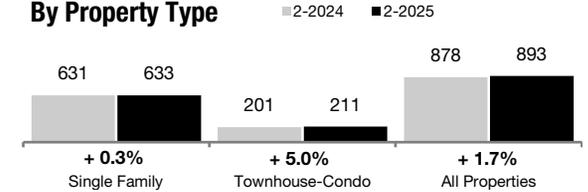
Actual sales that have closed in a given month.



By Price Range – All Properties – Rolling 12 Months



By Property Type



Rolling 12 Months

By Price Range	Single Family			Townhouse-Condo		
	2-2024	2-2025	Change	2-2024	2-2025	Change
\$299,999 and Below	27	28	+ 3.7%	28	24	- 14.3%
\$300,000 to \$599,999	236	202	- 14.4%	98	112	+ 14.3%
\$600,000 to \$999,999	175	192	+ 9.7%	46	53	+ 15.2%
\$1,000,000 to \$1,499,999	82	92	+ 12.2%	15	12	- 20.0%
\$1,500,00 to \$1,999,999	41	54	+ 31.7%	6	9	+ 50.0%
\$2,000,000 to \$2,499,999	31	20	- 35.5%	6	1	- 83.3%
\$2,500,000 to \$4,999,999	36	41	+ 13.9%	2	0	- 100.0%
\$5,000,000 to \$9,999,999	3	4	+ 33.3%	0	0	--
\$10,000,000 and Above	0	0	--	0	0	--
All Price Ranges	631	633	+ 0.3%	201	211	+ 5.0%

Compared to Prior Month

By Price Range	Single Family			Townhouse-Condo		
	1-2025	2-2025	Change	1-2025	2-2025	Change
\$299,999 and Below	1	3	+ 200.0%	5	2	- 60.0%
\$300,000 to \$599,999	11	8	- 27.3%	11	3	- 72.7%
\$600,000 to \$999,999	10	13	+ 30.0%	4	3	- 25.0%
\$1,000,000 to \$1,499,999	9	5	- 44.4%	0	1	--
\$1,500,00 to \$1,999,999	10	6	- 40.0%	1	0	- 100.0%
\$2,000,000 to \$2,499,999	1	0	- 100.0%	0	0	--
\$2,500,000 to \$4,999,999	2	1	- 50.0%	0	0	--
\$5,000,000 to \$9,999,999	0	2	--	0	0	--
\$10,000,000 and Above	0	0	--	0	0	--
All Price Ranges	44	38	- 13.6%	21	9	- 57.1%

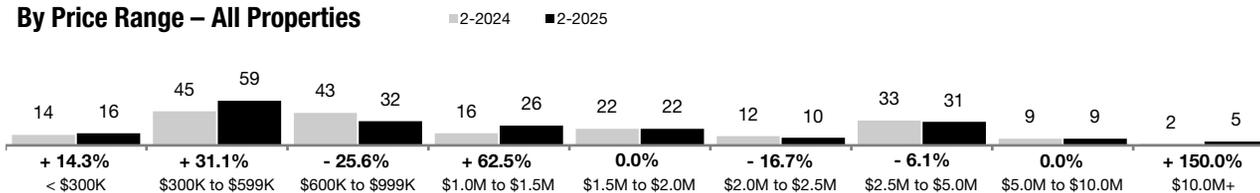
Year to Date

By Price Range	Single Family			Townhouse-Condo		
	2-2024	2-2025	Change	2-2024	2-2025	Change
\$299,999 and Below	7	4	- 42.9%	7	7	0.0%
\$300,000 to \$599,999	26	19	- 26.9%	13	14	+ 7.7%
\$600,000 to \$999,999	18	23	+ 27.8%	4	7	+ 75.0%
\$1,000,000 to \$1,499,999	8	14	+ 75.0%	5	1	- 80.0%
\$1,500,00 to \$1,999,999	2	16	+ 700.0%	2	1	- 50.0%
\$2,000,000 to \$2,499,999	2	1	- 50.0%	1	0	- 100.0%
\$2,500,000 to \$4,999,999	5	3	- 40.0%	0	0	--
\$5,000,000 to \$9,999,999	0	2	--	0	0	--
\$10,000,000 and Above	0	0	--	0	0	--
All Price Ranges	68	82	+ 20.6%	32	30	- 6.3%

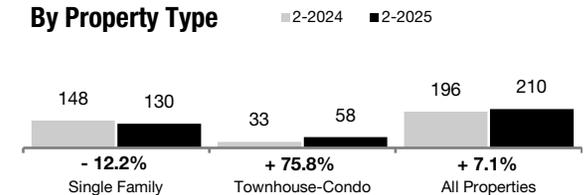
Inventory of Active Listings

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		
	2-2024	2-2025	Change	2-2024	2-2025	Change
\$299,999 and Below	2	2	0.0%	1	3	+ 200.0%
\$300,000 to \$599,999	36	14	- 61.1%	9	41	+ 355.6%
\$600,000 to \$999,999	32	22	- 31.3%	10	9	- 10.0%
\$1,000,000 to \$1,499,999	14	22	+ 57.1%	1	2	+ 100.0%
\$1,500,00 to \$1,999,999	17	22	+ 29.4%	5	0	- 100.0%
\$2,000,000 to \$2,499,999	11	10	- 9.1%	1	0	- 100.0%
\$2,500,000 to \$4,999,999	27	26	- 3.7%	6	3	- 50.0%
\$5,000,000 to \$9,999,999	9	9	0.0%	0	0	--
\$10,000,000 and Above	0	3	--	0	0	--
All Price Ranges	148	130	- 12.2%	33	58	+ 75.8%

Compared to Prior Month

By Price Range	Single Family			Townhouse-Condo		
	1-2025	2-2025	Change	1-2025	2-2025	Change
\$299,999 and Below	1	2	+ 100.0%	2	3	+ 50.0%
\$300,000 to \$599,999	10	14	+ 40.0%	19	41	+ 115.8%
\$600,000 to \$999,999	23	22	- 4.3%	9	9	0.0%
\$1,000,000 to \$1,499,999	22	22	0.0%	1	2	+ 100.0%
\$1,500,00 to \$1,999,999	25	22	- 12.0%	1	0	- 100.0%
\$2,000,000 to \$2,499,999	9	10	+ 11.1%	2	0	- 100.0%
\$2,500,000 to \$4,999,999	23	26	+ 13.0%	3	3	0.0%
\$5,000,000 to \$9,999,999	10	9	- 10.0%	0	0	--
\$10,000,000 and Above	3	3	0.0%	0	0	--
All Price Ranges	126	130	+ 3.2%	37	58	+ 56.8%

Year to Date

By Price Range	Single Family			Townhouse-Condo		
	2-2024	2-2025	Change	2-2024	2-2025	Change
\$299,999 and Below	7	4	- 42.9%	7	7	0.0%
\$300,000 to \$599,999	26	19	- 26.9%	13	14	+ 7.7%
\$600,000 to \$999,999	18	23	+ 27.8%	4	7	+ 75.0%
\$1,000,000 to \$1,499,999	8	14	+ 75.0%	5	1	- 80.0%
\$1,500,00 to \$1,999,999	2	16	+ 700.0%	2	1	- 50.0%
\$2,000,000 to \$2,499,999	2	1	- 50.0%	1	0	- 100.0%
\$2,500,000 to \$4,999,999	5	3	- 40.0%	0	0	--
\$5,000,000 to \$9,999,999	0	2	--	0	0	--
\$10,000,000 and Above	0	0	--	0	0	--
All Price Ranges	68	82	+ 20.6%	32	30	- 6.3%

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.