



Monthly Indicators

January 2025

Percent changes calculated using year-over-year comparisons.

New Listings were up 27.5 percent for single family homes but decreased 15.8 percent for townhouse-condo properties. Pending Sales increased 13.2 percent for single family homes but decreased 12.5 percent for townhouse-condo properties.

The Median Sales Price was up 81.4 percent to \$1,058,300 for single family homes but decreased 7.8 percent to \$382,500 for townhouse-condo properties. Days on Market increased 22.4 percent for single family homes and 3.9 percent for townhouse-condo properties.

According to NAR, total housing inventory was 1.15 million units heading into January, a 13.5% decrease from the previous month but a 16.2% increase from the same period one year earlier, for a 3.3-month supply at the current sales pace. Housing supply remains down compared to pre-pandemic levels, and the limited number of homes on the market continues to push sales prices higher nationwide, with the median existing-home price rising 6% year-over-year to \$404,400.

Activity Snapshot

+ 61.0%	+ 40.3%	- 9.8%
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 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	1-2024	1-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		40	51	+ 27.5%	40	51	+ 27.5%
Pending Sales		38	43	+ 13.2%	38	43	+ 13.2%
Sold Listings		28	43	+ 53.6%	28	43	+ 53.6%
Median Sales Price		\$583,500	\$1,058,300	+ 81.4%	\$583,500	\$1,058,300	+ 81.4%
Avg. Sales Price		\$1,090,946	\$1,169,052	+ 7.2%	\$1,090,946	\$1,169,052	+ 7.2%
Pct. of List Price Received		95.3%	96.2%	+ 0.9%	95.3%	96.2%	+ 0.9%
Days on Market		98	120	+ 22.4%	98	120	+ 22.4%
Affordability Index		69	37	- 46.4%	69	37	- 46.4%
Active Listings		146	125	- 14.4%	--	--	--
Months Supply		2.8	2.4	- 14.3%	--	--	--

Townhouse-Condo Market Overview

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

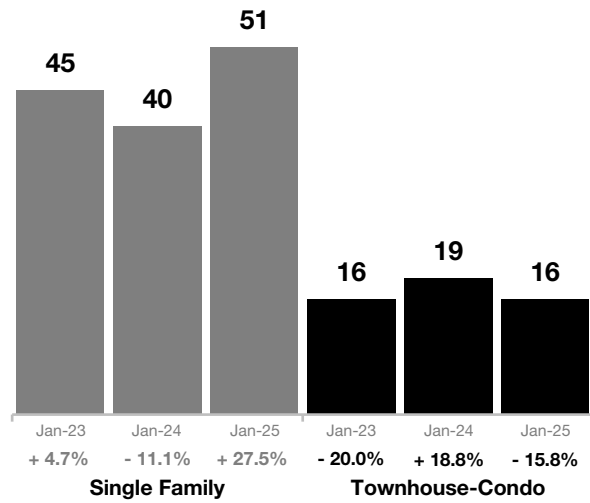


Key Metrics	Historical Sparkbars	1-2024	1-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		19	16	- 15.8%	19	16	- 15.8%
Pending Sales		16	14	- 12.5%	16	14	- 12.5%
Sold Listings		12	22	+ 83.3%	12	22	+ 83.3%
Median Sales Price		\$415,000	\$382,500	- 7.8%	\$415,000	\$382,500	- 7.8%
Avg. Sales Price		\$616,561	\$458,273	- 25.7%	\$616,561	\$458,273	- 25.7%
Pct. of List Price Received		98.1%	98.0%	- 0.1%	98.1%	98.0%	- 0.1%
Days on Market		77	80	+ 3.9%	77	80	+ 3.9%
Affordability Index		95	100	+ 5.3%	95	100	+ 5.3%
Active Listings		34	35	+ 2.9%	--	--	--
Months Supply		2.1	1.9	- 9.5%	--	--	--

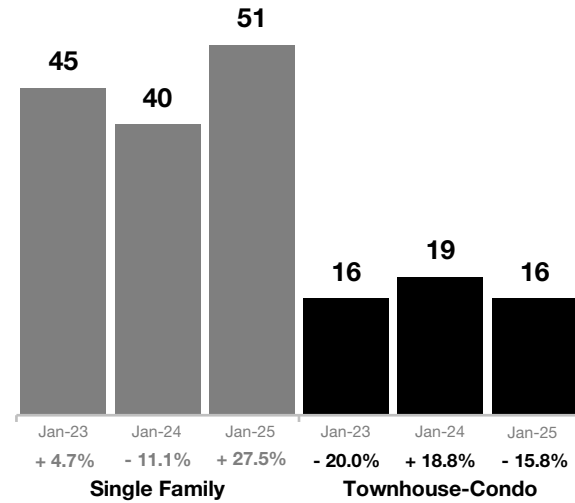
New Listings



January

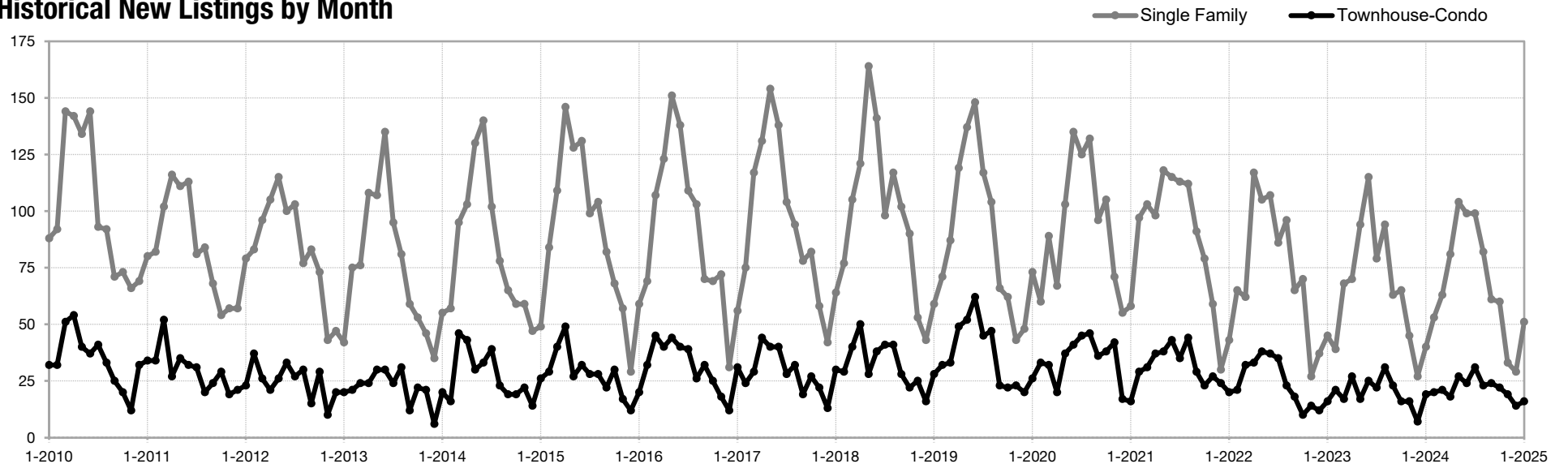


Year to Date



New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Feb-2024	53	+35.9%	20	-4.8%
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%	19	+18.8%
Dec-2024	29	+7.4%	14	+100.0%
Jan-2025	51	+27.5%	16	-15.8%

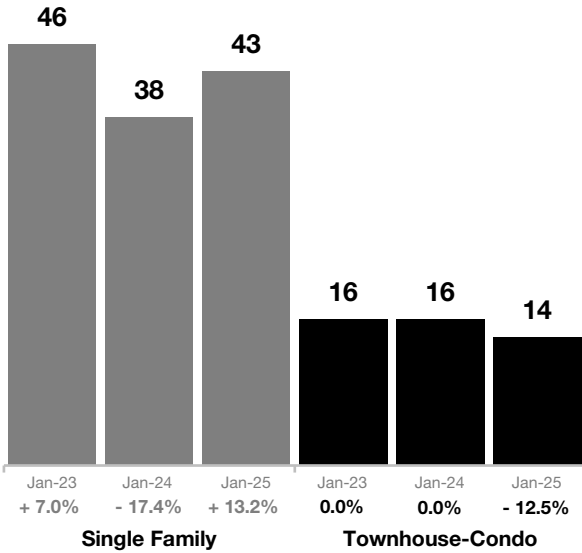
Historical New Listings by Month



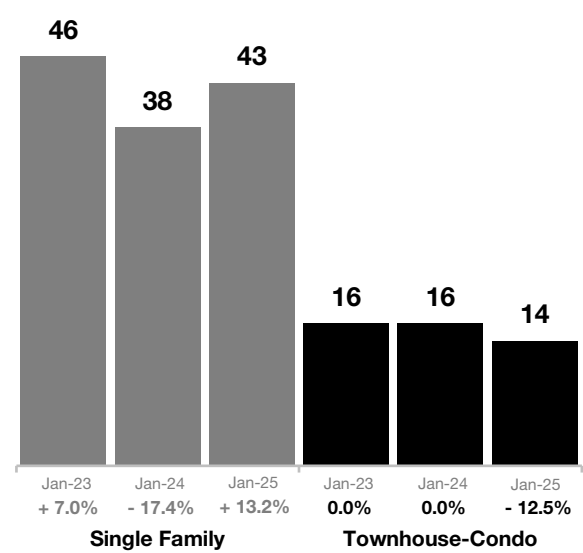
Pending Sales



January

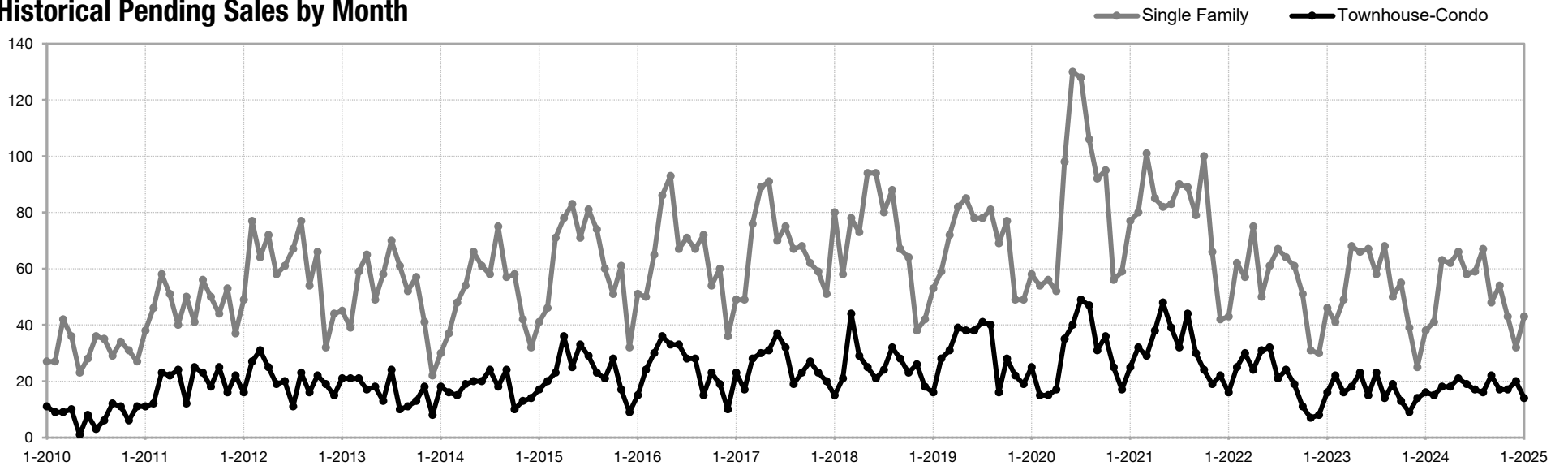


Year to Date



Pending Sales	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Feb-2024	41	0.0%	15	-31.8%
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%	17	+88.9%
Dec-2024	32	+28.0%	20	+42.9%
Jan-2025	43	+13.2%	14	-12.5%

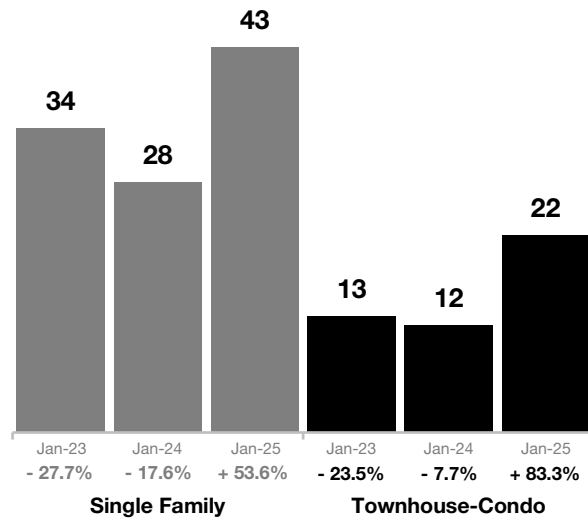
Historical Pending Sales by Month



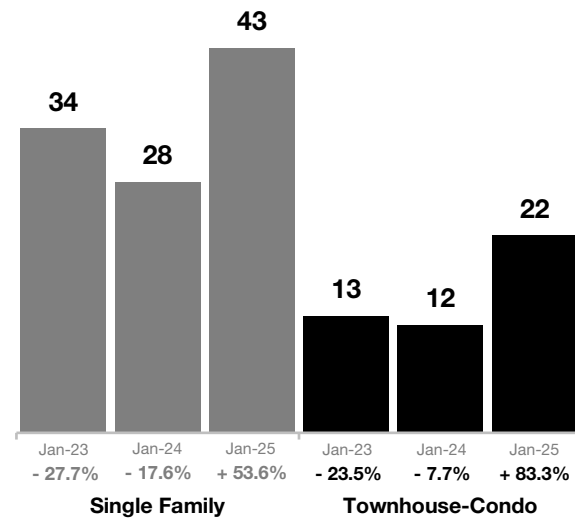
Sold Listings



January

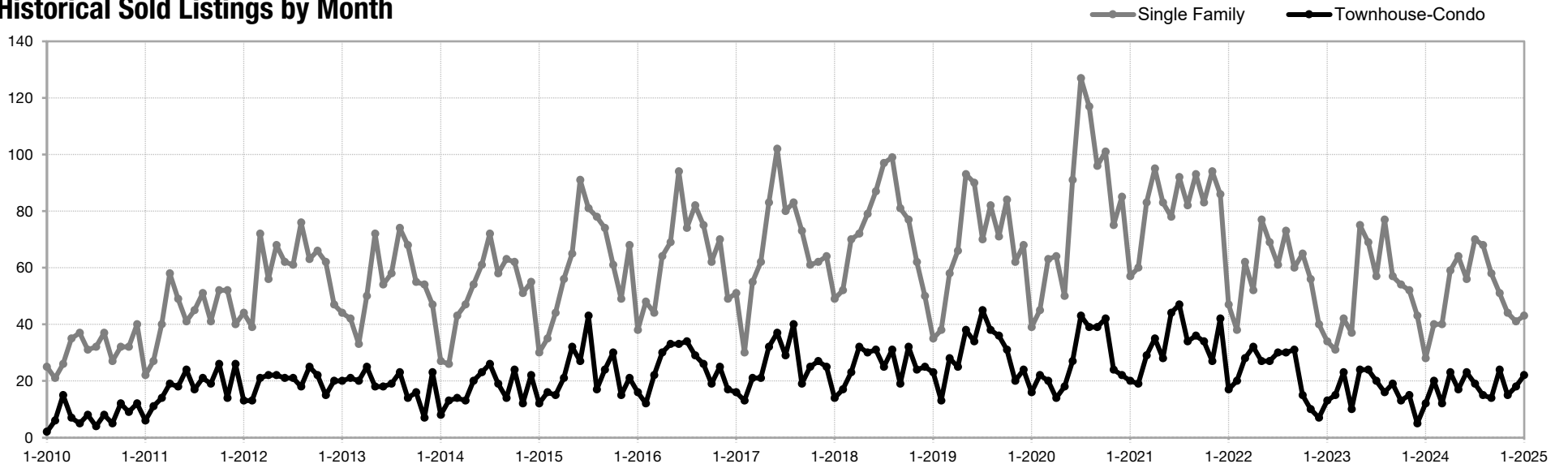


Year to Date



Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Feb-2024	40	+29.0%	20	+33.3%
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%	15	0.0%
Dec-2024	41	-4.7%	18	+260.0%
Jan-2025	43	+53.6%	22	+83.3%

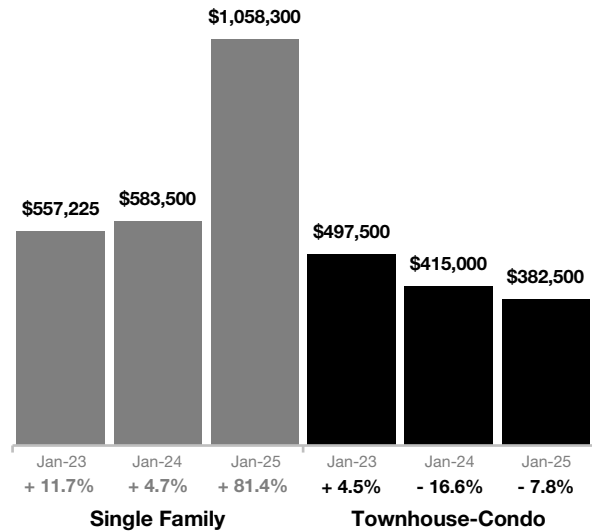
Historical Sold Listings by Month



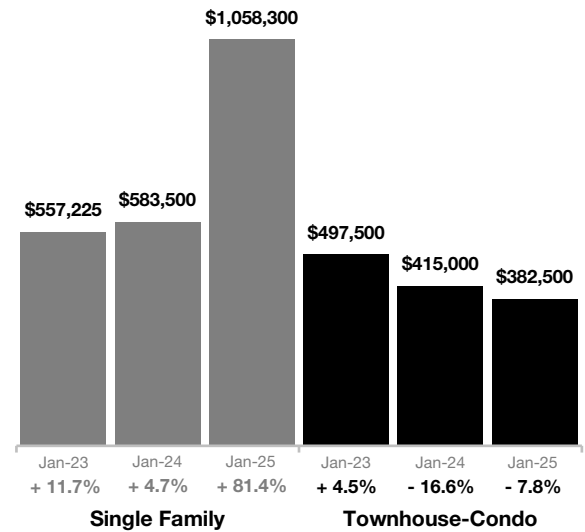
Median Sales Price



January

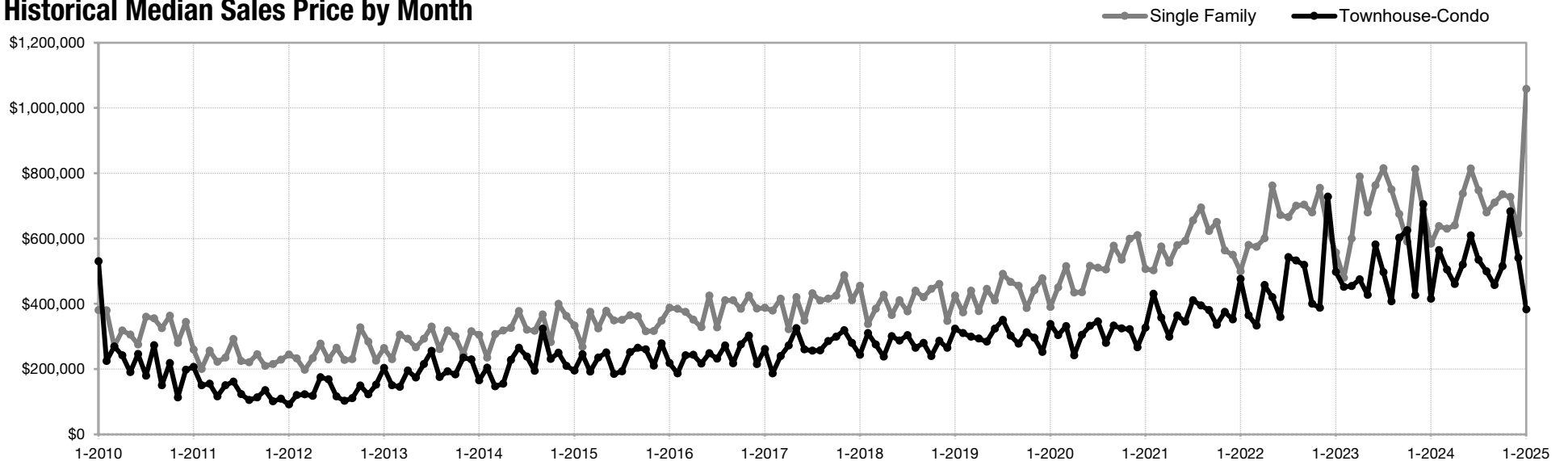


Year to Date



Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Feb-2024	\$637,500	+33.1%	\$564,250	+25.0%
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%	\$682,500	+60.2%
Dec-2024	\$615,000	-10.7%	\$540,000	-23.4%
Jan-2025	\$1,058,300	+81.4%	\$382,500	-7.8%

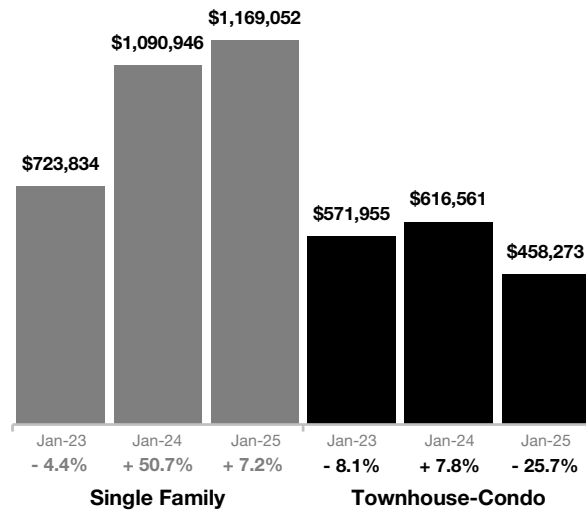
Historical Median Sales Price by Month



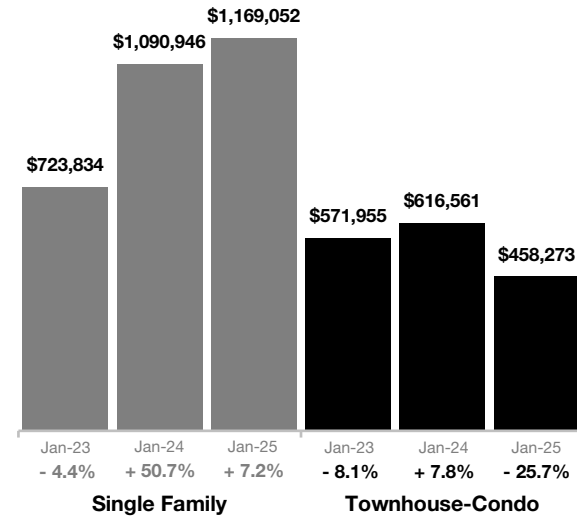
Average Sales Price



January

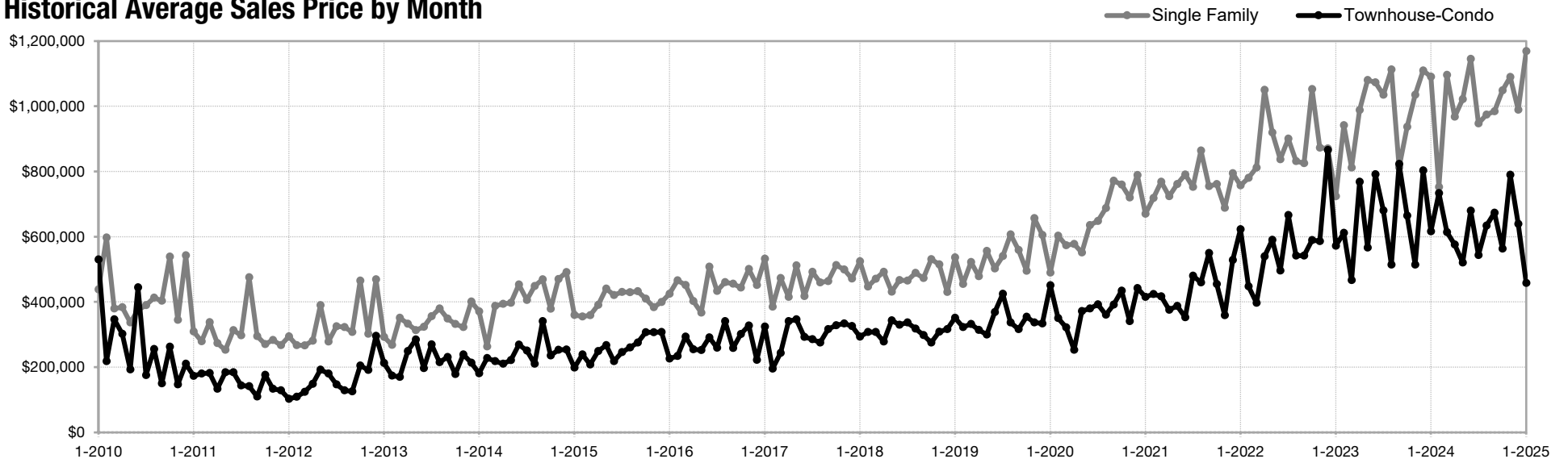


Year to Date



Avg. Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Feb-2024	\$752,180	-20.2%	\$733,575	+20.0%
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%	\$789,780	+53.6%
Dec-2024	\$989,515	-10.8%	\$639,593	-20.4%
Jan-2025	\$1,169,052	+7.2%	\$458,273	-25.7%

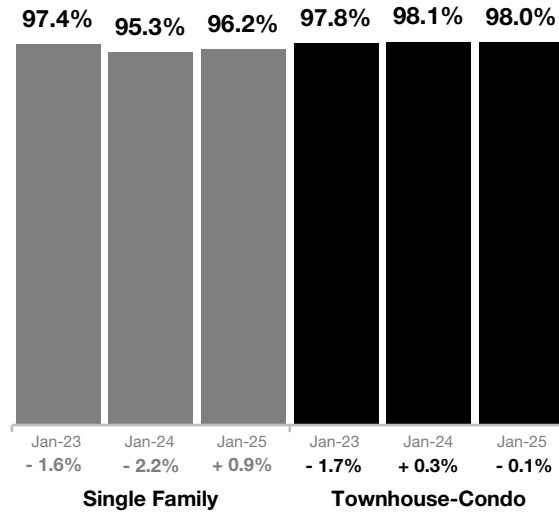
Historical Average Sales Price by Month



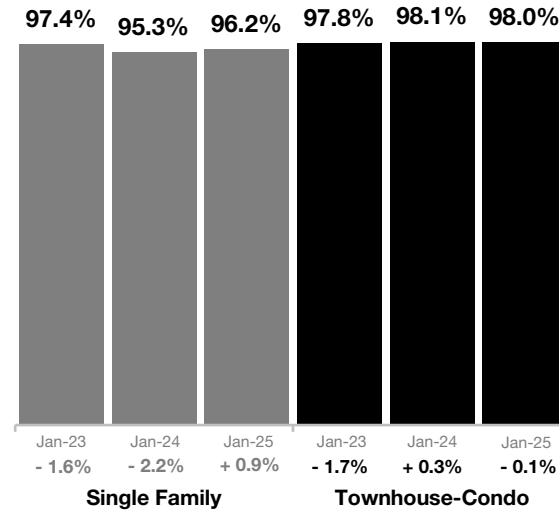
Percent of List Price Received



January

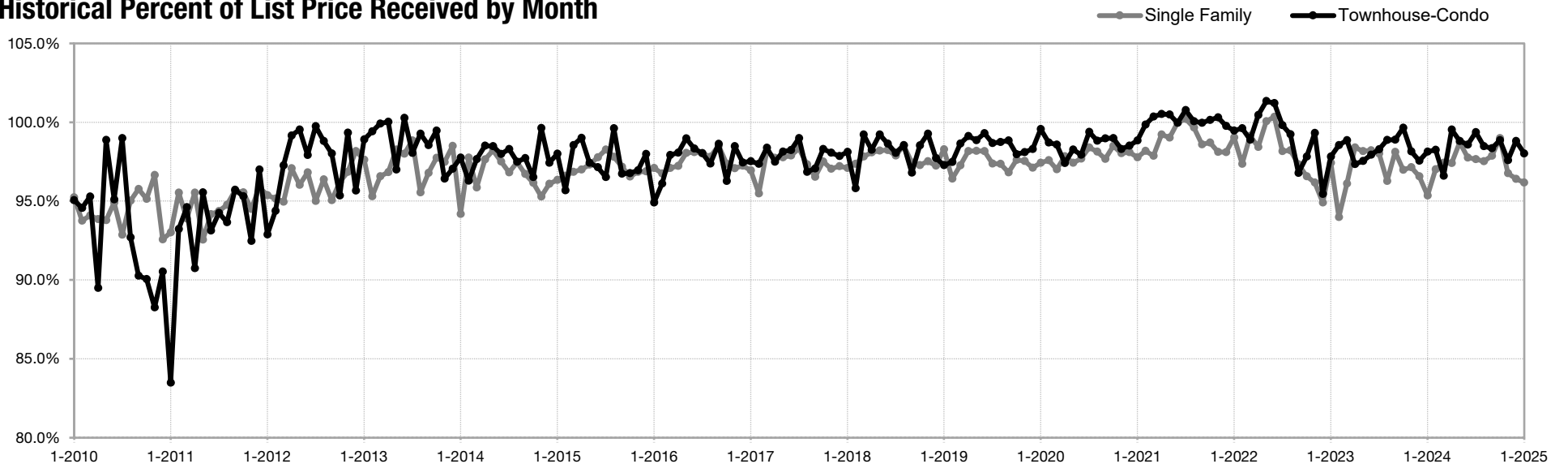


Year to Date



Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Feb-2024	97.0%	+3.2%	98.3%	-0.2%
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%	97.6%	-0.5%
Dec-2024	96.4%	-0.2%	98.8%	+1.2%
Jan-2025	96.2%	+0.9%	98.0%	-0.1%

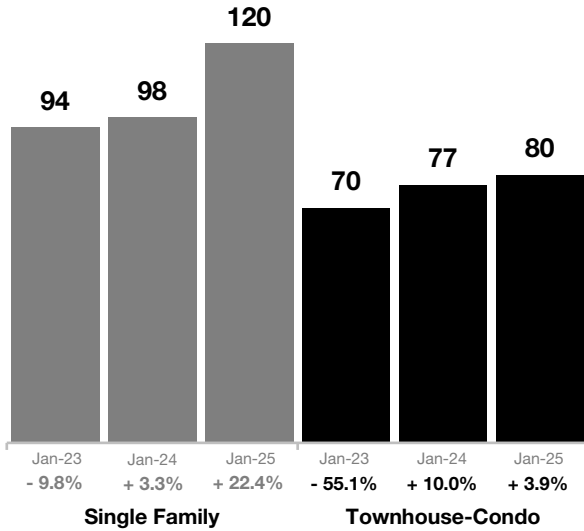
Historical Percent of List Price Received by Month



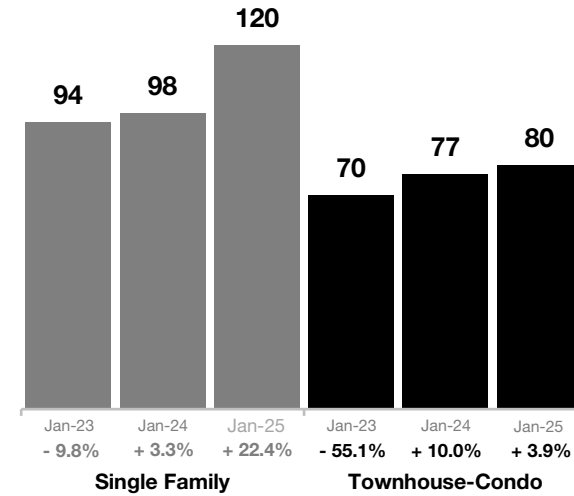
Days on Market Until Sale



January

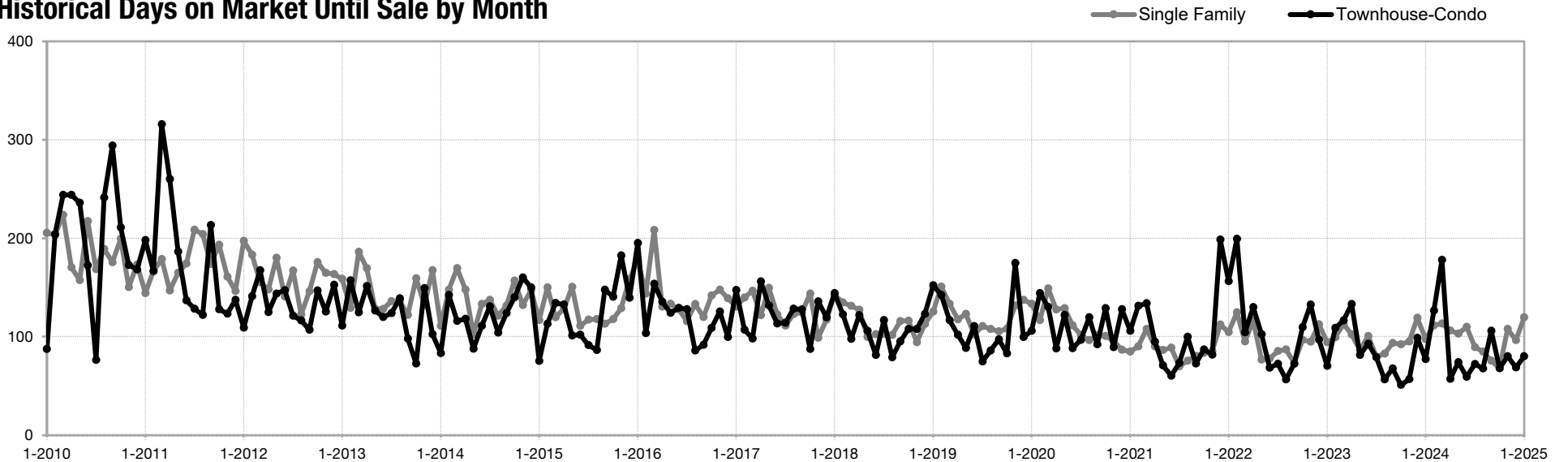


Year to Date



Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Feb-2024	111	+12.1%	126	+15.6%
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%	80	+40.4%
Dec-2024	97	-18.5%	69	-30.3%
Jan-2025	120	+22.4%	80	+3.9%

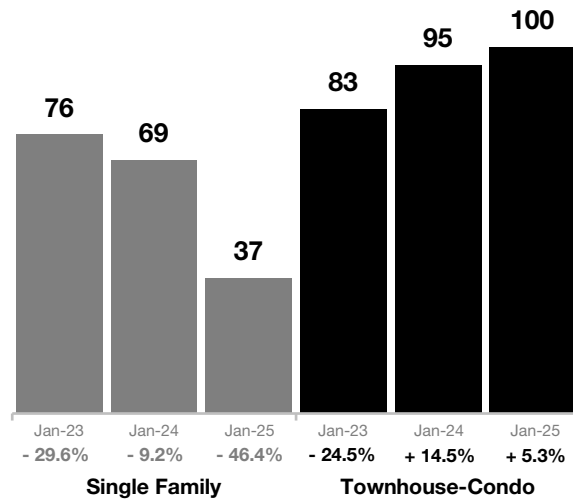
Historical Days on Market Until Sale by Month



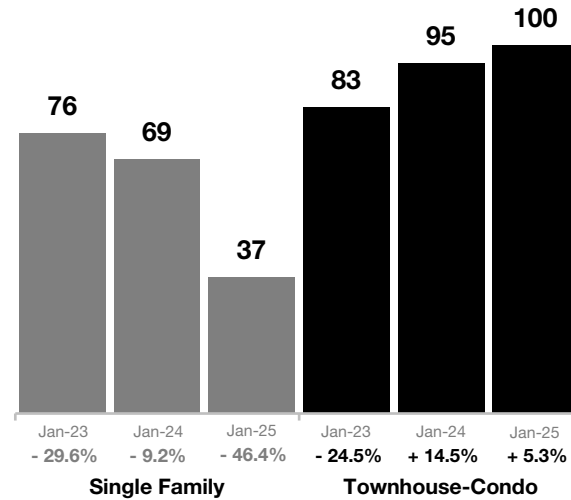
Housing Affordability Index



January

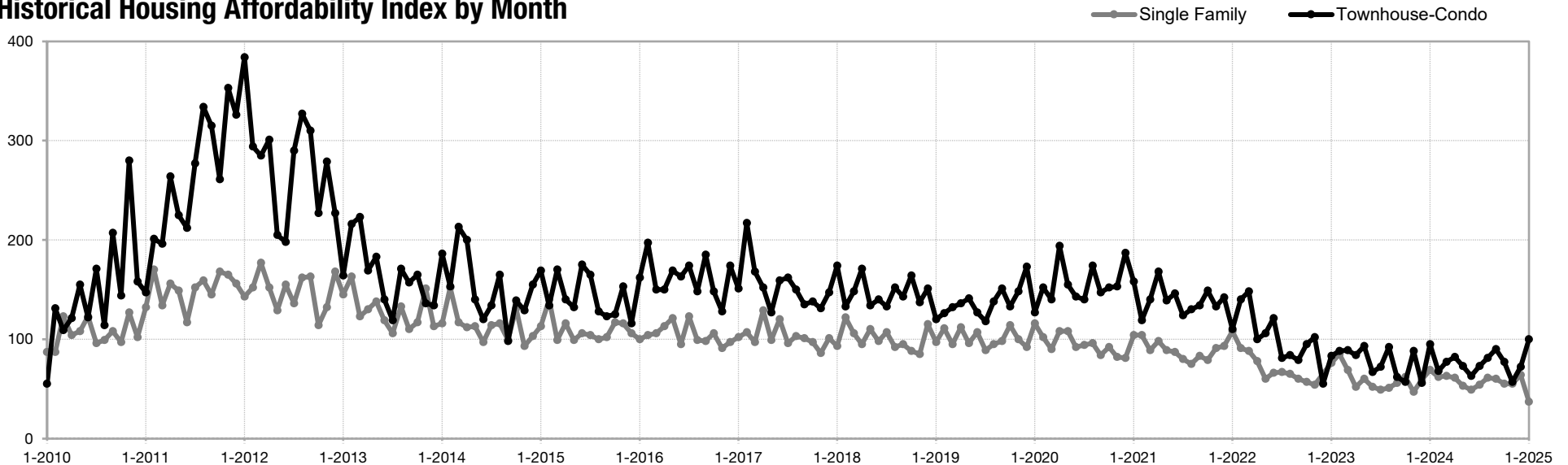


Year to Date



Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Feb-2024	62	-27.1%	68	-22.7%
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	37	-46.4%	100	+5.3%

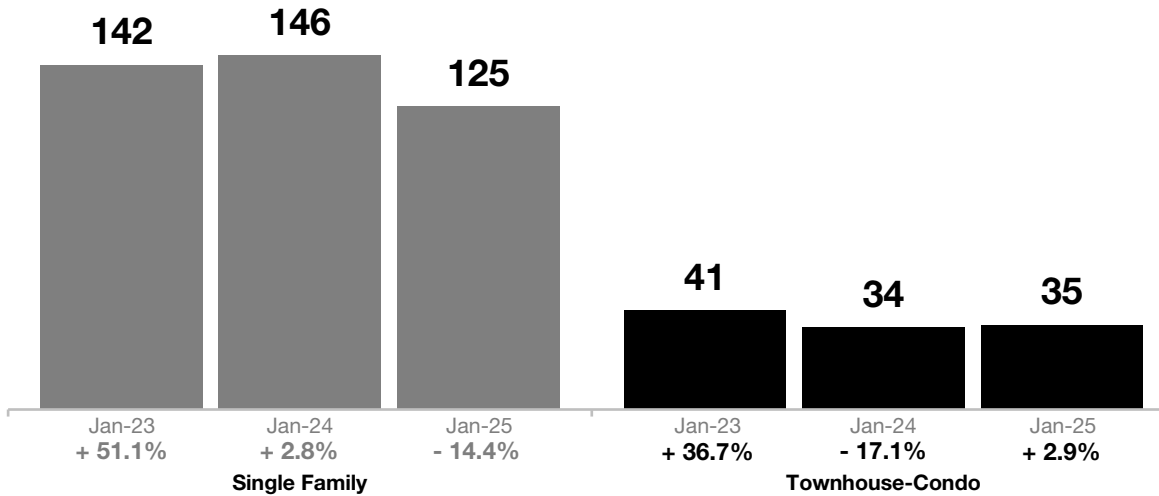
Historical Housing Affordability Index by Month



Inventory of Active Listings

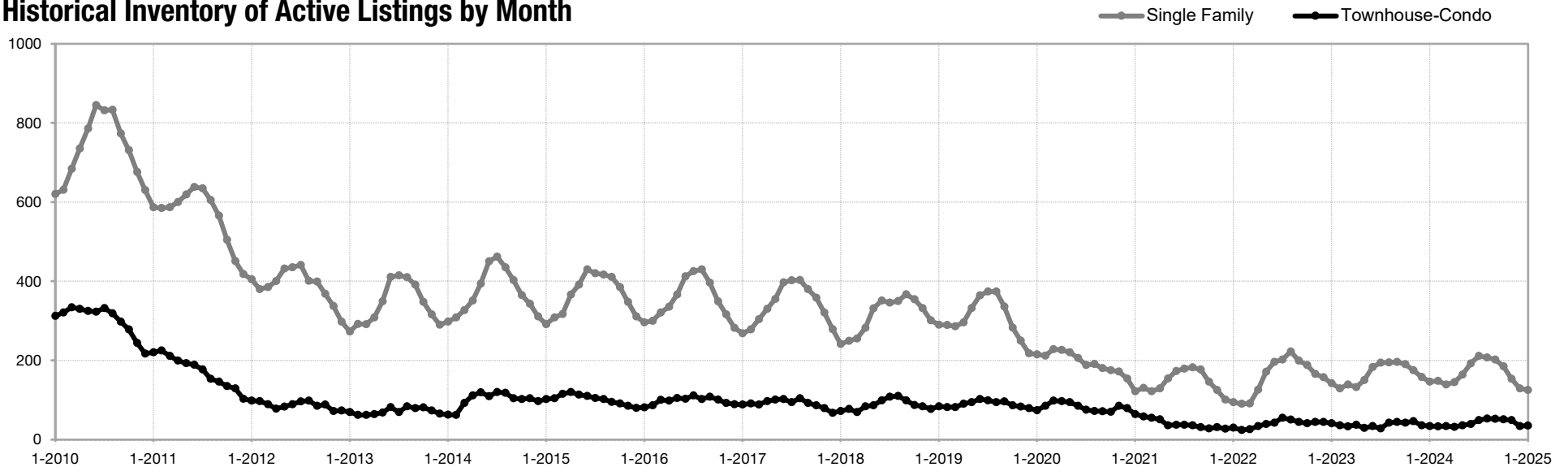


January



Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Feb-2024	148	+14.7%	33	-8.3%
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%	34	-5.6%
Jan-2025	125	-14.4%	35	+2.9%

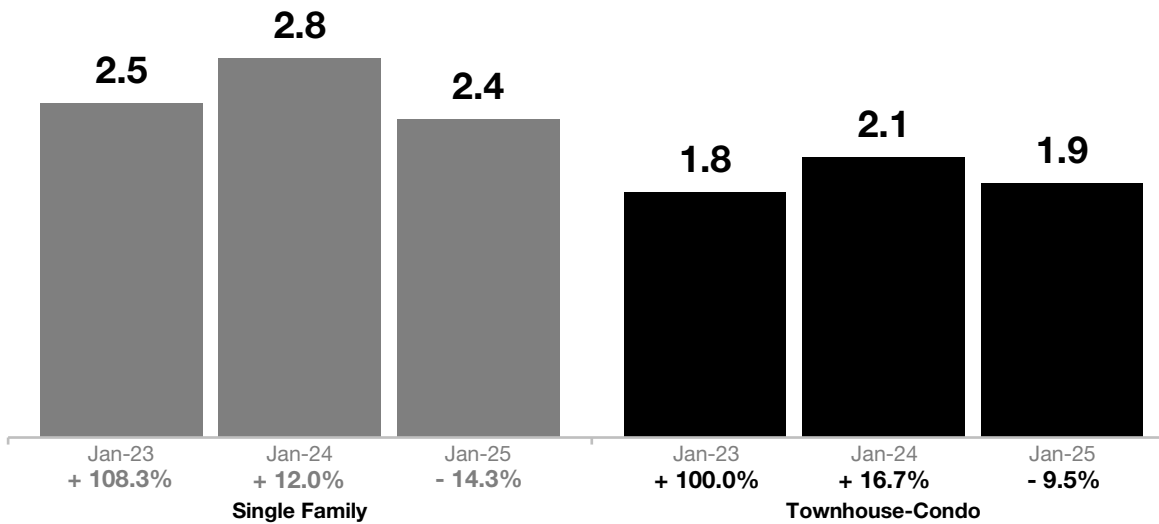
Historical Inventory of Active Listings by Month



Months Supply of Inventory

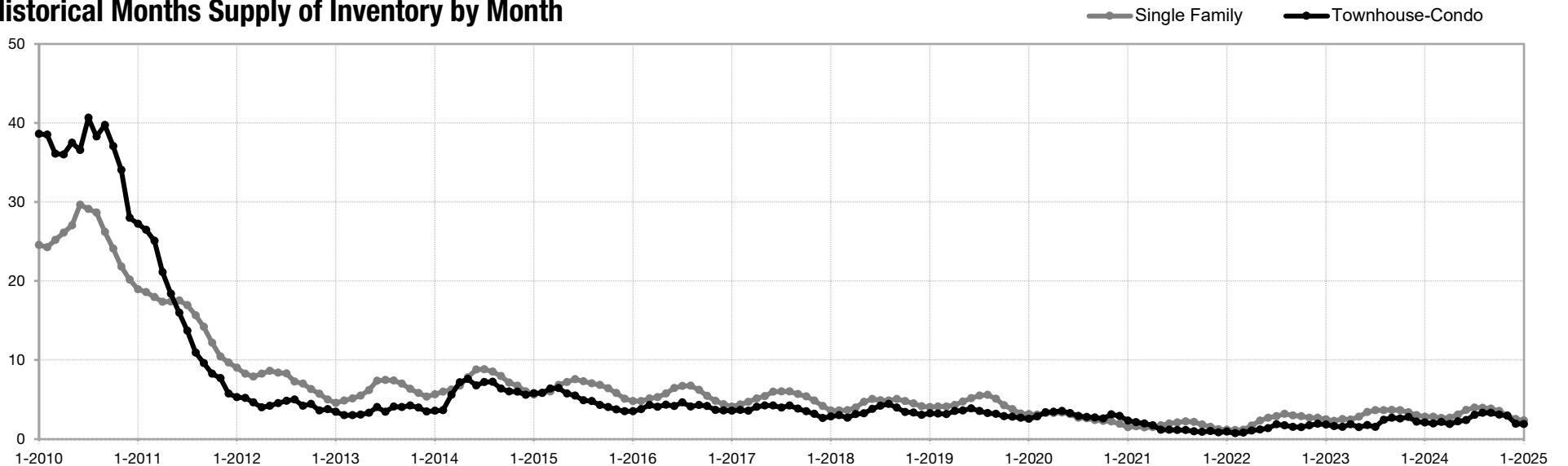


January



Months Supply of Inventory	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Feb-2024	2.8	+21.7%	2.0	+25.0%
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%	3.0	+7.1%
Dec-2024	2.5	-16.7%	1.9	-13.6%
Jan-2025	2.4	-14.3%	1.9	-9.5%

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.



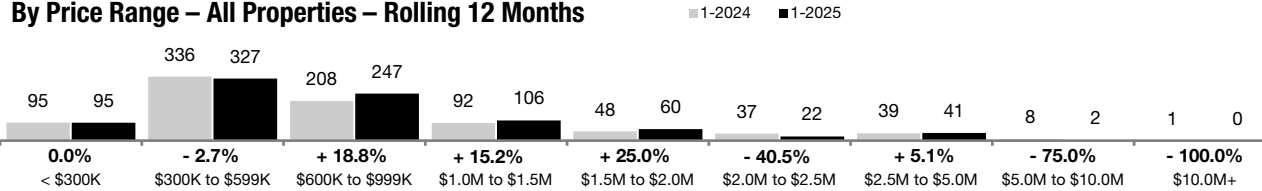
Key Metrics	Historical Sparkbars	1-2024	1-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		63	70	+ 11.1%	63	70	+ 11.1%
Pending Sales		56	66	+ 17.9%	56	66	+ 17.9%
Sold Listings		41	66	+ 61.0%	41	66	+ 61.0%
Median Sales Price		\$514,000	\$721,250	+ 40.3%	\$514,000	\$721,250	+ 40.3%
Avg. Sales Price		\$932,079	\$916,117	- 1.7%	\$932,079	\$916,117	- 1.7%
Pct. of List Price Received		96.3%	96.7%	+ 0.4%	96.3%	96.7%	+ 0.4%
Days on Market		91	106	+ 16.5%	91	106	+ 16.5%
Affordability Index		78	54	- 30.8%	78	54	- 30.8%
Active Listings		193	174	- 9.8%	--	--	--
Months Supply		2.7	2.3	- 14.8%	--	--	--

Closed Sales

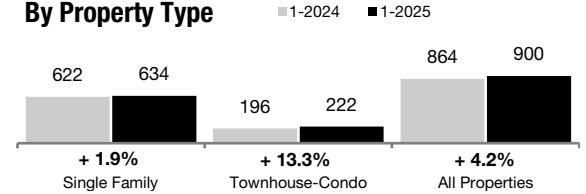
Actual sales that have closed in a given month.



By Price Range – All Properties – Rolling 12 Months



By Property Type



Rolling 12 Months

By Price Range	Single Family			Townhouse-Condo		
	1-2024	1-2025	Change	1-2024	1-2025	Change
\$299,999 and Below	26	29	+11.5%	30	27	-10.0%
\$300,000 to \$599,999	238	208	-12.6%	96	116	+20.8%
\$600,000 to \$999,999	163	194	+19.0%	45	52	+15.6%
\$1,000,000 to \$1,499,999	81	91	+12.3%	11	15	+36.4%
\$1,500,00 to \$1,999,999	42	48	+14.3%	6	11	+83.3%
\$2,000,000 to \$2,499,999	31	21	-32.3%	6	1	-83.3%
\$2,500,000 to \$4,999,999	37	41	+10.8%	2	0	-100.0%
\$5,000,000 to \$9,999,999	4	2	-50.0%	0	0	--
\$10,000,000 and Above	0	0	--	0	0	--
All Price Ranges	622	634	+1.9%	196	222	+13.3%

Compared to Prior Month

By Price Range	Single Family			Townhouse-Condo		
	12-2024	1-2025	Change	12-2024	1-2025	Change
\$299,999 and Below	2	0	-100.0%	1	7	+600.0%
\$300,000 to \$599,999	16	11	-31.3%	10	11	+10.0%
\$600,000 to \$999,999	13	10	-23.1%	4	3	-25.0%
\$1,000,000 to \$1,499,999	4	9	+125.0%	2	0	-100.0%
\$1,500,00 to \$1,999,999	1	10	+900.0%	1	1	0.0%
\$2,000,000 to \$2,499,999	1	1	0.0%	0	0	--
\$2,500,000 to \$4,999,999	4	2	-50.0%	0	0	--
\$5,000,000 to \$9,999,999	0	0	--	0	0	--
\$10,000,000 and Above	0	0	--	0	0	--
All Price Ranges	41	43	+4.9%	18	22	+22.2%

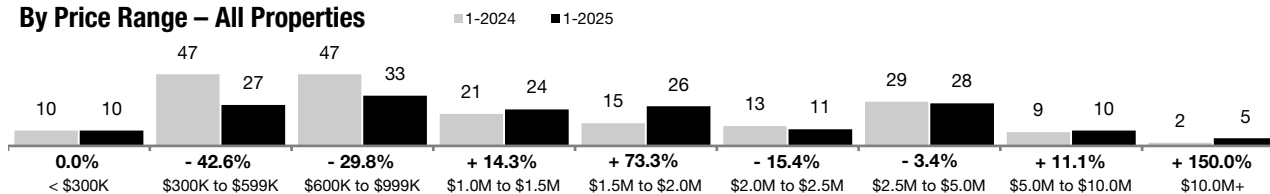
Year to Date

By Price Range	Single Family			Townhouse-Condo		
	1-2024	1-2025	Change	1-2024	1-2025	Change
\$299,999 and Below	2	0	-100.0%	4	7	+75.0%
\$300,000 to \$599,999	12	11	-8.3%	6	11	+83.3%
\$600,000 to \$999,999	3	10	+233.3%	0	3	--
\$1,000,000 to \$1,499,999	4	9	+125.0%	1	0	-100.0%
\$1,500,00 to \$1,999,999	2	10	+400.0%	0	1	--
\$2,000,000 to \$2,499,999	1	1	0.0%	1	0	-100.0%
\$2,500,000 to \$4,999,999	4	2	-50.0%	0	0	--
\$5,000,000 to \$9,999,999	0	0	--	0	0	--
\$10,000,000 and Above	0	0	--	0	0	--
All Price Ranges	28	43	+53.6%	12	22	+83.3%

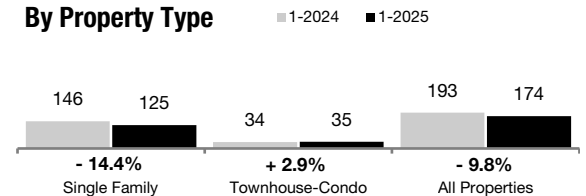
Inventory of Active Listings

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		
	1-2024	1-2025	Change	1-2024	1-2025	Change
\$299,999 and Below	1	1	0.0%	2	2	0.0%
\$300,000 to \$599,999	35	10	-71.4%	11	17	+54.5%
\$600,000 to \$999,999	38	23	-39.5%	8	9	+12.5%
\$1,000,000 to \$1,499,999	17	21	+23.5%	3	1	-66.7%
\$1,500,00 to \$1,999,999	11	25	+127.3%	4	1	-75.0%
\$2,000,000 to \$2,499,999	11	9	-18.2%	1	2	+100.0%
\$2,500,000 to \$4,999,999	24	23	-4.2%	5	3	-40.0%
\$5,000,000 to \$9,999,999	9	10	+11.1%	0	0	--
\$10,000,000 and Above	0	3	--	0	0	--
All Price Ranges	146	125	-14.4%	34	35	+2.9%

Compared to Prior Month

By Price Range	Single Family			Townhouse-Condo		
	12-2024	1-2025	Change	12-2024	1-2025	Change
\$299,999 and Below	0	1	--	4	2	-50.0%
\$300,000 to \$599,999	10	10	0.0%	17	17	0.0%
\$600,000 to \$999,999	25	23	-8.0%	5	9	+80.0%
\$1,000,000 to \$1,499,999	22	21	-4.5%	2	1	-50.0%
\$1,500,00 to \$1,999,999	27	25	-7.4%	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	21	23	+9.5%	3	3	0.0%
\$5,000,000 to \$9,999,999	12	10	-16.7%	0	0	--
\$10,000,000 and Above	3	3	0.0%	0	0	--
All Price Ranges	129	125	-3.1%	34	35	+2.9%

Year to Date

By Price Range	Single Family			Townhouse-Condo		
	1-2024	1-2025	Change	1-2024	1-2025	Change
\$299,999 and Below	2	0	-100.0%	4	7	+75.0%
\$300,000 to \$599,999	12	11	-8.3%	6	11	+83.3%
\$600,000 to \$999,999	3	10	+233.3%	0	3	--
\$1,000,000 to \$1,499,999	4	9	+125.0%	1	0	-100.0%
\$1,500,00 to \$1,999,999	2	10	+400.0%	0	1	--
\$2,000,000 to \$2,499,999	1	1	0.0%	1	0	-100.0%
\$2,500,000 to \$4,999,999	4	2	-50.0%	0	0	--
\$5,000,000 to \$9,999,999	0	0	--	0	0	--
\$10,000,000 and Above	0	0	--	0	0	--
All Price Ranges	28	43	+53.6%	12	22	+83.3%

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.