

Monthly Indicators



May 2025

Percent changes calculated using year-over-year comparisons.

New Listings were up 16.7 percent for single family homes and 29.6 percent for townhouse-condo properties. Pending Sales increased 9.1 percent for single family homes and 9.5 percent for townhouse-condo properties.

The Median Sales Price was up 22.0 percent to \$579,500 for single family homes but decreased 14.2 percent to \$445,995 for townhouse-condo properties. Days on Market decreased 8.8 percent for single family homes and 4.1 percent for townhouse-condo properties.

There were 1.45 million units actively for sale heading into May, a 9.0% increase from the previous month and a 20.8% improvement from the same time last year, for a 4.4-month supply at the current sales pace, according to NAR. The median existing-home price edged up 1.8% year-over-year to \$414,000 as of last measure, the 22nd consecutive month of annual price increases and a new record high for the month.

Activity Snapshot

- 23.4% **+ 17.9%** **+ 48.9%**

One-Year Change in Sold Listings All Properties	One-Year Change in Median Sales Price All Properties	One-Year Change in Active Listings All Properties
--	---	--

Residential real estate activity in Garfield County and Moffat County composed of single-family properties, townhomes and condominiums. Percent changes are calculated using rounded figures.

Single Family Market Overview	2
Townhouse-Condo Market Overview	3
New Listings	4
Pending Sales	5
Sold Listings	6
Median Sales Price	7
Average Sales Price	8
Percent of List Price Received	9
Days on Market Until Sale	10
Housing Affordability Index	11
Inventory of Active Listings	12
Months Supply of Inventory	13
Total Market Overview	14
Closed Sales and Inventory by Price Range	15
Glossary of Terms	16

Single Family Market Overview

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



Key Metrics	Historical Sparkbars	5-2024	5-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		132	154	+ 16.7%	448	509	+ 13.6%
Pending Sales		77	84	+ 9.1%	349	316	- 9.5%
Sold Listings		87	65	- 25.3%	303	259	- 14.5%
Median Sales Price		\$475,000	\$579,500	+ 22.0%	\$520,000	\$710,000	+ 36.5%
Avg. Sales Price		\$839,333	\$790,848	- 5.8%	\$818,486	\$981,559	+ 19.9%
Pct. of List Price Received		98.9%	97.3%	- 1.6%	97.7%	97.2%	- 0.5%
Days on Market		91	83	- 8.8%	102	101	- 1.0%
Affordability Index		81	66	- 18.5%	74	54	- 27.0%
Active Listings		214	294	+ 37.4%	--	--	--
Months Supply		3.1	4.6	+ 48.4%	--	--	--

Townhouse-Condo Market Overview

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

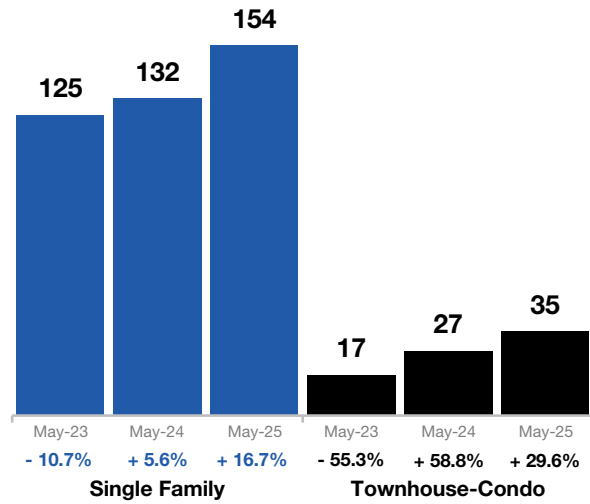


Key Metrics	Historical Sparkbars	5-2024	5-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		27	35	+ 29.6%	107	160	+ 49.5%
Pending Sales		21	23	+ 9.5%	90	93	+ 3.3%
Sold Listings		17	19	+ 11.8%	87	79	- 9.2%
Median Sales Price		\$520,000	\$445,995	- 14.2%	\$489,000	\$465,500	- 4.8%
Avg. Sales Price		\$520,259	\$514,105	- 1.2%	\$597,408	\$574,391	- 3.9%
Pct. of List Price Received		98.8%	98.3%	- 0.5%	98.4%	98.2%	- 0.2%
Days on Market		74	71	- 4.1%	97	78	- 19.6%
Affordability Index		73	79	+ 8.2%	78	76	- 2.6%
Active Listings		38	70	+ 84.2%	--	--	--
Months Supply		2.3	4.0	+ 73.9%	--	--	--

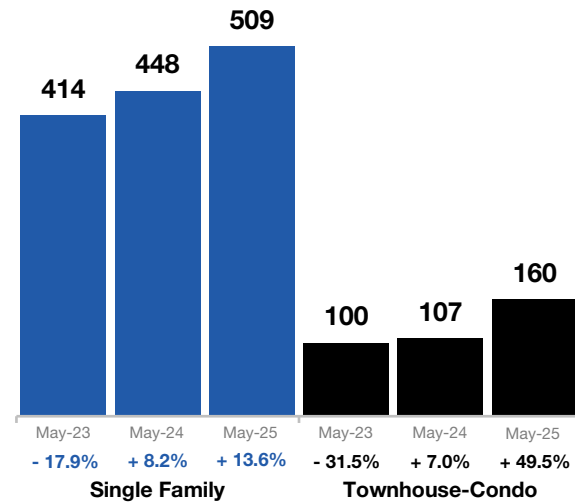
New Listings



May

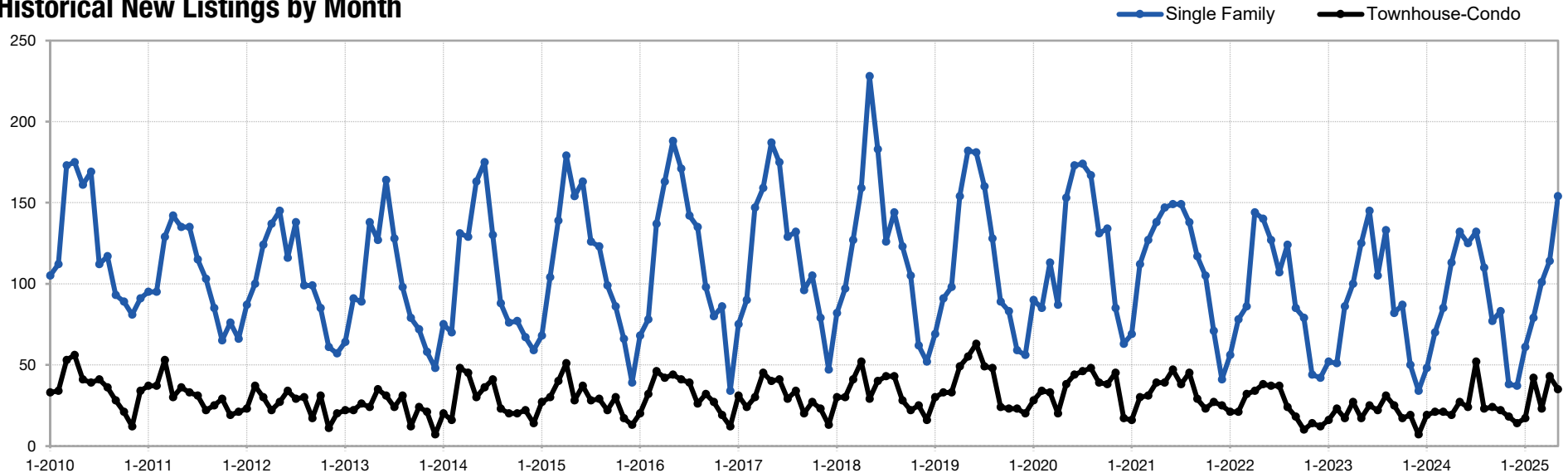


Year to Date



New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jun-2024	125	-13.8%	24	-4.0%
Jul-2024	132	+25.7%	52	+136.4%
Aug-2024	110	-17.3%	23	-25.8%
Sep-2024	77	-6.1%	24	-4.0%
Oct-2024	83	-4.6%	22	+29.4%
Nov-2024	38	-24.0%	18	-5.3%
Dec-2024	37	+8.8%	14	+100.0%
Jan-2025	61	+27.1%	17	-10.5%
Feb-2025	79	+12.9%	42	+100.0%
Mar-2025	101	+18.8%	23	+9.5%
Apr-2025	114	+0.9%	43	+126.3%
May-2025	154	+16.7%	35	+29.6%

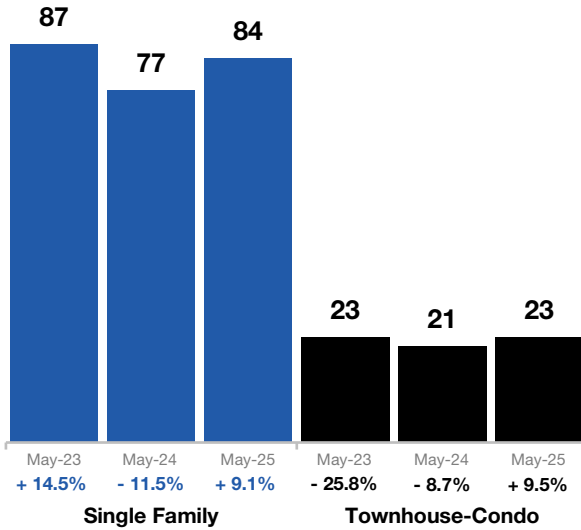
Historical New Listings by Month



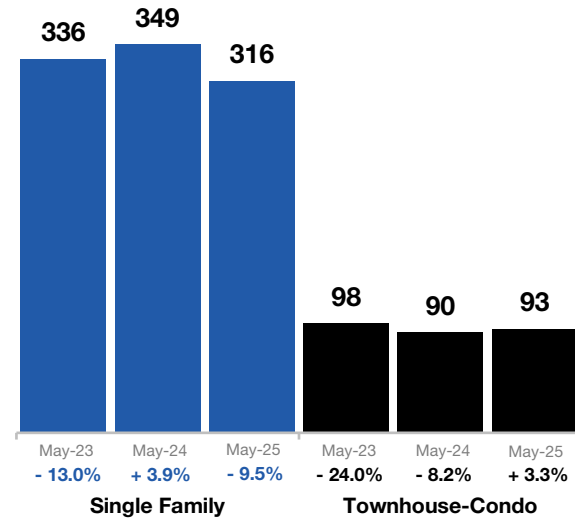
Pending Sales



May

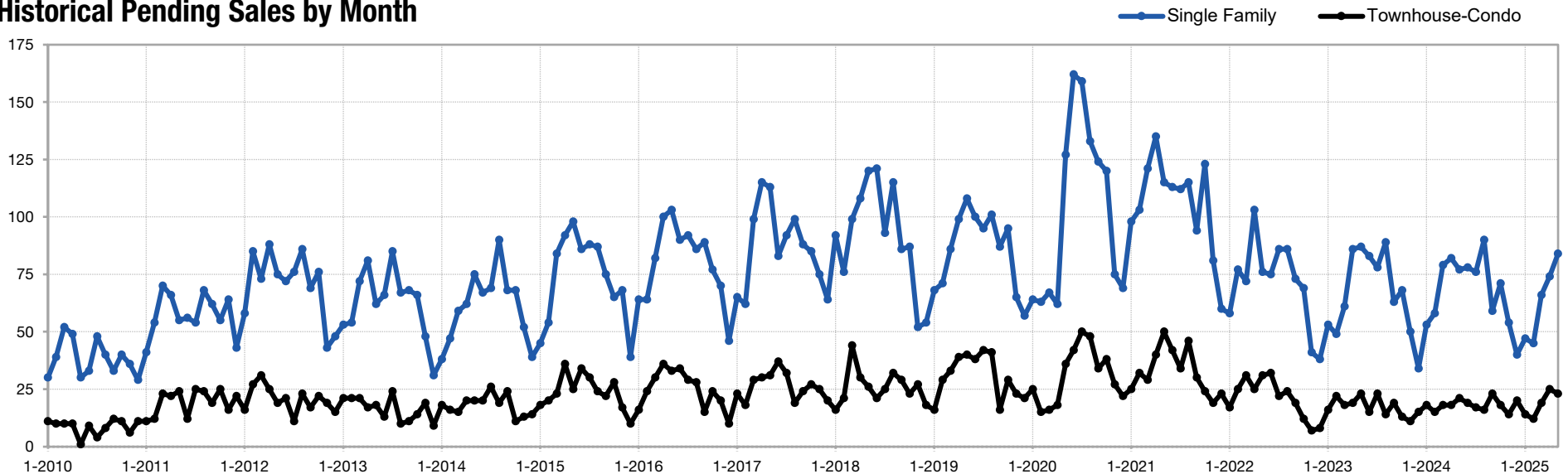


Year to Date



Pending Sales	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jun-2024	78	-6.0%	19	+26.7%
Jul-2024	76	-2.6%	17	-26.1%
Aug-2024	90	+1.1%	16	+14.3%
Sep-2024	59	-6.3%	23	+21.1%
Oct-2024	71	+4.4%	18	+38.5%
Nov-2024	54	+8.0%	14	+27.3%
Dec-2024	40	+17.6%	20	+33.3%
Jan-2025	47	-11.3%	14	-22.2%
Feb-2025	45	-22.4%	12	-20.0%
Mar-2025	66	-16.5%	19	+5.6%
Apr-2025	74	-9.8%	25	+38.9%
May-2025	84	+9.1%	23	+9.5%

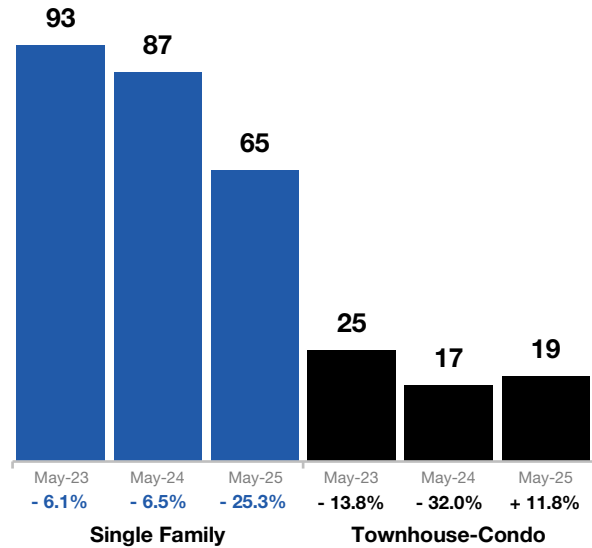
Historical Pending Sales by Month



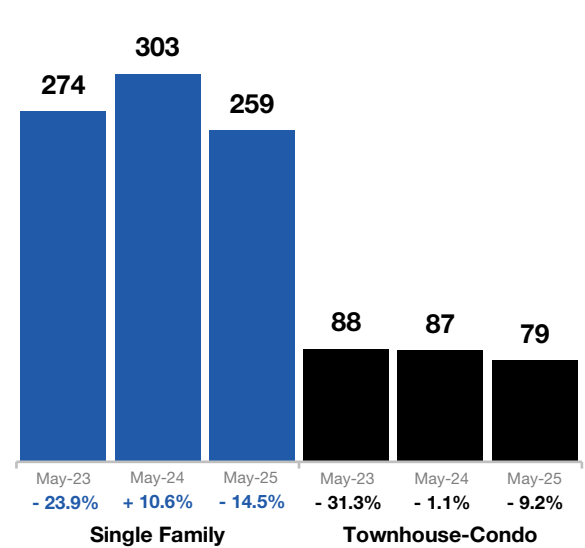
Sold Listings



May

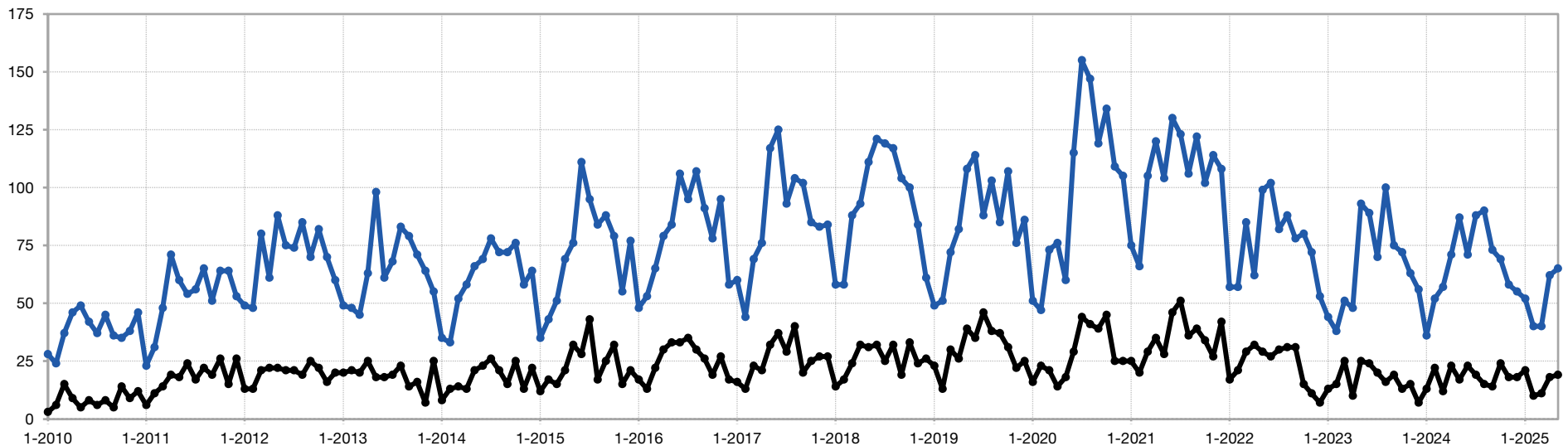


Year to Date



Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jun-2024	71	-20.2%	23	-4.2%
Jul-2024	88	+25.7%	19	-5.0%
Aug-2024	90	-10.0%	15	-6.3%
Sep-2024	73	-2.7%	14	-26.3%
Oct-2024	69	-4.2%	24	+84.6%
Nov-2024	58	-7.9%	18	+20.0%
Dec-2024	55	-1.8%	18	+157.1%
Jan-2025	52	+44.4%	21	+61.5%
Feb-2025	40	-23.1%	10	-54.5%
Mar-2025	40	-29.8%	11	-8.3%
Apr-2025	62	-12.7%	18	-21.7%
May-2025	65	-25.3%	19	+11.8%

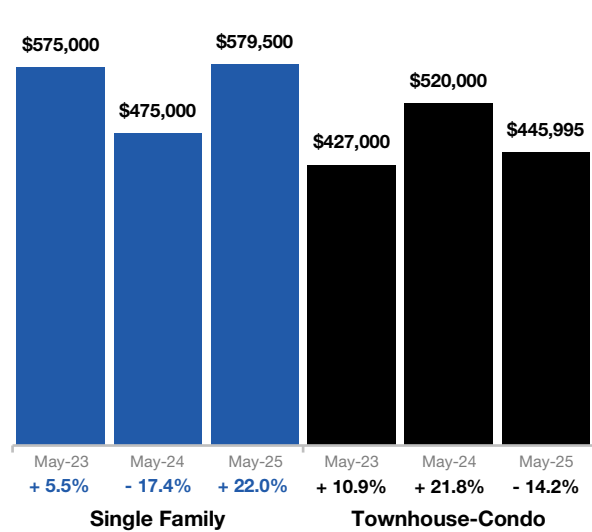
Historical Sold Listings by Month



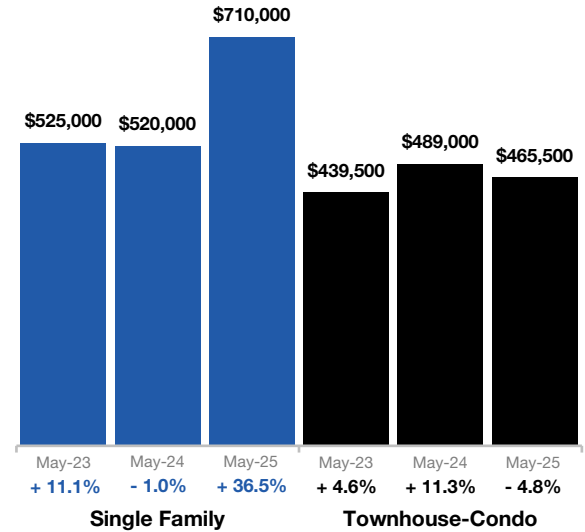
Median Sales Price



May

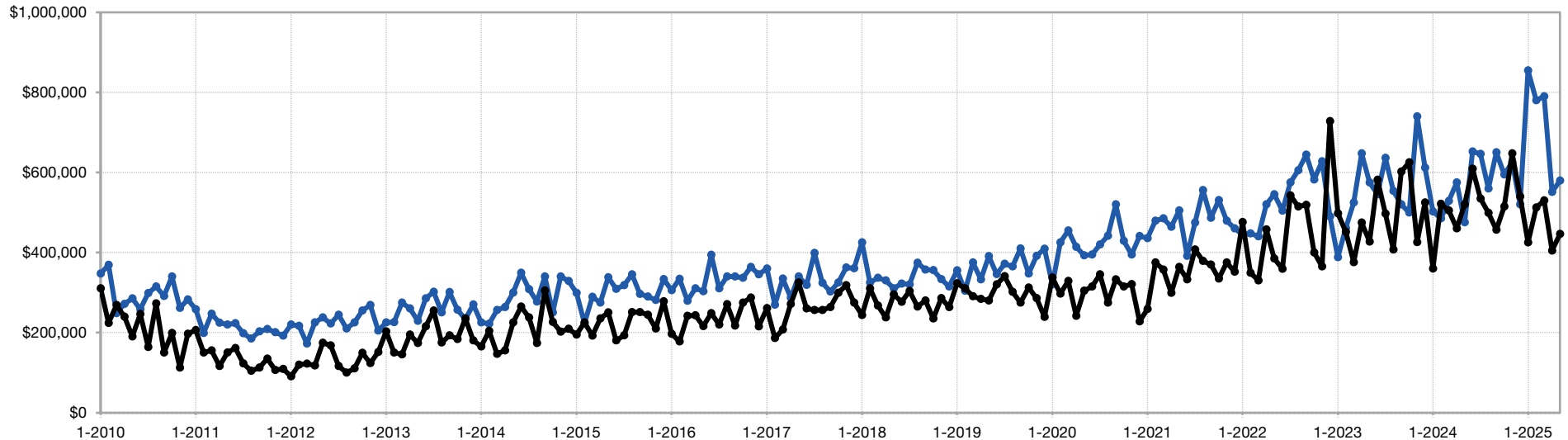


Year to Date



Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jun-2024	\$652,000	+19.6%	\$609,000	+4.7%
Jul-2024	\$646,000	+1.6%	\$535,000	+7.6%
Aug-2024	\$560,000	+1.1%	\$499,000	+22.5%
Sep-2024	\$650,000	+25.0%	\$457,000	-24.1%
Oct-2024	\$595,000	+19.0%	\$515,000	-17.6%
Nov-2024	\$625,930	-15.4%	\$647,500	+52.0%
Dec-2024	\$520,000	-15.0%	\$540,000	+2.9%
Jan-2025	\$855,000	+70.1%	\$425,000	+18.1%
Feb-2025	\$780,000	+60.8%	\$512,000	-1.9%
Mar-2025	\$790,000	+49.3%	\$530,000	+5.0%
Apr-2025	\$551,250	-4.1%	\$405,000	-12.0%
May-2025	\$579,500	+22.0%	\$445,995	-14.2%

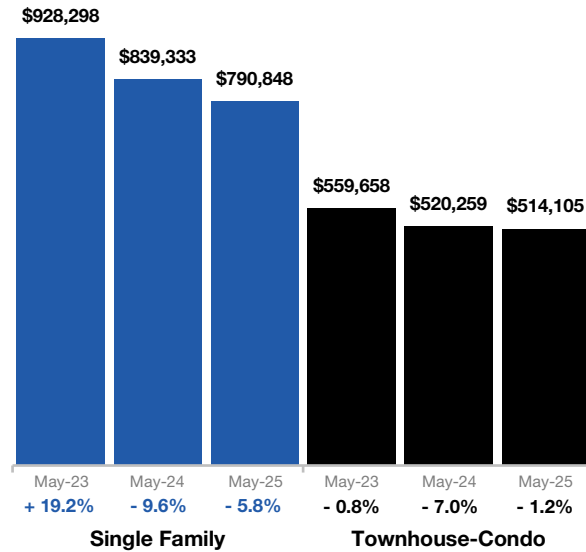
Historical Median Sales Price by Month



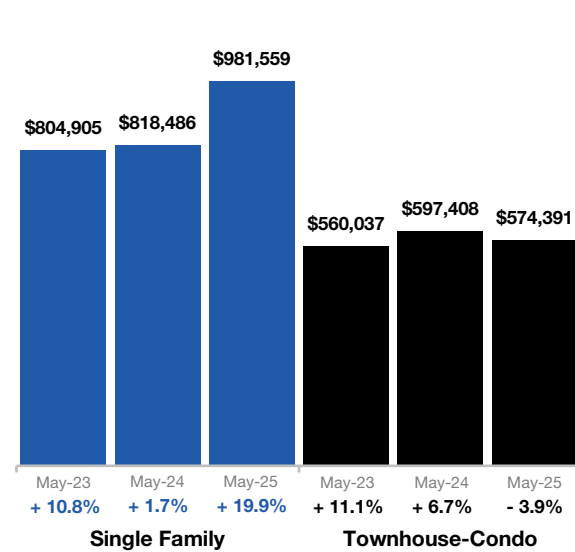
Average Sales Price



May

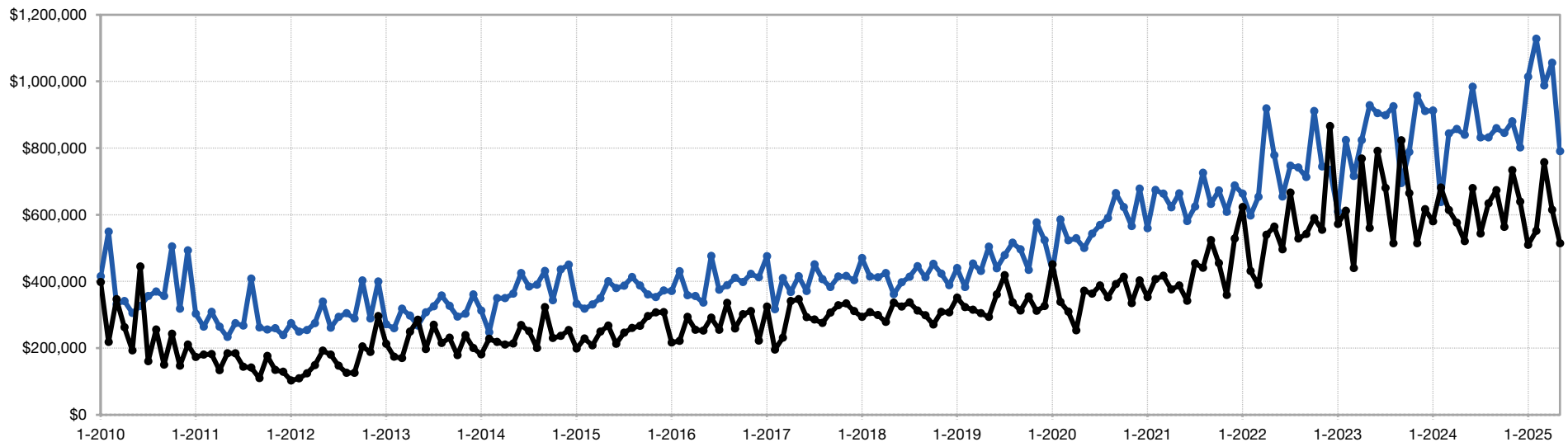


Year to Date



Avg. Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jun-2024	\$983,350	+8.7%	\$679,274	-14.2%
Jul-2024	\$831,339	-7.4%	\$543,261	-20.1%
Aug-2024	\$831,862	-10.1%	\$633,667	+23.3%
Sep-2024	\$859,375	+23.7%	\$673,286	-18.2%
Oct-2024	\$845,493	+7.3%	\$563,430	-15.2%
Nov-2024	\$879,704	-8.1%	\$733,094	+42.5%
Dec-2024	\$801,787	-12.0%	\$639,593	+3.8%
Jan-2025	\$1,014,109	+11.1%	\$509,619	-12.1%
Feb-2025	\$1,127,946	+76.9%	\$551,650	-19.0%
Mar-2025	\$987,847	+17.1%	\$756,864	+23.3%
Apr-2025	\$1,055,698	+23.1%	\$614,717	+6.8%
May-2025	\$790,848	-5.8%	\$514,105	-1.2%

Historical Average Sales Price by Month

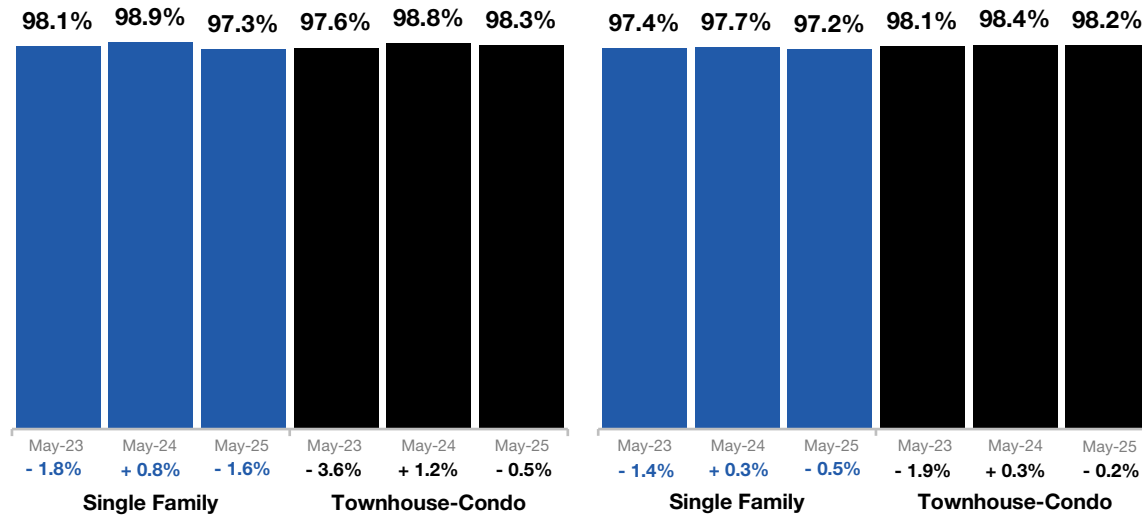


Percent of List Price Received



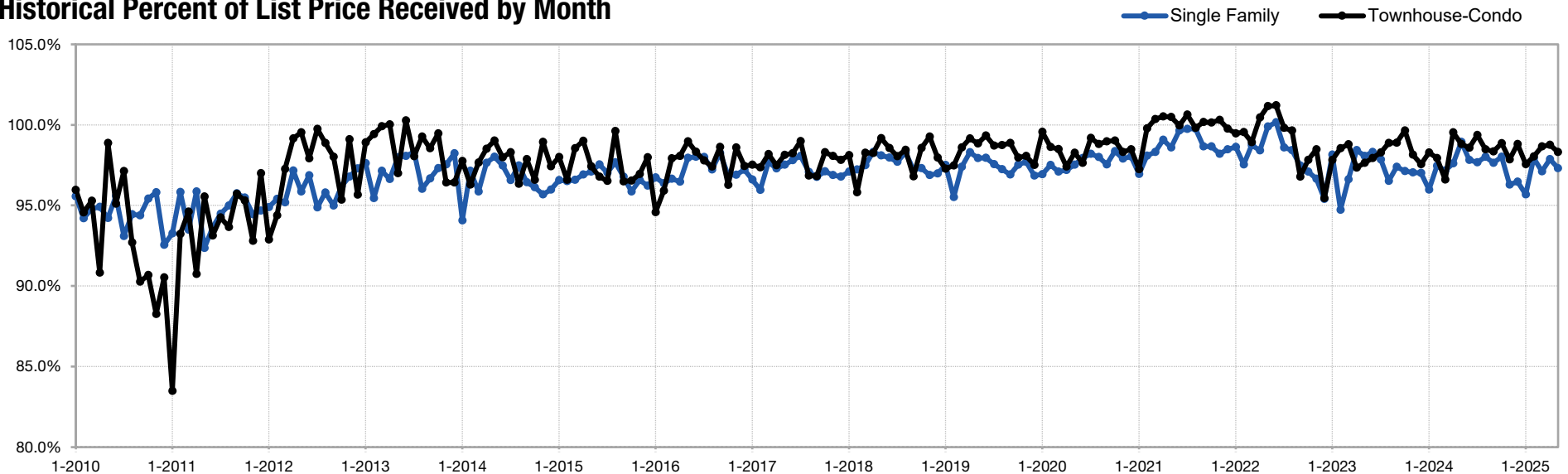
May

Year to Date



Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jun-2024	97.8%	-0.5%	98.6%	+0.7%
Jul-2024	97.7%	-0.1%	99.4%	+1.1%
Aug-2024	98.0%	+1.6%	98.5%	-0.4%
Sep-2024	97.6%	+0.2%	98.3%	-0.6%
Oct-2024	98.0%	+0.9%	98.9%	-0.8%
Nov-2024	96.3%	-0.7%	97.9%	-0.2%
Dec-2024	96.5%	-0.5%	98.8%	+1.2%
Jan-2025	95.7%	-0.3%	97.6%	-0.7%
Feb-2025	97.9%	+0.4%	98.0%	+0.1%
Mar-2025	97.1%	-0.1%	98.7%	+2.2%
Apr-2025	97.9%	+0.3%	98.8%	-0.7%
May-2025	97.3%	-1.6%	98.3%	-0.5%

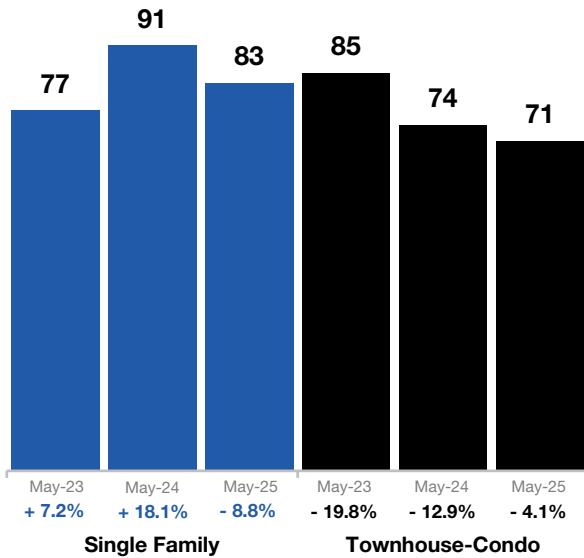
Historical Percent of List Price Received by Month



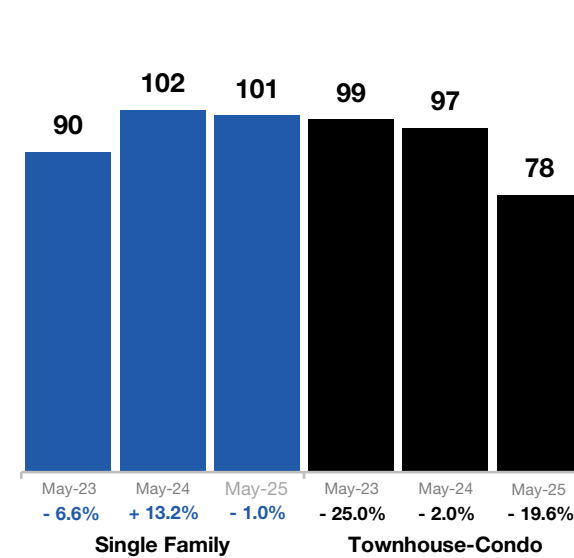
Days on Market Until Sale



May

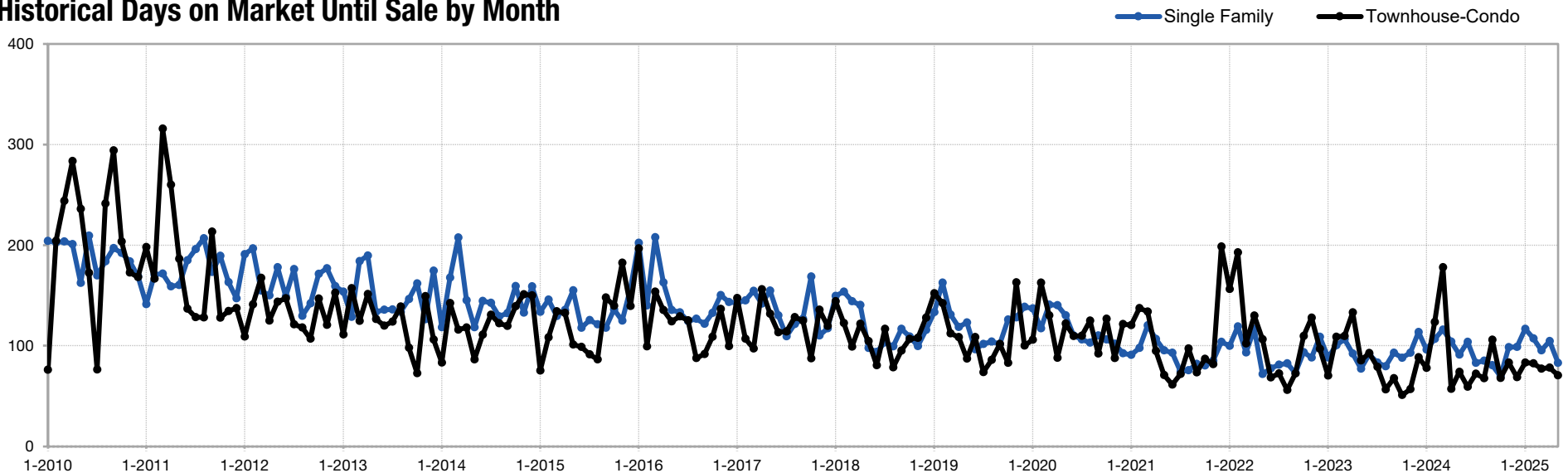


Year to Date



Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jun-2024	104	+13.0%	59	-36.6%
Jul-2024	83	0.0%	72	-8.9%
Aug-2024	85	+6.3%	68	+19.3%
Sep-2024	81	-12.9%	106	+55.9%
Oct-2024	70	-20.5%	68	+33.3%
Nov-2024	99	+6.5%	83	+45.6%
Dec-2024	99	-13.2%	69	-21.6%
Jan-2025	117	+21.9%	83	+6.4%
Feb-2025	107	0.0%	82	-33.9%
Mar-2025	95	-18.1%	77	-56.7%
Apr-2025	105	+1.0%	78	+36.8%
May-2025	83	-8.8%	71	-4.1%

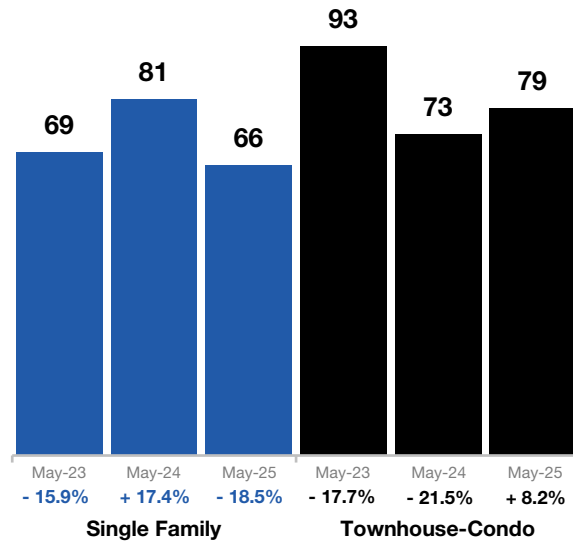
Historical Days on Market Until Sale by Month



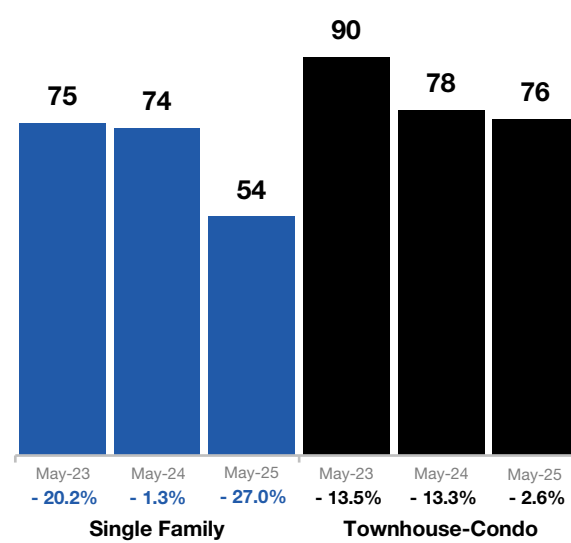
Housing Affordability Index



May

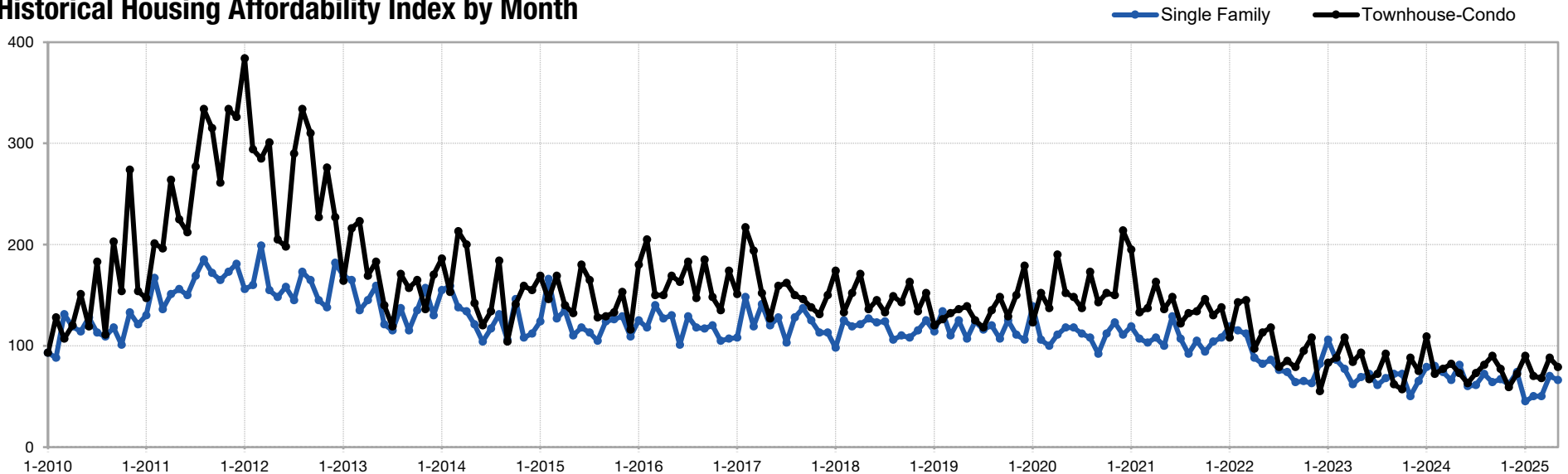


Year to Date



Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jun-2024	60	-16.7%	63	-6.0%
Jul-2024	61	0.0%	73	+1.4%
Aug-2024	72	+5.9%	81	-12.0%
Sep-2024	64	-11.1%	90	+45.2%
Oct-2024	67	-6.9%	77	+35.1%
Nov-2024	62	+24.0%	59	-33.0%
Dec-2024	74	+13.8%	72	-4.0%
Jan-2025	45	-43.0%	90	-17.4%
Feb-2025	50	-37.5%	70	-2.8%
Mar-2025	50	-32.4%	68	-11.7%
Apr-2025	70	+6.1%	88	+7.3%
May-2025	66	-18.5%	79	+8.2%

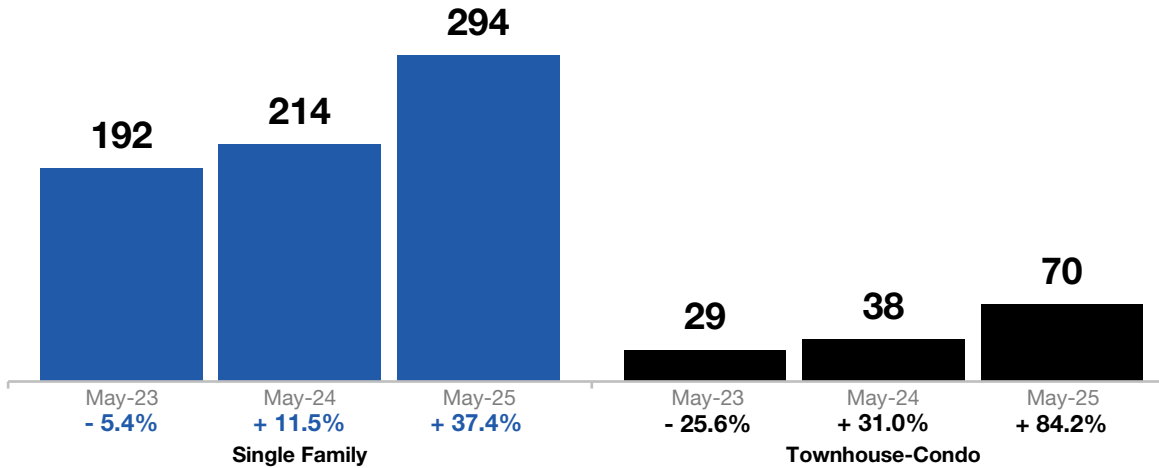
Historical Housing Affordability Index by Month



Inventory of Active Listings

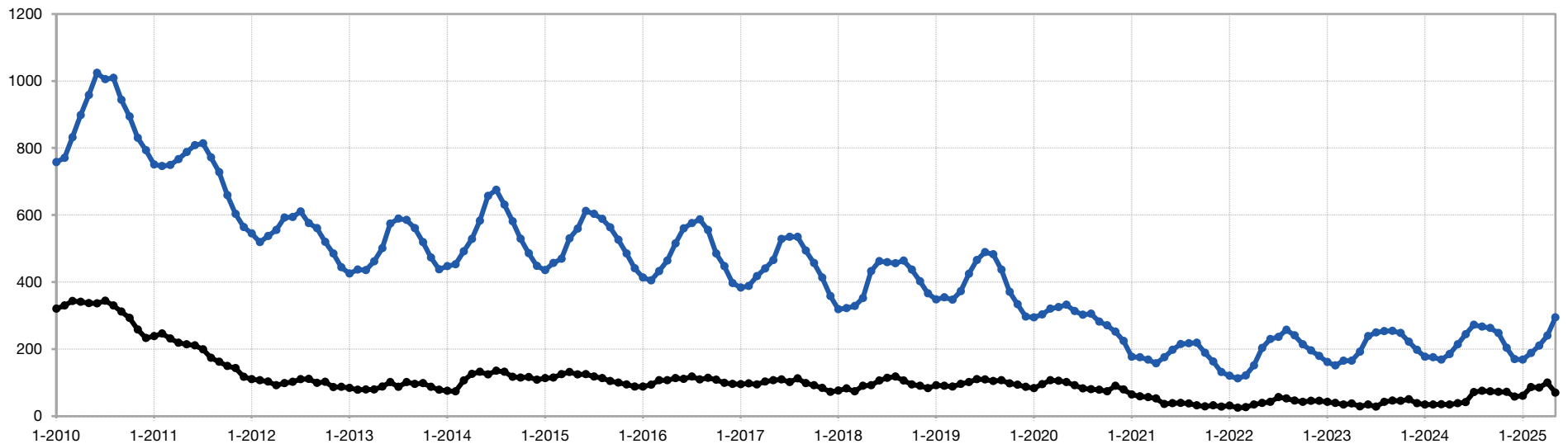


May



Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jun-2024	244	+2.5%	41	+20.6%
Jul-2024	272	+9.2%	71	+153.6%
Aug-2024	267	+5.5%	75	+78.6%
Sep-2024	263	+3.5%	74	+60.9%
Oct-2024	248	0.0%	72	+60.0%
Nov-2024	204	-8.1%	72	+44.0%
Dec-2024	170	-13.7%	58	+52.6%
Jan-2025	168	-5.1%	60	+76.5%
Feb-2025	188	+7.4%	86	+152.9%
Mar-2025	210	+25.0%	85	+142.9%
Apr-2025	240	+29.7%	100	+194.1%
May-2025	294	+37.4%	70	+84.2%

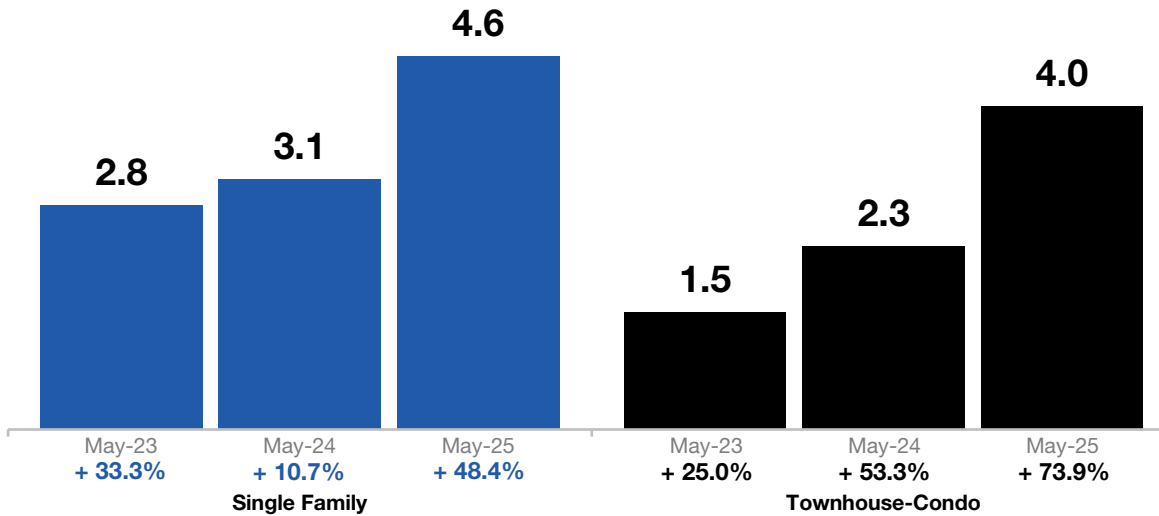
Historical Inventory of Active Listings by Month



Months Supply of Inventory

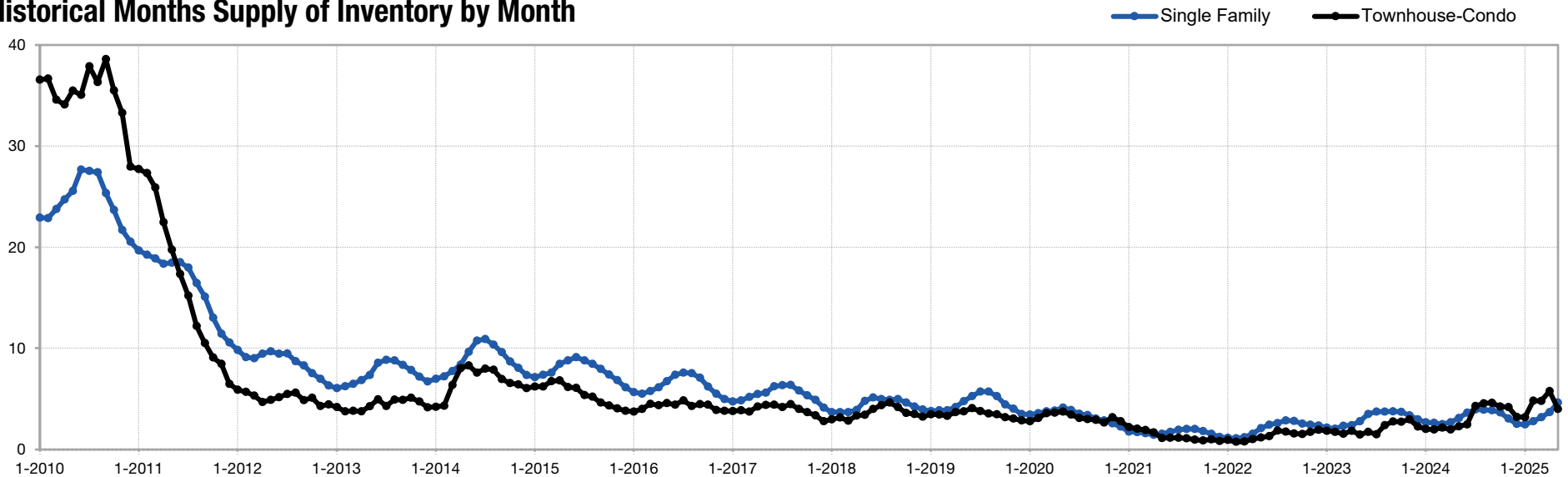


May



Months Supply of Inventory	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jun-2024	3.6	+2.9%	2.5	+47.1%
Jul-2024	3.9	+5.4%	4.3	+186.7%
Aug-2024	3.9	+5.4%	4.5	+87.5%
Sep-2024	3.9	+5.4%	4.6	+64.3%
Oct-2024	3.7	0.0%	4.2	+55.6%
Nov-2024	3.0	-9.1%	4.2	+40.0%
Dec-2024	2.5	-16.7%	3.2	+39.1%
Jan-2025	2.4	-11.1%	3.2	+60.0%
Feb-2025	2.8	+7.7%	4.8	+140.0%
Mar-2025	3.2	+28.0%	4.8	+128.6%
Apr-2025	3.7	+37.0%	5.8	+190.0%
May-2025	4.6	+48.4%	4.0	+73.9%

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.



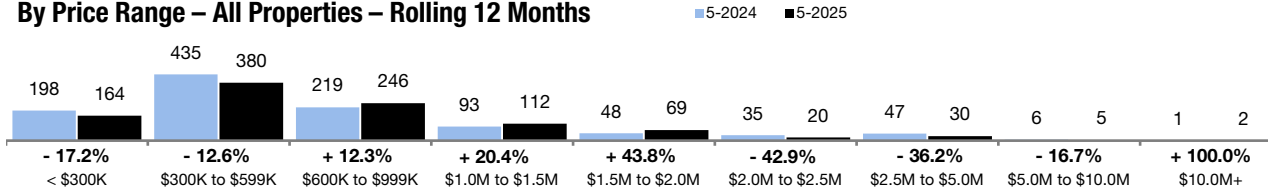
Key Metrics	Historical Sparkbars	5-2024	5-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		165	199	+ 20.6%	575	720	+ 25.2%
Pending Sales		99	110	+ 11.1%	456	445	- 2.4%
Sold Listings		111	85	- 23.4%	408	366	- 10.3%
Median Sales Price		\$475,000	\$560,000	+ 17.9%	\$505,000	\$560,000	+ 10.9%
Avg. Sales Price		\$754,922	\$722,507	- 4.3%	\$747,791	\$908,998	+ 21.6%
Pct. of List Price Received		98.7%	97.5%	- 1.2%	97.7%	97.4%	- 0.3%
Days on Market		90	80	- 11.1%	102	94	- 7.8%
Affordability Index		81	69	- 14.8%	76	69	- 9.2%
Active Listings		264	393	+ 48.9%	--	--	--
Months Supply		2.9	4.6	+ 58.6%	--	--	--

Closed Sales

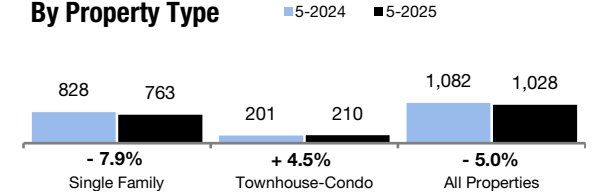
Actual sales that have closed in a given month.



By Price Range – All Properties – Rolling 12 Months



By Property Type



Rolling 12 Months

By Price Range	Single Family			Townhouse-Condo		
	5-2024	5-2025	Change	5-2024	5-2025	Change
\$299,999 and Below	121	99	-18.2%	32	19	-40.6%
\$300,000 to \$599,999	338	259	-23.4%	96	113	+17.7%
\$600,000 to \$999,999	174	189	+8.6%	44	57	+29.5%
\$1,000,000 to \$1,499,999	78	102	+30.8%	15	10	-33.3%
\$1,500,00 to \$1,999,999	39	61	+56.4%	8	8	0.0%
\$2,000,000 to \$2,499,999	31	17	-45.2%	4	3	-25.0%
\$2,500,000 to \$4,999,999	45	30	-33.3%	2	0	-100.0%
\$5,000,000 to \$9,999,999	2	5	+150.0%	0	0	--
\$10,000,000 and Above	0	1	--	0	0	--
All Price Ranges	828	763	-7.9%	201	210	+4.5%

Compared to Prior Month

By Price Range	Single Family			Townhouse-Condo		
	4-2025	5-2025	Change	4-2025	5-2025	Change
\$299,999 and Below	7	8	+14.3%	1	1	0.0%
\$300,000 to \$599,999	26	26	0.0%	12	12	0.0%
\$600,000 to \$999,999	11	12	+9.1%	3	6	+100.0%
\$1,000,000 to \$1,499,999	5	11	+120.0%	0	0	--
\$1,500,00 to \$1,999,999	6	8	+33.3%	1	0	-100.0%
\$2,000,000 to \$2,499,999	2	0	-100.0%	1	0	-100.0%
\$2,500,000 to \$4,999,999	4	0	-100.0%	0	0	--
\$5,000,000 to \$9,999,999	0	0	--	0	0	--
\$10,000,000 and Above	1	0	-100.0%	0	0	--
All Price Ranges	62	65	+4.8%	18	19	+5.6%

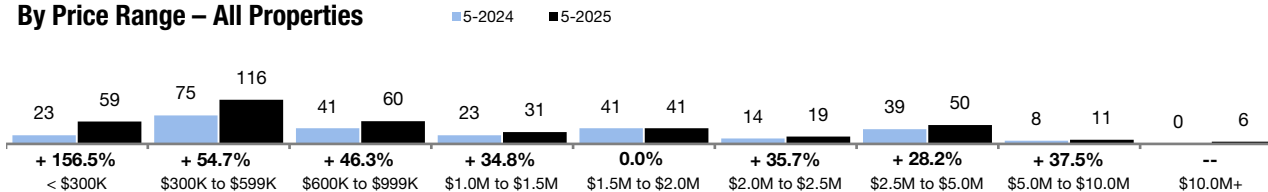
Year to Date

By Price Range	Single Family			Townhouse-Condo		
	5-2024	5-2025	Change	5-2024	5-2025	Change
\$299,999 and Below	51	27	-47.1%	18	10	-44.4%
\$300,000 to \$599,999	123	84	-31.7%	44	44	0.0%
\$600,000 to \$999,999	65	61	-6.2%	12	19	+58.3%
\$1,000,000 to \$1,499,999	24	39	+62.5%	8	2	-75.0%
\$1,500,00 to \$1,999,999	11	32	+190.9%	4	2	-50.0%
\$2,000,000 to \$2,499,999	9	5	-44.4%	1	2	+100.0%
\$2,500,000 to \$4,999,999	20	7	-65.0%	0	0	--
\$5,000,000 to \$9,999,999	0	3	--	0	0	--
\$10,000,000 and Above	0	1	--	0	0	--
All Price Ranges	303	259	-14.5%	87	79	-9.2%

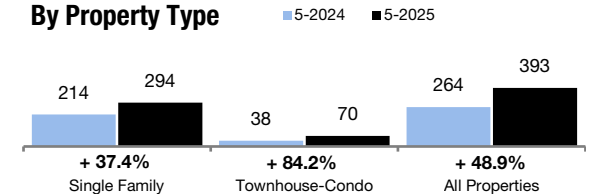
Inventory of Active Listings

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		
	5-2024	5-2025	Change	5-2024	5-2025	Change
\$299,999 and Below	14	27	+92.9%	2	15	+650.0%
\$300,000 to \$599,999	60	79	+31.7%	12	32	+166.7%
\$600,000 to \$999,999	33	50	+51.5%	8	8	0.0%
\$1,000,000 to \$1,499,999	22	26	+18.2%	0	3	--
\$1,500,00 to \$1,999,999	33	40	+21.2%	8	1	-87.5%
\$2,000,000 to \$2,499,999	12	14	+16.7%	2	4	+100.0%
\$2,500,000 to \$4,999,999	32	42	+31.3%	6	7	+16.7%
\$5,000,000 to \$9,999,999	8	11	+37.5%	0	0	--
\$10,000,000 and Above	0	5	--	0	0	--
All Price Ranges	214	294	+37.4%	38	70	+84.2%

Compared to Prior Month

By Price Range	Single Family			Townhouse-Condo		
	4-2025	5-2025	Change	4-2025	5-2025	Change
\$299,999 and Below	25	27	+8.0%	16	15	-6.3%
\$300,000 to \$599,999	48	79	+64.6%	62	32	-48.4%
\$600,000 to \$999,999	48	50	+4.2%	5	8	+60.0%
\$1,000,000 to \$1,499,999	28	26	-7.1%	3	3	0.0%
\$1,500,00 to \$1,999,999	32	40	+25.0%	3	1	-66.7%
\$2,000,000 to \$2,499,999	14	14	0.0%	3	4	+33.3%
\$2,500,000 to \$4,999,999	36	42	+16.7%	8	7	-12.5%
\$5,000,000 to \$9,999,999	7	11	+57.1%	0	0	--
\$10,000,000 and Above	2	5	+150.0%	0	0	--
All Price Ranges	240	294	+22.5%	100	70	-30.0%

Year to Date

By Price Range	Single Family			Townhouse-Condo		
	5-2024	5-2025	Change	5-2024	5-2025	Change
\$299,999 and Below	14	27	+92.9%	2	15	+650.0%
\$300,000 to \$599,999	60	79	+31.7%	12	32	+166.7%
\$600,000 to \$999,999	33	50	+51.5%	8	8	0.0%
\$1,000,000 to \$1,499,999	22	26	+18.2%	0	3	--
\$1,500,00 to \$1,999,999	33	40	+21.2%	8	1	-87.5%
\$2,000,000 to \$2,499,999	12	14	+16.7%	2	4	+100.0%
\$2,500,000 to \$4,999,999	32	42	+31.3%	6	7	+16.7%
\$5,000,000 to \$9,999,999	8	11	+37.5%	0	0	--
\$10,000,000 and Above	0	5	--	0	0	--
All Price Ranges	214	294	+37.4%	38	70	+84.2%

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.