Monthly Indicators

June 2025

Percent changes calculated using year-over-year compairisons.

New Listings were up 4.1 percent for single family homes and 35.0 percent for townhouse-condo properties. Pending Sales decreased 4.0 percent for single family homes but increased 18.8 percent for townhouse-condo properties.

The Median Sales Price was down 3.5 percent to $820,000 for single family homes but increased 2.7 percent to $570,000 for townhouse-condo properties. Days on Market decreased 8.1 percent for single family homes but increased 22.7 percent for townhouse-condo properties.

Heading into June, there were 1.54 million units for sale across the country, a 6.2% increase from the previous month and a 20.3% improvement over the same period last year, representing a 4.6-month supply at the current sales pace, according to NAR. Despite the additional supply, home prices have continued to rise nationwide, albeit at a slower pace than during the pandemic, climbing 1.3% year-over-year to $422,800 as of last measure.

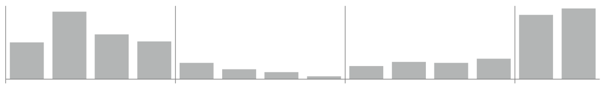
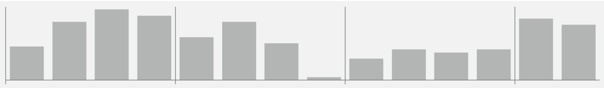
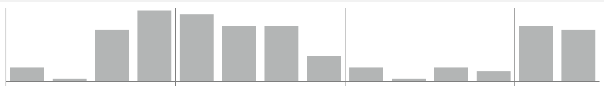
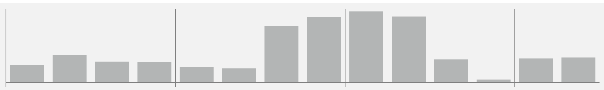
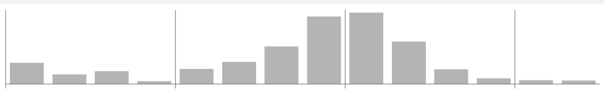
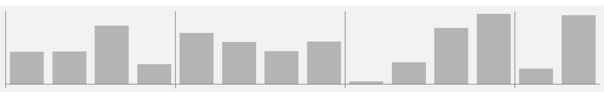
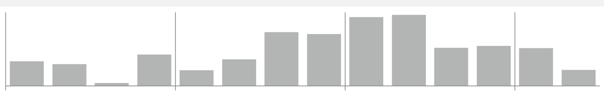
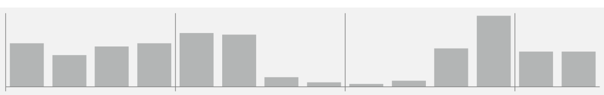
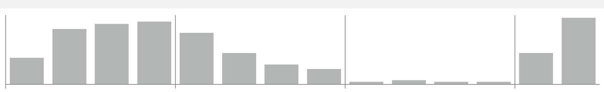
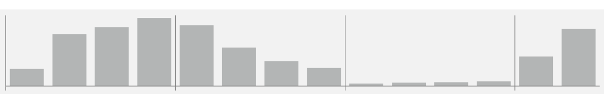
Activity Snapshot

+ 56.5%	+ 7.9%	+ 14.7%
One-Year Change in **Sold Listings All Properties**	One-Year Change in **Median Sales Price All Propterties**	One-Year Change in **Active Listings All Properties**

Residential real estate activity in the Gunnison-Crested Butte Association of REALTORS® service area composed of single-family properties, townhomes and condominiums. Percent changes are calculated using rounded figures.

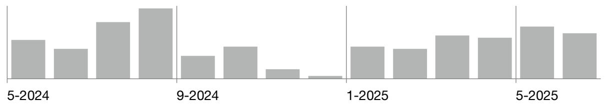
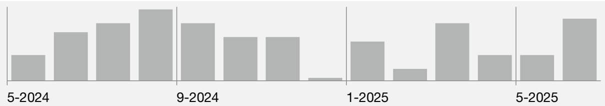
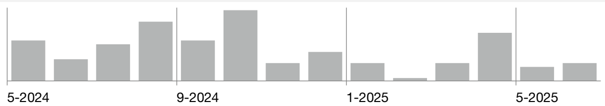
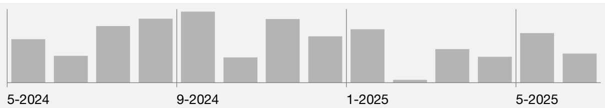
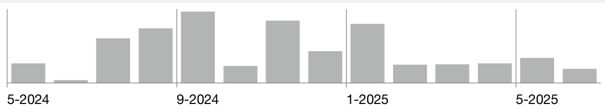
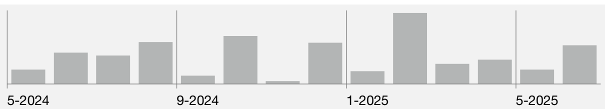
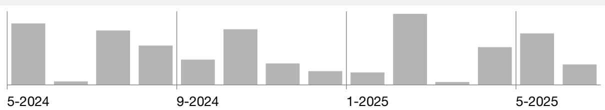
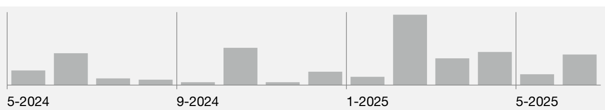
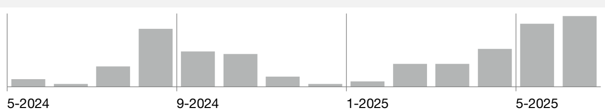
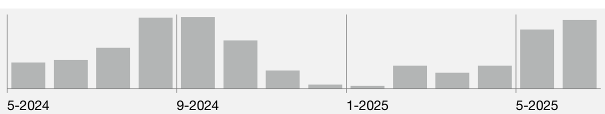
Single Family Market Overview

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

Key Metrics	Historical Sparkbars	6-2024	6-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		73	**76**	+ 4.1%	207	**240**	+ 15.9%
Pending Sales		25	**24**	- 4.0%	95	**110**	+ 15.8%
Sold Listings		10	**23**	+ 130.0%	72	**95**	+ 31.9%
Median Sales Price		$849,500	**$820,000**	- 3.5%	$899,500	**$825,000**	- 8.3%
Average Sales Price		$1,128,050	**$1,030,435**	- 8.7%	$1,619,190	**$1,267,004**	- 21.8%
Pct. of List Price Received		95.2%	**97.7%**	+ 2.6%	95.9%	**95.7%**	- 0.2%
Days on Market		111	**102**	- 8.1%	127	**139**	+ 9.4%
Housing Affordability Index		48	**50**	+ 4.2%	46	**50**	+ 8.7%
Active Listings		182	**197**	+ 8.2%	--	**--**	--
Months Supply		9.6	**10.0**	+ 4.2%	--	**--**	--

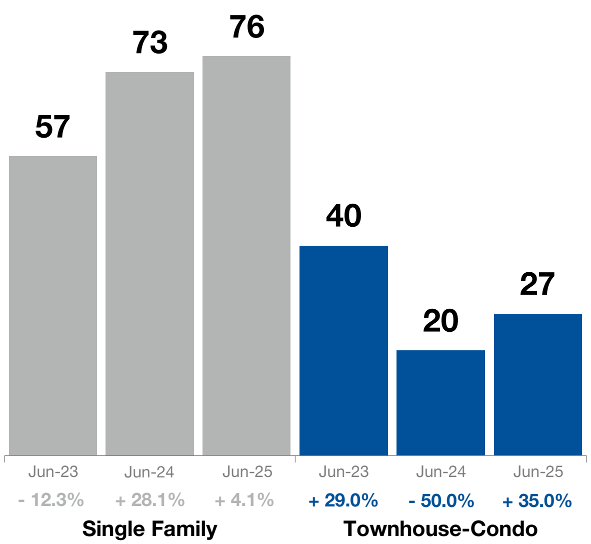
Townhouse-Condo Market Overview

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

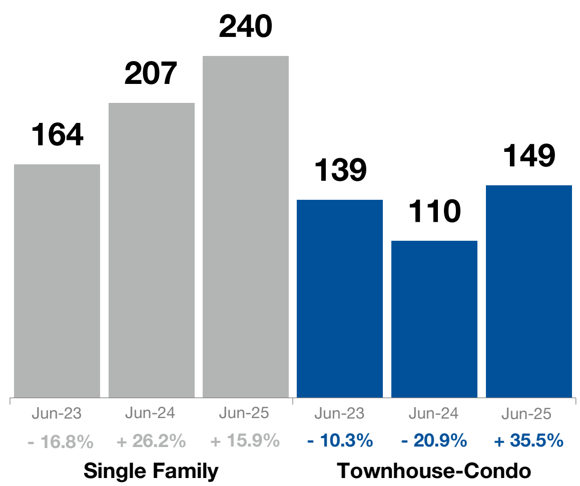
Key Metrics	Historical Sparkbars	6-2024	6-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		20	**27**	+ 35.0%	110	**149**	+ 35.5%
Pending Sales		16	**19**	+ 18.8%	79	**81**	+ 2.5%
Sold Listings		12	**11**	- 8.3%	64	**69**	+ 7.8%
Median Sales Price		$555,000	**$570,000**	+ 2.7%	$612,500	**$584,000**	- 4.7%
Average Sales Price		$569,026	**$639,136**	+ 12.3%	$642,097	**$709,801**	+ 10.5%
Pct. of List Price Received		96.9%	**97.2%**	+ 0.3%	97.0%	**96.7%**	- 0.3%
Days on Market		97	**119**	+ 22.7%	121	**132**	+ 9.1%
Housing Affordability Index		75	**74**	- 1.3%	68	**72**	+ 5.9%
Active Listings		86	**113**	+ 31.4%	--	**--**	--
Months Supply		6.7	**7.8**	+ 16.4%	--	**--**	--

New Listings

June

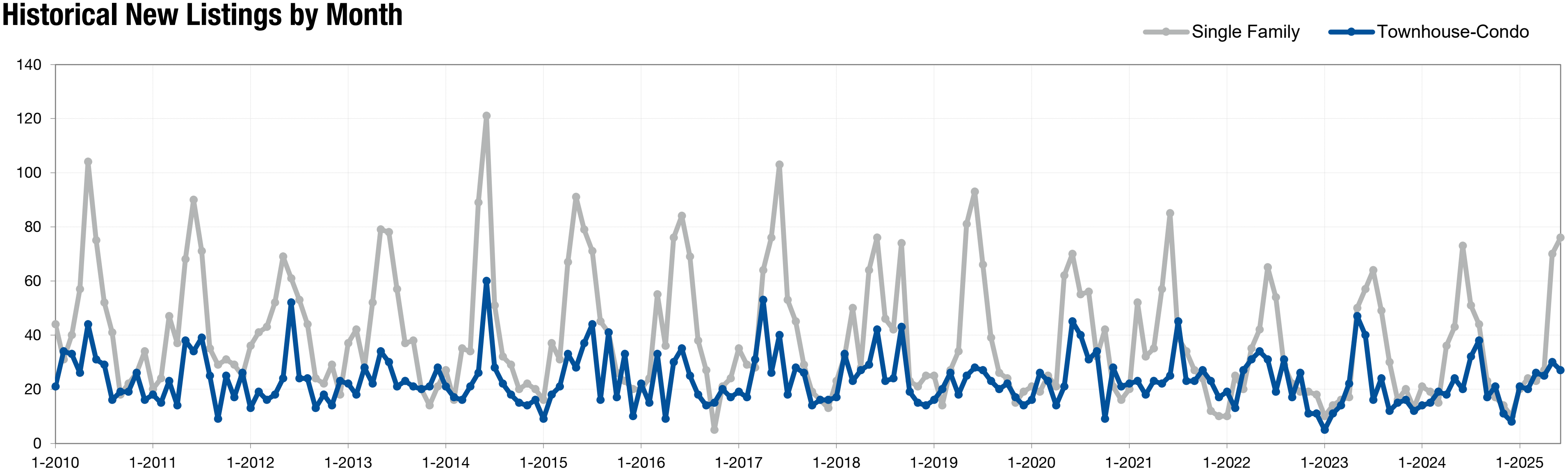


Year to Date



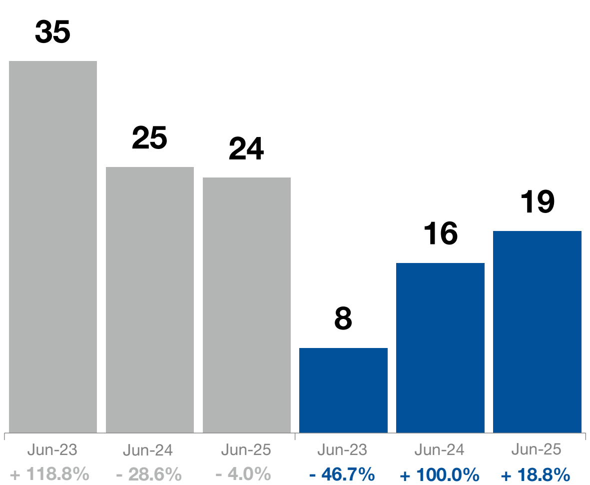
New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2024	51	-20.3%	32	+100.0%
Aug-2024	44	-10.2%	38	+58.3%
Sep-2024	23	-23.3%	17	+41.7%
Oct-2024	17	+6.3%	21	+40.0%
Nov-2024	14	-30.0%	11	-31.3%
Dec-2024	10	-23.1%	8	-33.3%
Jan-2025	20	-4.8%	21	+50.0%
Feb-2025	24	+26.3%	20	+33.3%
Mar-2025	23	+53.3%	26	+36.8%
Apr-2025	27	-25.0%	25	+38.9%
May-2025	70	+62.8%	30	+25.0%
Jun-2025	**76**	**+4.1%**	**27**	**+35.0%**

Historical New Listings by Month

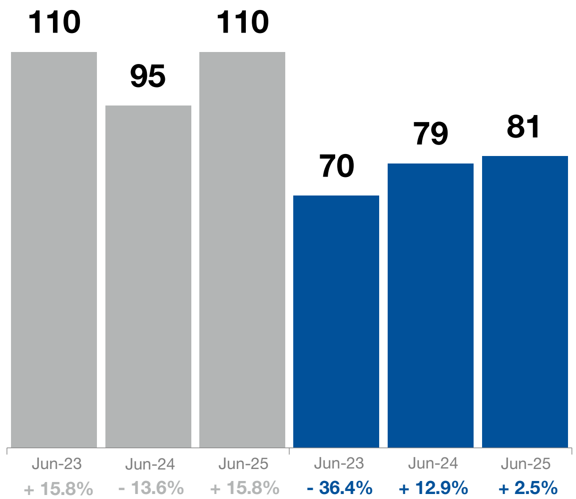


Pending Sales

June

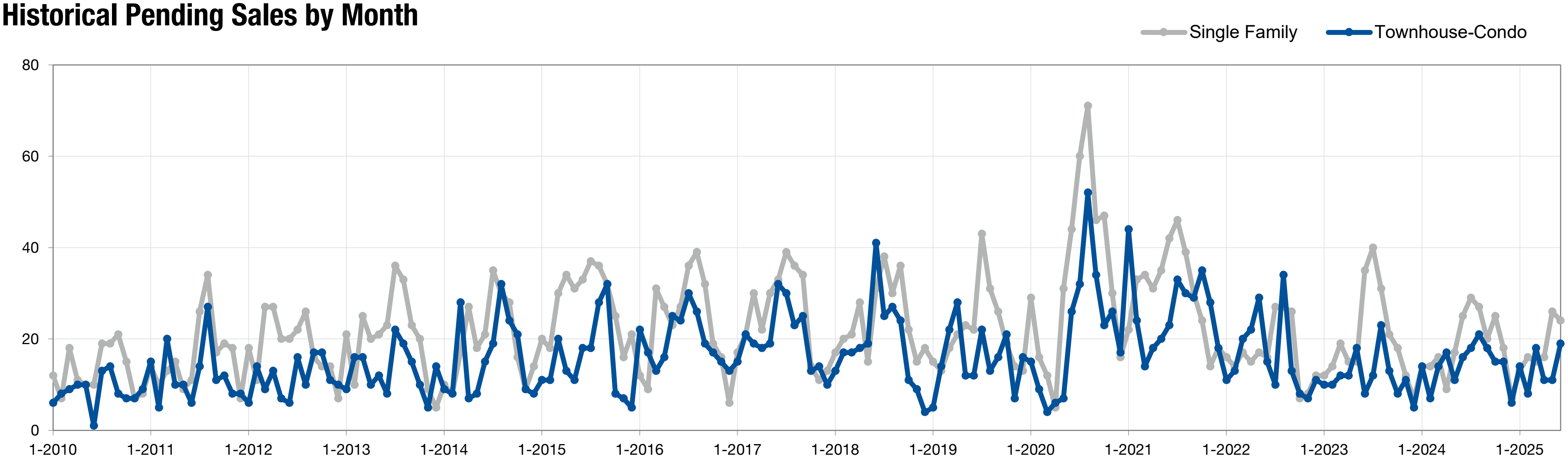


Year to Date



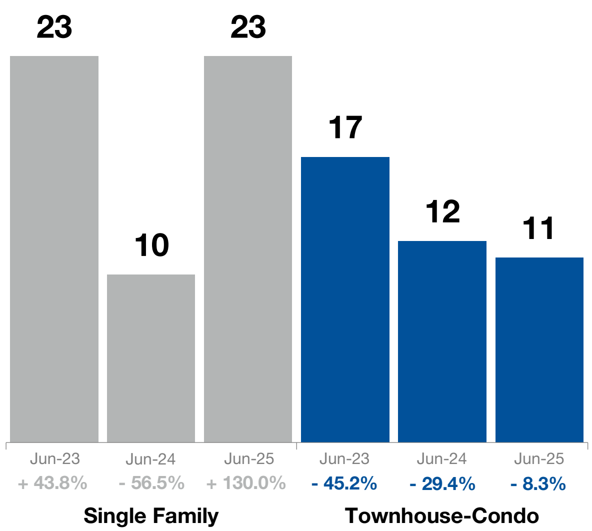
Pending Sales	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2024	29	-27.5%	18	+50.0%
Aug-2024	27	-12.9%	21	-8.7%
Sep-2024	20	-4.8%	18	+38.5%
Oct-2024	25	+38.9%	15	+87.5%
Nov-2024	18	+50.0%	15	+36.4%
Dec-2024	7	0.0%	6	+20.0%
Jan-2025	13	-7.1%	14	0.0%
Feb-2025	16	+14.3%	8	+14.3%
Mar-2025	15	-6.3%	18	+28.6%
Apr-2025	16	+77.8%	11	-35.3%
May-2025	26	+52.9%	11	0.0%
Jun-2025	**24**	**-4.0%**	**19**	**+18.8%**

Historical Pending Sales by Month

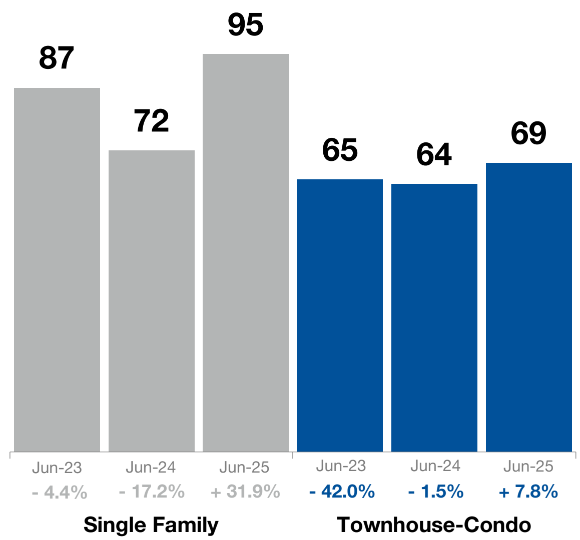


Sold Listings

June

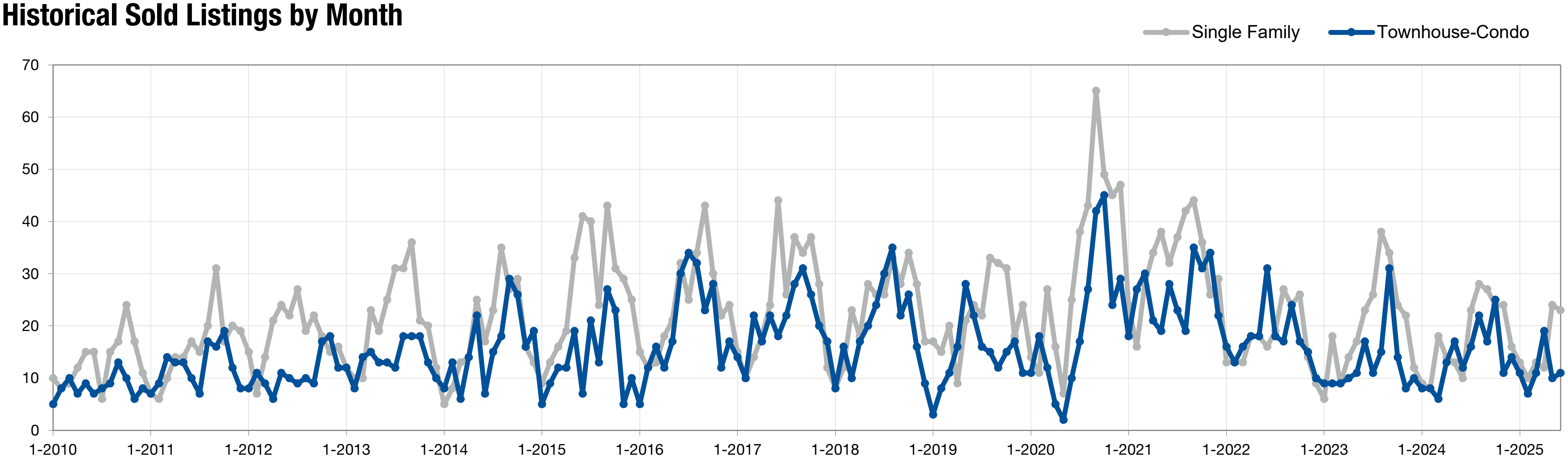


Year to Date



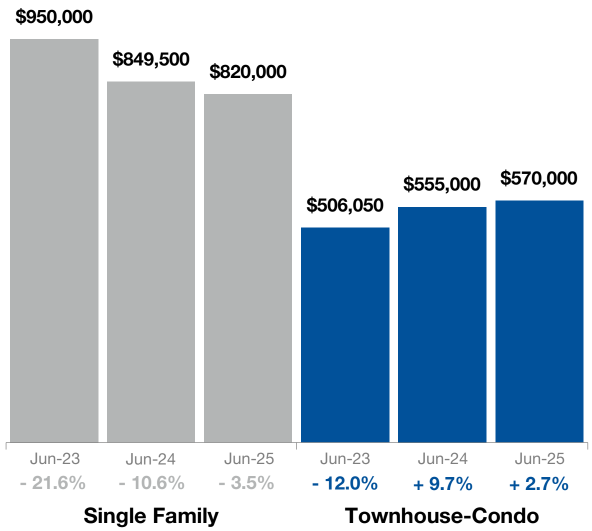
Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2024	23	-11.5%	16	+45.5%
Aug-2024	28	-26.3%	22	+46.7%
Sep-2024	27	-20.6%	17	-45.2%
Oct-2024	24	0.0%	25	+78.6%
Nov-2024	24	+9.1%	11	+37.5%
Dec-2024	16	+33.3%	14	+40.0%
Jan-2025	13	+44.4%	11	+37.5%
Feb-2025	10	+25.0%	7	-12.5%
Mar-2025	13	-27.8%	11	+83.3%
Apr-2025	12	-14.3%	19	+46.2%
May-2025	24	+84.6%	10	-41.2%
Jun-2025	**23**	**+130.0%**	**11**	**-8.3%**

Historical Sold Listings by Month

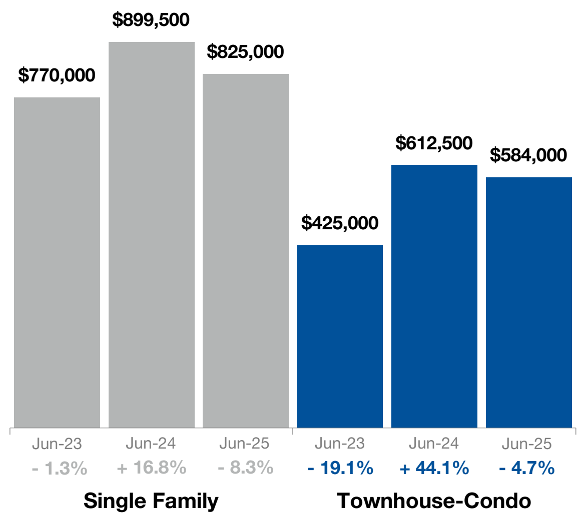


Median Sales Price

June

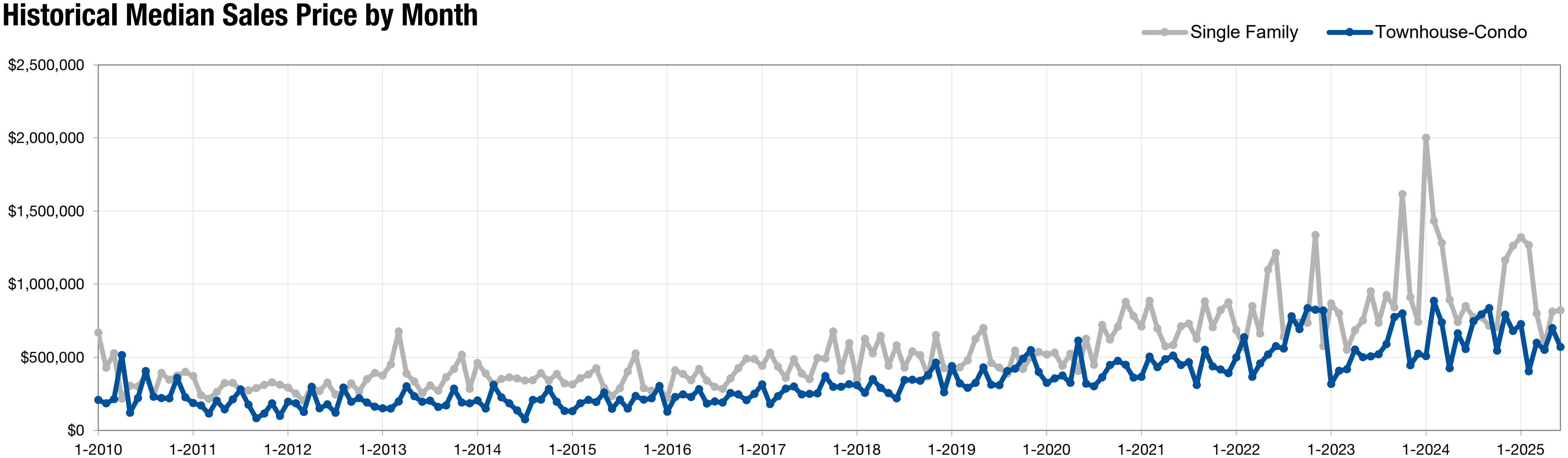


Year to Date



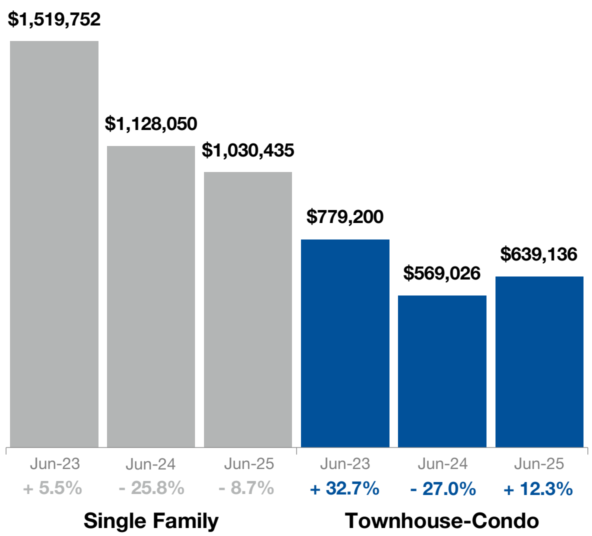
Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2024	$775,000	+5.5%	$745,000	+43.3%
Aug-2024	$773,554	-16.4%	$792,000	+34.2%
Sep-2024	$715,000	-14.9%	$835,000	+7.7%
Oct-2024	$703,500	-56.4%	$545,000	-31.8%
Nov-2024	$1,162,500	+27.7%	$790,000	+77.5%
Dec-2024	$1,261,500	+69.9%	$680,000	+30.1%
Jan-2025	$1,320,000	-34.0%	$725,000	+42.9%
Feb-2025	$1,267,500	-11.5%	$403,000	-54.5%
Mar-2025	$800,000	-37.5%	$599,000	-18.9%
Apr-2025	$579,500	-35.1%	$550,000	+29.4%
May-2025	$811,000	+9.6%	$699,250	+5.6%
Jun-2025	**$820,000**	**-3.5%**	**$570,000**	**+2.7%**

Historical Median Sales Price by Month

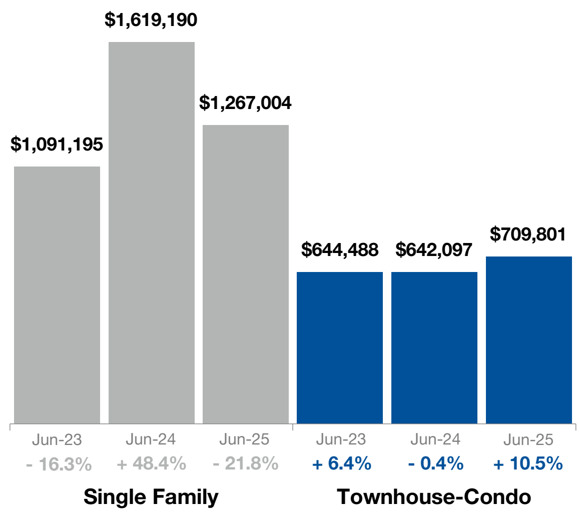


Average Sales Price

June

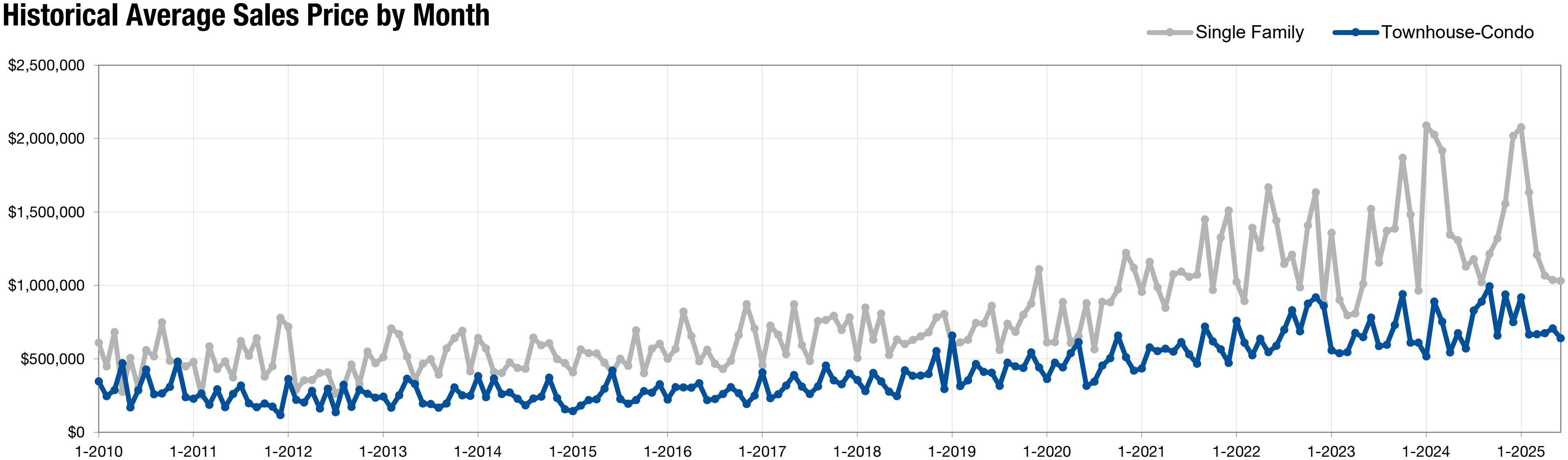


Year to Date



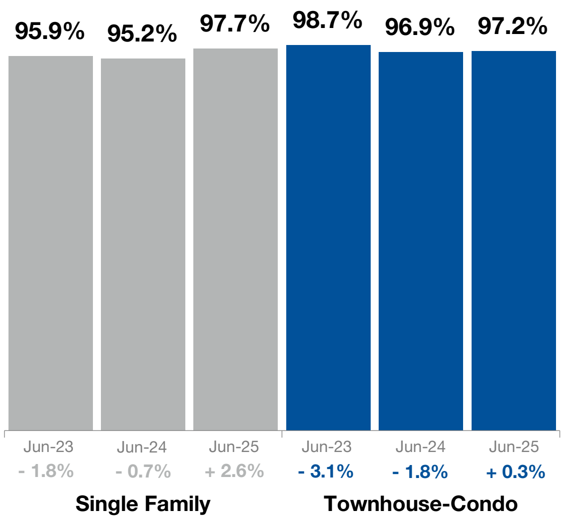
Avg. Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2024	$1,177,039	+2.0%	$828,416	+41.2%
Aug-2024	$1,020,294	-25.6%	$889,375	+49.7%
Sep-2024	$1,212,825	-12.5%	$992,853	+36.2%
Oct-2024	$1,318,811	-29.4%	$657,968	-30.0%
Nov-2024	$1,555,292	+4.9%	$937,045	+53.6%
Dec-2024	$2,015,711	+109.0%	$748,786	+22.8%
Jan-2025	$2,075,308	-0.6%	$917,500	+77.6%
Feb-2025	$1,633,780	-19.4%	$665,229	-25.2%
Mar-2025	$1,207,485	-37.0%	$667,455	-11.3%
Apr-2025	$1,066,691	-20.6%	$673,112	+24.0%
May-2025	$1,035,458	-20.8%	$706,550	+4.9%
Jun-2025	**$1,030,435**	**-8.7%**	**$639,136**	**+12.3%**

Historical Average Sales Price by Month

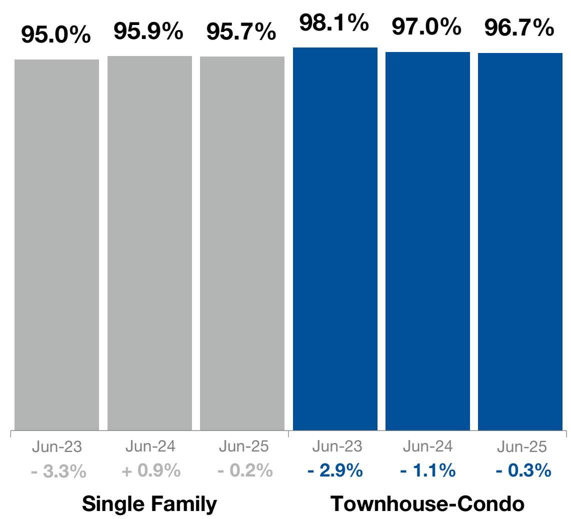


Percent of List Price Received

June

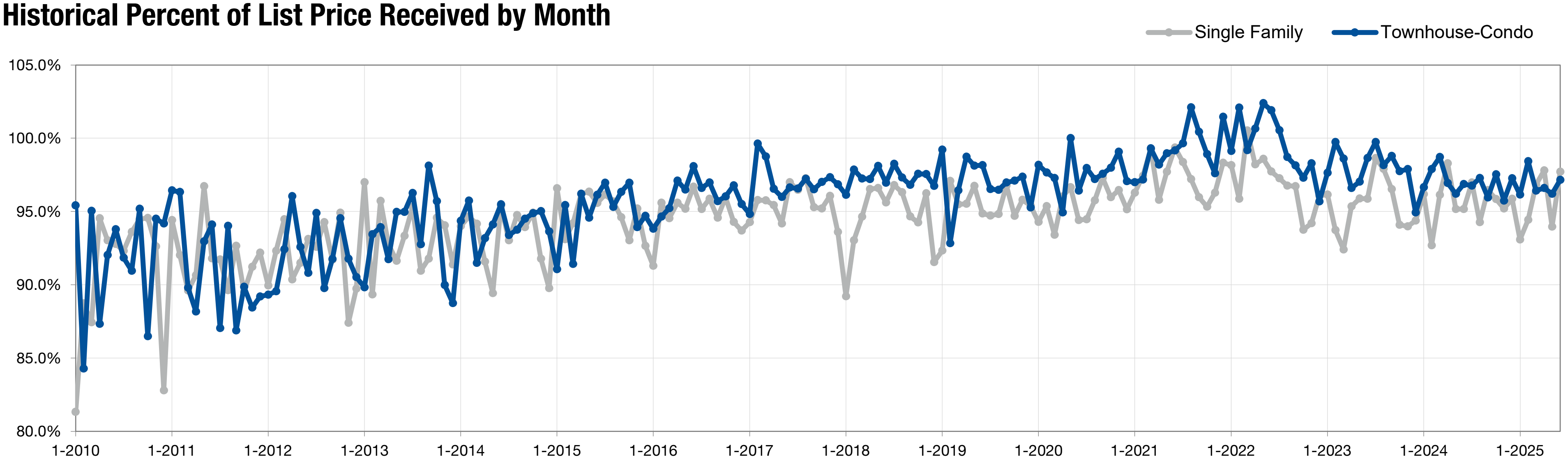


Year to Date



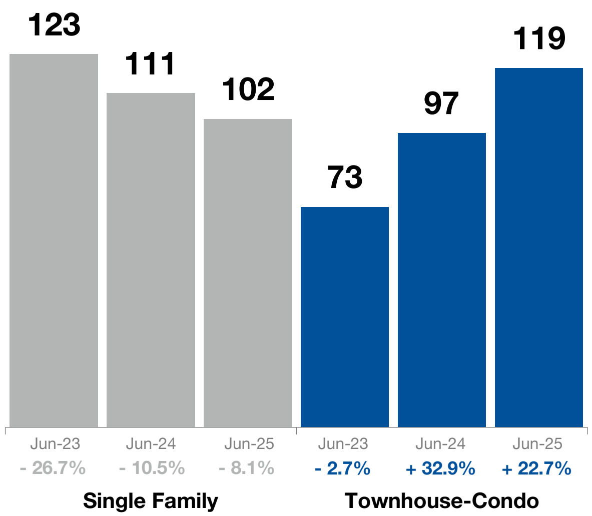
Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2024	97.0%	-1.7%	96.8%	-2.9%
Aug-2024	94.3%	-3.7%	97.3%	-0.9%
Sep-2024	96.5%	0.0%	96.0%	-2.8%
Oct-2024	95.9%	+1.9%	97.5%	-0.2%
Nov-2024	95.2%	+1.3%	95.7%	-2.2%
Dec-2024	95.9%	+1.6%	97.3%	+2.5%
Jan-2025	93.1%	-3.2%	96.1%	-0.6%
Feb-2025	94.4%	+1.8%	98.4%	+0.5%
Mar-2025	96.8%	+0.7%	96.4%	-2.3%
Apr-2025	97.8%	-0.5%	96.6%	-0.3%
May-2025	94.0%	-1.3%	96.2%	0.0%
Jun-2025	**97.7%**	**+2.6%**	**97.2%**	**+0.3%**

Historical Percent of List Price Received by Month

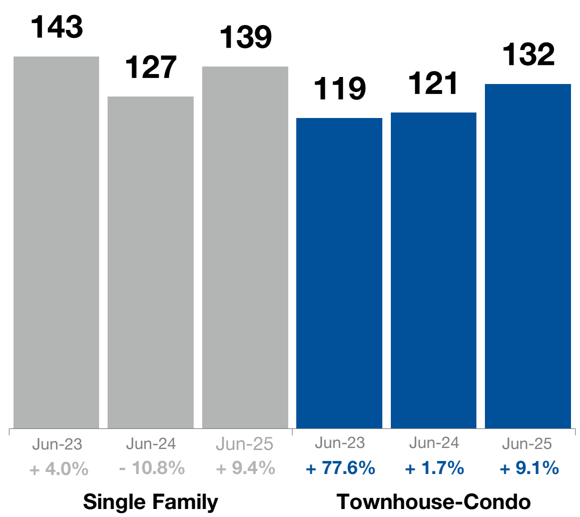


Days on Market Until Sale

June

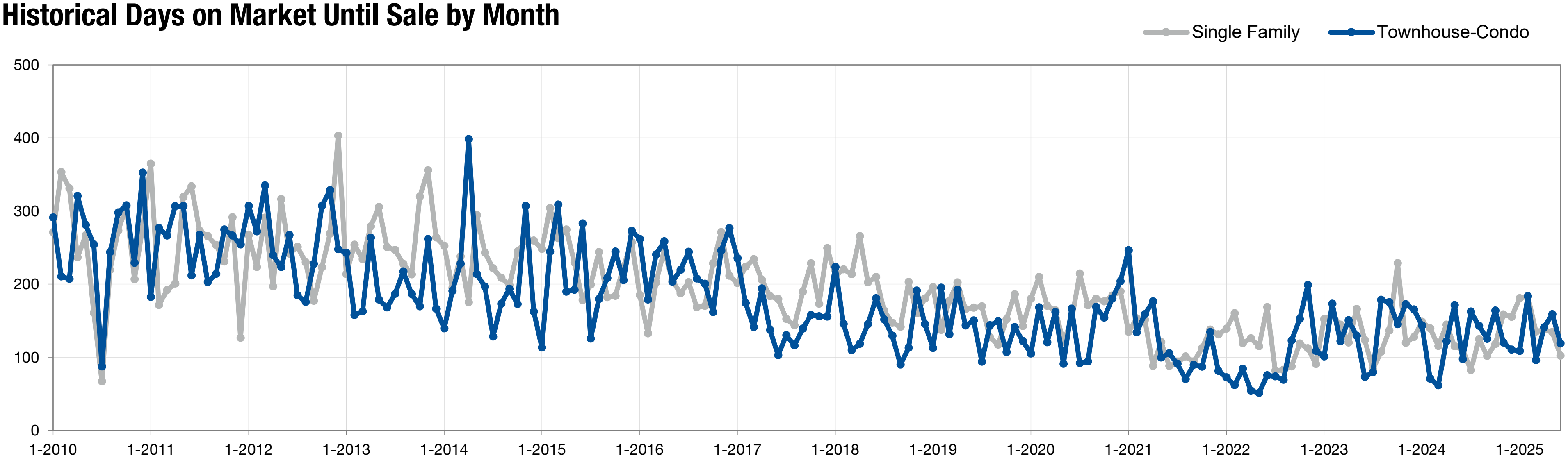


Year to Date



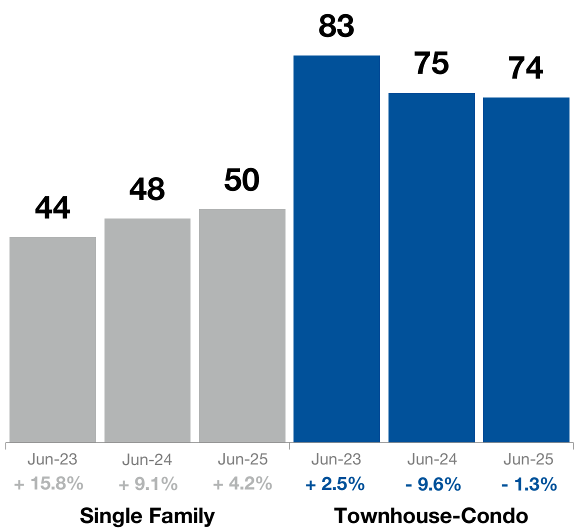
Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2024	82	-2.4%	163	+106.3%
Aug-2024	125	+15.7%	143	-20.1%
Sep-2024	102	-25.5%	125	-28.6%
Oct-2024	118	-48.5%	164	+13.1%
Nov-2024	158	+31.7%	120	-30.2%
Dec-2024	155	+21.1%	110	-33.3%
Jan-2025	181	+22.3%	108	-24.5%
Feb-2025	184	+32.4%	183	+157.7%
Mar-2025	135	+16.4%	96	+54.8%
Apr-2025	138	-4.2%	141	+15.6%
May-2025	134	+16.5%	159	-7.0%
Jun-2025	**102**	**-8.1%**	**119**	**+22.7%**

Historical Days on Market Until Sale by Month

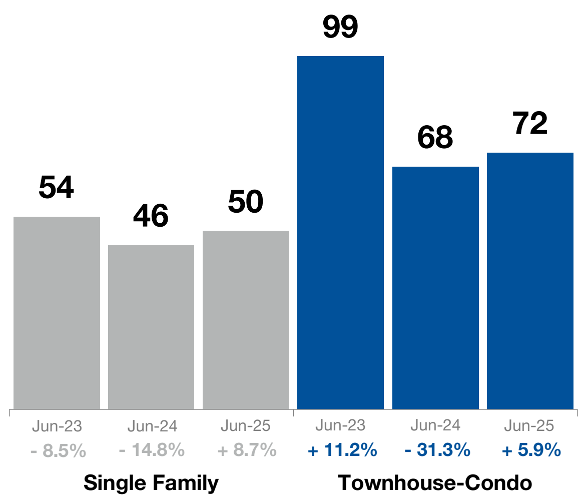


Housing Affordability Index

June

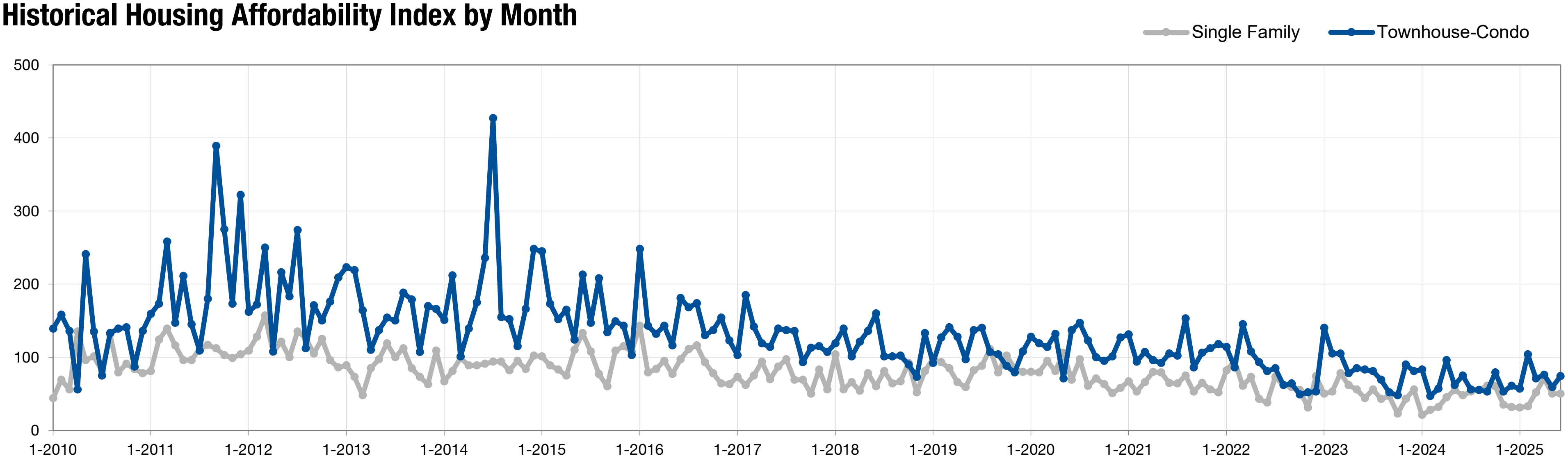


Year to Date



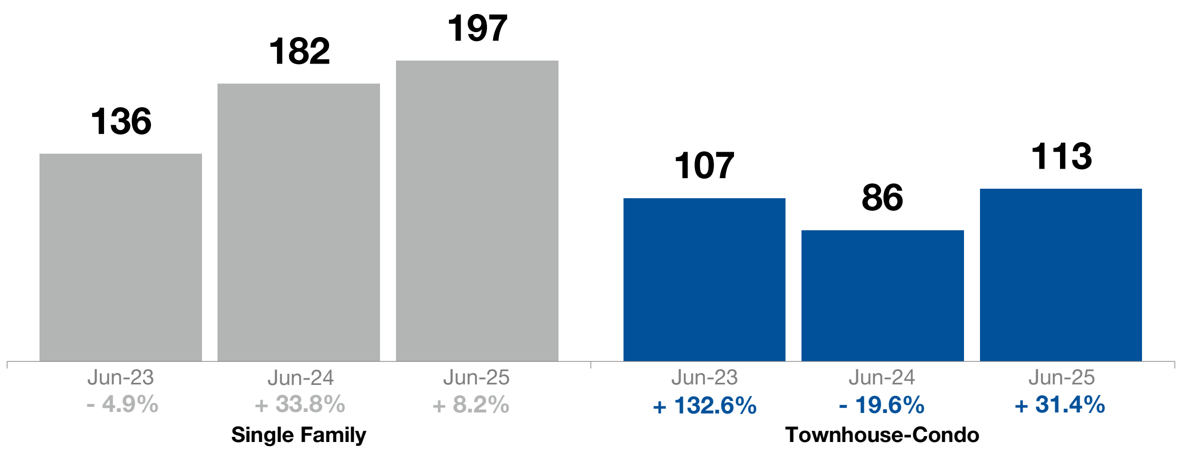
Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2024	53	-5.4%	56	-30.9%
Aug-2024	55	+27.9%	55	-20.3%
Sep-2024	61	+29.8%	53	+1.9%
Oct-2024	60	+160.9%	79	+64.6%
Nov-2024	35	-18.6%	53	-41.1%
Dec-2024	32	-42.9%	61	-24.7%
Jan-2025	31	+47.6%	57	-31.3%
Feb-2025	33	+17.9%	104	+121.3%
Mar-2025	52	+62.5%	71	+24.6%
Apr-2025	71	+57.8%	76	-20.8%
May-2025	50	-9.1%	59	-4.8%
Jun-2025	**50**	**+4.2%**	**74**	**-1.3%**

Historical Housing Affordability Index by Month



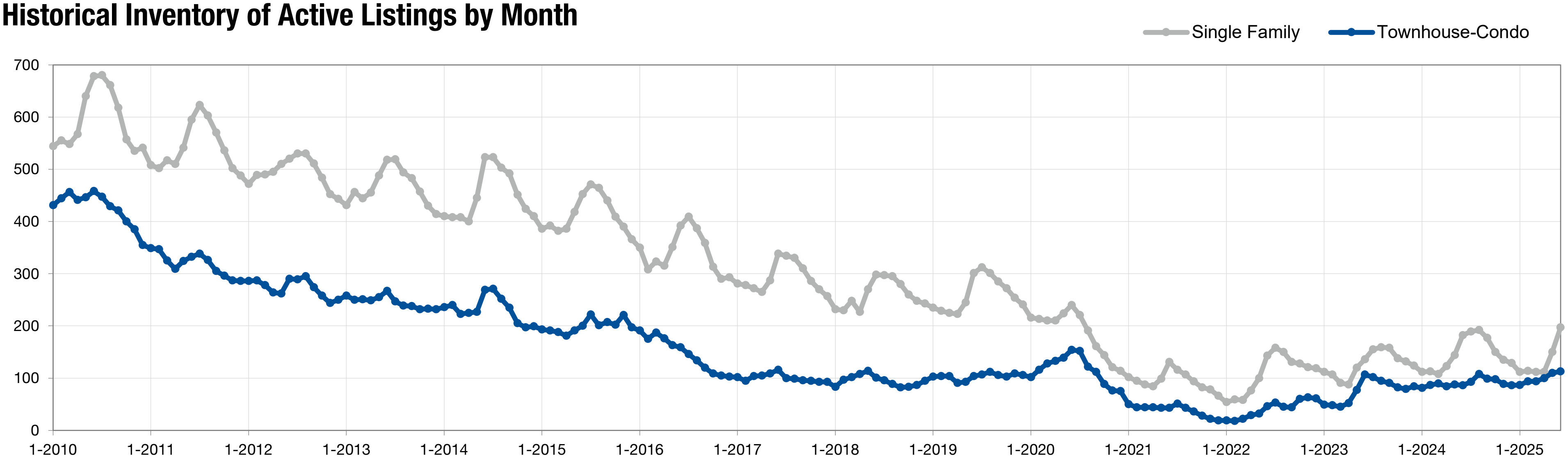
Inventory of Active Listings

June



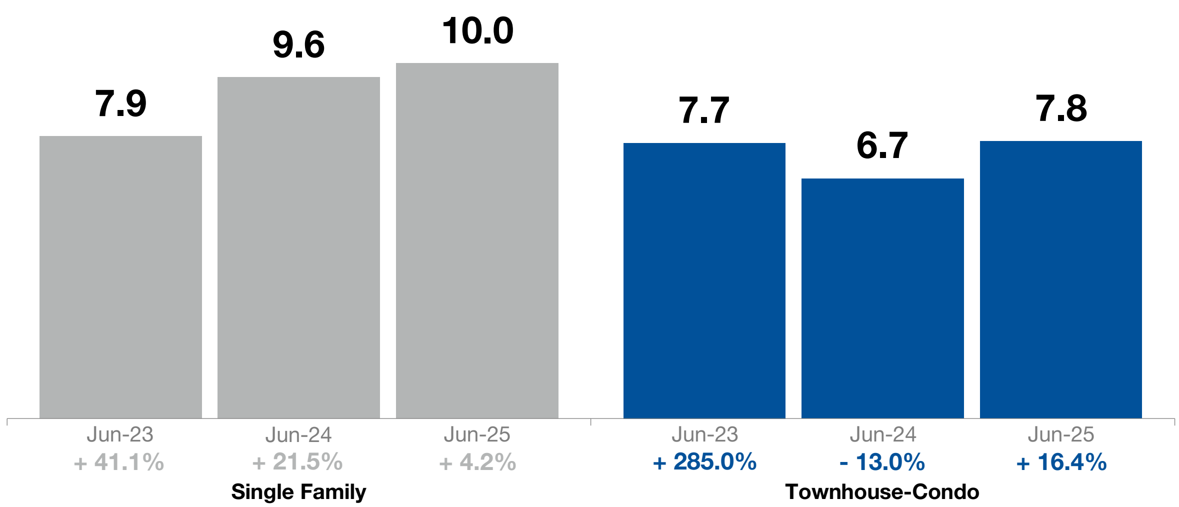
Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2024	189	+21.9%	93	-8.8%
Aug-2024	192	+20.8%	108	+13.7%
Sep-2024	177	+12.0%	99	+8.8%
Oct-2024	150	+8.7%	98	+19.5%
Nov-2024	135	+2.3%	89	+12.7%
Dec-2024	129	+4.0%	86	+2.4%
Jan-2025	112	0.0%	87	+7.4%
Feb-2025	114	+0.9%	94	+8.0%
Mar-2025	112	+3.7%	94	+4.4%
Apr-2025	112	-8.9%	100	+19.0%
May-2025	150	+4.2%	110	+25.0%
Jun-2025	**197**	**+8.2%**	**113**	**+31.4%**

Historical Inventory of Active Listings by Month



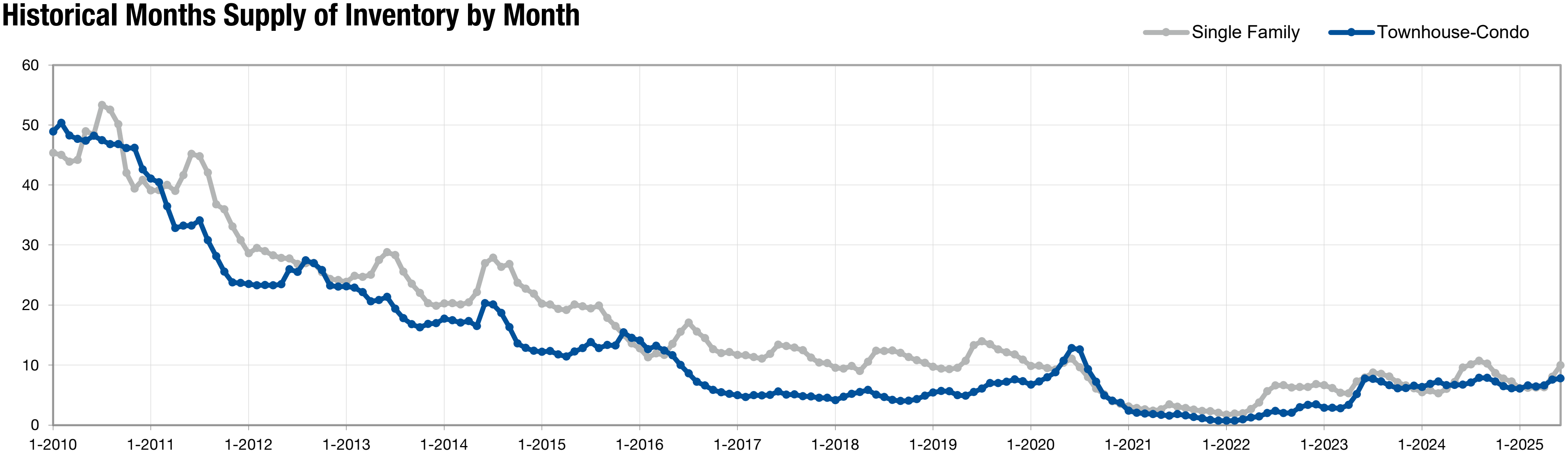
Months Supply of Inventory

June



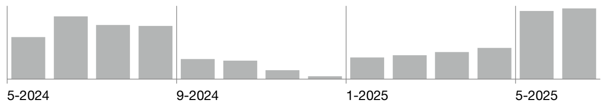
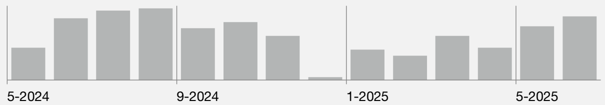
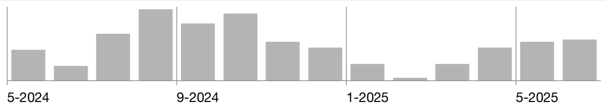
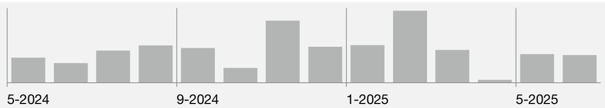
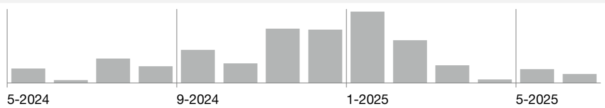
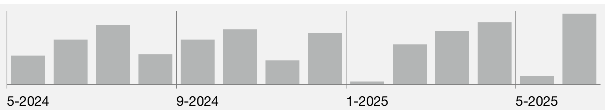
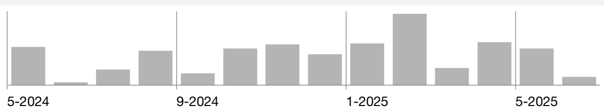
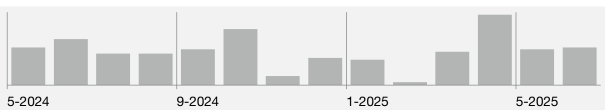
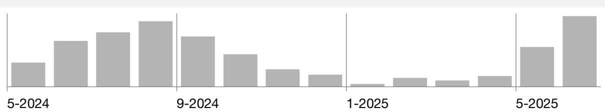
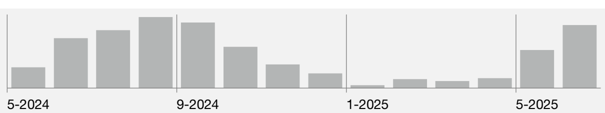
Months Supply of Inventory	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2024	10.1	+16.1%	7.1	-7.8%
Aug-2024	10.7	+25.9%	7.9	+8.2%
Sep-2024	10.2	+25.9%	7.9	+17.9%
Oct-2024	8.7	+22.5%	7.3	+19.7%
Nov-2024	7.7	+16.7%	6.5	+4.8%
Dec-2024	7.2	+18.0%	6.1	-6.2%
Jan-2025	6.2	+12.7%	6.1	-4.7%
Feb-2025	6.2	+8.8%	6.6	-4.3%
Mar-2025	6.3	+18.9%	6.4	-11.1%
Apr-2025	6.3	+5.0%	6.6	0.0%
May-2025	8.0	+11.1%	7.5	+11.9%
Jun-2025	**10.0**	**+4.2%**	**7.8**	**+16.4%**

Historical Months Supply of Inventory by Month



Total Market Overview

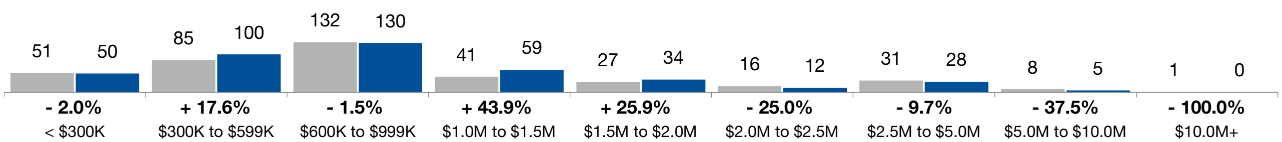
Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	6-2024	6-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		94	**104**	+ 10.6%	323	**395**	+ 22.3%
Pending Sales		43	**44**	+ 2.3%	180	**196**	+ 8.9%
Sold Listings		23	**36**	+ 56.5%	141	**168**	+ 19.1%
Median Sales Price		$665,000	**$717,500**	+ 7.9%	$735,000	**$725,000**	- 1.4%
Average Sales Price		$797,339	**$865,347**	+ 8.5%	$1,127,226	**$1,013,176**	- 10.1%
Pct. of List Price Received		96.3%	**97.4%**	+ 1.1%	96.3%	**96.1%**	- 0.2%
Days on Market		100	**107**	+ 7.0%	123	**137**	+ 11.4%
Housing Affordability Index		62	**58**	- 6.5%	56	**57**	+ 1.8%
Active Listings		273	**313**	+ 14.7%	--	**--**	--
Months Supply		8.4	**9.0**	+ 7.1%	--	**--**	--

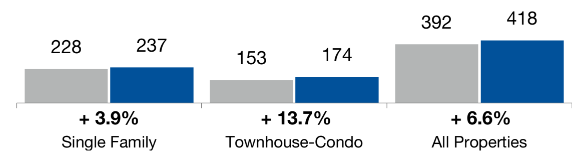
Closed Sales

Actual sales that have closed in a given month.

By Price Range – All Properties – Rolling 12 Months



By Property Type

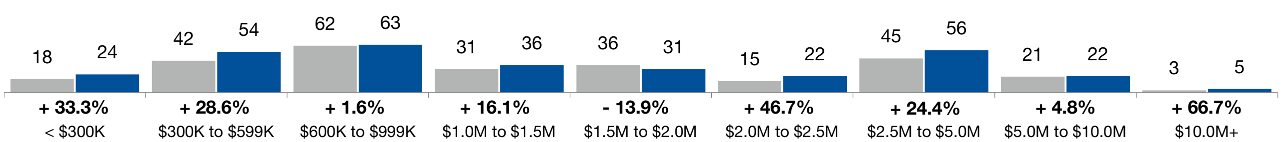


	Rolling 12 Months						Compared to Prior Month						Year to Date					
	Single Family			Townhouse-Condo			Single Family			Townhouse-Condo			Single Family			Townhouse-Condo		
By Price Range	6-2024	6-2025	Change	6-2024	6-2025	Change	5-2025	6-2025	Change	5-2025	6-2025	Change	6-2024	6-2025	Change	6-2024	6-2025	Change
$299,999 and Below	16	13	- 18.8%	26	30	+ 15.4%	0	0	--	1	3	+ 200.0%	3	1	- 66.7%	10	15	+ 50.0%
$300,000 to $599,999	40	54	+ 35.0%	43	46	+ 7.0%	10	5	- 50.0%	3	4	+ 33.3%	10	23	+ 130.0%	21	22	+ 4.8%
$600,000 to $999,999	70	74	+ 5.7%	62	56	- 9.7%	6	9	+ 50.0%	4	3	- 25.0%	25	31	+ 24.0%	23	20	- 13.0%
$1,000,000 to $1,499,999	26	35	+ 34.6%	15	24	+ 60.0%	5	5	0.0%	2	0	- 100.0%	6	17	+ 183.3%	8	7	- 12.5%
$1,500,00 to $1,999,999	21	19	- 9.5%	6	15	+ 150.0%	0	2	--	0	1	--	3	9	+ 200.0%	2	4	+ 100.0%
$2,000,000 to $2,499,999	15	11	- 26.7%	1	1	0.0%	2	1	- 50.0%	0	0	--	9	3	- 66.7%	0	0	--
$2,500,000 to $4,999,999	31	26	- 16.1%	0	2	--	1	1	0.0%	0	0	--	14	9	- 35.7%	0	1	--
$5,000,000 to $9,999,999	8	5	- 37.5%	0	0	--	0	0	--	0	0	--	2	2	0.0%	0	0	--
$10,000,000 and Above	1	0	- 100.0%	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
All Price Ranges	**228**	**237**	**+ 3.9%**	**153**	**174**	**+ 13.7%**	**24**	**23**	**- 4.2%**	**10**	**11**	**+ 10.0%**	**72**	**95**	**+ 31.9%**	**64**	**69**	**+ 7.8%**

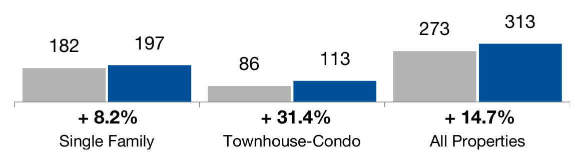
Inventory of Active Listings

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						Compared to Prior Month					
	Single Family			Townhouse-Condo			Single Family			Townhouse-Condo		
By Price Range	6-2024	6-2025	Change	6-2024	6-2025	Change	5-2025	6-2025	Change	5-2025	6-2025	Change
$299,999 and Below	4	6	+ 50.0%	10	15	+ 50.0%	6	6	0.0%	16	15	- 6.3%
$300,000 to $599,999	20	22	+ 10.0%	21	32	+ 52.4%	19	22	+ 15.8%	30	32	+ 6.7%
$600,000 to $999,999	38	37	- 2.6%	24	26	+ 8.3%	32	37	+ 15.6%	25	26	+ 4.0%
$1,000,000 to $1,499,999	22	25	+ 13.6%	9	11	+ 22.2%	18	25	+ 38.9%	12	11	- 8.3%
$1,500,00 to $1,999,999	26	20	- 23.1%	10	11	+ 10.0%	15	20	+ 33.3%	8	11	+ 37.5%
$2,000,000 to $2,499,999	10	17	+ 70.0%	5	5	0.0%	13	17	+ 30.8%	6	5	- 16.7%
$2,500,000 to $4,999,999	39	45	+ 15.4%	6	11	+ 83.3%	30	45	+ 50.0%	11	11	0.0%
$5,000,000 to $9,999,999	21	20	- 4.8%	0	2	--	13	20	+ 53.8%	2	2	0.0%
$10,000,000 and Above	2	5	+ 150.0%	1	0	- 100.0%	4	5	+ 25.0%	0	0	--
All Price Ranges	**182**	**197**	**+ 8.2%**	**86**	**113**	**+ 31.4%**	**150**	**197**	**+ 31.3%**	**110**	**113**	**+ 2.7%**

Year to Date	
Single Family	Townhouse-Condo

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.