Monthly Indicators

February 2026

Percent changes calculated using year-over-year compairisons.

New Listings were up 4.2 percent for single family homes and 10.5 percent for townhouse-condo properties. Pending Sales decreased 37.5 percent for single family homes but increased 112.5 percent for townhouse-condo properties.

The Median Sales Price was down 40.4 percent to $755,000 for single family homes but increased 61.3 percent to $650,000 for townhouse-condo properties. Days on Market decreased 34.8 percent for single family homes and 32.2 percent for townhouse-condo properties.

Nationally, the median existing-home price inched up 0.9% year-over-year to $396,800, a new high for the month, NAR reported. Home prices have continued to rise across much of the country, in part due to low supply, which remains below pre-pandemic levels. Total housing inventory stood at 1.22 million units as of the most recent reading, up 3.4% from one year earlier, representing a 3.7-month supply at the current sales pace.

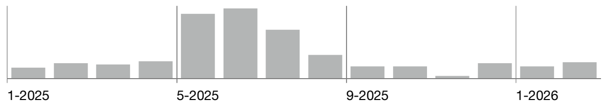
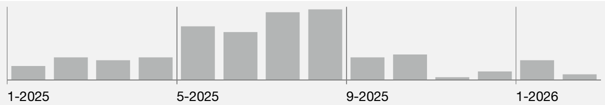
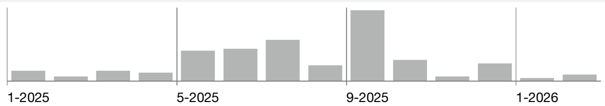
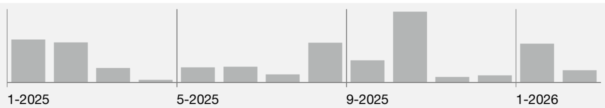
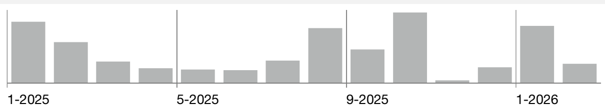
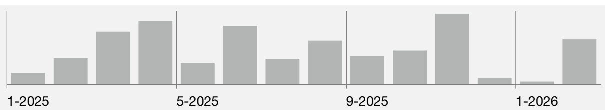
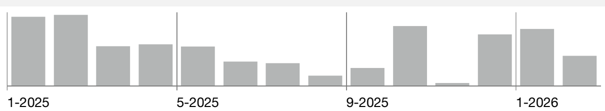
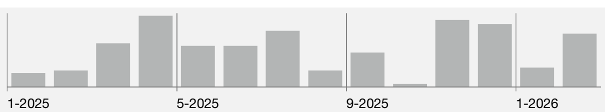
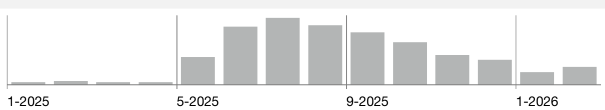
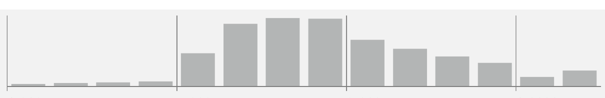
Activity Snapshot

+ 11.8%	- 26.3%	+ 17.0%
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.

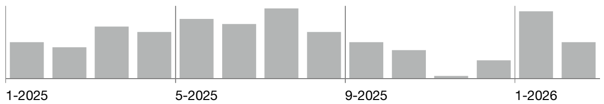
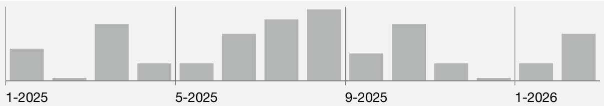
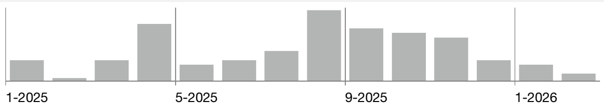
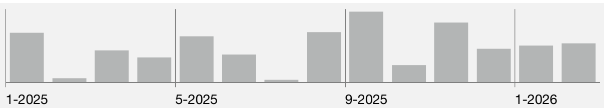
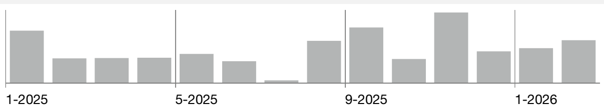
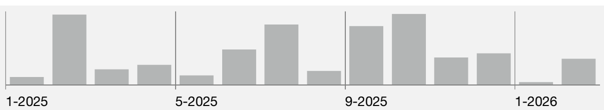
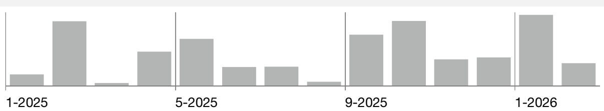
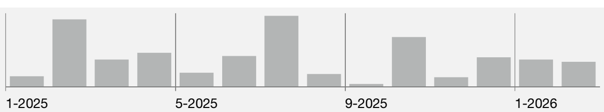
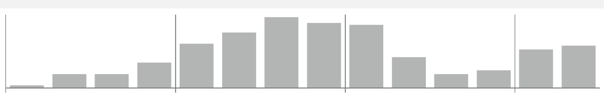
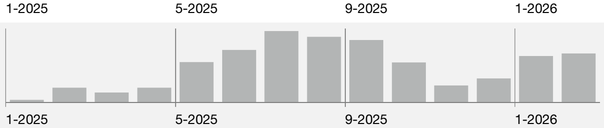
Single Family Market Overview

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

Key Metrics	Historical Sparkbars	2-2025	2-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		24	**25**	+ 4.2%	44	**46**	+ 4.5%
Pending Sales		16	**10**	- 37.5%	29	**25**	- 13.8%
Sold Listings		10	**11**	+ 10.0%	23	**20**	- 13.0%
Median Sales Price		$1,267,500	**$755,000**	- 40.4%	$1,320,000	**$802,500**	- 39.2%
Average Sales Price		$1,633,780	**$1,159,000**	- 29.1%	$1,883,339	**$1,533,125**	- 18.6%
Pct. of List Price Received		94.4%	**96.2%**	+ 1.9%	93.7%	**94.4%**	+ 0.7%
Days on Market		184	**120**	- 34.8%	182	**139**	- 23.6%
Housing Affordability Index		35	**62**	+ 77.1%	33	**58**	+ 75.8%
Active Listings		114	**135**	+ 18.4%	--	**--**	--
Months Supply		6.2	**7.0**	+ 12.9%	--	**--**	--

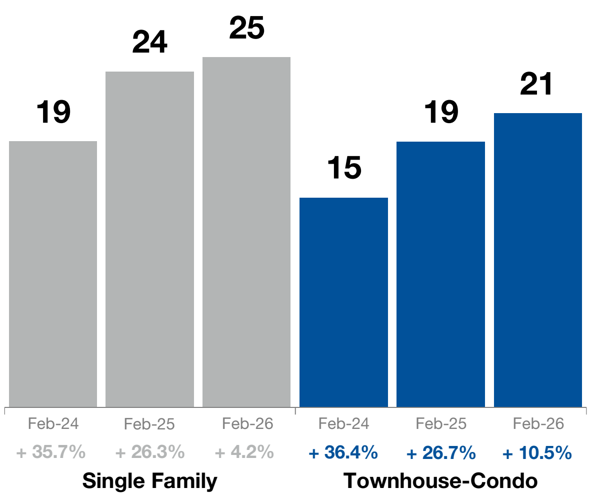
Townhouse-Condo Market Overview

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

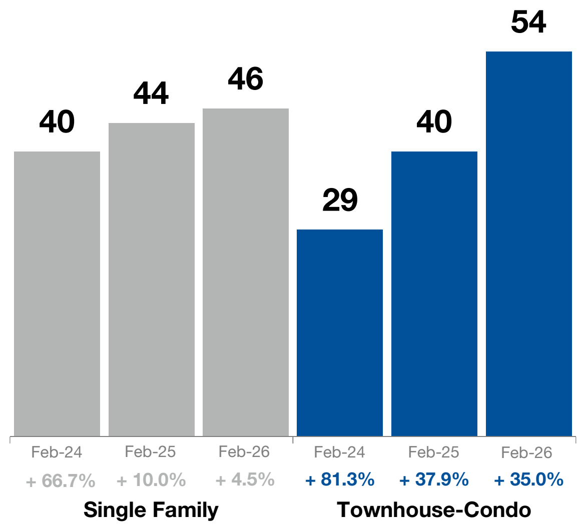
Key Metrics	Historical Sparkbars	2-2025	2-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		19	**21**	+ 10.5%	40	**54**	+ 35.0%
Pending Sales		8	**17**	+ 112.5%	22	**28**	+ 27.3%
Sold Listings		7	**8**	+ 14.3%	18	**18**	0.0%
Median Sales Price		$403,000	**$650,000**	+ 61.3%	$707,250	**$650,000**	- 8.1%
Average Sales Price		$665,229	**$831,563**	+ 25.0%	$819,394	**$791,472**	- 3.4%
Pct. of List Price Received		98.4%	**96.8%**	- 1.6%	97.0%	**96.3%**	- 0.7%
Days on Market		183	**124**	- 32.2%	138	**162**	+ 17.4%
Housing Affordability Index		111	**73**	- 34.2%	63	**73**	+ 15.9%
Active Listings		93	**108**	+ 16.1%	--	**--**	--
Months Supply		6.5	**7.8**	+ 20.0%	--	**--**	--

New Listings

February

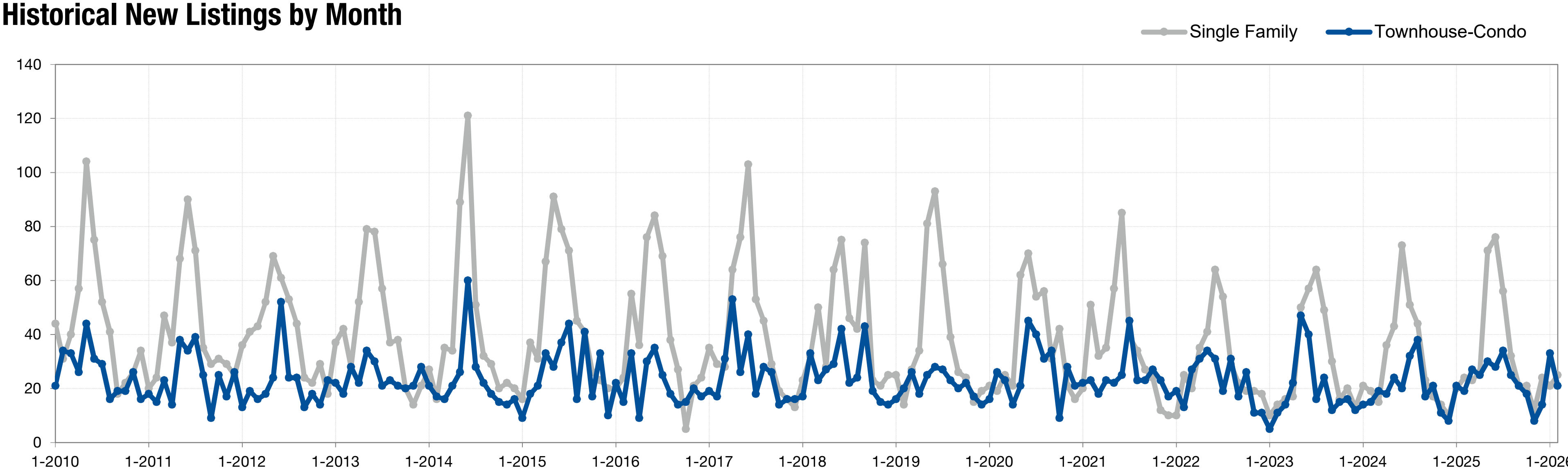


Year to Date



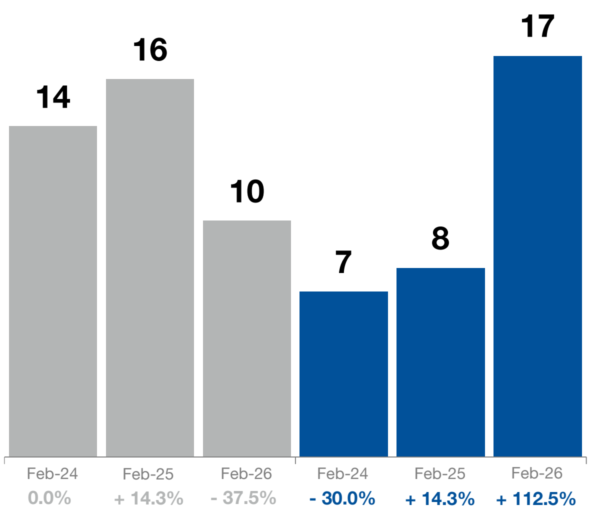
New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Mar-2025	23	+53.3%	27	+42.1%
Apr-2025	26	-27.8%	25	+38.9%
May-2025	71	+65.1%	30	+25.0%
Jun-2025	76	+4.1%	28	+40.0%
Jul-2025	56	+9.8%	34	+6.3%
Aug-2025	32	-27.3%	25	-34.2%
Sep-2025	21	-8.7%	21	+23.5%
Oct-2025	21	+23.5%	18	-14.3%
Nov-2025	12	-14.3%	8	-27.3%
Dec-2025	24	+140.0%	14	+75.0%
Jan-2026	21	+5.0%	33	+57.1%
Feb-2026	**25**	**+4.2%**	**21**	**+10.5%**

Historical New Listings by Month

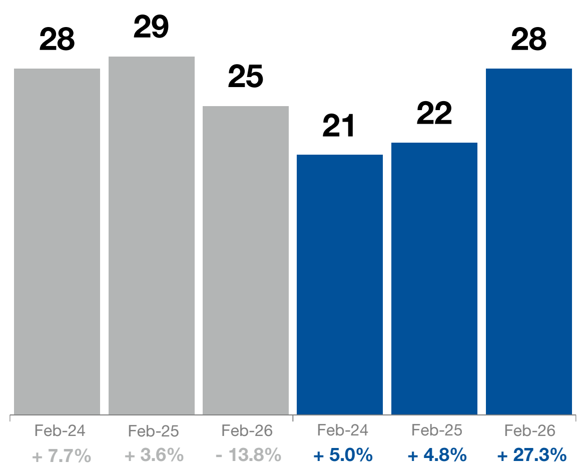


Pending Sales

February

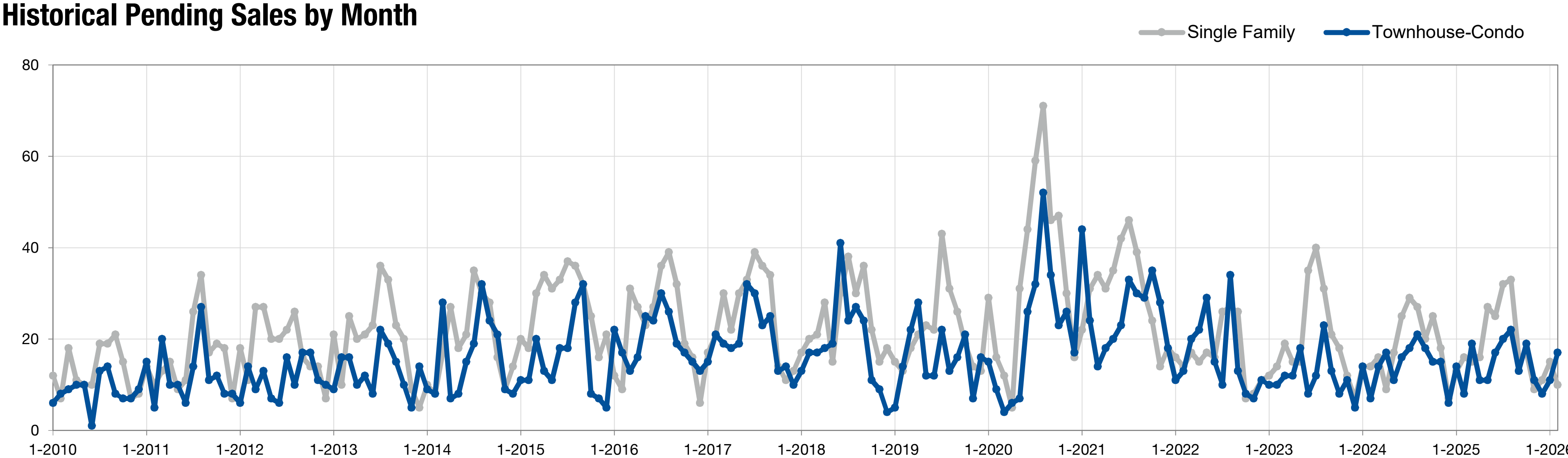


Year to Date



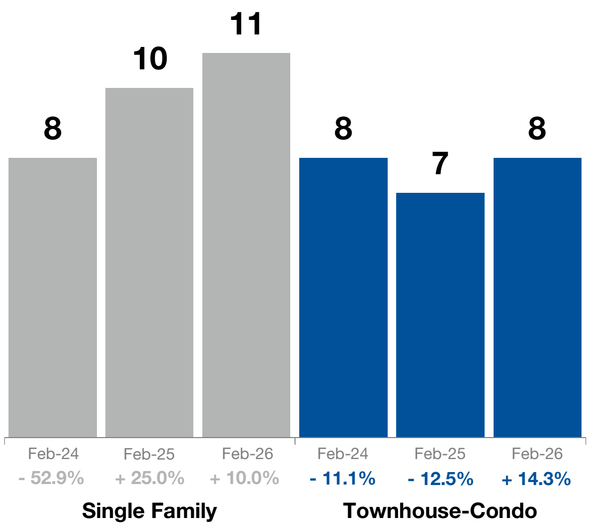
Pending Sales	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Mar-2025	15	-6.3%	19	+35.7%
Apr-2025	16	+77.8%	11	-35.3%
May-2025	27	+58.8%	11	0.0%
Jun-2025	25	0.0%	17	+6.3%
Jul-2025	32	+10.3%	20	+11.1%
Aug-2025	33	+22.2%	22	+4.8%
Sep-2025	16	-20.0%	13	-27.8%
Oct-2025	17	-32.0%	19	+26.7%
Nov-2025	9	-50.0%	11	-26.7%
Dec-2025	11	+57.1%	8	+33.3%
Jan-2026	15	+15.4%	11	-21.4%
Feb-2026	**10**	**-37.5%**	**17**	**+112.5%**

Historical Pending Sales by Month

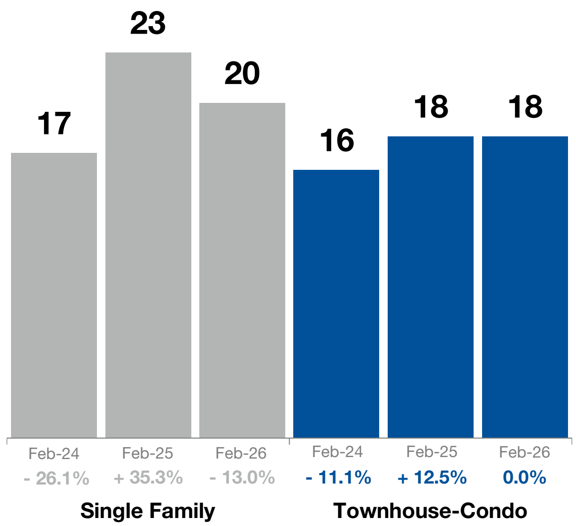


Sold Listings

February

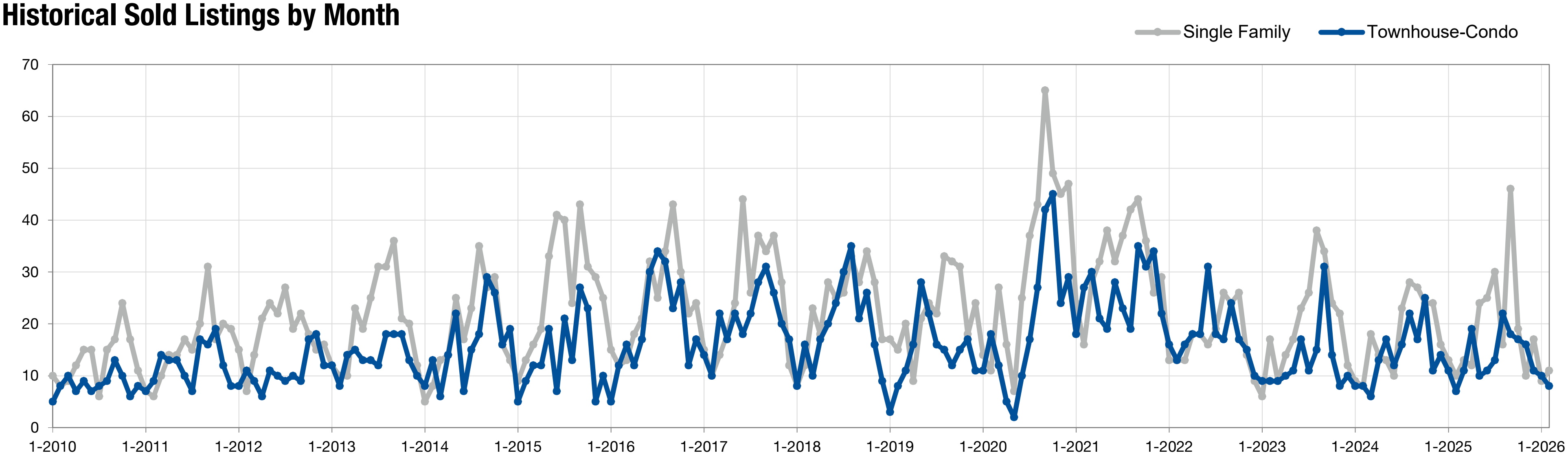


Year to Date



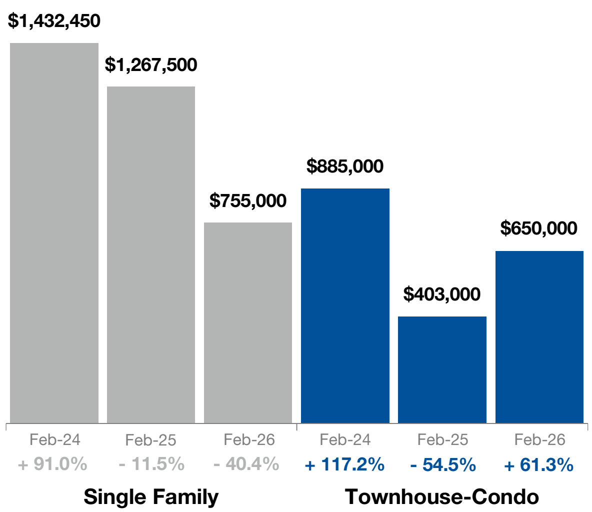
Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Mar-2025	13	-27.8%	11	+83.3%
Apr-2025	12	-14.3%	19	+46.2%
May-2025	24	+84.6%	10	-41.2%
Jun-2025	25	+150.0%	11	-8.3%
Jul-2025	30	+30.4%	13	-18.8%
Aug-2025	16	-42.9%	22	0.0%
Sep-2025	46	+70.4%	18	+5.9%
Oct-2025	19	-20.8%	17	-32.0%
Nov-2025	10	-58.3%	16	+45.5%
Dec-2025	17	+6.3%	11	-21.4%
Jan-2026	9	-30.8%	10	-9.1%
Feb-2026	**11**	**+10.0%**	**8**	**+14.3%**

Historical Sold Listings by Month

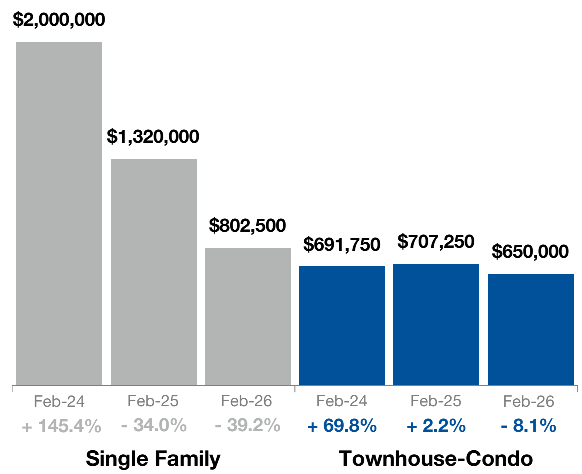


Median Sales Price

February

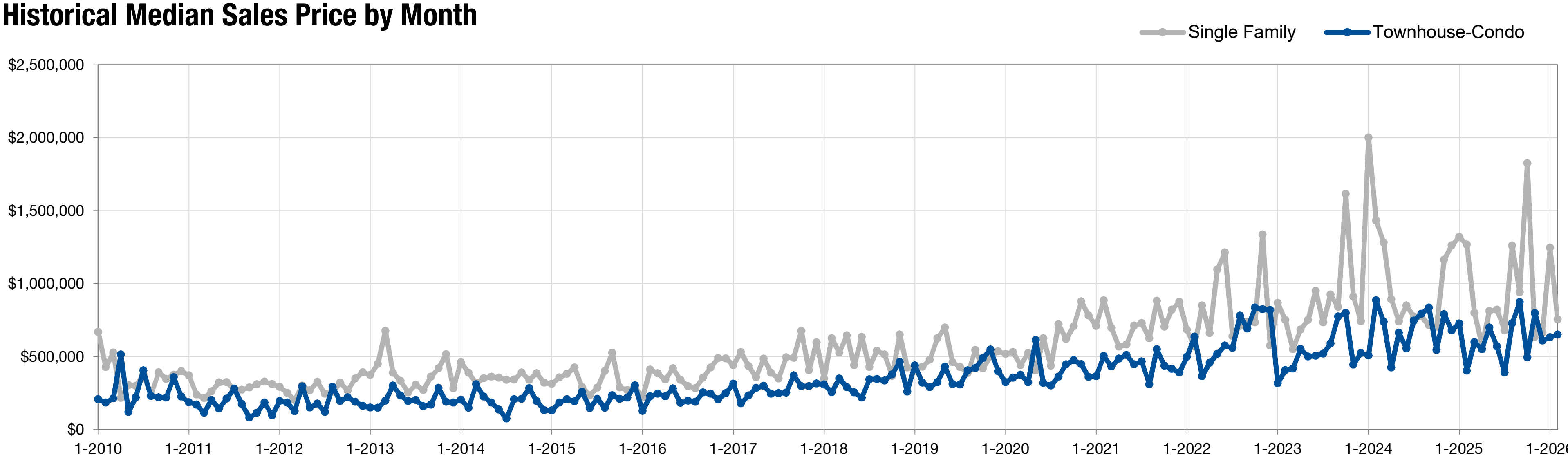


Year to Date



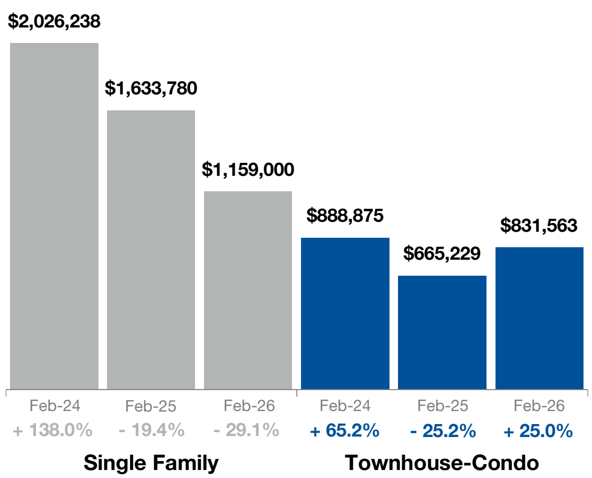
Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Mar-2025	$800,000	-37.5%	$599,000	-18.9%
Apr-2025	$579,500	-35.1%	$550,000	+29.4%
May-2025	$811,000	+9.6%	$699,250	+5.6%
Jun-2025	$820,000	-3.5%	$570,000	+2.7%
Jul-2025	$679,750	-12.3%	$390,000	-47.7%
Aug-2025	$1,259,500	+62.8%	$727,500	-8.1%
Sep-2025	$940,000	+31.5%	$872,500	+4.5%
Oct-2025	$1,825,000	+159.4%	$495,000	-9.2%
Nov-2025	$635,000	-45.4%	$796,750	+0.9%
Dec-2025	$665,000	-47.3%	$610,000	-10.3%
Jan-2026	$1,245,000	-5.7%	$632,500	-12.8%
Feb-2026	**$755,000**	**-40.4%**	**$650,000**	**+61.3%**

Historical Median Sales Price by Month

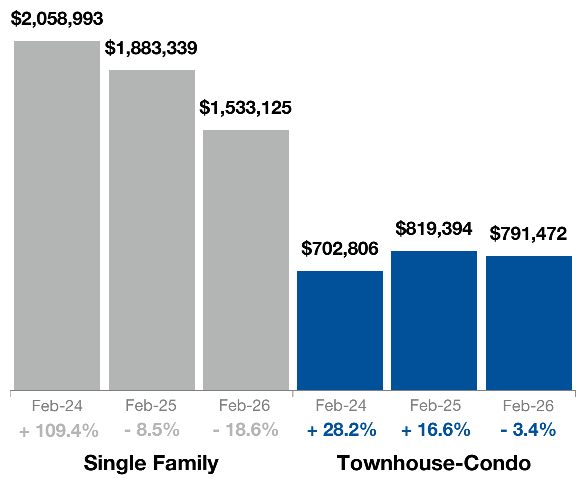


Average Sales Price

February

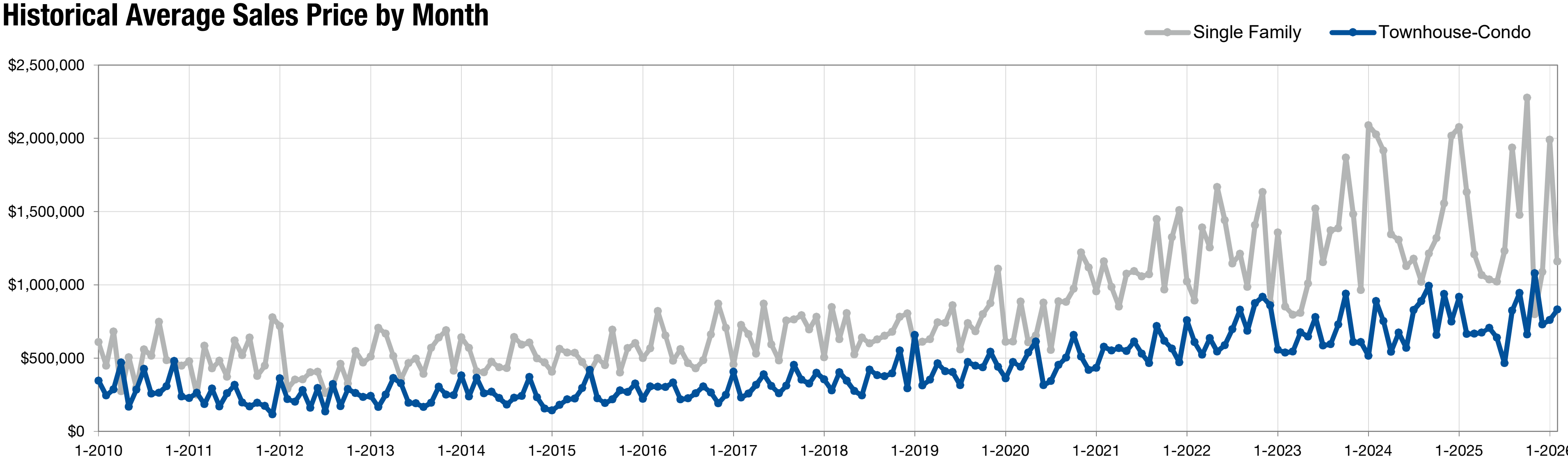


Year to Date



Avg. Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Mar-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	$1,021,200	-9.5%	$639,136	+12.3%
Jul-2025	$1,232,019	+4.7%	$465,995	-43.7%
Aug-2025	$1,935,938	+89.7%	$824,432	-7.3%
Sep-2025	$1,476,965	+21.8%	$944,375	-4.9%
Oct-2025	$2,276,110	+72.6%	$661,366	+0.5%
Nov-2025	$798,700	-48.6%	$1,079,650	+15.2%
Dec-2025	$1,087,794	-46.0%	$729,036	-2.6%
Jan-2026	$1,990,389	-4.1%	$759,400	-17.2%
Feb-2026	**$1,159,000**	**-29.1%**	**$831,563**	**+25.0%**

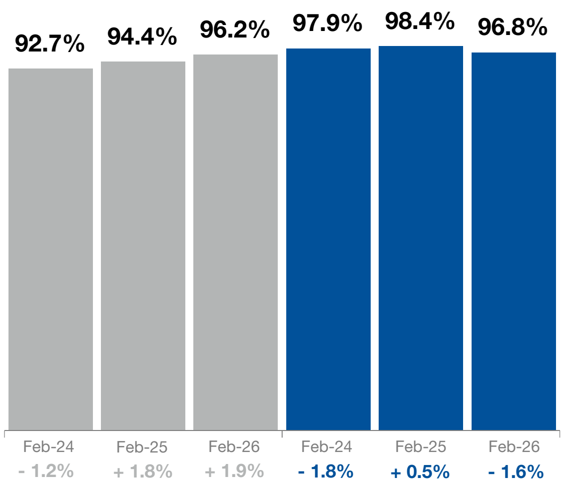
Historical Average Sales Price by Month



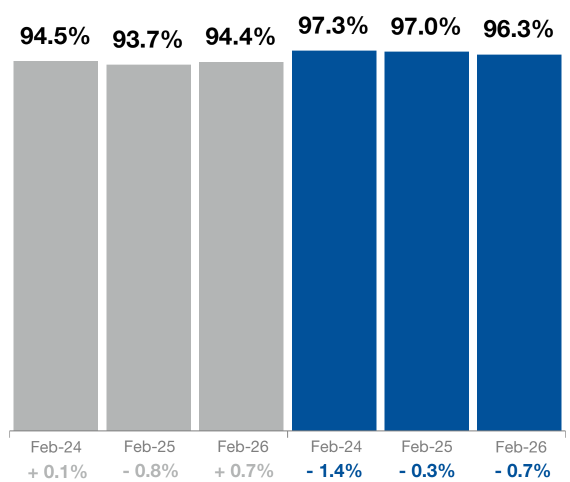
Percent of List Price Received

CREN integrated solutions

February

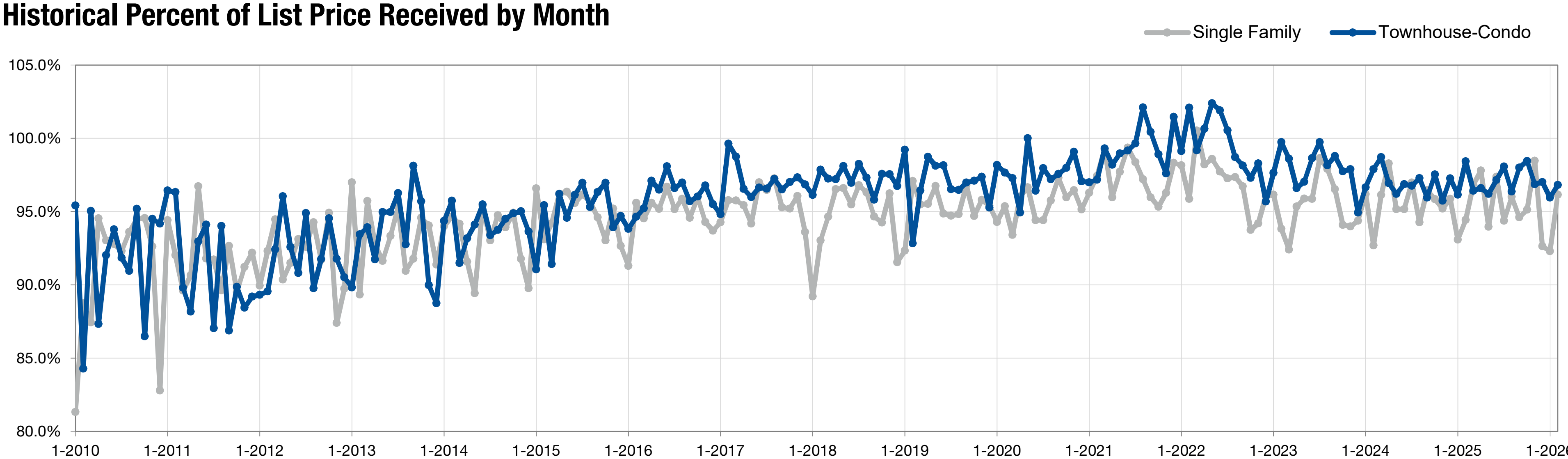


Year to Date



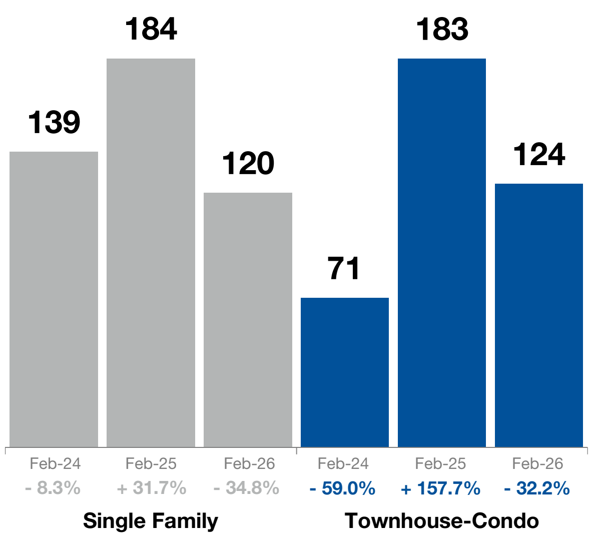
Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Mar-2025	96.8%	+0.7%	96.4%	-2.3%
Apr-2025	97.8%	-0.5%	96.6%	-0.3%
May-2025	94.0%	-1.3%	96.2%	0.0%
Jun-2025	97.4%	+2.3%	97.2%	+0.3%
Jul-2025	94.4%	-2.7%	98.1%	+1.3%
Aug-2025	96.0%	+1.8%	96.4%	-0.9%
Sep-2025	94.6%	-2.0%	98.0%	+2.1%
Oct-2025	95.1%	-0.8%	98.4%	+0.9%
Nov-2025	98.5%	+3.5%	96.9%	+1.3%
Dec-2025	92.6%	-3.4%	97.0%	-0.3%
Jan-2026	92.3%	-0.9%	96.0%	-0.1%
Feb-2026	**96.2%**	**+1.9%**	**96.8%**	**-1.6%**

Historical Percent of List Price Received by Month

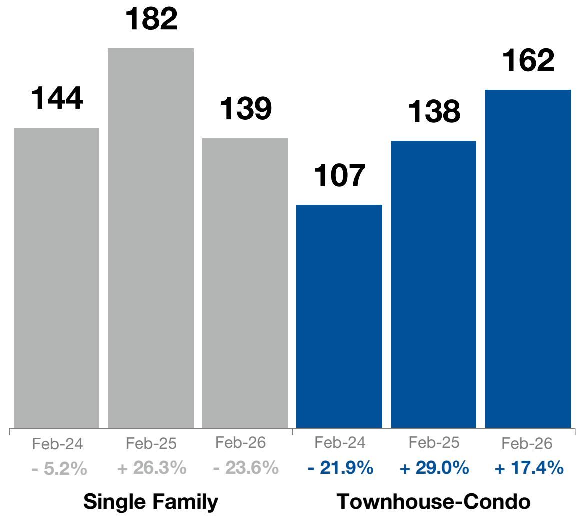


Days on Market Until Sale

February

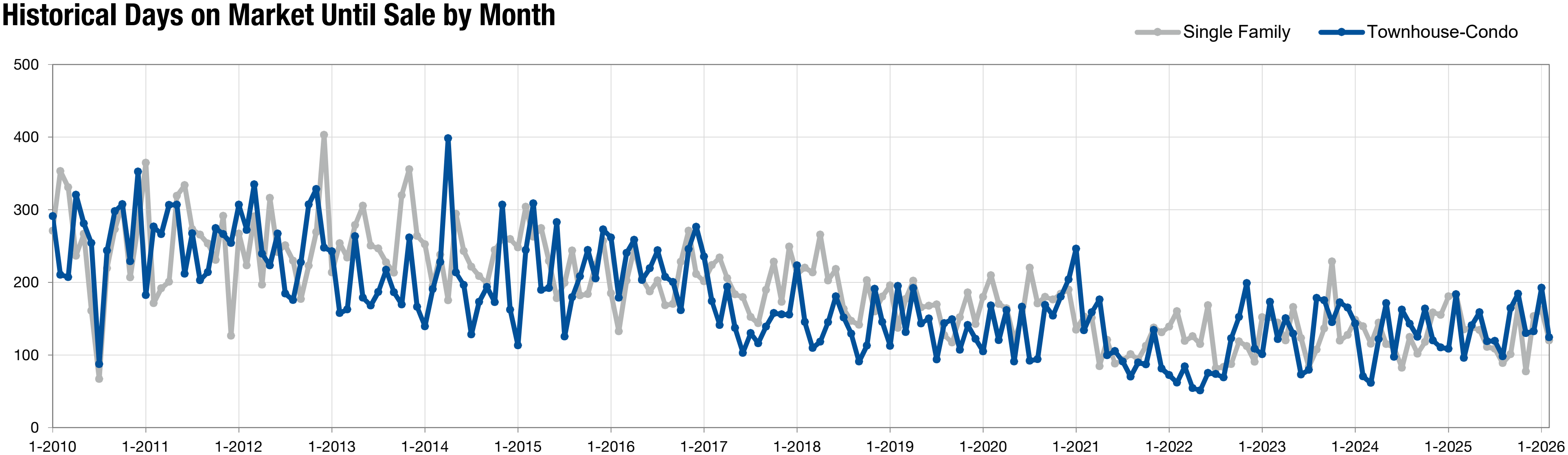


Year to Date



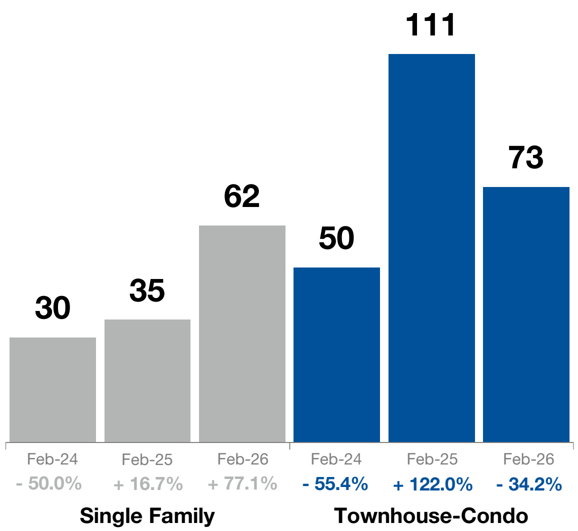
Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Mar-2025	135	+16.4%	96	+54.8%
Apr-2025	138	-4.2%	141	+15.6%
May-2025	134	+16.5%	159	-7.0%
Jun-2025	111	0.0%	119	+22.7%
Jul-2025	109	+32.9%	119	-27.0%
Aug-2025	89	-28.8%	98	-31.5%
Sep-2025	101	-1.0%	165	+32.0%
Oct-2025	166	+40.7%	184	+12.2%
Nov-2025	78	-50.6%	130	+8.3%
Dec-2025	154	-0.6%	133	+20.9%
Jan-2026	162	-10.5%	192	+77.8%
Feb-2026	**120**	**-34.8%**	**124**	**-32.2%**

Historical Days on Market Until Sale by Month

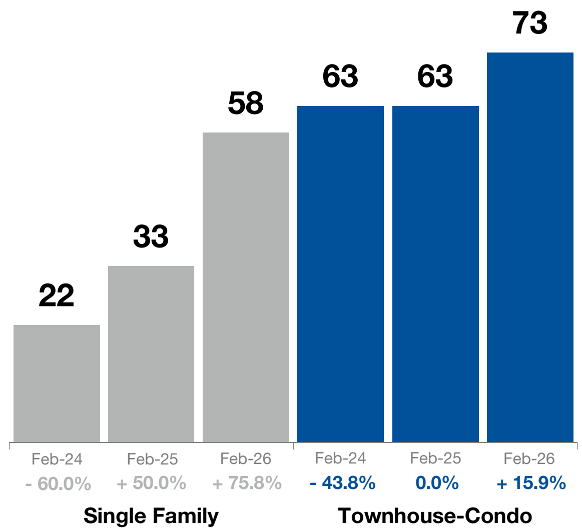


Housing Affordability Index

February

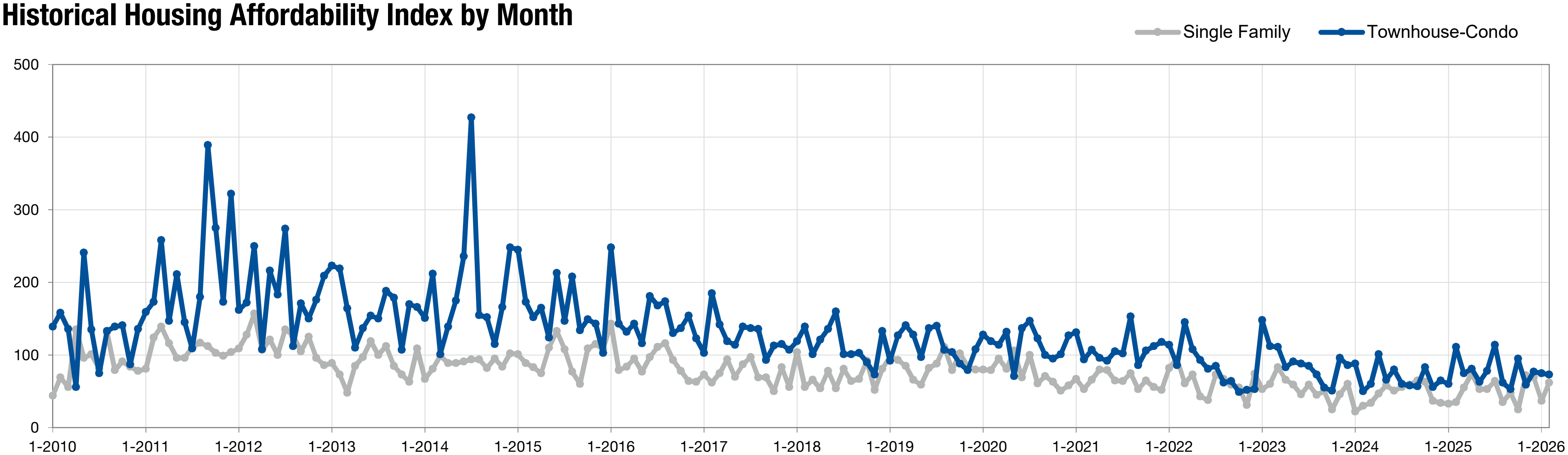


Year to Date



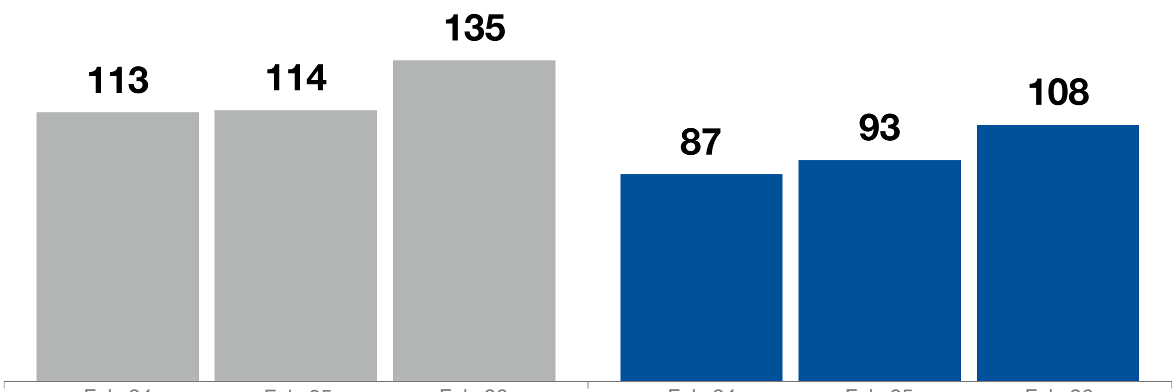
Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Mar-2025	55	+61.8%	75	+25.0%
Apr-2025	75	+59.6%	81	-19.8%
May-2025	53	-8.6%	63	-4.5%
Jun-2025	53	+3.9%	78	-2.5%
Jul-2025	64	+14.3%	114	+90.0%
Aug-2025	35	-40.7%	62	+6.9%
Sep-2025	48	-26.2%	53	-7.0%
Oct-2025	25	-60.3%	95	+14.5%
Nov-2025	72	+94.6%	59	+5.4%
Dec-2025	69	+102.9%	77	+18.5%
Jan-2026	37	+12.1%	75	+25.0%
Feb-2026	**62**	**+77.1%**	**73**	**-34.2%**

Historical Housing Affordability Index by Month



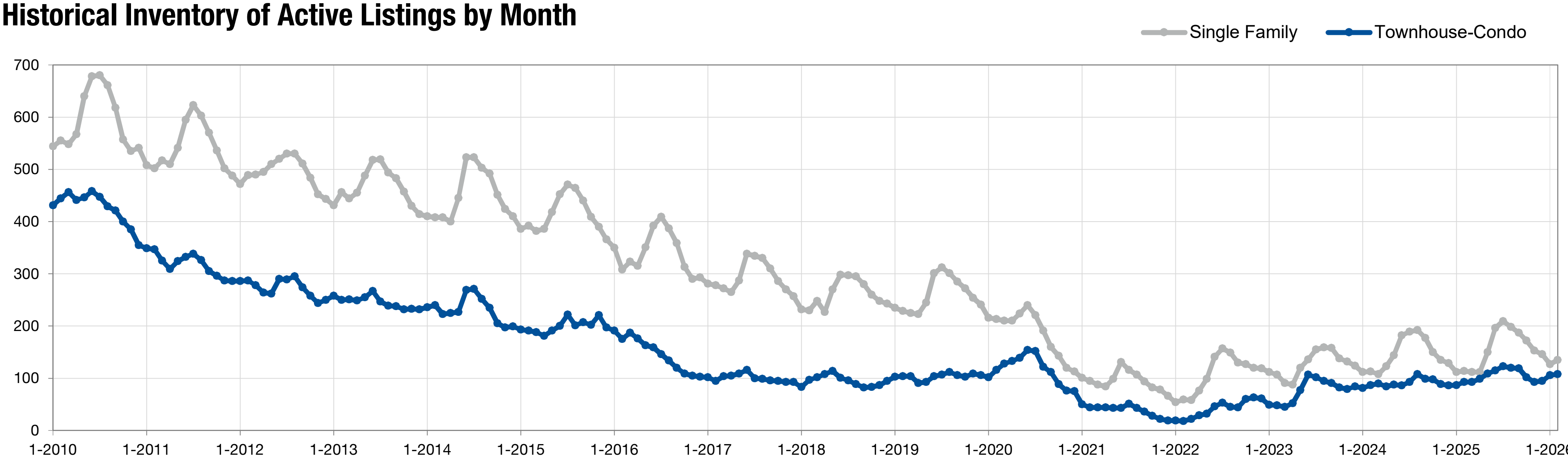
Inventory of Active Listings

February



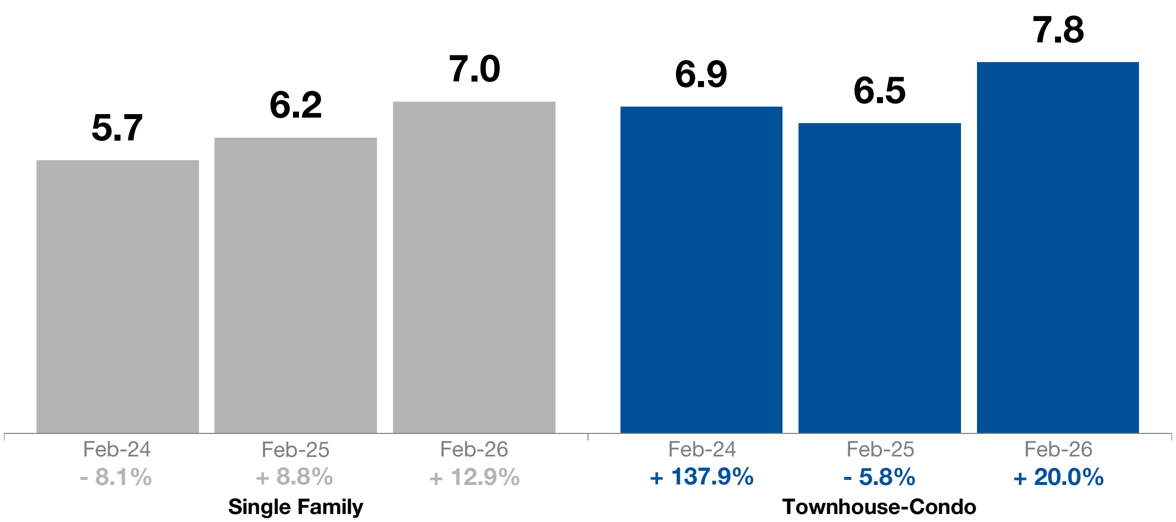
Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Mar-2025	112	+3.7%	93	+3.3%
Apr-2025	112	-8.9%	99	+17.9%
May-2025	150	+4.2%	109	+23.9%
Jun-2025	196	+7.7%	115	+33.7%
Jul-2025	209	+10.6%	123	+32.3%
Aug-2025	198	+3.1%	120	+11.1%
Sep-2025	187	+5.6%	119	+20.2%
Oct-2025	172	+14.7%	102	+4.1%
Nov-2025	153	+13.3%	93	+4.5%
Dec-2025	146	+13.2%	95	+10.5%
Jan-2026	127	+13.4%	106	+21.8%
Feb-2026	**135**	**+18.4%**	**108**	**+16.1%**

Historical Inventory of Active Listings by Month



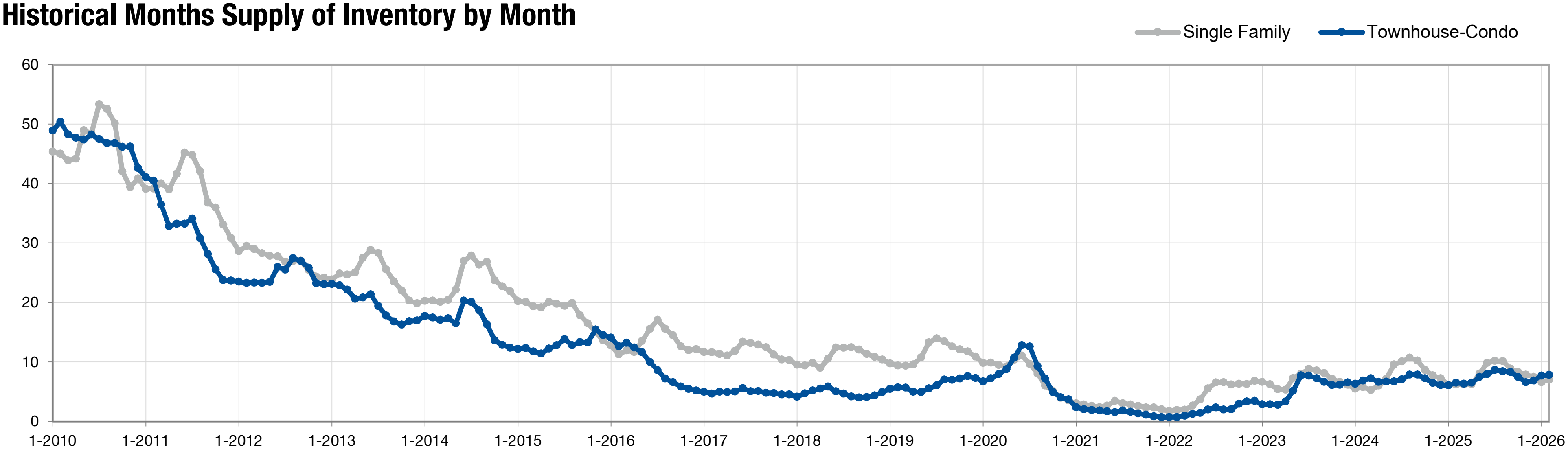
Months Supply of Inventory

February



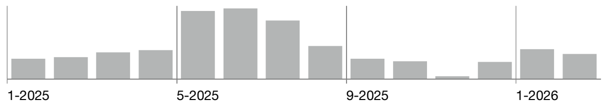
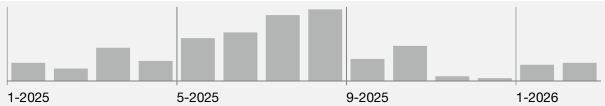
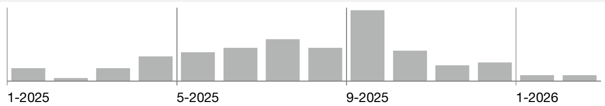
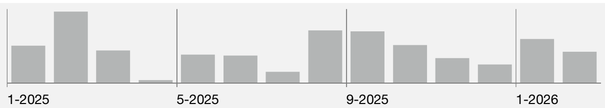
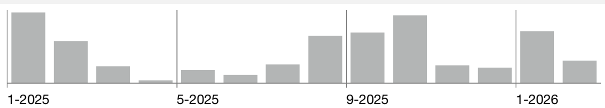
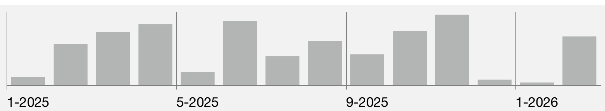
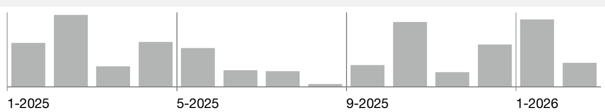
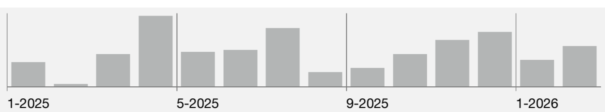
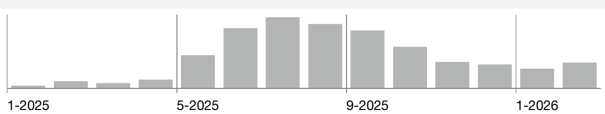
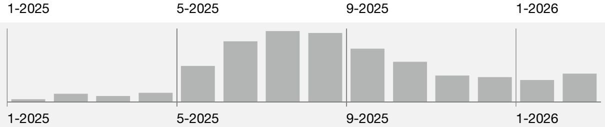
Months Supply of Inventory	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Mar-2025	6.3	+18.9%	6.3	-12.5%
Apr-2025	6.3	+5.0%	6.5	-1.5%
May-2025	8.0	+11.1%	7.5	+11.9%
Jun-2025	9.8	+2.1%	7.9	+17.9%
Jul-2025	10.2	+1.0%	8.6	+21.1%
Aug-2025	10.2	-4.7%	8.4	+6.3%
Sep-2025	8.9	-12.7%	8.3	+5.1%
Oct-2025	8.3	-4.6%	7.5	+2.7%
Nov-2025	7.8	+1.3%	6.6	+1.5%
Dec-2025	7.5	+4.2%	6.9	+13.1%
Jan-2026	6.6	+6.5%	7.7	+26.2%
Feb-2026	**7.0**	**+12.9%**	**7.8**	**+20.0%**

Historical Months Supply of Inventory by Month



Total Market Overview

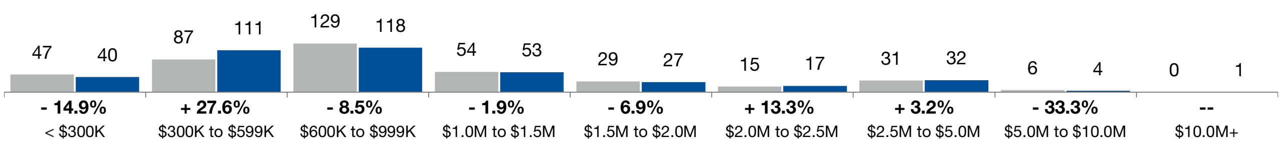
Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	2-2025	2-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		44	**48**	+ 9.1%	86	**102**	+ 18.6%
Pending Sales		24	**27**	+ 12.5%	51	**53**	+ 3.9%
Sold Listings		17	**19**	+ 11.8%	41	**38**	- 7.3%
Median Sales Price		$1,005,000	**$741,000**	- 26.3%	$788,000	**$765,000**	- 2.9%
Average Sales Price		$1,234,965	**$1,021,132**	- 17.3%	$1,416,241	**$1,181,816**	- 16.6%
Pct. of List Price Received		96.1%	**96.4%**	+ 0.3%	95.1%	**95.3%**	+ 0.2%
Days on Market		184	**122**	- 33.7%	162	**150**	- 7.4%
Housing Affordability Index		44	**63**	+ 43.2%	56	**61**	+ 8.9%
Active Listings		212	**248**	+ 17.0%	--	**--**	--
Months Supply		6.4	**7.4**	+ 15.6%	--	**--**	--

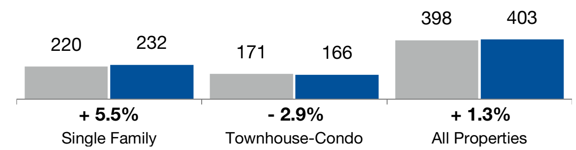
Closed Sales

Actual sales that have closed in a given month.

By Price Range – All Properties – Rolling 12 Months



By Property Type

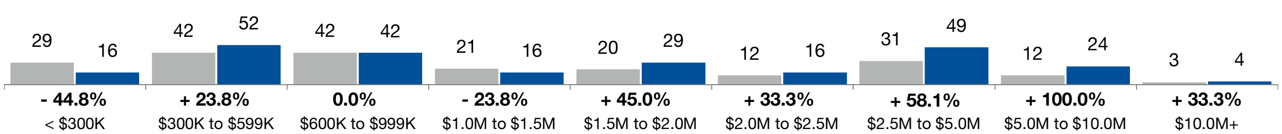


	Rolling 12 Months						Compared to Prior Month						Year to Date					
	Single Family			Townhouse-Condo			Single Family			Townhouse-Condo			Single Family			Townhouse-Condo		
By Price Range	2-2025	2-2026	Change	2-2025	2-2026	Change	1-2026	2-2026	Change	1-2026	2-2026	Change	2-2025	2-2026	Change	2-2025	2-2026	Change
$299,999 and Below	15	6	- 60.0%	26	29	+ 11.5%	0	0	--	4	2	- 50.0%	0	0	--	3	6	+ 100.0%
$300,000 to $599,999	40	58	+ 45.0%	46	53	+ 15.2%	1	3	+ 200.0%	1	2	+ 100.0%	1	4	+ 300.0%	5	3	- 40.0%
$600,000 to $999,999	70	74	+ 5.7%	59	44	- 25.4%	3	5	+ 66.7%	3	1	- 66.7%	7	8	+ 14.3%	7	4	- 42.9%
$1,000,000 to $1,499,999	30	30	0.0%	24	23	- 4.2%	1	1	0.0%	1	2	+ 100.0%	6	2	- 66.7%	1	3	+ 200.0%
$1,500,00 to $1,999,999	16	17	+ 6.3%	13	10	- 23.1%	0	0	--	0	1	--	4	0	- 100.0%	1	1	0.0%
$2,000,000 to $2,499,999	14	13	- 7.1%	1	4	+ 300.0%	1	0	- 100.0%	0	0	--	0	1	--	0	0	--
$2,500,000 to $4,999,999	29	29	0.0%	2	3	+ 50.0%	3	2	- 33.3%	1	0	- 100.0%	3	5	+ 66.7%	1	1	0.0%
$5,000,000 to $9,999,999	6	4	- 33.3%	0	0	--	0	0	--	0	0	--	2	0	- 100.0%	0	0	--
$10,000,000 and Above	0	1	--	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
All Price Ranges	**220**	**232**	**+ 5.5%**	**171**	**166**	**- 2.9%**	**9**	**11**	**+ 22.2%**	**10**	**8**	**- 20.0%**	**23**	**20**	**- 13.0%**	**18**	**18**	**0.0%**

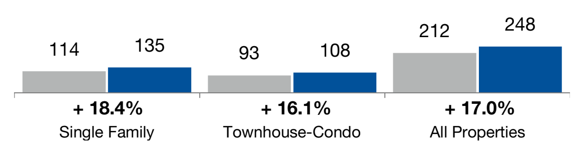
Inventory of Active Listings

A measure of the number of homes available for sale at a given time.

By Price Range – All Properties



By Property Type



	Year over Year						Compared to Prior Month					
	Single Family			Townhouse-Condo			Single Family			Townhouse-Condo		
By Price Range	2-2025	2-2026	Change	2-2025	2-2026	Change	1-2026	2-2026	Change	1-2026	2-2026	Change
$299,999 and Below	6	5	- 16.7%	19	8	- 57.9%	5	5	0.0%	11	8	- 27.3%
$300,000 to $599,999	16	15	- 6.3%	25	35	+ 40.0%	12	15	+ 25.0%	34	35	+ 2.9%
$600,000 to $999,999	22	23	+ 4.5%	20	19	- 5.0%	19	23	+ 21.1%	17	19	+ 11.8%
$1,000,000 to $1,499,999	13	11	- 15.4%	8	5	- 37.5%	11	11	0.0%	7	5	- 28.6%
$1,500,00 to $1,999,999	13	14	+ 7.7%	7	15	+ 114.3%	13	14	+ 7.7%	15	15	0.0%
$2,000,000 to $2,499,999	7	10	+ 42.9%	5	6	+ 20.0%	12	10	- 16.7%	3	6	+ 100.0%
$2,500,000 to $4,999,999	22	33	+ 50.0%	9	16	+ 77.8%	30	33	+ 10.0%	15	16	+ 6.7%
$5,000,000 to $9,999,999	12	20	+ 66.7%	0	4	--	21	20	- 4.8%	4	4	0.0%
$10,000,000 and Above	3	4	+ 33.3%	0	0	--	4	4	0.0%	0	0	--
All Price Ranges	**114**	**135**	**+ 18.4%**	**93**	**108**	**+ 16.1%**	**127**	**135**	**+ 6.3%**	**106**	**108**	**+ 1.9%**

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.