Monthly Indicators

April 2026

Percent changes calculated using year-over-year compairisons.

New Listings were up 40.0 percent for single family homes but decreased 8.0 percent for townhouse-condo properties. Pending Sales increased 33.3 percent for single family homes but decreased 18.2 percent for townhouse-condo properties.

The Median Sales Price was up 47.5 percent to $855,000 for single family homes and 53.7 percent to $891,250 for townhouse-condo properties. Days on Market increased 52.9 percent for single family homes but decreased 14.6 percent for townhouse-condo properties.

Nationally, the median existing-home price rose 1.4% from a year earlier to $408,800, marking the 33rd consecutive month of year-over-year price increases as limited inventory continued to put upward pressure on prices, NAR said. There were 1.36 million homes for sale heading into April, up 2.3% from a year earlier, representing a 4.1-month supply at the current sales pace.

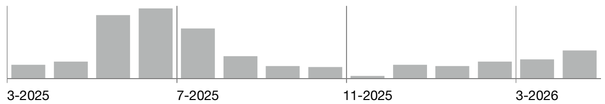
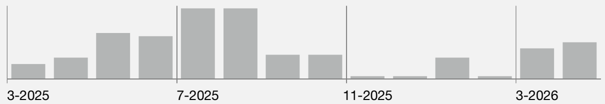
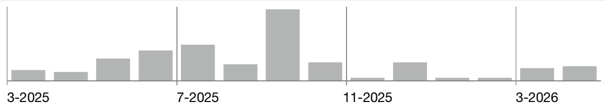
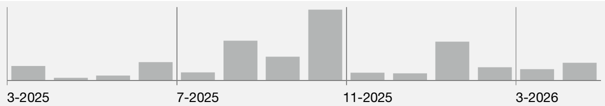
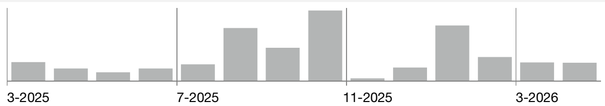
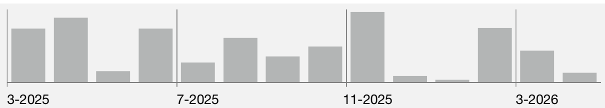
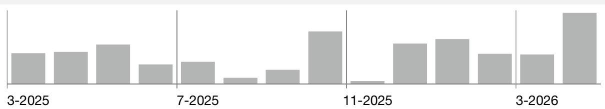
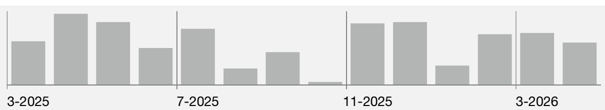
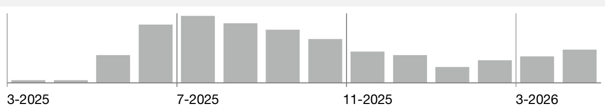
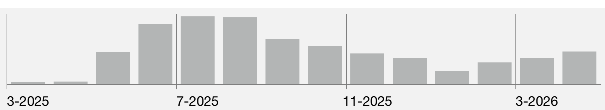
Activity Snapshot

+ 3.3%	+ 53.5%	+ 23.8%
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.

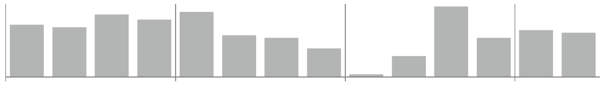
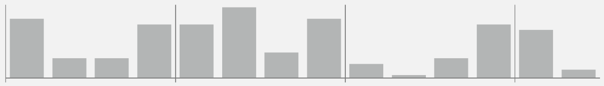
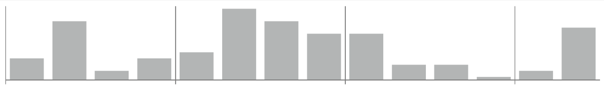
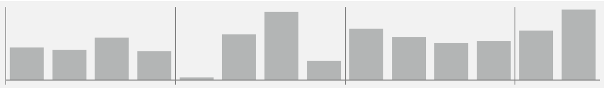
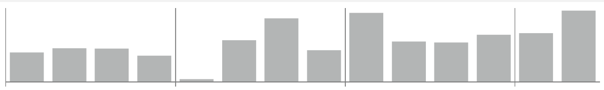
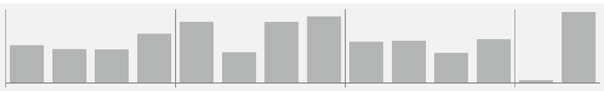
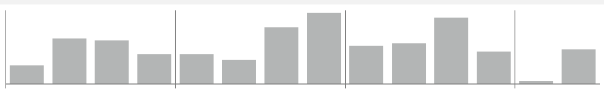
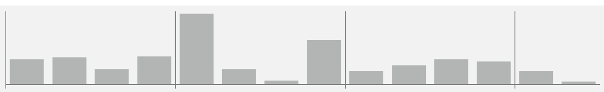
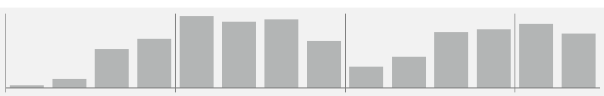
Single Family Market Overview

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

Key Metrics	Historical Sparkbars	4-2025	4-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		25	**35**	+ 40.0%	87	**108**	+ 24.1%
Pending Sales		15	**20**	+ 33.3%	54	**62**	+ 14.8%
Sold Listings		12	**15**	+ 25.0%	47	**47**	0.0%
Median Sales Price		$579,500	**$855,000**	+ 47.5%	$889,000	**$830,000**	- 6.6%
Average Sales Price		$1,066,691	**$1,191,267**	+ 11.7%	$1,496,051	**$1,369,734**	- 8.4%
Pct. of List Price Received		97.8%	**92.9%**	- 5.0%	95.5%	**94.1%**	- 1.5%
Days on Market		138	**211**	+ 52.9%	161	**164**	+ 1.9%
Housing Affordability Index		75	**54**	- 28.0%	49	**55**	+ 12.2%
Active Listings		111	**157**	+ 41.4%	--	**--**	--
Months Supply		6.6	**8.6**	+ 30.3%	--	**--**	--

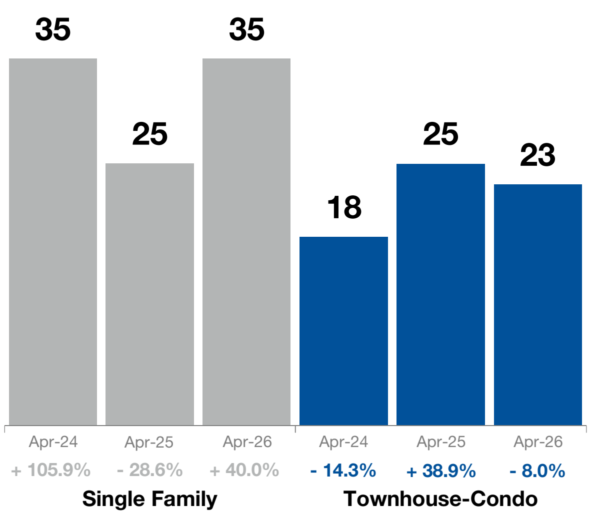
Townhouse-Condo Market Overview

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

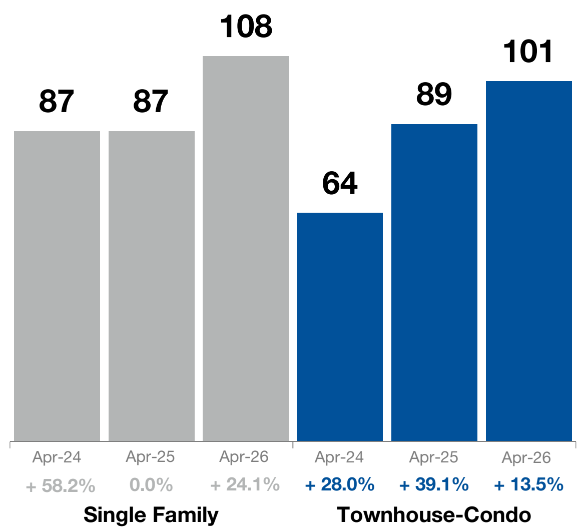
Key Metrics	Historical Sparkbars	4-2025	4-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		25	**23**	- 8.0%	89	**101**	+ 13.5%
Pending Sales		11	**9**	- 18.2%	49	**53**	+ 8.2%
Sold Listings		17	**16**	- 5.9%	45	**43**	- 4.4%
Median Sales Price		$580,000	**$891,250**	+ 53.7%	$599,000	**$730,000**	+ 21.9%
Average Sales Price		$705,626	**$1,051,300**	+ 49.0%	$741,372	**$899,251**	+ 21.3%
Pct. of List Price Received		96.2%	**98.5%**	+ 2.4%	96.5%	**96.7%**	+ 0.2%
Days on Market		151	**129**	- 14.6%	134	**129**	- 3.7%
Housing Affordability Index		77	**52**	- 32.5%	74	**64**	- 13.5%
Active Listings		99	**105**	+ 6.1%	--	**--**	--
Months Supply		6.8	**8.3**	+ 22.1%	--	**--**	--

New Listings

April

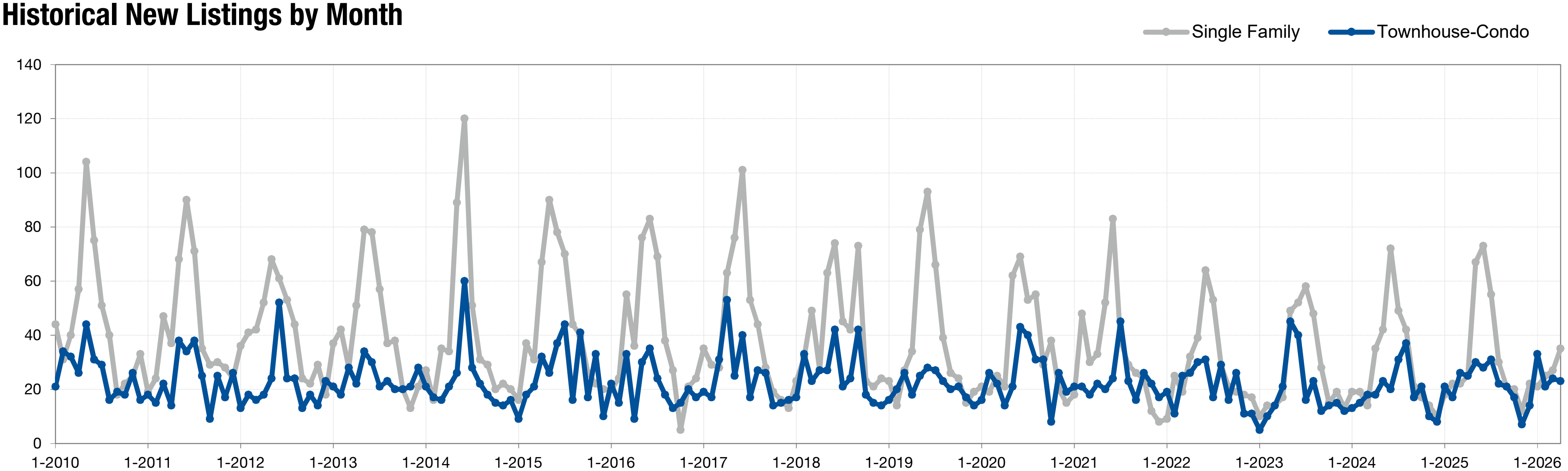


Year to Date



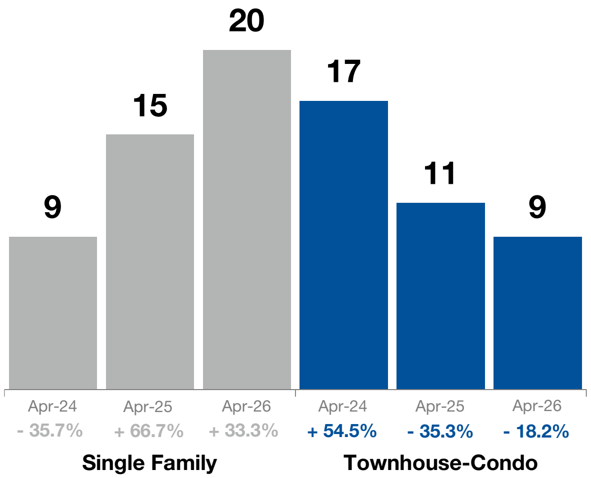
New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2025	67	+59.5%	30	+30.4%
Jun-2025	73	+1.4%	28	+40.0%
Jul-2025	55	+12.2%	31	0.0%
Aug-2025	30	-28.6%	22	-40.5%
Sep-2025	21	0.0%	21	+23.5%
Oct-2025	20	+17.6%	17	-19.0%
Nov-2025	12	-14.3%	7	-30.0%
Dec-2025	22	+120.0%	14	+75.0%
Jan-2026	21	+16.7%	33	+57.1%
Feb-2026	25	+13.6%	21	+23.5%
Mar-2026	27	+22.7%	24	-7.7%
Apr-2026	**35**	**+40.0%**	**23**	**-8.0%**

Historical New Listings by Month

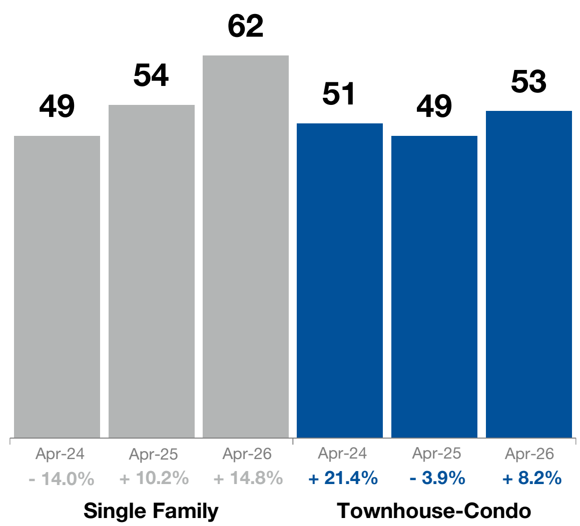


Pending Sales

April

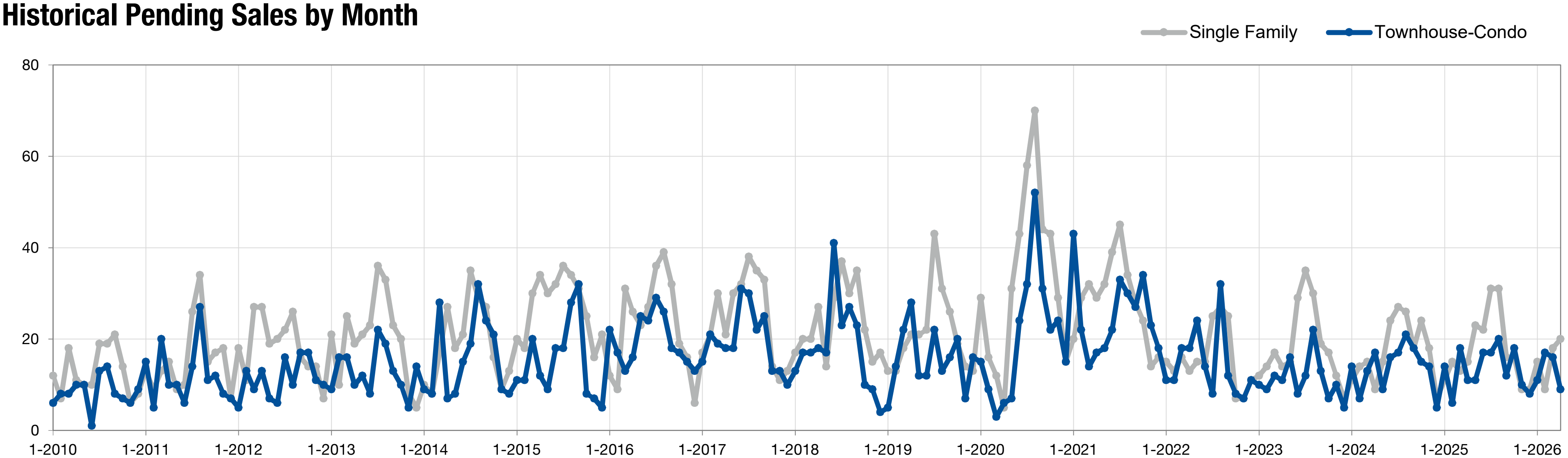


Year to Date



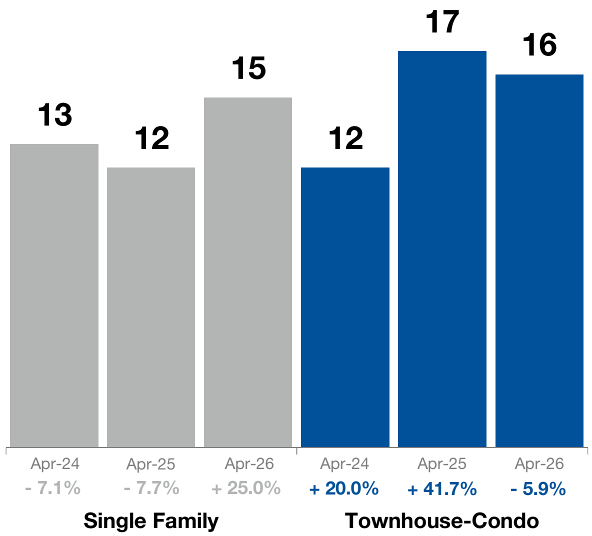
Pending Sales	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2025	23	+53.3%	11	+22.2%
Jun-2025	22	-8.3%	17	+6.3%
Jul-2025	31	+14.8%	17	0.0%
Aug-2025	31	+19.2%	20	-4.8%
Sep-2025	16	-11.1%	12	-33.3%
Oct-2025	16	-33.3%	18	+20.0%
Nov-2025	9	-50.0%	10	-28.6%
Dec-2025	9	+28.6%	8	+60.0%
Jan-2026	15	+36.4%	11	-21.4%
Feb-2026	9	-40.0%	17	+183.3%
Mar-2026	18	+38.5%	16	-11.1%
Apr-2026	**20**	**+33.3%**	**9**	**-18.2%**

Historical Pending Sales by Month

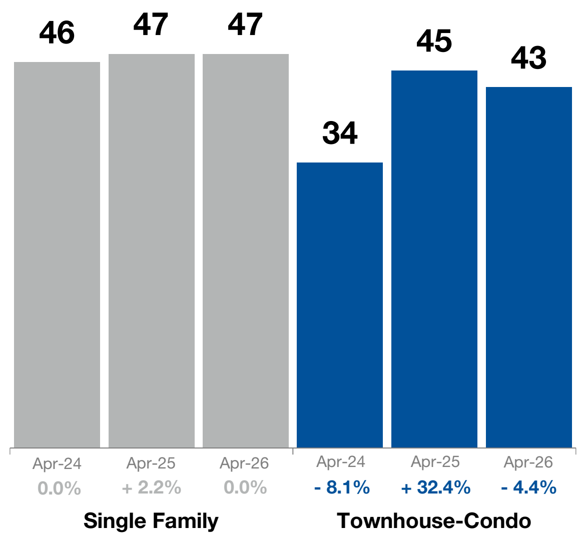


Sold Listings

April

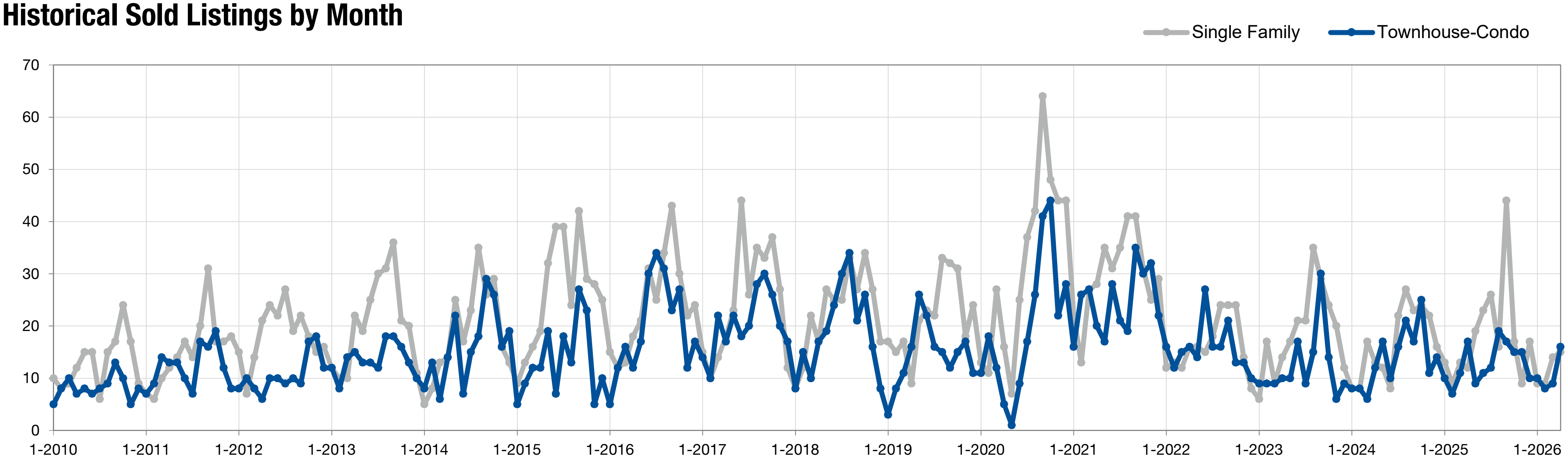


Year to Date



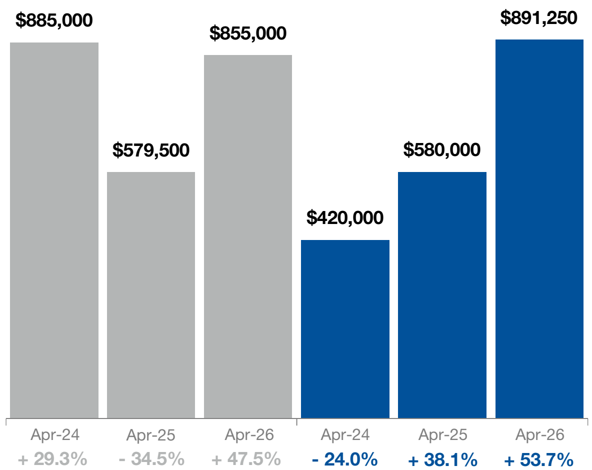
Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2025	19	+58.3%	9	-47.1%
Jun-2025	23	+187.5%	11	+10.0%
Jul-2025	26	+18.2%	12	-25.0%
Aug-2025	16	-40.7%	19	-9.5%
Sep-2025	44	+91.3%	17	0.0%
Oct-2025	17	-29.2%	15	-40.0%
Nov-2025	9	-59.1%	15	+36.4%
Dec-2025	17	+6.3%	10	-28.6%
Jan-2026	9	-30.8%	10	0.0%
Feb-2026	9	0.0%	8	+14.3%
Mar-2026	14	+7.7%	9	-18.2%
Apr-2026	**15**	**+25.0%**	**16**	**-5.9%**

Historical Sold Listings by Month

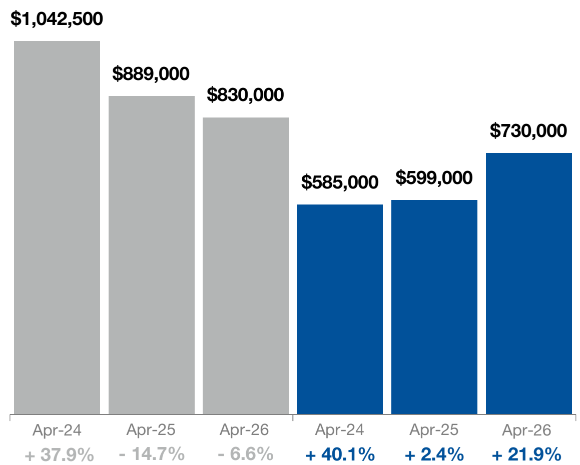


Median Sales Price

April

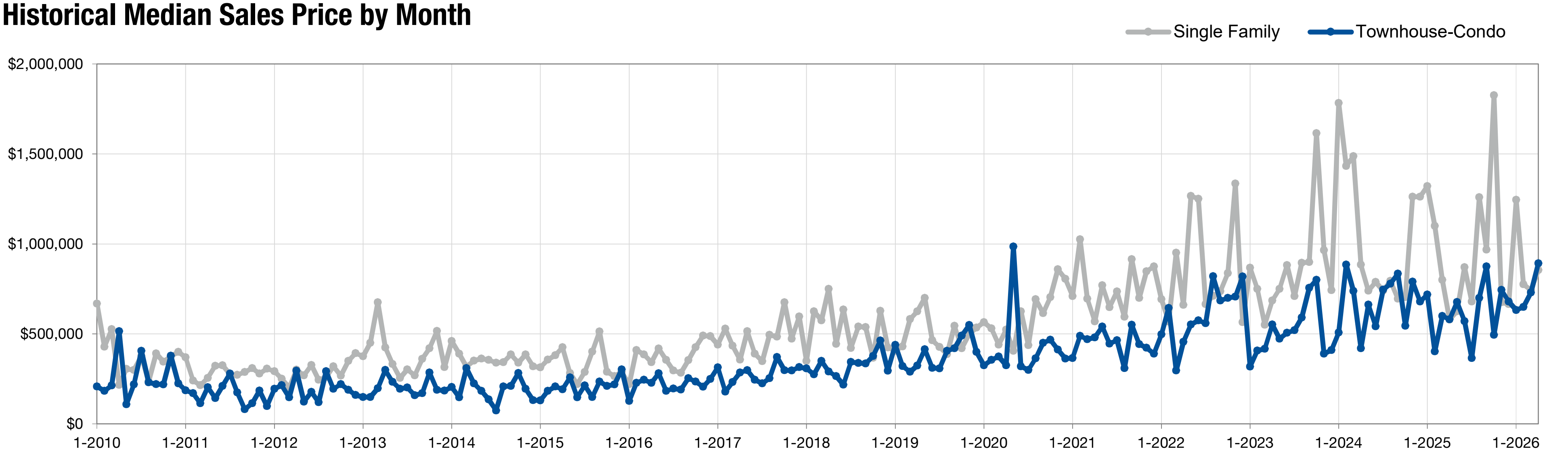


Year to Date



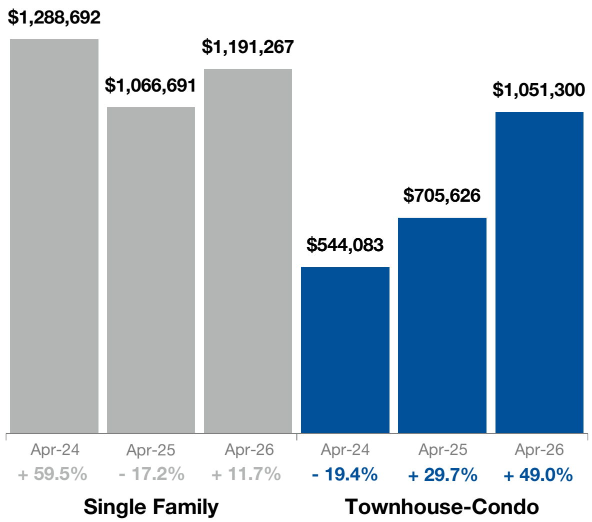
Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2025	$625,000	-15.5%	$676,000	+2.1%
Jun-2025	$870,000	+10.3%	$570,000	+5.1%
Jul-2025	$679,750	-8.1%	$365,500	-50.9%
Aug-2025	$1,259,500	+58.7%	$700,000	-10.1%
Sep-2025	$967,500	+39.2%	$875,000	+4.8%
Oct-2025	$1,825,000	+159.4%	$495,000	-9.2%
Nov-2025	$675,000	-46.5%	$743,500	-5.9%
Dec-2025	$665,000	-47.3%	$679,750	-0.0%
Jan-2026	$1,245,000	-5.7%	$632,500	-12.0%
Feb-2026	$775,000	-29.5%	$650,000	+61.3%
Mar-2026	$742,500	-7.2%	$730,000	+21.9%
Apr-2026	**$855,000**	**+47.5%**	**$891,250**	**+53.7%**

Historical Median Sales Price by Month

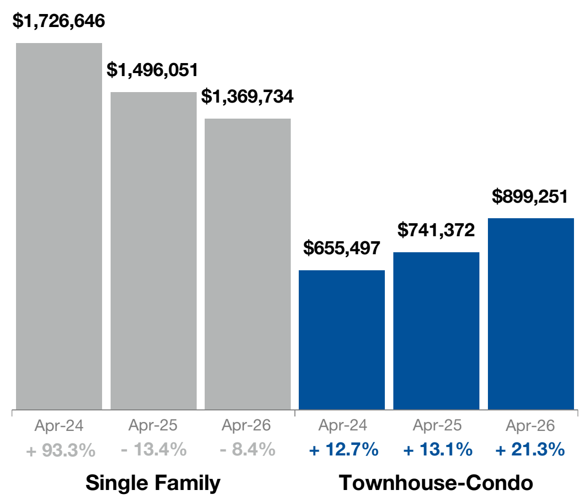


Average Sales Price

April

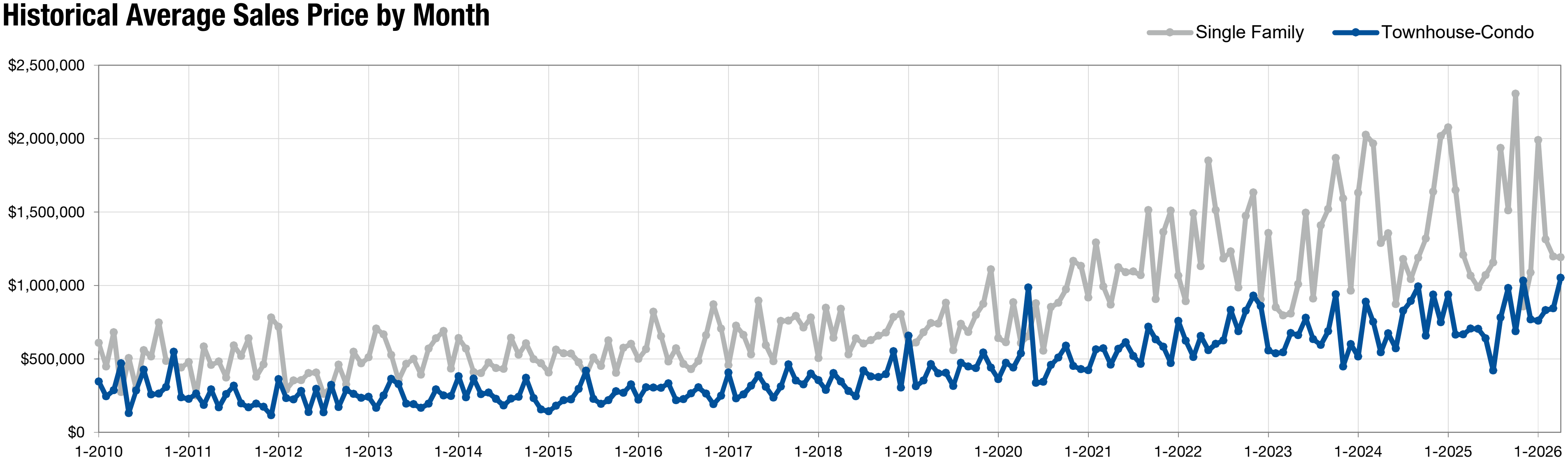


Year to Date



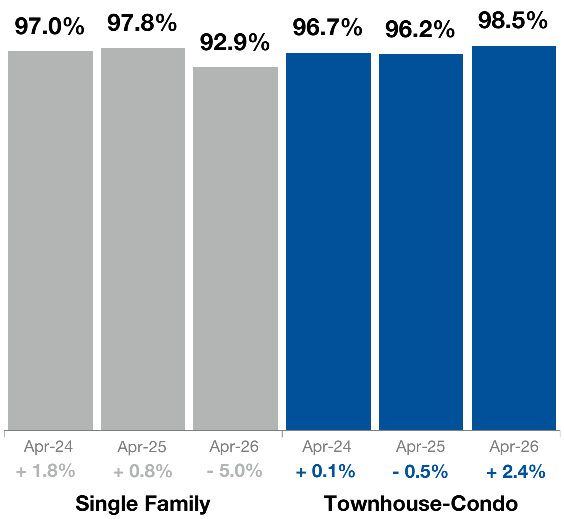
Avg. Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2025	$985,895	-27.2%	$704,778	+4.6%
Jun-2025	$1,069,826	+22.6%	$639,136	+11.8%
Jul-2025	$1,156,913	-1.9%	$421,494	-49.1%
Aug-2025	$1,935,938	+85.6%	$781,448	-12.5%
Sep-2025	$1,510,805	+27.1%	$981,985	-1.1%
Oct-2025	$2,304,426	+74.7%	$687,882	+4.5%
Nov-2025	$856,333	-47.7%	$1,031,627	+10.1%
Dec-2025	$1,087,794	-46.0%	$768,450	+2.6%
Jan-2026	$1,990,389	-4.1%	$759,400	-18.9%
Feb-2026	$1,313,500	-20.3%	$831,563	+25.0%
Mar-2026	$1,198,107	-0.8%	$844,500	+26.5%
Apr-2026	**$1,191,267**	**+11.7%**	**$1,051,300**	**+49.0%**

Historical Average Sales Price by Month

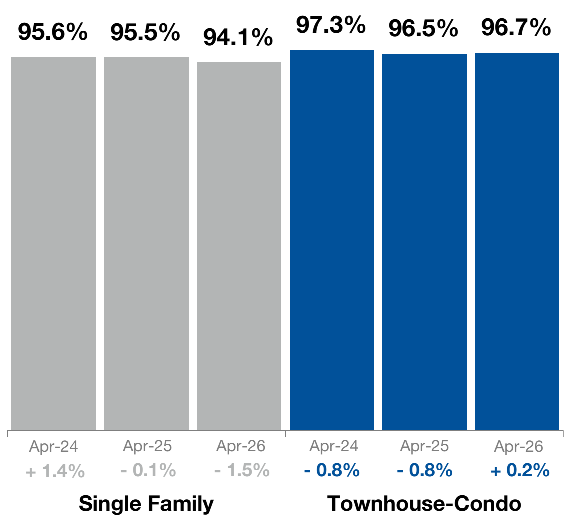


Percent of List Price Received

April

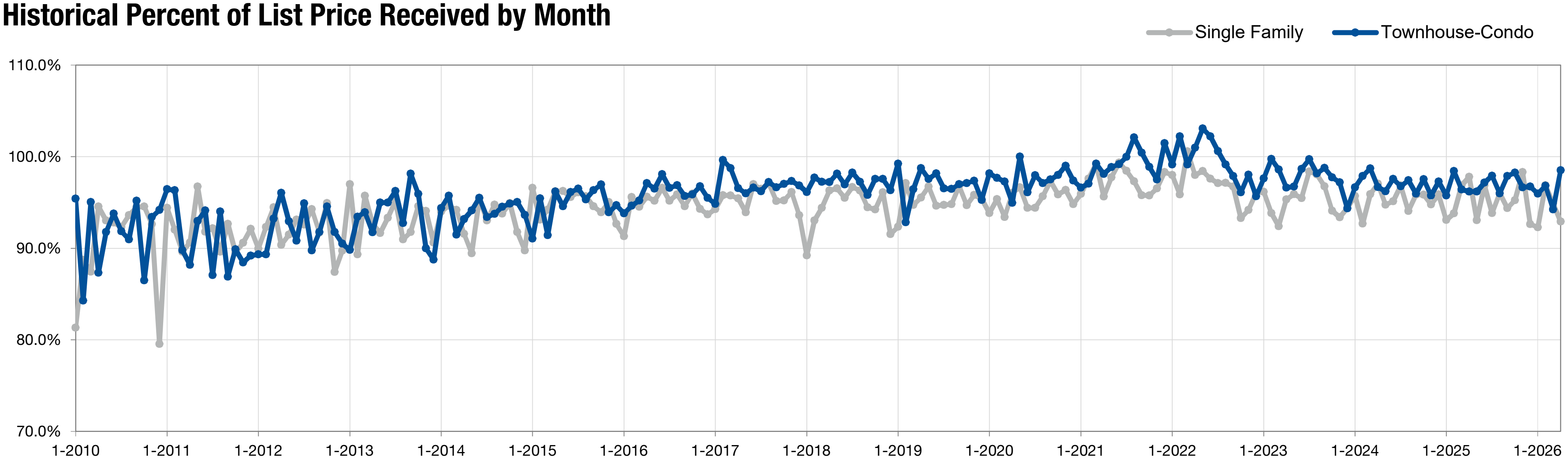


Year to Date



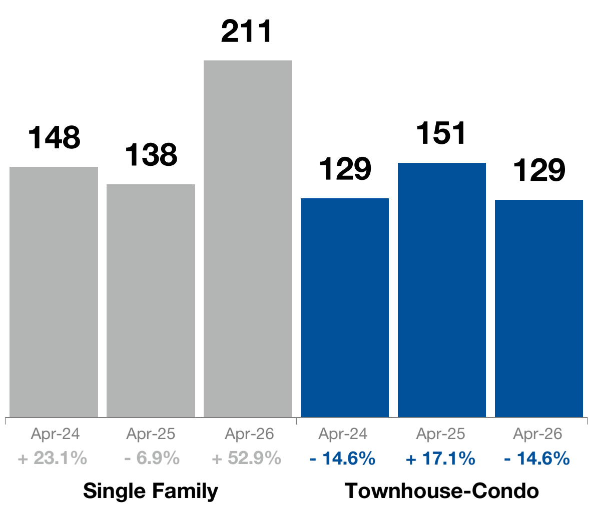
Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2025	93.1%	-1.8%	96.2%	0.0%
Jun-2025	96.8%	+1.8%	97.2%	-0.3%
Jul-2025	93.8%	-3.1%	97.9%	+1.1%
Aug-2025	96.0%	+2.0%	96.0%	-1.4%
Sep-2025	94.4%	-1.5%	97.9%	+2.0%
Oct-2025	95.2%	-0.7%	98.2%	+0.7%
Nov-2025	98.3%	+3.7%	96.7%	+1.0%
Dec-2025	92.6%	-3.4%	96.7%	-0.6%
Jan-2026	92.3%	-0.9%	96.0%	+0.2%
Feb-2026	96.9%	+3.3%	96.8%	-1.6%
Mar-2026	94.9%	-2.0%	94.2%	-2.3%
Apr-2026	**92.9%**	**-5.0%**	**98.5%**	**+2.4%**

Historical Percent of List Price Received by Month

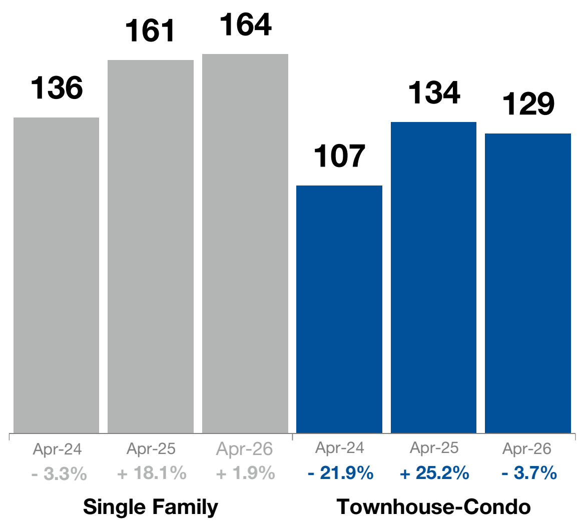


Days on Market Until Sale

April

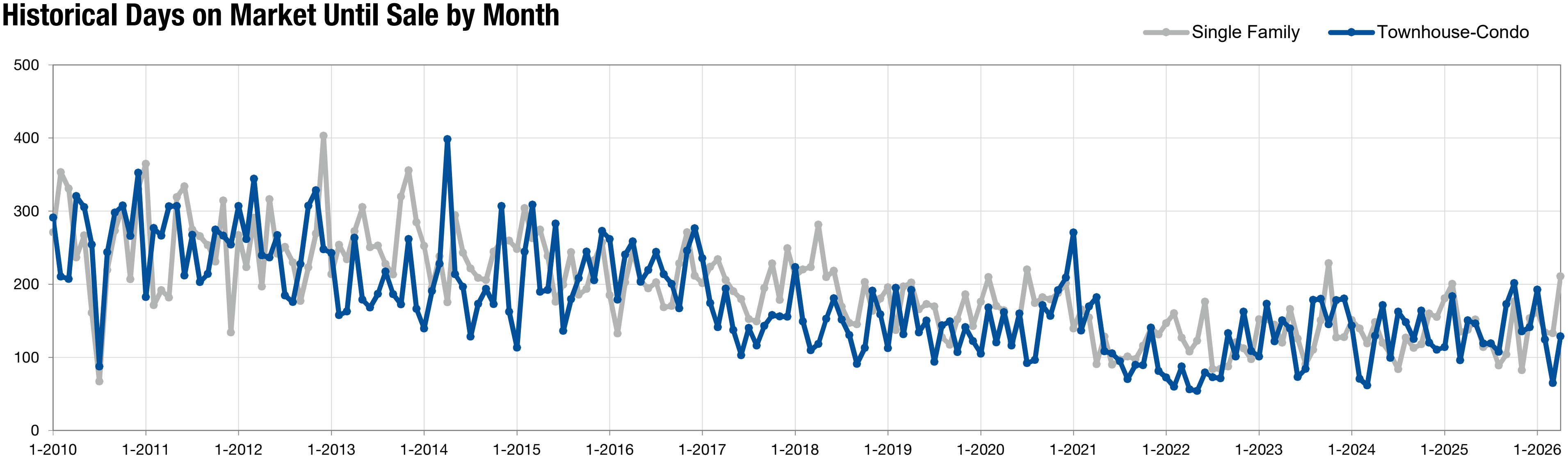


Year to Date



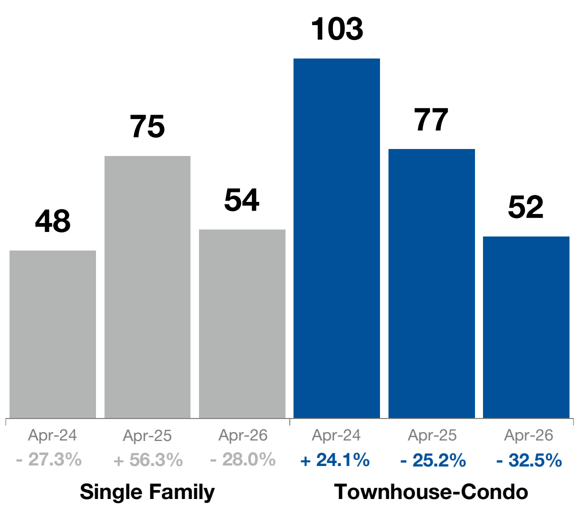
Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2025	152	+26.7%	146	-14.6%
Jun-2025	114	+9.6%	119	+20.2%
Jul-2025	119	+41.7%	119	-27.0%
Aug-2025	89	-29.9%	107	-27.7%
Sep-2025	104	-8.0%	173	+38.4%
Oct-2025	176	+49.2%	202	+23.2%
Nov-2025	83	-48.1%	135	+12.5%
Dec-2025	154	-0.6%	141	+28.2%
Jan-2026	162	-10.5%	192	+68.4%
Feb-2026	134	-33.0%	124	-32.2%
Mar-2026	133	-1.5%	65	-32.3%
Apr-2026	**211**	**+52.9%**	**129**	**-14.6%**

Historical Days on Market Until Sale by Month

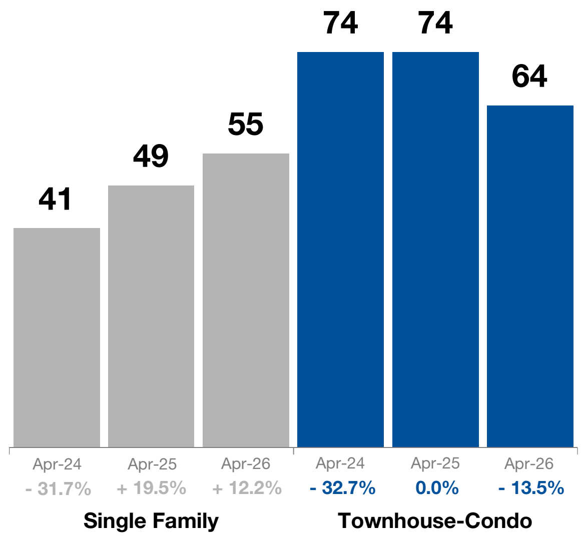


Housing Affordability Index

April

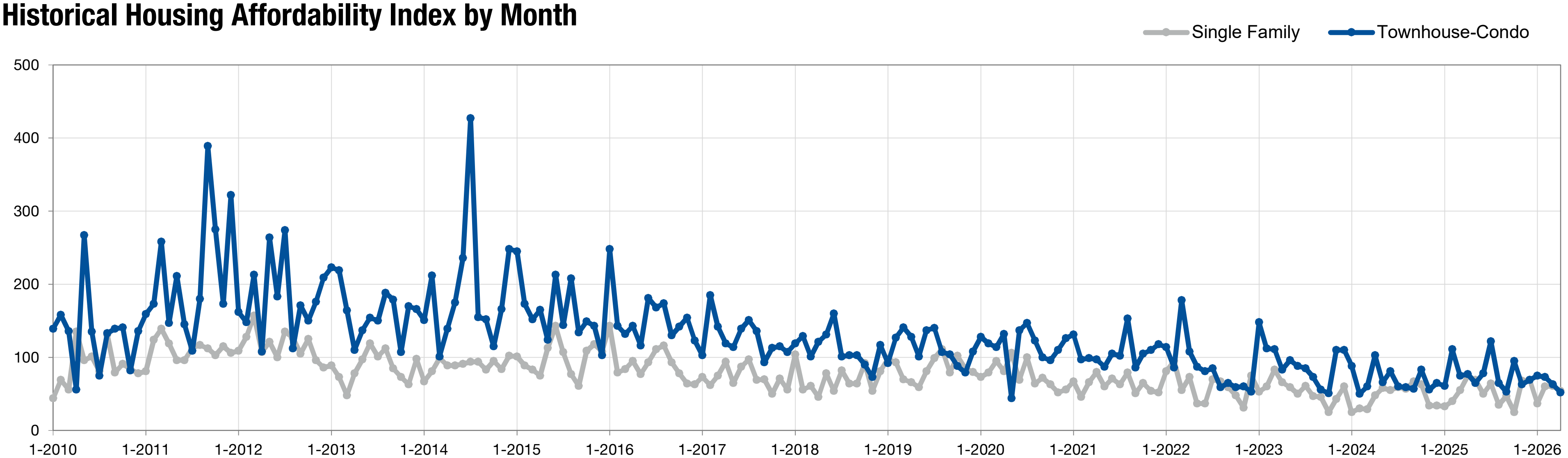


Year to Date



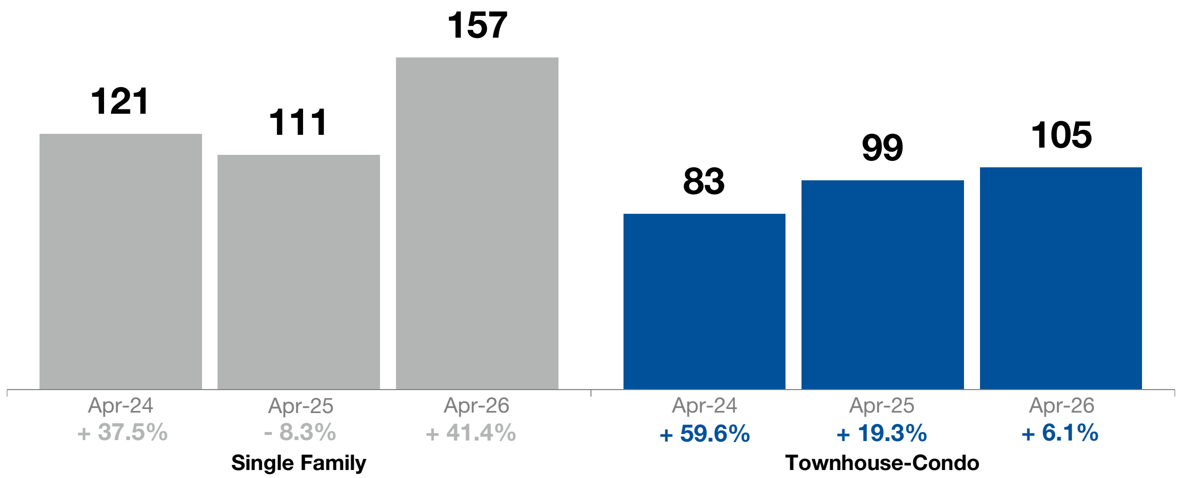
Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2025	69	+19.0%	65	-1.5%
Jun-2025	50	-9.1%	78	-3.7%
Jul-2025	64	+8.5%	122	+103.3%
Aug-2025	35	-38.6%	65	+10.2%
Sep-2025	47	-29.9%	53	-7.0%
Oct-2025	25	-60.3%	95	+14.5%
Nov-2025	68	+100.0%	63	+12.5%
Dec-2025	69	+102.9%	69	+6.2%
Jan-2026	37	+12.1%	75	+23.0%
Feb-2026	60	+50.0%	73	-34.2%
Mar-2026	61	+10.9%	63	-16.0%
Apr-2026	**54**	**-28.0%**	**52**	**-32.5%**

Historical Housing Affordability Index by Month



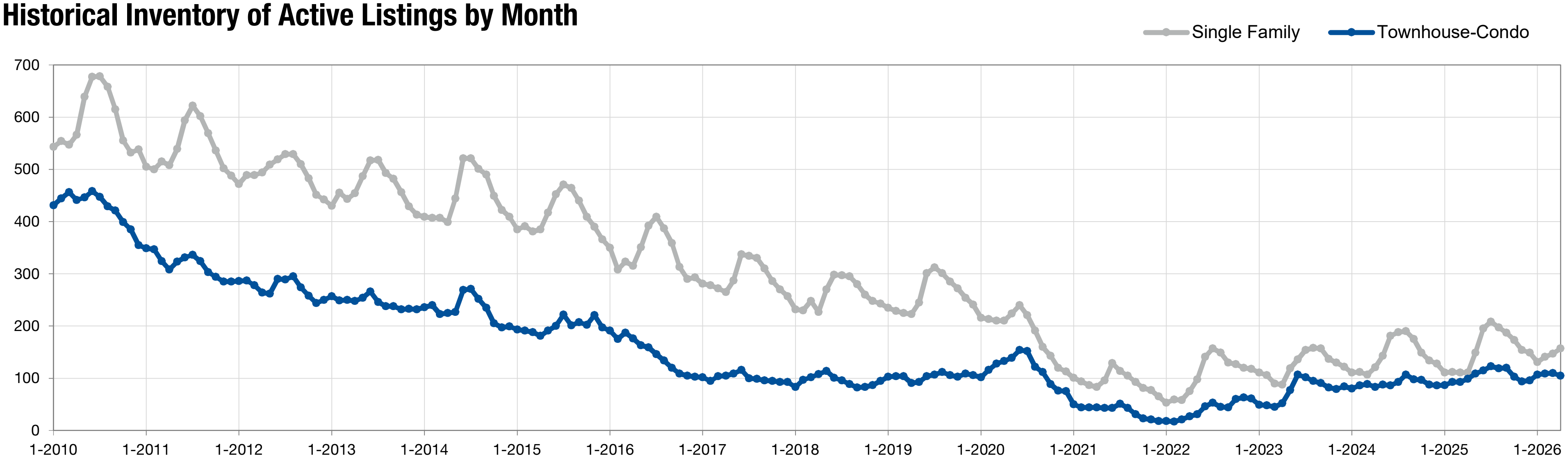
Inventory of Active Listings

April



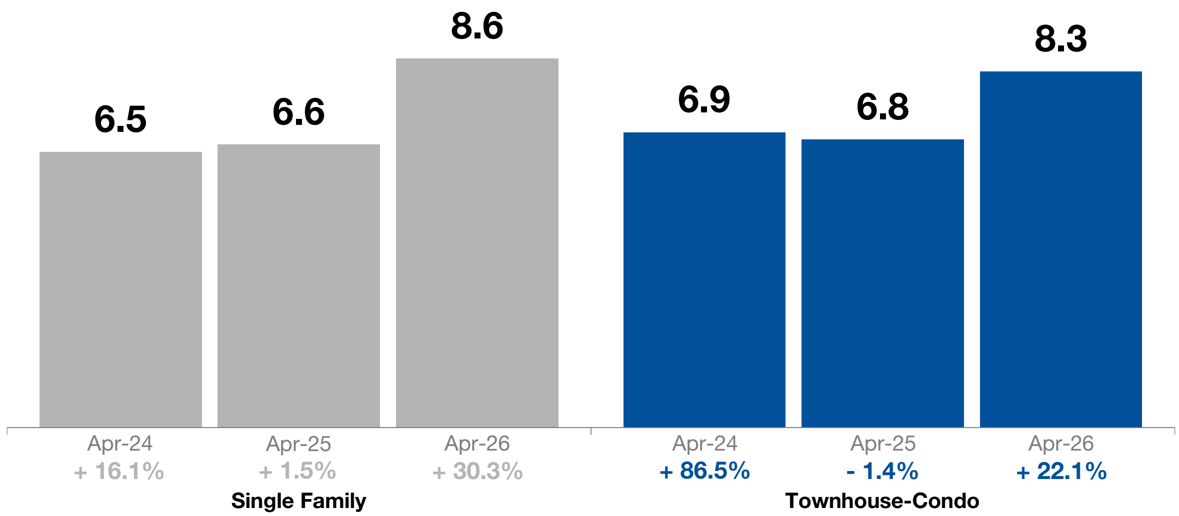
Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2025	149	+4.2%	109	+23.9%
Jun-2025	195	+7.7%	115	+33.7%
Jul-2025	208	+10.6%	123	+32.3%
Aug-2025	197	+3.7%	119	+11.2%
Sep-2025	187	+6.9%	120	+22.4%
Oct-2025	173	+16.1%	103	+6.2%
Nov-2025	154	+14.9%	94	+6.8%
Dec-2025	149	+16.4%	96	+11.6%
Jan-2026	131	+18.0%	107	+23.0%
Feb-2026	141	+25.9%	109	+17.2%
Mar-2026	147	+32.4%	110	+18.3%
Apr-2026	**157**	**+41.4%**	**105**	**+6.1%**

Historical Inventory of Active Listings by Month



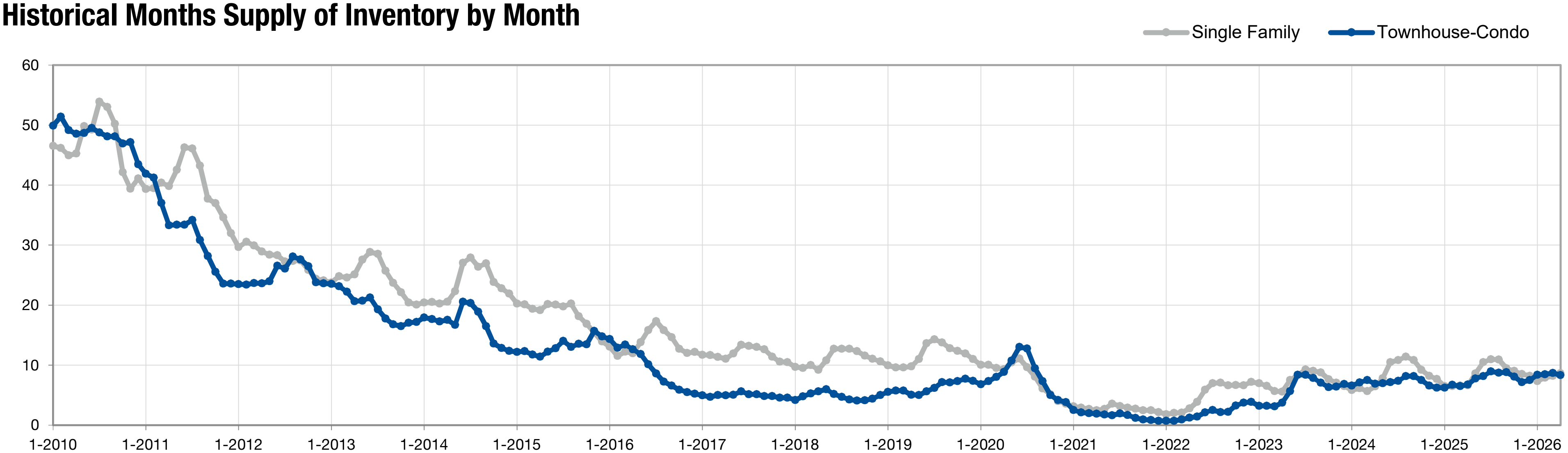
Months Supply of Inventory

April



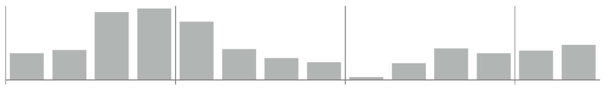
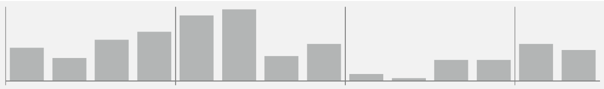
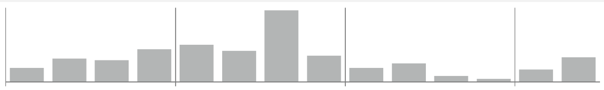
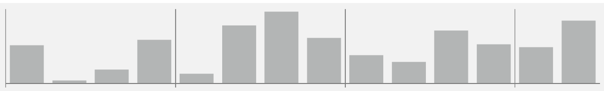
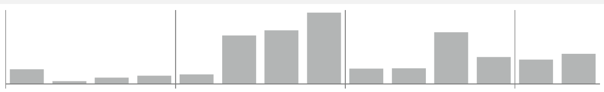
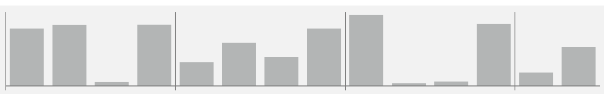
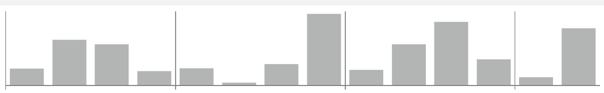
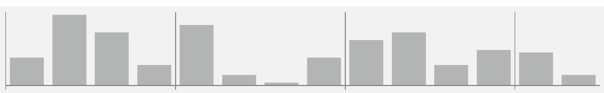
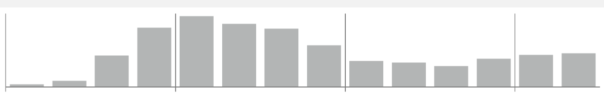
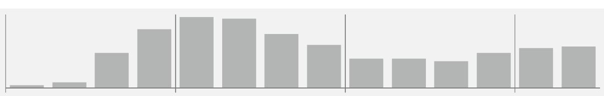
Months Supply of Inventory	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2025	8.6	+10.3%	7.8	+11.4%
Jun-2025	10.5	0.0%	8.2	+13.9%
Jul-2025	11.0	+1.9%	8.9	+20.3%
Aug-2025	10.9	-4.4%	8.8	+7.3%
Sep-2025	9.5	-12.0%	8.8	+7.3%
Oct-2025	9.0	-2.2%	8.1	+8.0%
Nov-2025	8.5	+3.7%	7.2	+9.1%
Dec-2025	8.2	+6.5%	7.5	+19.0%
Jan-2026	7.3	+12.3%	8.4	+33.3%
Feb-2026	7.9	+21.5%	8.5	+26.9%
Mar-2026	8.2	+24.2%	8.7	+33.8%
Apr-2026	**8.6**	**+30.3%**	**8.3**	**+22.1%**

Historical Months Supply of Inventory by Month



Total Market Overview

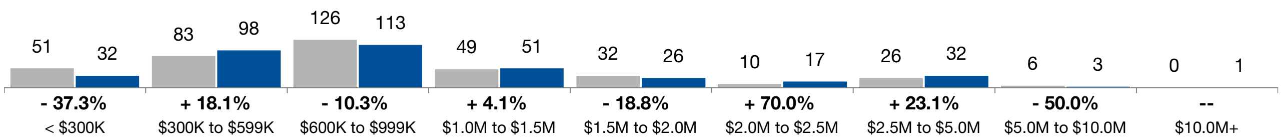
Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	4-2025	4-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		52	**58**	+ 11.5%	180	**211**	+ 17.2%
Pending Sales		27	**31**	+ 14.8%	105	**117**	+ 11.4%
Sold Listings		30	**31**	+ 3.3%	93	**90**	- 3.2%
Median Sales Price		$570,000	**$875,000**	+ 53.5%	$729,000	**$822,500**	+ 12.8%
Average Sales Price		$833,364	**$1,119,026**	+ 34.3%	$1,117,001	**$1,144,948**	+ 2.5%
Pct. of List Price Received		96.8%	**95.8%**	- 1.0%	96.0%	**95.4%**	- 0.6%
Days on Market		155	**170**	+ 9.7%	151	**147**	- 2.6%
Housing Affordability Index		76	**52**	- 31.6%	60	**56**	- 6.7%
Active Listings		214	**265**	+ 23.8%	--	**--**	--
Months Supply		6.7	**8.5**	+ 26.9%	--	**--**	--

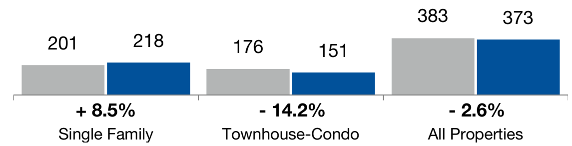
Closed Sales

Actual sales that have closed in a given month.

By Price Range – All Properties – Rolling 12 Months



By Property Type

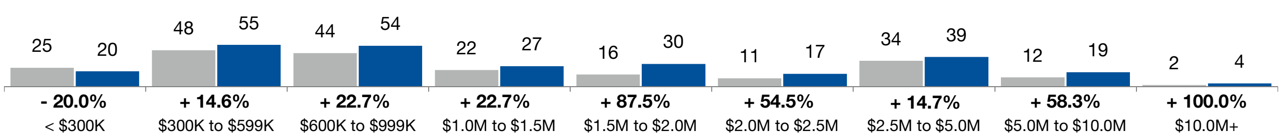


	Rolling 12 Months						Compared to Prior Month						Year to Date					
	Single Family			Townhouse-Condo			Single Family			Townhouse-Condo			Single Family			Townhouse-Condo		
By Price Range	4-2025	4-2026	Change	4-2025	4-2026	Change	3-2026	4-2026	Change	3-2026	4-2026	Change	4-2025	4-2026	Change	4-2025	4-2026	Change
$299,999 and Below	15	4	- 73.3%	30	24	- 20.0%	0	0	--	0	4	--	1	0	- 100.0%	10	10	0.0%
$300,000 to $599,999	38	54	+ 42.1%	45	44	- 2.2%	4	5	+ 25.0%	3	2	- 33.3%	8	12	+ 50.0%	14	8	- 42.9%
$600,000 to $999,999	68	69	+ 1.5%	58	44	- 24.1%	5	4	- 20.0%	3	4	+ 33.3%	16	16	0.0%	12	11	- 8.3%
$1,000,000 to $1,499,999	24	30	+ 25.0%	25	21	- 16.0%	1	3	+ 200.0%	2	2	0.0%	7	6	- 14.3%	5	7	+ 40.0%
$1,500,00 to $1,999,999	17	16	- 5.9%	15	10	- 33.3%	1	1	0.0%	1	2	+ 100.0%	6	2	- 66.7%	3	4	+ 33.3%
$2,000,000 to $2,499,999	9	14	+ 55.6%	1	3	+ 200.0%	2	0	- 100.0%	0	0	--	0	3	--	0	0	--
$2,500,000 to $4,999,999	24	27	+ 12.5%	2	5	+ 150.0%	1	2	+ 100.0%	0	2	--	7	8	+ 14.3%	1	3	+ 200.0%
$5,000,000 to $9,999,999	6	3	- 50.0%	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	**201**	**218**	**+ 8.5%**	**176**	**151**	**- 14.2%**	**14**	**15**	**+ 7.1%**	**9**	**16**	**+ 77.8%**	**47**	**47**	**0.0%**	**45**	**43**	**- 4.4%**

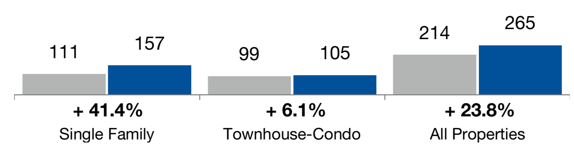
Inventory of Active Listings

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	4-2025	4-2026	Change	4-2025	4-2026	Change	3-2026	4-2026	Change	3-2026	4-2026	Change
$299,999 and Below	6	8	+ 33.3%	15	9	- 40.0%	5	8	+ 60.0%	8	9	+ 12.5%
$300,000 to $599,999	14	24	+ 71.4%	34	31	- 8.8%	19	24	+ 26.3%	31	31	0.0%
$600,000 to $999,999	24	30	+ 25.0%	20	24	+ 20.0%	33	30	- 9.1%	21	24	+ 14.3%
$1,000,000 to $1,499,999	15	17	+ 13.3%	7	10	+ 42.9%	13	17	+ 30.8%	9	10	+ 11.1%
$1,500,00 to $1,999,999	12	17	+ 41.7%	4	13	+ 225.0%	14	17	+ 21.4%	12	13	+ 8.3%
$2,000,000 to $2,499,999	5	9	+ 80.0%	6	8	+ 33.3%	8	9	+ 12.5%	8	8	0.0%
$2,500,000 to $4,999,999	22	30	+ 36.4%	12	9	- 25.0%	32	30	- 6.3%	17	9	- 47.1%
$5,000,000 to $9,999,999	11	18	+ 63.6%	1	1	0.0%	19	18	- 5.3%	4	1	- 75.0%
$10,000,000 and Above	2	4	+ 100.0%	0	0	--	4	4	0.0%	0	0	--
All Price Ranges	**111**	**157**	**+ 41.4%**	**99**	**105**	**+ 6.1%**	**147**	**157**	**+ 6.8%**	**110**	**105**	**- 4.5%**

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.