

Monthly Indicators



August 2026

Percent changes calculated using year-over-year comparisons.

New Listings were down 3.3 percent for single family homes but increased 9.1 percent for townhouse-condo properties. Pending Sales increased 16.1 percent for single family homes and 5.0 percent for townhouse-condo properties.

The Median Sales Price was down 7.7 percent to \$1,162,000 for single family homes but increased 6.1 percent to \$742,500 for townhouse-condo properties. Days on Market increased 26.3 percent for single family homes and 31.2 percent for townhouse-condo properties.

Nationally, the median existing-home sales price climbed to \$431,400, as inventory remained at a 4.6-month supply at the current sales pace, NAR reported. Year-to-date sales are up 2.4%, reflecting stable demand even amid elevated mortgage rates. Homes are sitting on the market longer and fewer buyers are bidding above asking price compared to a year earlier, though local market conditions vary widely.

Activity Snapshot

+ 57.1%	+ 4.1%	+ 13.4%
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 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	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	8-2025	8-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		30	29	- 3.3%	311	306	- 1.6%
Pending Sales		31	36	+ 16.1%	161	167	+ 3.7%
Sold Listings		16	30	+ 87.5%	131	135	+ 3.1%
Median Sales Price		\$1,259,500	\$1,162,000	- 7.7%	\$825,000	\$875,000	+ 6.1%
Average Sales Price		\$1,935,938	\$1,702,342	- 12.1%	\$1,333,642	\$1,495,990	+ 12.2%
Pct. of List Price Received		96.0%	95.7%	- 0.3%	95.1%	95.0%	- 0.1%
Days on Market		99	125	+ 26.3%	140	143	+ 2.1%
Housing Affordability Index		35	38	+ 8.6%	54	50	- 7.4%
Active Listings		197	214	+ 8.6%	--	--	--
Months Supply		10.9	11.6	+ 6.4%	--	--	--

Townhouse-Condo Market Overview

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

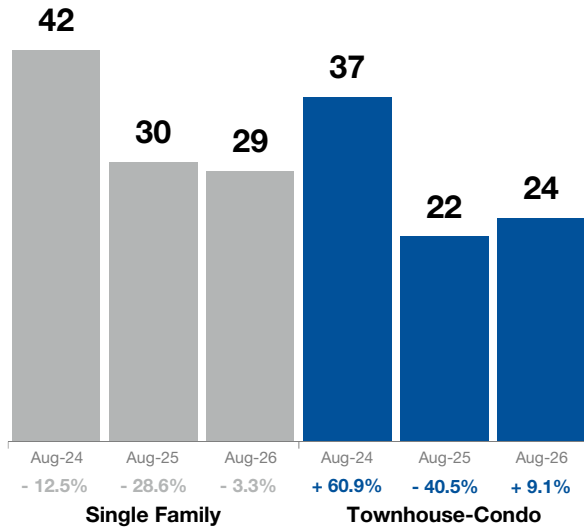


Key Metrics	Historical Sparkbars	8-2025	8-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		22	24	+ 9.1%	200	233	+ 16.5%
Pending Sales		20	21	+ 5.0%	112	126	+ 12.5%
Sold Listings		19	24	+ 26.3%	96	105	+ 9.4%
Median Sales Price		\$700,000	\$742,500	+ 6.1%	\$576,000	\$640,000	+ 11.1%
Average Sales Price		\$781,448	\$1,000,315	+ 28.0%	\$694,174	\$851,755	+ 22.7%
Pct. of List Price Received		96.0%	97.5%	+ 1.6%	96.6%	96.7%	+ 0.1%
Days on Market		109	143	+ 31.2%	128	146	+ 14.1%
Housing Affordability Index		65	61	- 6.2%	79	70	- 11.4%
Active Listings		119	143	+ 20.2%	--	--	--
Months Supply		8.8	10.6	+ 20.5%	--	--	--

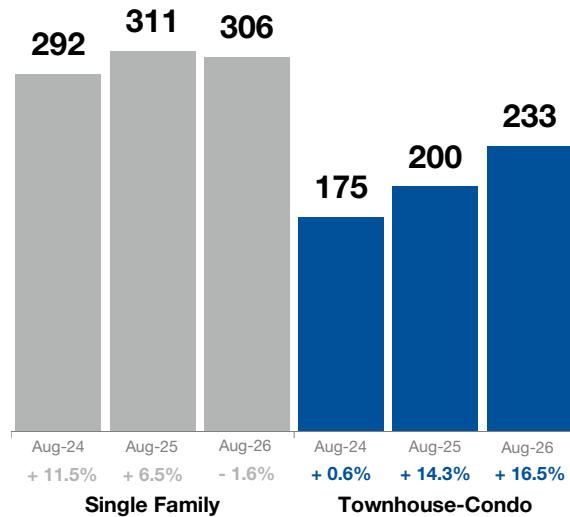
New Listings



August

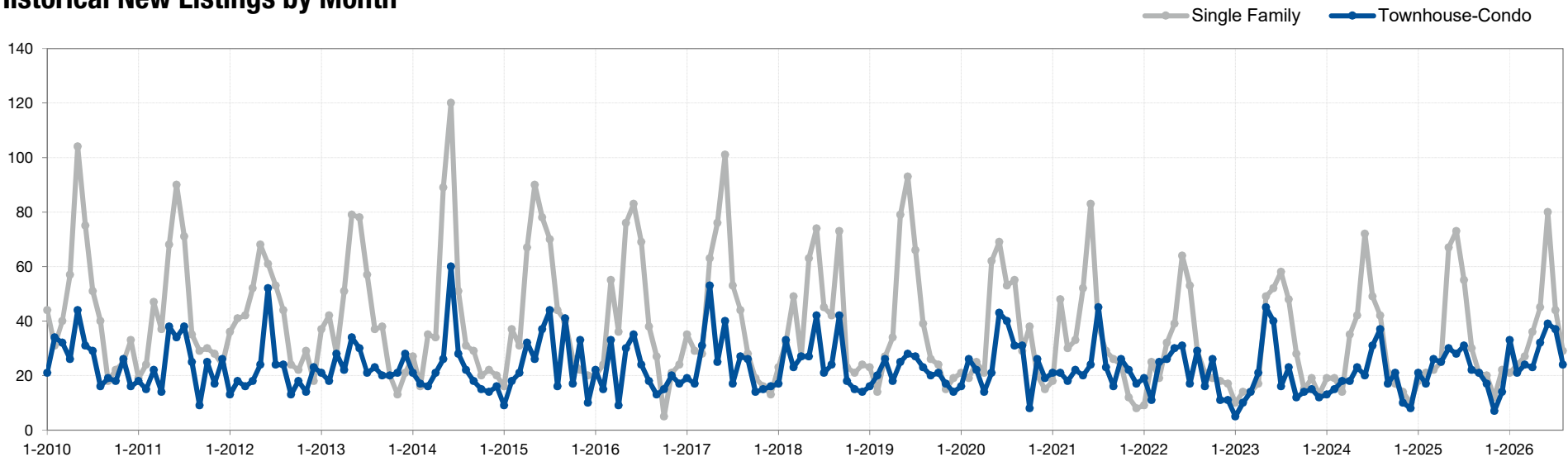


Year to Date



New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	24	+14.3%	21	+23.5%
Mar-2026	27	+22.7%	24	-7.7%
Apr-2026	36	+44.0%	23	-8.0%
May-2026	45	-32.8%	32	+6.7%
Jun-2026	80	+9.6%	39	+39.3%
Jul-2026	44	-20.0%	37	+19.4%
Aug-2026	29	-3.3%	24	+9.1%

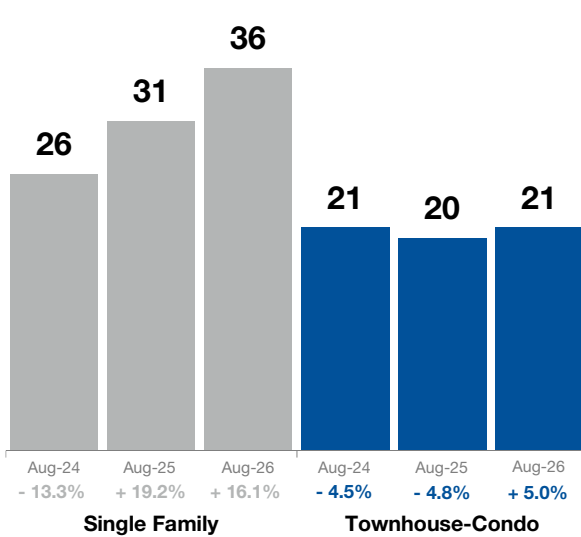
Historical New Listings by Month



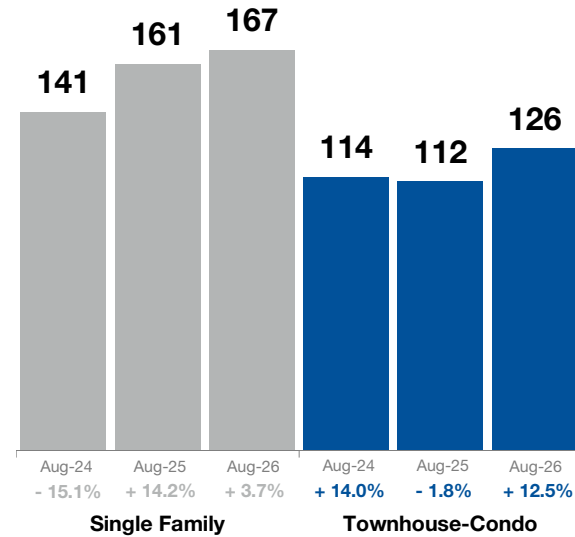
Pending Sales



August

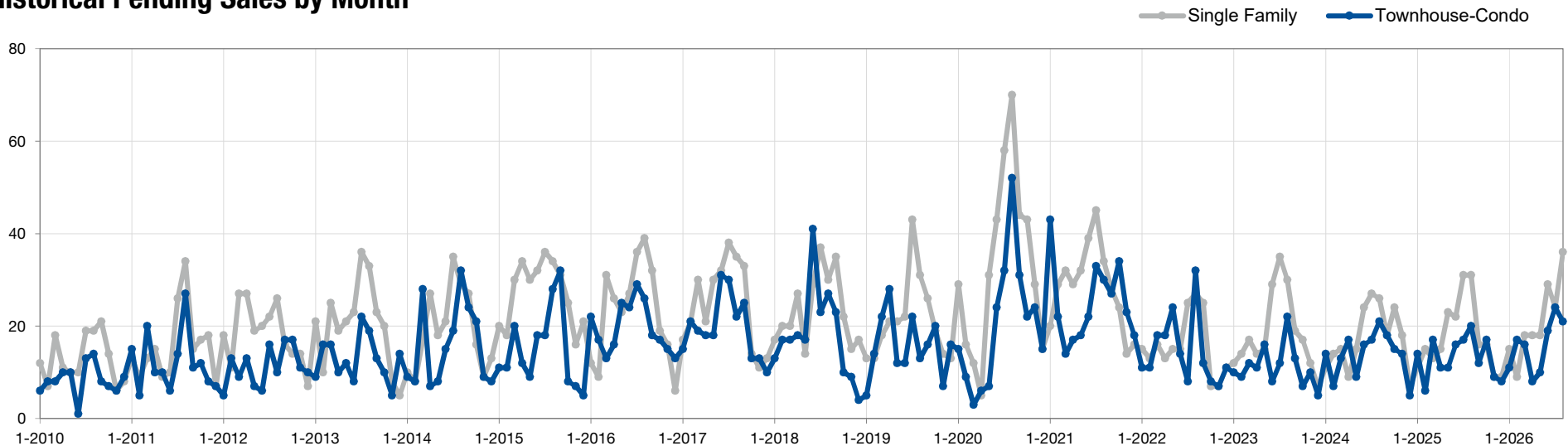


Year to Date



Pending Sales	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Sep-2025	16	-11.1%	12	-33.3%
Oct-2025	16	-33.3%	17	+13.3%
Nov-2025	9	-50.0%	9	-35.7%
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	-5.9%
Apr-2026	18	+20.0%	8	-27.3%
May-2026	18	-21.7%	10	-9.1%
Jun-2026	29	+31.8%	19	+18.8%
Jul-2026	24	-22.6%	24	+41.2%
Aug-2026	36	+16.1%	21	+5.0%

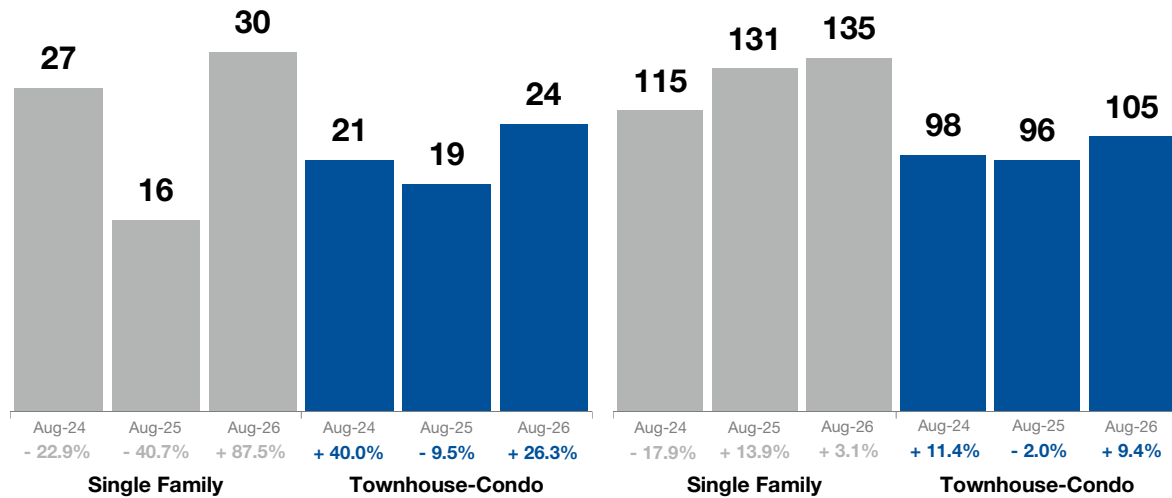
Historical Pending Sales by Month



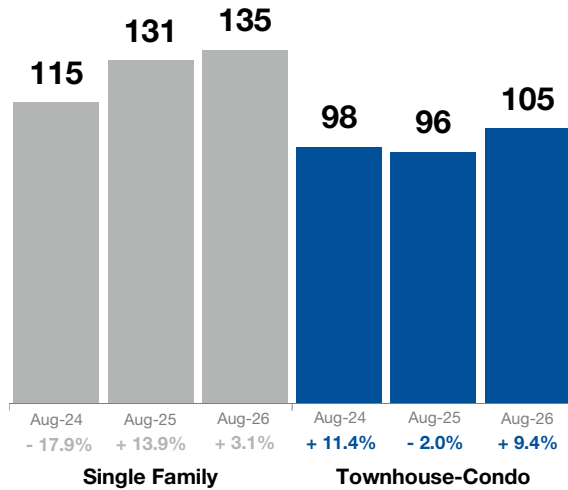
Sold Listings



August

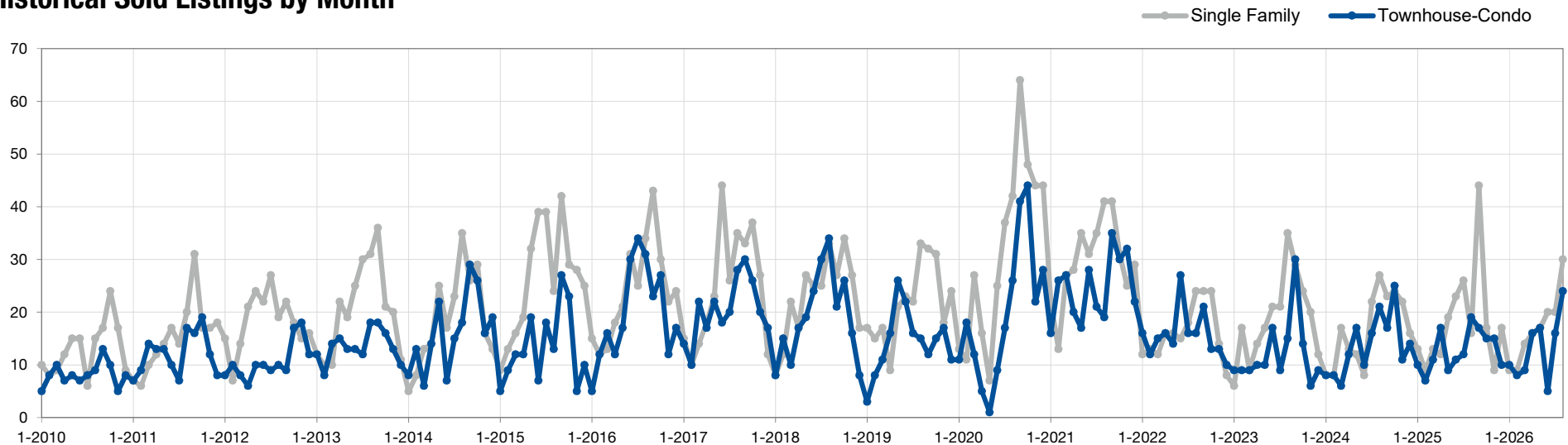


Year to Date



Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	16	+33.3%	16	-5.9%
May-2026	17	-10.5%	17	+88.9%
Jun-2026	20	-13.0%	5	-54.5%
Jul-2026	20	-23.1%	16	+33.3%
Aug-2026	30	+87.5%	24	+26.3%

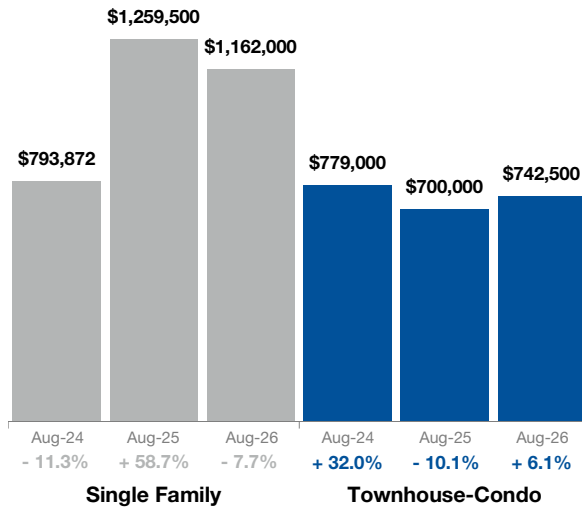
Historical Sold Listings by Month



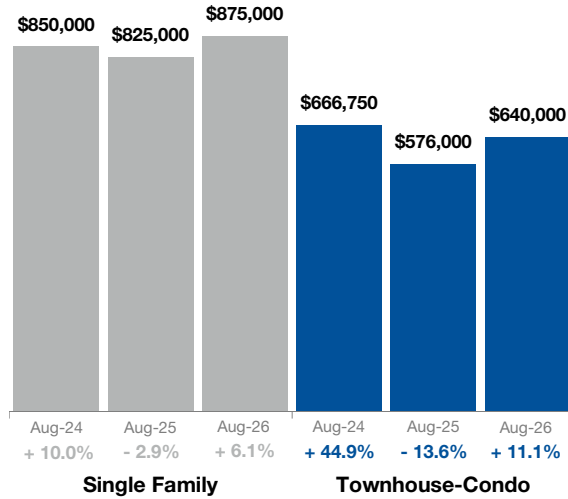
Median Sales Price



August

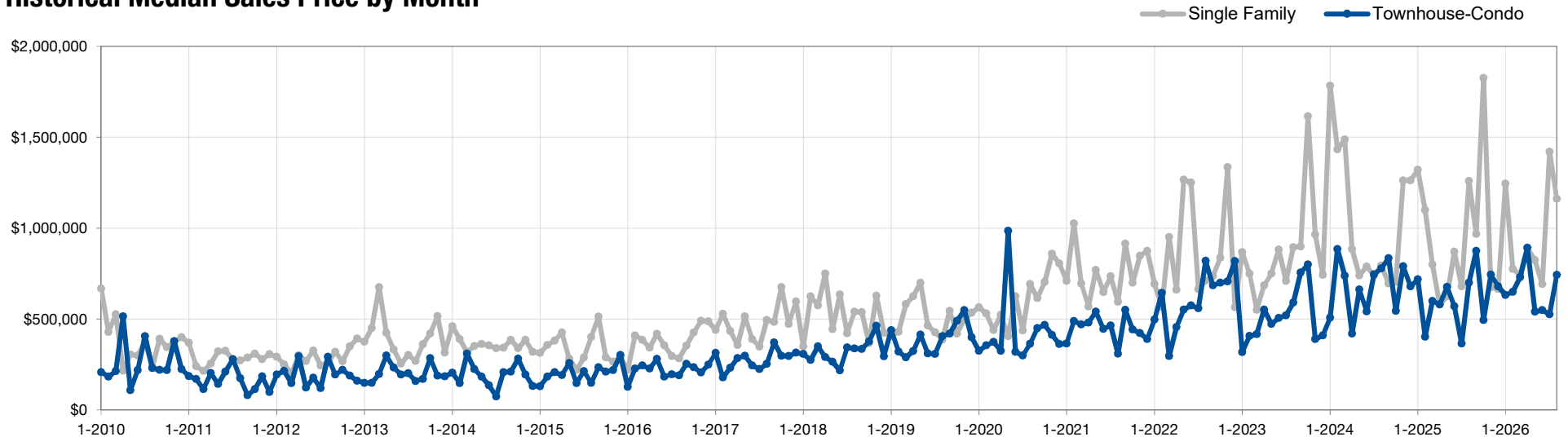


Year to Date



Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	\$890,000	+53.6%	\$891,250	+53.7%
May-2026	\$825,000	+32.0%	\$540,000	-20.1%
Jun-2026	\$692,500	-20.4%	\$549,000	-3.7%
Jul-2026	\$1,420,000	+108.9%	\$525,700	+43.8%
Aug-2026	\$1,162,000	-7.7%	\$742,500	+6.1%

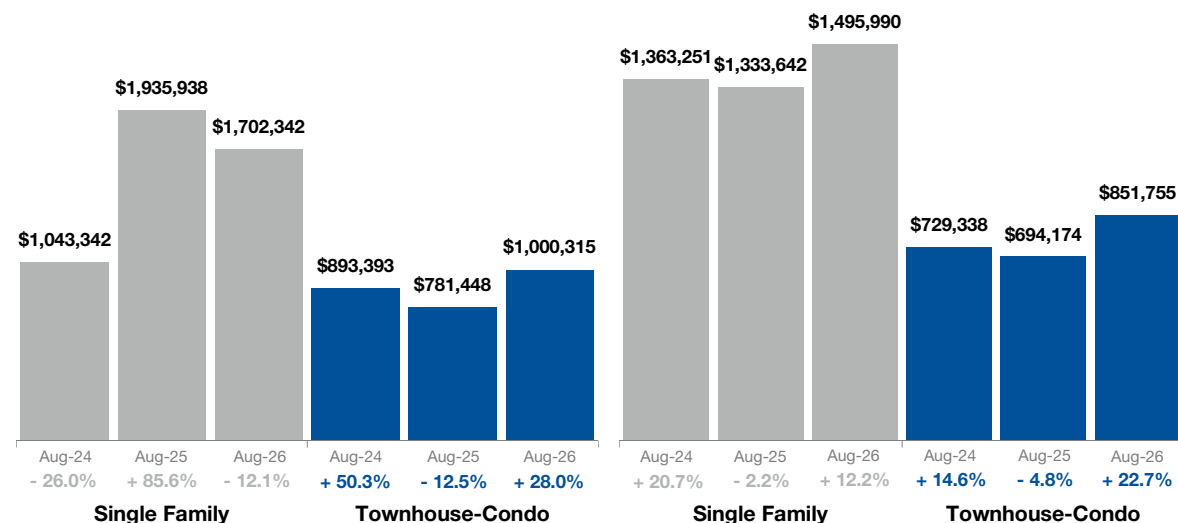
Historical Median Sales Price by Month



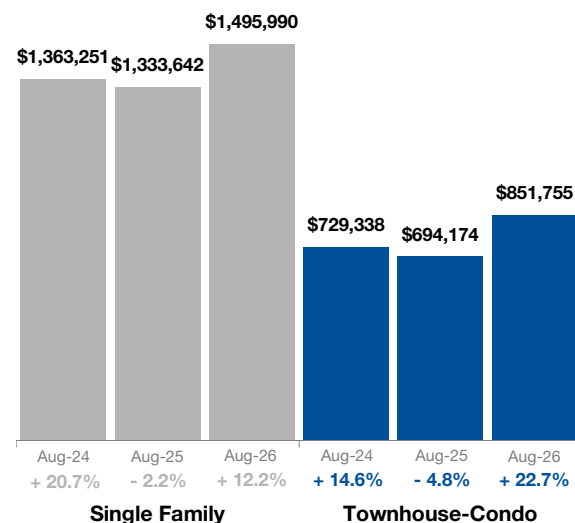
Average Sales Price



August

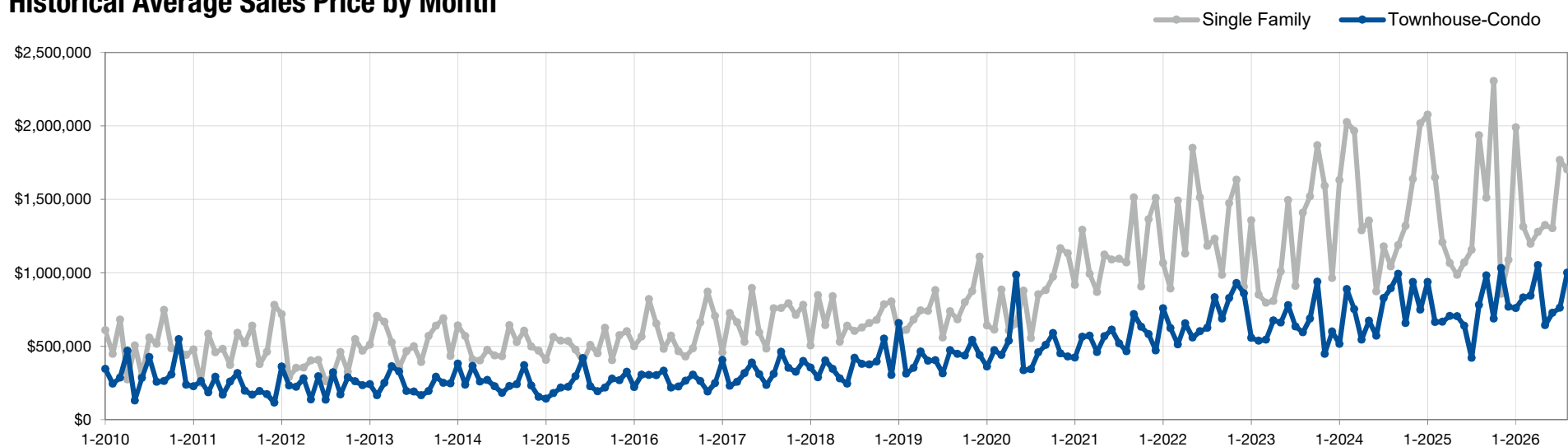


Year to Date



Avg. Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	\$1,278,053	+19.8%	\$1,051,300	+49.0%
May-2026	\$1,325,441	+34.4%	\$643,559	-8.7%
Jun-2026	\$1,303,225	+21.8%	\$726,800	+13.7%
Jul-2026	\$1,766,700	+52.7%	\$761,525	+80.7%
Aug-2026	\$1,702,342	-12.1%	\$1,000,315	+28.0%

Historical Average Sales Price by Month

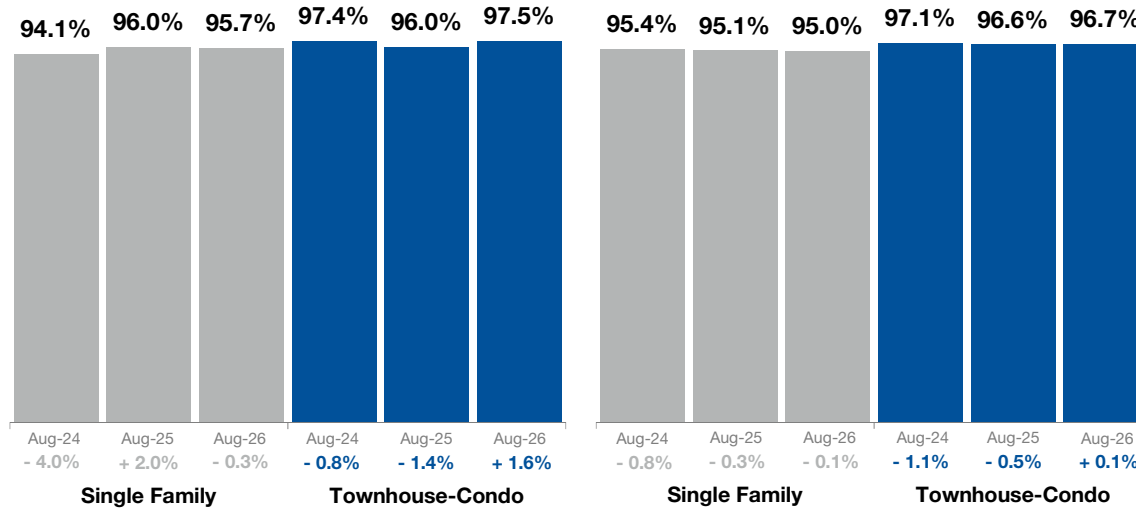


Percent of List Price Received



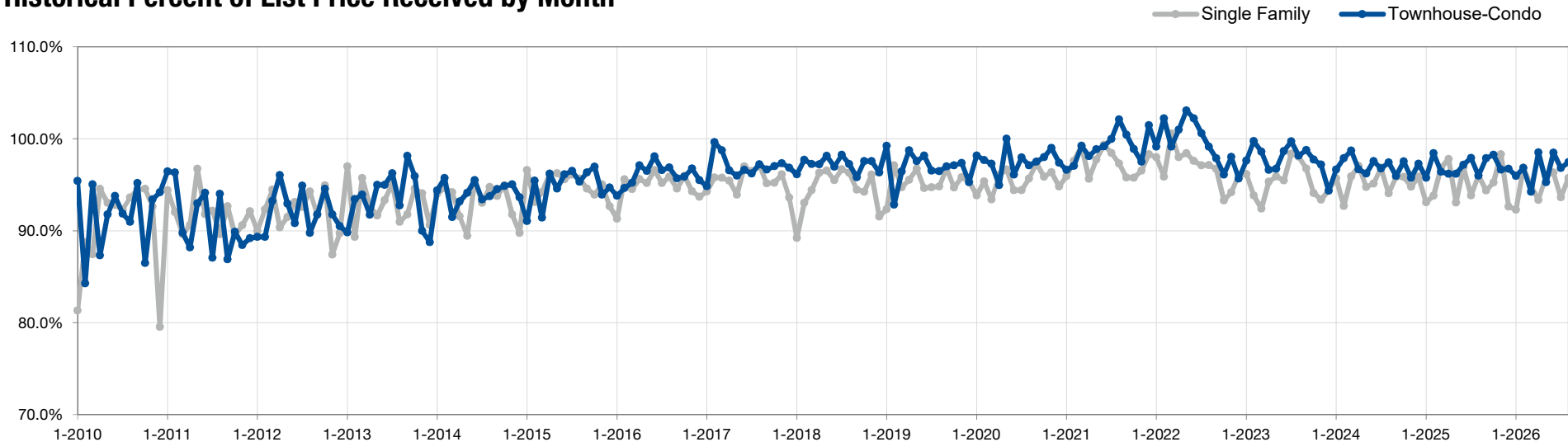
August

Year to Date



Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	93.3%	-4.6%	98.5%	+2.4%
May-2026	95.9%	+3.0%	95.3%	-0.9%
Jun-2026	96.3%	-0.5%	98.5%	+1.3%
Jul-2026	93.6%	-0.2%	96.8%	-1.1%
Aug-2026	95.7%	-0.3%	97.5%	+1.6%

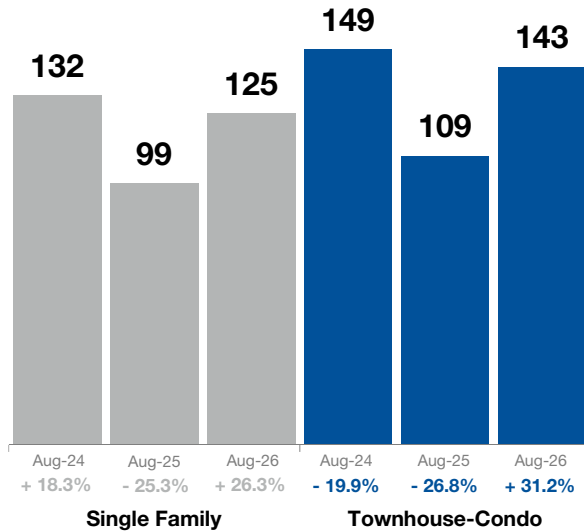
Historical Percent of List Price Received by Month



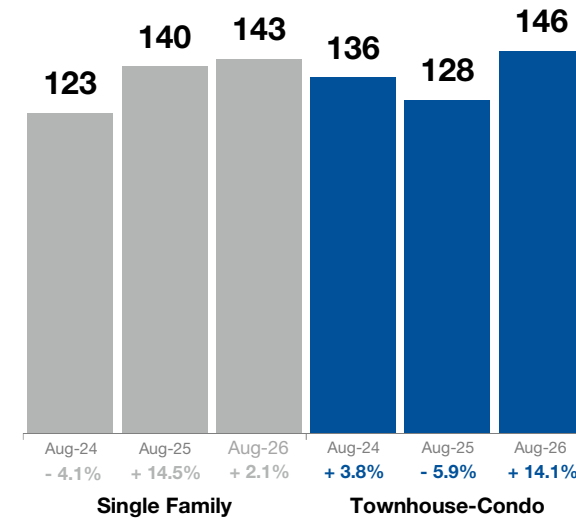
Days on Market Until Sale



August

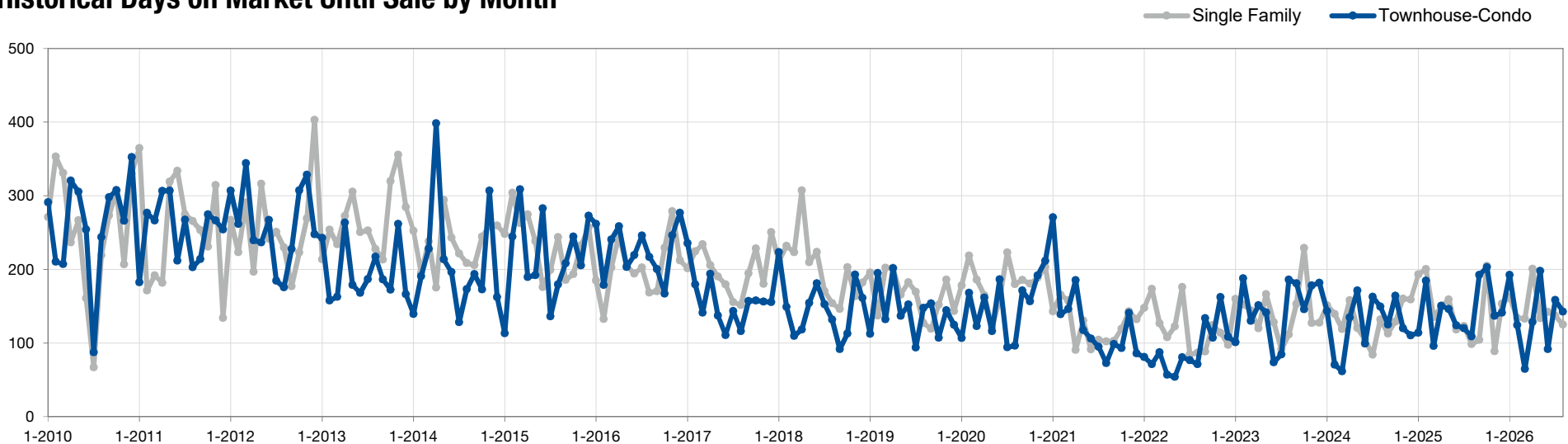


Year to Date



Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Sep-2025	104	-8.0%	192	+53.6%
Oct-2025	205	+58.9%	203	+23.8%
Nov-2025	89	-44.4%	137	+14.2%
Dec-2025	154	-3.1%	141	+28.2%
Jan-2026	162	-16.1%	192	+68.4%
Feb-2026	134	-33.0%	124	-33.0%
Mar-2026	133	-1.5%	65	-32.3%
Apr-2026	201	+34.0%	129	-14.6%
May-2026	134	-15.7%	198	+35.6%
Jun-2026	142	+20.3%	92	-25.8%
Jul-2026	137	+11.4%	158	+31.7%
Aug-2026	125	+26.3%	143	+31.2%

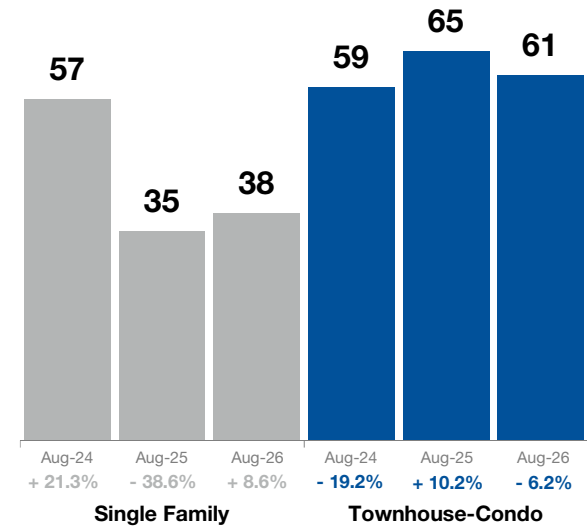
Historical Days on Market Until Sale by Month



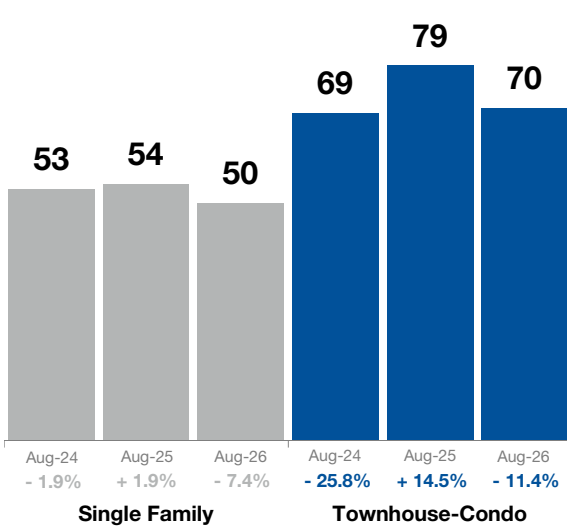
Housing Affordability Index



August

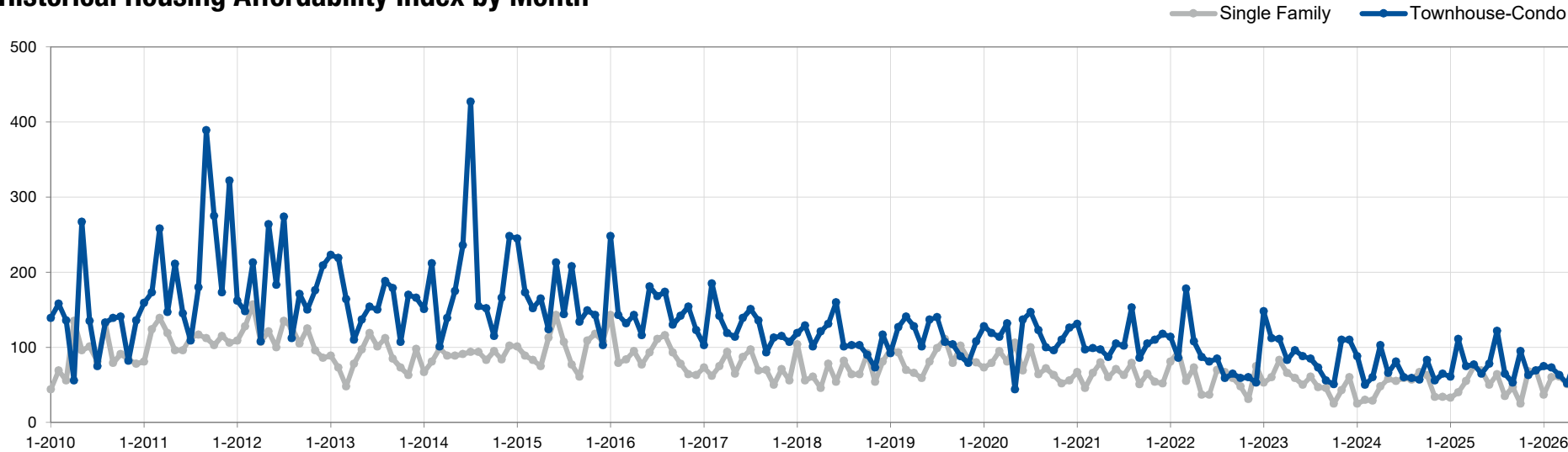


Year to Date



Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	51	-32.0%	52	-32.5%
May-2026	54	-21.7%	84	+29.2%
Jun-2026	65	+30.0%	83	+6.4%
Jul-2026	31	-51.6%	86	-29.5%
Aug-2026	38	+8.6%	61	-6.2%

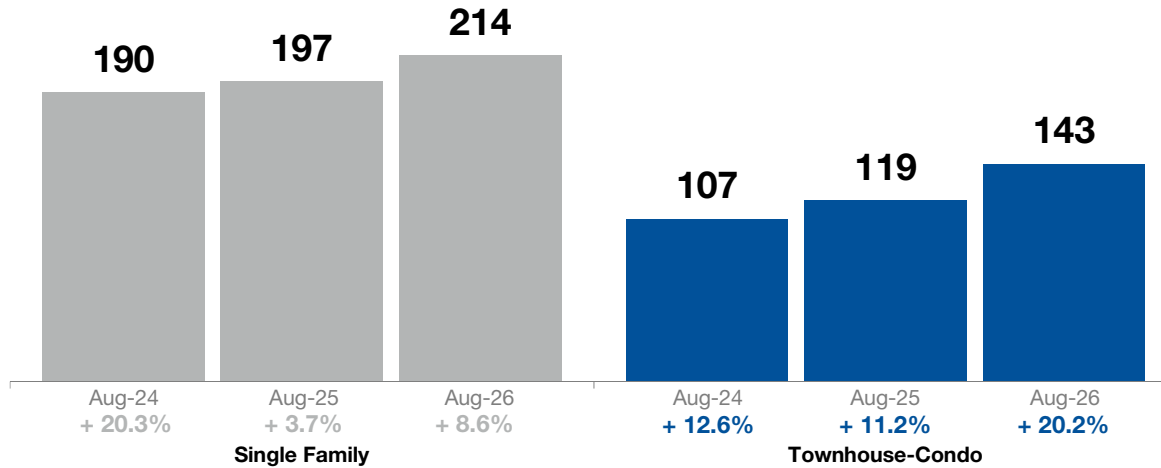
Historical Housing Affordability Index by Month



Inventory of Active Listings

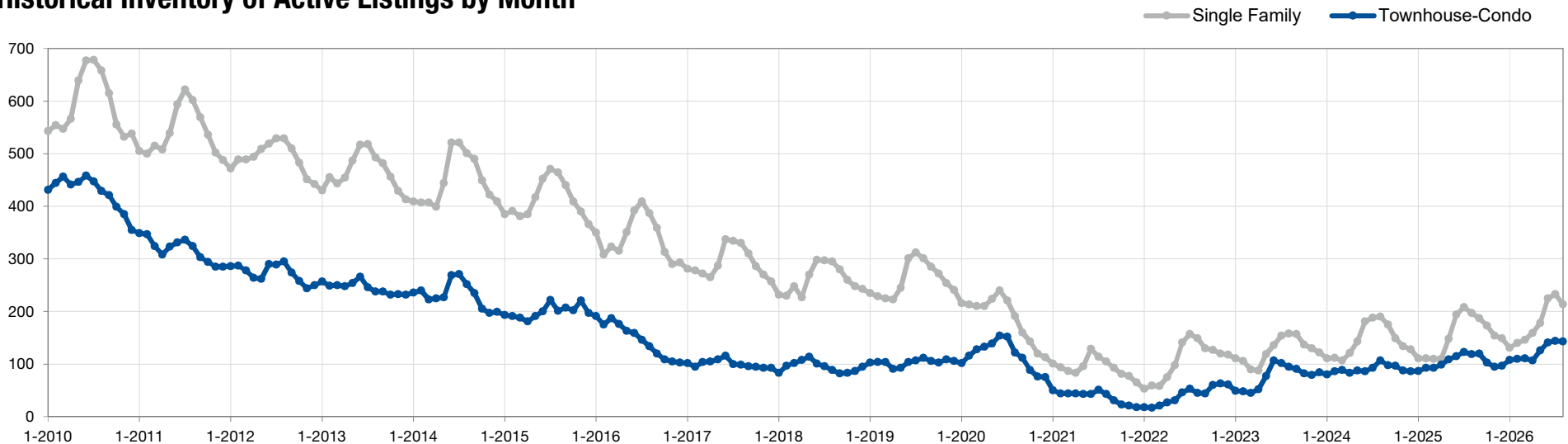


August



Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Sep-2025	187	+6.9%	120	+22.4%
Oct-2025	173	+16.1%	103	+6.2%
Nov-2025	154	+14.9%	95	+8.0%
Dec-2025	149	+16.4%	97	+12.8%
Jan-2026	131	+18.0%	108	+24.1%
Feb-2026	140	+26.1%	110	+18.3%
Mar-2026	146	+32.7%	111	+19.4%
Apr-2026	159	+44.5%	107	+8.1%
May-2026	178	+20.3%	126	+15.6%
Jun-2026	225	+16.0%	141	+22.6%
Jul-2026	233	+12.0%	144	+17.1%
Aug-2026	214	+8.6%	143	+20.2%

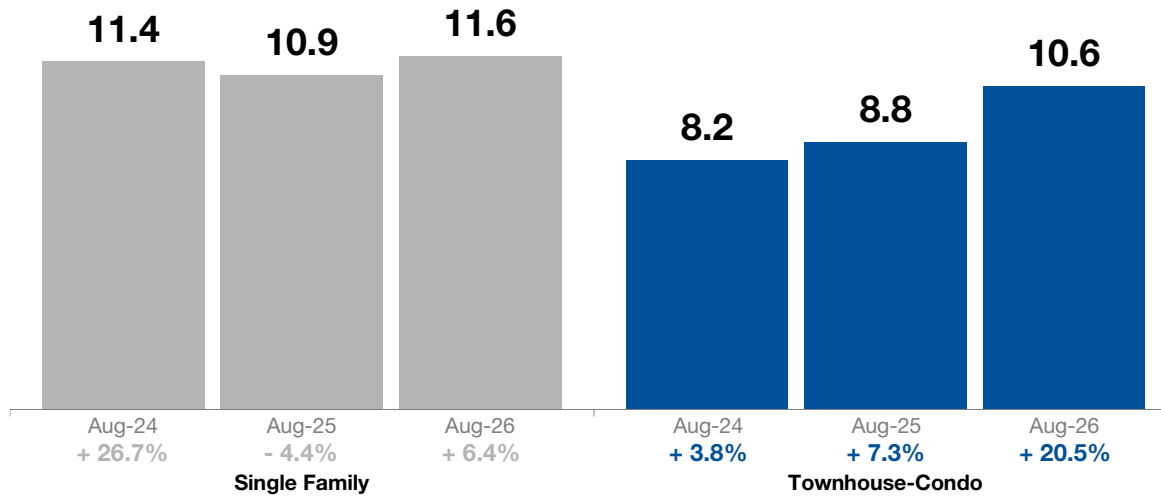
Historical Inventory of Active Listings by Month



Months Supply of Inventory

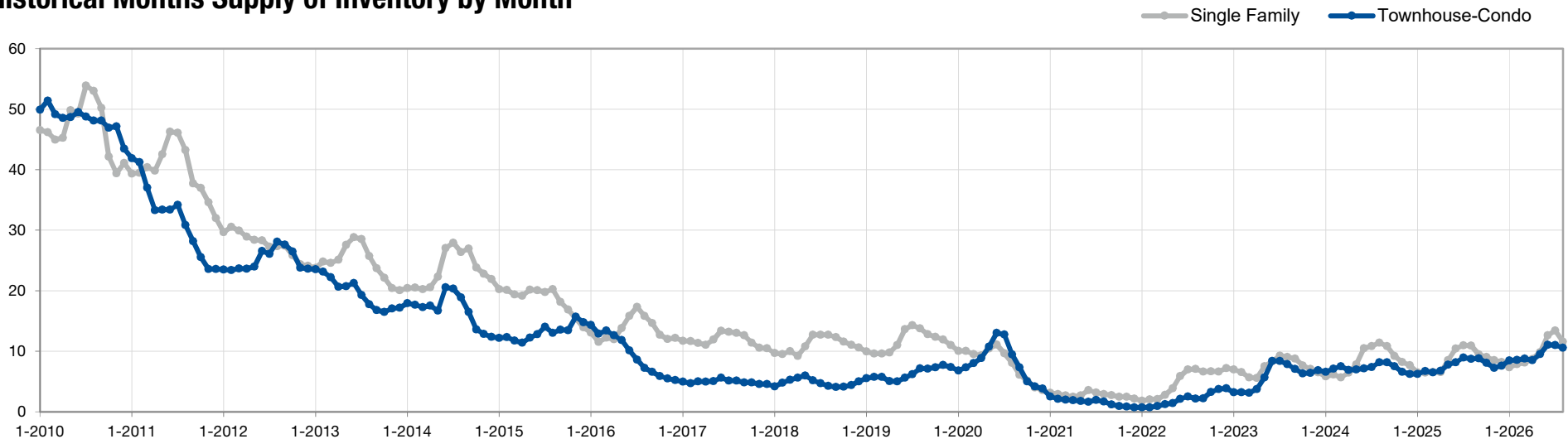


August



Months Supply of Inventory	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%	7.3	+10.6%
Dec-2025	8.2	+6.5%	7.6	+20.6%
Jan-2026	7.3	+12.3%	8.5	+34.9%
Feb-2026	7.9	+21.5%	8.6	+28.4%
Mar-2026	8.1	+24.6%	8.8	+35.4%
Apr-2026	8.7	+31.8%	8.5	+25.0%
May-2026	9.8	+15.3%	9.5	+21.8%
Jun-2026	12.6	+21.2%	11.1	+35.4%
Jul-2026	13.4	+21.8%	11.0	+23.6%
Aug-2026	11.6	+6.4%	10.6	+20.5%

Historical Months Supply of Inventory by Month



Total Market Overview

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



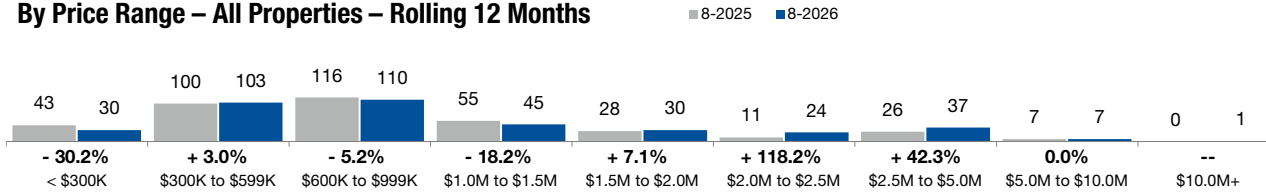
Key Metrics	Historical Sparkbars	8-2025	8-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		53	53	0.0%	518	547	+ 5.6%
Pending Sales		51	57	+ 11.8%	278	296	+ 6.5%
Sold Listings		35	55	+ 57.1%	232	243	+ 4.7%
Median Sales Price		\$850,000	\$885,000	+ 4.1%	\$708,500	\$755,000	+ 6.6%
Average Sales Price		\$1,309,215	\$1,369,505	+ 4.6%	\$1,044,870	\$1,203,117	+ 15.1%
Pct. of List Price Received		96.0%	96.6%	+ 0.6%	95.7%	95.8%	+ 0.1%
Days on Market		104	131	+ 26.0%	136	145	+ 6.6%
Housing Affordability Index		52	50	- 3.8%	63	58	- 7.9%
Active Listings		320	363	+ 13.4%	--	--	--
Months Supply		9.9	11.3	+ 14.1%	--	--	--

Closed Sales

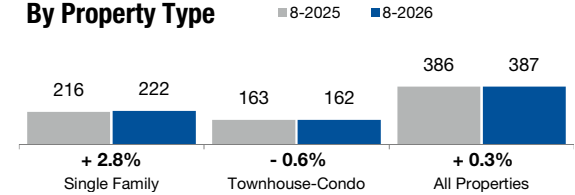
Actual sales that have closed in a given month.



By Price Range – All Properties – Rolling 12 Months



By Property Type



Rolling 12 Months

By Price Range	Single Family			Townhouse-Condo		
	8-2025	8-2026	Change	8-2025	8-2026	Change
\$299,999 and Below	8	5	-37.5%	28	24	-14.3%
\$300,000 to \$599,999	47	55	+17.0%	53	46	-13.2%
\$600,000 to \$999,999	70	62	-11.4%	46	48	+4.3%
\$1,000,000 to \$1,499,999	32	24	-25.0%	23	21	-8.7%
\$1,500,00 to \$1,999,999	18	19	+5.6%	10	11	+10.0%
\$2,000,000 to \$2,499,999	10	20	+100.0%	1	4	+300.0%
\$2,500,000 to \$4,999,999	24	30	+25.0%	2	7	+250.0%
\$5,000,000 to \$9,999,999	7	6	-14.3%	0	1	--
\$10,000,000 and Above	0	1	--	0	0	--
All Price Ranges	216	222	+2.8%	163	162	-0.6%

Compared to Prior Month

	Single Family			Townhouse-Condo		
	7-2026	8-2026	Change	7-2026	8-2026	Change
	1	0	-100.0%	1	2	+100.0%
	4	5	+25.0%	9	6	-33.3%
	4	8	+100.0%	3	10	+233.3%
	1	6	+500.0%	1	3	+200.0%
	1	5	+400.0%	0	1	--
	4	2	-50.0%	1	0	-100.0%
	4	2	-50.0%	1	1	0.0%
	1	2	+100.0%	0	1	--
	0	0	--	0	0	--
All Price Ranges	20	30	+50.0%	16	24	+50.0%

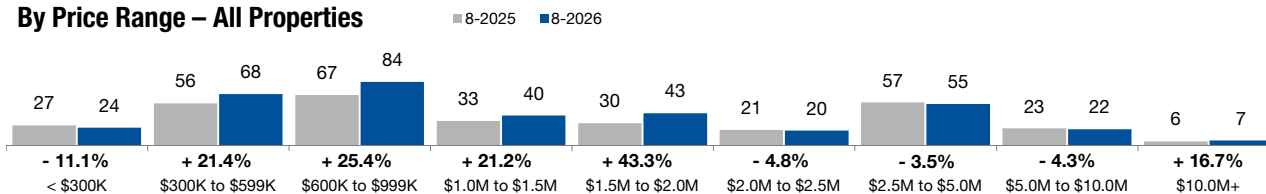
Year to Date

	Single Family			Townhouse-Condo		
	8-2025	8-2026	Change	8-2025	8-2026	Change
	1	1	0.0%	17	17	0.0%
	29	34	+17.2%	36	32	-11.1%
	47	40	-14.9%	26	29	+11.5%
	22	15	-31.8%	11	13	+18.2%
	11	10	-9.1%	5	7	+40.0%
	4	13	+225.0%	0	1	--
	13	17	+30.8%	1	5	+400.0%
	4	5	+25.0%	0	1	--
	0	0	--	0	0	--
All Price Ranges	131	135	+3.1%	96	105	+9.4%

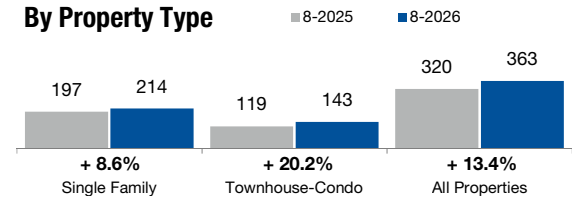
Inventory of Active Listings

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

By Price Range	Single Family			Townhouse-Condo		
	8-2025	8-2026	Change	8-2025	8-2026	Change
\$299,999 and Below	6	8	+33.3%	18	10	-44.4%
\$300,000 to \$599,999	22	29	+31.8%	33	39	+18.2%
\$600,000 to \$999,999	42	43	+2.4%	25	41	+64.0%
\$1,000,000 to \$1,499,999	19	25	+31.6%	14	15	+7.1%
\$1,500,00 to \$1,999,999	18	25	+38.9%	12	18	+50.0%
\$2,000,000 to \$2,499,999	18	14	-22.2%	3	6	+100.0%
\$2,500,000 to \$4,999,999	46	42	-8.7%	11	13	+18.2%
\$5,000,000 to \$9,999,999	21	21	0.0%	2	1	-50.0%
\$10,000,000 and Above	5	7	+40.0%	1	0	-100.0%
All Price Ranges	197	214	+8.6%	119	143	+20.2%

Compared to Prior Month

	Single Family			Townhouse-Condo		
	7-2026	8-2026	Change	7-2026	8-2026	Change
	8	8	0.0%	11	10	-9.1%
	30	29	-3.3%	40	39	-2.5%
	43	43	0.0%	34	41	+20.6%
	31	25	-19.4%	17	15	-11.8%
	29	25	-13.8%	21	18	-14.3%
	15	14	-6.7%	6	6	0.0%
	44	42	-4.5%	14	13	-7.1%
	26	21	-19.2%	1	1	0.0%
	7	7	0.0%	0	0	--
All Price Ranges	233	214	-8.2%	144	143	-0.7%

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.