Monthly Indicators

July 2026

Percent changes calculated using year-over-year comparisons.

New Listings were down 20.0 percent for single family homes but increased 16.1 percent for townhouse-condo properties. Pending Sales decreased 19.4 percent for single family homes but increased 58.8 percent for townhouse-condo properties.

The Median Sales Price was up 108.9 percent to $1,420,000 for single family homes and 43.8 percent to $525,700 for townhouse-condo properties. Days on Market increased 15.1 percent for single family homes and 32.8 percent for townhouse-condo properties.

Nationally, the median existing-home price hit a new record of $440,600, a 1.8% increase from a year earlier, NAR reported. Home prices have now increased on an annual basis for 36 consecutive months, reflecting continued demand despite inventory remaining below historically balanced levels. Heading into July, there were 1.56 million properties for sale, down 0.6% month-over-month but up 1.3% from the same period last year, representing a 4.6-month supply at the current sales pace. Homes spent a median of 28 days on the market, with first-time homebuyers accounting for 33% of home purchases.

Activity Snapshot

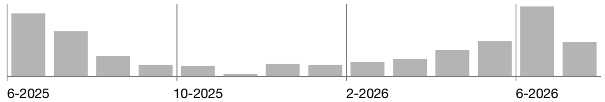
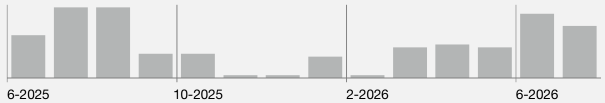
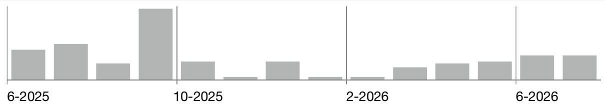
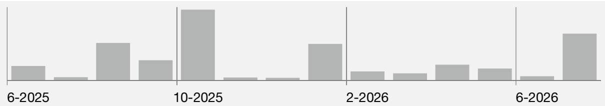
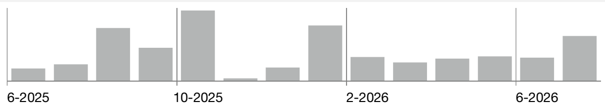
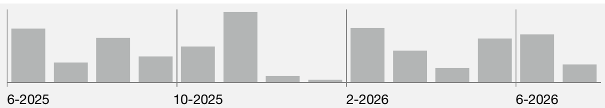
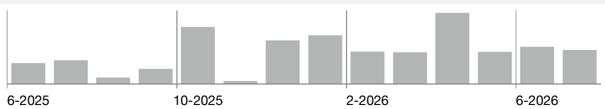
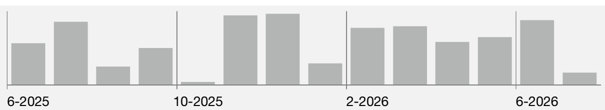
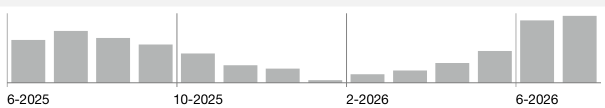
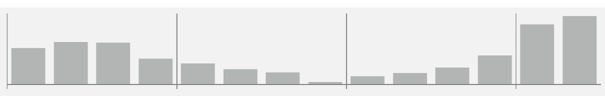
- 7.7%	+ 15.0%	+ 14.1%
One-Year Change in **Sold Listings All Properties**	One-Year Change in **Median Sales Price All Propterties**	One-Year Change in **Active Listings All Properties**

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 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	7-2025	7-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		55	**44**	- 20.0%	281	**277**	- 1.4%
Pending Sales		31	**25**	- 19.4%	130	**133**	+ 2.3%
Sold Listings		26	**20**	- 23.1%	115	**105**	- 8.7%
Median Sales Price		$679,750	**$1,420,000**	+ 108.9%	$800,000	**$825,000**	+ 3.1%
Average Sales Price		$1,156,913	**$1,766,700**	+ 52.7%	$1,249,845	**$1,437,032**	+ 15.0%
Pct. of List Price Received		93.8%	**93.6%**	- 0.2%	95.0%	**94.8%**	- 0.2%
Days on Market		119	**137**	+ 15.1%	140	**148**	+ 5.7%
Housing Affordability Index		64	**31**	- 51.6%	55	**53**	- 3.6%
Active Listings		208	**232**	+ 11.5%	--	**--**	--
Months Supply		11.0	**13.4**	+ 21.8%	--	**--**	--

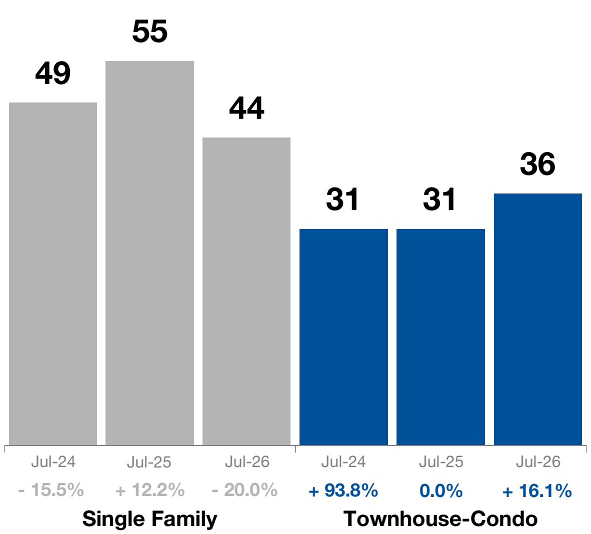
Townhouse-Condo Market Overview

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

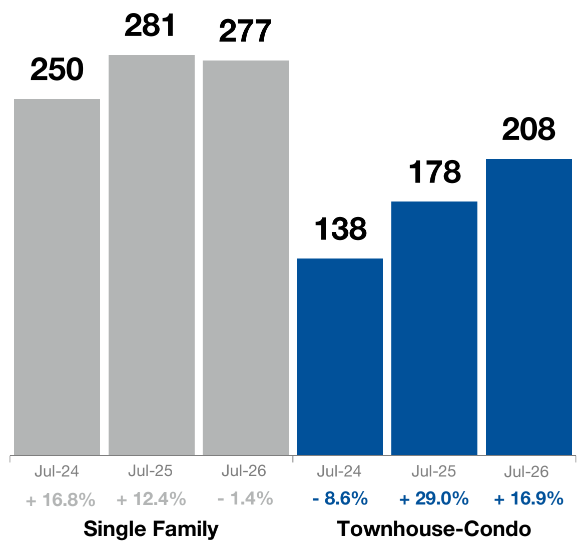
Key Metrics	Historical Sparkbars	7-2025	7-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		31	**36**	+ 16.1%	178	**208**	+ 16.9%
Pending Sales		17	**27**	+ 58.8%	92	**108**	+ 17.4%
Sold Listings		12	**16**	+ 33.3%	77	**81**	+ 5.2%
Median Sales Price		$365,500	**$525,700**	+ 43.8%	$569,000	**$599,000**	+ 5.3%
Average Sales Price		$421,494	**$761,525**	+ 80.7%	$672,639	**$807,737**	+ 20.1%
Pct. of List Price Received		97.9%	**96.8%**	- 1.1%	96.8%	**96.5%**	- 0.3%
Days on Market		119	**158**	+ 32.8%	131	**147**	+ 12.2%
Housing Affordability Index		122	**86**	- 29.5%	78	**75**	- 3.8%
Active Listings		123	**142**	+ 15.4%	--	**--**	--
Months Supply		8.9	**10.9**	+ 22.5%	--	**--**	--

New Listings

July

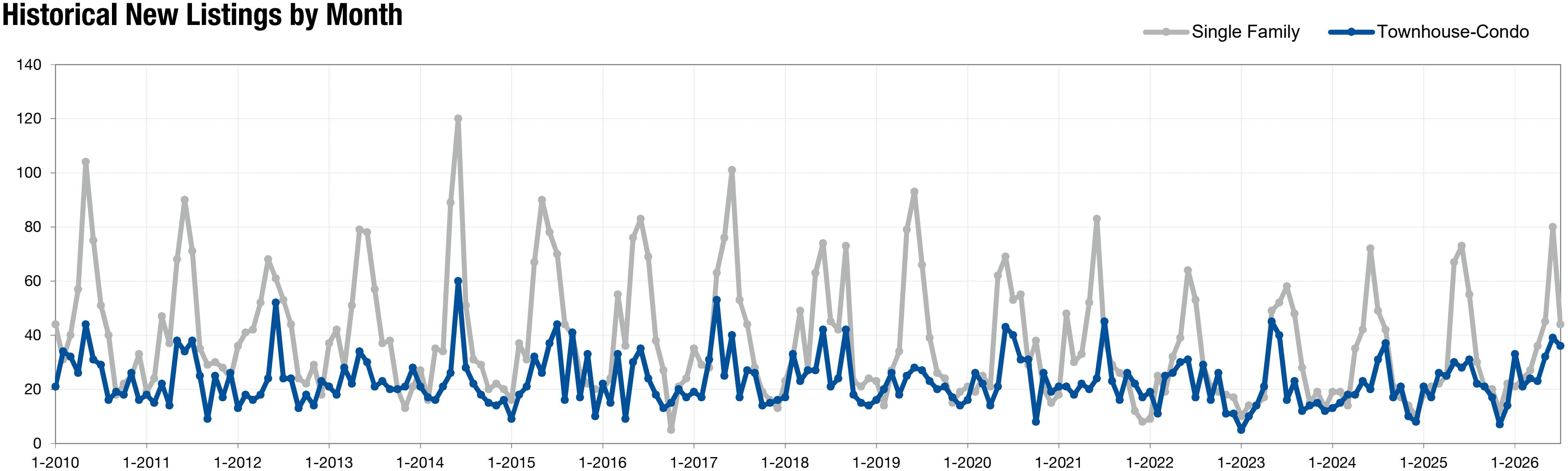


Year to Date



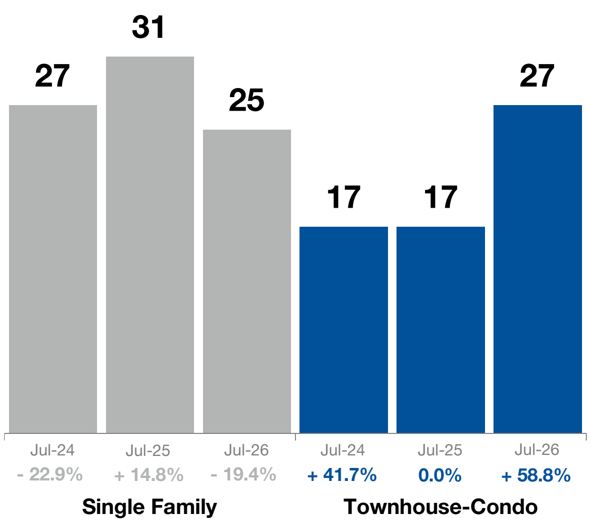
New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Aug-2025	30	-28.6%	22	-40.5%
Sep-2025	21	0.0%	21	+23.5%
Oct-2025	20	+17.6%	17	-19.0%
Nov-2025	12	-14.3%	7	-30.0%
Dec-2025	22	+120.0%	14	+75.0%
Jan-2026	21	+16.7%	33	+57.1%
Feb-2026	24	+14.3%	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%**	**36**	**+16.1%**

Historical New Listings by Month

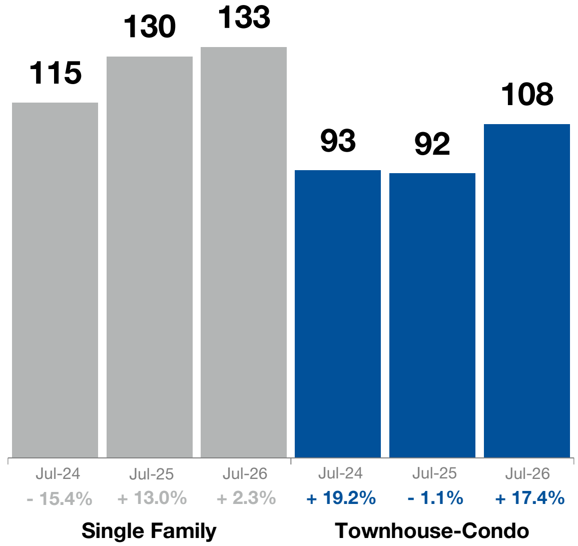


Pending Sales

July

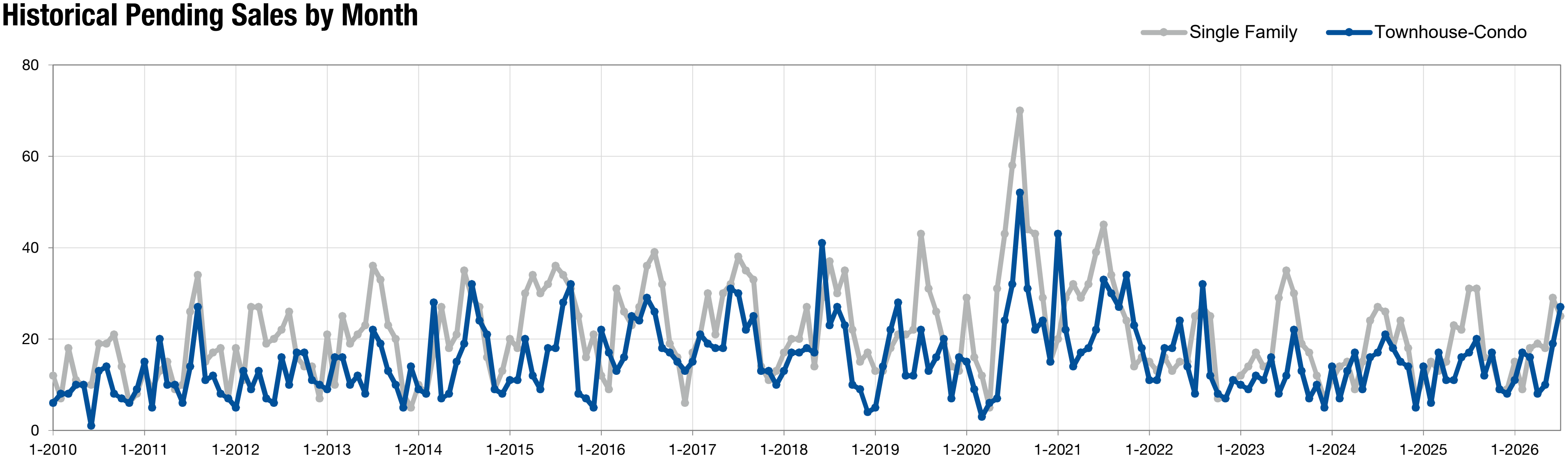


Year to Date



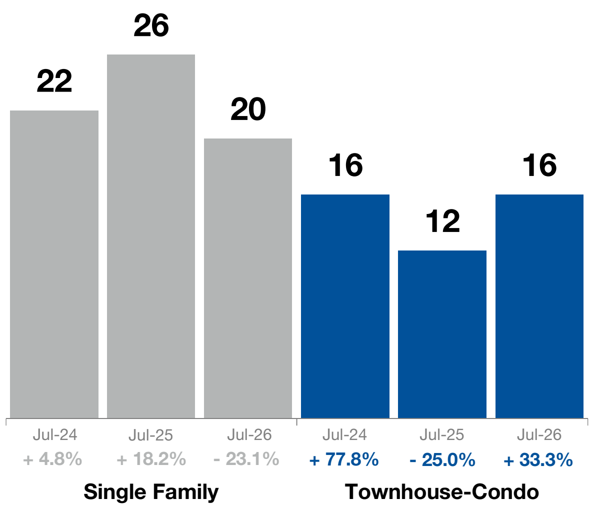
Pending Sales	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Aug-2025	31	+19.2%	20	-4.8%
Sep-2025	16	-11.1%	12	-33.3%
Oct-2025	16	-33.3%	17	+13.3%
Nov-2025	9	-50.0%	9	-35.7%
Dec-2025	9	+28.6%	8	+60.0%
Jan-2026	15	+36.4%	11	-21.4%
Feb-2026	9	-40.0%	17	+183.3%
Mar-2026	18	+38.5%	16	-5.9%
Apr-2026	19	+26.7%	8	-27.3%
May-2026	18	-21.7%	10	-9.1%
Jun-2026	29	+31.8%	19	+18.8%
Jul-2026	**25**	**-19.4%**	**27**	**+58.8%**

Historical Pending Sales by Month

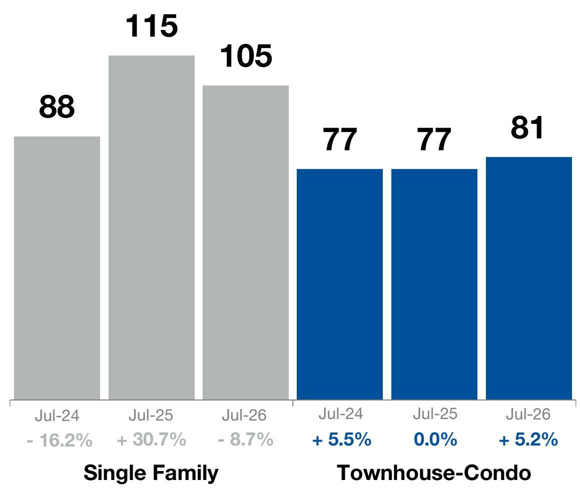


Sold Listings

July

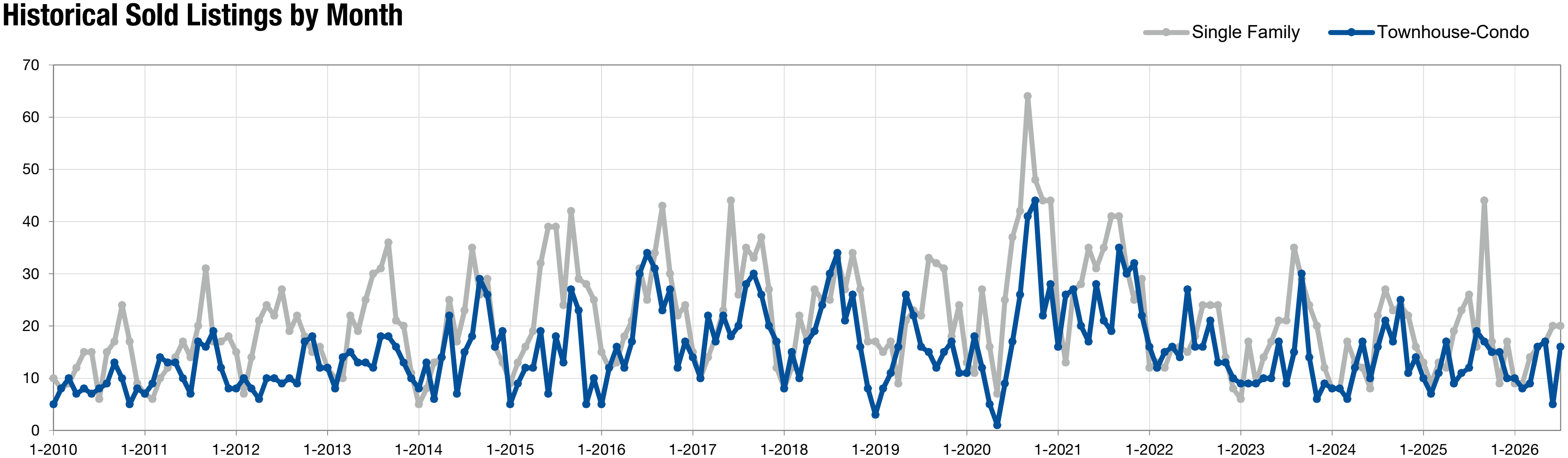


Year to Date



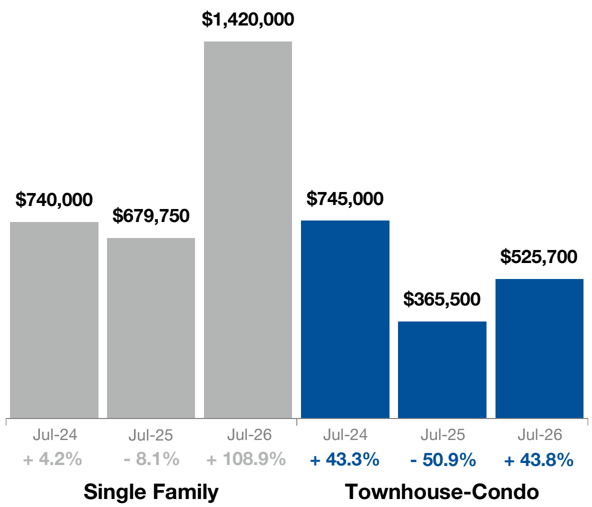
Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Aug-2025	16	-40.7%	19	-9.5%
Sep-2025	44	+91.3%	17	0.0%
Oct-2025	17	-29.2%	15	-40.0%
Nov-2025	9	-59.1%	15	+36.4%
Dec-2025	17	+6.3%	10	-28.6%
Jan-2026	9	-30.8%	10	0.0%
Feb-2026	9	0.0%	8	+14.3%
Mar-2026	14	+7.7%	9	-18.2%
Apr-2026	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%**

Historical Sold Listings by Month

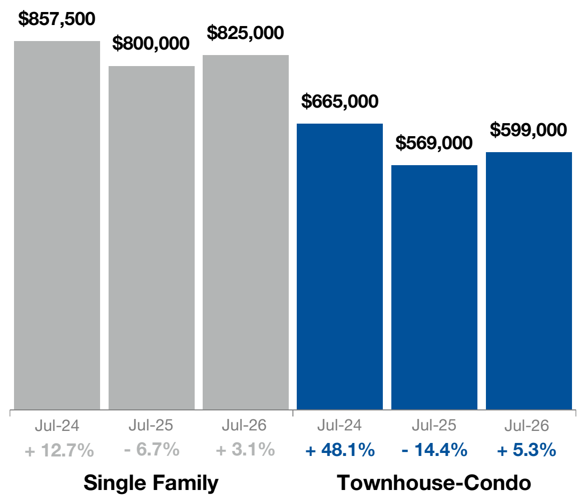


Median Sales Price

July

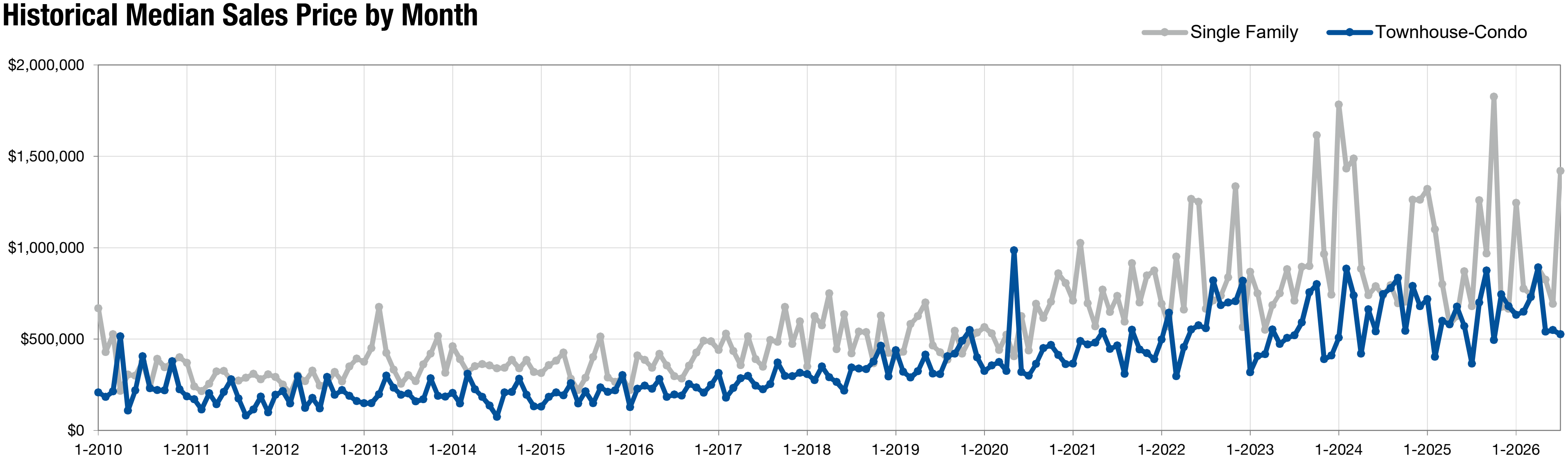


Year to Date



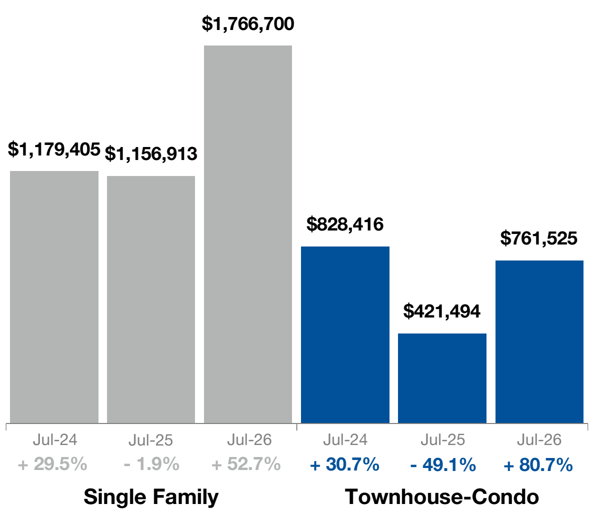
Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Aug-2025	$1,259,500	+58.7%	$700,000	-10.1%
Sep-2025	$967,500	+39.2%	$875,000	+4.8%
Oct-2025	$1,825,000	+159.4%	$495,000	-9.2%
Nov-2025	$675,000	-46.5%	$743,500	-5.9%
Dec-2025	$665,000	-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	$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%**

Historical Median Sales Price by Month

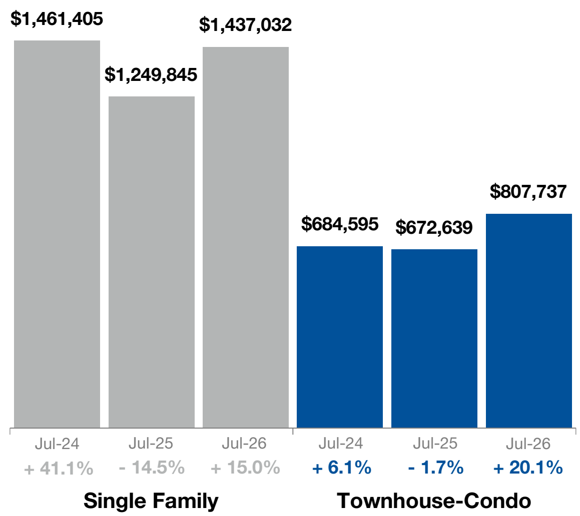


Average Sales Price

July

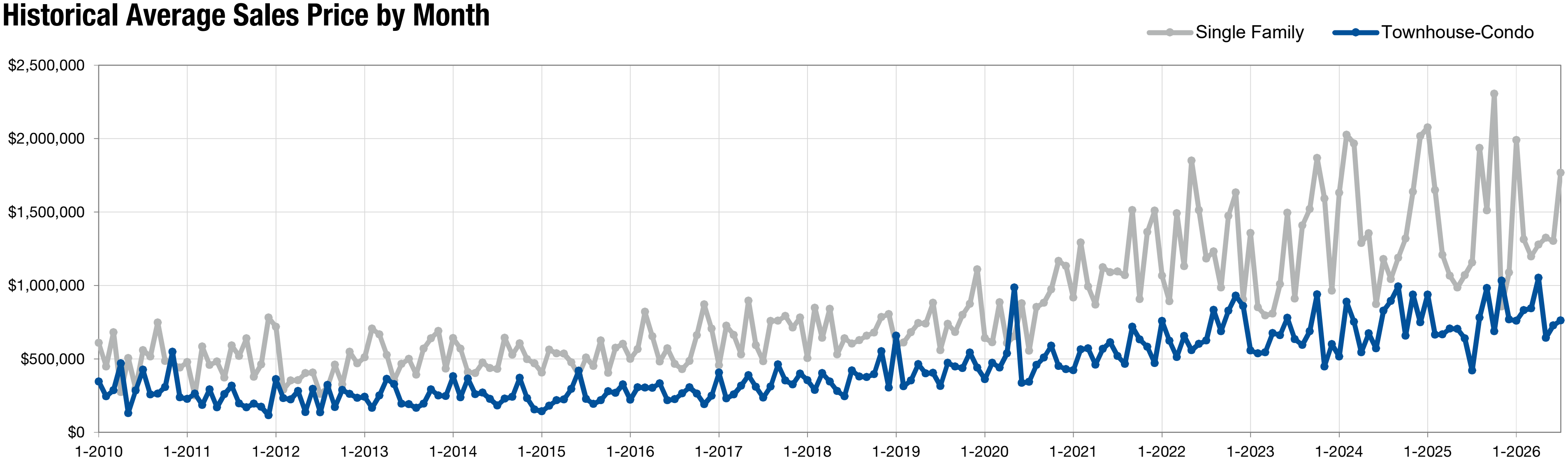


Year to Date



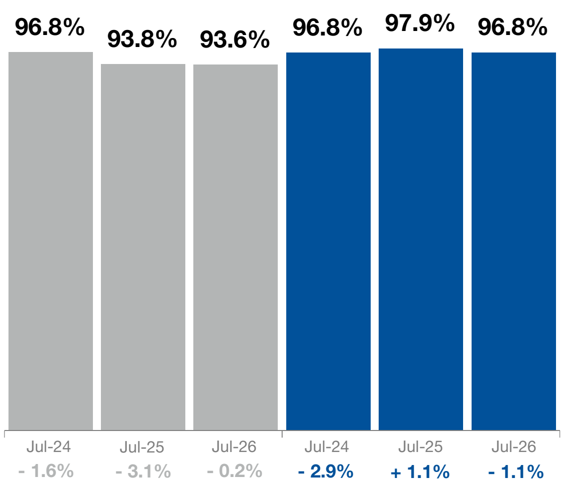
Avg. Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Aug-2025	$1,935,938	+85.6%	$781,448	-12.5%
Sep-2025	$1,510,805	+27.1%	$981,985	-1.1%
Oct-2025	$2,304,426	+74.7%	$687,882	+4.5%
Nov-2025	$856,333	-47.7%	$1,031,627	+10.1%
Dec-2025	$1,087,794	-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	$1,278,053	+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%**

Historical Average Sales Price by Month

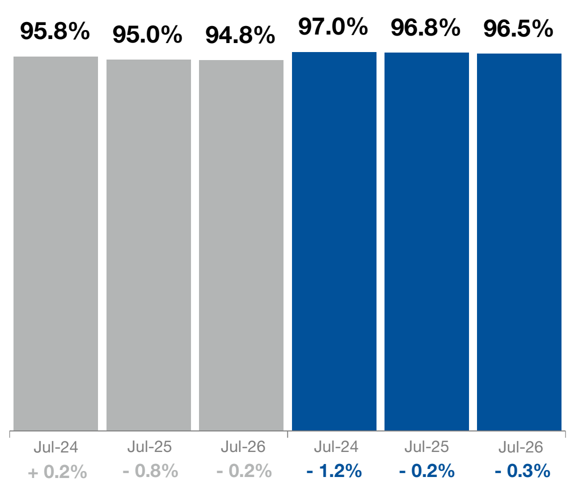


Percent of List Price Received

July

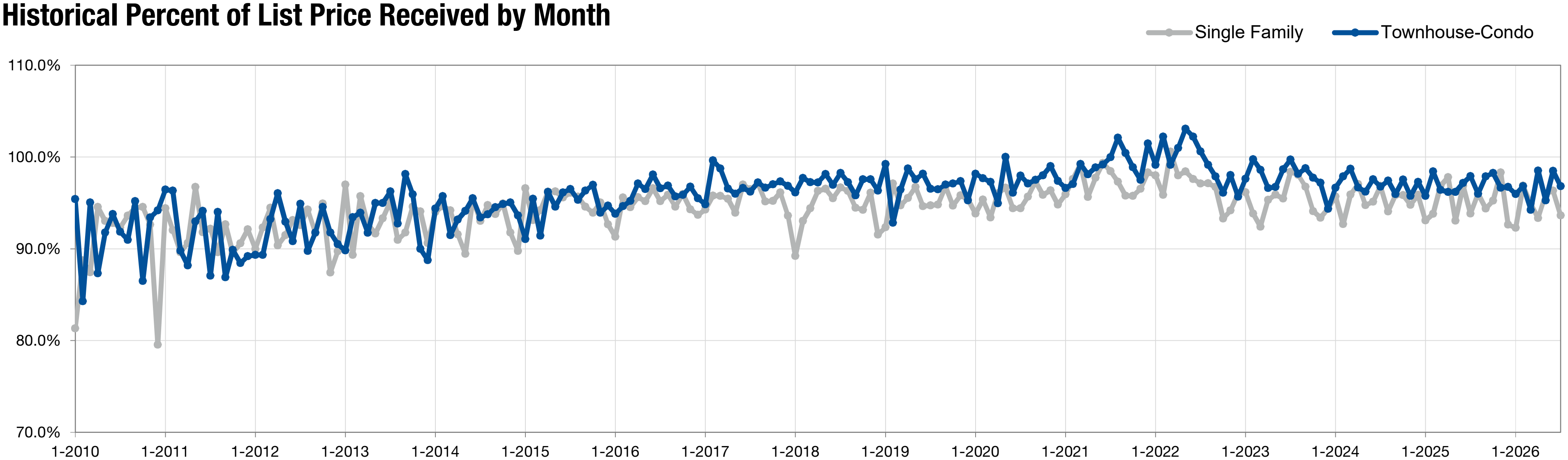


Year to Date



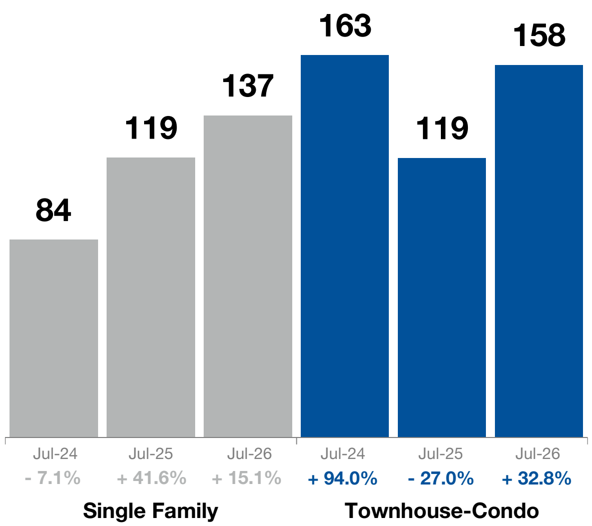
Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Aug-2025	96.0%	+2.0%	96.0%	-1.4%
Sep-2025	94.4%	-1.5%	97.9%	+2.0%
Oct-2025	95.2%	-0.7%	98.2%	+0.7%
Nov-2025	98.3%	+3.7%	96.7%	+1.0%
Dec-2025	92.6%	-3.4%	96.7%	-0.6%
Jan-2026	92.3%	-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	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%**

Historical Percent of List Price Received by Month

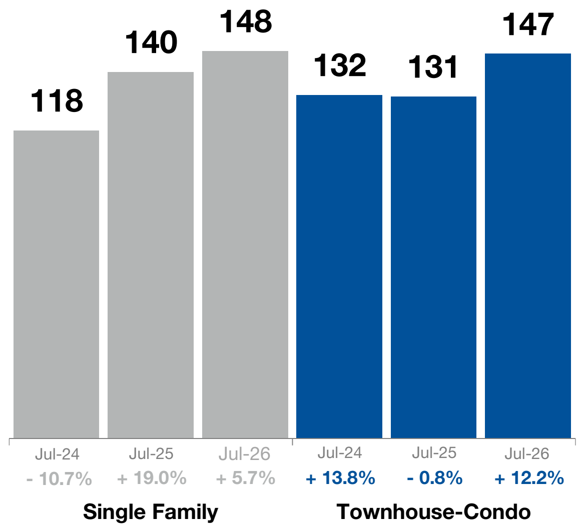


Days on Market Until Sale

July

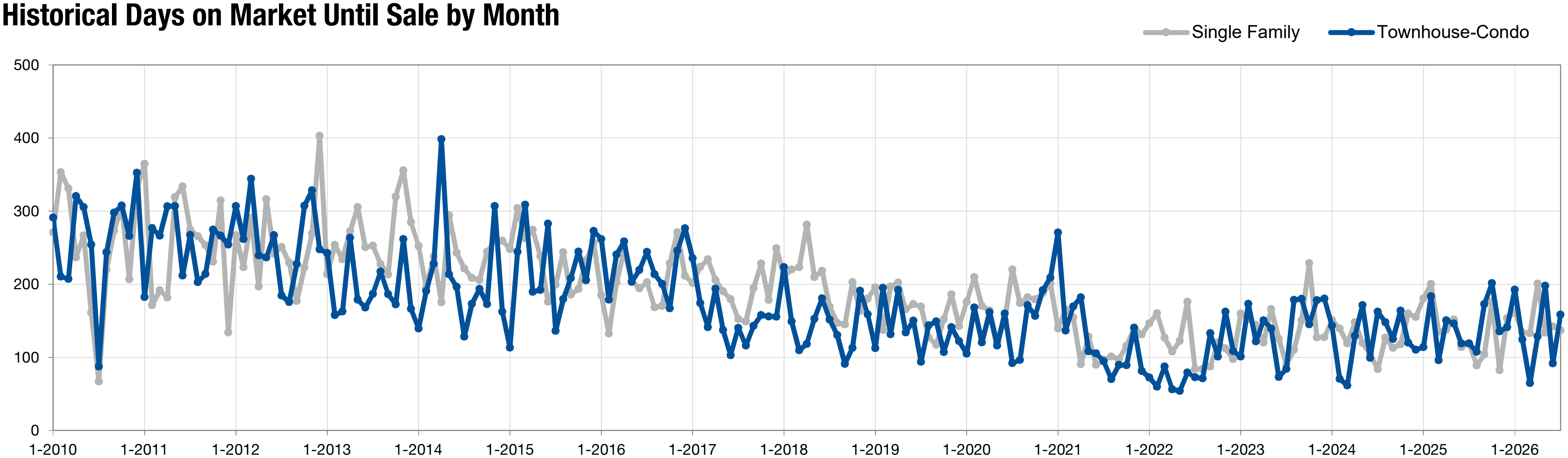


Year to Date



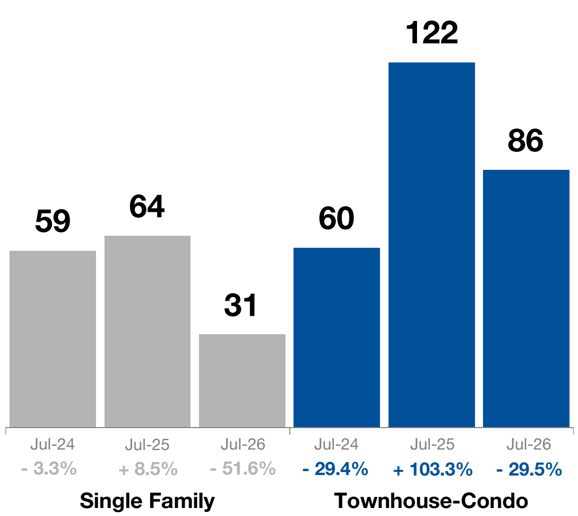
Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Aug-2025	89	-29.9%	107	-27.7%
Sep-2025	104	-8.0%	173	+38.4%
Oct-2025	176	+49.2%	202	+23.2%
Nov-2025	83	-48.1%	135	+12.5%
Dec-2025	154	-0.6%	141	+28.2%
Jan-2026	162	-10.5%	192	+68.4%
Feb-2026	134	-33.0%	124	-32.2%
Mar-2026	133	-1.5%	65	-32.3%
Apr-2026	201	+45.7%	129	-14.6%
May-2026	134	-11.8%	198	+35.6%
Jun-2026	142	+24.6%	92	-22.7%
Jul-2026	**137**	**+15.1%**	**158**	**+32.8%**

Historical Days on Market Until Sale by Month

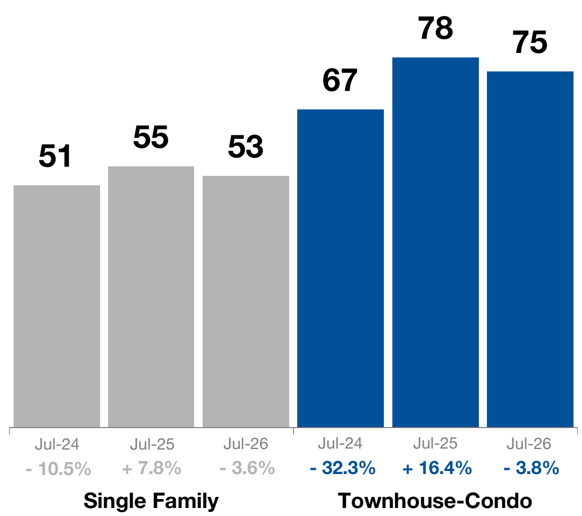


Housing Affordability Index

July

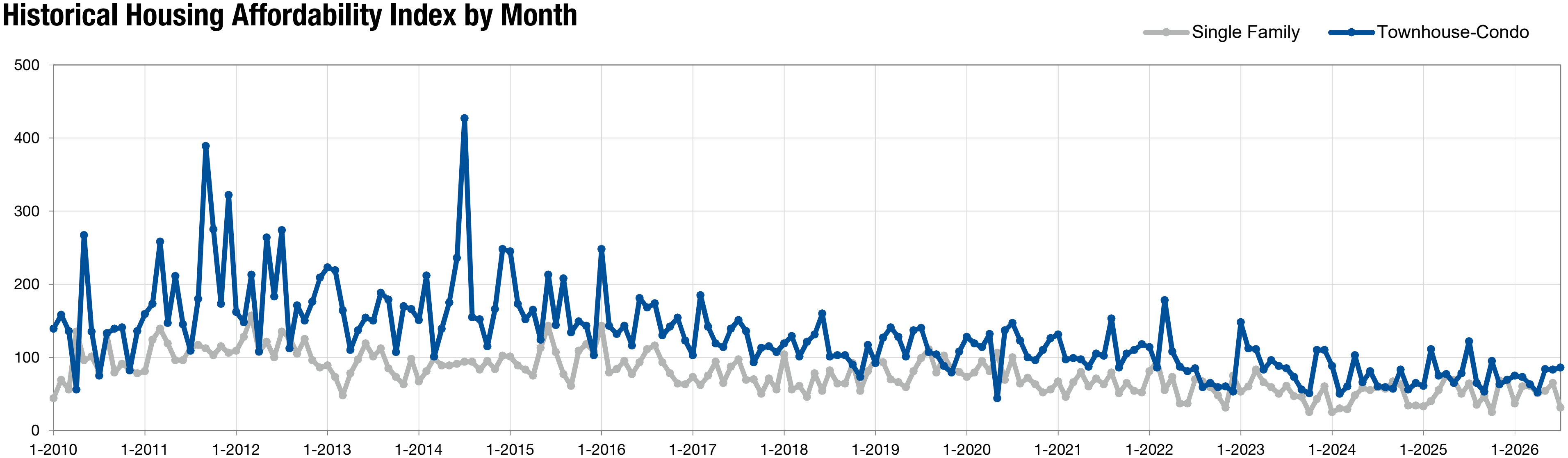


Year to Date



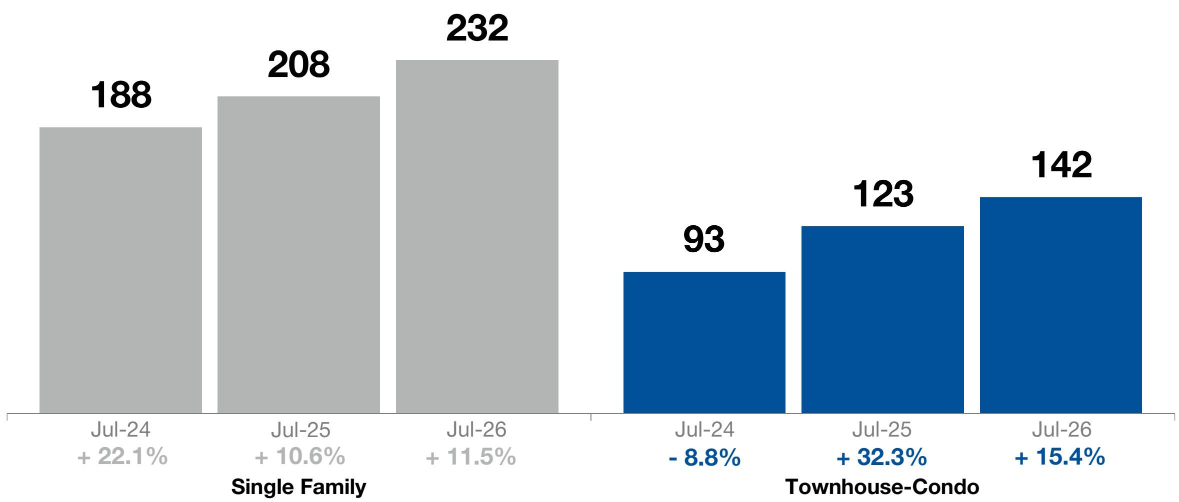
Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Aug-2025	35	-38.6%	65	+10.2%
Sep-2025	47	-29.9%	53	-7.0%
Oct-2025	25	-60.3%	95	+14.5%
Nov-2025	68	+100.0%	63	+12.5%
Dec-2025	69	+102.9%	69	+6.2%
Jan-2026	37	+12.1%	75	+23.0%
Feb-2026	60	+50.0%	73	-34.2%
Mar-2026	61	+10.9%	63	-16.0%
Apr-2026	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%**

Historical Housing Affordability Index by Month



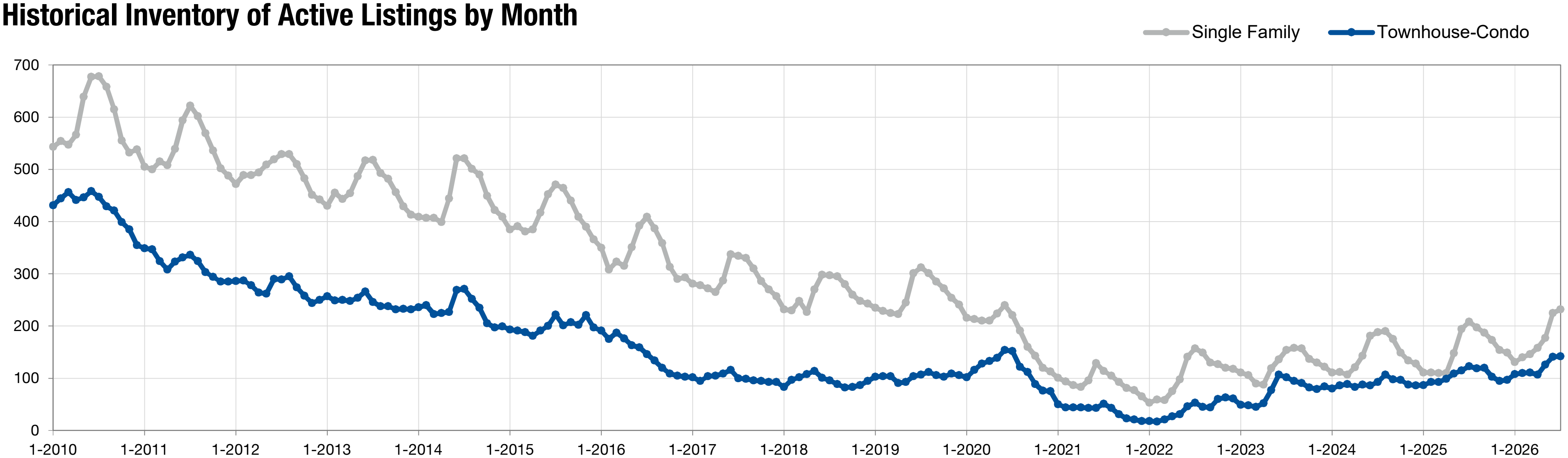
Inventory of Active Listings

July



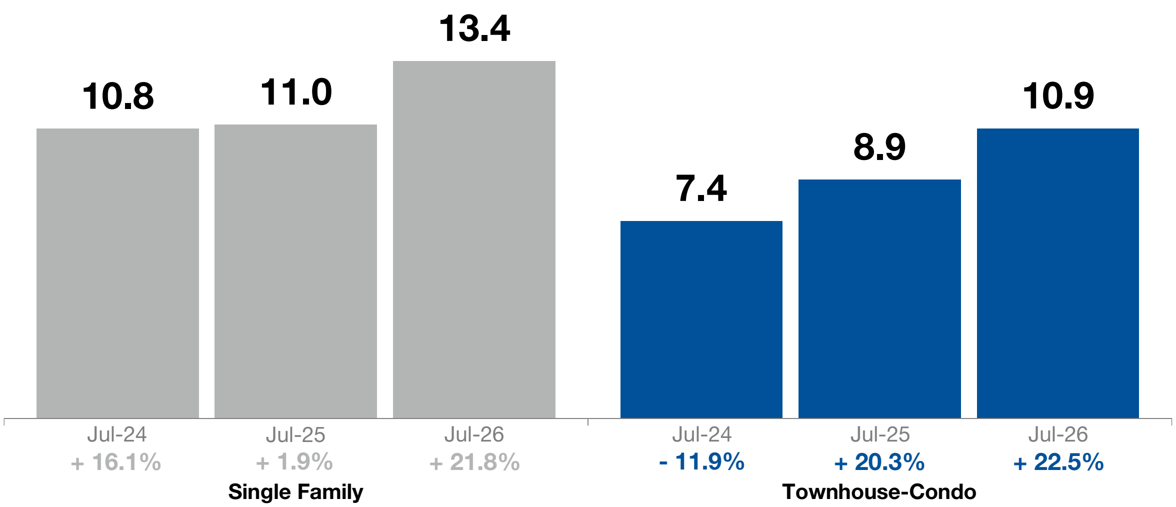
Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Aug-2025	197	+3.7%	119	+11.2%
Sep-2025	187	+6.9%	120	+22.4%
Oct-2025	173	+16.1%	103	+6.2%
Nov-2025	154	+14.9%	95	+8.0%
Dec-2025	149	+16.4%	97	+12.8%
Jan-2026	131	+18.0%	108	+24.1%
Feb-2026	140	+26.1%	110	+18.3%
Mar-2026	146	+32.7%	111	+19.4%
Apr-2026	158	+43.6%	107	+8.1%
May-2026	177	+19.6%	126	+15.6%
Jun-2026	225	+16.0%	141	+22.6%
Jul-2026	**232**	**+11.5%**	**142**	**+15.4%**

Historical Inventory of Active Listings by Month



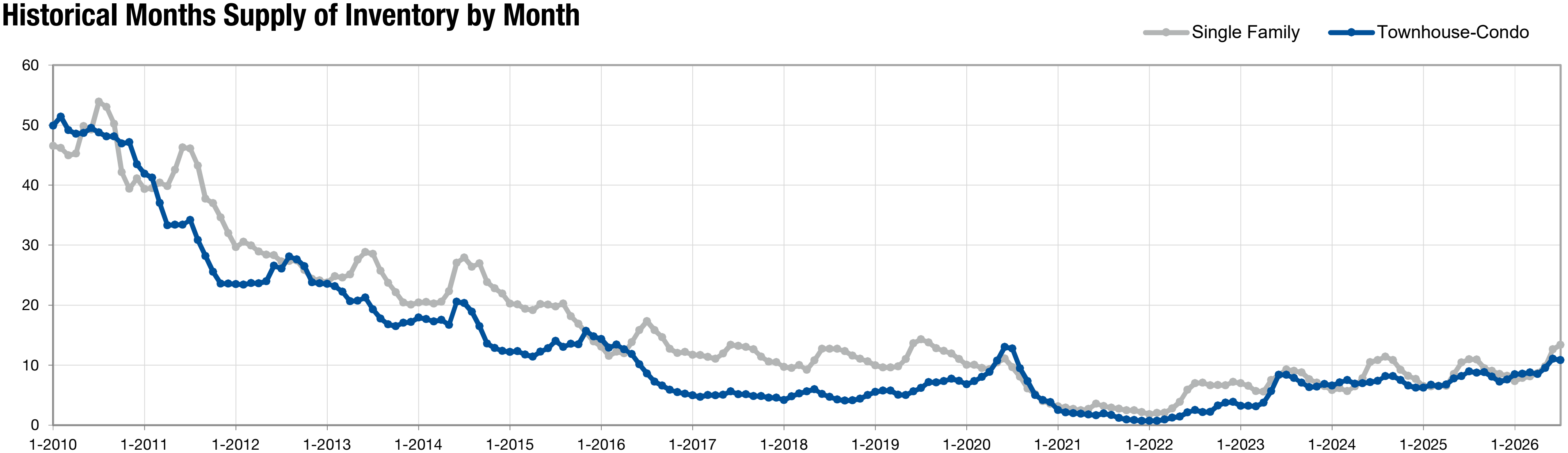
Months Supply of Inventory

July



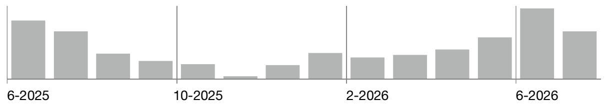
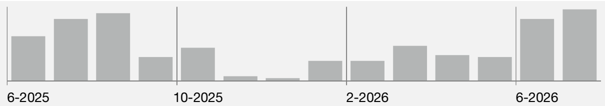
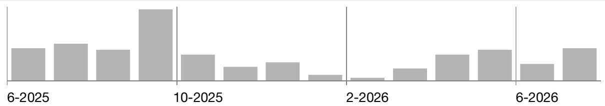
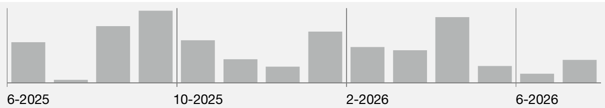
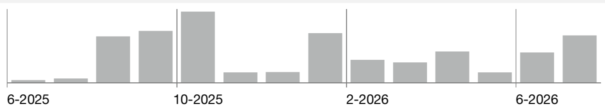
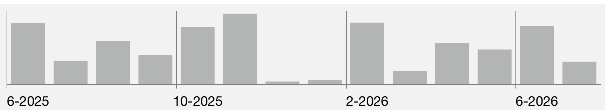
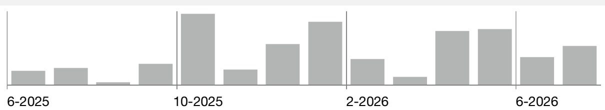
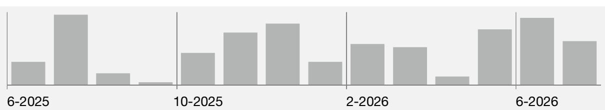
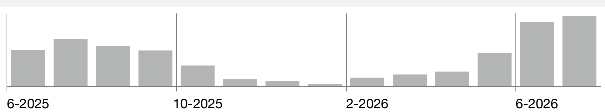
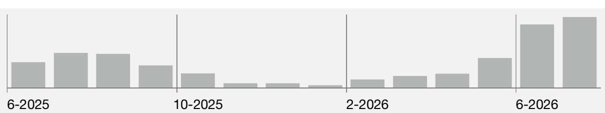
Months Supply of Inventory	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Aug-2025	10.9	-4.4%	8.8	+7.3%
Sep-2025	9.5	-12.0%	8.8	+7.3%
Oct-2025	9.0	-2.2%	8.1	+8.0%
Nov-2025	8.5	+3.7%	7.3	+10.6%
Dec-2025	8.2	+6.5%	7.6	+20.6%
Jan-2026	7.3	+12.3%	8.5	+34.9%
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%**	**10.9**	**+22.5%**

Historical Months Supply of Inventory by Month



Total Market Overview

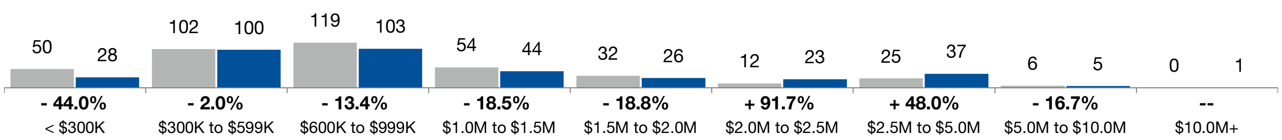
Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	7-2025	7-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		86	**86**	0.0%	465	**494**	+ 6.2%
Pending Sales		48	**53**	+ 10.4%	227	**244**	+ 7.5%
Sold Listings		39	**36**	- 7.7%	197	**188**	- 4.6%
Median Sales Price		$605,000	**$696,000**	+ 15.0%	$682,500	**$732,500**	+ 7.3%
Average Sales Price		$905,838	**$1,319,956**	+ 45.7%	$997,905	**$1,154,439**	+ 15.7%
Pct. of List Price Received		95.1%	**95.1%**	0.0%	95.7%	**95.6%**	- 0.1%
Days on Market		118	**146**	+ 23.7%	137	**148**	+ 8.0%
Housing Affordability Index		72	**63**	- 12.5%	64	**60**	- 6.3%
Active Listings		334	**381**	+ 14.1%	--	**--**	--
Months Supply		10.0	**12.5**	+ 25.0%	--	**--**	--

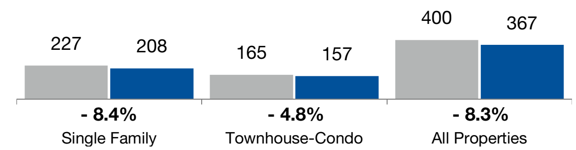
Closed Sales

Actual sales that have closed in a given month.

By Price Range – All Properties – Rolling 12 Months



By Property Type



Rolling 12 Months

	Single Family			Townhouse-Condo		
By Price Range	7-2025	7-2026	Change	7-2025	7-2026	Change
$299,999 and Below	12	5	- 58.3%	30	23	- 23.3%
$300,000 to $599,999	51	51	0.0%	51	47	- 7.8%
$600,000 to $999,999	74	59	- 20.3%	45	44	- 2.2%
$1,000,000 to $1,499,999	31	22	- 29.0%	23	22	- 4.3%
$1,500,00 to $1,999,999	19	15	- 21.1%	13	11	- 15.4%
$2,000,000 to $2,499,999	11	19	+ 72.7%	1	4	+ 300.0%
$2,500,000 to $4,999,999	23	31	+ 34.8%	2	6	+ 200.0%
$5,000,000 to $9,999,999	6	5	- 16.7%	0	0	--
$10,000,000 and Above	0	1	--	0	0	--
All Price Ranges	**227**	**208**	**- 8.4%**	**165**	**157**	**- 4.8%**

Compared to Prior Month

	Single Family			Townhouse-Condo		
By Price Range	6-2026	7-2026	Change	6-2026	7-2026	Change
$299,999 and Below	0	1	--	0	1	--
$300,000 to $599,999	9	4	- 55.6%	3	9	+ 200.0%
$600,000 to $999,999	4	4	0.0%	0	3	--
$1,000,000 to $1,499,999	1	1	0.0%	2	1	- 50.0%
$1,500,00 to $1,999,999	1	1	0.0%	0	0	--
$2,000,000 to $2,499,999	3	4	+ 33.3%	0	1	--
$2,500,000 to $4,999,999	1	4	+ 300.0%	0	1	--
$5,000,000 to $9,999,999	1	1	0.0%	0	0	--
$10,000,000 and Above	0	0	--	0	0	--
All Price Ranges	**20**	**20**	**0.0%**	**5**	**16**	**+ 220.0%**

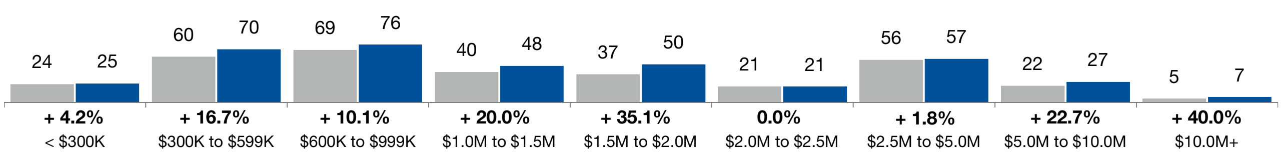
Year to Date

	Single Family			Townhouse-Condo		
By Price Range	7-2025	7-2026	Change	7-2025	7-2026	Change
$299,999 and Below	1	1	0.0%	16	15	- 6.3%
$300,000 to $599,999	28	29	+ 3.6%	29	26	- 10.3%
$600,000 to $999,999	42	32	- 23.8%	20	19	- 5.0%
$1,000,000 to $1,499,999	18	9	- 50.0%	7	10	+ 42.9%
$1,500,00 to $1,999,999	10	5	- 50.0%	4	6	+ 50.0%
$2,000,000 to $2,499,999	3	11	+ 266.7%	0	1	--
$2,500,000 to $4,999,999	10	15	+ 50.0%	1	4	+ 300.0%
$5,000,000 to $9,999,999	3	3	0.0%	0	0	--
$10,000,000 and Above	0	0	--	0	0	--
All Price Ranges	**115**	**105**	**- 8.7%**	**77**	**81**	**+ 5.2%**

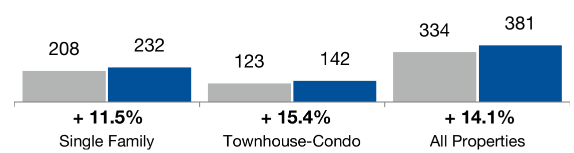
Inventory of Active Listings

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

By Price Range – All Properties



By Property Type



Year over Year

	Single Family			Townhouse-Condo		
By Price Range	7-2025	7-2026	Change	7-2025	7-2026	Change
$299,999 and Below	5	8	+ 60.0%	16	11	- 31.3%
$300,000 to $599,999	29	30	+ 3.4%	31	40	+ 29.0%
$600,000 to $999,999	40	42	+ 5.0%	29	34	+ 17.2%
$1,000,000 to $1,499,999	24	31	+ 29.2%	16	17	+ 6.3%
$1,500,00 to $1,999,999	23	29	+ 26.1%	14	20	+ 42.9%
$2,000,000 to $2,499,999	17	15	- 11.8%	4	6	+ 50.0%
$2,500,000 to $4,999,999	45	44	- 2.2%	11	13	+ 18.2%
$5,000,000 to $9,999,999	20	26	+ 30.0%	2	1	- 50.0%
$10,000,000 and Above	5	7	+ 40.0%	0	0	--
All Price Ranges	**208**	**232**	**+ 11.5%**	**123**	**142**	**+ 15.4%**

Compared to Prior Month

	Single Family			Townhouse-Condo		
By Price Range	6-2026	7-2026	Change	6-2026	7-2026	Change
$299,999 and Below	10	8	- 20.0%	8	11	+ 37.5%
$300,000 to $599,999	28	30	+ 7.1%	45	40	- 11.1%
$600,000 to $999,999	42	42	0.0%	33	34	+ 3.0%
$1,000,000 to $1,499,999	28	31	+ 10.7%	17	17	0.0%
$1,500,00 to $1,999,999	29	29	0.0%	17	20	+ 17.6%
$2,000,000 to $2,499,999	17	15	- 11.8%	7	6	- 14.3%
$2,500,000 to $4,999,999	45	44	- 2.2%	13	13	0.0%
$5,000,000 to $9,999,999	20	26	+ 30.0%	1	1	0.0%
$10,000,000 and Above	6	7	+ 16.7%	0	0	--
All Price Ranges	**225**	**232**	**+ 3.1%**	**141**	**142**	**+ 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.