

# Local Market Update for July 2026

A Research Tool Provided by the Colorado Association of REALTORS®



## Lake City and Area

| Single Family                   | July      |           |                                   | Year to Date |              |                                   |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics                     | 2025      | 2026      | Percent Change from Previous Year | Thru 07-2025 | Thru 07-2026 | Percent Change from Previous Year |
| New Listings                    | 4         | 1         | - 75.0%                           | 21           | 27           | + 28.6%                           |
| Sold Listings                   | 2         | 1         | - 50.0%                           | 12           | 9            | - 25.0%                           |
| Median Sales Price*             | \$547,500 | \$350,000 | - 36.1%                           | \$538,750    | \$525,000    | - 2.6%                            |
| Average Sales Price*            | \$547,500 | \$350,000 | - 36.1%                           | \$586,458    | \$596,944    | + 1.8%                            |
| Percent of List Price Received* | 93.9%     | 88.6%     | - 5.6%                            | 93.6%        | 93.3%        | - 0.3%                            |
| Days on Market Until Sale       | 63        | 60        | - 4.8%                            | 117          | 135          | + 15.4%                           |
| Inventory of Homes for Sale     | 19        | 18        | - 5.3%                            | --           | --           | --                                |
| Months Supply of Inventory      | 7.8       | 9.0       | + 15.4%                           | --           | --           | --                                |

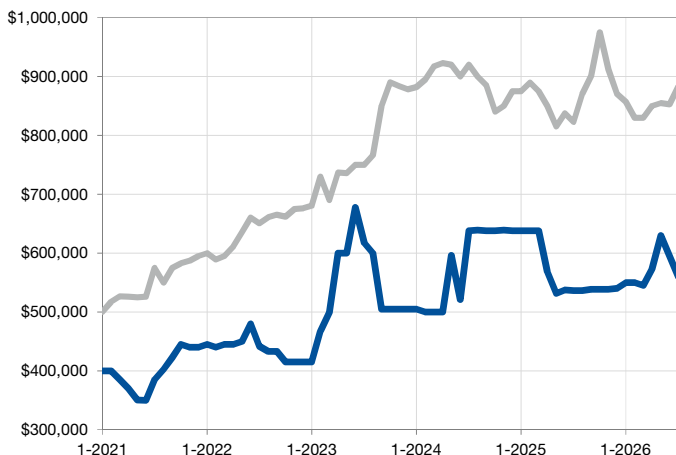
\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

| Townhouse/Condo                 | July |      |                                   | Year to Date |              |                                   |
|---------------------------------|------|------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics                     | 2025 | 2026 | Percent Change from Previous Year | Thru 07-2025 | Thru 07-2026 | Percent Change from Previous Year |
| New Listings                    | 9    | 0    | - 100.0%                          | 9            | 0            | - 100.0%                          |
| Sold Listings                   | 0    | 0    | --                                | 0            | 2            | --                                |
| Median Sales Price*             | \$0  | \$0  | --                                | \$0          | \$175,000    | --                                |
| Average Sales Price*            | \$0  | \$0  | --                                | \$0          | \$175,000    | --                                |
| Percent of List Price Received* | 0.0% | 0.0% | --                                | 0.0%         | 90.7%        | --                                |
| Days on Market Until Sale       | 0    | 0    | --                                | 0            | 539          | --                                |
| Inventory of Homes for Sale     | 12   | 1    | - 91.7%                           | --           | --           | --                                |
| Months Supply of Inventory      | 0.0  | 1.0  | --                                | --           | --           | --                                |

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### Median Sales Price – Single Family Rolling 12-Month Calculation

Gunnison Country Association —  
Lake City and Area —



### Median Sales Price – Townhouse-Condo Rolling 12-Month Calculation

Gunnison Country Association —  
Lake City and Area —

