Monthly Indicators

June 2026

Percent changes calculated using year-over-year comparisons.

New Listings were up 8.2 percent for single family homes and 39.3 percent for townhouse-condo properties. Pending Sales increased 50.0 percent for single family homes and 11.8 percent for townhouse-condo properties.

The Median Sales Price was down 20.4 percent to $692,500 for single family homes and 3.7 percent to $549,000 for townhouse-condo properties. Days on Market increased 24.6 percent for single family homes but decreased 22.7 percent for townhouse-condo properties.

Nationally, there were 1.55 million homes available for sale heading into June, a 3.3% increase from the previous month and 0.6% higher than one year earlier, representing a 4.5-month supply at the current sales pace, according to NAR. Home prices also rose, with the median existing-home price climbing to $429,300 nationwide, an all-time high for the month and 1.3% higher than a year earlier.

Activity Snapshot

- 27.8%	- 18.6%	+ 16.3%
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.

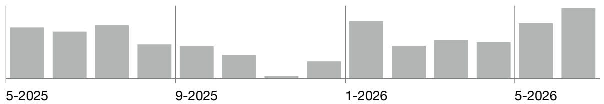
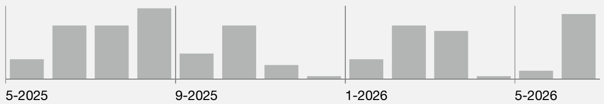
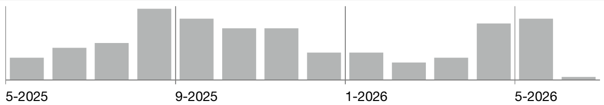
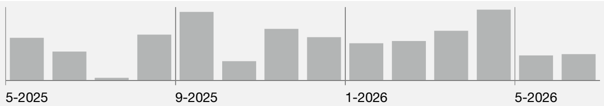
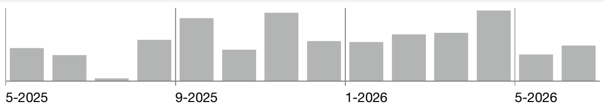
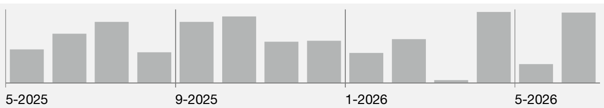
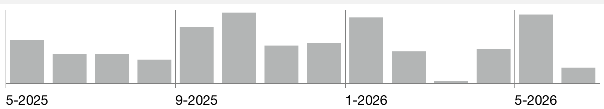
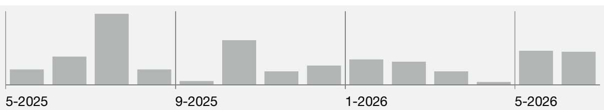
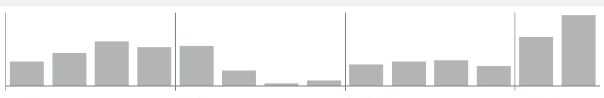
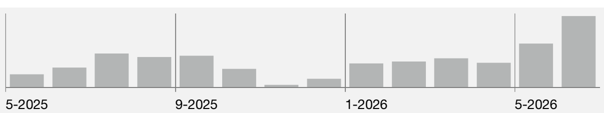
Single Family Market Overview

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

Key Metrics	Historical Sparkbars	6-2025	6-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings	5-2025 9-2025 1-2026 5-2026	73	**79**	+ 8.2%	226	**232**	+ 2.7%
Pending Sales	5-2025 9-2025 1-2026 5-2026	22	**33**	+ 50.0%	99	**112**	+ 13.1%
Sold Listings	5-2025 9-2025 1-2026 5-2026	23	**20**	- 13.0%	89	**85**	- 4.5%
Median Sales Price	5-2025 9-2025 1-2026 5-2026	$870,000	**$692,500**	- 20.4%	$820,000	**$820,000**	0.0%
Average Sales Price	5-2025 9-2025 1-2026 5-2026	$1,069,826	**$1,303,225**	+ 21.8%	$1,276,993	**$1,359,463**	+ 6.5%
Pct. of List Price Received	5-2025 9-2025 1-2026 5-2026	96.8%	**96.3%**	- 0.5%	95.3%	**95.1%**	- 0.2%
Days on Market	5-2025 9-2025 1-2026 5-2026	114	**142**	+ 24.6%	147	**151**	+ 2.7%
Housing Affordability Index	5-2025 9-2025 1-2026 5-2026	50	**65**	+ 30.0%	53	**55**	+ 3.8%
Active Listings	5-2025 9-2025 1-2026 5-2026	194	**219**	+ 12.9%	--	**--**	--
Months Supply	5-2025 9-2025 1-2026 5-2026	10.4	**12.3**	+ 18.3%	--	**--**	--

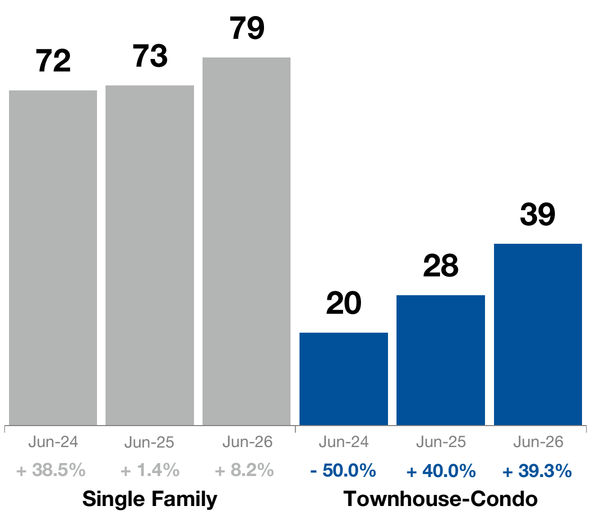
Townhouse-Condo Market Overview

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

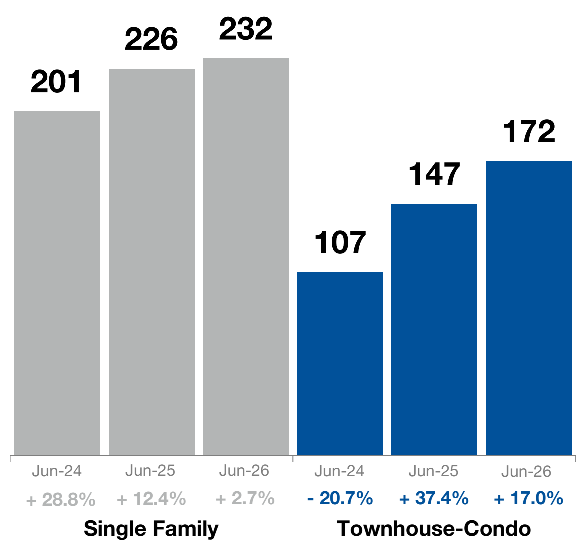
Key Metrics	Historical Sparkbars	6-2025	6-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		28	**39**	+ 39.3%	147	**172**	+ 17.0%
Pending Sales		17	**19**	+ 11.8%	77	**80**	+ 3.9%
Sold Listings		11	**5**	- 54.5%	65	**65**	0.0%
Median Sales Price		$570,000	**$549,000**	- 3.7%	$584,000	**$645,000**	+ 10.4%
Average Sales Price		$639,136	**$726,800**	+ 13.7%	$719,004	**$819,112**	+ 13.9%
Pct. of List Price Received		97.2%	**98.5%**	+ 1.3%	96.6%	**96.5%**	- 0.1%
Days on Market		119	**92**	- 22.7%	133	**145**	+ 9.0%
Housing Affordability Index		78	**83**	+ 6.4%	76	**71**	- 6.6%
Active Listings		115	**141**	+ 22.6%	--	**--**	--
Months Supply		8.2	**11.1**	+ 35.4%	--	**--**	--

New Listings

June

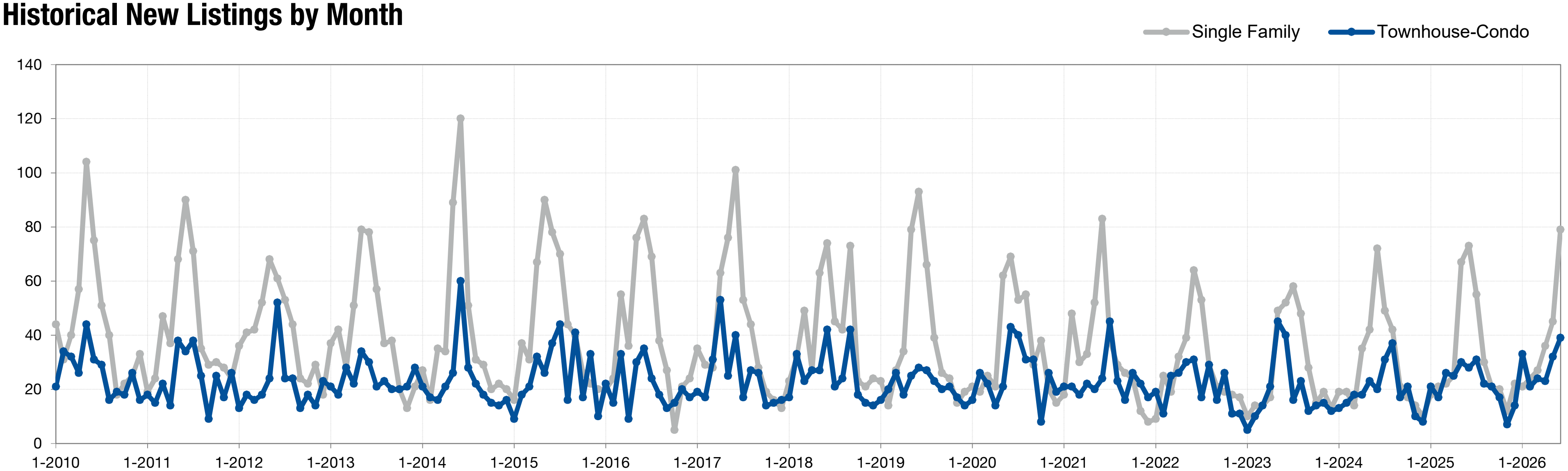


Year to Date



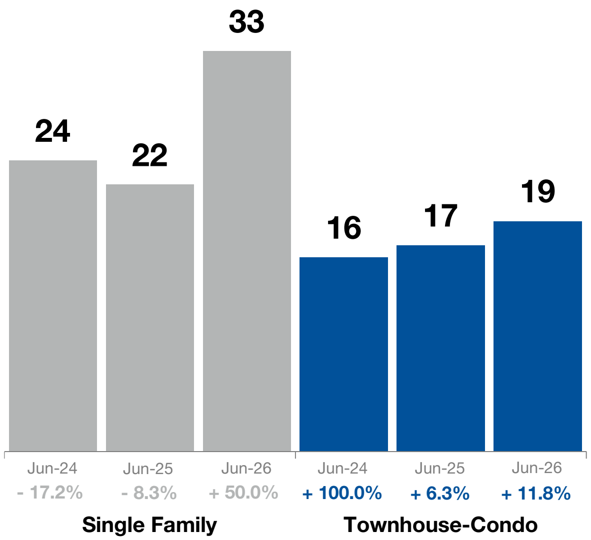
New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2025	55	+12.2%	31	0.0%
Aug-2025	30	-28.6%	22	-40.5%
Sep-2025	21	0.0%	21	+23.5%
Oct-2025	20	+17.6%	17	-19.0%
Nov-2025	12	-14.3%	7	-30.0%
Dec-2025	22	+120.0%	14	+75.0%
Jan-2026	21	+16.7%	33	+57.1%
Feb-2026	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	**79**	**+8.2%**	**39**	**+39.3%**

Historical New Listings by Month

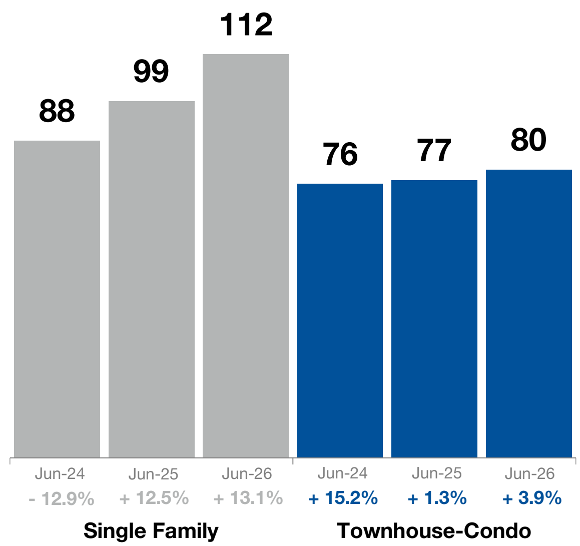


Pending Sales

June

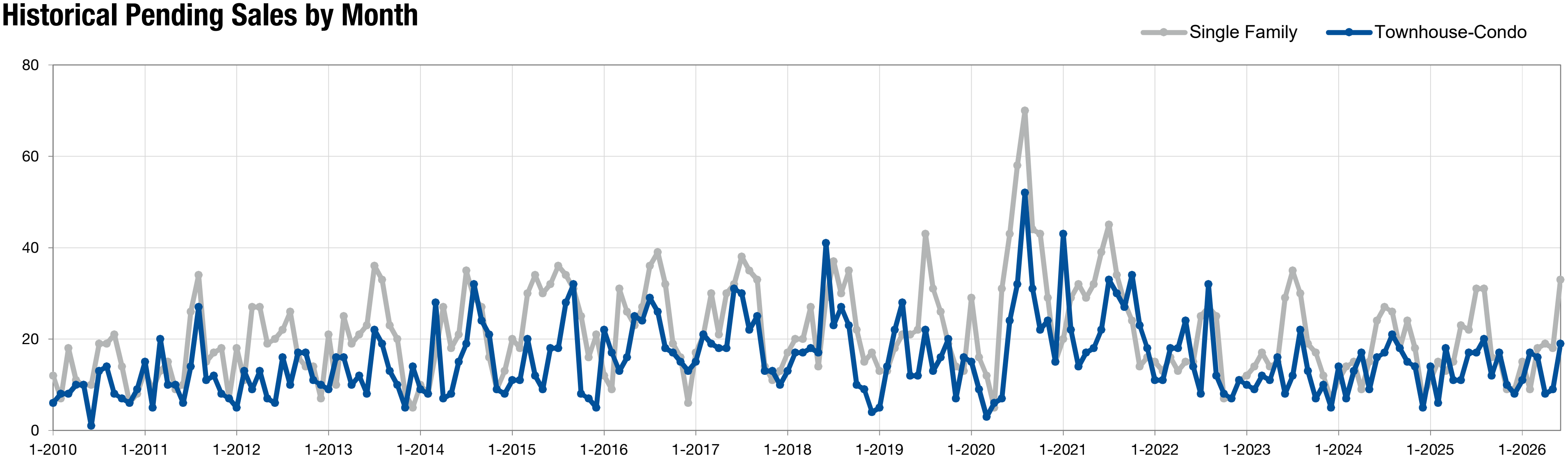


Year to Date



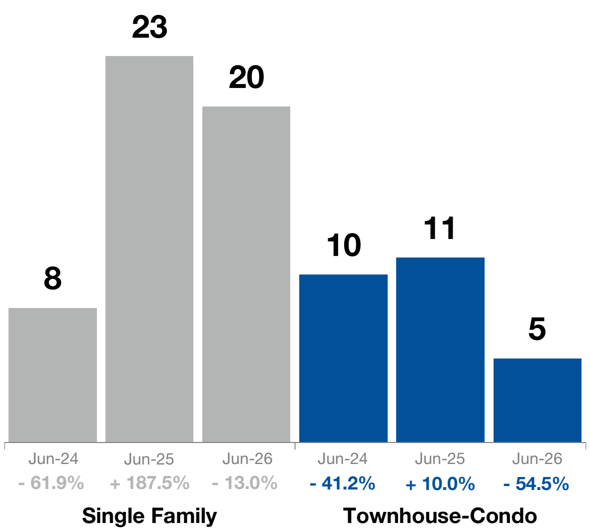
Pending Sales	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2025	31	+14.8%	17	0.0%
Aug-2025	31	+19.2%	20	-4.8%
Sep-2025	16	-11.1%	12	-33.3%
Oct-2025	16	-33.3%	17	+13.3%
Nov-2025	9	-50.0%	10	-28.6%
Dec-2025	9	+28.6%	8	+60.0%
Jan-2026	15	+36.4%	11	-21.4%
Feb-2026	9	-40.0%	17	+183.3%
Mar-2026	18	+38.5%	16	-11.1%
Apr-2026	19	+26.7%	8	-27.3%
May-2026	18	-21.7%	9	-18.2%
Jun-2026	**33**	**+50.0%**	**19**	**+11.8%**

Historical Pending Sales by Month

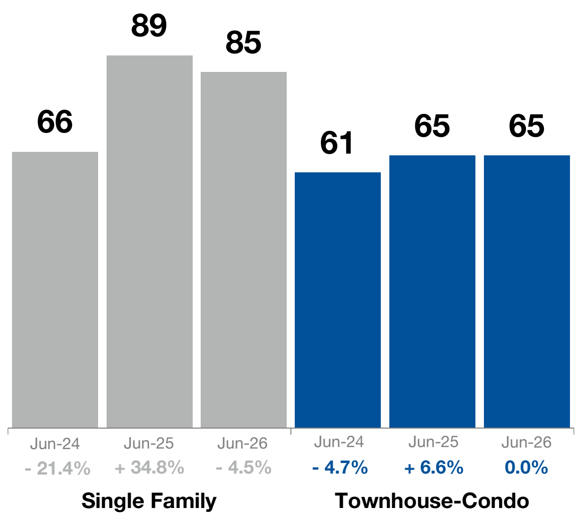


Sold Listings

June

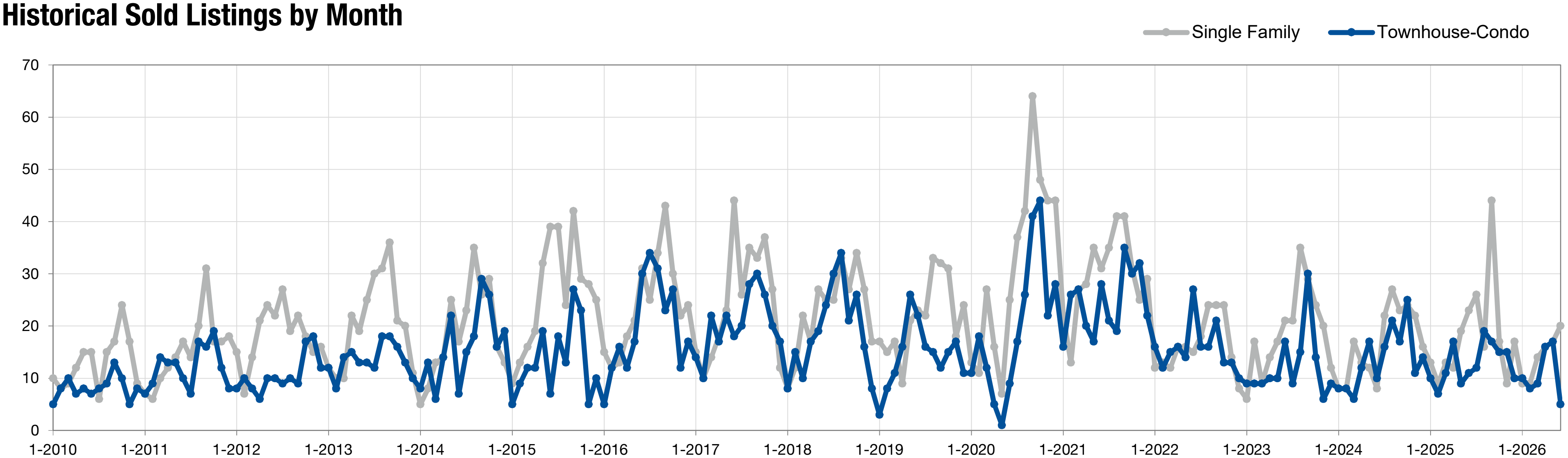


Year to Date



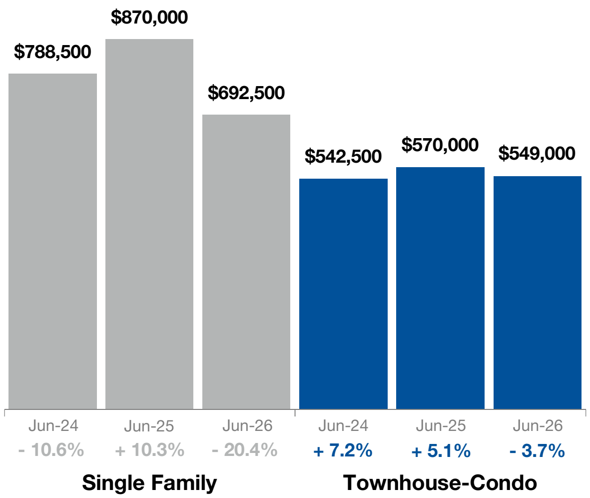
Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2025	26	+18.2%	12	-25.0%
Aug-2025	16	-40.7%	19	-9.5%
Sep-2025	44	+91.3%	17	0.0%
Oct-2025	17	-29.2%	15	-40.0%
Nov-2025	9	-59.1%	15	+36.4%
Dec-2025	17	+6.3%	10	-28.6%
Jan-2026	9	-30.8%	10	0.0%
Feb-2026	9	0.0%	8	+14.3%
Mar-2026	14	+7.7%	9	-18.2%
Apr-2026	16	+33.3%	16	-5.9%
May-2026	17	-10.5%	17	+88.9%
Jun-2026	**20**	**-13.0%**	**5**	**-54.5%**

Historical Sold Listings by Month

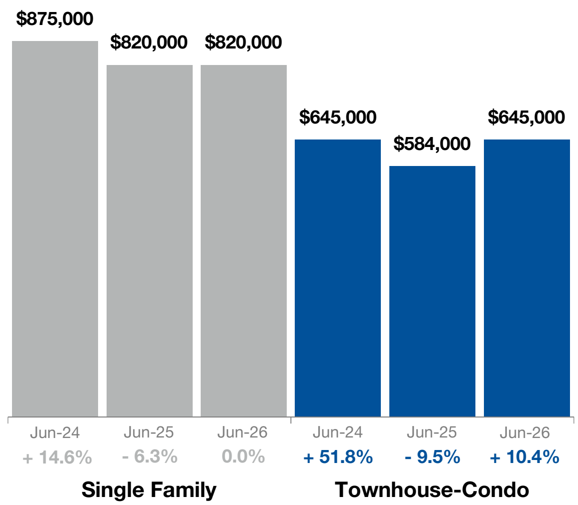


Median Sales Price

June

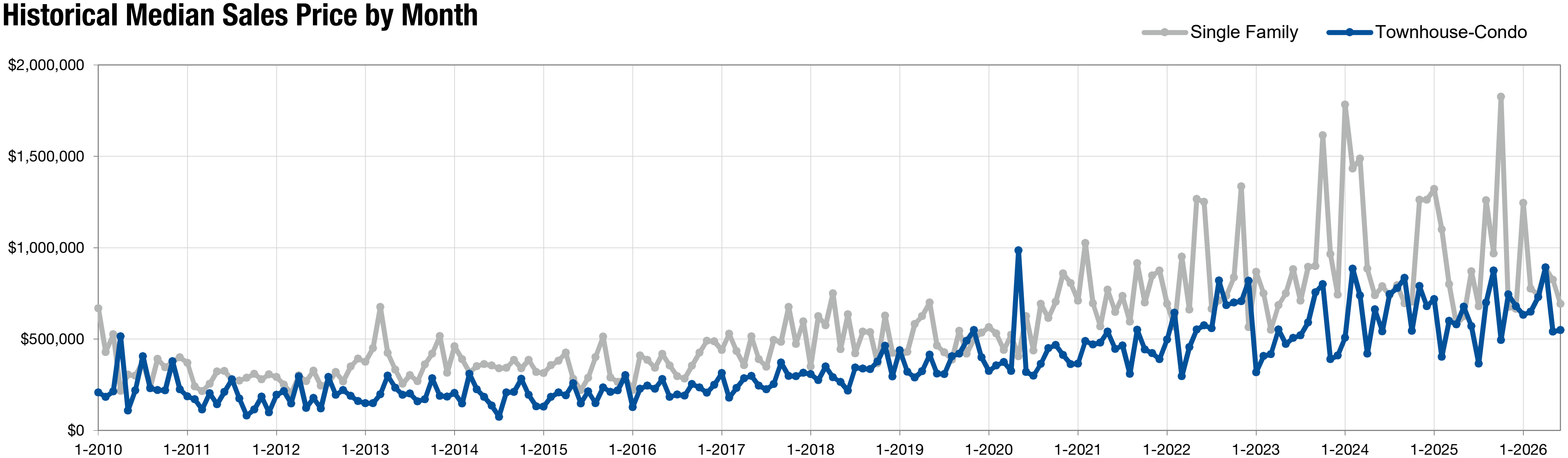


Year to Date



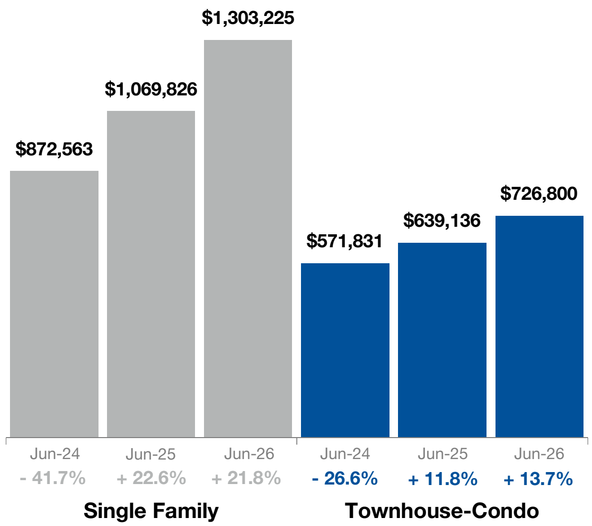
Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2025	$679,750	-8.1%	$365,500	-50.9%
Aug-2025	$1,259,500	+58.7%	$700,000	-10.1%
Sep-2025	$967,500	+39.2%	$875,000	+4.8%
Oct-2025	$1,825,000	+159.4%	$495,000	-9.2%
Nov-2025	$675,000	-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	$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%**

Historical Median Sales Price by Month

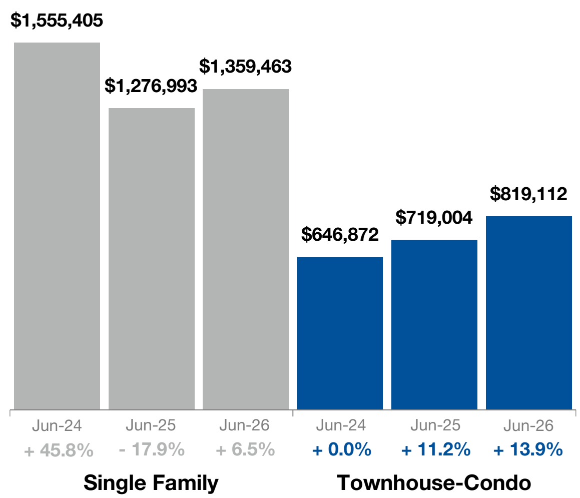


Average Sales Price

June

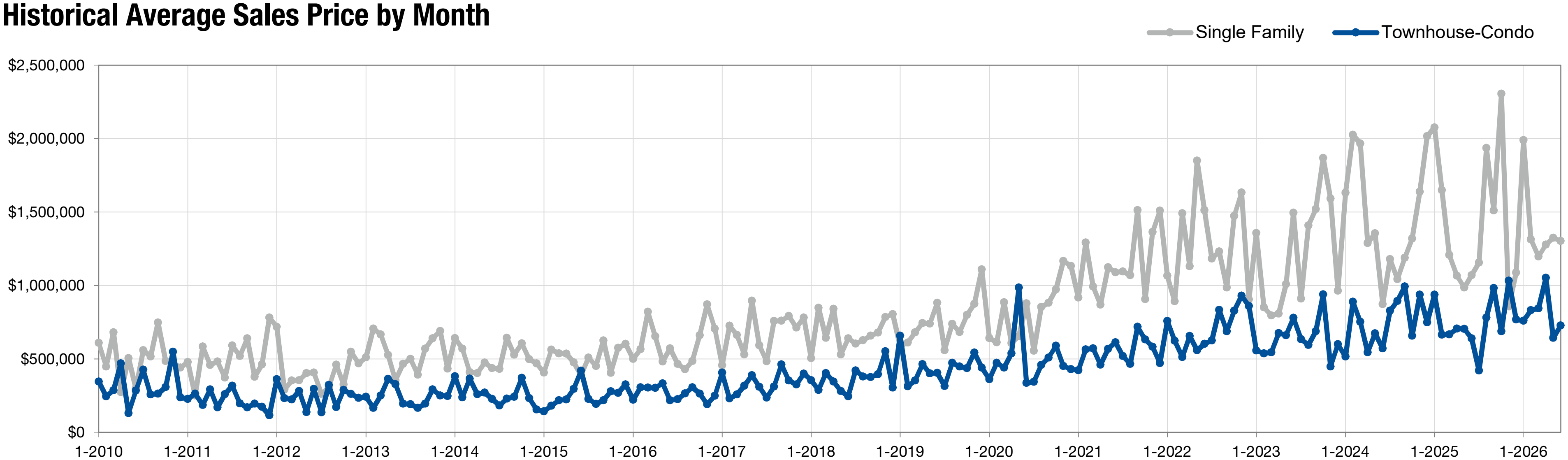


Year to Date



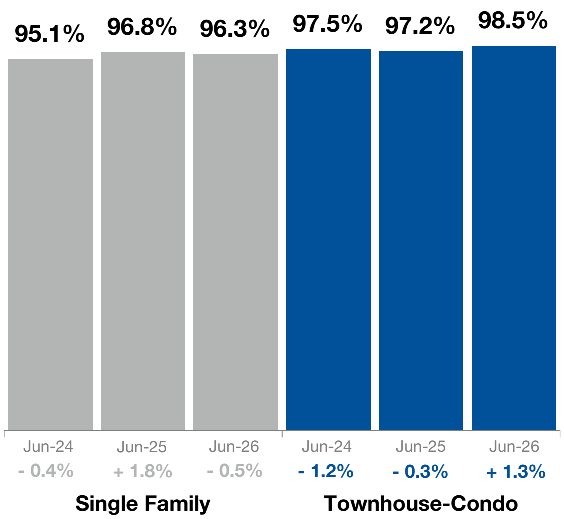
Avg. Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2025	$1,156,913	-1.9%	$421,494	-49.1%
Aug-2025	$1,935,938	+85.6%	$781,448	-12.5%
Sep-2025	$1,510,805	+27.1%	$981,985	-1.1%
Oct-2025	$2,304,426	+74.7%	$687,882	+4.5%
Nov-2025	$856,333	-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	$1,278,053	+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%**

Historical Average Sales Price by Month

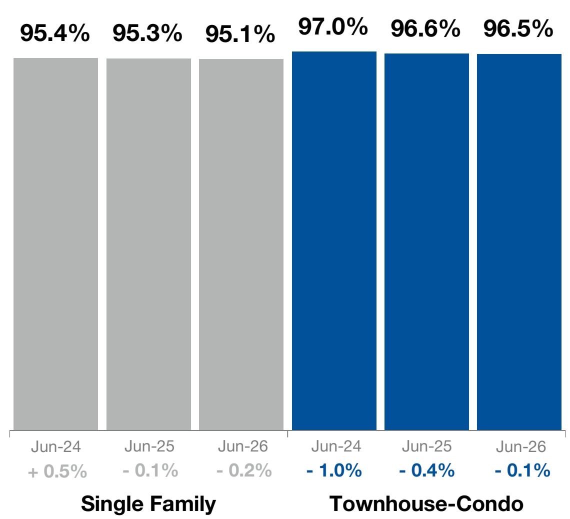


Percent of List Price Received

June

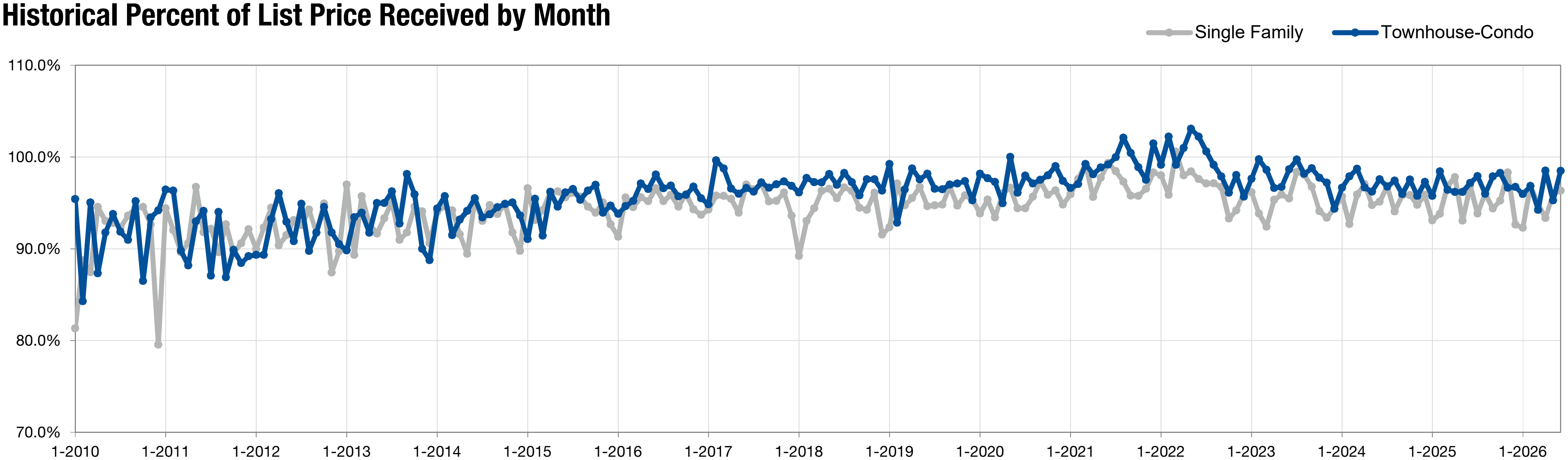


Year to Date



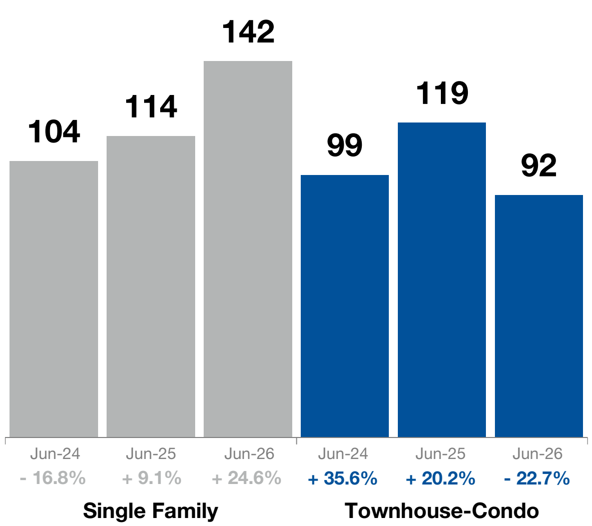
Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2025	93.8%	-3.1%	97.9%	+1.1%
Aug-2025	96.0%	+2.0%	96.0%	-1.4%
Sep-2025	94.4%	-1.5%	97.9%	+2.0%
Oct-2025	95.2%	-0.7%	98.2%	+0.7%
Nov-2025	98.3%	+3.7%	96.7%	+1.0%
Dec-2025	92.6%	-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	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%**

Historical Percent of List Price Received by Month

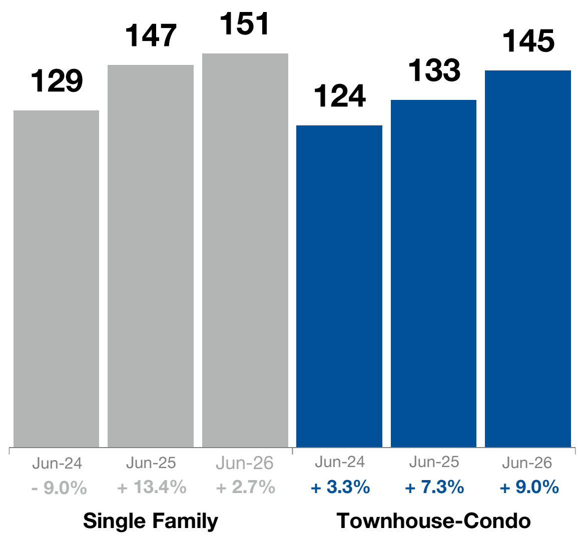


Days on Market Until Sale

June

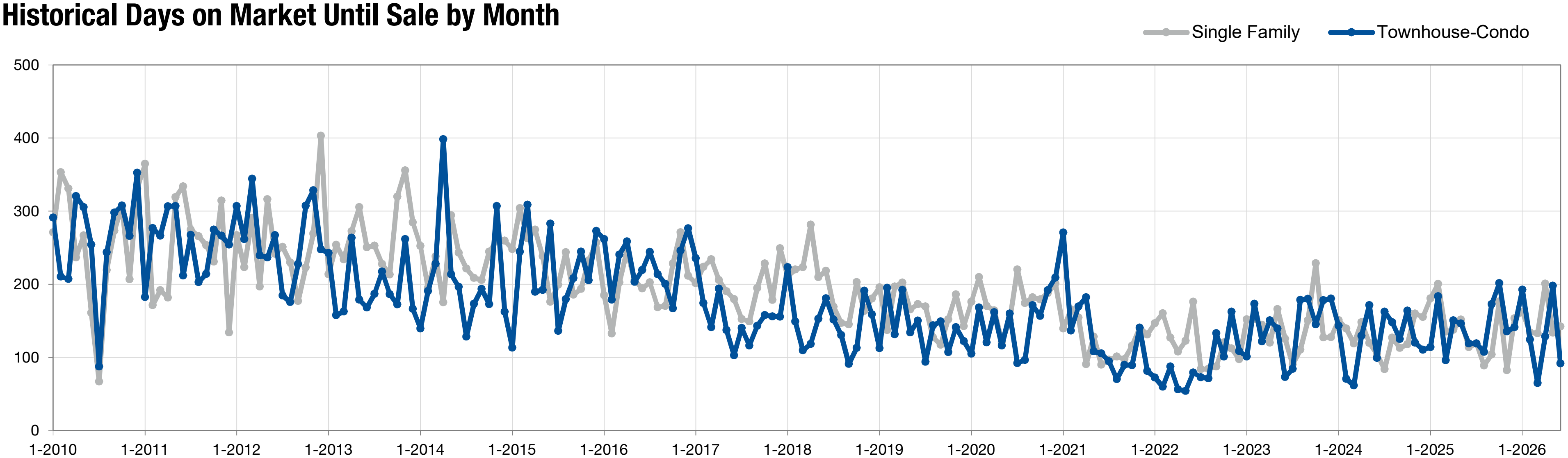


Year to Date



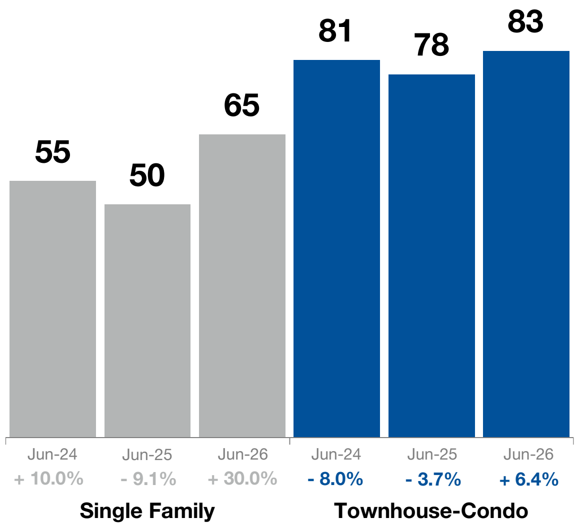
Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2025	119	+41.7%	119	-27.0%
Aug-2025	89	-29.9%	107	-27.7%
Sep-2025	104	-8.0%	173	+38.4%
Oct-2025	176	+49.2%	202	+23.2%
Nov-2025	83	-48.1%	135	+12.5%
Dec-2025	154	-0.6%	141	+28.2%
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	201	+45.7%	129	-14.6%
May-2026	134	-11.8%	198	+35.6%
Jun-2026	**142**	**+24.6%**	**92**	**-22.7%**

Historical Days on Market Until Sale by Month

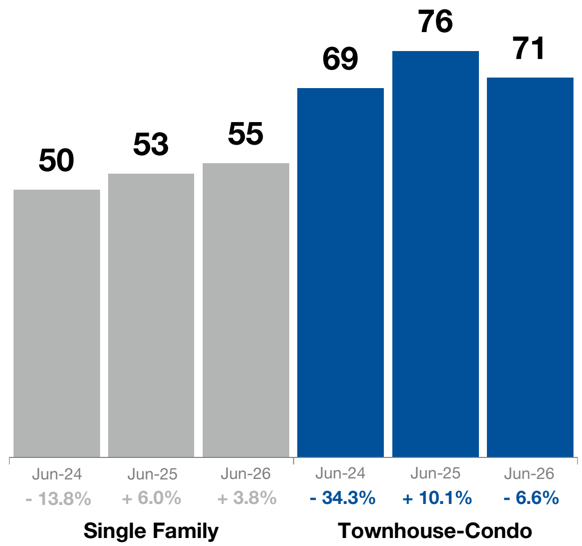


Housing Affordability Index

June

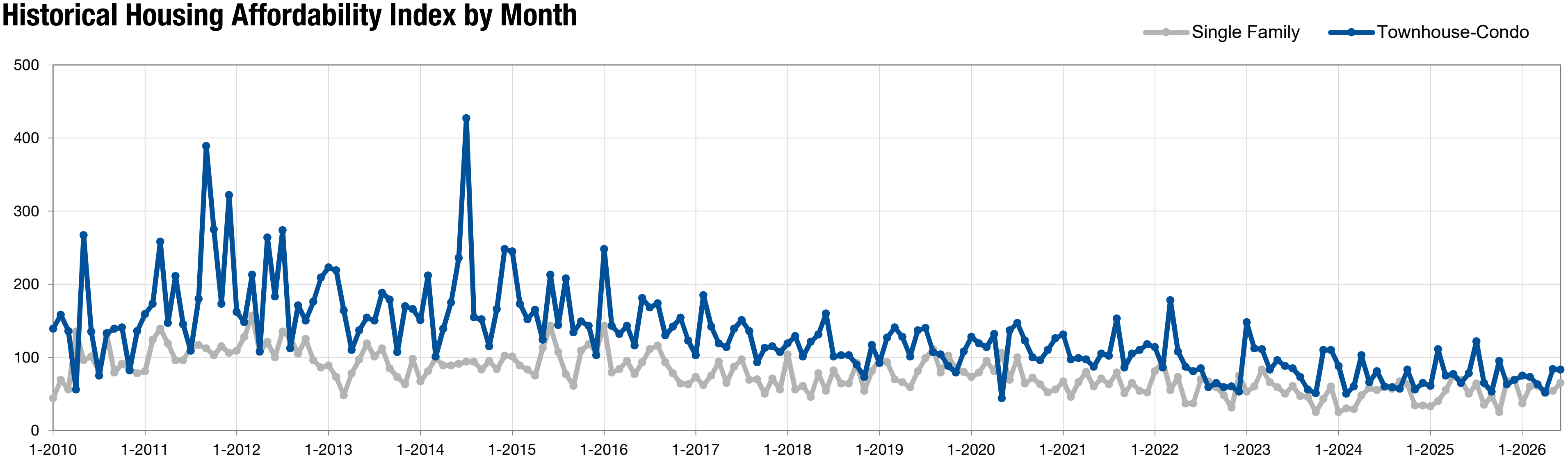


Year to Date



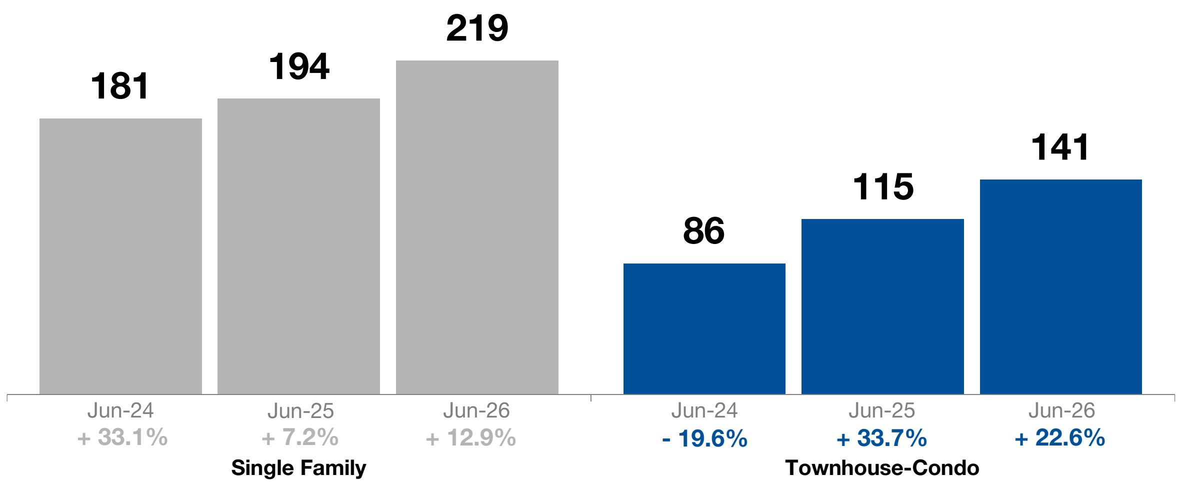
Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2025	64	+8.5%	122	+103.3%
Aug-2025	35	-38.6%	65	+10.2%
Sep-2025	47	-29.9%	53	-7.0%
Oct-2025	25	-60.3%	95	+14.5%
Nov-2025	68	+100.0%	63	+12.5%
Dec-2025	69	+102.9%	69	+6.2%
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	51	-32.0%	52	-32.5%
May-2026	54	-21.7%	84	+29.2%
Jun-2026	**65**	**+30.0%**	**83**	**+6.4%**

Historical Housing Affordability Index by Month



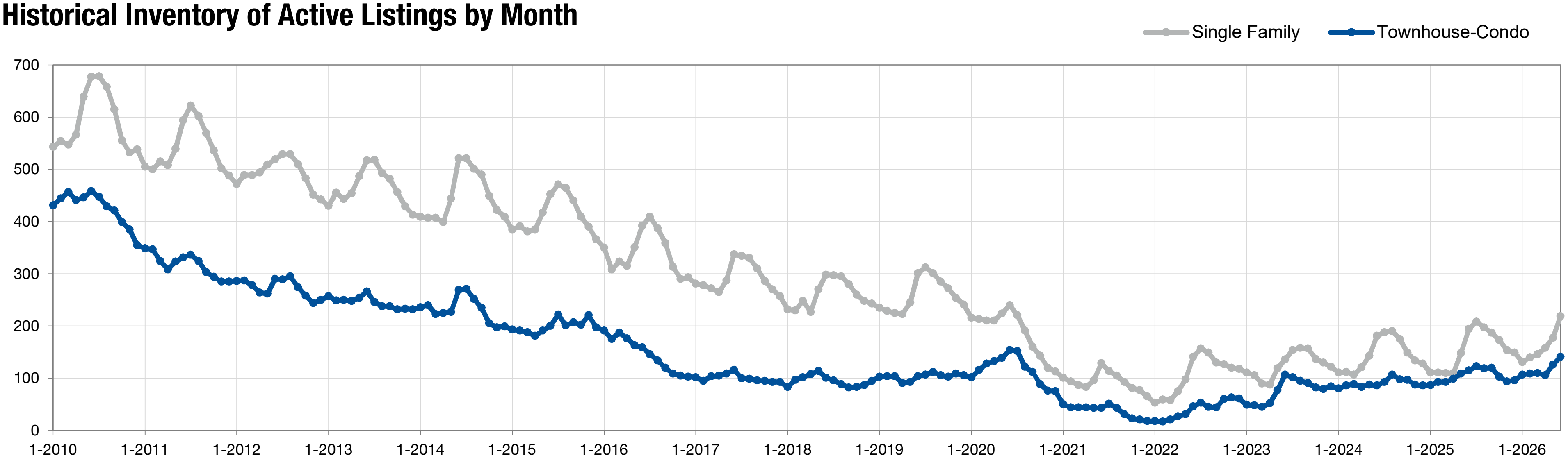
Inventory of Active Listings

June



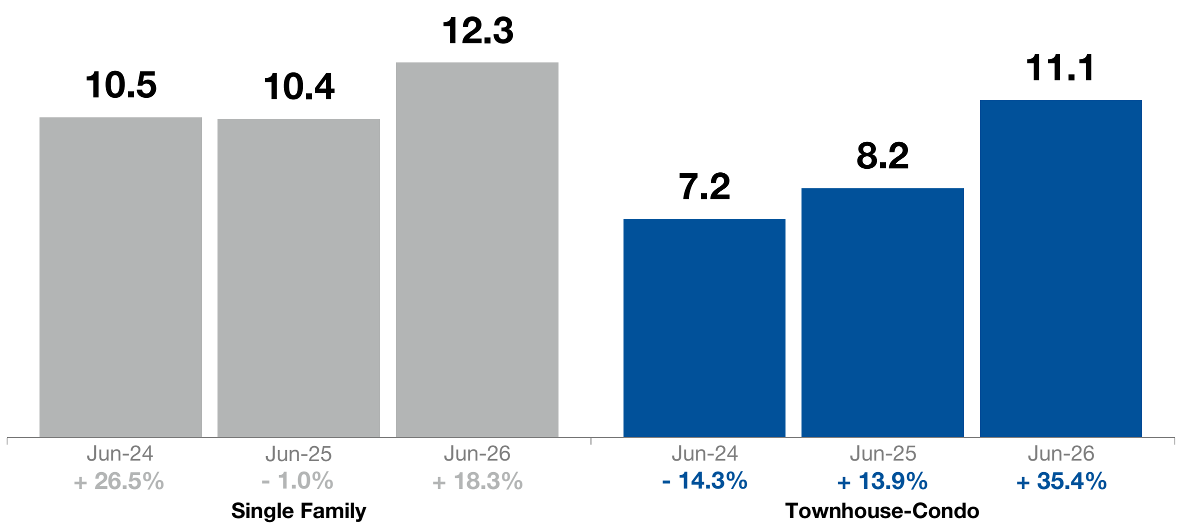
Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2025	208	+10.6%	123	+32.3%
Aug-2025	197	+3.7%	119	+11.2%
Sep-2025	187	+6.9%	120	+22.4%
Oct-2025	173	+16.1%	103	+6.2%
Nov-2025	154	+14.9%	94	+6.8%
Dec-2025	149	+16.4%	96	+11.6%
Jan-2026	131	+18.0%	107	+23.0%
Feb-2026	140	+26.1%	109	+17.2%
Mar-2026	146	+32.7%	110	+18.3%
Apr-2026	158	+43.6%	106	+7.1%
May-2026	177	+19.6%	126	+15.6%
Jun-2026	**219**	**+12.9%**	**141**	**+22.6%**

Historical Inventory of Active Listings by Month



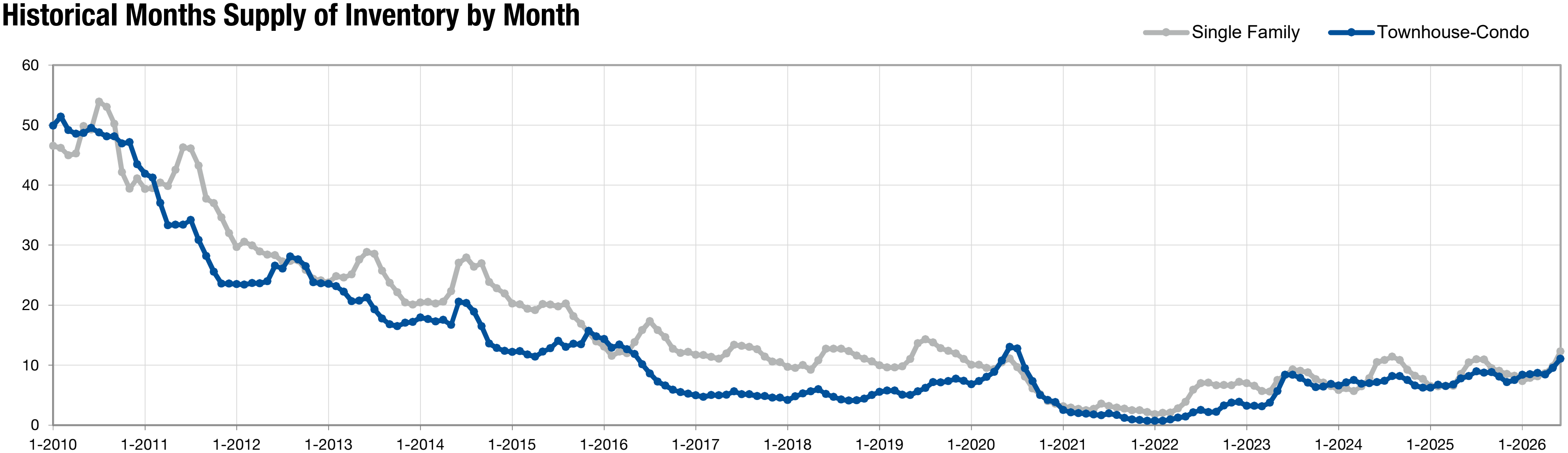
Months Supply of Inventory

June



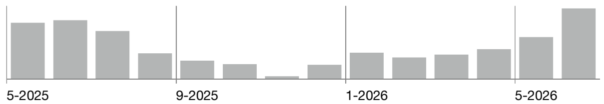
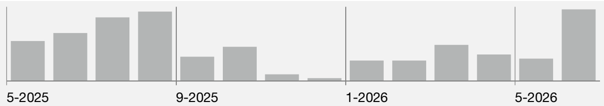
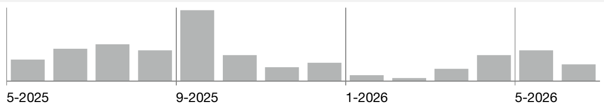
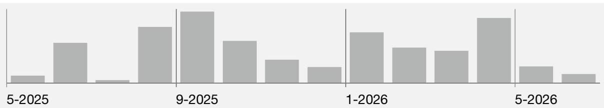
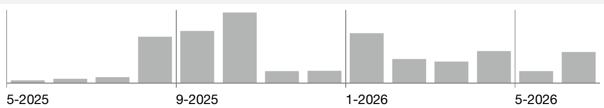
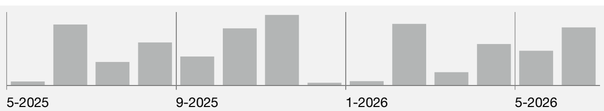
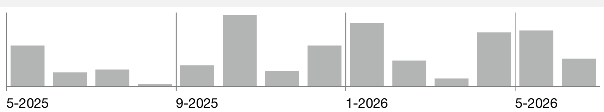
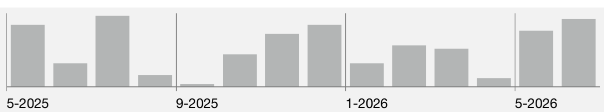
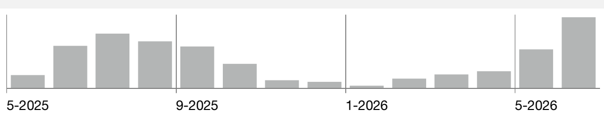
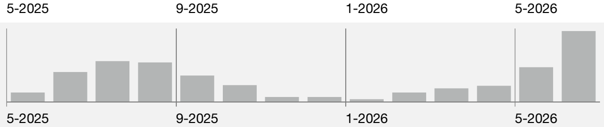
Months Supply of Inventory	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2025	11.0	+1.9%	8.9	+20.3%
Aug-2025	10.9	-4.4%	8.8	+7.3%
Sep-2025	9.5	-12.0%	8.8	+7.3%
Oct-2025	9.0	-2.2%	8.1	+8.0%
Nov-2025	8.5	+3.7%	7.2	+9.1%
Dec-2025	8.2	+6.5%	7.5	+19.0%
Jan-2026	7.3	+12.3%	8.4	+33.3%
Feb-2026	7.9	+21.5%	8.5	+26.9%
Mar-2026	8.1	+24.6%	8.7	+33.8%
Apr-2026	8.7	+31.8%	8.4	+23.5%
May-2026	9.8	+15.3%	9.5	+21.8%
Jun-2026	**12.3**	**+18.3%**	**11.1**	**+35.4%**

Historical Months Supply of Inventory by Month



Total Market Overview

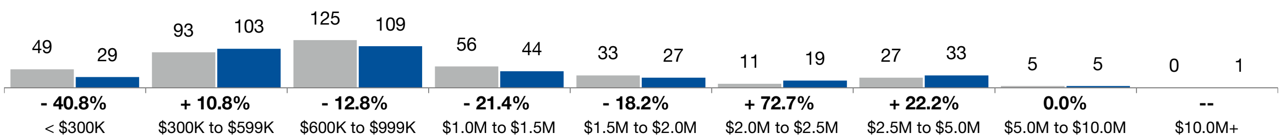
Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	6-2025	6-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		102	**119**	+ 16.7%	379	**407**	+ 7.4%
Pending Sales		40	**52**	+ 30.0%	181	**194**	+ 7.2%
Sold Listings		36	**26**	- 27.8%	158	**152**	- 3.8%
Median Sales Price		$777,500	**$632,500**	- 18.6%	$727,000	**$737,500**	+ 1.4%
Average Sales Price		$890,514	**$1,157,038**	+ 29.9%	$1,020,631	**$1,115,238**	+ 9.3%
Pct. of List Price Received		96.8%	**96.7%**	- 0.1%	95.8%	**95.7%**	- 0.1%
Days on Market		114	**132**	+ 15.8%	142	**149**	+ 4.9%
Housing Affordability Index		56	**71**	+ 26.8%	60	**61**	+ 1.7%
Active Listings		312	**363**	+ 16.3%	--	**--**	--
Months Supply		9.4	**11.8**	+ 25.5%	--	**--**	--

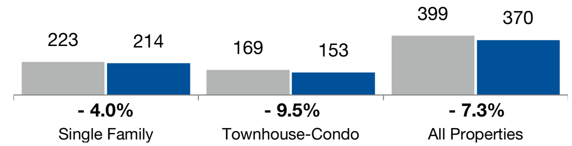
Closed Sales

Actual sales that have closed in a given month.

By Price Range – All Properties – Rolling 12 Months



By Property Type

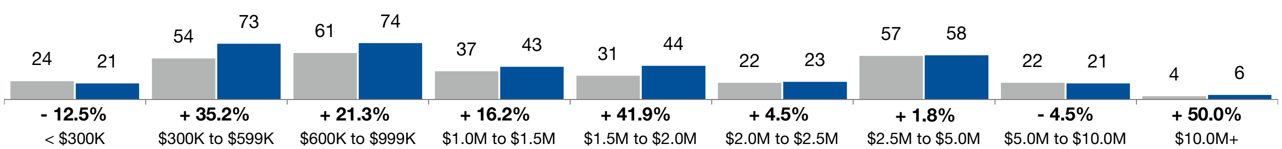


	Rolling 12 Months						Compared to Prior Month						Year to Date					
	Single Family			Townhouse-Condo			Single Family			Townhouse-Condo			Single Family			Townhouse-Condo		
By Price Range	6-2025	6-2026	Change	6-2025	6-2026	Change	5-2026	6-2026	Change	5-2026	6-2026	Change	6-2025	6-2026	Change	6-2025	6-2026	Change
$299,999 and Below	13	4	- 69.2%	29	24	- 17.2%	0	0	--	4	0	- 100.0%	1	0	- 100.0%	14	14	0.0%
$300,000 to $599,999	48	55	+ 14.6%	45	46	+ 2.2%	4	9	+ 125.0%	6	3	- 50.0%	20	25	+ 25.0%	21	17	- 19.0%
$600,000 to $999,999	72	66	- 8.3%	53	43	- 18.9%	8	4	- 50.0%	5	0	- 100.0%	31	28	- 9.7%	18	16	- 11.1%
$1,000,000 to $1,499,999	32	23	- 28.1%	24	21	- 12.5%	1	1	0.0%	0	2	--	16	8	- 50.0%	7	9	+ 28.6%
$1,500,00 to $1,999,999	18	16	- 11.1%	15	11	- 26.7%	1	1	0.0%	2	0	- 100.0%	8	4	- 50.0%	4	6	+ 50.0%
$2,000,000 to $2,499,999	10	16	+ 60.0%	1	3	+ 200.0%	1	3	+ 200.0%	0	0	--	2	7	+ 250.0%	0	0	--
$2,500,000 to $4,999,999	25	28	+ 12.0%	2	5	+ 150.0%	1	1	0.0%	0	0	--	9	11	+ 22.2%	1	3	+ 200.0%
$5,000,000 to $9,999,999	5	5	0.0%	0	0	--	1	1	0.0%	0	0	--	2	2	0.0%	0	0	--
$10,000,000 and Above	0	1	--	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
All Price Ranges	**223**	**214**	**- 4.0%**	**169**	**153**	**- 9.5%**	**17**	**20**	**+ 17.6%**	**17**	**5**	**- 70.6%**	**89**	**85**	**- 4.5%**	**65**	**65**	**0.0%**

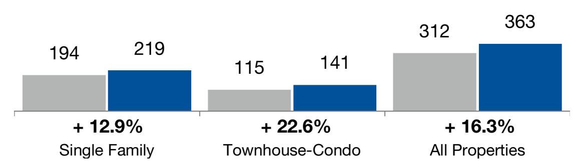
Inventory of Active Listings

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	6-2025	6-2026	Change	6-2025	6-2026	Change	5-2026	6-2026	Change	5-2026	6-2026	Change
$299,999 and Below	6	10	+ 66.7%	15	8	- 46.7%	8	10	+ 25.0%	9	8	- 11.1%
$300,000 to $599,999	21	27	+ 28.6%	33	46	+ 39.4%	24	27	+ 12.5%	42	46	+ 9.5%
$600,000 to $999,999	36	41	+ 13.9%	25	33	+ 32.0%	34	41	+ 20.6%	31	33	+ 6.5%
$1,000,000 to $1,499,999	24	26	+ 8.3%	13	17	+ 30.8%	24	26	+ 8.3%	13	17	+ 30.8%
$1,500,00 to $1,999,999	20	28	+ 40.0%	11	16	+ 45.5%	17	28	+ 64.7%	14	16	+ 14.3%
$2,000,000 to $2,499,999	17	16	- 5.9%	5	7	+ 40.0%	12	16	+ 33.3%	7	7	0.0%
$2,500,000 to $4,999,999	46	45	- 2.2%	11	13	+ 18.2%	36	45	+ 25.0%	10	13	+ 30.0%
$5,000,000 to $9,999,999	20	20	0.0%	2	1	- 50.0%	18	20	+ 11.1%	0	1	--
$10,000,000 and Above	4	6	+ 50.0%	0	0	--	4	6	+ 50.0%	0	0	--
All Price Ranges	**194**	**219**	**+ 12.9%**	**115**	**141**	**+ 22.6%**	**177**	**219**	**+ 23.7%**	**126**	**141**	**+ 11.9%**

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.