Monthly Indicators

May 2026

Percent changes calculated using year-over-year comparisons.

New Listings were down 32.8 percent for single family homes but increased 6.7 percent for townhouse-condo properties. Pending Sales decreased 17.4 percent for single family homes but remained flat for townhouse-condo properties.

The Median Sales Price was up 32.0 percent to $825,000 for single family homes but decreased 20.1 percent to $540,000 for townhouse-condo properties. Days on Market decreased 11.8 percent for single family homes but increased 35.6 percent for townhouse-condo properties.

National inventory climbed 5.8% month-over-month and 1.4% year-over-year, with approximately 1.47 million properties listed for sale heading into May, NAR reported. At the current sales pace, that represents a 4.4-month supply, reflecting a modest improvement in inventory conditions compared to a year earlier. Homes spent a median of 32 days on the market, down from 41 days the previous month, while the median existing-home price increased to $417,700, up 0.9% from a year ago.

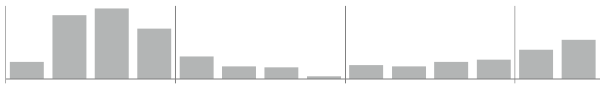
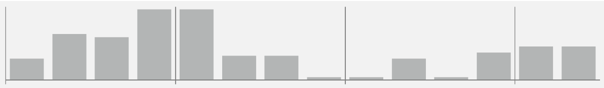
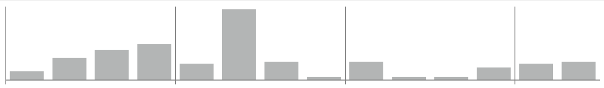
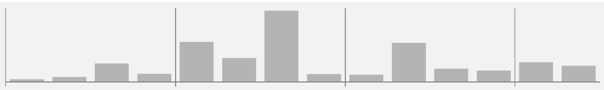
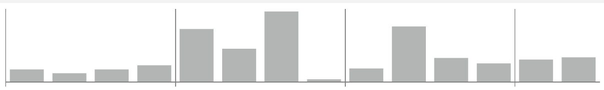
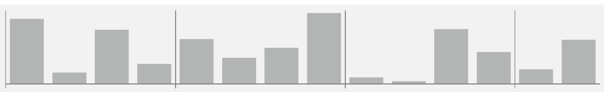
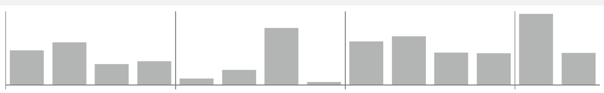
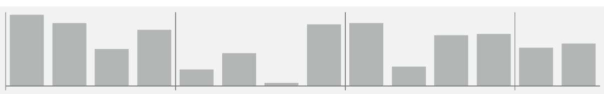
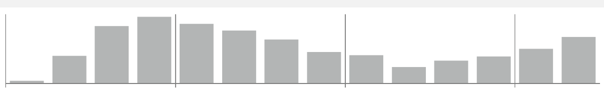
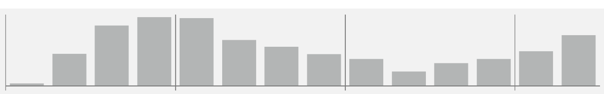
Activity Snapshot

+ 20.7%	+ 6.9%	+ 16.9%
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	5-2025	5-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		67	**45**	- 32.8%	153	**154**	+ 0.7%
Pending Sales		23	**19**	- 17.4%	77	**79**	+ 2.6%
Sold Listings		19	**17**	- 10.5%	66	**65**	- 1.5%
Median Sales Price		$625,000	**$825,000**	+ 32.0%	$811,000	**$830,000**	+ 2.3%
Average Sales Price		$985,895	**$1,325,441**	+ 34.4%	$1,349,188	**$1,376,767**	+ 2.0%
Pct. of List Price Received		93.1%	**95.9%**	+ 3.0%	94.8%	**94.7%**	- 0.1%
Days on Market		152	**134**	- 11.8%	158	**154**	- 2.5%
Housing Affordability Index		69	**54**	- 21.7%	53	**54**	+ 1.9%
Active Listings		148	**177**	+ 19.6%	--	**--**	--
Months Supply		8.5	**9.8**	+ 15.3%	--	**--**	--

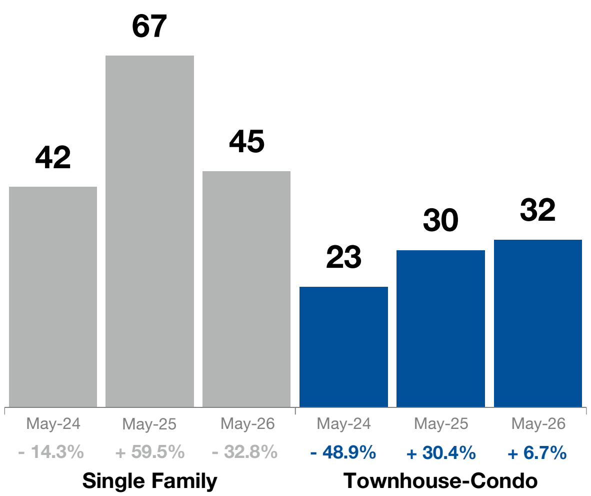
Townhouse-Condo Market Overview

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

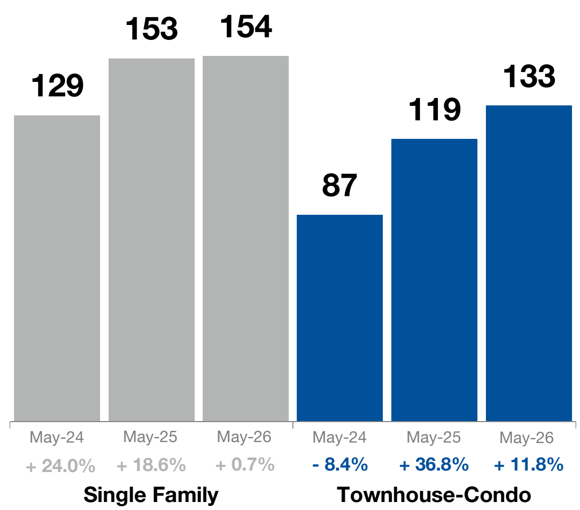
Key Metrics	5-2025	5-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings	30	**32**	+ 6.7%	119	**133**	+ 11.8%
Pending Sales	11	**11**	0.0%	60	**63**	+ 5.0%
Sold Listings	9	**17**	+ 88.9%	54	**60**	+ 11.1%
Median Sales Price	$676,000	**$540,000**	- 20.1%	$599,000	**$664,500**	+ 10.9%
Average Sales Price	$704,778	**$643,559**	- 8.7%	$735,273	**$826,805**	+ 12.4%
Pct. of List Price Received	96.2%	**95.3%**	- 0.9%	96.4%	**96.3%**	- 0.1%
Days on Market	146	**198**	+ 35.6%	136	**149**	+ 9.6%
Housing Affordability Index	65	**84**	+ 29.2%	74	**68**	- 8.1%
Active Listings	109	**124**	+ 13.8%	--	**--**	--
Months Supply	7.8	**9.4**	+ 20.5%	--	**--**	--

New Listings

May

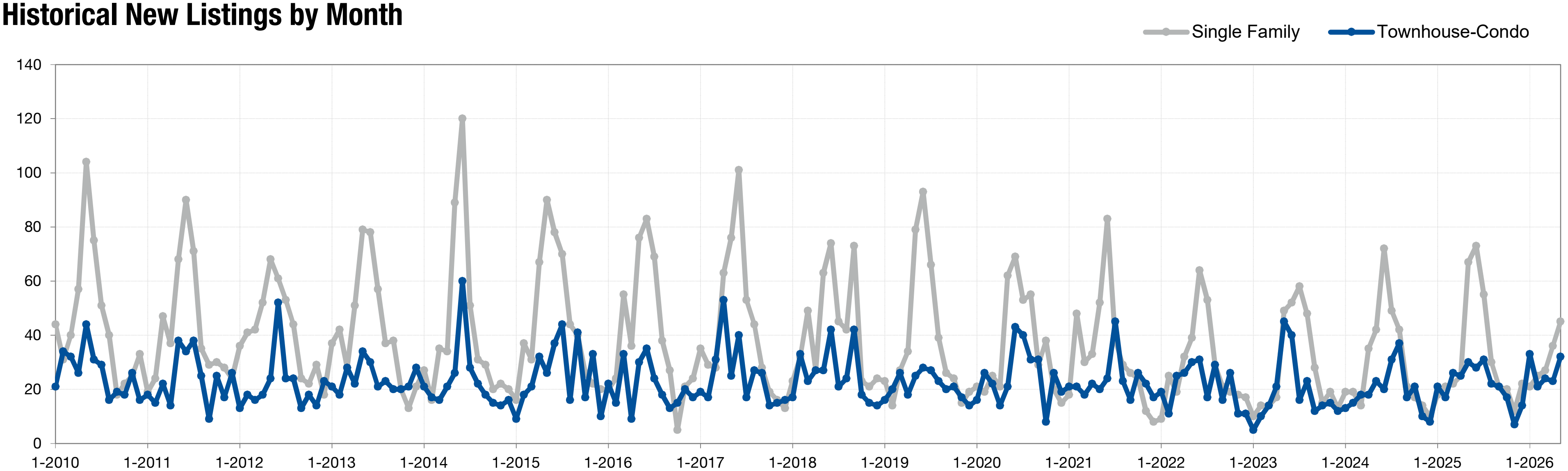


Year to Date



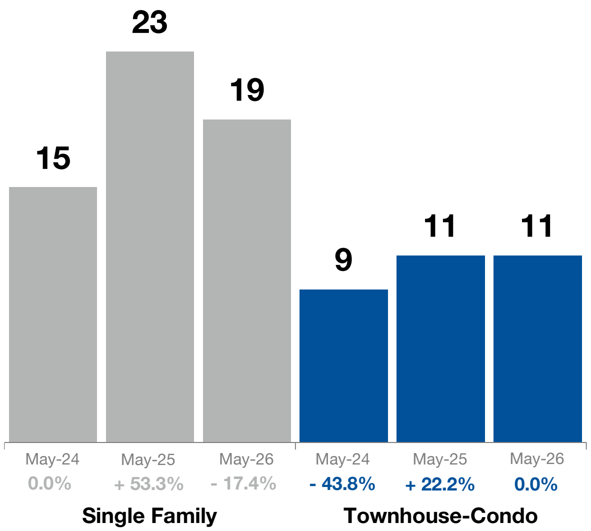
New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jun-2025	73	+1.4%	28	+40.0%
Jul-2025	55	+12.2%	31	0.0%
Aug-2025	30	-28.6%	22	-40.5%
Sep-2025	21	0.0%	21	+23.5%
Oct-2025	20	+17.6%	17	-19.0%
Nov-2025	12	-14.3%	7	-30.0%
Dec-2025	22	+120.0%	14	+75.0%
Jan-2026	21	+16.7%	33	+57.1%
Feb-2026	25	+19.0%	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%**

Historical New Listings by Month

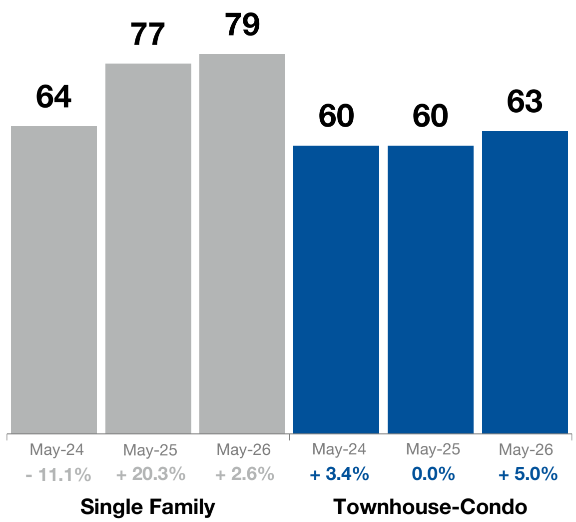


Pending Sales

May

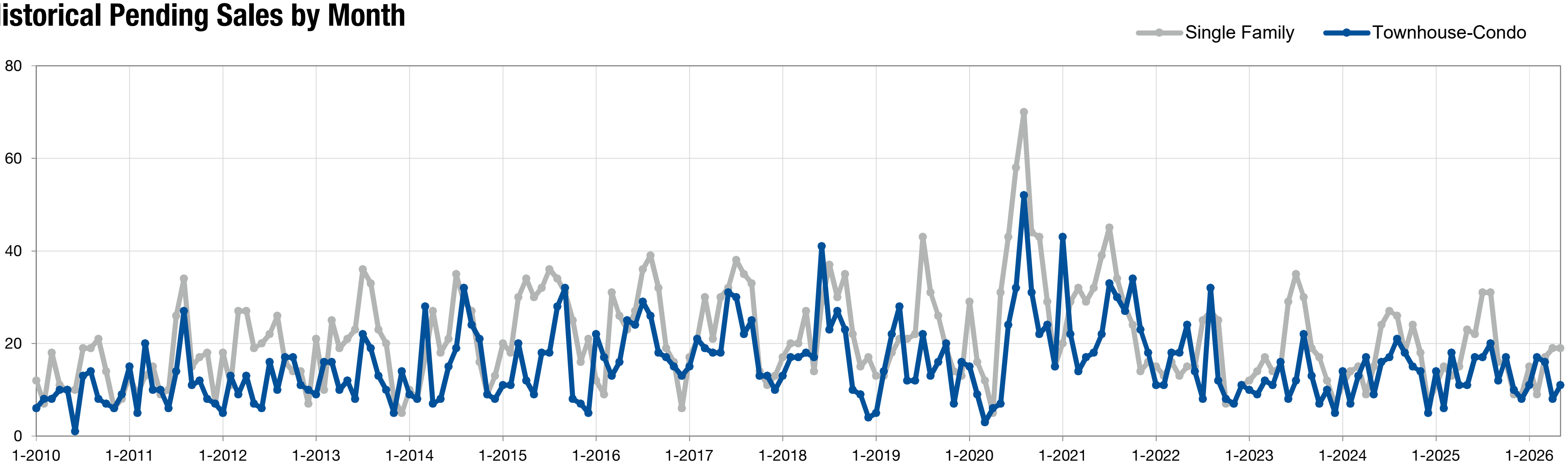


Year to Date



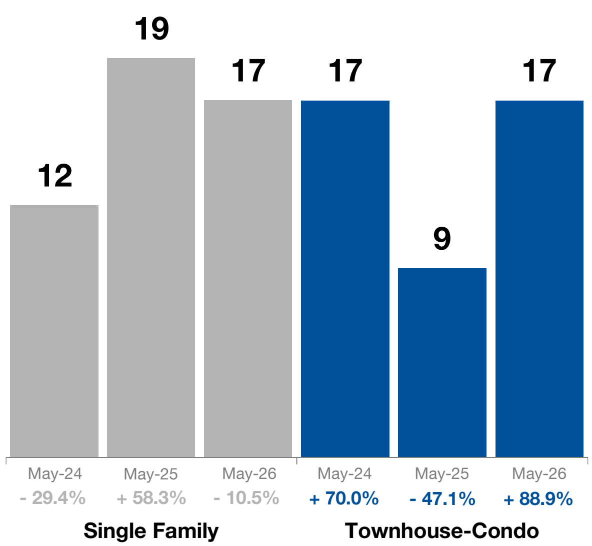
Pending Sales	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jun-2025	22	-8.3%	17	+6.3%
Jul-2025	31	+14.8%	17	0.0%
Aug-2025	31	+19.2%	20	-4.8%
Sep-2025	16	-11.1%	12	-33.3%
Oct-2025	16	-33.3%	17	+13.3%
Nov-2025	9	-50.0%	10	-28.6%
Dec-2025	9	+28.6%	8	+60.0%
Jan-2026	15	+36.4%	11	-21.4%
Feb-2026	9	-40.0%	17	+183.3%
Mar-2026	17	+30.8%	16	-11.1%
Apr-2026	19	+26.7%	8	-27.3%
May-2026	**19**	**-17.4%**	**11**	**0.0%**

Historical Pending Sales by Month

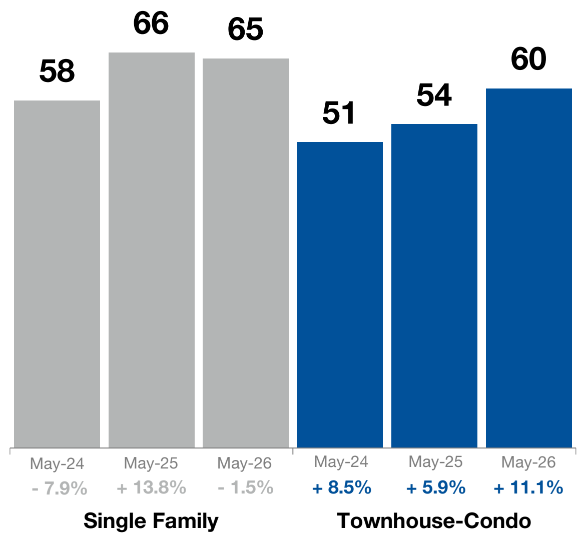


Sold Listings

May

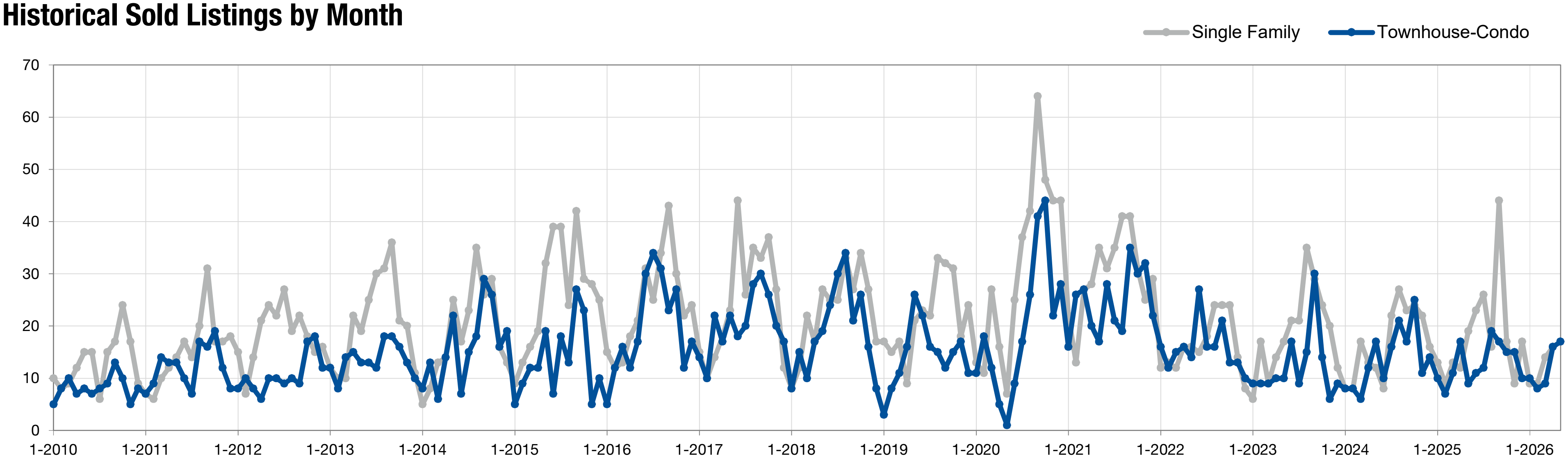


Year to Date



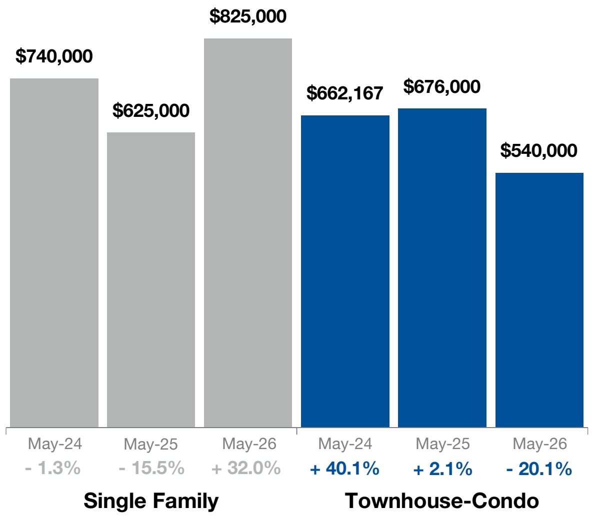
Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jun-2025	23	+187.5%	11	+10.0%
Jul-2025	26	+18.2%	12	-25.0%
Aug-2025	16	-40.7%	19	-9.5%
Sep-2025	44	+91.3%	17	0.0%
Oct-2025	17	-29.2%	15	-40.0%
Nov-2025	9	-59.1%	15	+36.4%
Dec-2025	17	+6.3%	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	16	+33.3%	16	-5.9%
May-2026	**17**	**-10.5%**	**17**	**+88.9%**

Historical Sold Listings by Month

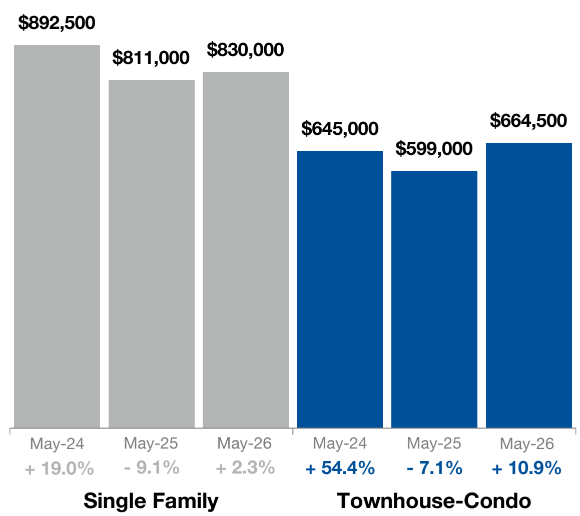


Median Sales Price

May

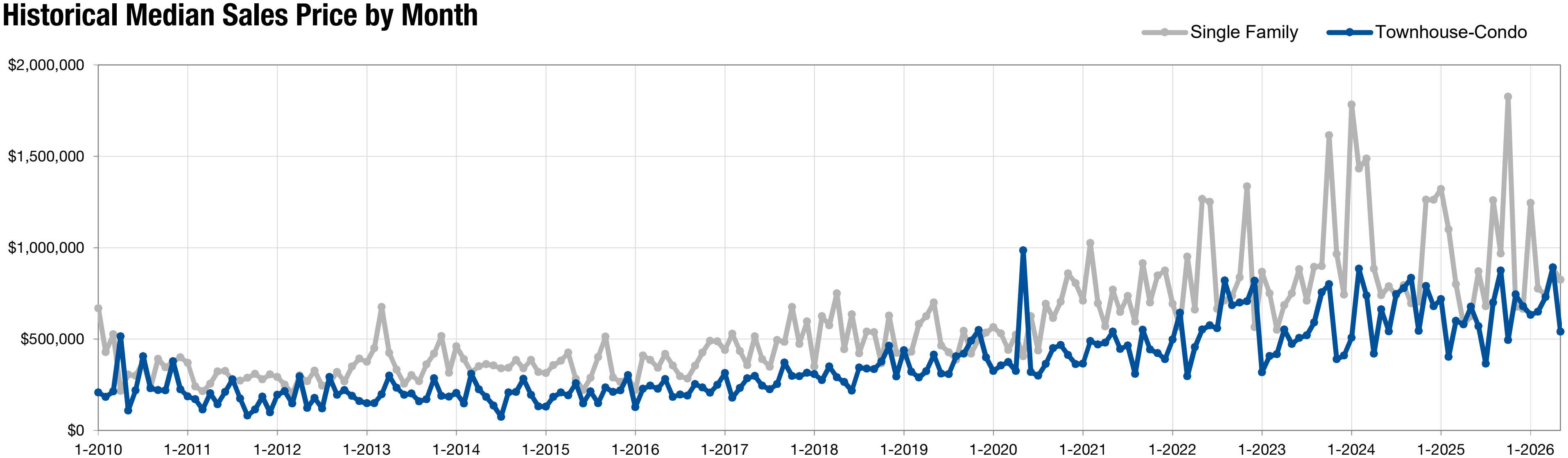


Year to Date



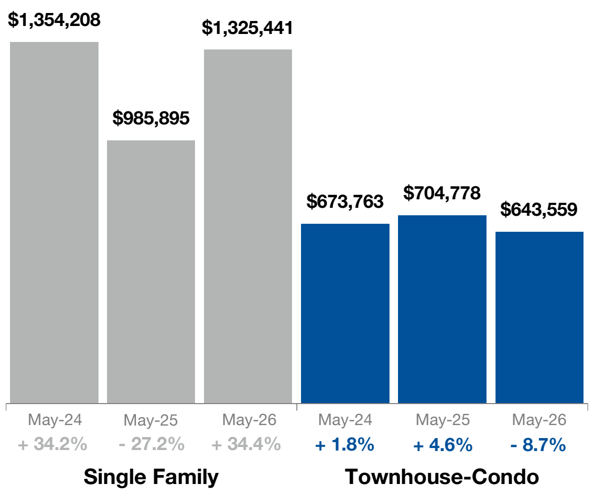
Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jun-2025	$870,000	+10.3%	$570,000	+5.1%
Jul-2025	$679,750	-8.1%	$365,500	-50.9%
Aug-2025	$1,259,500	+58.7%	$700,000	-10.1%
Sep-2025	$967,500	+39.2%	$875,000	+4.8%
Oct-2025	$1,825,000	+159.4%	$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	$890,000	+53.6%	$891,250	+53.7%
May-2026	**$825,000**	**+32.0%**	**$540,000**	**-20.1%**

Historical Median Sales Price by Month

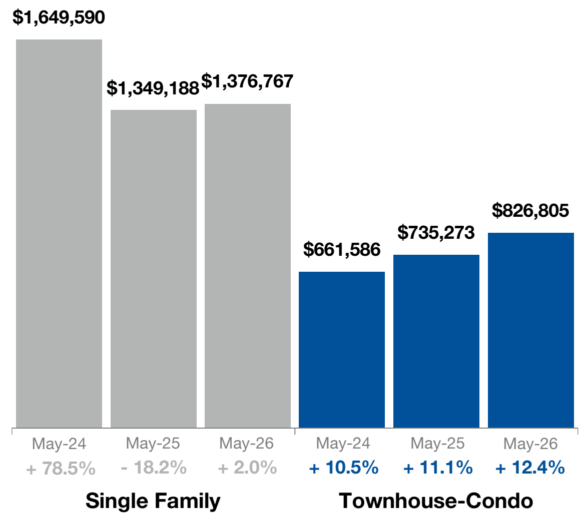


Average Sales Price

May

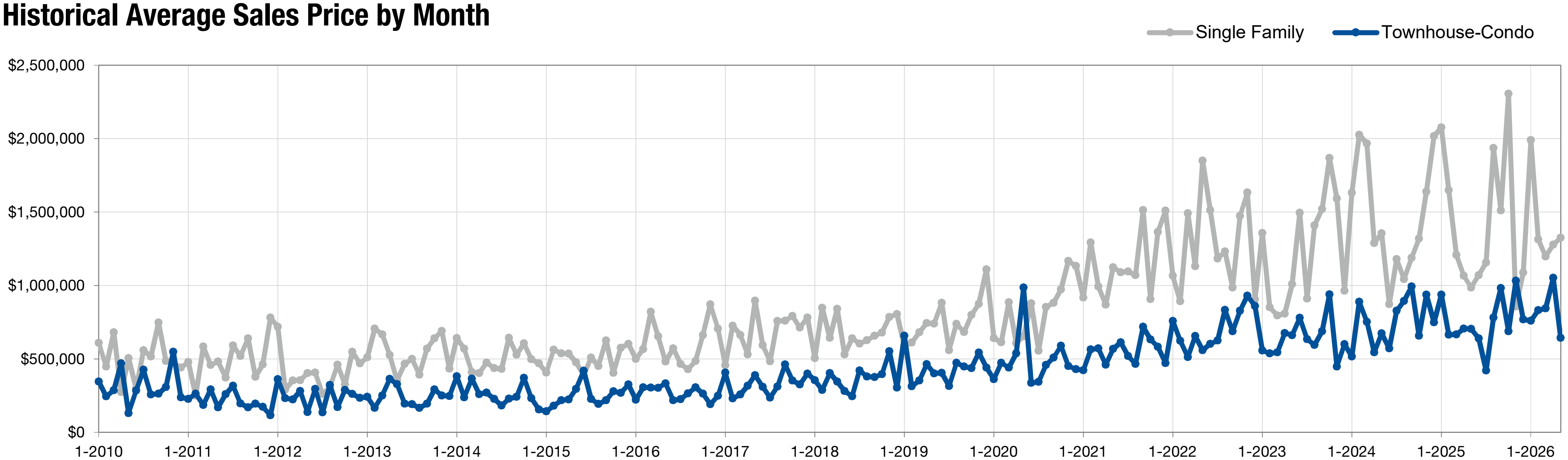


Year to Date



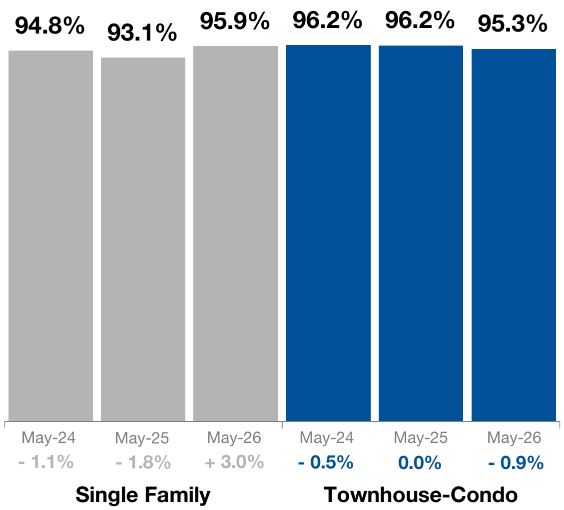
Avg. Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jun-2025	$1,069,826	+22.6%	$639,136	+11.8%
Jul-2025	$1,156,913	-1.9%	$421,494	-49.1%
Aug-2025	$1,935,938	+85.6%	$781,448	-12.5%
Sep-2025	$1,510,805	+27.1%	$981,985	-1.1%
Oct-2025	$2,304,426	+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	$1,278,053	+19.8%	$1,051,300	+49.0%
May-2026	**$1,325,441**	**+34.4%**	**$643,559**	**-8.7%**

Historical Average Sales Price by Month

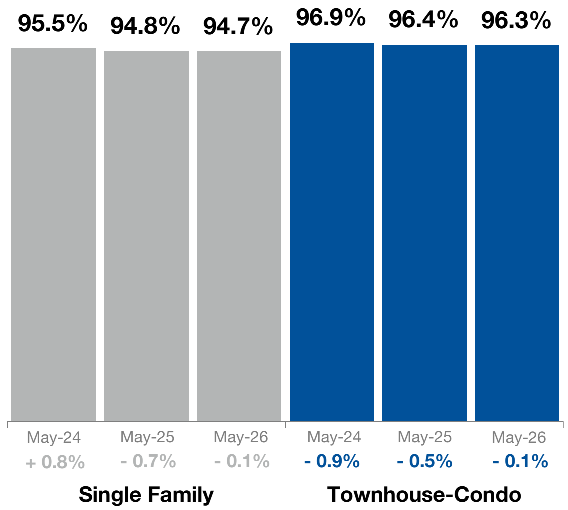


Percent of List Price Received

May

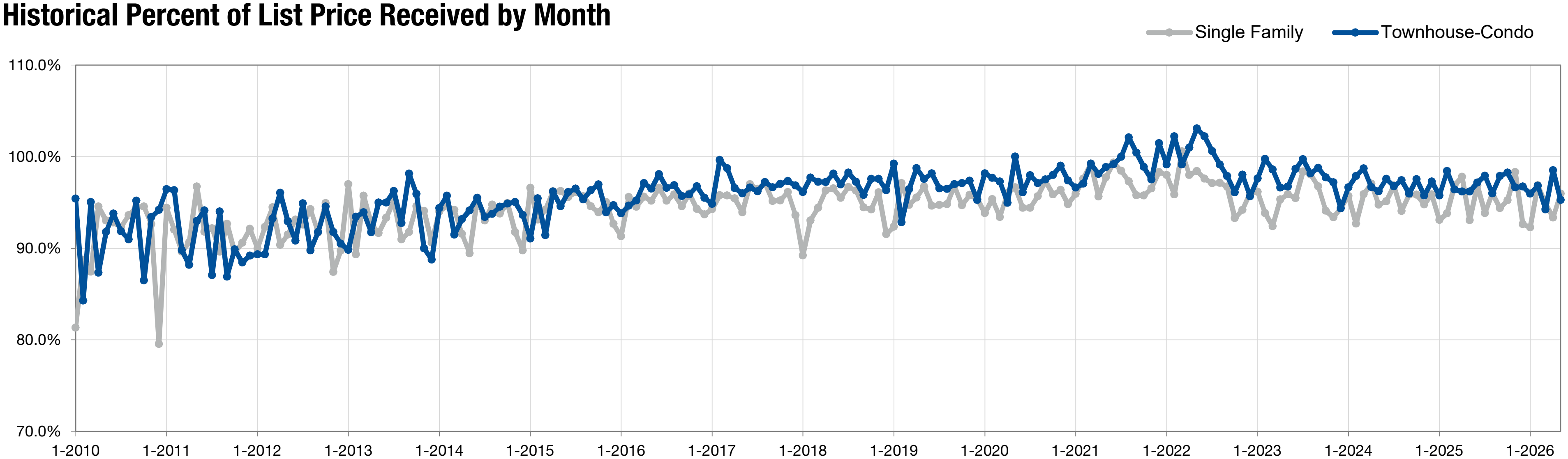


Year to Date



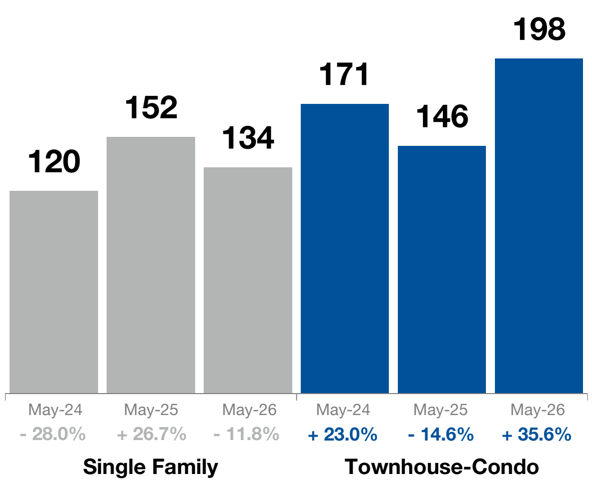
Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jun-2025	96.8%	+1.8%	97.2%	-0.3%
Jul-2025	93.8%	-3.1%	97.9%	+1.1%
Aug-2025	96.0%	+2.0%	96.0%	-1.4%
Sep-2025	94.4%	-1.5%	97.9%	+2.0%
Oct-2025	95.2%	-0.7%	98.2%	+0.7%
Nov-2025	98.3%	+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	93.3%	-4.6%	98.5%	+2.4%
May-2026	**95.9%**	**+3.0%**	**95.3%**	**-0.9%**

Historical Percent of List Price Received by Month

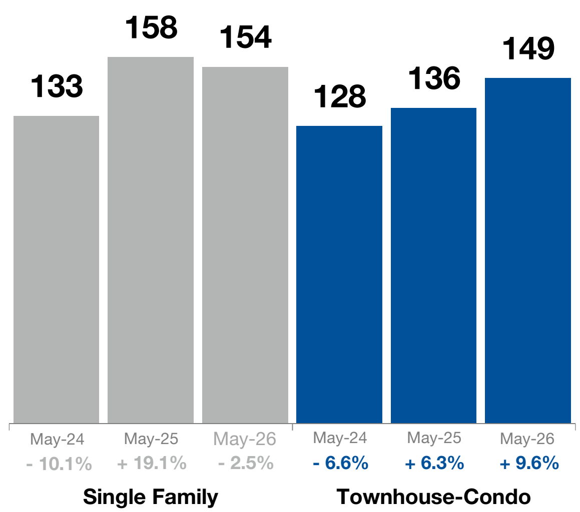


Days on Market Until Sale

May

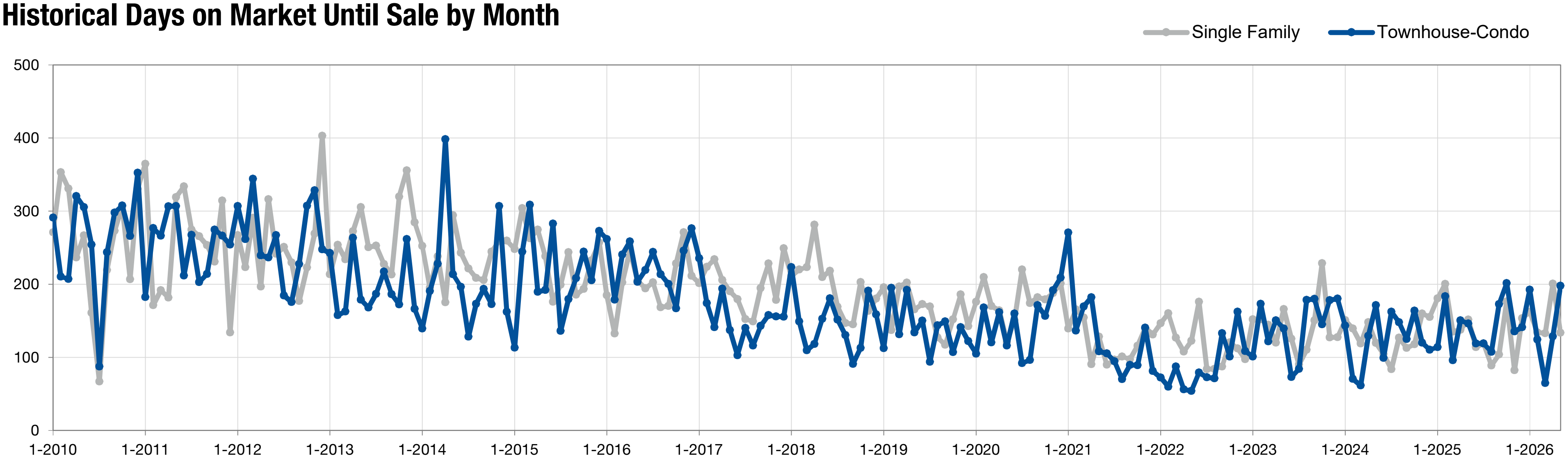


Year to Date



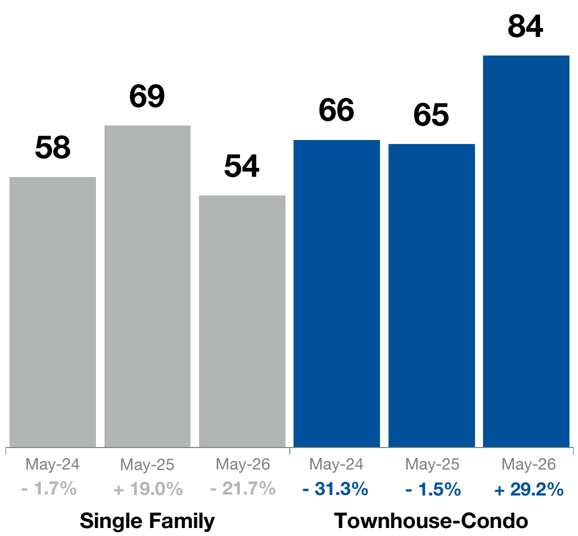
Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jun-2025	114	+9.6%	119	+20.2%
Jul-2025	119	+41.7%	119	-27.0%
Aug-2025	89	-29.9%	107	-27.7%
Sep-2025	104	-8.0%	173	+38.4%
Oct-2025	176	+49.2%	202	+23.2%
Nov-2025	83	-48.1%	135	+12.5%
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	201	+45.7%	129	-14.6%
May-2026	**134**	**-11.8%**	**198**	**+35.6%**

Historical Days on Market Until Sale by Month

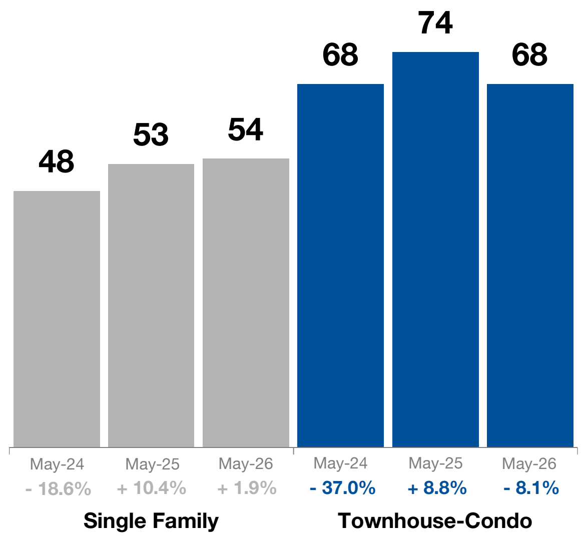


Housing Affordability Index

May

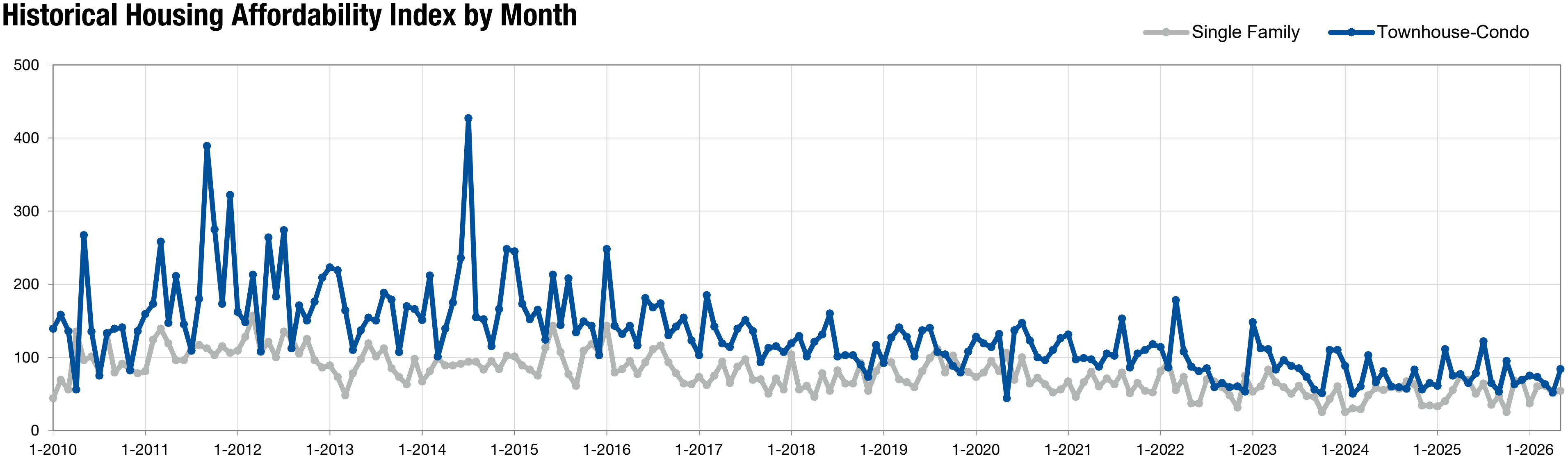


Year to Date



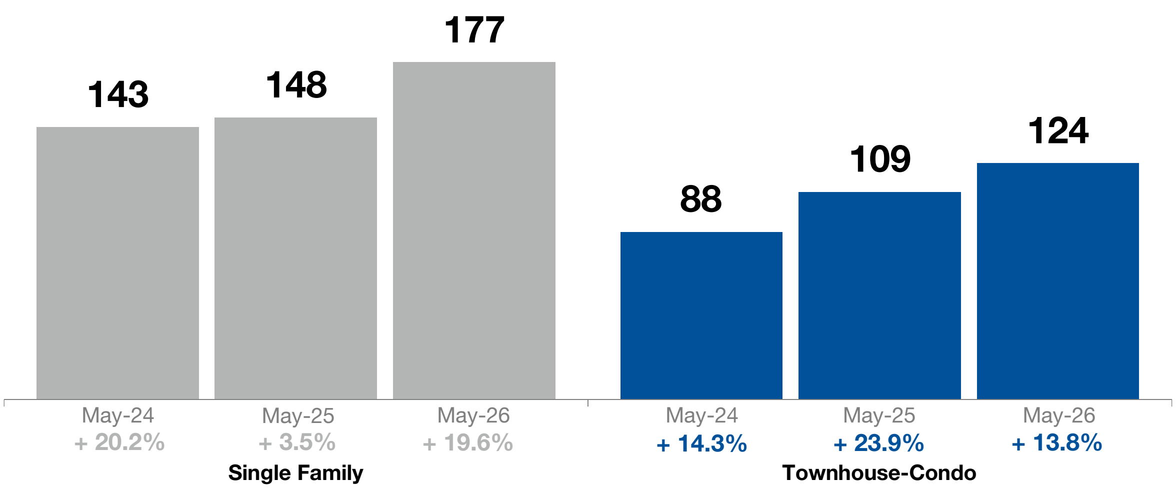
Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jun-2025	50	-9.1%	78	-3.7%
Jul-2025	64	+8.5%	122	+103.3%
Aug-2025	35	-38.6%	65	+10.2%
Sep-2025	47	-29.9%	53	-7.0%
Oct-2025	25	-60.3%	95	+14.5%
Nov-2025	68	+100.0%	63	+12.5%
Dec-2025	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	51	-32.0%	52	-32.5%
May-2026	**54**	**-21.7%**	**84**	**+29.2%**

Historical Housing Affordability Index by Month



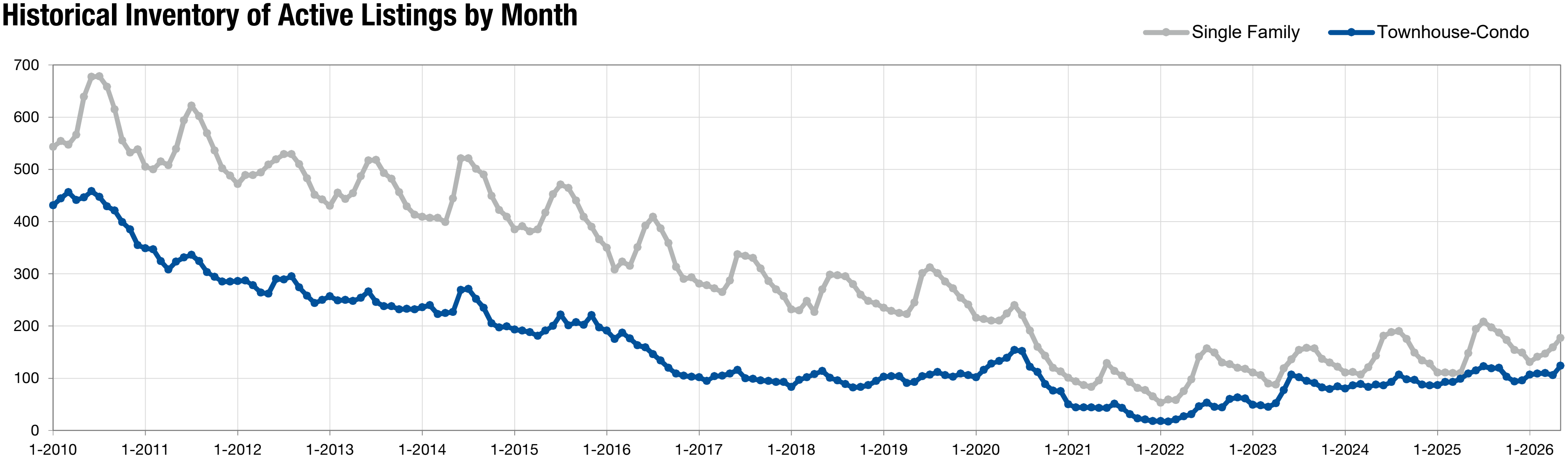
Inventory of Active Listings

May



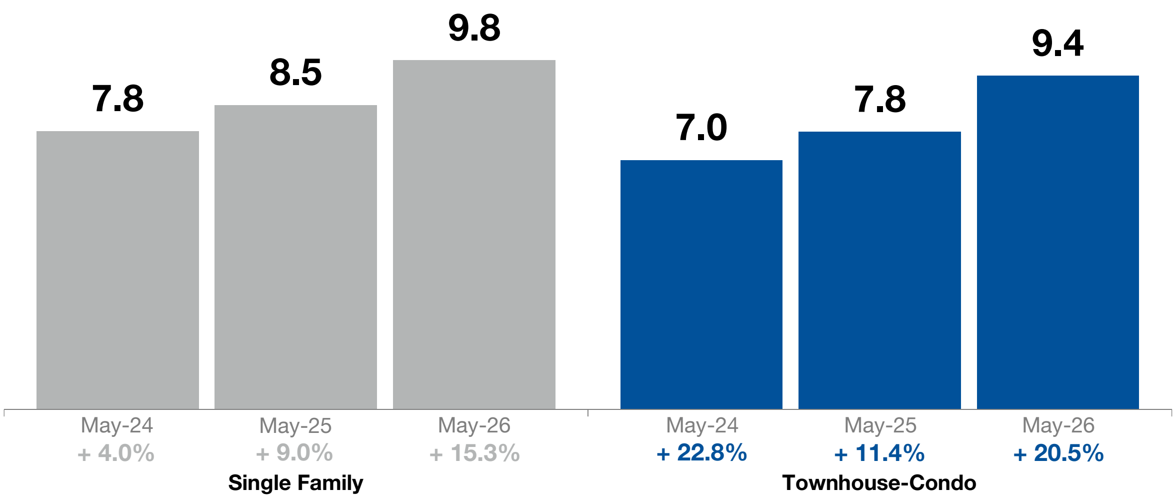
Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jun-2025	194	+7.2%	115	+33.7%
Jul-2025	208	+10.6%	123	+32.3%
Aug-2025	197	+3.7%	119	+11.2%
Sep-2025	187	+6.9%	120	+22.4%
Oct-2025	173	+16.1%	103	+6.2%
Nov-2025	154	+14.9%	94	+6.8%
Dec-2025	149	+16.4%	96	+11.6%
Jan-2026	131	+18.0%	107	+23.0%
Feb-2026	141	+27.0%	109	+17.2%
Mar-2026	147	+33.6%	110	+18.3%
Apr-2026	159	+44.5%	106	+7.1%
May-2026	**177**	**+19.6%**	**124**	**+13.8%**

Historical Inventory of Active Listings by Month



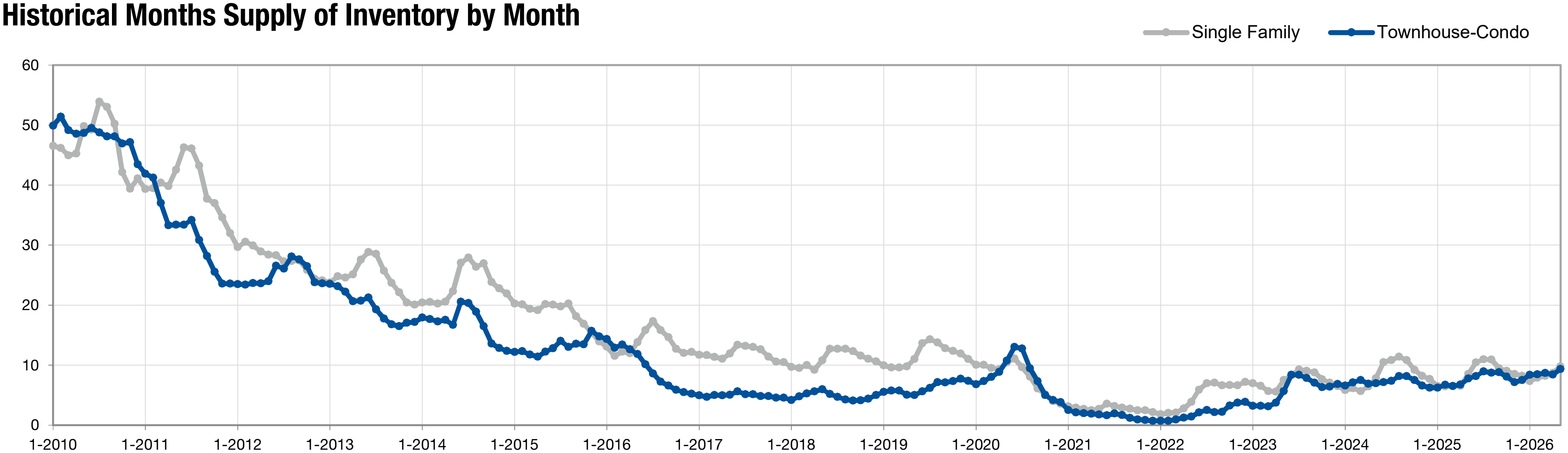
Months Supply of Inventory

May



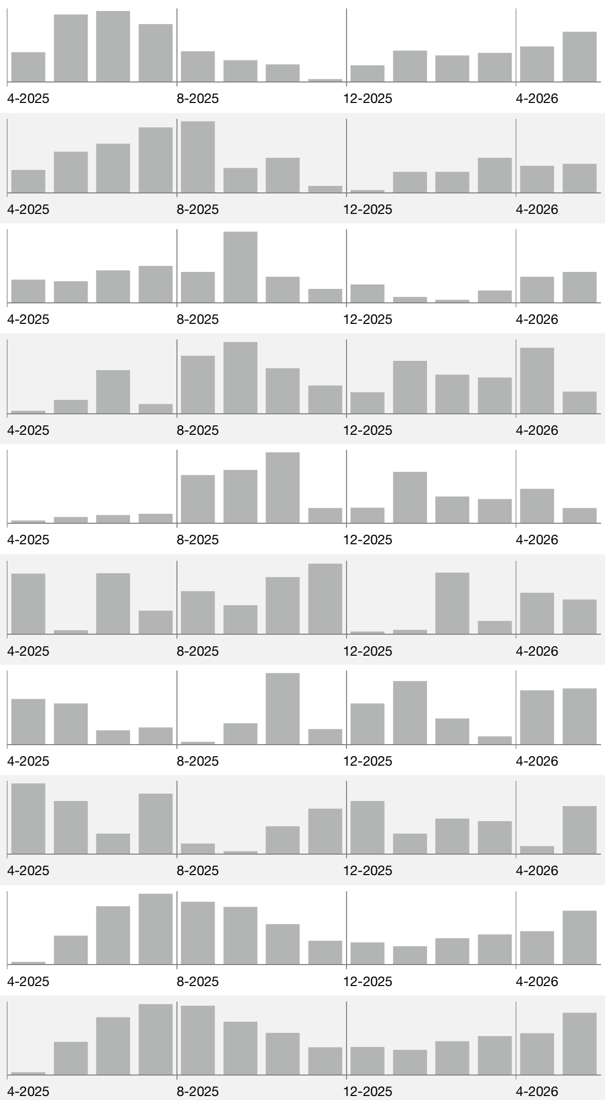
Months Supply of Inventory	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jun-2025	10.4	-1.0%	8.2	+13.9%
Jul-2025	11.0	+1.9%	8.9	+20.3%
Aug-2025	10.9	-4.4%	8.8	+7.3%
Sep-2025	9.5	-12.0%	8.8	+7.3%
Oct-2025	9.0	-2.2%	8.1	+8.0%
Nov-2025	8.5	+3.7%	7.2	+9.1%
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	+26.2%	8.7	+33.8%
Apr-2026	8.7	+31.8%	8.4	+23.5%
May-2026	**9.8**	**+15.3%**	**9.4**	**+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.

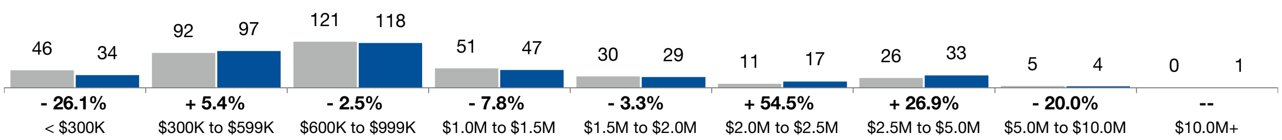


Key Metrics	5-2025	5-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings	98	**77**	- 21.4%	277	**289**	+ 4.3%
Pending Sales	36	**30**	- 16.7%	141	**144**	+ 2.1%
Sold Listings	29	**35**	+ 20.7%	122	**126**	+ 3.3%
Median Sales Price	$625,000	**$668,000**	+ 6.9%	$725,000	**$747,500**	+ 3.1%
Average Sales Price	$873,103	**$965,943**	+ 10.6%	$1,059,026	**$1,106,612**	+ 4.5%
Pct. of List Price Received	94.2%	**95.6%**	+ 1.5%	95.5%	**95.5%**	0.0%
Days on Market	149	**169**	+ 13.4%	150	**153**	+ 2.0%
Housing Affordability Index	69	**67**	- 2.9%	60	**60**	0.0%
Active Listings	260	**304**	+ 16.9%	--	**--**	--
Months Supply	8.2	**9.6**	+ 17.1%	--	**--**	--

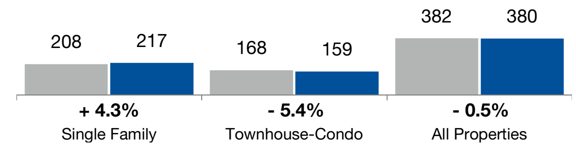
Closed Sales

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 5-2025	Single Family 5-2026	Single Family Change	Townhouse-Condo 5-2025	Townhouse-Condo 5-2026	Townhouse-Condo Change
$299,999 and Below	13	4	- 69.2%	27	27	0.0%
$300,000 to $599,999	47	49	+ 4.3%	45	47	+ 4.4%
$600,000 to $999,999	67	72	+ 7.5%	54	46	- 14.8%
$1,000,000 to $1,499,999	26	28	+ 7.7%	25	19	- 24.0%
$1,500,00 to $1,999,999	16	17	+ 6.3%	14	12	- 14.3%
$2,000,000 to $2,499,999	10	14	+ 40.0%	1	3	+ 200.0%
$2,500,000 to $4,999,999	24	28	+ 16.7%	2	5	+ 150.0%
$5,000,000 to $9,999,999	5	4	- 20.0%	0	0	--
$10,000,000 and Above	0	1	--	0	0	--
All Price Ranges	**208**	**217**	**+ 4.3%**	**168**	**159**	**- 5.4%**

Compared to Prior Month

By Price Range	Single Family 4-2026	Single Family 5-2026	Single Family Change	Townhouse-Condo 4-2026	Townhouse-Condo 5-2026	Townhouse-Condo Change
$299,999 and Below	0	0	--	4	4	0.0%
$300,000 to $599,999	5	4	- 20.0%	2	6	+ 200.0%
$600,000 to $999,999	4	8	+ 100.0%	4	5	+ 25.0%
$1,000,000 to $1,499,999	3	1	- 66.7%	2	0	- 100.0%
$1,500,00 to $1,999,999	1	1	0.0%	2	2	0.0%
$2,000,000 to $2,499,999	0	1	--	0	0	--
$2,500,000 to $4,999,999	3	1	- 66.7%	2	0	- 100.0%
$5,000,000 to $9,999,999	0	1	--	0	0	--
$10,000,000 and Above	0	0	--	0	0	--
All Price Ranges	**16**	**17**	**+ 6.3%**	**16**	**17**	**+ 6.3%**

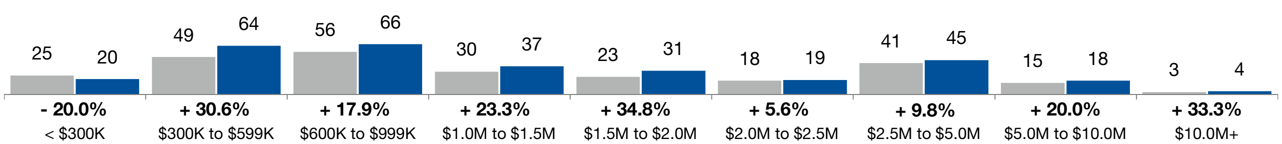
Year to Date

By Price Range	Single Family 5-2025	Single Family 5-2026	Single Family Change	Townhouse-Condo 5-2025	Townhouse-Condo 5-2026	Townhouse-Condo Change
$299,999 and Below	1	0	- 100.0%	11	14	+ 27.3%
$300,000 to $599,999	17	16	- 5.9%	17	14	- 17.6%
$600,000 to $999,999	21	24	+ 14.3%	15	16	+ 6.7%
$1,000,000 to $1,499,999	10	7	- 30.0%	7	7	0.0%
$1,500,00 to $1,999,999	6	3	- 50.0%	3	6	+ 100.0%
$2,000,000 to $2,499,999	1	4	+ 300.0%	0	0	--
$2,500,000 to $4,999,999	8	10	+ 25.0%	1	3	+ 200.0%
$5,000,000 to $9,999,999	2	1	- 50.0%	0	0	--
$10,000,000 and Above	0	0	--	0	0	--
All Price Ranges	**66**	**65**	**- 1.5%**	**54**	**60**	**+ 11.1%**

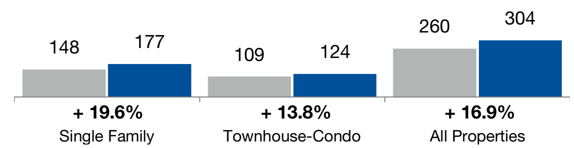
Inventory of Active Listings

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 5-2025	Single Family 5-2026	Single Family Change	Townhouse-Condo 5-2025	Townhouse-Condo 5-2026	Townhouse-Condo Change
$299,999 and Below	6	8	+ 33.3%	16	9	- 43.8%
$300,000 to $599,999	19	24	+ 26.3%	30	40	+ 33.3%
$600,000 to $999,999	32	35	+ 9.4%	24	31	+ 29.2%
$1,000,000 to $1,499,999	18	24	+ 33.3%	12	13	+ 8.3%
$1,500,00 to $1,999,999	15	17	+ 13.3%	8	14	+ 75.0%
$2,000,000 to $2,499,999	12	12	0.0%	6	7	+ 16.7%
$2,500,000 to $4,999,999	30	35	+ 16.7%	11	10	- 9.1%
$5,000,000 to $9,999,999	13	18	+ 38.5%	2	0	- 100.0%
$10,000,000 and Above	3	4	+ 33.3%	0	0	--
All Price Ranges	**148**	**177**	**+ 19.6%**	**109**	**124**	**+ 13.8%**

Compared to Prior Month

By Price Range	Single Family 4-2026	Single Family 5-2026	Single Family Change	Townhouse-Condo 4-2026	Townhouse-Condo 5-2026	Townhouse-Condo Change
$299,999 and Below	8	8	0.0%	9	9	0.0%
$300,000 to $599,999	25	24	- 4.0%	31	40	+ 29.0%
$600,000 to $999,999	31	35	+ 12.9%	25	31	+ 24.0%
$1,000,000 to $1,499,999	17	24	+ 41.2%	10	13	+ 30.0%
$1,500,00 to $1,999,999	17	17	0.0%	13	14	+ 7.7%
$2,000,000 to $2,499,999	9	12	+ 33.3%	8	7	- 12.5%
$2,500,000 to $4,999,999	30	35	+ 16.7%	9	10	+ 11.1%
$5,000,000 to $9,999,999	18	18	0.0%	1	0	- 100.0%
$10,000,000 and Above	4	4	0.0%	0	0	--
All Price Ranges	**159**	**177**	**+ 11.3%**	**106**	**124**	**+ 17.0%**

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.