Monthly Indicators

October 2026

Percent changes calculated using year-over-year comparisons.

New Listings were up 25.0 percent for single family homes but decreased 35.3 percent for townhouse-condo properties. Pending Sales were dead even with last year for both property types.

The Median Sales Price was down 28.3 percent to $1,308,000 for single family homes but increased 0.9 percent to $499,500 for townhouse-condo properties. Days on Market decreased 11.2 percent for single family homes and 20.2 percent for townhouse-condo properties.

Heading into October, 1.60 million homes were listed for sale, up 1.9 percent from the previous month and 4.6 percent from a year earlier, according to NAR. Unsold inventory was a 4.8-month supply, unchanged from August and up from a 4.5-month supply a year earlier. The median existing-home sales price was $417,500, up 1.3 percent from $412,300 a year earlier. That marked the 39th consecutive month of year-over-year price gains.

Activity Snapshot

+ 21.9%	- 7.2%	+ 16.1%
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**

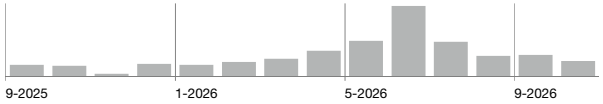
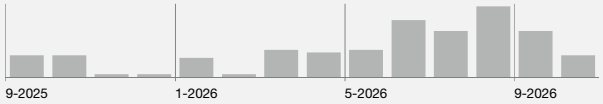
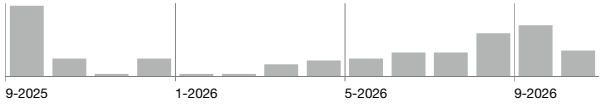
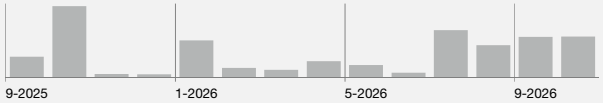
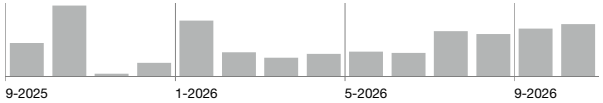
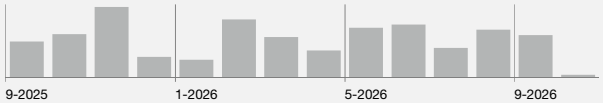
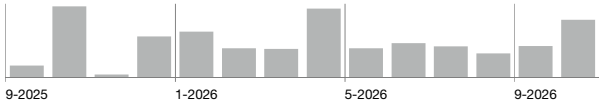
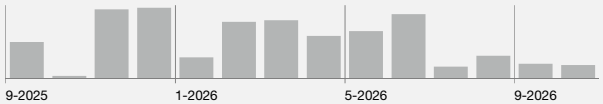
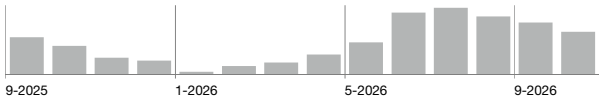
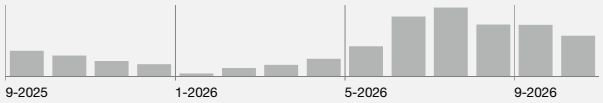
Residential real estate activity in the Gunnison-Crested Butte Association of REALTORS® service area composed of single-family properties, townhomes and condominiums. Percent changes are calculated using rounded figures.

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Current as of November 4, 2026. Data © 2026 Colorado Real Estate Network. Report © 2026 ShowingTime Plus, LLC.

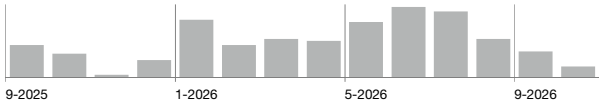
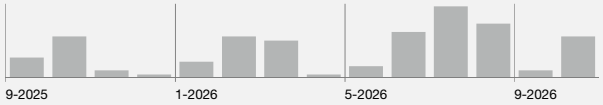
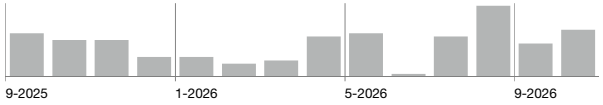
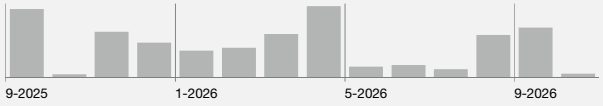
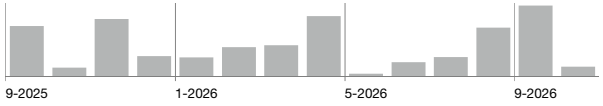
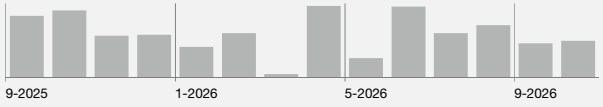
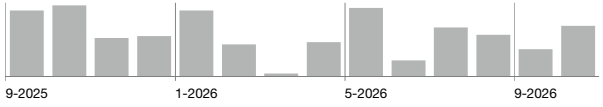
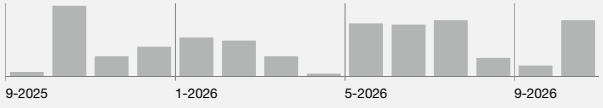
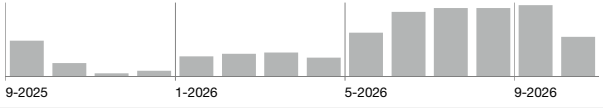
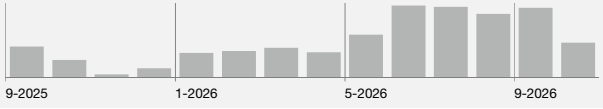
Single Family Market Overview

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

Key Metrics	Historical Sparkbars	10-2025	10-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		20	**25**	+ 25.0%	352	**362**	+ 2.8%
Pending Sales		16	**16**	0.0%	193	**206**	+ 6.7%
Sold Listings		17	**21**	+ 23.5%	192	**190**	- 1.0%
Median Sales Price		$1,825,000	**$1,308,000**	- 28.3%	$892,000	**$981,250**	+ 10.0%
Average Sales Price		$2,304,426	**$1,913,135**	- 17.0%	$1,460,197	**$1,599,375**	+ 9.5%
Pct. of List Price Received		95.2%	**90.6%**	- 4.8%	94.9%	**94.5%**	- 0.4%
Days on Market		205	**182**	- 11.2%	138	**147**	+ 6.5%
Housing Affordability Index		25	**32**	+ 28.0%	52	**43**	- 17.3%
Active Listings		173	**196**	+ 13.3%	--	**--**	--
Months Supply		9.0	**10.9**	+ 21.1%	--	**--**	--

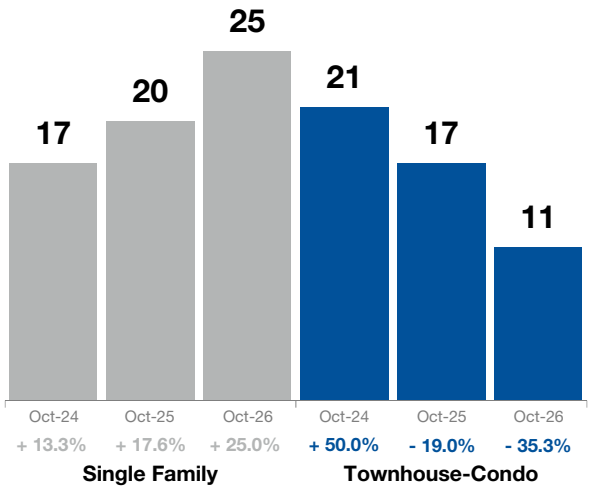
Townhouse-Condo Market Overview

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

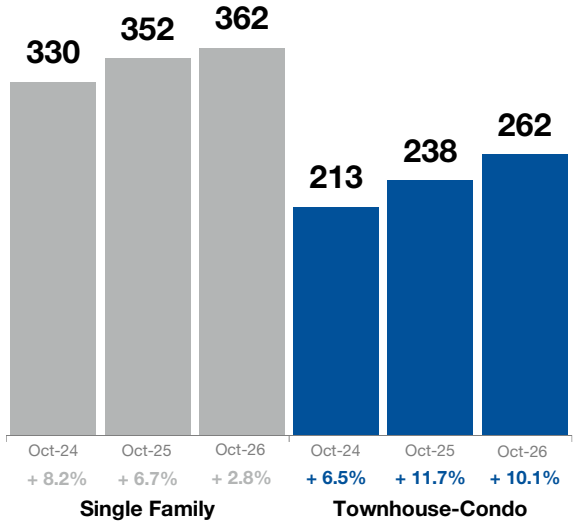
Key Metrics	Historical Sparkbars	10-2025	10-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		17	**11**	- 35.3%	238	**262**	+ 10.1%
Pending Sales		17	**17**	0.0%	141	**150**	+ 6.4%
Sold Listings		15	**18**	+ 20.0%	128	**138**	+ 7.8%
Median Sales Price		$495,000	**$499,500**	+ 0.9%	$591,500	**$640,000**	+ 8.2%
Average Sales Price		$687,882	**$693,264**	+ 0.8%	$731,661	**$854,225**	+ 16.8%
Pct. of List Price Received		98.2%	**96.3%**	- 1.9%	97.0%	**96.6%**	- 0.4%
Days on Market		203	**162**	- 20.2%	145	**145**	0.0%
Housing Affordability Index		95	**86**	- 9.5%	79	**67**	- 15.2%
Active Listings		103	**123**	+ 19.4%	--	**--**	--
Months Supply		8.1	**9.1**	+ 12.3%	--	**--**	--

New Listings

October

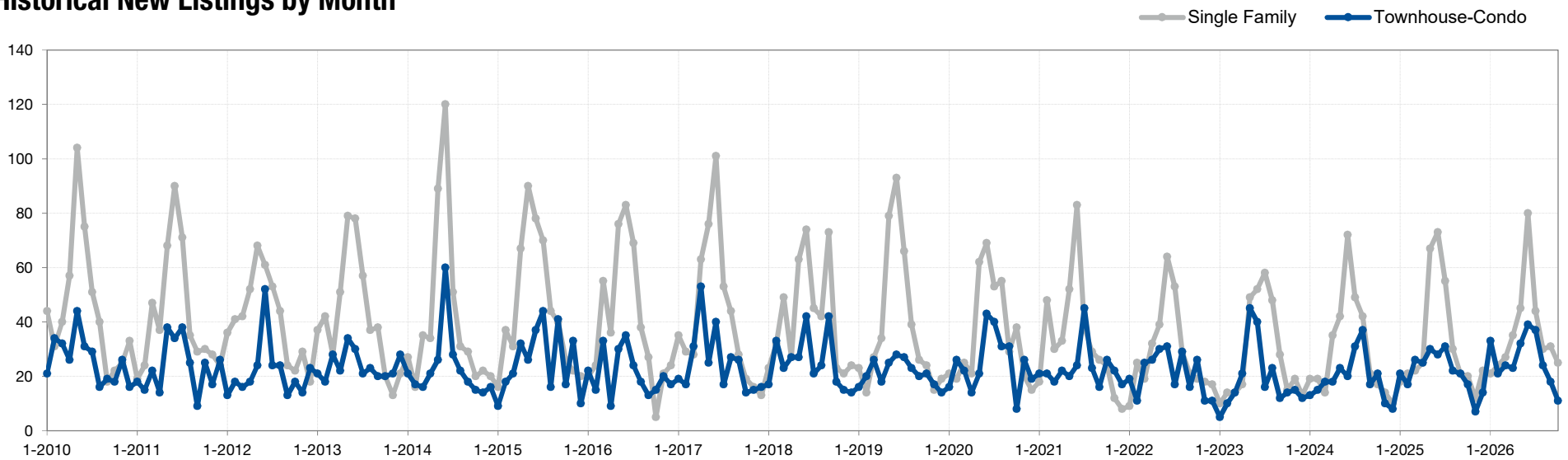


Year to Date



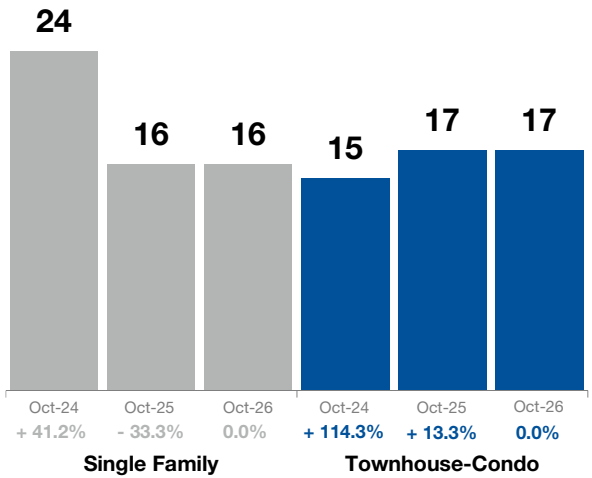
New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Nov-2025	12	-14.3%	7	-30.0%
Dec-2025	22	+120.0%	14	+75.0%
Jan-2026	21	+16.7%	33	+57.1%
Feb-2026	24	+14.3%	21	+23.5%
Mar-2026	27	+22.7%	24	-7.7%
Apr-2026	35	+40.0%	23	-8.0%
May-2026	45	-32.8%	32	+6.7%
Jun-2026	80	+9.6%	39	+39.3%
Jul-2026	44	-20.0%	37	+19.4%
Aug-2026	30	0.0%	24	+9.1%
Sep-2026	31	+47.6%	18	-14.3%
Oct-2026	**25**	**+25.0%**	**11**	**-35.3%**

Historical New Listings by Month

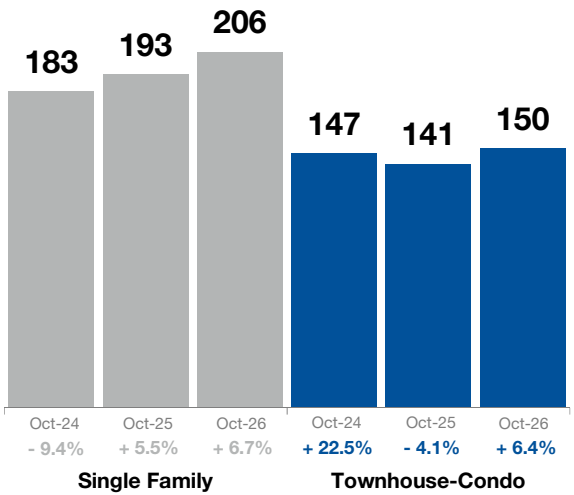


Pending Sales

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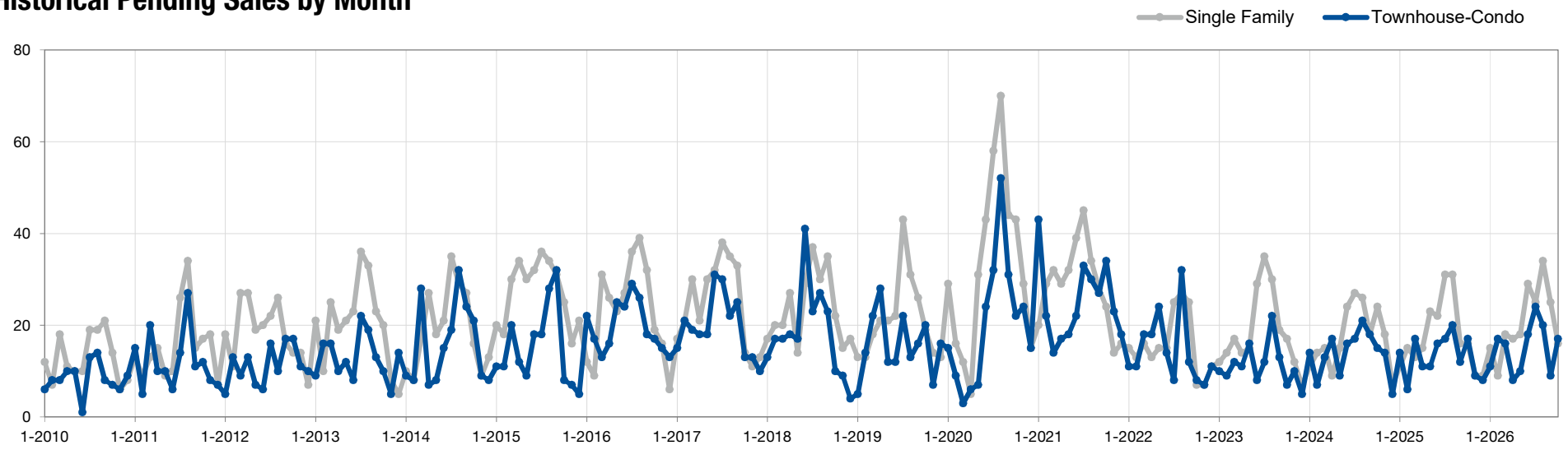


Year to Date



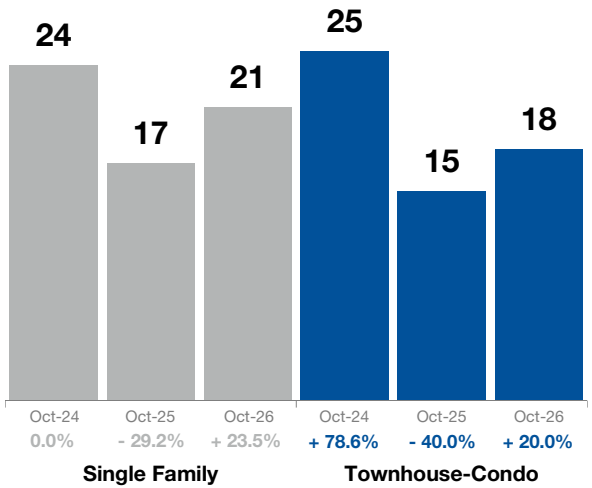
Pending Sales	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Nov-2025	9	-50.0%	9	-35.7%
Dec-2025	9	+28.6%	8	+60.0%
Jan-2026	15	+36.4%	11	-21.4%
Feb-2026	9	-40.0%	17	+183.3%
Mar-2026	18	+38.5%	16	-5.9%
Apr-2026	17	+13.3%	8	-27.3%
May-2026	18	-21.7%	10	-9.1%
Jun-2026	29	+31.8%	18	+12.5%
Jul-2026	25	-19.4%	24	+41.2%
Aug-2026	34	+9.7%	20	0.0%
Sep-2026	25	+56.3%	9	-25.0%
Oct-2026	**16**	**0.0%**	**17**	**0.0%**

Historical Pending Sales by Month

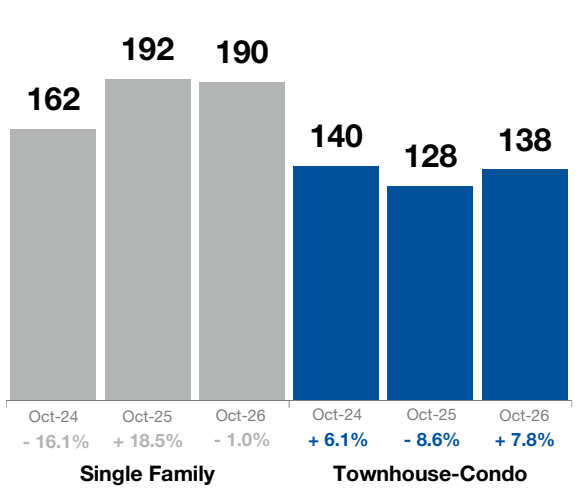


Sold Listings

October

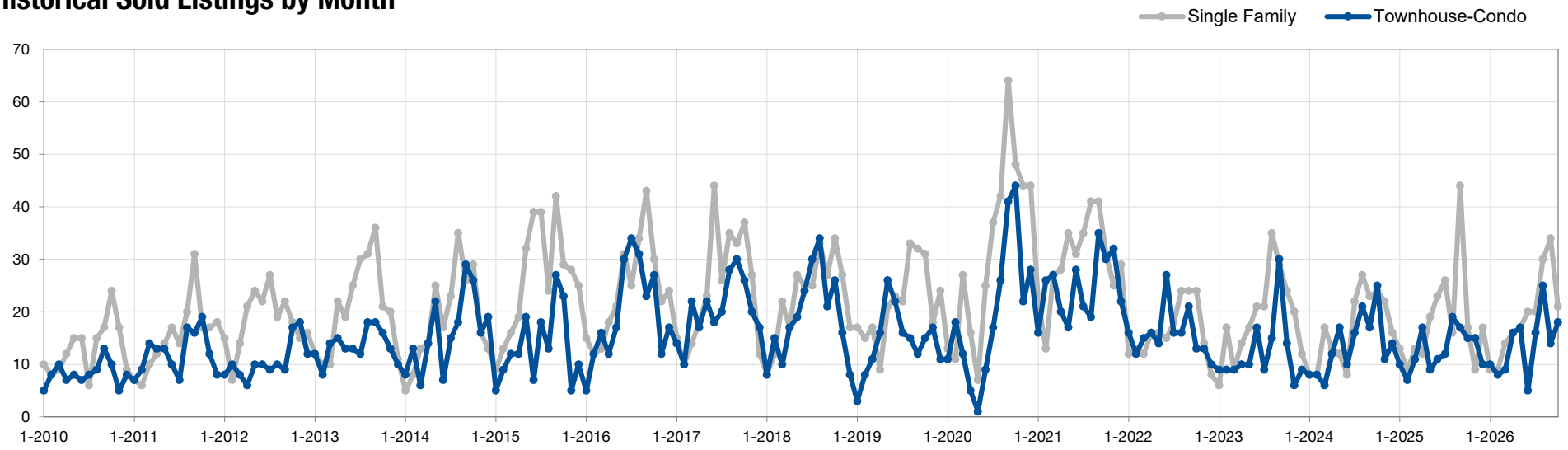


Year to Date



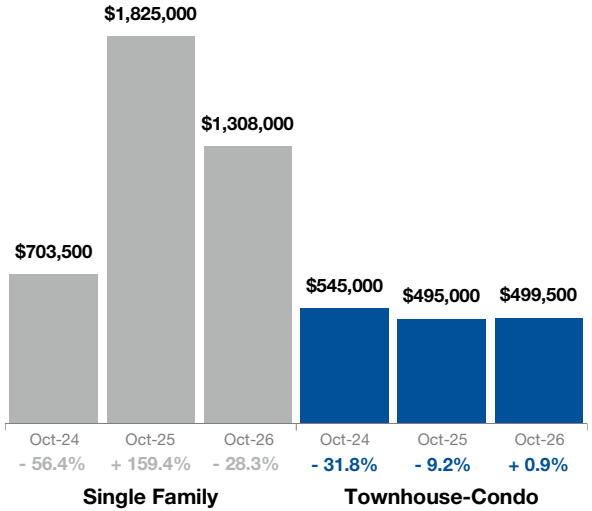
Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Nov-2025	9	-59.1%	15	+36.4%
Dec-2025	17	+6.3%	10	-28.6%
Jan-2026	9	-30.8%	10	0.0%
Feb-2026	9	0.0%	8	+14.3%
Mar-2026	14	+7.7%	9	-18.2%
Apr-2026	16	+33.3%	16	-5.9%
May-2026	17	-10.5%	17	+88.9%
Jun-2026	20	-13.0%	5	-54.5%
Jul-2026	20	-23.1%	16	+33.3%
Aug-2026	30	+87.5%	25	+31.6%
Sep-2026	34	-22.7%	14	-17.6%
Oct-2026	**21**	**+23.5%**	**18**	**+20.0%**

Historical Sold Listings by Month

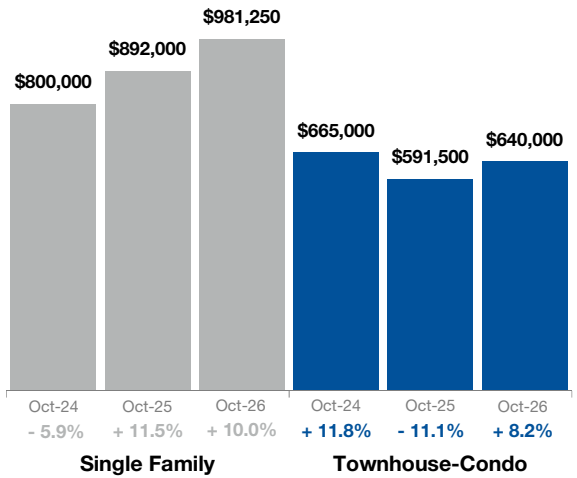


Median Sales Price

October

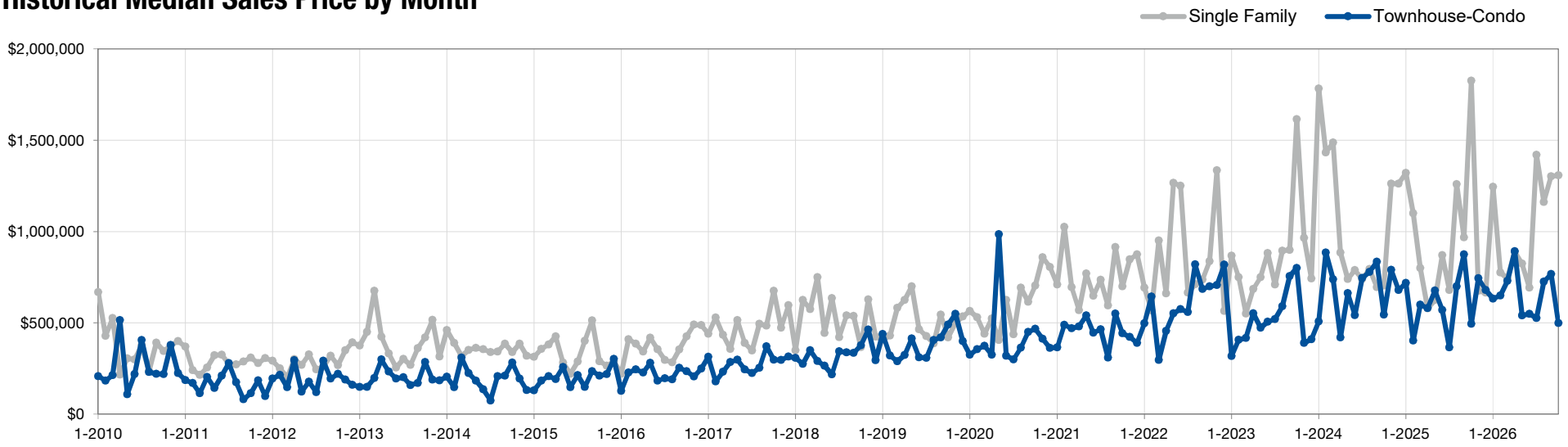


Year to Date



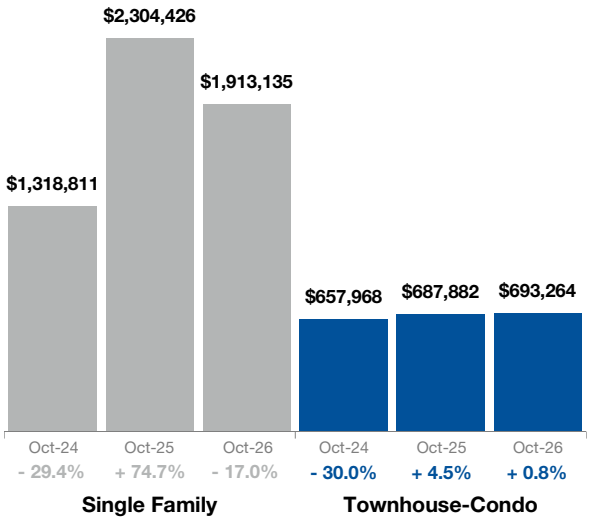
Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Nov-2025	$675,000	-46.5%	$743,500	-5.9%
Dec-2025	$665,000	-47.3%	$679,750	-0.0%
Jan-2026	$1,245,000	-5.7%	$632,500	-12.0%
Feb-2026	$775,000	-29.5%	$650,000	+61.3%
Mar-2026	$742,500	-7.2%	$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%	$725,000	+3.6%
Sep-2026	$1,302,500	+34.6%	$767,500	-12.3%
Oct-2026	**$1,308,000**	**-28.3%**	**$499,500**	**+0.9%**

Historical Median Sales Price by Month

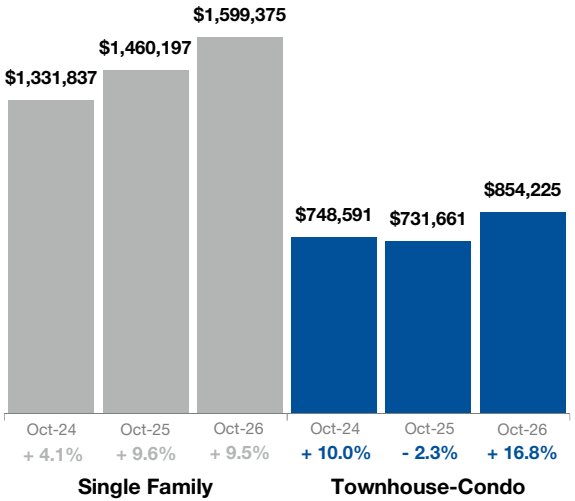


Average Sales Price

October

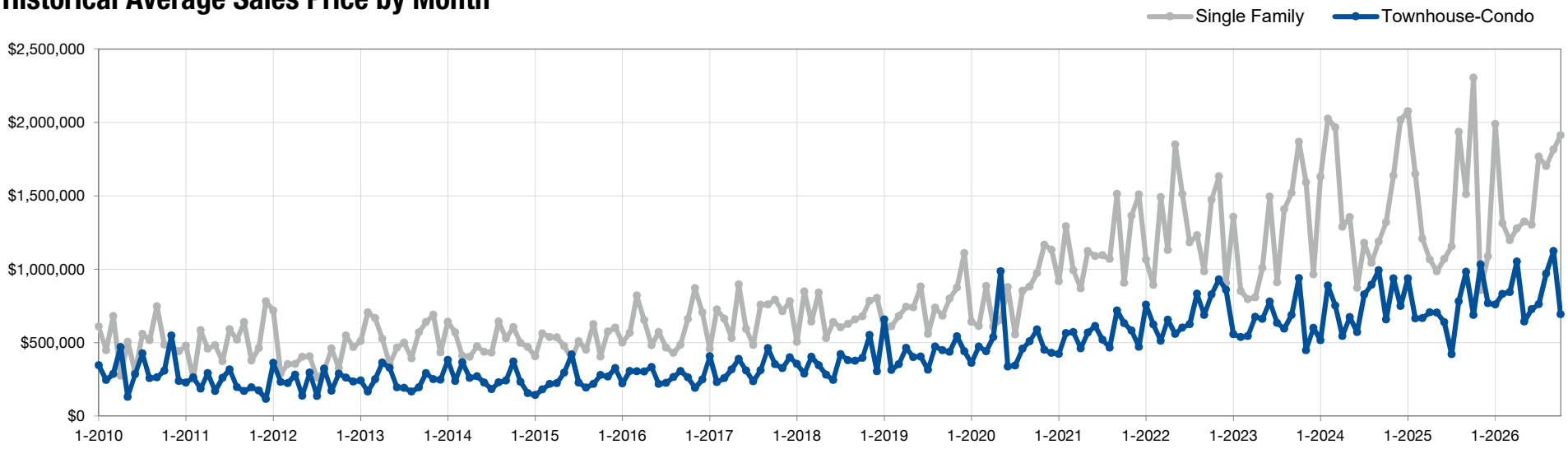


Year to Date



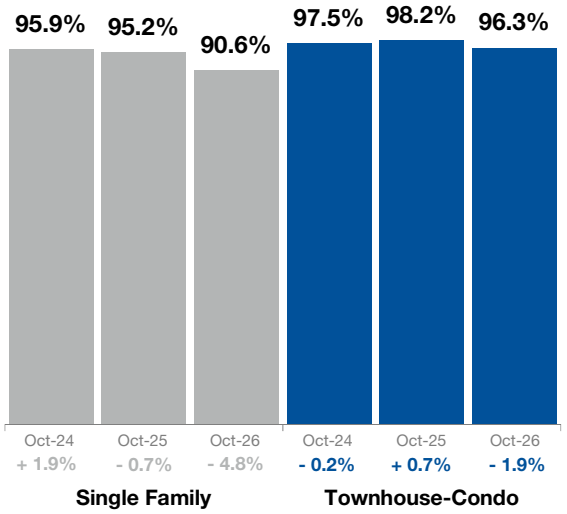
Avg. Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Nov-2025	$856,333	-47.7%	$1,031,627	+10.1%
Dec-2025	$1,087,794	-46.0%	$768,450	+2.6%
Jan-2026	$1,990,389	-4.1%	$759,400	-18.9%
Feb-2026	$1,313,500	-20.3%	$831,563	+25.0%
Mar-2026	$1,198,107	-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%	$969,302	+24.0%
Sep-2026	$1,816,085	+20.2%	$1,124,643	+14.5%
Oct-2026	**$1,913,135**	**-17.0%**	**$693,264**	**+0.8%**

Historical Average Sales Price by Month

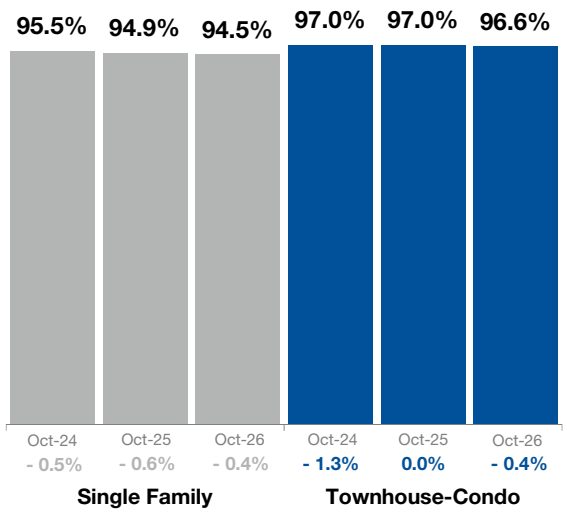


Percent of List Price Received

October

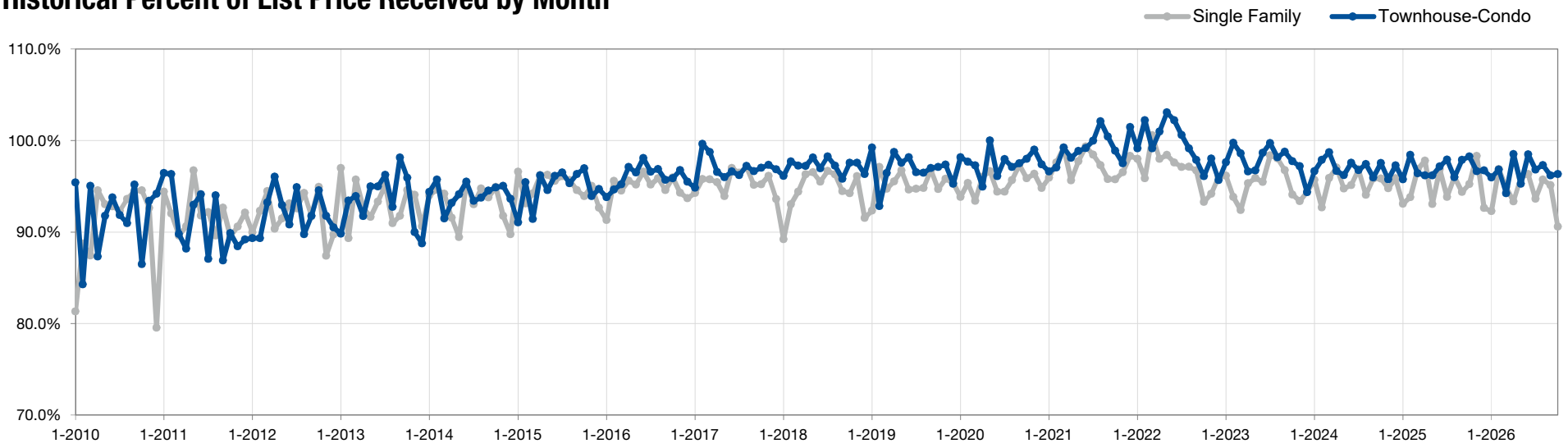


Year to Date



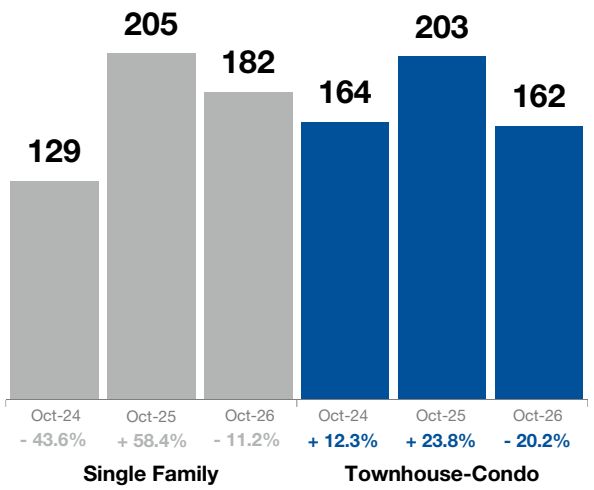
Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Nov-2025	98.3%	+3.7%	96.7%	+1.0%
Dec-2025	92.6%	-3.4%	96.7%	-0.6%
Jan-2026	92.3%	-0.9%	96.0%	+0.2%
Feb-2026	96.9%	+3.3%	96.8%	-1.6%
Mar-2026	94.9%	-2.0%	94.2%	-2.3%
Apr-2026	93.3%	-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%	97.3%	+1.4%
Sep-2026	95.1%	+0.7%	96.2%	-1.7%
Oct-2026	**90.6%**	**-4.8%**	**96.3%**	**-1.9%**

Historical Percent of List Price Received by Month

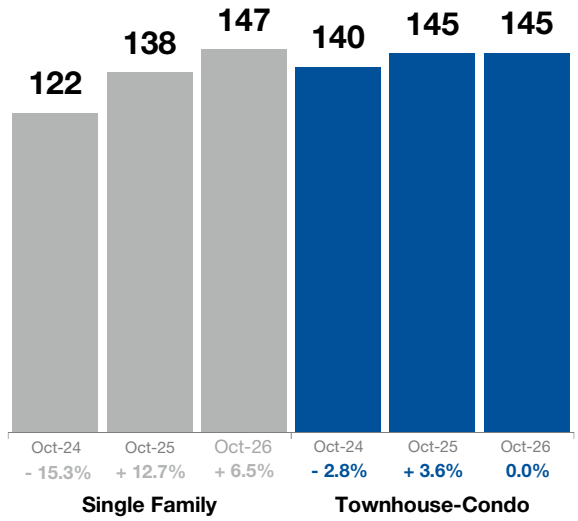


Days on Market Until Sale

October

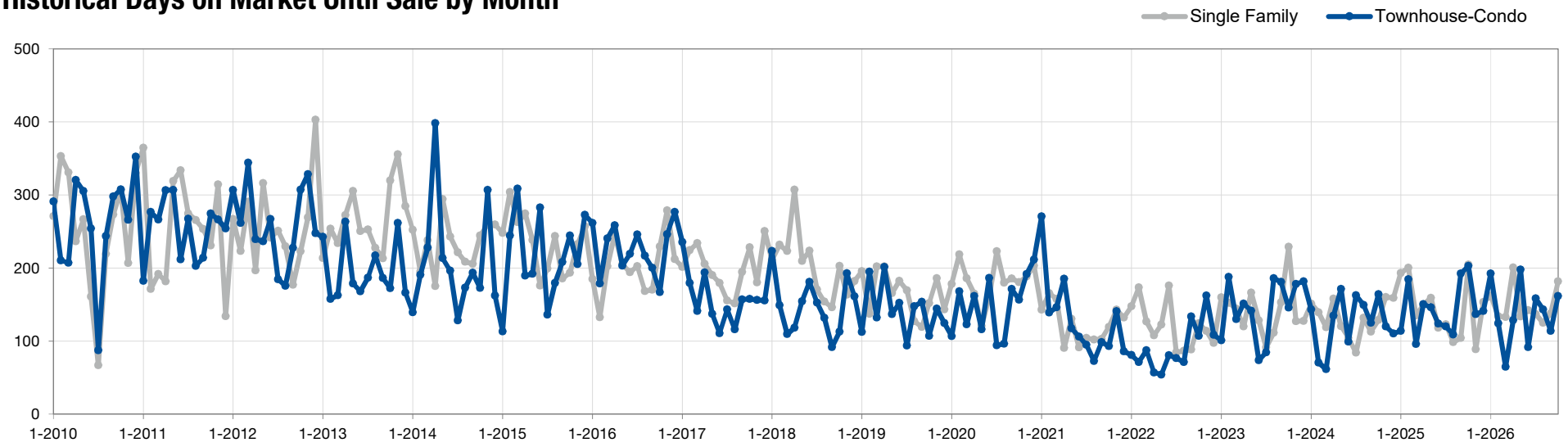


Year to Date



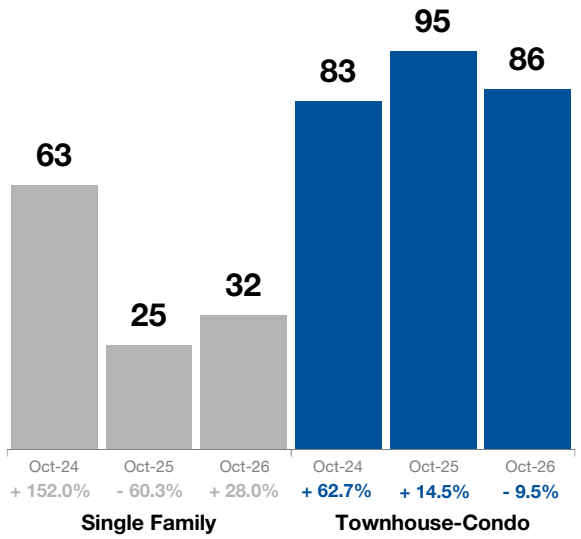
Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Nov-2025	89	-44.4%	137	+14.2%
Dec-2025	154	-3.1%	141	+28.2%
Jan-2026	162	-16.1%	192	+68.4%
Feb-2026	134	-33.0%	124	-33.0%
Mar-2026	133	-1.5%	65	-32.3%
Apr-2026	201	+34.0%	129	-14.6%
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%
Sep-2026	138	+32.7%	114	-40.6%
Oct-2026	**182**	**-11.2%**	**162**	**-20.2%**

Historical Days on Market Until Sale by Month

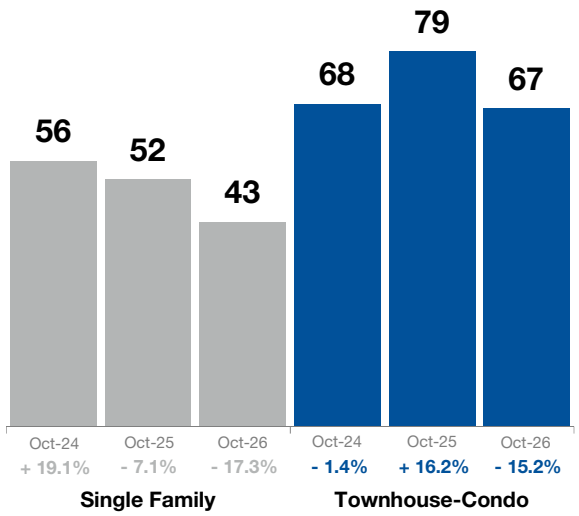


Housing Affordability Index

October

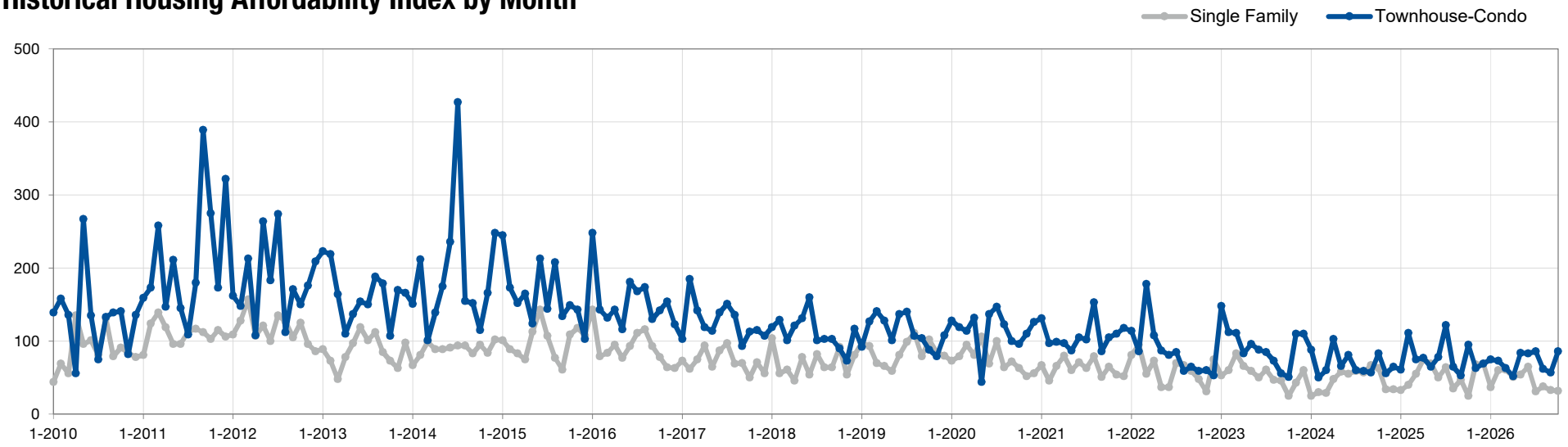


Year to Date



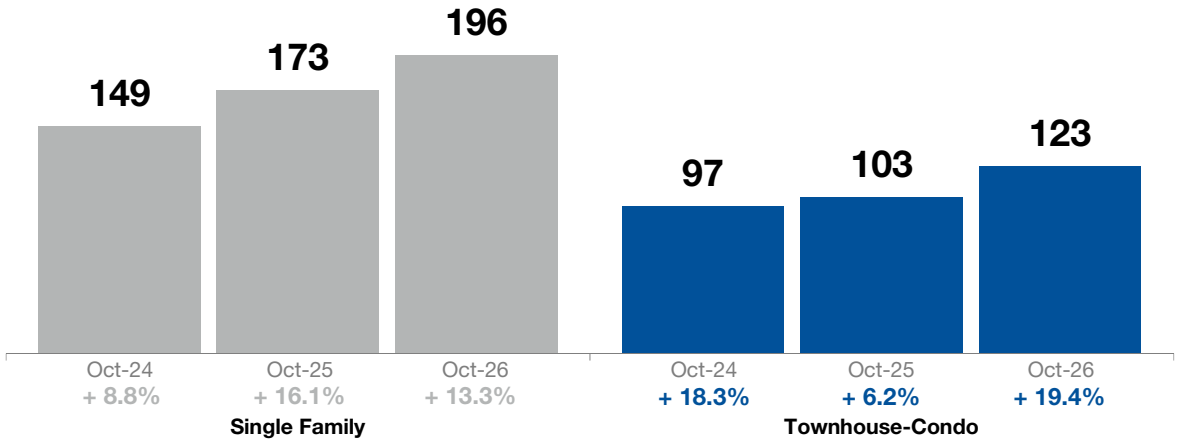
Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Nov-2025	68	+100.0%	63	+12.5%
Dec-2025	69	+102.9%	69	+6.2%
Jan-2026	37	+12.1%	75	+23.0%
Feb-2026	60	+50.0%	73	-34.2%
Mar-2026	61	+10.9%	63	-16.0%
Apr-2026	51	-32.0%	52	-32.5%
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%	62	-4.6%
Sep-2026	33	-29.8%	57	+7.5%
Oct-2026	**32**	**+28.0%**	**86**	**-9.5%**

Historical Housing Affordability Index by Month



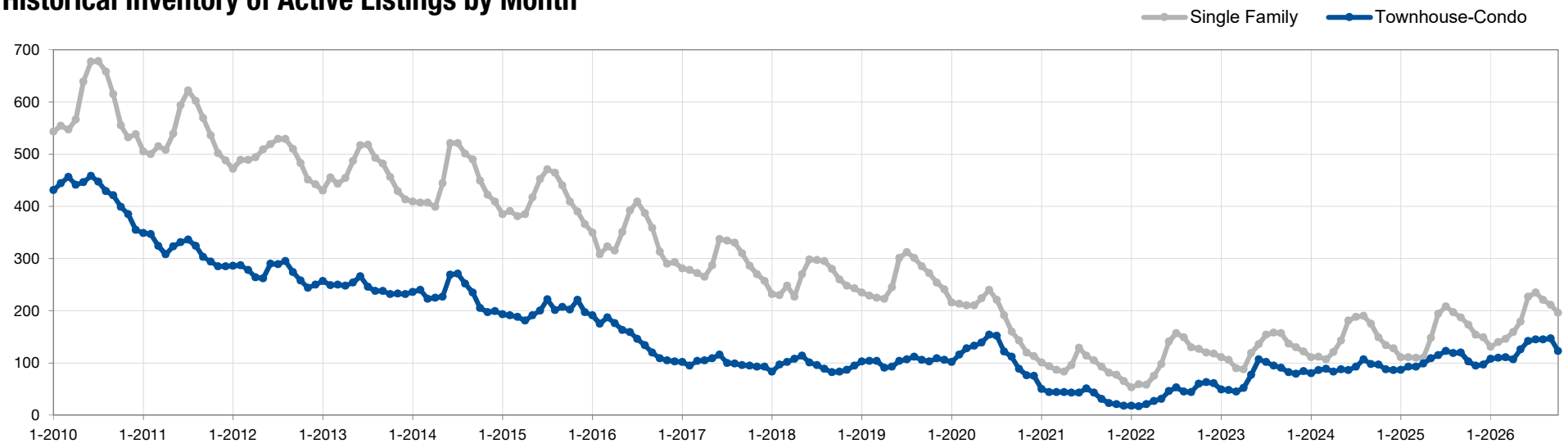
Inventory of Active Listings

October



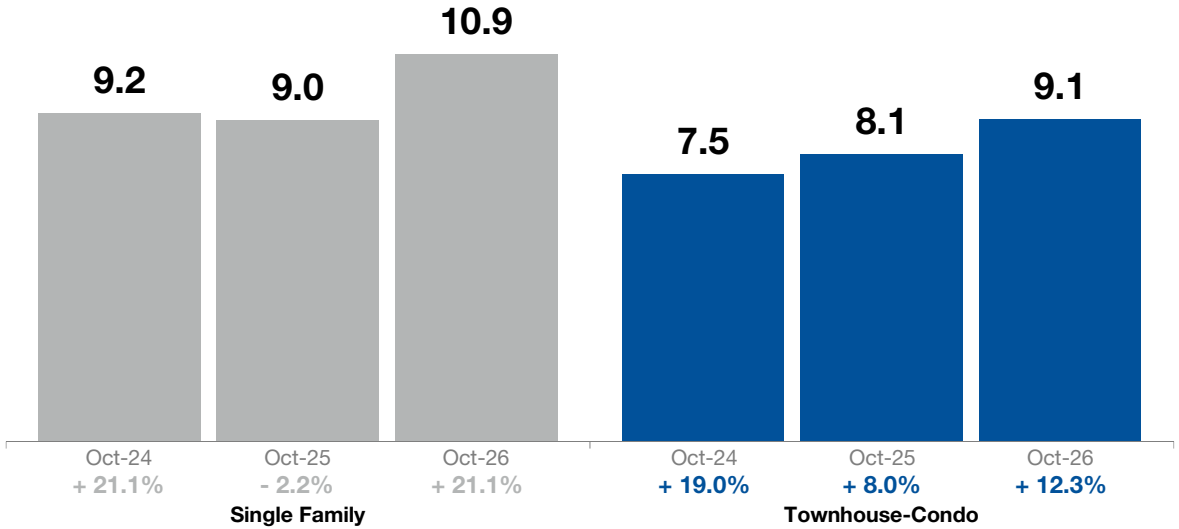
Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Nov-2025	154	+14.9%	95	+8.0%
Dec-2025	149	+16.4%	97	+12.8%
Jan-2026	131	+18.0%	108	+24.1%
Feb-2026	140	+26.1%	110	+18.3%
Mar-2026	146	+32.7%	111	+19.4%
Apr-2026	159	+44.5%	107	+8.1%
May-2026	179	+20.9%	126	+15.6%
Jun-2026	227	+17.0%	142	+23.5%
Jul-2026	235	+13.0%	145	+17.9%
Aug-2026	221	+12.2%	145	+21.8%
Sep-2026	211	+12.8%	147	+22.5%
Oct-2026	**196**	**+13.3%**	**123**	**+19.4%**

Historical Inventory of Active Listings by Month



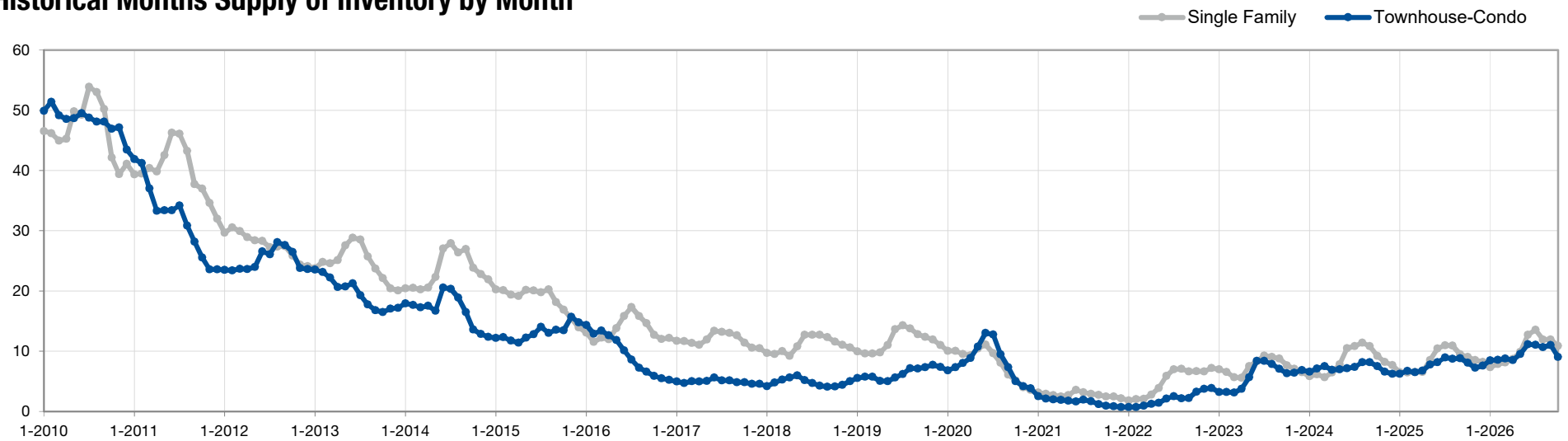
Months Supply of Inventory

October



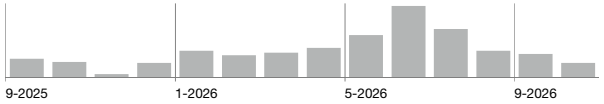
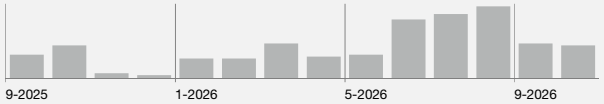
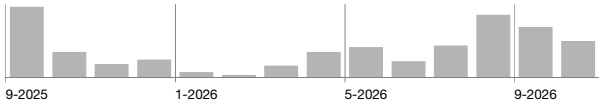
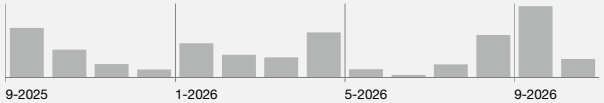
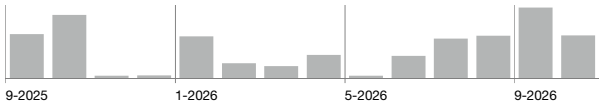
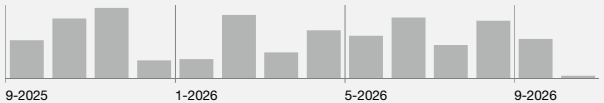
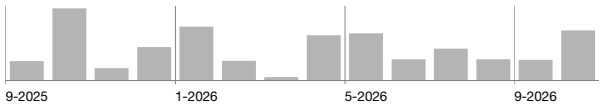
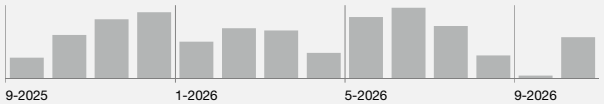
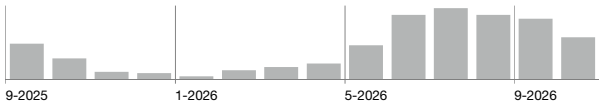
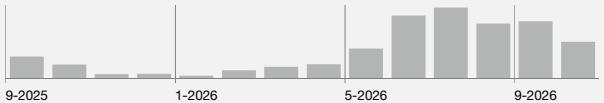
Months Supply of Inventory	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Nov-2025	8.5	+3.7%	7.3	+10.6%
Dec-2025	8.2	+6.5%	7.6	+20.6%
Jan-2026	7.3	+12.3%	8.5	+34.9%
Feb-2026	7.9	+21.5%	8.6	+28.4%
Mar-2026	8.1	+24.6%	8.8	+35.4%
Apr-2026	8.7	+31.8%	8.5	+25.0%
May-2026	9.9	+16.5%	9.5	+21.8%
Jun-2026	12.7	+22.1%	11.1	+35.4%
Jul-2026	13.6	+23.6%	11.1	+24.7%
Aug-2026	11.9	+9.2%	10.7	+21.6%
Sep-2026	11.9	+25.3%	11.0	+25.0%
Oct-2026	**10.9**	**+21.1%**	**9.1**	**+12.3%**

Historical Months Supply of Inventory by Month



Total Market Overview

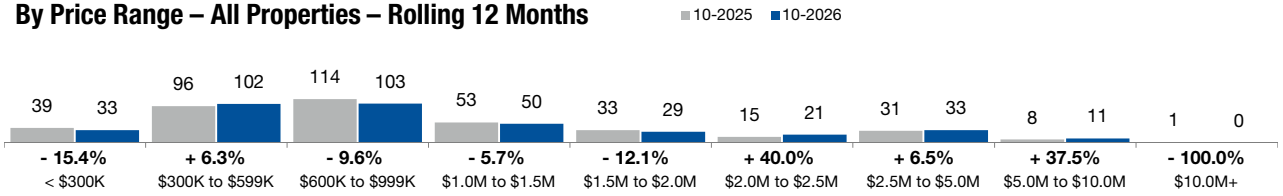
Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	10-2025	10-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		37	**36**	- 2.7%	597	**632**	+ 5.9%
Pending Sales		33	**33**	0.0%	339	**359**	+ 5.9%
Sold Listings		32	**39**	+ 21.9%	325	**331**	+ 1.8%
Median Sales Price		$786,250	**$730,000**	- 7.2%	$759,500	**$790,000**	+ 4.0%
Average Sales Price		$1,546,671	**$1,350,118**	- 12.7%	$1,154,069	**$1,277,126**	+ 10.7%
Pct. of List Price Received		96.6%	**93.2%**	- 3.5%	95.8%	**95.4%**	- 0.4%
Days on Market		204	**172**	- 15.7%	141	**146**	+ 3.5%
Housing Affordability Index		59	**58**	- 1.7%	61	**53**	- 13.1%
Active Listings		280	**325**	+ 16.1%	--	**--**	--
Months Supply		8.6	**10.2**	+ 18.6%	--	**--**	--

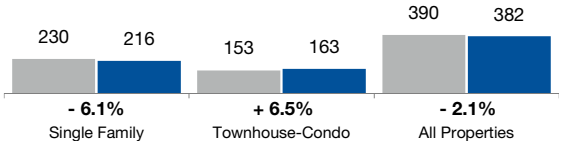
Closed Sales

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	10-2025	10-2026	Change	10-2025	10-2026	Change
$299,999 and Below	8	8	0.0%	24	24	0.0%
$300,000 to $599,999	45	50	+ 11.1%	51	50	- 2.0%
$600,000 to $999,999	69	57	- 17.4%	45	46	+ 2.2%
$1,000,000 to $1,499,999	34	30	- 11.8%	19	20	+ 5.3%
$1,500,00 to $1,999,999	23	18	- 21.7%	10	11	+ 10.0%
$2,000,000 to $2,499,999	12	18	+ 50.0%	3	3	0.0%
$2,500,000 to $4,999,999	30	25	- 16.7%	1	8	+ 700.0%
$5,000,000 to $9,999,999	8	10	+ 25.0%	0	1	--
$10,000,000 and Above	1	0	- 100.0%	0	0	--
All Price Ranges	**230**	**216**	**- 6.1%**	**153**	**163**	**+ 6.5%**

Compared to Prior Month

	Single Family			Townhouse-Condo		
By Price Range	9-2026	10-2026	Change	9-2026	10-2026	Change
$299,999 and Below	2	5	+ 150.0%	0	2	--
$300,000 to $599,999	6	1	- 83.3%	5	9	+ 80.0%
$600,000 to $999,999	6	2	- 66.7%	5	3	- 40.0%
$1,000,000 to $1,499,999	5	6	+ 20.0%	0	3	--
$1,500,00 to $1,999,999	7	0	- 100.0%	2	1	- 50.0%
$2,000,000 to $2,499,999	1	2	+ 100.0%	1	0	- 100.0%
$2,500,000 to $4,999,999	4	3	- 25.0%	1	0	- 100.0%
$5,000,000 to $9,999,999	3	2	- 33.3%	0	0	--
$10,000,000 and Above	0	0	--	0	0	--
All Price Ranges	**34**	**21**	**- 38.2%**	**14**	**18**	**+ 28.6%**

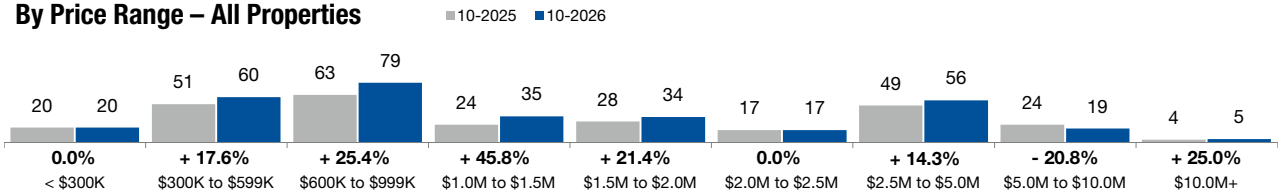
Year to Date

	Single Family			Townhouse-Condo		
By Price Range	10-2025	10-2026	Change	10-2025	10-2026	Change
$299,999 and Below	5	8	+ 60.0%	20	20	0.0%
$300,000 to $599,999	41	41	0.0%	46	46	0.0%
$600,000 to $999,999	60	48	- 20.0%	36	37	+ 2.8%
$1,000,000 to $1,499,999	27	26	- 3.7%	15	16	+ 6.7%
$1,500,00 to $1,999,999	19	17	- 10.5%	8	10	+ 25.0%
$2,000,000 to $2,499,999	9	16	+ 77.8%	2	2	0.0%
$2,500,000 to $4,999,999	25	24	- 4.0%	1	6	+ 500.0%
$5,000,000 to $9,999,999	5	10	+ 100.0%	0	1	--
$10,000,000 and Above	1	0	- 100.0%	0	0	--
All Price Ranges	**192**	**190**	**- 1.0%**	**128**	**138**	**+ 7.8%**

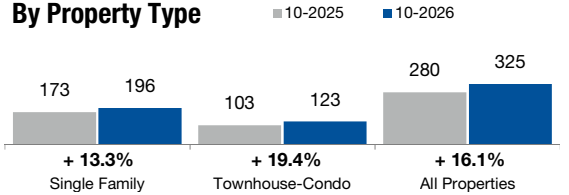
Inventory of Active Listings

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	10-2025	10-2026	Change	10-2025	10-2026	Change
$299,999 and Below	4	7	+ 75.0%	13	7	- 46.2%
$300,000 to $599,999	22	27	+ 22.7%	28	33	+ 17.9%
$600,000 to $999,999	36	45	+ 25.0%	27	34	+ 25.9%
$1,000,000 to $1,499,999	16	22	+ 37.5%	8	13	+ 62.5%
$1,500,00 to $1,999,999	16	19	+ 18.8%	12	15	+ 25.0%
$2,000,000 to $2,499,999	14	11	- 21.4%	3	6	+ 100.0%
$2,500,000 to $4,999,999	39	42	+ 7.7%	10	14	+ 40.0%
$5,000,000 to $9,999,999	22	18	- 18.2%	2	1	- 50.0%
$10,000,000 and Above	4	5	+ 25.0%	0	0	--
All Price Ranges	**173**	**196**	**+ 13.3%**	**103**	**123**	**+ 19.4%**

Compared to Prior Month

	Single Family			Townhouse-Condo		
By Price Range	9-2026	10-2026	Change	9-2026	10-2026	Change
$299,999 and Below	7	7	0.0%	11	7	- 36.4%
$300,000 to $599,999	30	27	- 10.0%	37	33	- 10.8%
$600,000 to $999,999	51	45	- 11.8%	43	34	- 20.9%
$1,000,000 to $1,499,999	21	22	+ 4.8%	16	13	- 18.8%
$1,500,00 to $1,999,999	23	19	- 17.4%	18	15	- 16.7%
$2,000,000 to $2,499,999	13	11	- 15.4%	6	6	0.0%
$2,500,000 to $4,999,999	43	42	- 2.3%	15	14	- 6.7%
$5,000,000 to $9,999,999	19	18	- 5.3%	1	1	0.0%
$10,000,000 and Above	4	5	+ 25.0%	0	0	--
All Price Ranges	**211**	**196**	**- 7.1%**	**147**	**123**	**- 16.3%**

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.