

APRIL 2026

MONTHLY INDICATORS



COLDWELL BANKER
MASON MORSE

A Coldwell Banker Mountain Properties Company

April 2026

Percent changes calculated using year-over-year comparisons.

New Listings were up 20.2 percent for single family homes but decreased 19.7 percent for townhouse-condo properties. Pending Sales increased 19.6 percent for single family homes but decreased 26.0 percent for townhouse-condo properties.

The Median Sales Price was down 26.3 percent to \$1,215,500 for single family homes and 2.4 percent to \$845,000 for townhouse-condo properties. Days on Market increased 56.9 percent for single family homes and 26.4 percent for condo properties.

Nationally, the median existing-home price rose 1.4% from a year earlier to \$408,800, marking the 33rd consecutive month of year-over-year price increases as limited inventory continued to put upward pressure on prices, NAR said. There were 1.36 million homes for sale heading into April, up 2.3% from a year earlier, representing a 4.1-month supply at the current sales pace.

Activity Snapshot

- 11.7% **- 24.9%** **+ 0.5%**

One-Year Change in Sold Listings All Properties	One-Year Change in Median Sales Price All Properties	One-Year Change in Active Listings All Properties
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Residential real estate activity in the counties of Delta, Eagle, Garfield, Gunnison, Mesa, Moffat and Pitkin composed of single-family properties, townhomes and condominiums. Percent changes are calculated using rounded figures.

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SINGLE FAMILY MARKET OVERVIEW



Key Metrics	Historical Sparkbars	4-2025	4-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		94	113	+ 20.2%	349	332	- 4.9%
Pending Sales		56	67	+ 19.6%	230	217	- 5.7%
Sold Listings		63	48	- 23.8%	203	172	- 15.3%
Median Sales Price		\$1,650,000	\$1,215,500	- 26.3%	\$1,400,000	\$1,013,500	- 27.6%
Avg. Sales Price		\$6,865,841	\$3,500,182	- 49.0%	\$5,070,306	\$3,307,199	- 34.8%
Pct. of List Price Received		97.2%	95.7%	- 1.5%	96.7%	95.1%	- 1.7%
Days on Market		102	160	+ 56.9%	114	150	+ 31.6%
Affordability Index		25	36	+ 44.0%	30	43	+ 43.3%
Active Listings		307	353	+ 15.0%	--	--	--
Months Supply		5.4	6.3	+ 16.7%	--	--	--

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

TOWNHOUSE-CONDO MARKET OVERVIEW



Key Metrics	Historical Sparkbars	4-2025	4-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		66	53	- 19.7%	279	229	- 17.9%
Pending Sales		50	37	- 26.0%	225	134	- 40.4%
Sold Listings		32	39	+ 21.9%	133	116	- 12.8%
Median Sales Price		\$866,000	\$845,000	- 2.4%	\$1,400,000	\$1,134,500	- 19.0%
Avg. Sales Price		\$2,109,184	\$2,160,141	+ 2.4%	\$2,897,819	\$2,361,906	- 18.5%
Pct. of List Price Received		96.3%	97.3%	+ 1.0%	95.8%	96.7%	+ 0.9%
Days on Market		91	115	+ 26.4%	122	136	+ 11.5%
Affordability Index		48	52	+ 8.3%	30	38	+ 26.7%
Active Listings		273	243	- 11.0%	--	--	--
Months Supply		6.6	6.6	0.0%	--	--	--

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

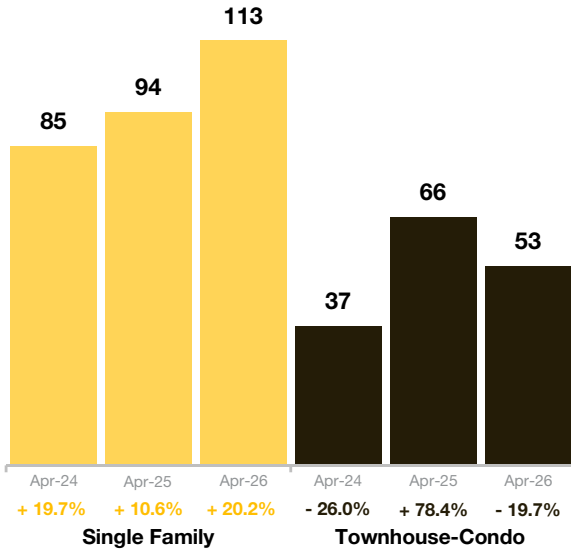
APRIL 2026 NEW LISTINGS



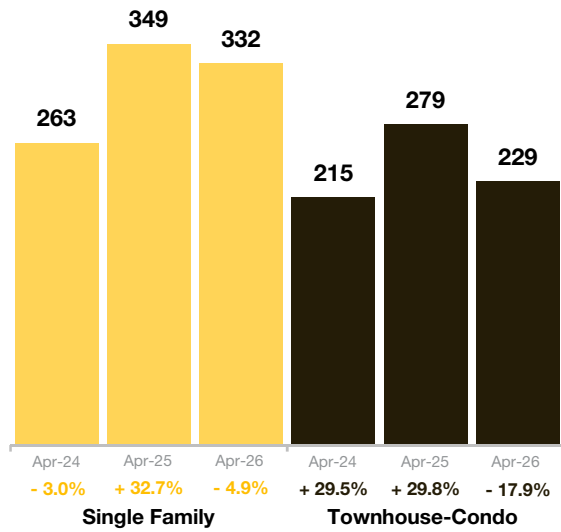
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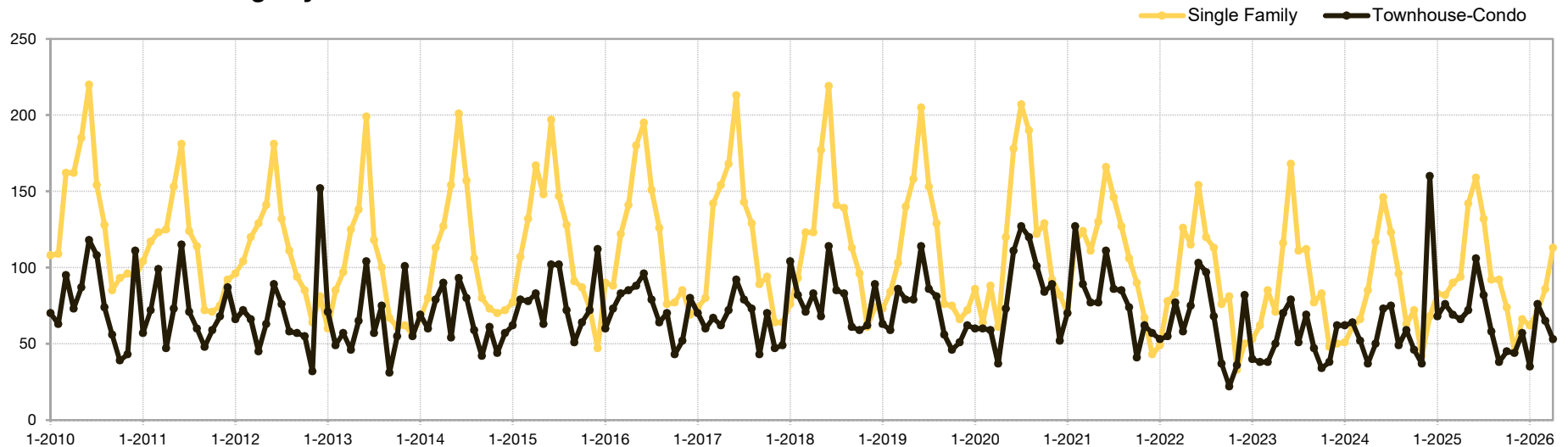


Year to Date



New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2025	142	+21.4%	72	+44.0%
Jun-2025	159	+8.9%	106	+45.2%
Jul-2025	132	+7.3%	82	+9.3%
Aug-2025	92	-4.2%	58	+18.4%
Sep-2025	92	+46.0%	38	-35.6%
Oct-2025	74	+2.8%	45	-2.2%
Nov-2025	45	+7.1%	44	+18.9%
Dec-2025	66	-2.9%	57	-64.4%
Jan-2026	62	-25.3%	35	-48.5%
Feb-2026	71	-13.4%	76	0.0%
Mar-2026	86	-4.4%	65	-5.8%
Apr-2026	113	+20.2%	53	-19.7%

Historical New Listings by Month



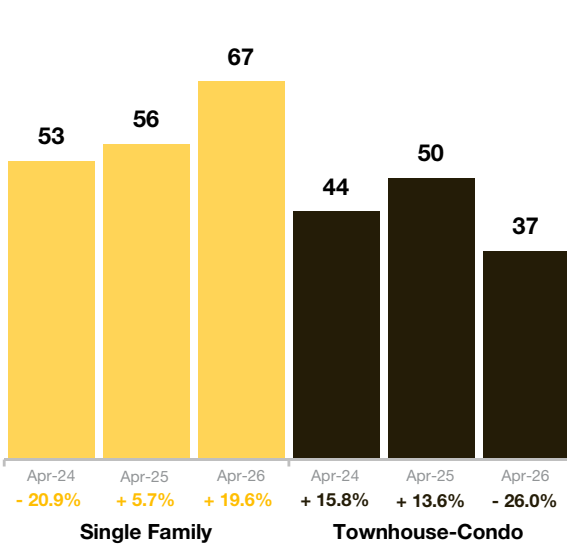
APRIL 2026 PENDING SALES



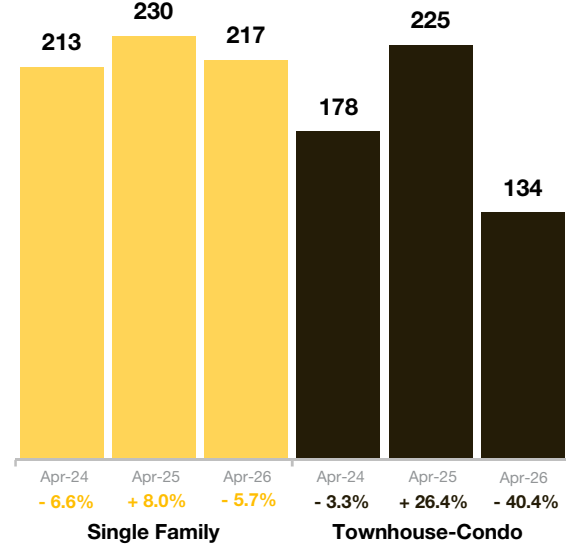
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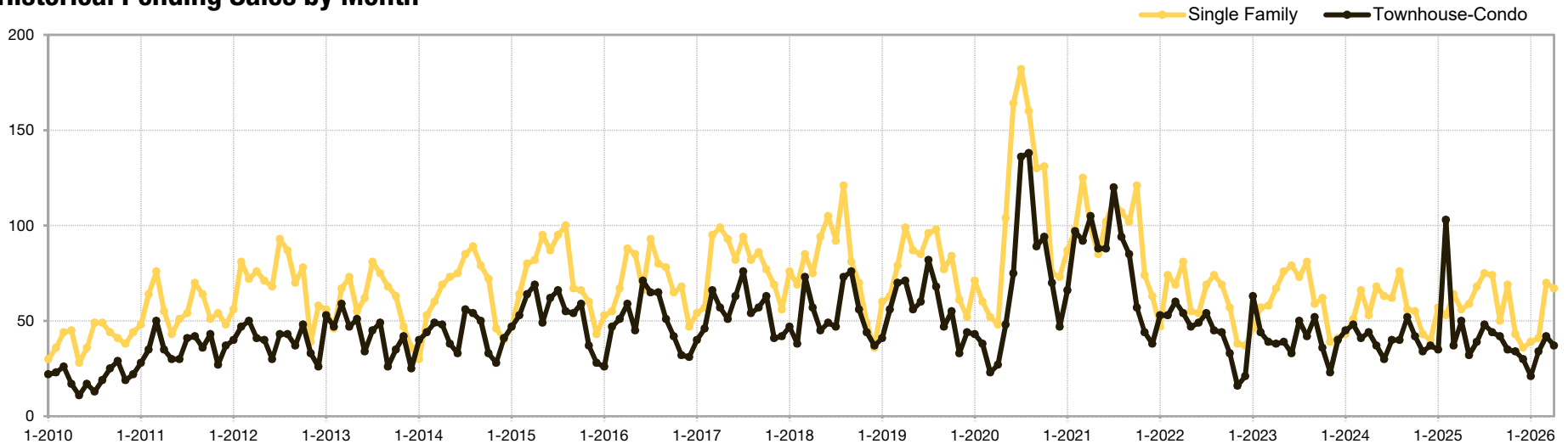


Year to Date



Pending Sales	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2025	59	-13.2%	32	-13.5%
Jun-2025	68	+7.9%	39	+30.0%
Jul-2025	75	+21.0%	48	+20.0%
Aug-2025	74	-2.6%	44	+10.0%
Sep-2025	50	-10.7%	42	-19.2%
Oct-2025	69	+25.5%	35	-16.7%
Nov-2025	43	0.0%	34	0.0%
Dec-2025	36	-10.0%	30	-18.9%
Jan-2026	39	-31.6%	21	-40.0%
Feb-2026	41	-22.6%	34	-67.0%
Mar-2026	70	+9.4%	42	+13.5%
Apr-2026	67	+19.6%	37	-26.0%

Historical Pending Sales by Month



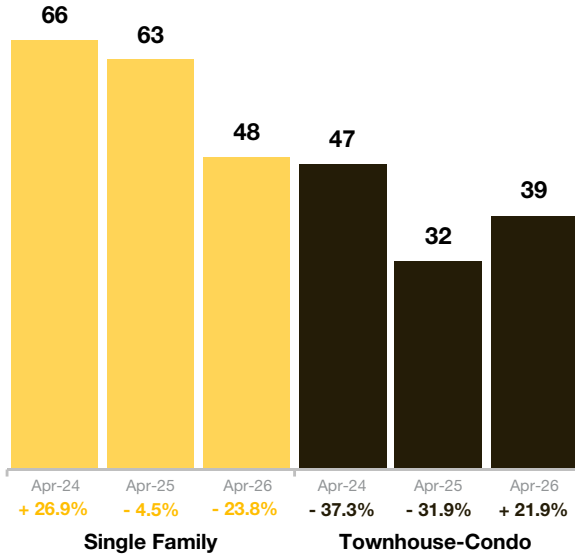
APRIL 2026 SOLD LISTINGS



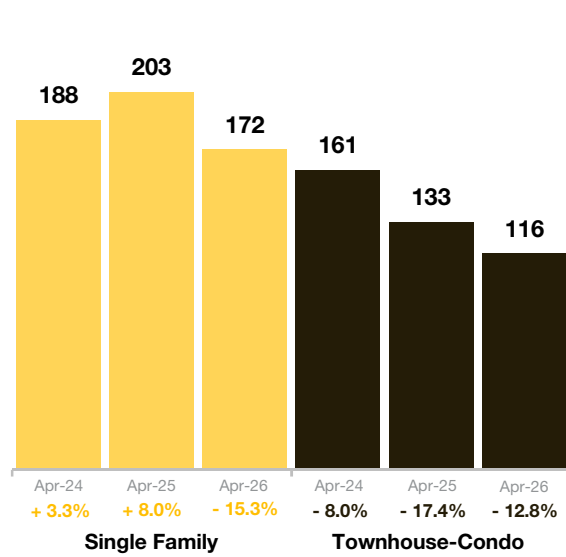
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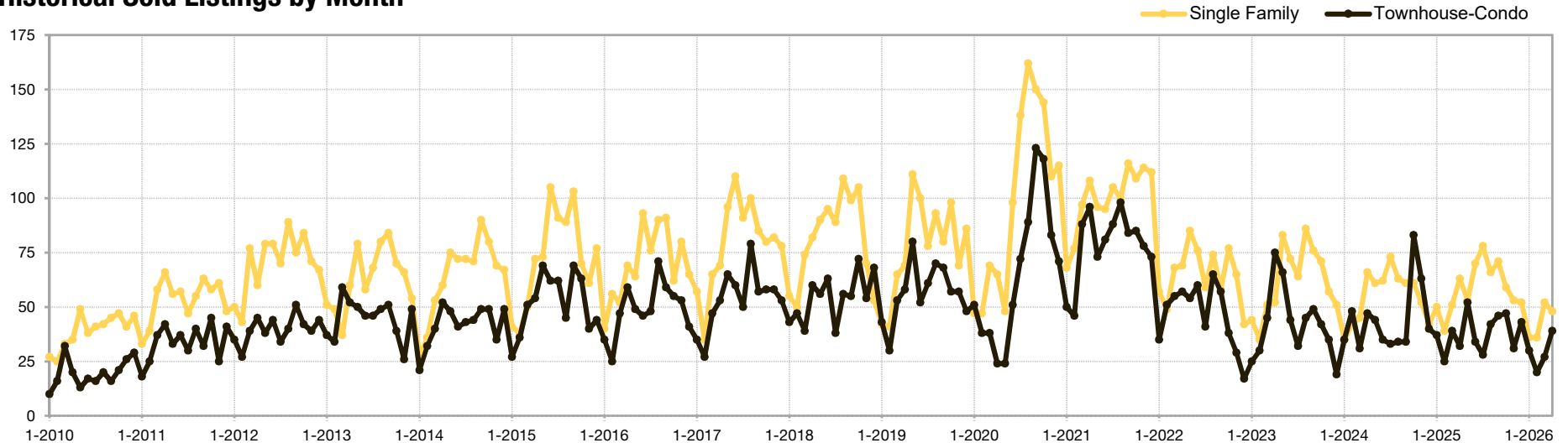


Year to Date



Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2025	53	-13.1%	52	+18.2%
Jun-2025	70	+12.9%	34	-2.9%
Jul-2025	78	+6.8%	28	-15.2%
Aug-2025	66	+4.8%	42	+23.5%
Sep-2025	71	+16.4%	46	+35.3%
Oct-2025	59	-3.3%	47	-43.4%
Nov-2025	53	+1.9%	31	-50.8%
Dec-2025	52	+23.8%	43	+7.5%
Jan-2026	36	-28.0%	30	-18.9%
Feb-2026	36	-7.7%	20	-20.0%
Mar-2026	52	+2.0%	27	-30.8%
Apr-2026	48	-23.8%	39	+21.9%

Historical Sold Listings by Month



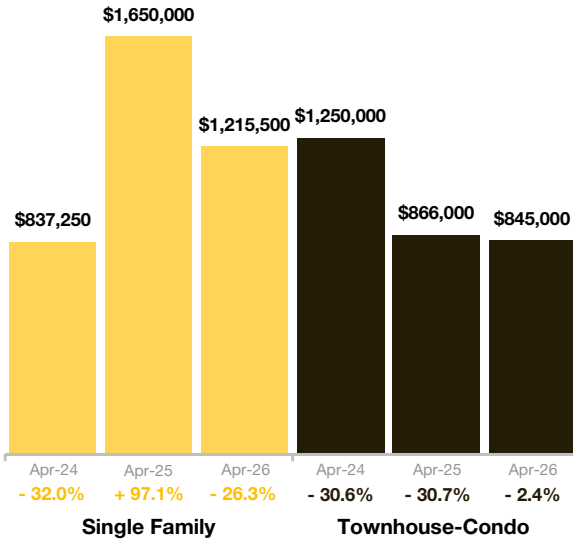
APRIL 2026 MEDIAN SALES PRICE



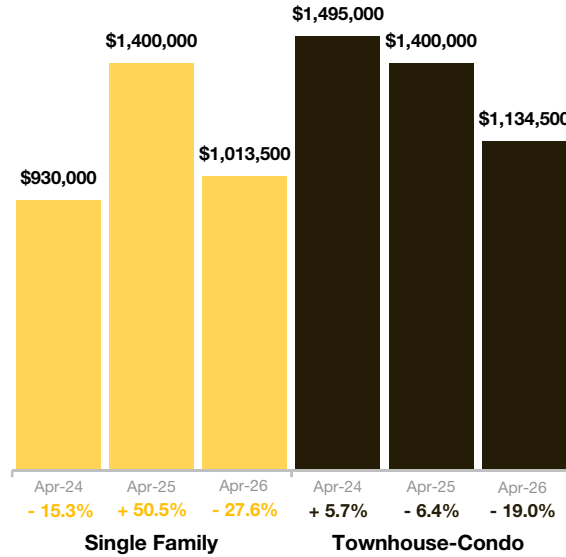
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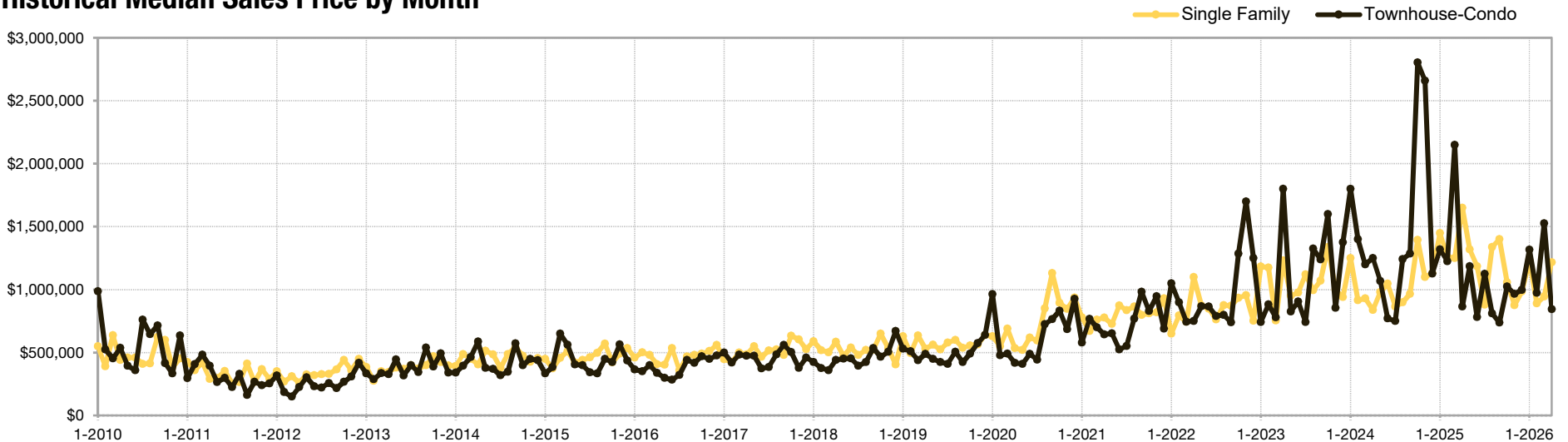


Year to Date



Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2025	\$1,320,000	+34.7%	\$1,185,625	+11.1%
Jun-2025	\$1,185,000	+13.1%	\$781,500	+1.3%
Jul-2025	\$880,000	+1.7%	\$1,125,500	+50.1%
Aug-2025	\$1,338,250	+48.9%	\$811,313	-34.7%
Sep-2025	\$1,400,000	+45.1%	\$737,500	-42.6%
Oct-2025	\$1,057,000	-24.2%	\$1,025,000	-63.4%
Nov-2025	\$875,000	-20.5%	\$965,000	-63.7%
Dec-2025	\$984,000	-13.0%	\$998,000	-11.3%
Jan-2026	\$1,235,000	-14.8%	\$1,317,000	-0.2%
Feb-2026	\$890,000	-29.4%	\$973,000	-20.6%
Mar-2026	\$945,000	-24.4%	\$1,525,000	-29.1%
Apr-2026	\$1,215,500	-26.3%	\$845,000	-2.4%

Historical Median Sales Price by Month



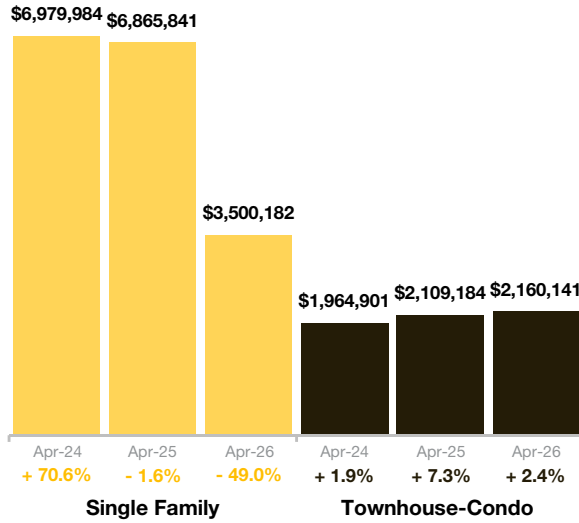
APRIL 2026 AVERAGE SALES PRICE



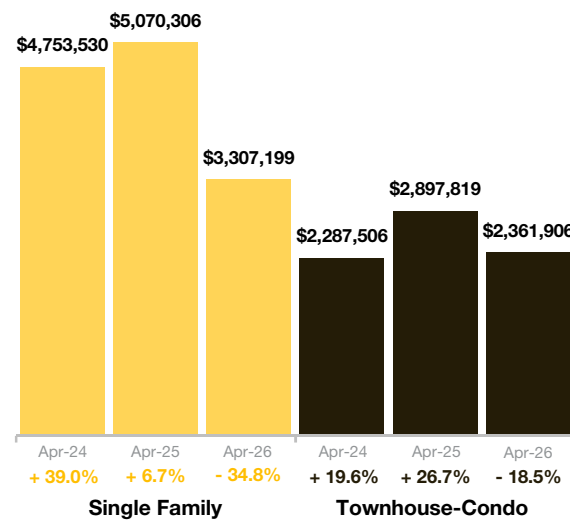
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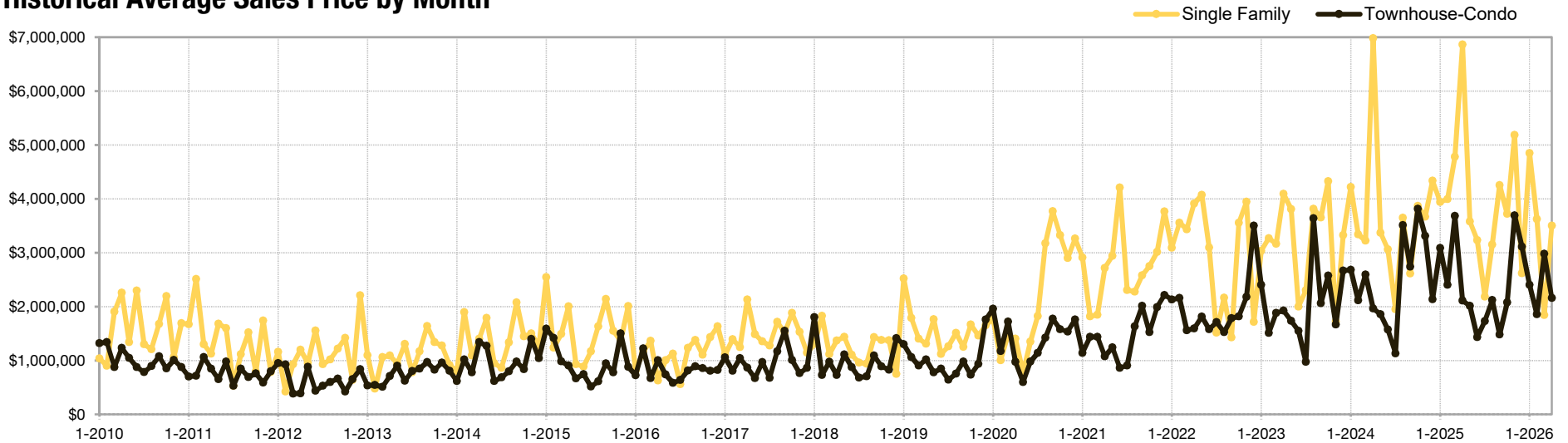


Year to Date



Avg. Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2025	\$3,579,026	+6.1%	\$2,014,755	+8.4%
Jun-2025	\$3,231,618	+5.5%	\$1,434,279	-8.8%
Jul-2025	\$2,186,436	+12.0%	\$1,729,609	+52.9%
Aug-2025	\$3,148,526	-13.8%	\$2,123,295	-39.5%
Sep-2025	\$4,254,087	+62.8%	\$1,482,742	-45.9%
Oct-2025	\$3,721,748	-3.7%	\$2,079,498	-45.5%
Nov-2025	\$5,186,884	+41.5%	\$3,690,023	+11.4%
Dec-2025	\$2,621,405	-39.5%	\$3,110,553	+45.8%
Jan-2026	\$4,848,874	+23.0%	\$2,406,203	-22.1%
Feb-2026	\$3,624,008	-9.3%	\$1,856,750	-22.7%
Mar-2026	\$1,842,418	-61.5%	\$2,978,315	-19.1%
Apr-2026	\$3,500,182	-49.0%	\$2,160,141	+2.4%

Historical Average Sales Price by Month

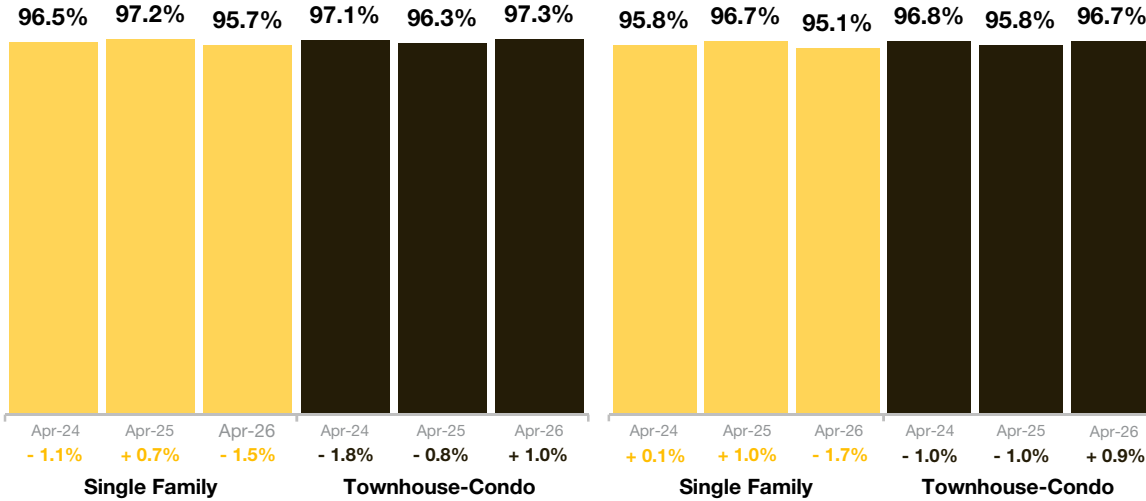


PERCENT OF LIST PRICE RECEIVED



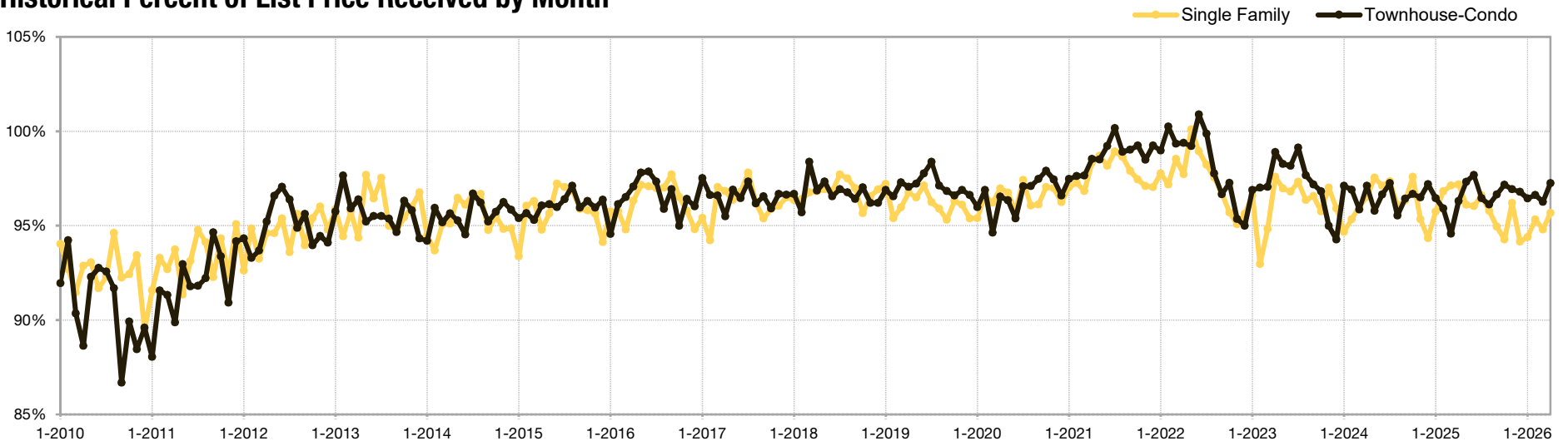
April

Year to Date



Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2025	96.1%	-1.4%	97.3%	+1.6%
Jun-2025	96.0%	-1.1%	97.7%	+1.1%
Jul-2025	96.6%	-0.7%	96.5%	-0.8%
Aug-2025	95.8%	-0.3%	96.1%	+0.6%
Sep-2025	95.0%	-1.3%	96.7%	+0.3%
Oct-2025	94.3%	-3.4%	97.2%	+0.5%
Nov-2025	96.2%	+0.9%	96.9%	+0.4%
Dec-2025	94.2%	-0.1%	96.8%	-0.4%
Jan-2026	94.4%	-1.4%	96.4%	-0.1%
Feb-2026	95.3%	-1.5%	96.6%	+0.7%
Mar-2026	94.8%	-2.4%	96.3%	+1.8%
Apr-2026	95.7%	-1.5%	97.3%	+1.0%

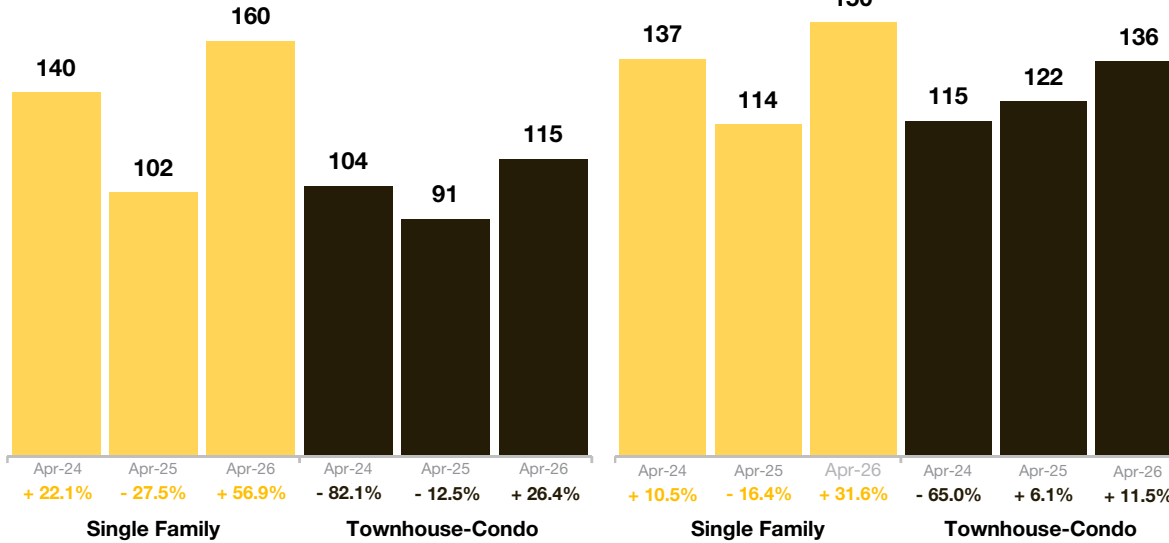
Historical Percent of List Price Received by Month



DAYS ON MARKET UNTIL SALE

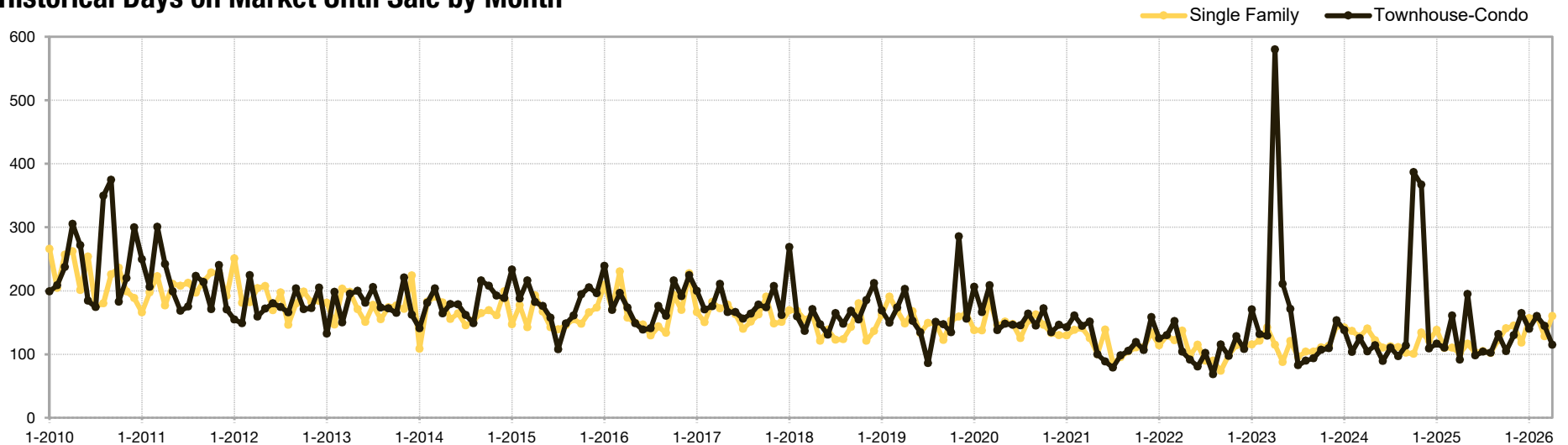


April



Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2025	116	-4.9%	195	+71.1%
Jun-2025	103	-6.4%	98	+10.1%
Jul-2025	105	-6.3%	104	-5.5%
Aug-2025	102	-8.1%	102	+5.2%
Sep-2025	122	+19.6%	132	+15.8%
Oct-2025	141	+39.6%	105	-72.9%
Nov-2025	145	+8.2%	130	-64.6%
Dec-2025	118	-2.5%	165	+51.4%
Jan-2026	157	+13.8%	140	+19.7%
Feb-2026	159	+44.5%	160	+45.5%
Mar-2026	128	+15.3%	145	-9.9%
Apr-2026	160	+56.9%	115	+26.4%

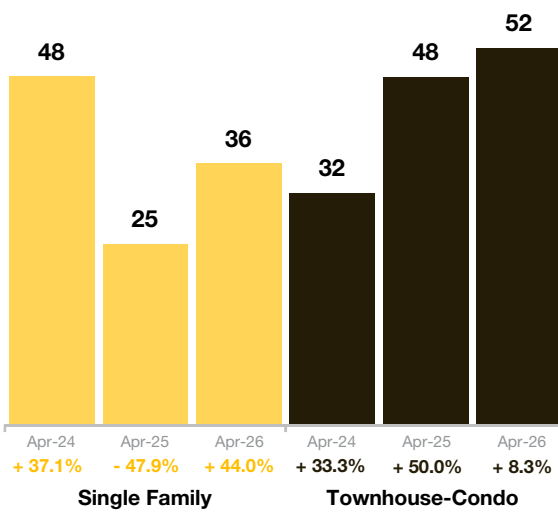
Historical Days on Market Until Sale by Month



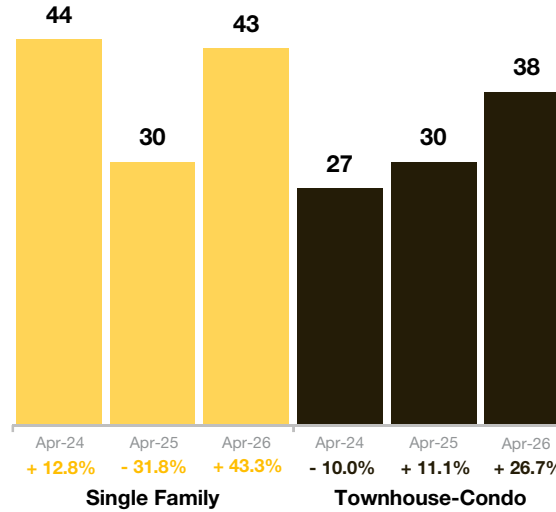
HOUSING AFFORDABILITY INDEX



April

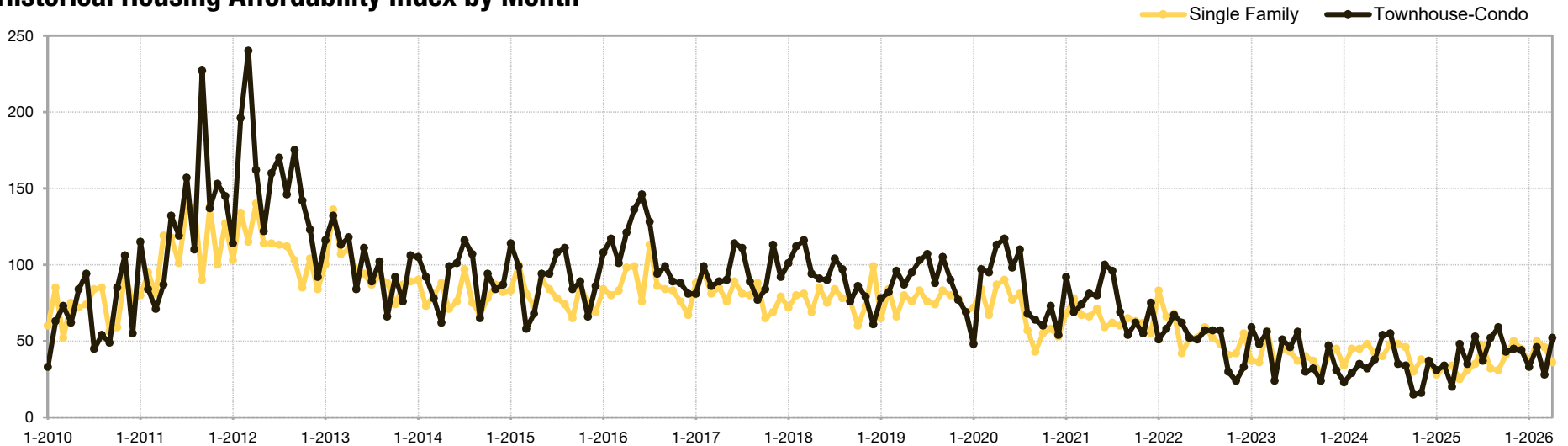


Year to Date



Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2025	31	-26.2%	35	-7.9%
Jun-2025	35	-12.5%	53	-1.9%
Jul-2025	47	-2.1%	37	-32.7%
Aug-2025	32	-33.3%	52	+48.6%
Sep-2025	31	-32.6%	59	+73.5%
Oct-2025	41	+36.7%	43	+186.7%
Nov-2025	50	+31.6%	45	+181.3%
Dec-2025	45	+21.6%	44	+18.9%
Jan-2026	36	+28.6%	33	+6.5%
Feb-2026	50	+51.5%	46	+35.3%
Mar-2026	46	+35.3%	28	+40.0%
Apr-2026	36	+44.0%	52	+8.3%

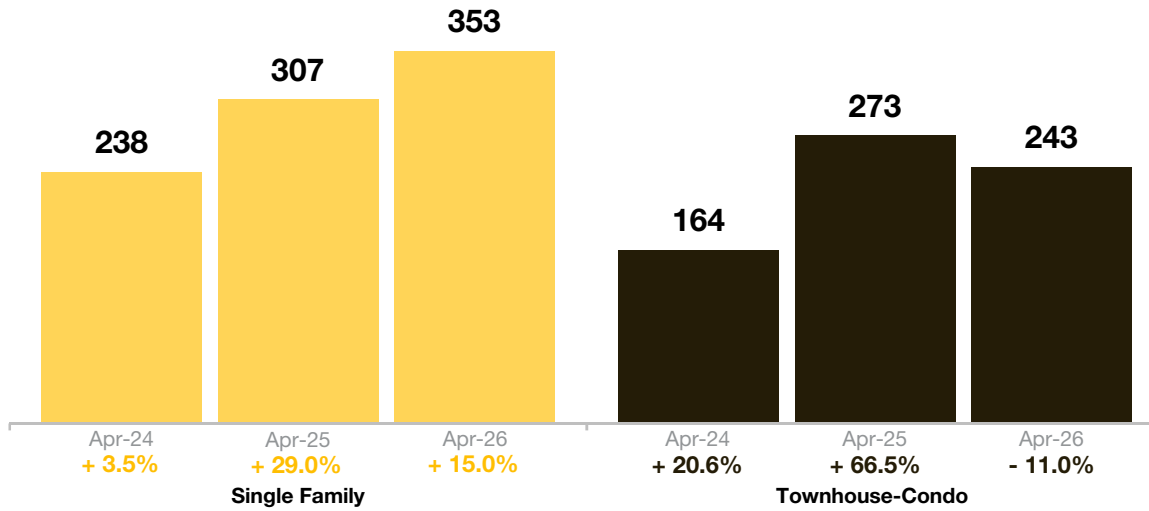
Historical Housing Affordability Index by Month



INVENTORY OF ACTIVE LISTINGS

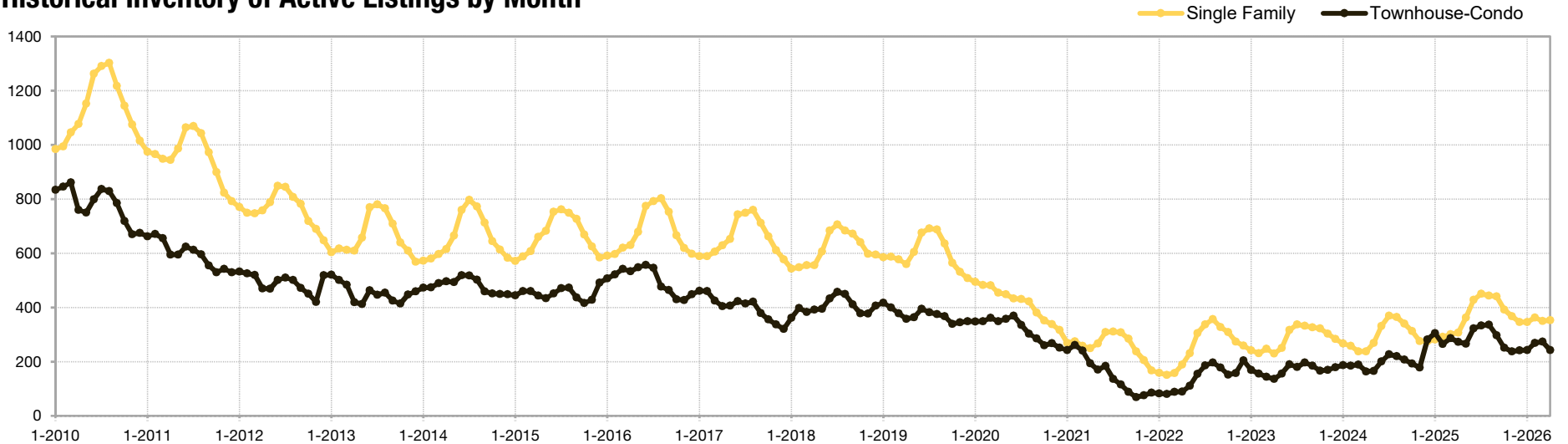


April



Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2025	363	+34.9%	266	+60.2%
Jun-2025	428	+28.9%	323	+60.7%
Jul-2025	451	+21.9%	334	+47.1%
Aug-2025	444	+21.6%	336	+52.7%
Sep-2025	441	+29.7%	297	+42.8%
Oct-2025	392	+25.2%	252	+30.6%
Nov-2025	368	+33.3%	238	+33.7%
Dec-2025	346	+25.8%	242	-14.2%
Jan-2026	346	+22.7%	243	-20.3%
Feb-2026	363	+24.3%	269	+1.5%
Mar-2026	350	+16.3%	274	-4.5%
Apr-2026	353	+15.0%	243	-11.0%

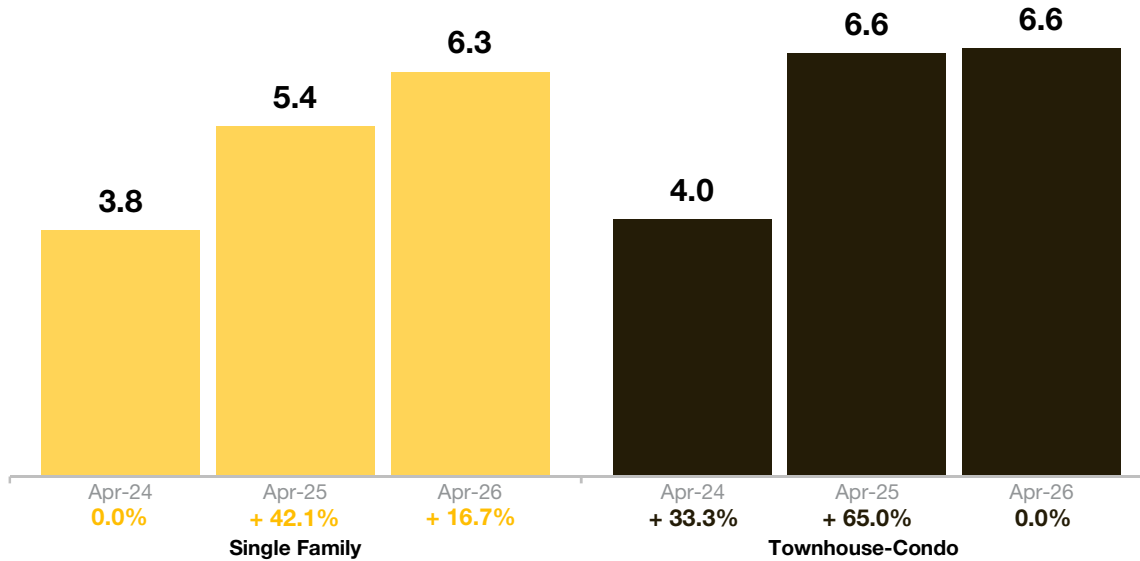
Historical Inventory of Active Listings by Month



MONTHS SUPPLY OF INVENTORY

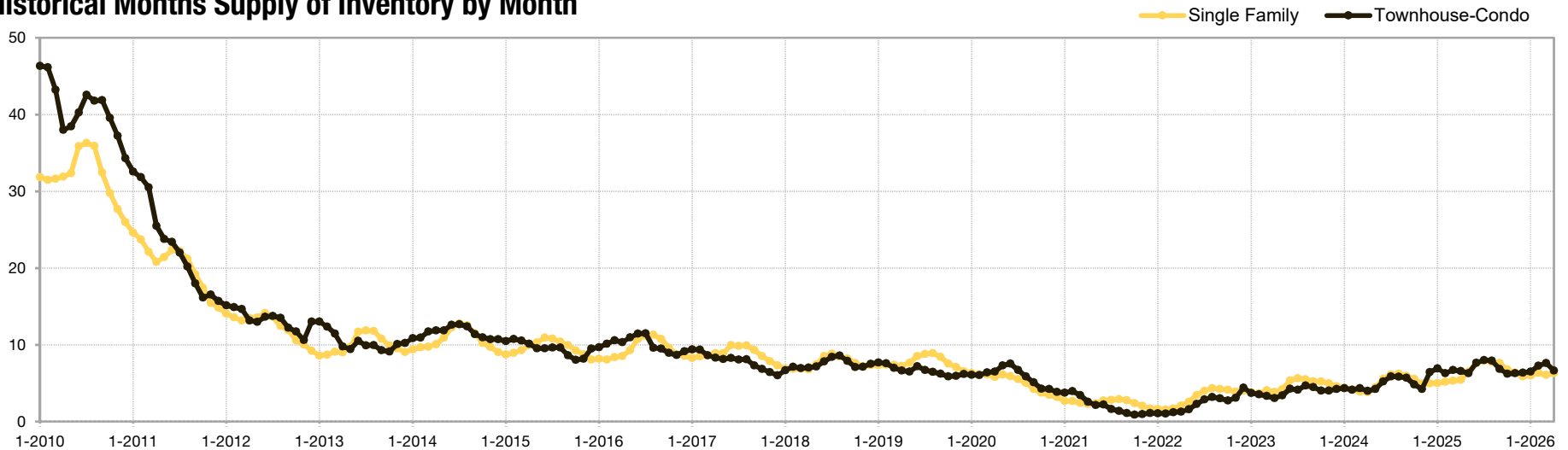


April



Months Supply of Inventory	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2025	6.5	+47.7%	6.3	+50.0%
Jun-2025	7.6	+35.7%	7.7	+48.1%
Jul-2025	7.9	+29.5%	8.0	+35.6%
Aug-2025	7.8	+25.8%	7.9	+36.2%
Sep-2025	7.6	+28.8%	6.8	+19.3%
Oct-2025	6.8	+23.6%	6.2	+29.2%
Nov-2025	6.4	+30.6%	6.3	+50.0%
Dec-2025	5.9	+18.0%	6.4	0.0%
Jan-2026	6.0	+20.0%	6.5	-5.8%
Feb-2026	6.3	+21.2%	7.3	+15.9%
Mar-2026	6.1	+15.1%	7.6	+13.4%
Apr-2026	6.3	+16.7%	6.6	0.0%

Historical Months Supply of Inventory by Month



TOTAL MARKET OVERVIEW



Key Metrics	Historical Sparkbars	4-2025	4-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		169	169	0.0%	660	574	- 13.0%
Pending Sales		109	108	- 0.9%	478	364	- 23.8%
Sold Listings		103	91	- 11.7%	358	296	- 17.3%
Median Sales Price		\$1,325,000	\$995,000	- 24.9%	\$1,270,500	\$1,009,500	- 20.5%
Avg. Sales Price		\$4,875,107	\$2,779,750	- 43.0%	\$4,046,907	\$2,857,855	- 29.4%
Pct. of List Price Received		96.9%	96.2%	- 0.7%	96.3%	95.7%	- 0.6%
Days on Market		96	138	+ 43.8%	115	144	+ 25.2%
Affordability Index		31	44	+ 41.9%	33	43	+ 30.3%
Active Listings		605	608	+ 0.5%	--	--	--
Months Supply		5.9	6.4	+ 8.5%	--	--	--

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

APRIL 2026 SOLD LISTINGS

Actual sales that have closed in a given month.

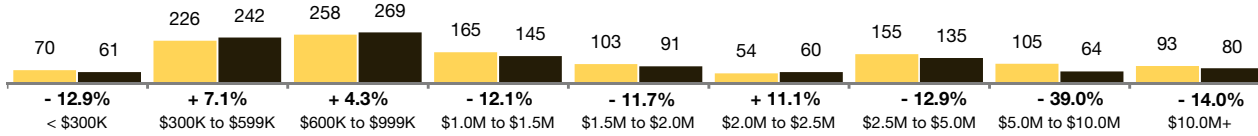


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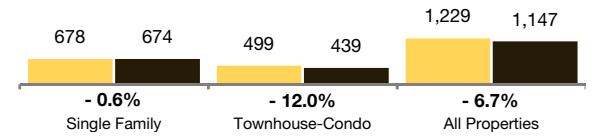
By Price Range – All Properties – Rolling 12 Months

■ 4-2025 ■ 4-2026



By Property Type

■ 4-2025 ■ 4-2026



Rolling 12 Months

Compared to Prior Month

Year to Date

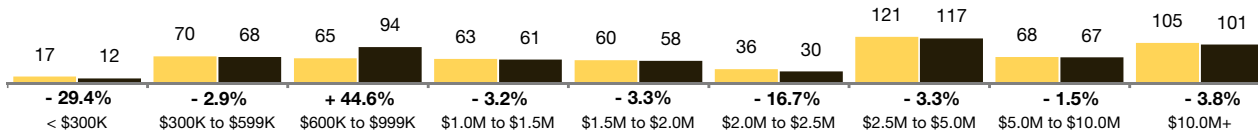
By Price Range	Single Family			Townhouse-Condo			Single Family			Townhouse-Condo			Single Family			Townhouse-Condo		
	4-2025	4-2026	Change	4-2025	4-2026	Change	3-2026	4-2026	Change	3-2026	4-2026	Change	4-2025	4-2026	Change	4-2025	4-2026	Change
\$299,999 and Below	10	12	+20.0%	18	23	+27.8%	2	1	-50.0%	1	1	0.0%	1	3	+200.0%	8	3	-62.5%
\$300,000 to \$599,999	118	119	+0.8%	101	118	+16.8%	12	8	-33.3%	4	13	+225.0%	29	32	+10.3%	27	27	0.0%
\$600,000 to \$999,999	177	182	+2.8%	80	86	+7.5%	14	13	-7.1%	4	7	+75.0%	47	51	+8.5%	21	25	+19.0%
\$1,000,000 to \$1,499,999	101	108	+6.9%	63	37	-41.3%	5	6	+20.0%	4	8	+100.0%	29	20	-31.0%	11	14	+27.3%
\$1,500,000 to \$1,999,999	65	58	-10.8%	38	31	-18.4%	7	4	-42.9%	2	0	-100.0%	24	17	-29.2%	12	8	-33.3%
\$2,000,000 to \$2,499,999	27	34	+25.9%	27	26	-3.7%	3	4	+33.3%	2	3	+50.0%	8	9	+12.5%	10	5	-50.0%
\$2,500,000 to \$4,999,999	61	58	-4.9%	94	77	-18.1%	6	3	-50.0%	5	5	0.0%	15	13	-13.3%	23	22	-4.3%
\$5,000,000 to \$9,999,999	49	38	-22.4%	56	26	-53.6%	1	5	+400.0%	4	1	-75.0%	18	12	-33.3%	15	8	-46.7%
\$10,000,000 and Above	70	65	-7.1%	22	15	-31.8%	2	4	+100.0%	1	1	0.0%	32	15	-53.1%	6	4	-33.3%
All Price Ranges	678	674	-0.6%	499	439	-12.0%	52	48	-7.7%	27	39	+44.4%	203	172	-15.3%	133	116	-12.8%

INVENTORY OF ACTIVE LISTINGS

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

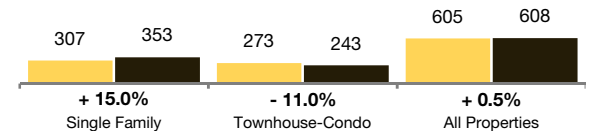
By Price Range – All Properties

■ 4-2025 ■ 4-2026



By Property Type

■ 4-2025 ■ 4-2026



Compared to Prior Year

Compared to Prior Month

Year to Date

By Price Range	Single Family			Townhouse-Condo			Single Family			Townhouse-Condo			Single Family			Townhouse-Condo		
	4-2025	4-2026	Change	4-2025	4-2026	Change	3-2026	4-2026	Change	3-2026	4-2026	Change	4-2025	4-2026	Change	4-2025	4-2026	Change
\$299,999 and Below	2	2	0.0%	3	1	-66.7%	2	2	0.0%	2	1	-50.0%	2	1	-50.0%	2	1	-50.0%
\$300,000 to \$599,999	12	34	+183.3%	56	33	-41.1%	35	34	-2.9%	31	33	+6.5%	35	34	-2.9%	31	33	+6.5%
\$600,000 to \$999,999	41	54	+31.7%	22	40	+81.8%	49	54	+10.2%	42	40	-4.8%	49	54	+10.2%	42	40	-4.8%
\$1,000,000 to \$1,499,999	34	38	+11.8%	25	23	-8.0%	20	38	+90.0%	26	23	-11.5%	20	38	+90.0%	26	23	-11.5%
\$1,500,000 to \$1,999,999	35	35	0.0%	24	23	-4.2%	31	35	+12.9%	25	23	-8.0%	31	35	+12.9%	25	23	-8.0%
\$2,000,000 to \$2,499,999	17	14	-17.6%	17	16	-5.9%	12	14	+16.7%	21	16	-23.8%	17	14	-17.6%	17	16	-5.9%
\$2,500,000 to \$4,999,999	48	64	+33.3%	72	53	-26.4%	57	64	+12.3%	67	53	-20.9%	48	64	+33.3%	72	53	-20.9%
\$5,000,000 to \$9,999,999	33	31	-6.1%	35	36	+2.9%	33	31	-6.1%	41	36	-12.2%	33	31	-6.1%	41	36	-12.2%
\$10,000,000 and Above	85	81	-4.7%	19	18	-5.3%	111	81	-27.0%	19	18	-5.3%	85	81	-4.7%	19	18	-5.3%
All Price Ranges	307	353	+15.0%	273	243	-11.0%	350	353	+0.9%	274	243	-11.3%	307	353	+15.0%	273	243	-11.0%

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.





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.