

APRIL 2026

MONTHLY INDICATORS



COLDWELL BANKER
MASON MORSE

April 2026

Percent changes calculated using year-over-year comparisons.

New Listings were up 21.1 percent for single family homes but decreased 31.1 percent for townhouse-condo properties. Pending Sales increased 18.3 percent for single family homes but decreased 11.1 percent for townhouse-condo properties.

The Median Sales Price was up 13.9 percent to \$628,000 for single family homes and 40.7 percent to \$570,000 for townhouse-condo properties. Days on Market increased 9.2 percent for single family homes but decreased 8.9 percent for townhouse-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

- 7.7%	+ 28.3%	+ 10.3%
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

Residential real estate activity in Garfield County and Moffat County composed of single-family properties, townhomes and condominiums. Percent changes are calculated using rounded figures.

Single Family Market Overview	2
Townhouse-Condo Market Overview	3
New Listings	4
Pending Sales	5
Sold Listings	6
Median Sales Price	7
Average Sales Price	8
Percent of List Price Received	9
Days on Market Until Sale	10
Housing Affordability Index	11
Inventory of Active Listings	12
Months Supply of Inventory	13
Total Market Overview	14
Closed Sales and Inventory by Price Range	15
Glossary of Terms	16



APRIL 2026

SINGLE FAMILY MARKET OVERVIEW



Key Metrics	Historical Sparkbars	4-2025	4-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		114	138	+ 21.1%	357	380	+ 6.4%
Pending Sales		71	84	+ 18.3%	232	257	+ 10.8%
Sold Listings		62	52	- 16.1%	194	191	- 1.5%
Median Sales Price		\$551,250	\$628,000	+ 13.9%	\$745,000	\$622,000	- 16.5%
Avg. Sales Price		\$1,055,698	\$990,628	- 6.2%	\$1,047,235	\$852,794	- 18.6%
Pct. of List Price Received		97.9%	96.5%	- 1.4%	97.2%	96.2%	- 1.0%
Days on Market		109	119	+ 9.2%	109	132	+ 21.1%
Affordability Index		74	68	- 8.1%	55	69	+ 25.5%
Active Listings		239	309	+ 29.3%	--	--	--
Months Supply		3.7	4.8	+ 29.7%	--	--	--

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

TOWNHOUSE/CONDO MARKET OVERVIEW



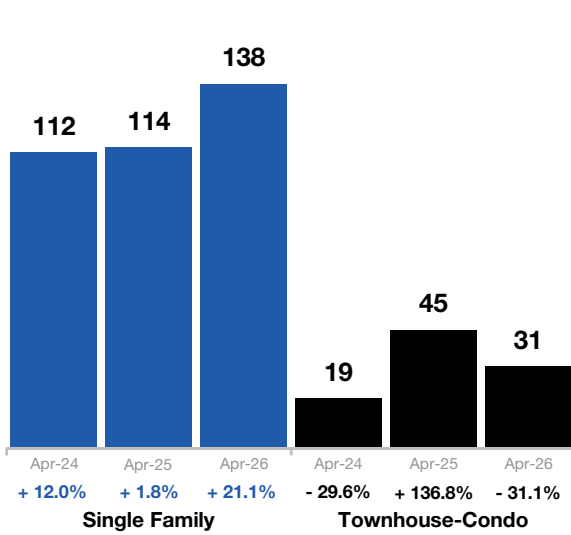
Key Metrics	Historical Sparkbars	4-2025	4-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		45	31	- 31.1%	128	119	- 7.0%
Pending Sales		27	24	- 11.1%	72	71	- 1.4%
Sold Listings		18	23	+ 27.8%	60	60	0.0%
Median Sales Price		\$405,000	\$570,000	+ 40.7%	\$469,500	\$572,500	+ 21.9%
Avg. Sales Price		\$614,717	\$644,435	+ 4.8%	\$593,482	\$728,860	+ 22.8%
Pct. of List Price Received		98.8%	98.7%	- 0.1%	98.2%	98.2%	0.0%
Days on Market		79	72	- 8.9%	81	98	+ 21.0%
Affordability Index		89	75	- 15.7%	77	75	- 2.6%
Active Listings		100	75	- 25.0%	--	--	--
Months Supply		5.7	4.1	- 28.1%	--	--	--

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

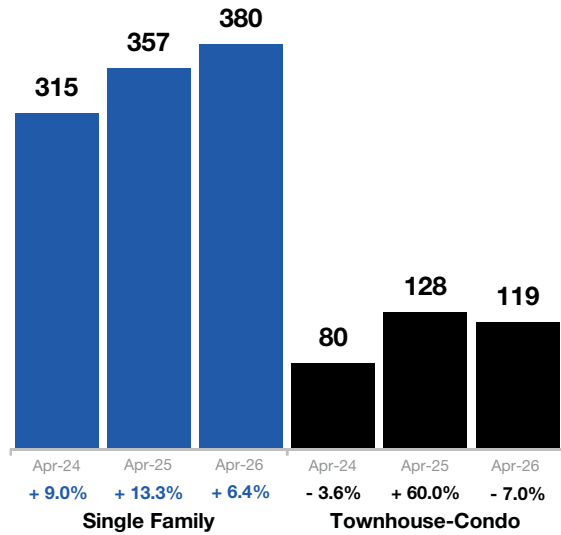
APRIL 2026 NEW LISTINGS



April

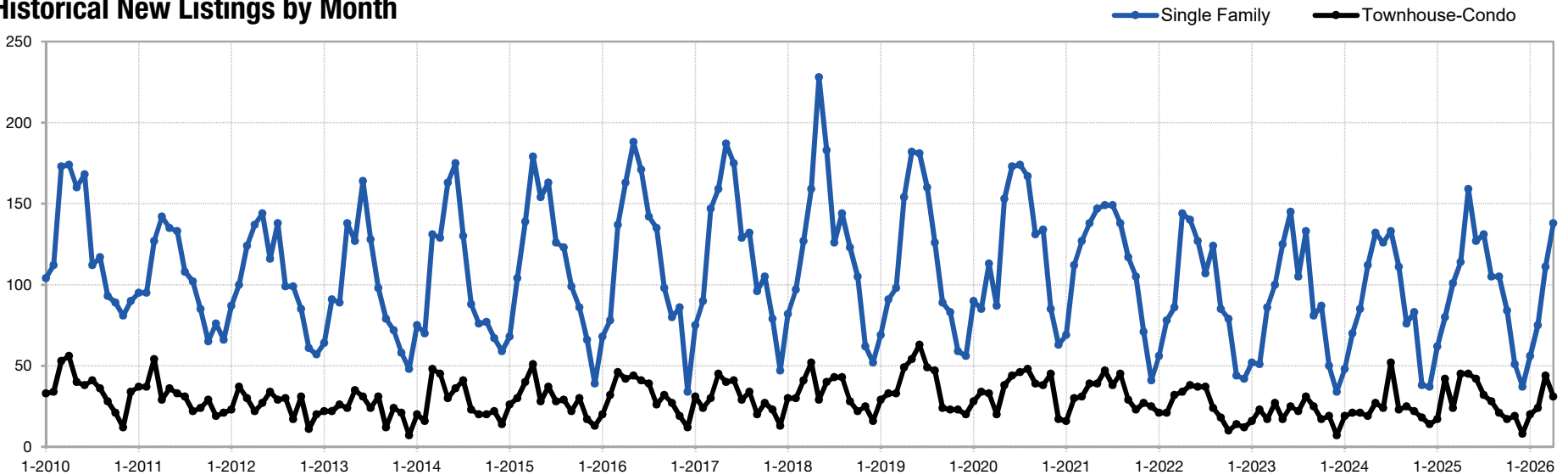


Year to Date



New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2025	159	+20.5%	45	+66.7%
Jun-2025	127	+0.8%	42	+75.0%
Jul-2025	131	-1.5%	32	-38.5%
Aug-2025	105	-5.4%	28	+21.7%
Sep-2025	105	+38.2%	21	-16.0%
Oct-2025	84	+1.2%	17	-22.7%
Nov-2025	51	+34.2%	19	+5.6%
Dec-2025	37	0.0%	8	-42.9%
Jan-2026	56	-9.7%	20	+17.6%
Feb-2026	75	-6.3%	24	-42.9%
Mar-2026	111	+9.9%	44	+83.3%
Apr-2026	138	+21.1%	31	-31.1%

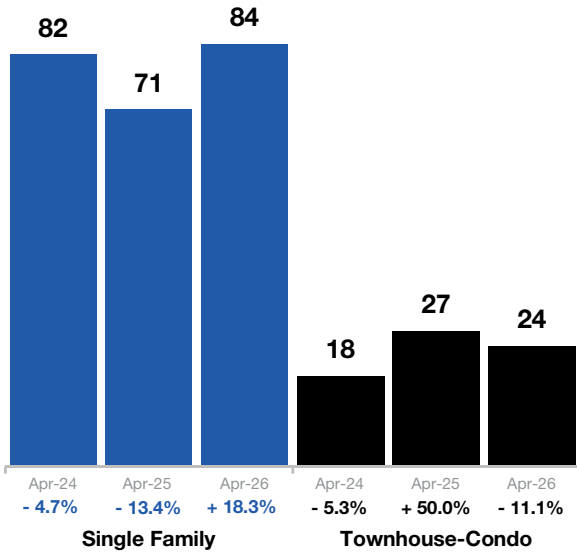
Historical New Listings by Month



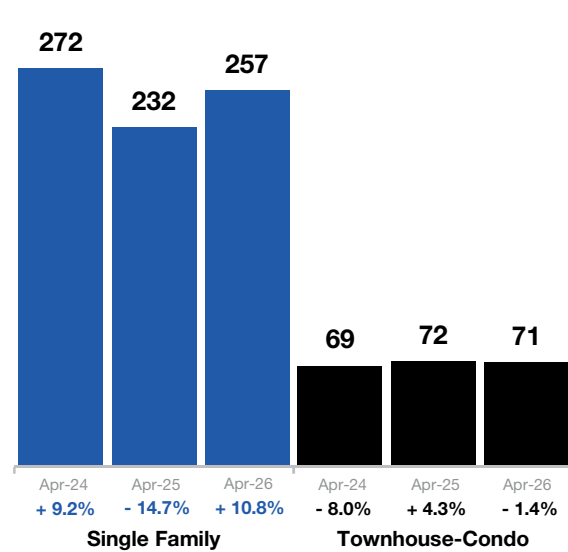
APRIL 2026 PENDING SALES



April

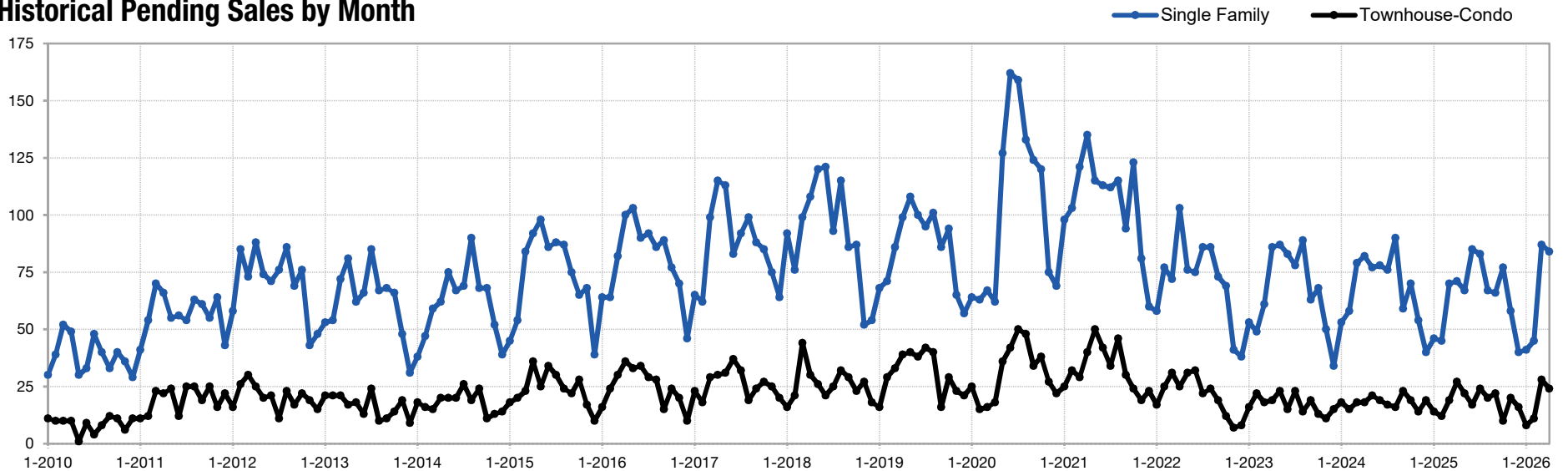


Year to Date



Pending Sales	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2025	67	-13.0%	22	+4.8%
Jun-2025	85	+9.0%	17	-10.5%
Jul-2025	83	+9.2%	24	+41.2%
Aug-2025	67	-25.6%	20	+25.0%
Sep-2025	66	+11.9%	22	-4.3%
Oct-2025	77	+10.0%	10	-47.4%
Nov-2025	58	+7.4%	20	+42.9%
Dec-2025	40	0.0%	16	-15.8%
Jan-2026	41	-10.9%	8	-42.9%
Feb-2026	45	0.0%	11	-8.3%
Mar-2026	87	+24.3%	28	+47.4%
Apr-2026	84	+18.3%	24	-11.1%

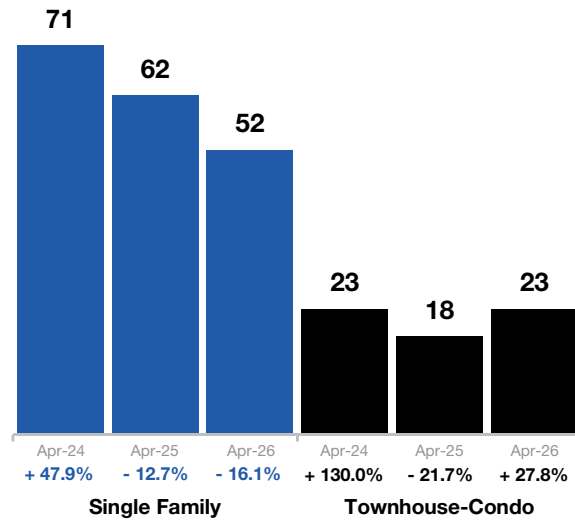
Historical Pending Sales by Month



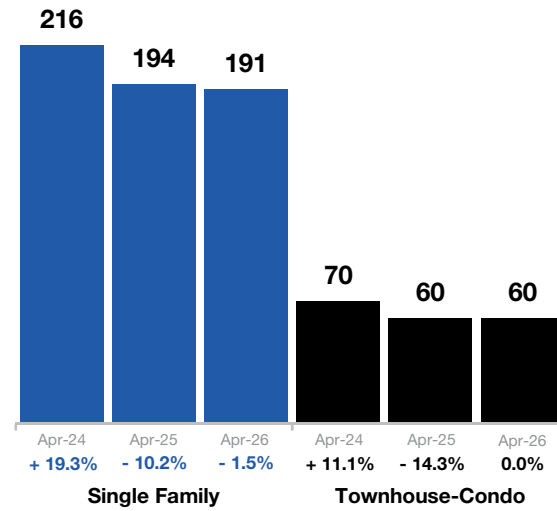
APRIL 2026 SOLD LISTINGS



April

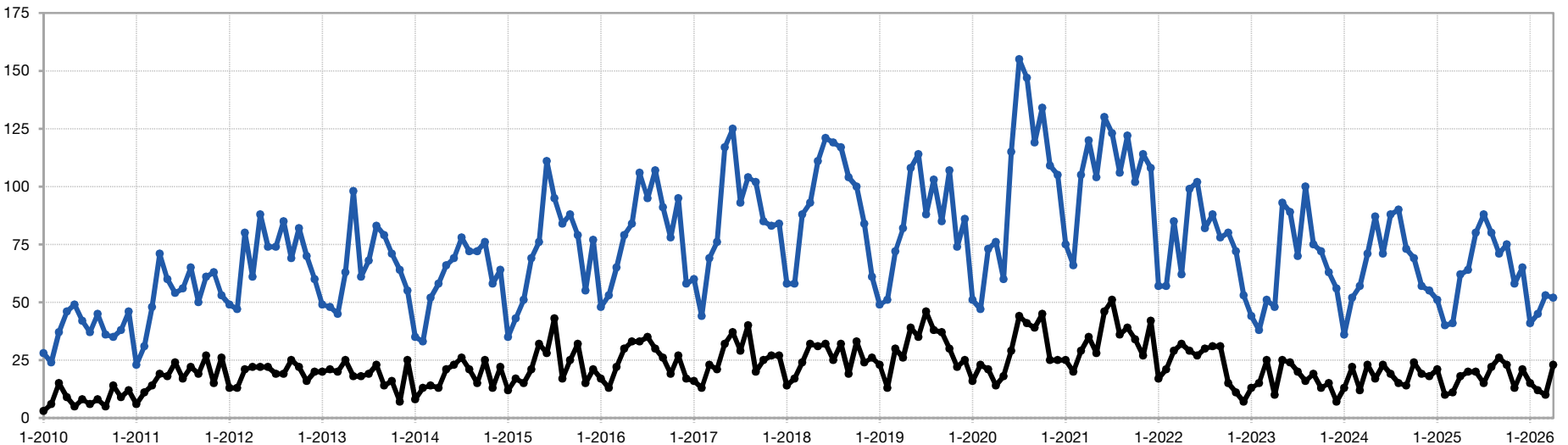


Year to Date



	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2025	64	-26.4%	20	+17.6%
Jun-2025	80	+12.7%	20	-13.0%
Jul-2025	88	0.0%	15	-21.1%
Aug-2025	80	-11.1%	22	+46.7%
Sep-2025	71	-2.7%	26	+85.7%
Oct-2025	75	+8.7%	23	-4.2%
Nov-2025	58	+1.8%	13	-31.6%
Dec-2025	65	+18.2%	21	+16.7%
Jan-2026	41	-19.6%	15	-28.6%
Feb-2026	45	+12.5%	12	+20.0%
Mar-2026	53	+29.3%	10	-9.1%
Apr-2026	52	-16.1%	23	+27.8%

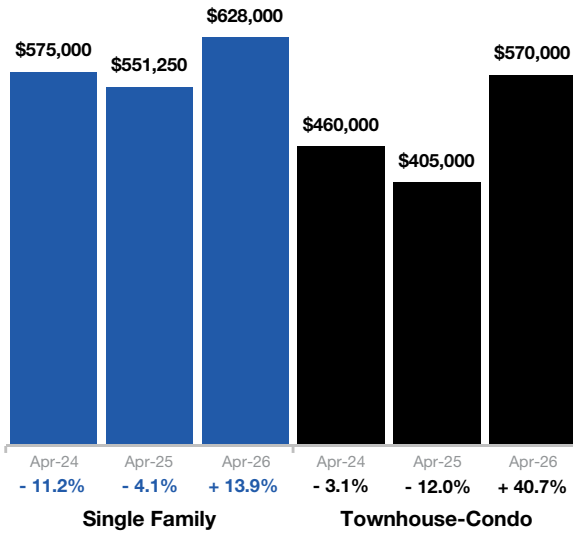
Historical Sold Listings by Month



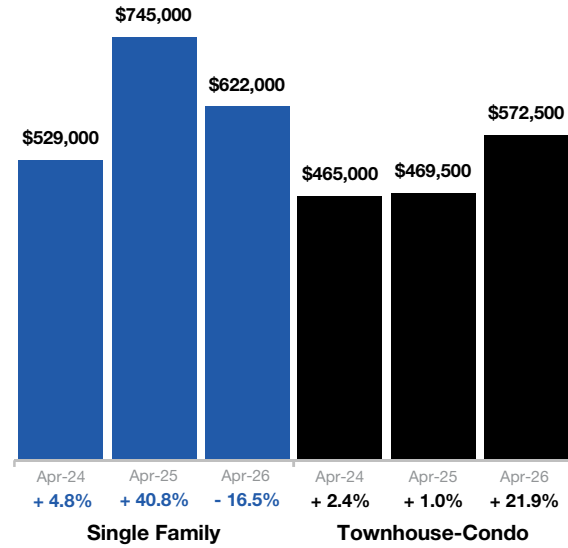
APRIL 2026 MEDIAN SALES PRICE



April

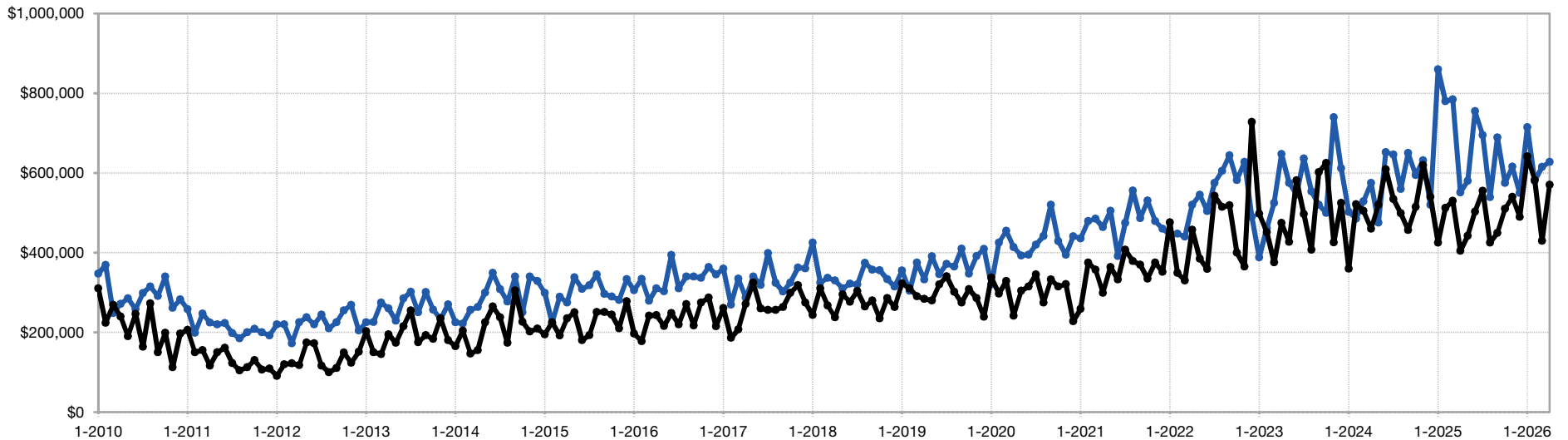


Year to Date



Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2025	\$580,250	+22.2%	\$441,998	-15.0%
Jun-2025	\$755,000	+15.8%	\$503,000	-17.4%
Jul-2025	\$694,850	+7.6%	\$555,000	+3.7%
Aug-2025	\$539,000	-3.8%	\$425,000	-14.8%
Sep-2025	\$689,000	+6.0%	\$449,500	-1.6%
Oct-2025	\$575,000	-3.4%	\$510,000	-1.0%
Nov-2025	\$615,750	-2.5%	\$540,000	-12.9%
Dec-2025	\$550,000	+5.8%	\$490,000	-9.3%
Jan-2026	\$715,000	-16.9%	\$641,609	+51.0%
Feb-2026	\$580,000	-25.6%	\$582,500	+13.8%
Mar-2026	\$615,000	-21.7%	\$430,000	-18.9%
Apr-2026	\$628,000	+13.9%	\$570,000	+40.7%

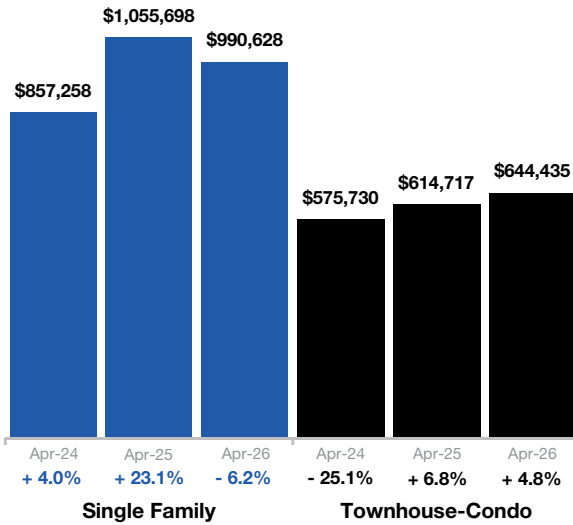
Historical Median Sales Price by Month



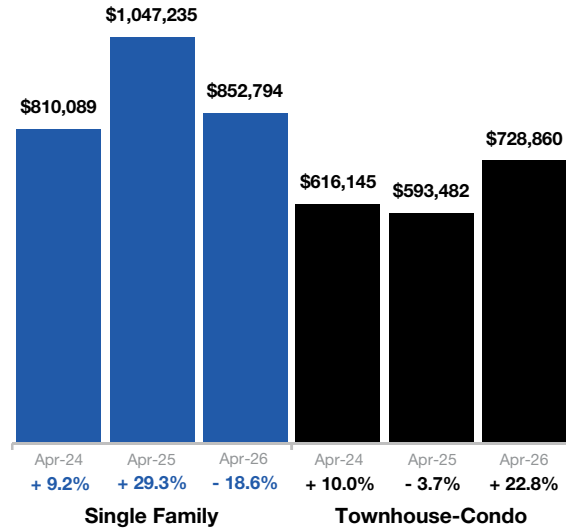
APRIL 2026 AVERAGE SALES PRICE



April

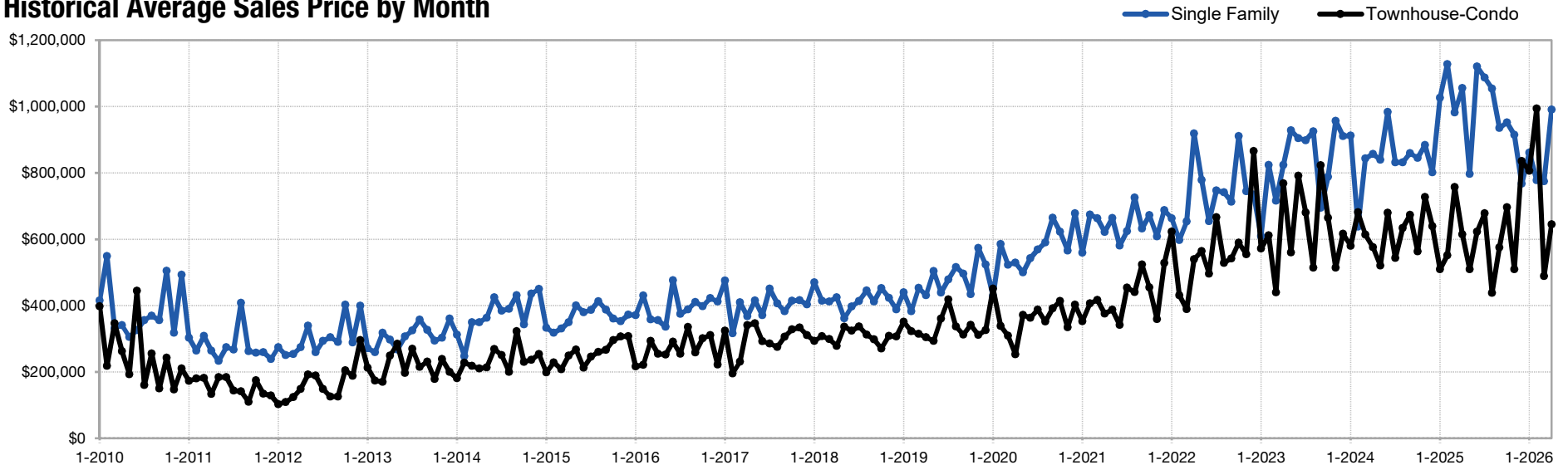


Year to Date



Avg. Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2025	\$796,681	-5.1%	\$509,275	-2.1%
Jun-2025	\$1,120,341	+13.9%	\$622,770	-8.3%
Jul-2025	\$1,087,322	+30.8%	\$677,903	+24.8%
Aug-2025	\$1,053,974	+26.7%	\$438,215	-30.8%
Sep-2025	\$935,682	+8.9%	\$574,750	-14.6%
Oct-2025	\$951,714	+12.6%	\$696,217	+23.6%
Nov-2025	\$914,977	+3.5%	\$509,663	-29.9%
Dec-2025	\$767,394	-4.3%	\$835,333	+30.6%
Jan-2026	\$860,938	-16.1%	\$805,956	+58.1%
Feb-2026	\$778,197	-31.0%	\$994,167	+80.2%
Mar-2026	\$774,598	-21.1%	\$489,025	-35.4%
Apr-2026	\$990,628	-6.2%	\$644,435	+4.8%

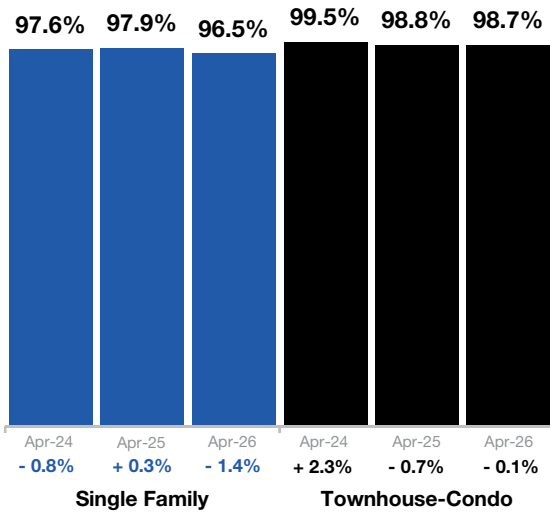
Historical Average Sales Price by Month



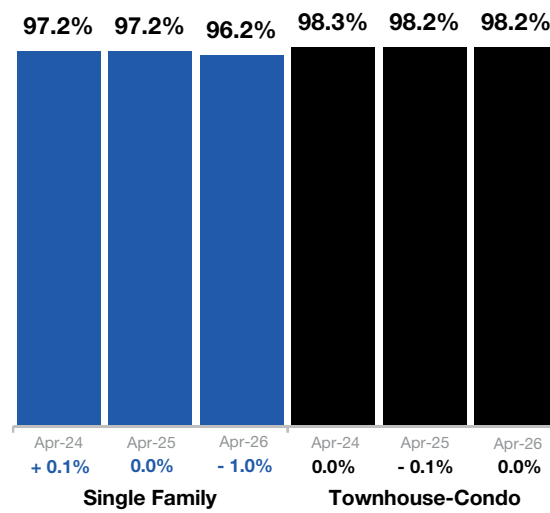
PERCENT OF LIST PRICE RECEIVED



April

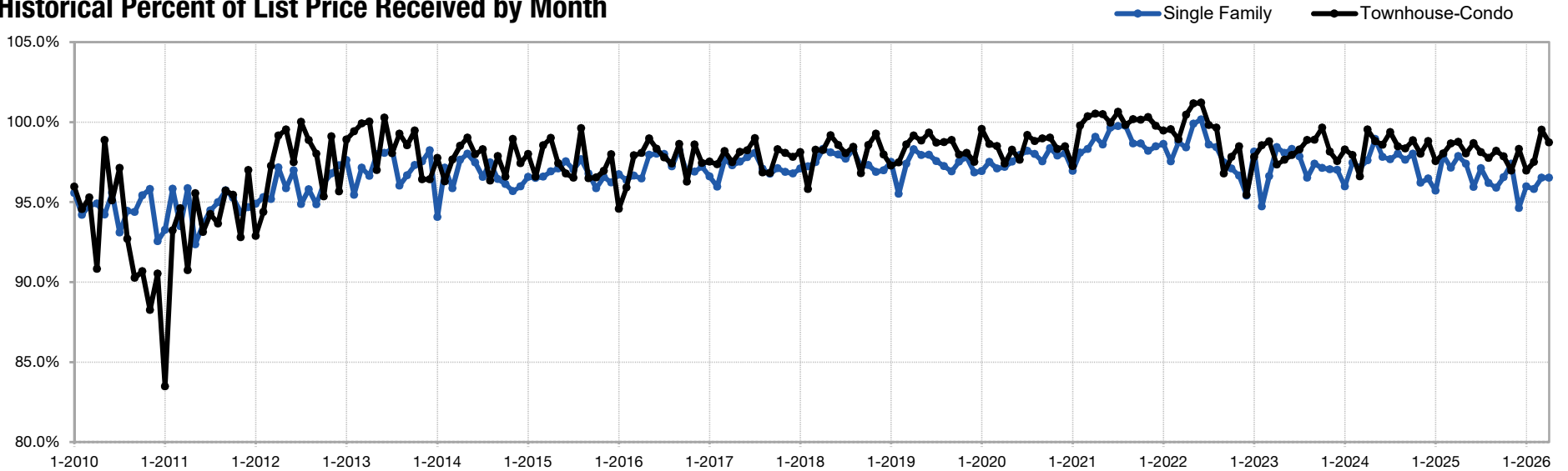


Year to Date



Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2025	97.4%	-1.5%	98.0%	-0.8%
Jun-2025	95.9%	-1.9%	98.7%	+0.1%
Jul-2025	97.1%	-0.6%	98.1%	-1.3%
Aug-2025	96.2%	-1.8%	97.7%	-0.8%
Sep-2025	95.9%	-1.7%	98.2%	-0.1%
Oct-2025	96.6%	-1.4%	97.9%	-1.0%
Nov-2025	97.4%	+1.2%	97.0%	-1.0%
Dec-2025	94.6%	-2.0%	98.3%	-0.5%
Jan-2026	96.0%	+0.3%	97.0%	-0.6%
Feb-2026	95.8%	-2.1%	97.5%	-0.5%
Mar-2026	96.5%	-0.6%	99.5%	+0.8%
Apr-2026	96.5%	-1.4%	98.7%	-0.1%

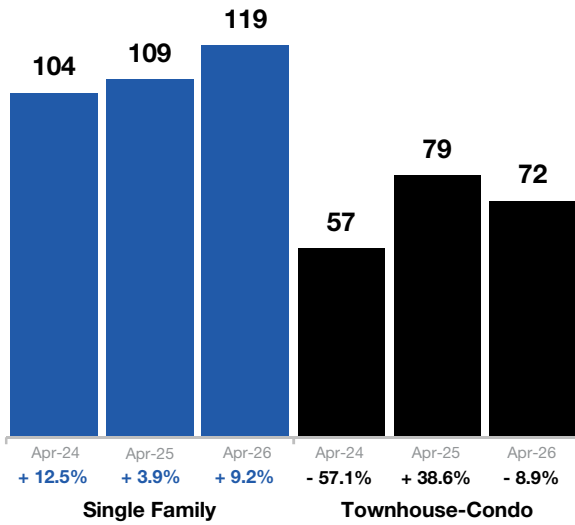
Historical Percent of List Price Received by Month



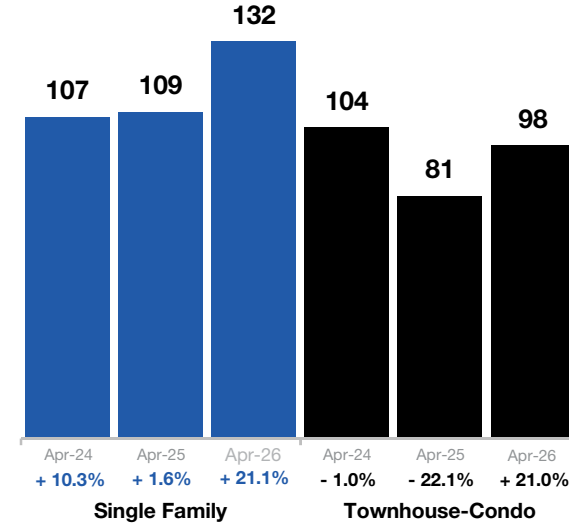
DAYS ON MARKET UNTIL SALE



April

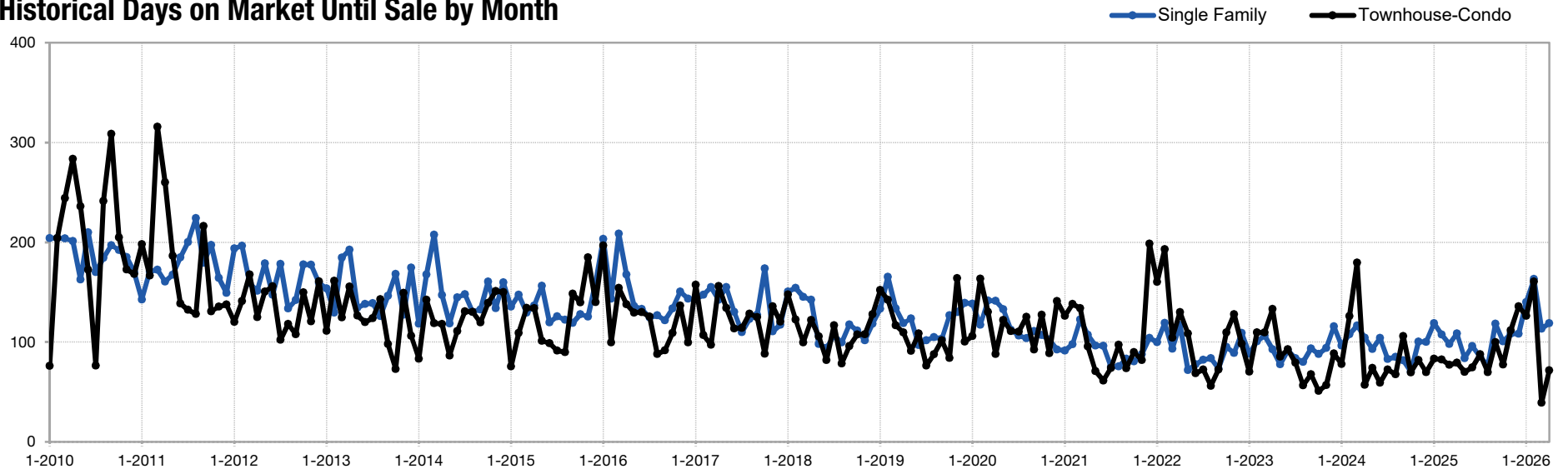


Year to Date



Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2025	84	-9.7%	70	-5.4%
Jun-2025	96	-7.7%	75	+27.1%
Jul-2025	85	+2.4%	88	+22.2%
Aug-2025	76	-10.6%	70	+2.9%
Sep-2025	118	+43.9%	100	-5.7%
Oct-2025	101	+44.3%	77	+11.6%
Nov-2025	108	+8.0%	112	+36.6%
Dec-2025	108	+8.0%	136	+94.3%
Jan-2026	140	+17.6%	126	+51.8%
Feb-2026	163	+52.3%	161	+96.3%
Mar-2026	113	+15.3%	39	-49.4%
Apr-2026	119	+9.2%	72	-8.9%

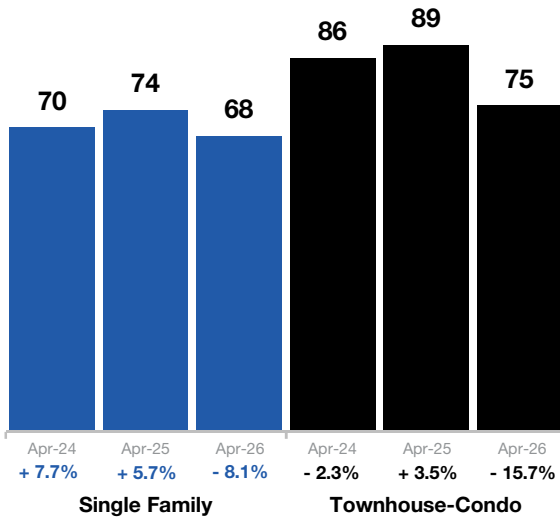
Historical Days on Market Until Sale by Month



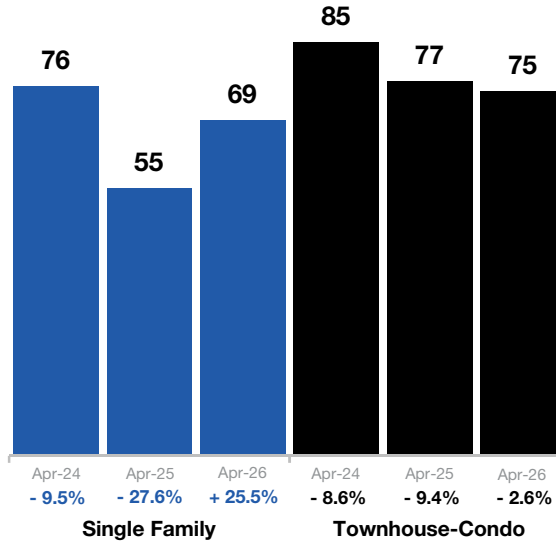
HOUSING AFFORDABILITY INDEX



April

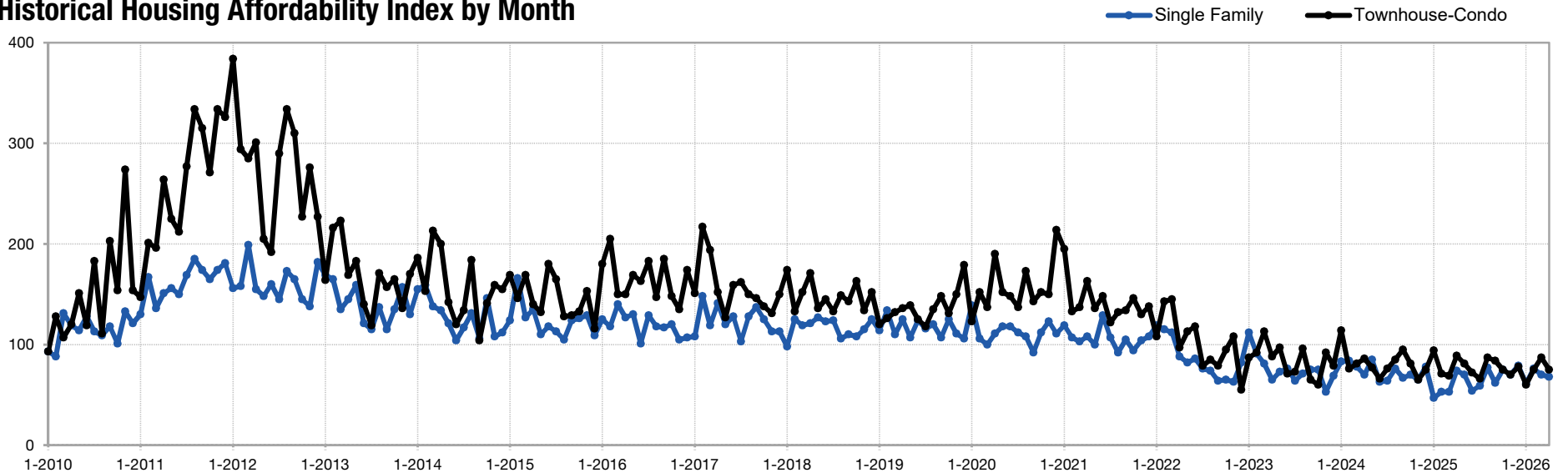


Year to Date



Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2025	70	-17.6%	81	+5.2%
Jun-2025	54	-14.3%	72	+9.1%
Jul-2025	59	-7.8%	66	-13.2%
Aug-2025	77	+1.3%	87	+2.4%
Sep-2025	62	-7.5%	84	-11.6%
Oct-2025	75	+7.1%	75	-7.4%
Nov-2025	70	+7.7%	70	+7.7%
Dec-2025	79	+1.3%	78	+4.0%
Jan-2026	61	+29.8%	60	-36.2%
Feb-2026	76	+43.4%	75	+5.6%
Mar-2026	70	+32.1%	87	+26.1%
Apr-2026	68	-8.1%	75	-15.7%

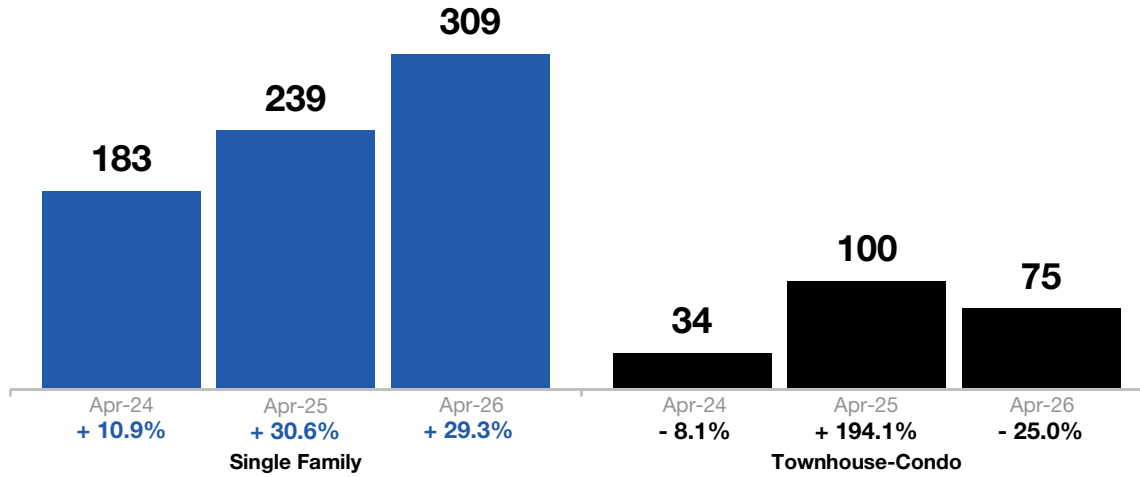
Historical Housing Affordability Index by Month



INVENTORY OF ACTIVE LISTINGS

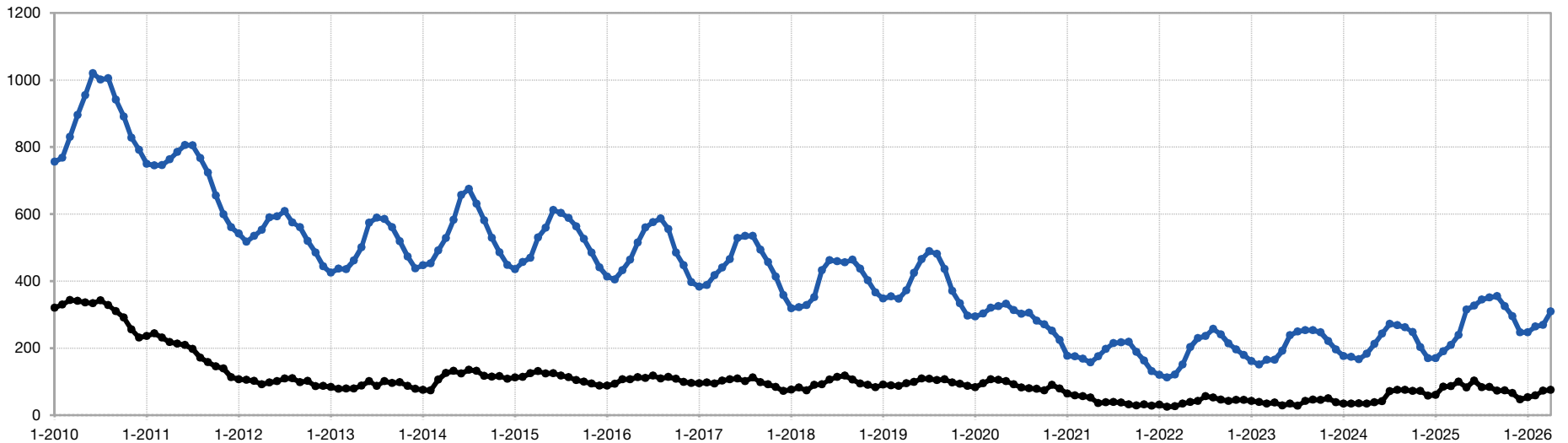


April



Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2025	315	+48.6%	82	+115.8%
Jun-2025	327	+34.6%	103	+151.2%
Jul-2025	345	+26.8%	83	+16.9%
Aug-2025	351	+31.0%	84	+12.0%
Sep-2025	355	+35.5%	73	-2.7%
Oct-2025	325	+31.0%	74	+2.8%
Nov-2025	295	+45.3%	66	-8.3%
Dec-2025	247	+45.3%	47	-19.0%
Jan-2026	247	+45.3%	53	-11.7%
Feb-2026	264	+38.9%	59	-30.6%
Mar-2026	269	+28.7%	73	-15.1%
Apr-2026	309	+29.3%	75	-25.0%

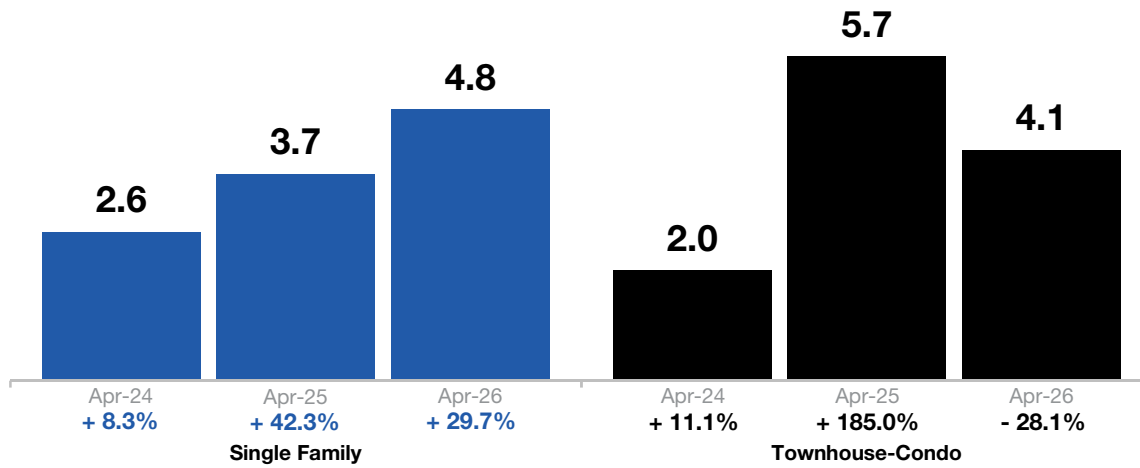
Historical Inventory of Active Listings by Month



MONTHS SUPPLY OF INVENTORY

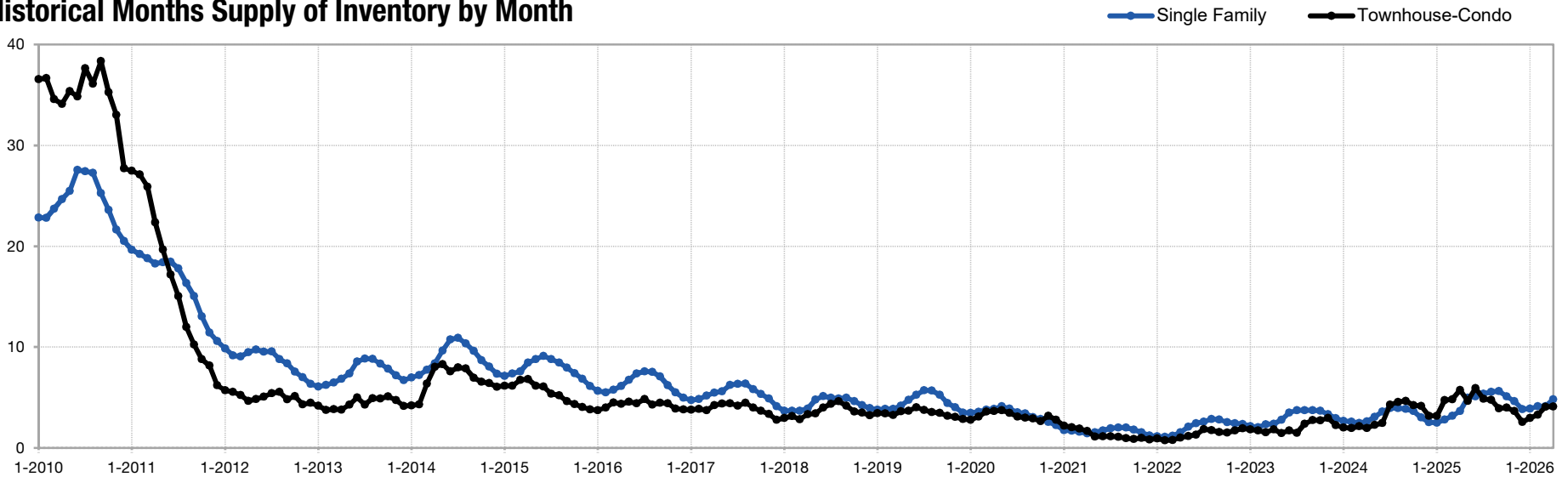


April



Months Supply of Inventory	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2025	5.0	+61.3%	4.6	+100.0%
Jun-2025	5.1	+41.7%	5.9	+136.0%
Jul-2025	5.4	+38.5%	4.9	+14.0%
Aug-2025	5.5	+41.0%	4.8	+6.7%
Sep-2025	5.6	+43.6%	3.9	-17.0%
Oct-2025	5.1	+37.8%	4.0	-4.8%
Nov-2025	4.6	+53.3%	3.6	-14.3%
Dec-2025	3.8	+52.0%	2.6	-18.8%
Jan-2026	3.9	+56.0%	3.0	-6.3%
Feb-2026	4.1	+46.4%	3.3	-29.8%
Mar-2026	4.1	+28.1%	4.1	-14.6%
Apr-2026	4.8	+29.7%	4.1	-28.1%

Historical Months Supply of Inventory by Month



TOTAL MARKET OVERVIEW

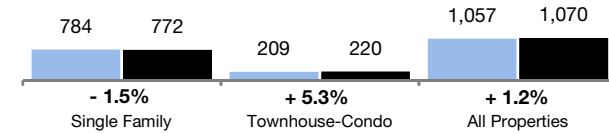
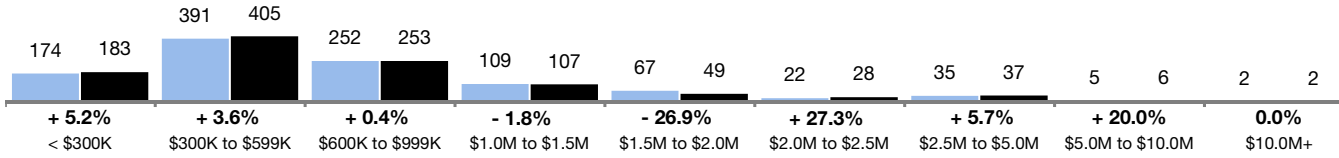


Key Metrics	Historical Sparkbars	4-2025	4-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		176	176	0.0%	532	528	- 0.8%
Pending Sales		102	117	+ 14.7%	337	358	+ 6.2%
Sold Listings		91	84	- 7.7%	283	271	- 4.2%
Median Sales Price		\$425,000	\$545,450	+ 28.3%	\$575,000	\$570,000	- 0.9%
Avg. Sales Price		\$868,507	\$804,919	- 7.3%	\$961,703	\$779,920	- 18.9%
Pct. of List Price Received		98.0%	97.1%	- 0.9%	97.4%	96.7%	- 0.7%
Days on Market		98	105	+ 7.1%	99	124	+ 25.3%
Affordability Index		96	79	- 17.7%	71	75	+ 5.6%
Active Listings		369	407	+ 10.3%	--	--	--
Months Supply		4.2	4.6	+ 9.5%	--	--	--

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

APRIL 2026 CLOSED SALES

Actual sales that have closed in a given month.



Rolling 12 Months

Compared to Prior Month

Year to Date

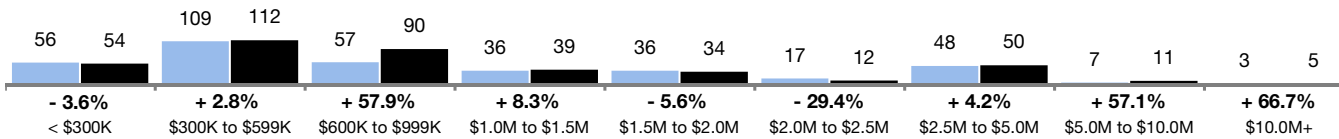
By Price Range	Single Family			Townhouse-Condo			Single Family			Townhouse-Condo			Single Family			Townhouse-Condo		
	4-2025	4-2026	Change	4-2025	4-2026	Change	3-2026	4-2026	Change	3-2026	4-2026	Change	4-2025	4-2026	Change	4-2025	4-2026	Change
\$299,999 and Below	101	95	- 5.9%	20	21	+ 5.0%	8	5	- 37.5%	1	1	0.0%	19	22	+ 15.8%	9	3	- 66.7%
\$300,000 to \$599,999	270	272	+ 0.7%	112	125	+ 11.6%	17	19	+ 11.8%	7	13	+ 85.7%	57	69	+ 21.1%	32	30	- 6.3%
\$600,000 to \$999,999	195	194	- 0.5%	56	58	+ 3.6%	17	13	- 23.5%	2	7	+ 250.0%	50	55	+ 10.0%	13	21	+ 61.5%
\$1,000,000 to \$1,499,999	99	101	+ 2.0%	10	6	- 40.0%	5	6	+ 20.0%	0	2	--	28	19	- 32.1%	2	3	+ 50.0%
\$1,500,00 to \$1,999,999	59	46	- 22.0%	8	1	- 87.5%	2	3	+ 50.0%	0	0	--	24	12	- 50.0%	2	0	- 100.0%
\$2,000,000 to \$2,499,999	19	24	+ 26.3%	3	4	+ 33.3%	3	2	- 33.3%	0	0	--	5	6	+ 20.0%	2	0	- 100.0%
\$2,500,000 to \$4,999,999	35	32	- 8.6%	0	5	--	1	3	+ 200.0%	0	0	--	7	6	- 14.3%	0	3	--
\$5,000,000 to \$9,999,999	5	6	+ 20.0%	0	0	--	0	1	--	0	0	--	3	2	- 33.3%	0	0	--
\$10,000,000 and Above	1	2	+ 100.0%	0	0	--	0	0	--	0	0	--	1	0	- 100.0%	0	0	--
All Price Ranges	784	772	- 1.5%	209	220	+ 5.3%	53	52	- 1.9%	10	23	+ 130.0%	194	191	- 1.5%	60	60	0.0%

INVENTORY OF ACTIVE LISTINGS

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

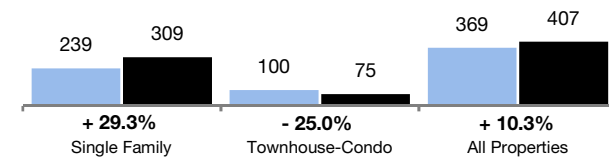
By Price Range – All Properties

■ 4-2025 ■ 4-2026



By Property Type

■ 4-2025 ■ 4-2026



Year over 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
\$299,999 and Below	21	26	+ 23.8%	16	9	- 43.8%	24	26	+ 8.3%	9	9	0.0%	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.				
\$300,000 to \$599,999	45	73	+ 62.2%	62	37	- 40.3%	67	73	+ 9.0%	34	37	+ 8.8%					
\$600,000 to \$999,999	50	72	+ 44.0%	5	18	+ 260.0%	65	72	+ 10.8%	19	18	- 5.3%					
\$1,000,000 to \$1,499,999	31	35	+ 12.9%	3	4	+ 33.3%	18	35	+ 94.4%	4	4	0.0%					
\$1,500,00 to \$1,999,999	32	32	0.0%	3	2	- 33.3%	29	32	+ 10.3%	1	2	+ 100.0%					
\$2,000,000 to \$2,499,999	13	11	- 15.4%	3	1	- 66.7%	9	11	+ 22.2%	2	1	- 50.0%					
\$2,500,000 to \$4,999,999	38	46	+ 21.1%	8	4	- 50.0%	42	46	+ 9.5%	4	4	0.0%					
\$5,000,000 to \$9,999,999	7	11	+ 57.1%	0	0	--	11	11	0.0%	0	0	--					
\$10,000,000 and Above	2	3	+ 50.0%	0	0	--	4	3	- 25.0%	0	0	--					
All Price Ranges	239	309	+ 29.3%	100	75	- 25.0%	269	309	+ 14.9%	73	75	+ 2.7%					



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.

A research tool provided by the Colorado Association of REALTORS®