

MAY 2026

MONTHLY INDICATORS



COLDWELL BANKER
MASON MORSE

May 2026

Percent changes calculated using year-over-year comparisons.

New Listings were down 11.9 percent for single family homes and 53.3 percent for townhouse-condo properties. Pending Sales increased 13.4 percent for single family homes but decreased 18.2 percent for townhouse-condo properties.

The Median Sales Price was down 6.2 percent to \$544,544 for single family homes but increased 47.1 percent to \$650,000 for townhouse-condo properties. Days on Market increased 21.4 percent for single family homes and 10.0 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

+ 14.0%	- 2.1%	+ 8.8%
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.

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MAY 2026

SINGLE FAMILY MARKET OVERVIEW



Key Metrics	Historical Sparkbars	5-2025	5-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		160	141	- 11.9%	517	522	+ 1.0%
Pending Sales		67	76	+ 13.4%	299	319	+ 6.7%
Sold Listings		64	77	+ 20.3%	258	271	+ 5.0%
Median Sales Price		\$580,250	\$544,544	- 6.2%	\$720,000	\$585,000	- 18.8%
Avg. Sales Price		\$796,681	\$810,006	+ 1.7%	\$985,082	\$836,584	- 15.1%
Pct. of List Price Received		97.4%	97.3%	- 0.1%	97.2%	96.5%	- 0.7%
Days on Market		84	102	+ 21.4%	103	123	+ 19.4%
Affordability Index		70	78	+ 11.4%	56	72	+ 28.6%
Active Listings		316	370	+ 17.1%	--	--	--
Months Supply		5.0	5.6	+ 12.0%	--	--	--

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

MAY 2026

TOWNHOUSE/CONDO MARKET OVERVIEW



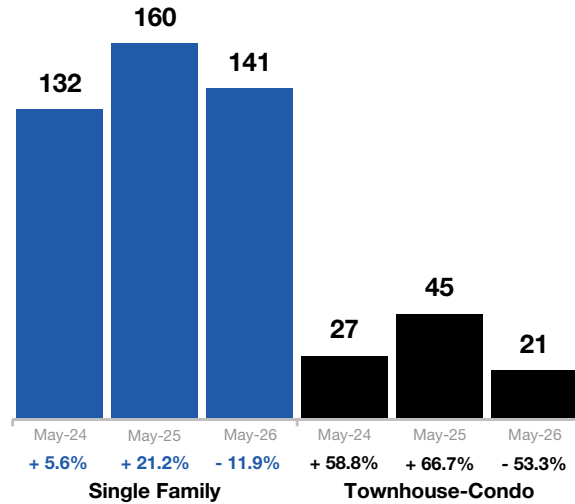
Key Metrics	Historical Sparkbars	5-2025	5-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		45	21	- 53.3%	173	143	- 17.3%
Pending Sales		22	18	- 18.2%	94	89	- 5.3%
Sold Listings		20	17	- 15.0%	80	77	- 3.8%
Median Sales Price		\$441,998	\$650,000	+ 47.1%	\$455,748	\$575,000	+ 26.2%
Avg. Sales Price		\$509,275	\$762,382	+ 49.7%	\$572,430	\$736,261	+ 28.6%
Pct. of List Price Received		98.0%	98.1%	+ 0.1%	98.2%	98.1%	- 0.1%
Days on Market		70	77	+ 10.0%	78	93	+ 19.2%
Affordability Index		81	64	- 21.0%	79	72	- 8.9%
Active Listings		82	77	- 6.1%	--	--	--
Months Supply		4.6	4.3	- 6.5%	--	--	--

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

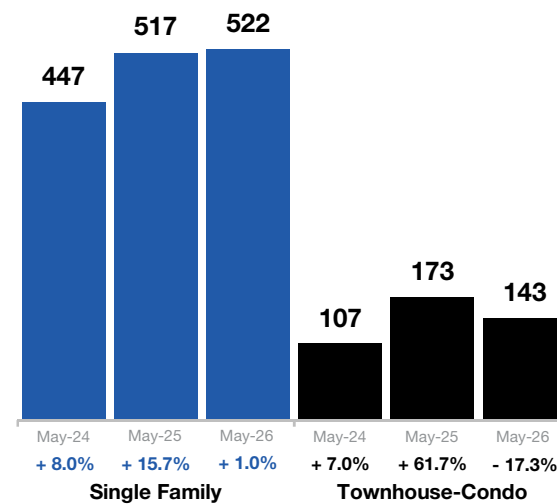
MAY 2026 NEW LISTINGS



May

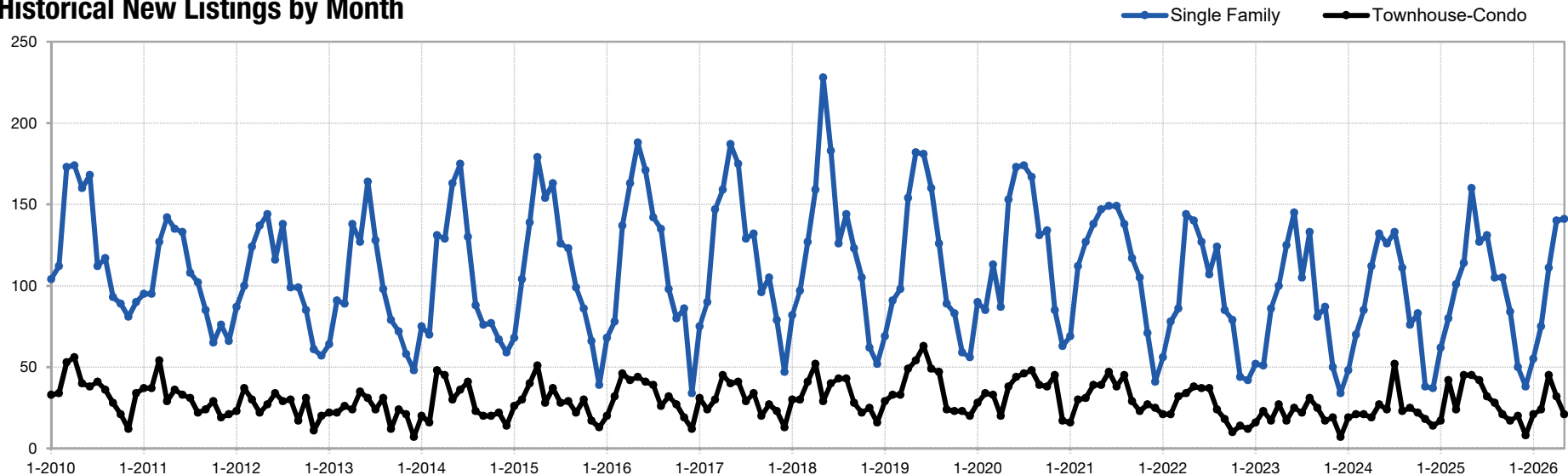


Year to Date



New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	50	+31.6%	20	+11.1%
Dec-2025	38	+2.7%	8	-42.9%
Jan-2026	55	-11.3%	21	+23.5%
Feb-2026	75	-6.3%	24	-42.9%
Mar-2026	111	+9.9%	45	+87.5%
Apr-2026	140	+22.8%	32	-28.9%
May-2026	141	-11.9%	21	-53.3%

Historical New Listings by Month

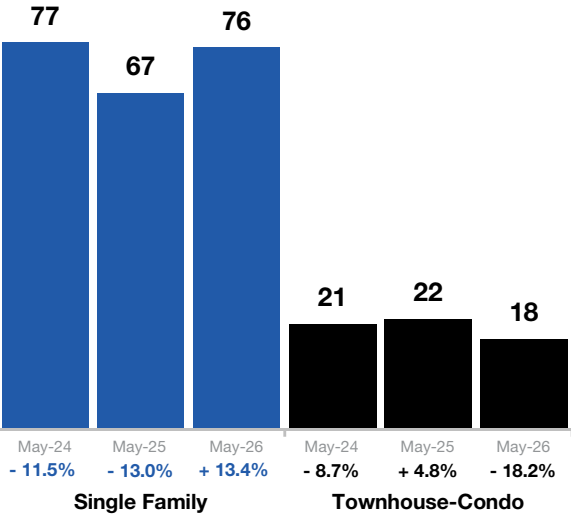


MAY 2026

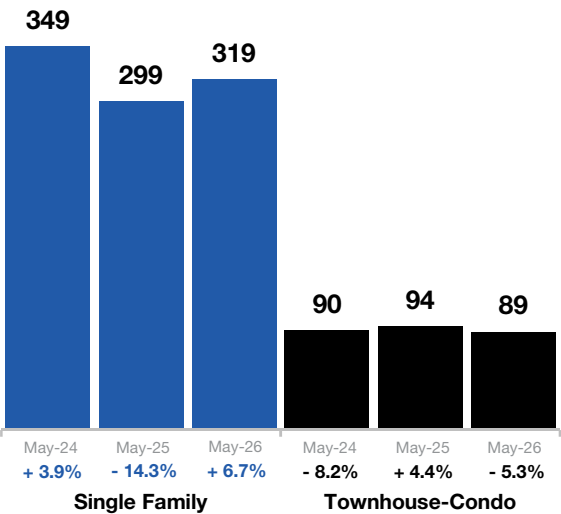
PENDING SALES



May

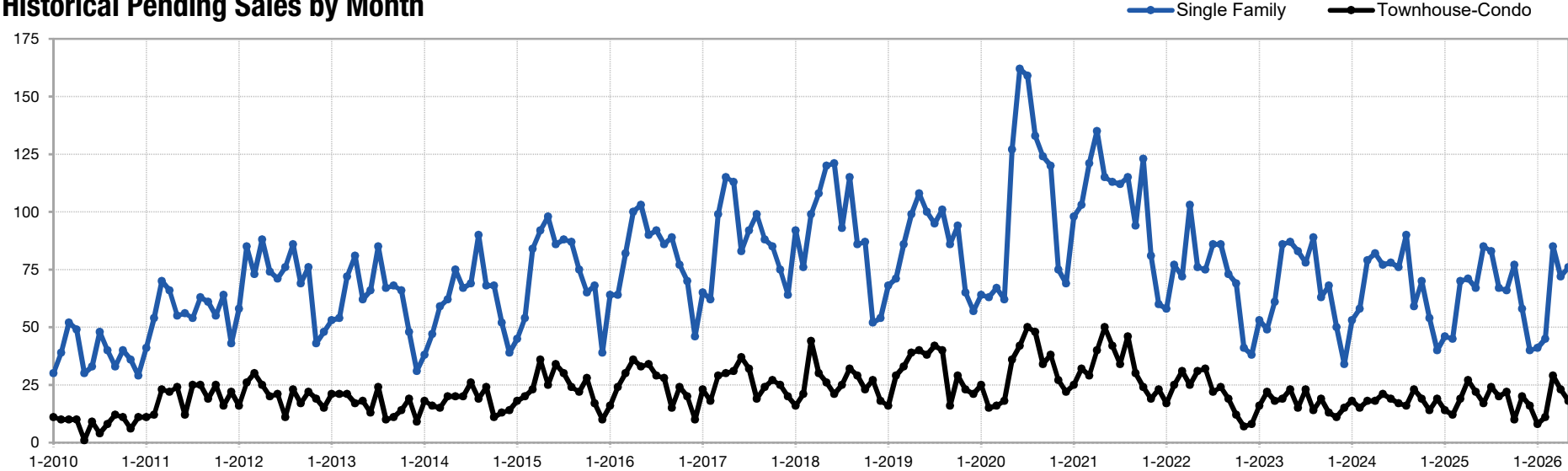


Year to Date



Pending Sales	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	85	+21.4%	29	+52.6%
Apr-2026	72	+1.4%	23	-14.8%
May-2026	76	+13.4%	18	-18.2%

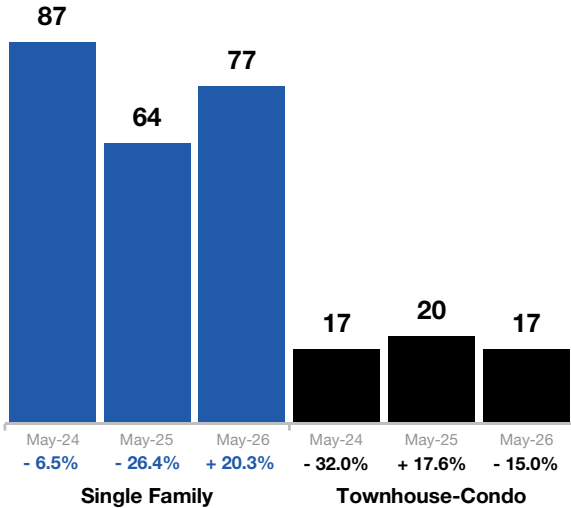
Historical Pending Sales by Month



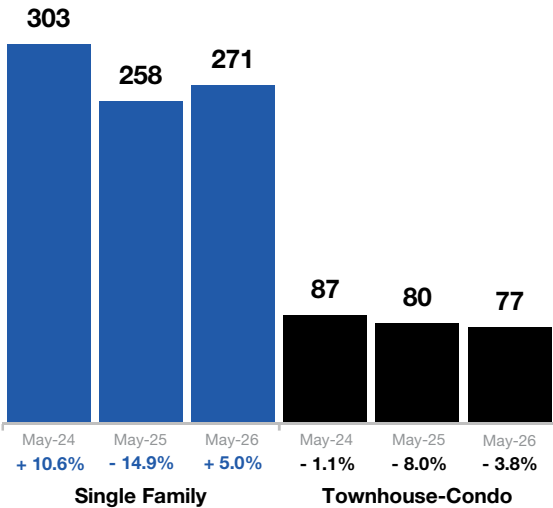
MAY 2026
SOLD LISTINGS



May

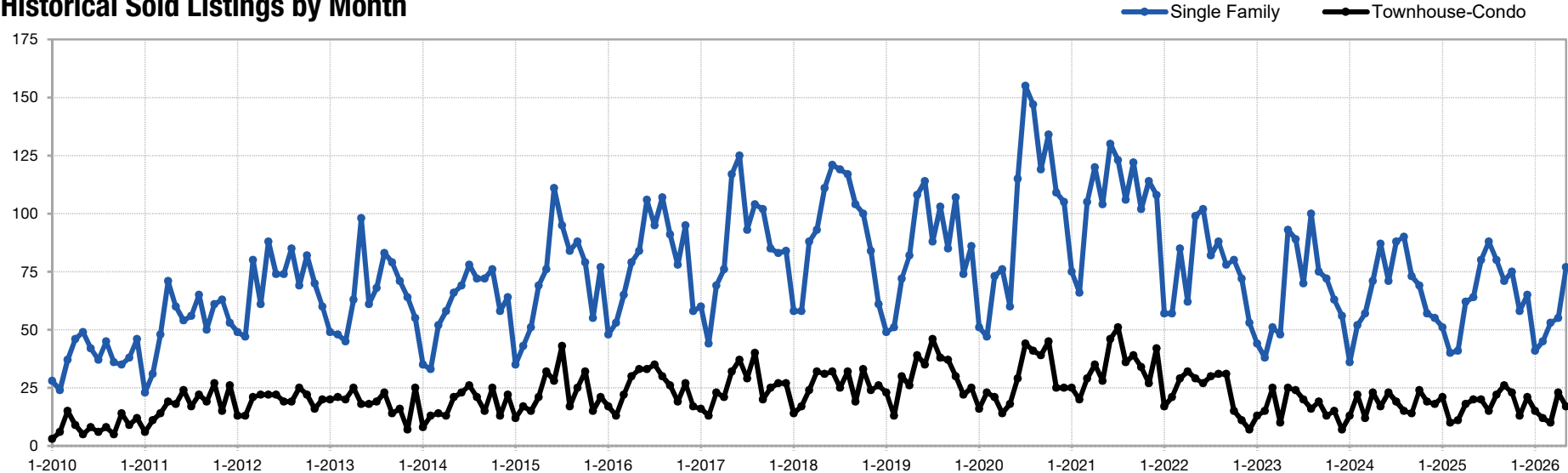


Year to Date



Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	55	-11.3%	23	+27.8%
May-2026	77	+20.3%	17	-15.0%

Historical Sold Listings by Month

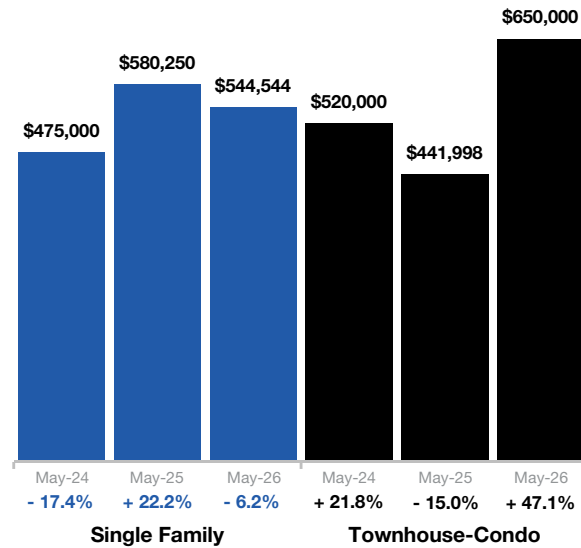


MAY 2026

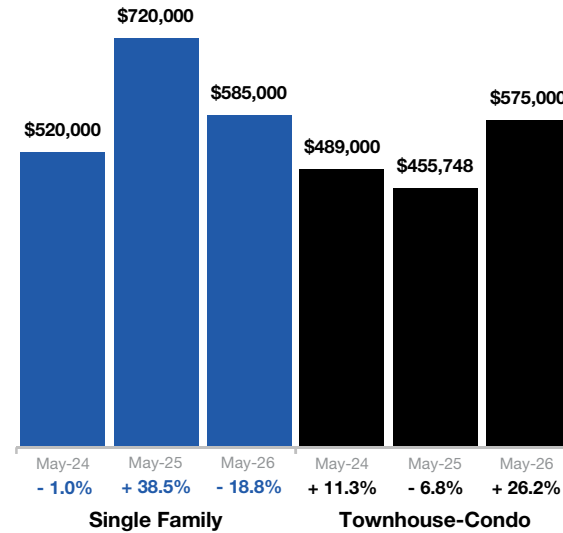
MEDIAN SALES PRICE



May

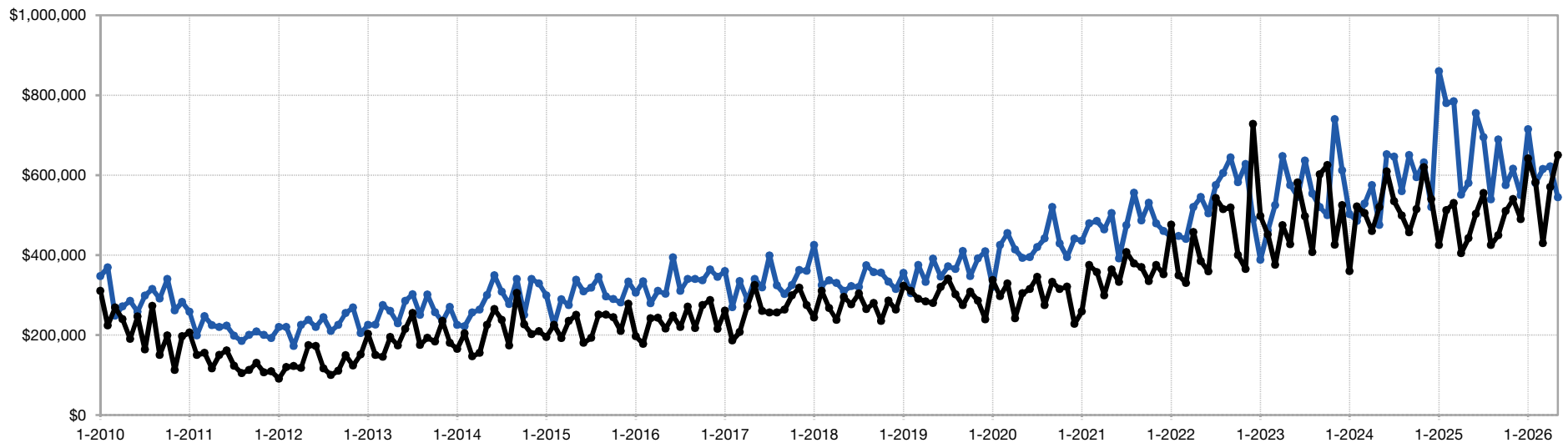


Year to Date



Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jun-2025	\$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	\$622,000	+12.8%	\$570,000	+40.7%
May-2026	\$544,544	-6.2%	\$650,000	+47.1%

Historical Median Sales Price by Month

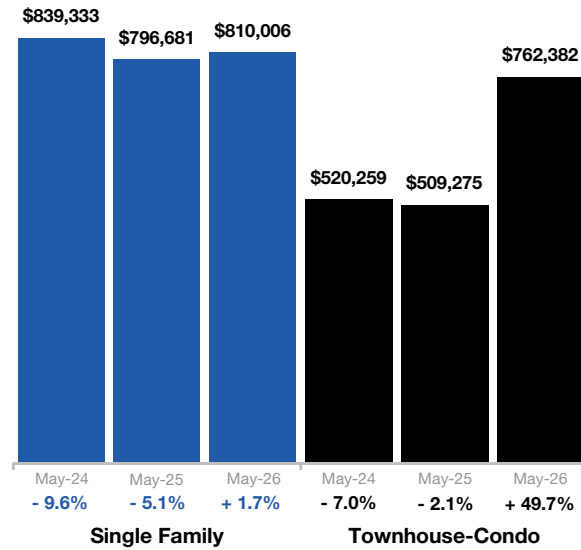


MAY 2026

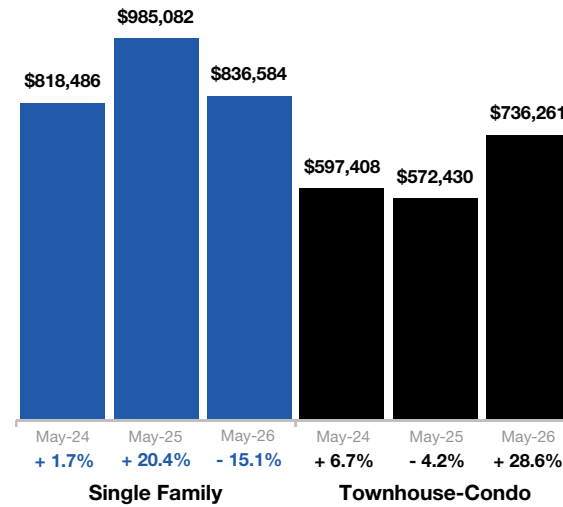
AVERAGE SALES PRICE



May

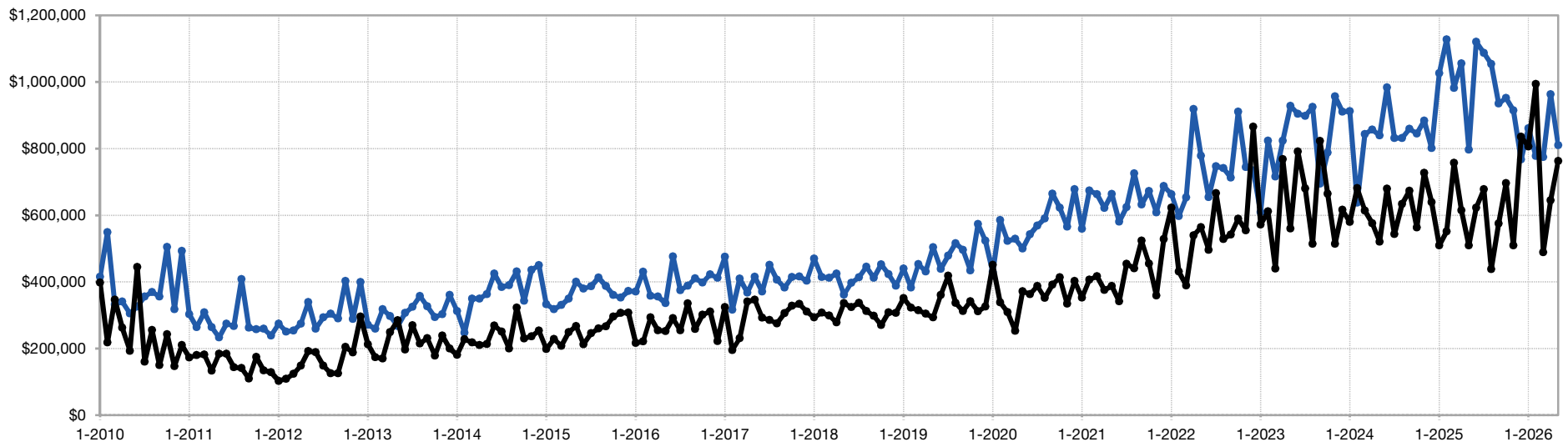


Year to Date



Avg. Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jun-2025	\$1,120,341	+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	\$963,139	-8.8%	\$644,435	+4.8%
May-2026	\$810,006	+1.7%	\$762,382	+49.7%

Historical Average Sales Price by Month



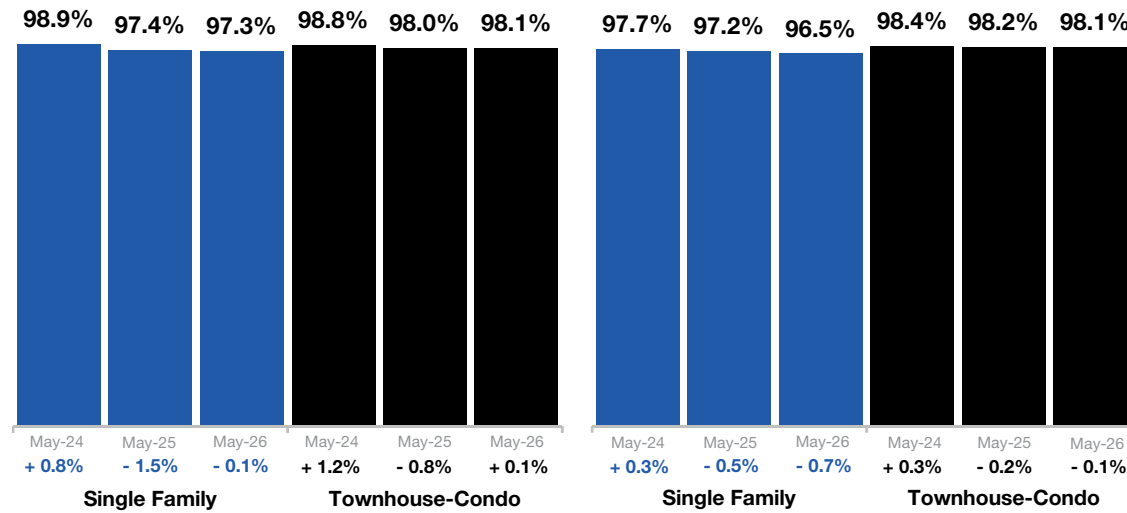
MAY 2026

PERCENT OF LIST PRICE RECEIVED



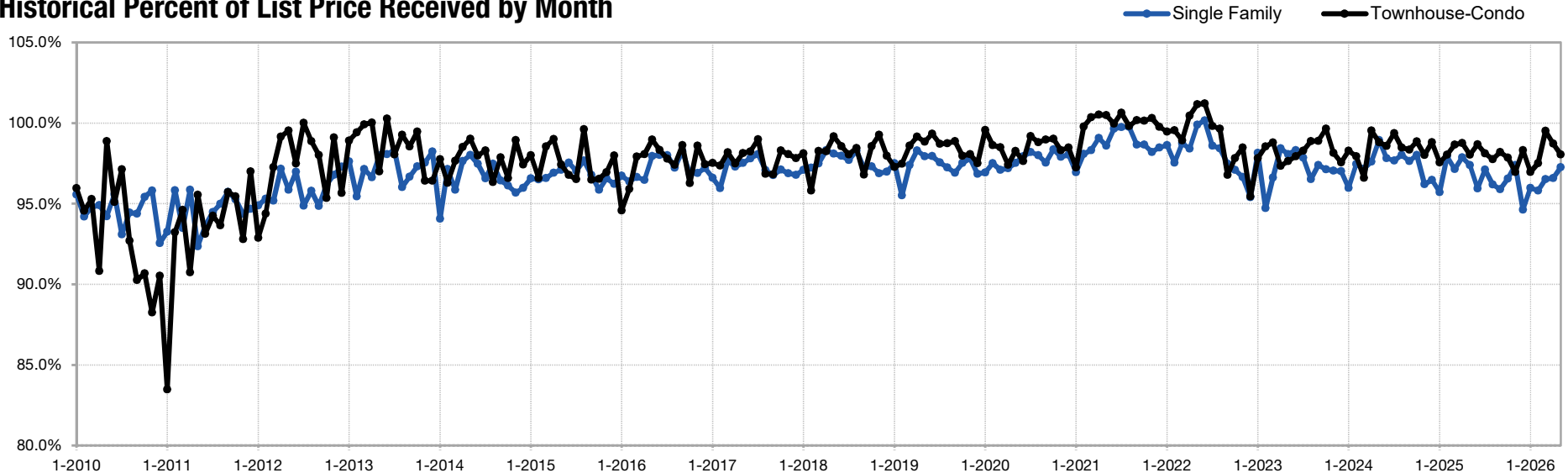
May

Year to Date



Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jun-2025	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	96.6%	-1.3%	98.7%	-0.1%
May-2026	97.3%	-0.1%	98.1%	+0.1%

Historical Percent of List Price Received by Month

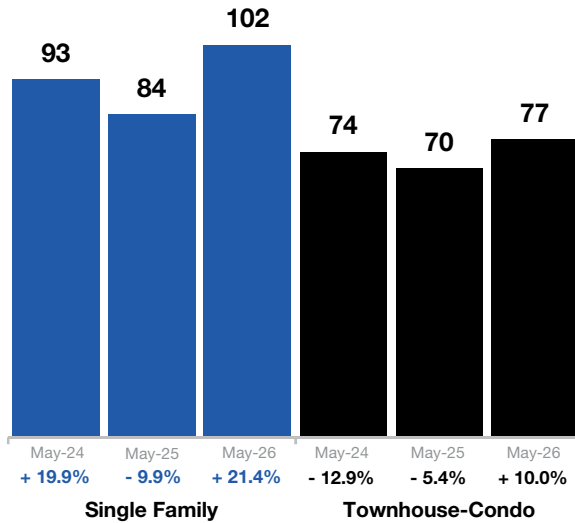


MAY 2026

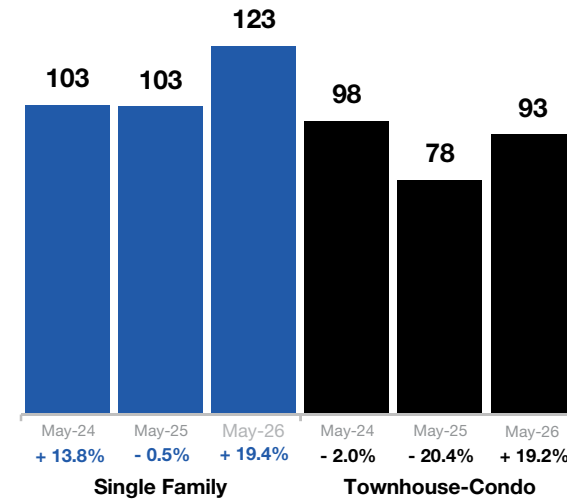
DAYS ON MARKET UNTIL SALE



May

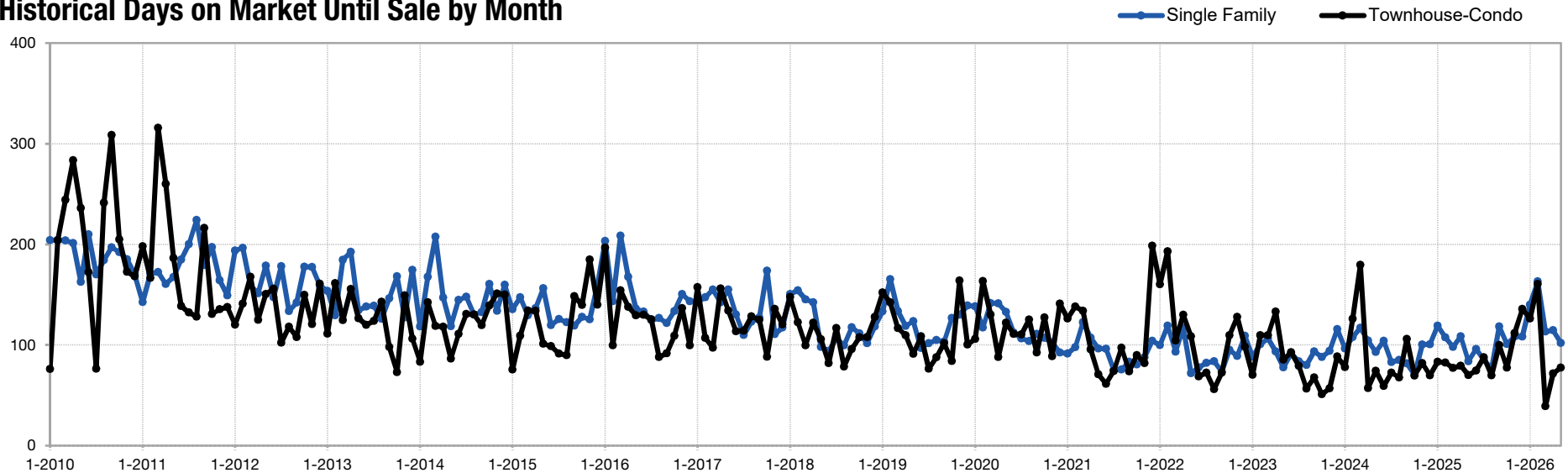


Year to Date



Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jun-2025	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	+6.9%	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	115	+5.5%	72	-8.9%
May-2026	102	+21.4%	77	+10.0%

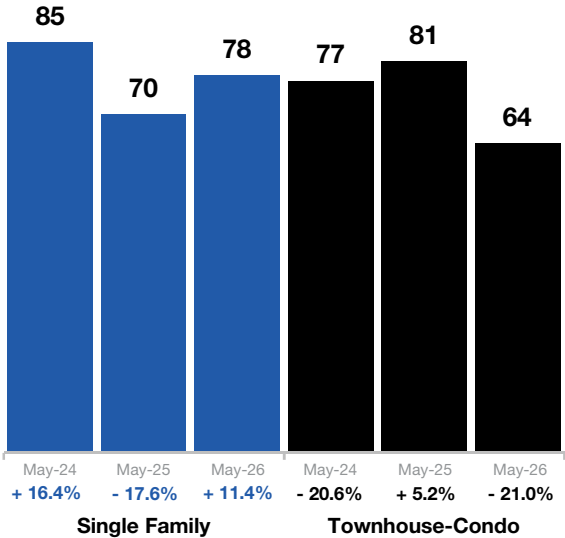
Historical Days on Market Until Sale by Month



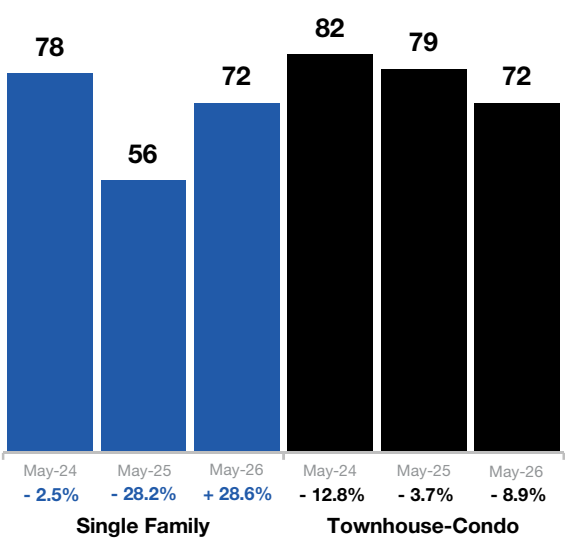
HOUSING AFFORDABILITY INDEX



May

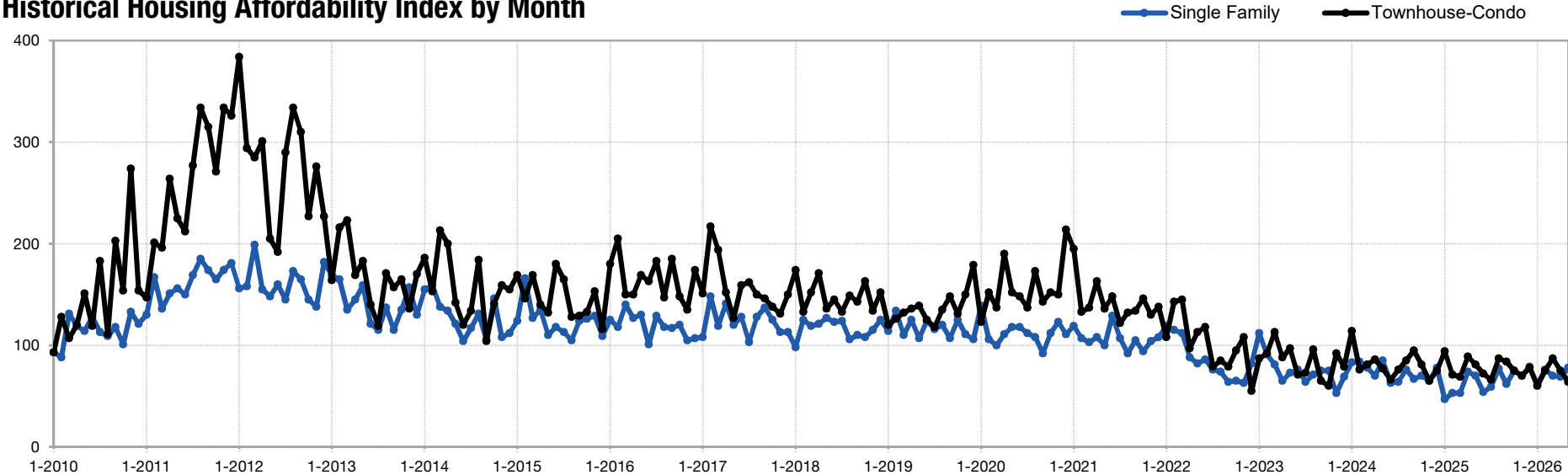


Year to Date



Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jun-2025	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	69	-6.8%	75	-15.7%
May-2026	78	+11.4%	64	-21.0%

Historical Housing Affordability Index by Month

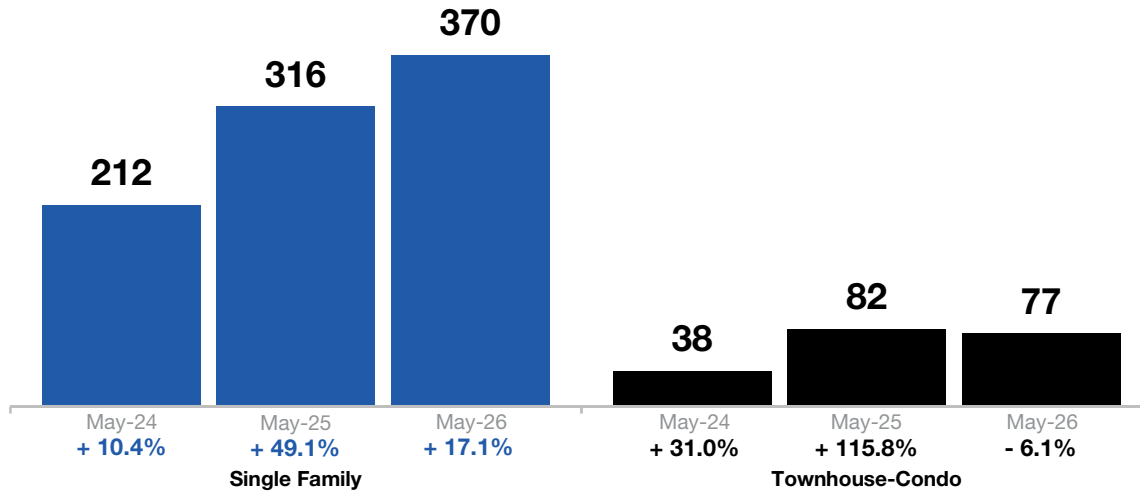


MAY 2026

INVENTORY OF ACTIVE LISTINGS

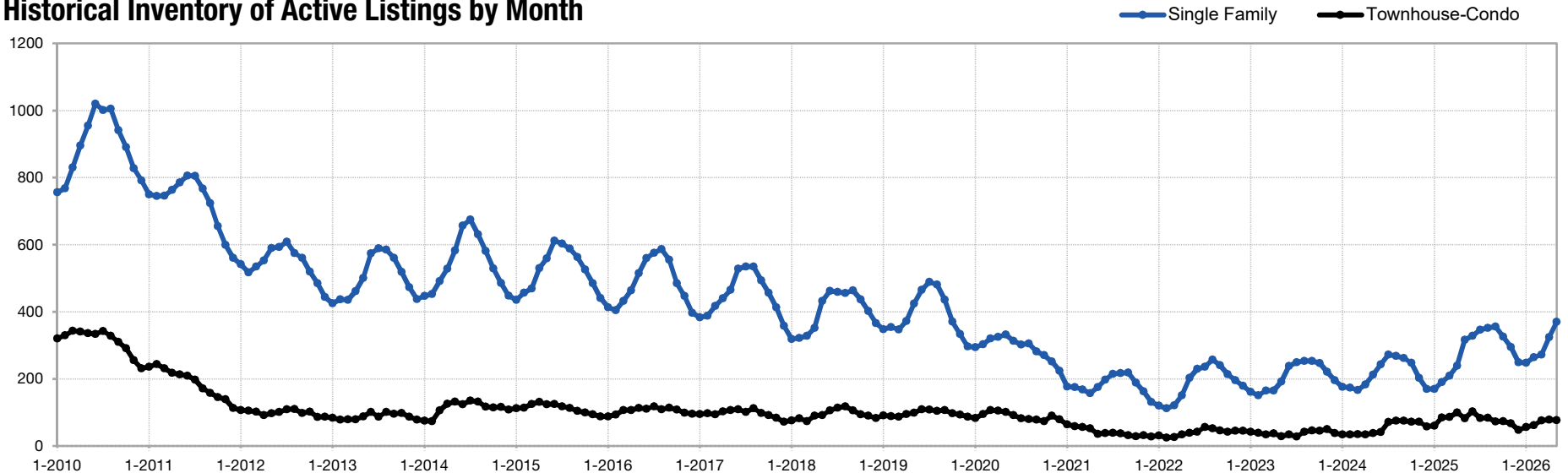


May



Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jun-2025	328	+35.0%	103	+151.2%
Jul-2025	346	+27.2%	83	+16.9%
Aug-2025	352	+31.3%	84	+12.0%
Sep-2025	356	+35.9%	73	-2.7%
Oct-2025	326	+31.5%	74	+2.8%
Nov-2025	295	+45.3%	67	-6.9%
Dec-2025	249	+46.5%	48	-17.2%
Jan-2026	248	+45.9%	56	-6.7%
Feb-2026	264	+38.9%	62	-27.1%
Mar-2026	272	+30.1%	76	-11.6%
Apr-2026	324	+35.6%	78	-22.0%
May-2026	370	+17.1%	77	-6.1%

Historical Inventory of Active Listings by Month

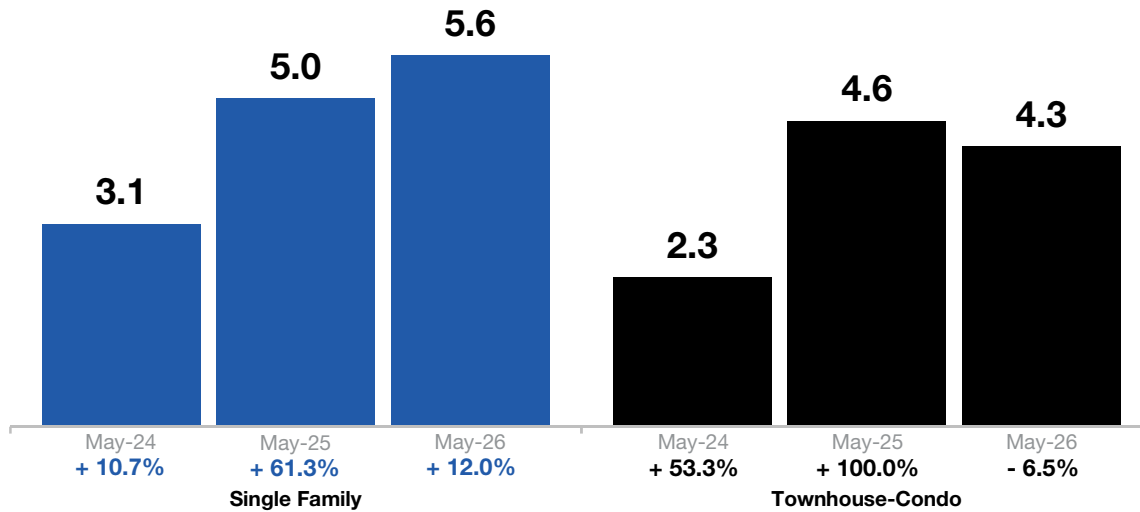


MAY 2026

MONTHS SUPPLY OF INVENTORY

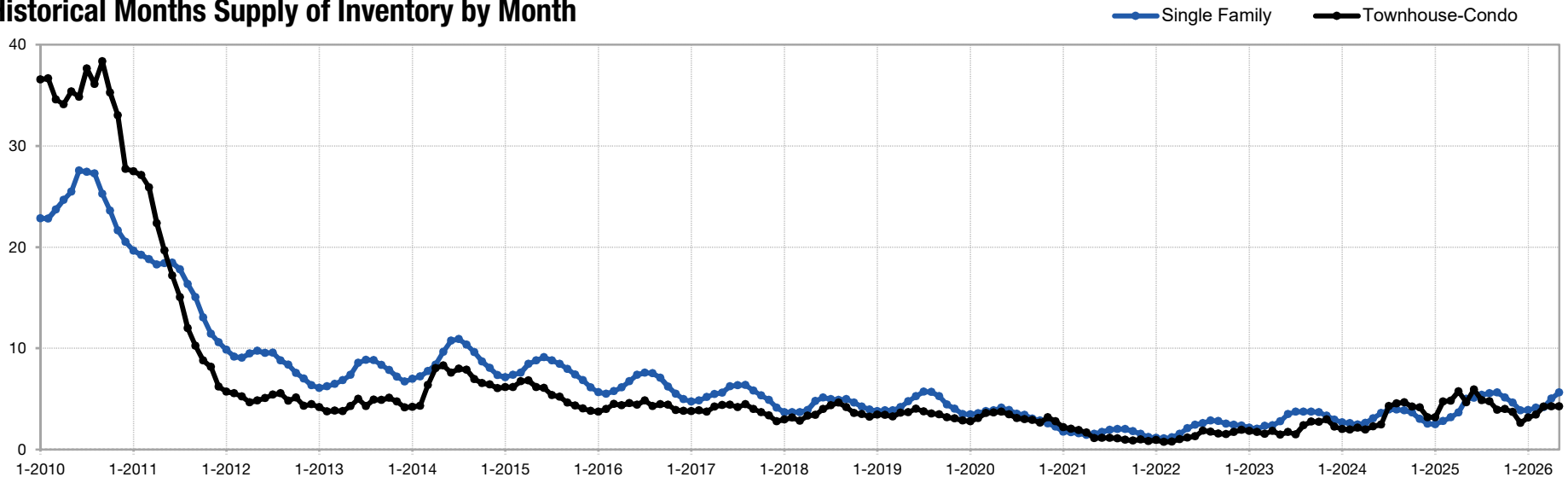


May



Months Supply of Inventory	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jun-2025	5.1	+41.7%	5.9	+136.0%
Jul-2025	5.4	+38.5%	4.9	+14.0%
Aug-2025	5.6	+43.6%	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%	3.7	-11.9%
Dec-2025	3.9	+56.0%	2.6	-18.8%
Jan-2026	3.9	+56.0%	3.1	-3.1%
Feb-2026	4.1	+46.4%	3.4	-27.7%
Mar-2026	4.2	+31.3%	4.2	-12.5%
Apr-2026	5.0	+35.1%	4.3	-24.6%
May-2026	5.6	+12.0%	4.3	-6.5%

Historical Months Supply of Inventory by Month



MAY 2026

TOTAL MARKET OVERVIEW



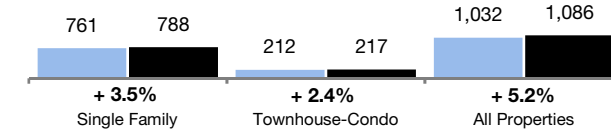
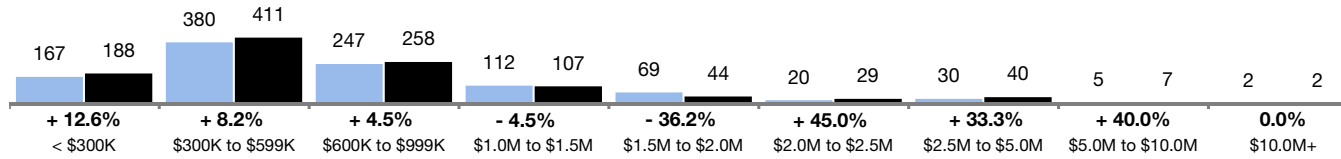
Key Metrics	Historical Sparkbars	5-2025	5-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		216	167	- 22.7%	748	700	- 6.4%
Pending Sales		94	99	+ 5.3%	431	443	+ 2.8%
Sold Listings		86	98	+ 14.0%	369	373	+ 1.1%
Median Sales Price		\$556,025	\$544,272	- 2.1%	\$560,000	\$555,000	- 0.9%
Avg. Sales Price		\$715,966	\$775,367	+ 8.3%	\$904,431	\$774,655	- 14.3%
Pct. of List Price Received		97.5%	97.3%	- 0.2%	97.4%	96.8%	- 0.6%
Days on Market		81	100	+ 23.5%	95	117	+ 23.2%
Affordability Index		73	78	+ 6.8%	73	76	+ 4.1%
Active Listings		433	471	+ 8.8%	--	--	--
Months Supply		5.0	5.2	+ 4.0%	--	--	--

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

MAY 2026

CLOSED SALES

Actual sales that have closed in a given month.



Rolling 12 Months

Compared to Prior Month

Year to Date

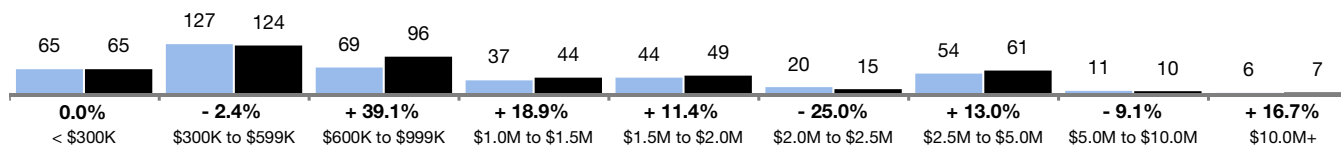
By Price Range	Single Family			Townhouse-Condo			Single Family			Townhouse-Condo			Single Family			Townhouse-Condo		
	5-2025	5-2026	Change	5-2025	5-2026	Change	4-2026	5-2026	Change	4-2026	5-2026	Change	5-2025	5-2026	Change	5-2025	5-2026	Change
\$299,999 and Below	99	98	-1.0%	19	20	+5.3%	5	11	+120.0%	1	0	-100.0%	27	33	+22.2%	10	3	-70.0%
\$300,000 to \$599,999	257	283	+10.1%	114	120	+5.3%	21	34	+61.9%	13	8	-38.5%	82	105	+28.0%	45	38	-15.6%
\$600,000 to \$999,999	189	199	+5.3%	58	58	0.0%	14	16	+14.3%	7	6	-14.3%	62	72	+16.1%	19	27	+42.1%
\$1,000,000 to \$1,499,999	102	99	-2.9%	10	8	-20.0%	6	9	+50.0%	2	2	0.0%	39	28	-28.2%	2	5	+150.0%
\$1,500,000 to \$1,999,999	61	41	-32.8%	8	1	-87.5%	3	3	0.0%	0	0	--	32	15	-53.1%	2	0	-100.0%
\$2,000,000 to \$2,499,999	17	24	+41.2%	3	5	+66.7%	2	0	-100.0%	0	1	--	5	6	+20.0%	2	1	-50.0%
\$2,500,000 to \$4,999,999	30	35	+16.7%	0	5	--	3	3	0.0%	0	0	--	7	9	+28.6%	0	3	--
\$5,000,000 to \$9,999,999	5	7	+40.0%	0	0	--	1	1	0.0%	0	0	--	3	3	0.0%	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	761	788	+3.5%	212	217	+2.4%	55	77	+40.0%	23	17	-26.1%	258	271	+5.0%	80	77	-3.8%

INVENTORY OF ACTIVE LISTINGS

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

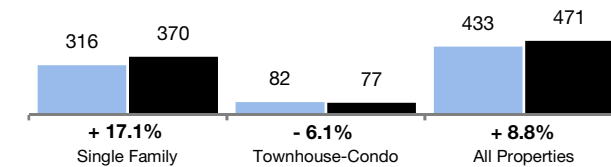
By Price Range – All Properties

■ 5-2025 ■ 5-2026



By Property Type

■ 5-2025 ■ 5-2026



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		
	5-2025	5-2026	Change	5-2025	5-2026	Change	4-2026	5-2026	Change	4-2026	5-2026	Change					
\$299,999 and Below	28	33	+17.9%	15	13	-13.3%	27	33	+22.2%	9	13	+44.4%					
\$300,000 to \$599,999	80	85	+6.3%	42	36	-14.3%	78	85	+9.0%	37	36	-2.7%					
\$600,000 to \$999,999	57	81	+42.1%	10	15	+50.0%	80	81	+1.3%	18	15	-16.7%					
\$1,000,000 to \$1,499,999	32	40	+25.0%	3	4	+33.3%	34	40	+17.6%	5	4	-20.0%					
\$1,500,000 to \$1,999,999	42	45	+7.1%	1	4	+300.0%	34	45	+32.4%	3	4	+33.3%					
\$2,000,000 to \$2,499,999	16	14	-12.5%	3	1	-66.7%	11	14	+27.3%	1	1	0.0%					
\$2,500,000 to \$4,999,999	45	57	+26.7%	8	4	-50.0%	46	57	+23.9%	5	4	-20.0%					
\$5,000,000 to \$9,999,999	11	10	-9.1%	0	0	--	11	10	-9.1%	0	0	--					
\$10,000,000 and Above	5	5	0.0%	0	0	--	3	5	+66.7%	0	0	--					
All Price Ranges	316	370	+17.1%	82	77	-6.1%	324	370	+14.2%	78	77	-1.3%					

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.