

Local Market Update for February 2025

A Research Tool Provided by the Colorado Association of REALTORS®



Pueblo County

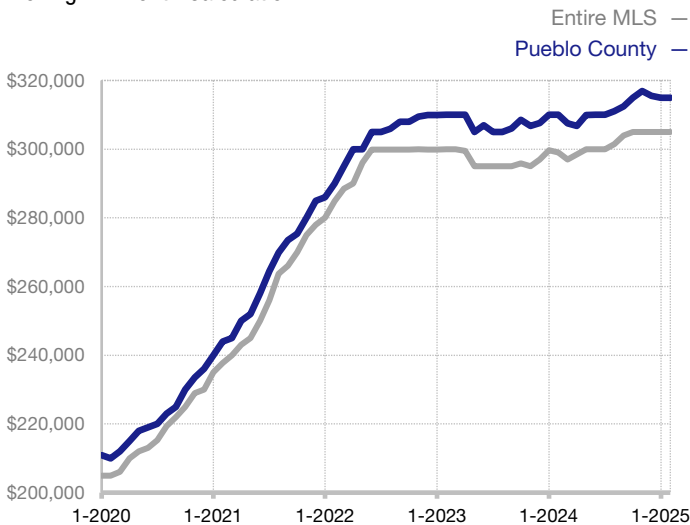
Single Family Key Metrics	February			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 02-2025	Percent Change from Previous Year
New Listings	226	245	+ 8.4%	475	530	+ 11.6%
Sold Listings	148	120	- 18.9%	256	221	- 13.7%
Median Sales Price*	\$317,000	\$322,000	+ 1.6%	\$319,250	\$314,000	- 1.6%
Average Sales Price*	\$305,593	\$327,366	+ 7.1%	\$317,503	\$317,122	- 0.1%
Percent of List Price Received*	98.7%	97.7%	- 1.0%	98.1%	97.5%	- 0.6%
Days on Market Until Sale	100	106	+ 6.0%	97	100	+ 3.1%
Inventory of Homes for Sale	659	760	+ 15.3%	--	--	--
Months Supply of Inventory	3.7	4.6	+ 24.3%	--	--	--

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

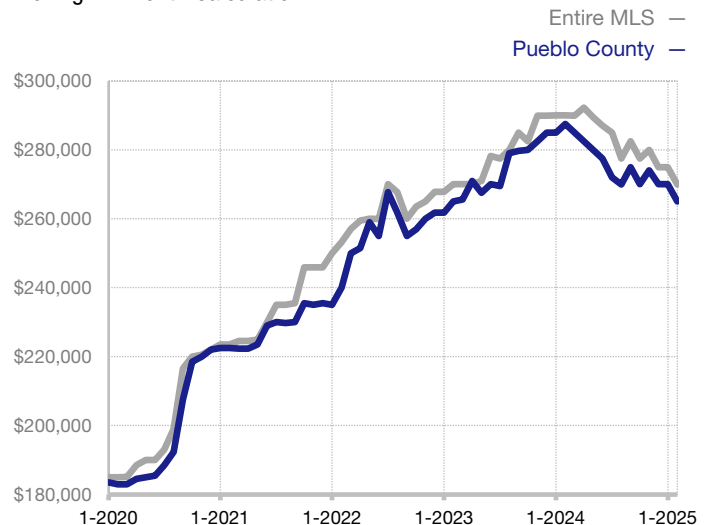
Townhouse/Condo Key Metrics	February			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 02-2025	Percent Change from Previous Year
New Listings	9	13	+ 44.4%	17	29	+ 70.6%
Sold Listings	7	4	- 42.9%	12	9	- 25.0%
Median Sales Price*	\$340,000	\$221,250	- 34.9%	\$275,000	\$260,000	- 5.5%
Average Sales Price*	\$325,057	\$213,875	- 34.2%	\$293,283	\$255,389	- 12.9%
Percent of List Price Received*	97.9%	96.6%	- 1.3%	97.5%	96.5%	- 1.0%
Days on Market Until Sale	89	138	+ 55.1%	91	106	+ 16.5%
Inventory of Homes for Sale	26	41	+ 57.7%	--	--	--
Months Supply of Inventory	3.6	6.0	+ 66.7%	--	--	--

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation



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Arkansas Valley/Otero County

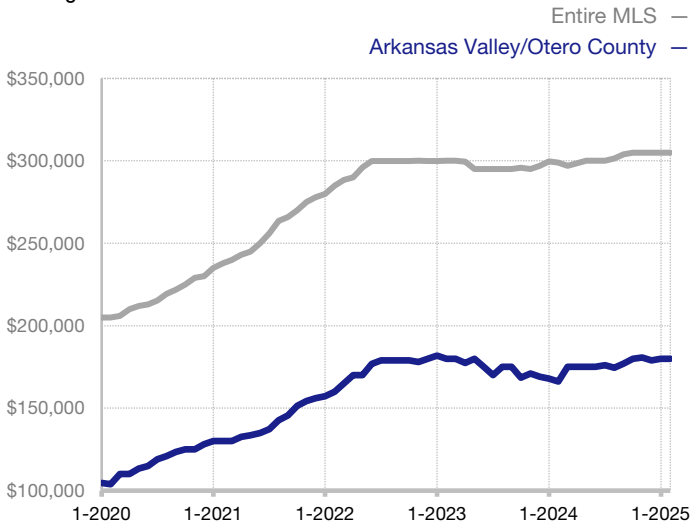
Single Family	February			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 02-2025	Percent Change from Previous Year
Key Metrics						
New Listings	39	31	- 20.5%	80	76	- 5.0%
Sold Listings	25	22	- 12.0%	42	45	+ 7.1%
Median Sales Price*	\$160,000	\$167,500	+ 4.7%	\$155,000	\$171,000	+ 10.3%
Average Sales Price*	\$165,716	\$181,582	+ 9.6%	\$169,914	\$191,169	+ 12.5%
Percent of List Price Received*	92.8%	89.7%	- 3.3%	93.1%	90.9%	- 2.4%
Days on Market Until Sale	115	185	+ 60.9%	109	191	+ 75.2%
Inventory of Homes for Sale	150	180	+ 20.0%	--	--	--
Months Supply of Inventory	4.8	6.3	+ 31.3%	--	--	--

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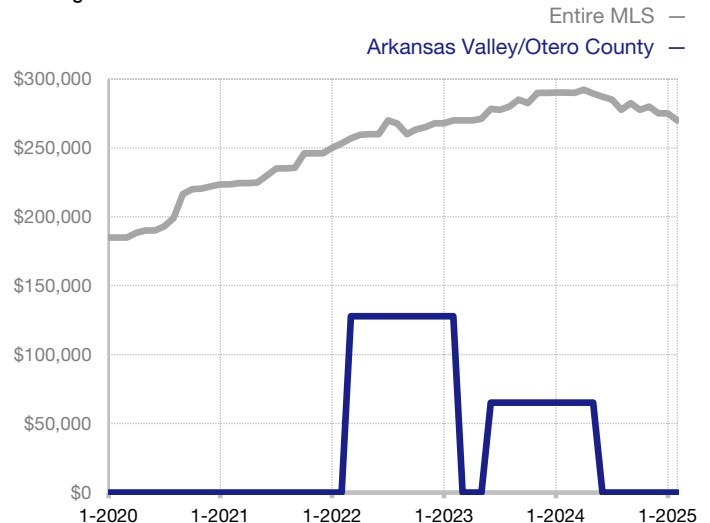
Townhouse/Condo	February			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 02-2025	Percent Change from Previous Year
Key Metrics						
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
Days on Market Until Sale	0	0	--	0	0	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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Fowler

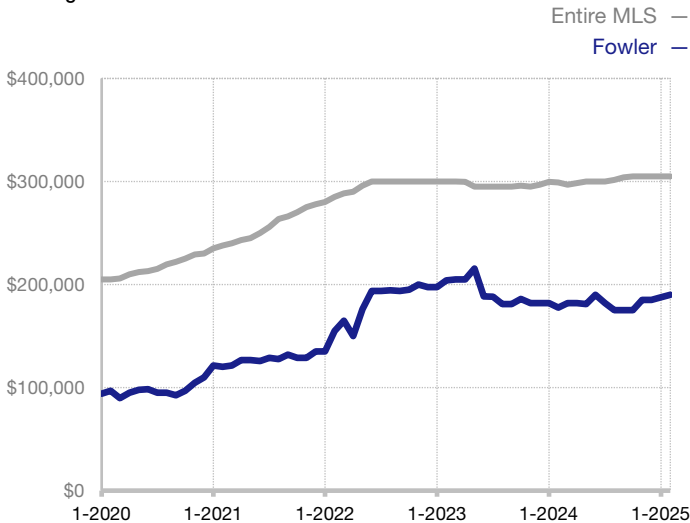
Single Family	February			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 02-2025	Percent Change from Previous Year
Key Metrics						
New Listings	5	1	- 80.0%	8	4	- 50.0%
Sold Listings	2	3	+ 50.0%	3	3	0.0%
Median Sales Price*	\$167,500	\$96,900	- 42.1%	\$175,000	\$96,900	- 44.6%
Average Sales Price*	\$167,500	\$148,967	- 11.1%	\$170,000	\$148,967	- 12.4%
Percent of List Price Received*	91.9%	88.2%	- 4.0%	89.0%	88.2%	- 0.9%
Days on Market Until Sale	66	94	+ 42.4%	105	94	- 10.5%
Inventory of Homes for Sale	8	11	+ 37.5%	--	--	--
Months Supply of Inventory	3.3	4.0	+ 21.2%	--	--	--

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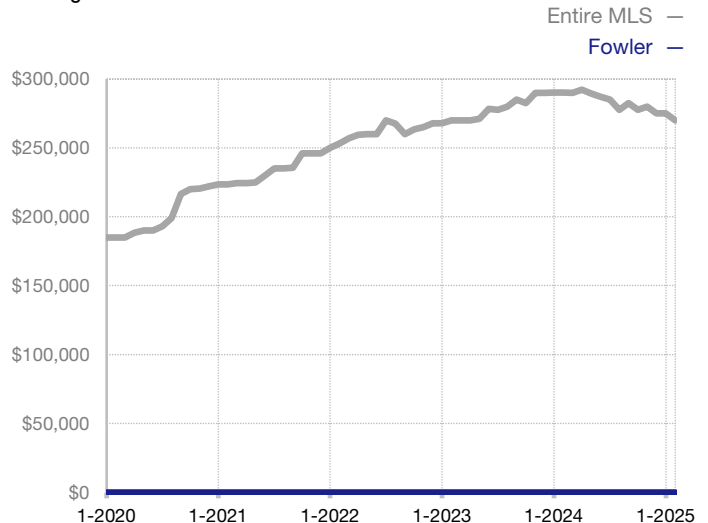
Townhouse/Condo	February			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 02-2025	Percent Change from Previous Year
Key Metrics						
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
Days on Market Until Sale	0	0	--	0	0	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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Huerfano County

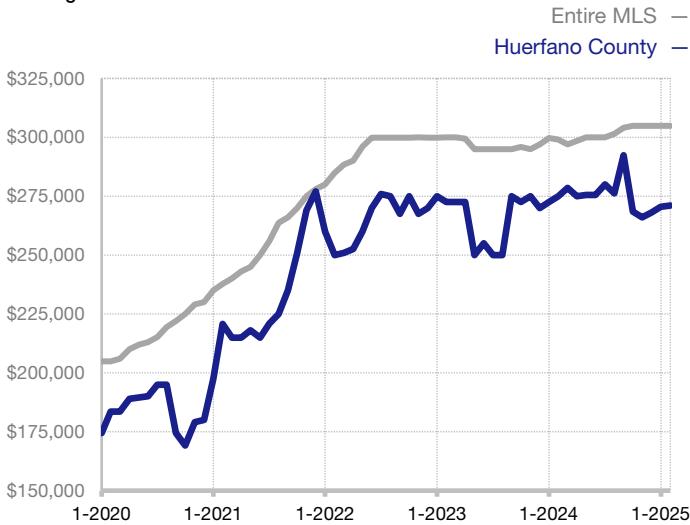
Single Family Key Metrics	February			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 02-2025	Percent Change from Previous Year
New Listings	5	10	+ 100.0%	10	16	+ 60.0%
Sold Listings	3	0	- 100.0%	10	3	- 70.0%
Median Sales Price*	\$109,000	\$0	- 100.0%	\$241,500	\$289,000	+ 19.7%
Average Sales Price*	\$214,000	\$0	- 100.0%	\$257,745	\$289,233	+ 12.2%
Percent of List Price Received*	100.0%	0.0%	- 100.0%	101.2%	99.7%	- 1.5%
Days on Market Until Sale	137	0	- 100.0%	131	122	- 6.9%
Inventory of Homes for Sale	57	55	- 3.5%	--	--	--
Months Supply of Inventory	8.7	9.8	+ 12.6%	--	--	--

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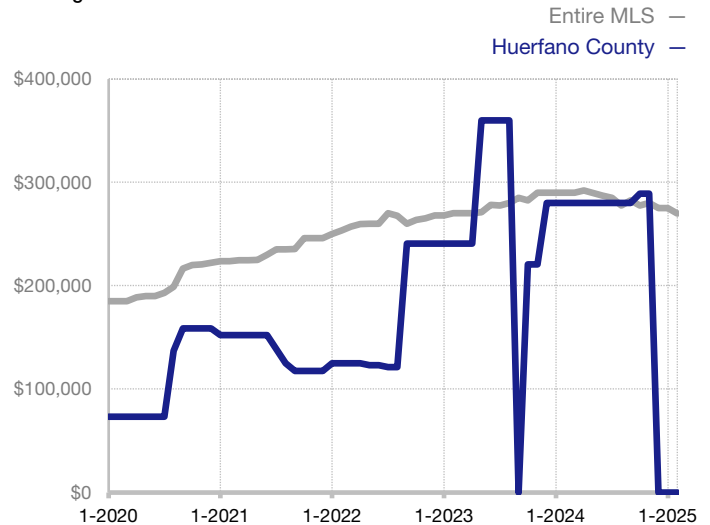
Townhouse/Condo Key Metrics	February			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 02-2025	Percent Change from Previous Year
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
Days on Market Until Sale	0	0	--	0	0	--
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.7	0.0	- 100.0%	--	--	--

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La Junta

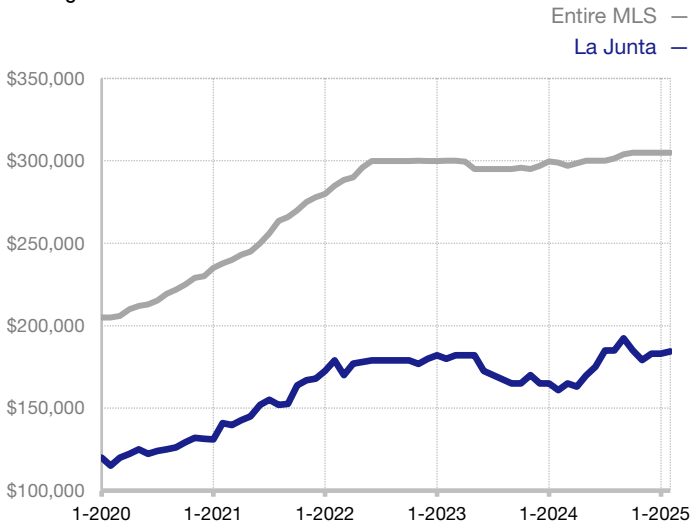
Single Family	February			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 02-2025	Percent Change from Previous Year
Key Metrics						
New Listings	11	7	- 36.4%	22	15	- 31.8%
Sold Listings	5	6	+ 20.0%	7	12	+ 71.4%
Median Sales Price*	\$94,000	\$133,000	+ 41.5%	\$109,000	\$207,500	+ 90.4%
Average Sales Price*	\$110,200	\$176,333	+ 60.0%	\$143,000	\$195,067	+ 36.4%
Percent of List Price Received*	84.1%	87.0%	+ 3.4%	85.7%	91.3%	+ 6.5%
Days on Market Until Sale	81	140	+ 72.8%	102	176	+ 72.5%
Inventory of Homes for Sale	45	37	- 17.8%	--	--	--
Months Supply of Inventory	6.4	4.4	- 31.3%	--	--	--

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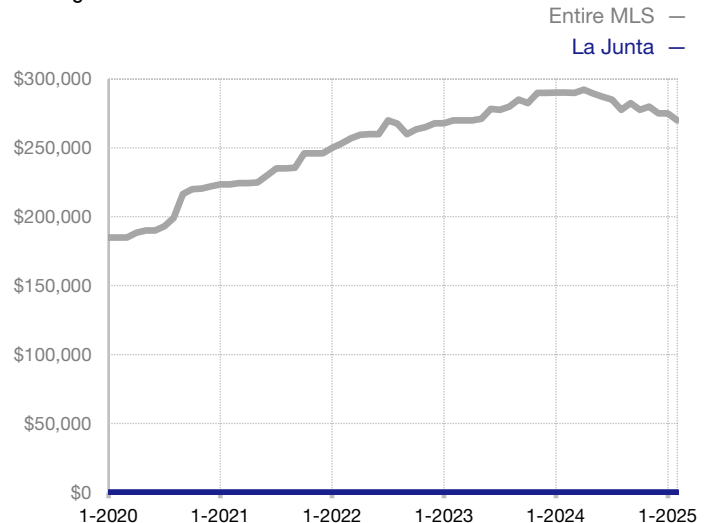
Townhouse/Condo	February			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 02-2025	Percent Change from Previous Year
Key Metrics						
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
Days on Market Until Sale	0	0	--	0	0	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--

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Lamar

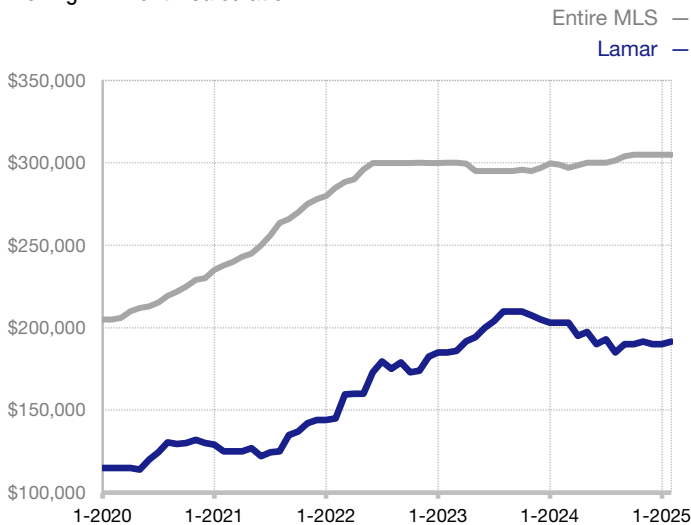
Single Family	February			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 02-2025	Percent Change from Previous Year
Key Metrics						
New Listings	1	7	+ 600.0%	5	11	+ 120.0%
Sold Listings	4	3	- 25.0%	6	8	+ 33.3%
Median Sales Price*	\$185,000	\$171,000	- 7.6%	\$162,500	\$170,500	+ 4.9%
Average Sales Price*	\$178,750	\$184,333	+ 3.1%	\$165,000	\$161,500	- 2.1%
Percent of List Price Received*	93.9%	95.5%	+ 1.7%	94.8%	91.8%	- 3.2%
Days on Market Until Sale	46	167	+ 263.0%	61	162	+ 165.6%
Inventory of Homes for Sale	11	28	+ 154.5%	--	--	--
Months Supply of Inventory	2.0	5.6	+ 180.0%	--	--	--

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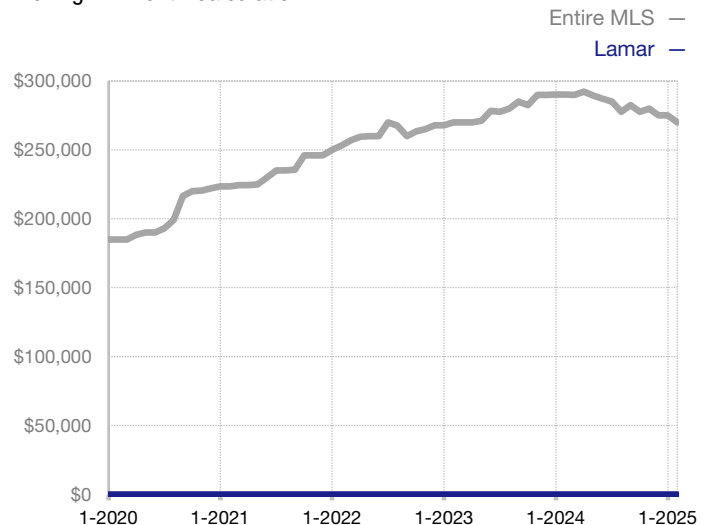
Townhouse/Condo	February			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 02-2025	Percent Change from Previous Year
Key Metrics						
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
Days on Market Until Sale	0	0	--	0	0	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--

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Las Animas

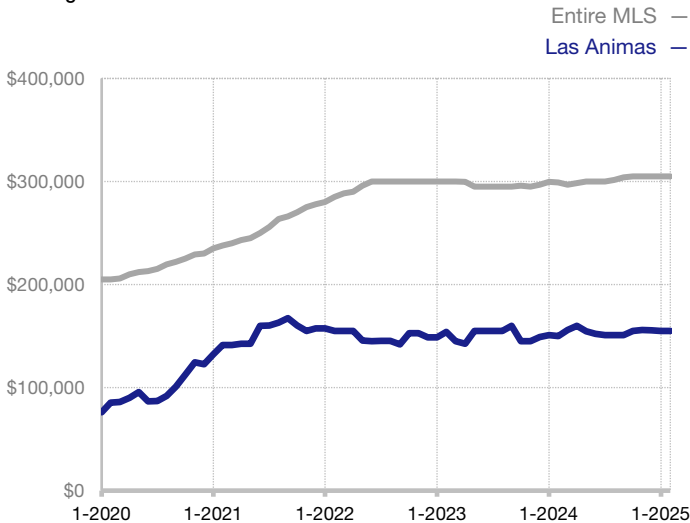
Single Family	February			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 02-2025	Percent Change from Previous Year
Key Metrics						
New Listings	3	2	- 33.3%	3	7	+ 133.3%
Sold Listings	3	1	- 66.7%	5	2	- 60.0%
Median Sales Price*	\$60,000	\$110,000	+ 83.3%	\$185,000	\$174,500	- 5.7%
Average Sales Price*	\$106,833	\$110,000	+ 3.0%	\$144,900	\$174,500	+ 20.4%
Percent of List Price Received*	82.5%	71.0%	- 13.9%	87.5%	85.5%	- 2.3%
Days on Market Until Sale	92	187	+ 103.3%	98	120	+ 22.4%
Inventory of Homes for Sale	8	18	+ 125.0%	--	--	--
Months Supply of Inventory	2.8	7.8	+ 178.6%	--	--	--

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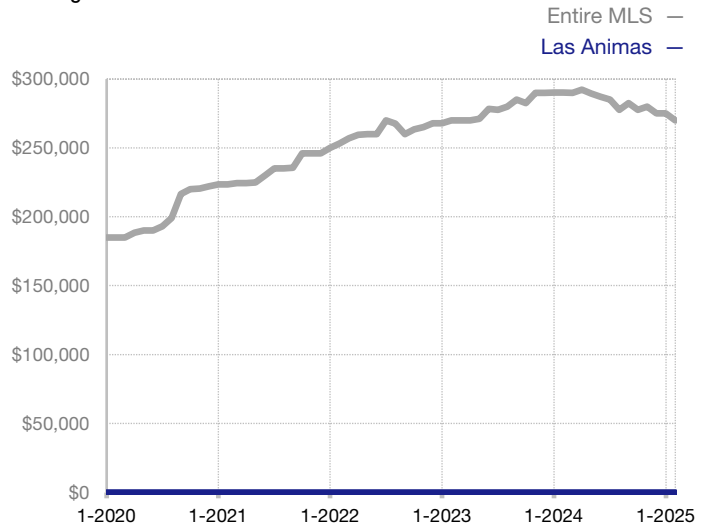
Townhouse/Condo	February			Year to Date		
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Key Metrics						
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
Days on Market Until Sale	0	0	--	0	0	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--

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Manzanola

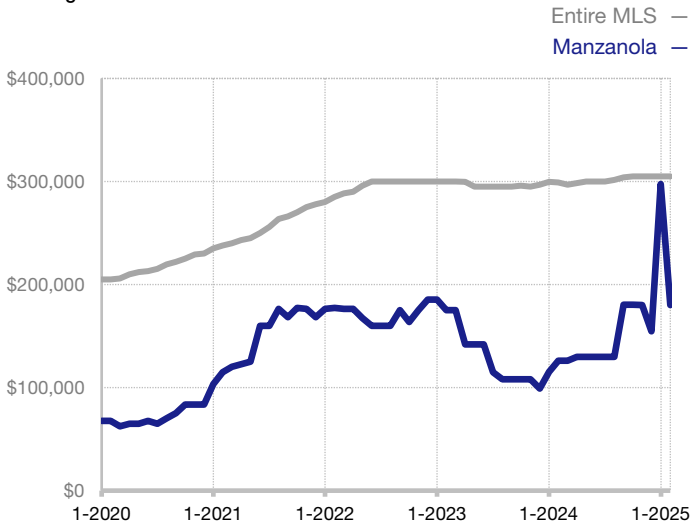
Single Family	February			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 02-2025	Percent Change from Previous Year
Key Metrics						
New Listings	2	0	- 100.0%	2	3	+ 50.0%
Sold Listings	1	0	- 100.0%	3	0	- 100.0%
Median Sales Price*	\$415,000	\$0	- 100.0%	\$129,500	\$0	- 100.0%
Average Sales Price*	\$415,000	\$0	- 100.0%	\$222,333	\$0	- 100.0%
Percent of List Price Received*	112.2%	0.0%	- 100.0%	105.0%	0.0%	- 100.0%
Days on Market Until Sale	29	0	- 100.0%	53	0	- 100.0%
Inventory of Homes for Sale	1	3	+ 200.0%	--	--	--
Months Supply of Inventory	0.6	3.0	+ 400.0%	--	--	--

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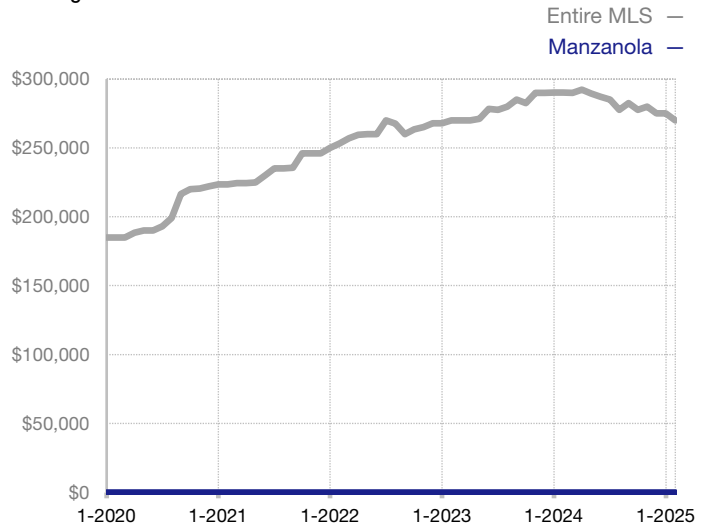
Townhouse/Condo	February			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 02-2025	Percent Change from Previous Year
Key Metrics						
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
Days on Market Until Sale	0	0	--	0	0	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--

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Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation



Monthly Indicators



February 2025

Percent changes calculated using year-over-year comparisons.

New Listings were up 5.6 percent for single family homes and 44.4 percent for townhouse-condo properties. Pending Sales decreased 2.8 percent for single family homes and 44.4 percent for townhouse-condo properties.

The Median Sales Price was up 0.1 percent to \$318,500 for single family homes but decreased 34.9 percent to \$221,250 for townhouse-condo properties. Days on Market increased 4.0 percent for single family homes and 55.1 percent for townhouse-condo properties.

The limited number of properties for sale has continued to push home prices higher nationwide. At last measure, the national median existing-home price was \$396,900, a 4.8% increase from one year earlier, with prices up in all four regions, according to NAR. Meanwhile, total housing inventory heading into February stood at 1.18 million units, up 3.5% month-over-month and 16.8% year-over-year, for a 3.5-month supply at the current sales pace.

Activity Snapshot

- 22.2%	- 2.4%	+ 16.3%
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 Pueblo County 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 by report month and for year-to-date (YTD) starting from the first of the year.



Key Metrics	Historical Sparkbars	2-2024	2-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		234	247	+ 5.6%	485	535	+ 10.3%
Pending Sales		180	175	- 2.8%	320	317	- 0.9%
Sold Listings		151	119	- 21.2%	263	220	- 16.3%
Median Sales Price		\$318,125	\$318,500	+ 0.1%	\$319,625	\$313,000	- 2.1%
Avg. Sales Price		\$306,793	\$323,784	+ 5.5%	\$317,847	\$315,145	- 0.9%
Pct. of List Price Received		98.7%	97.7%	- 1.0%	98.1%	97.5%	- 0.6%
Days on Market		101	105	+ 4.0%	100	99	- 1.0%
Affordability Index		107	110	+ 2.8%	107	112	+ 4.7%
Active Listings		675	773	+ 14.5%	--	--	--
Months Supply		3.7	4.6	+ 24.3%	--	--	--

Townhouse-Condo Market Overview

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

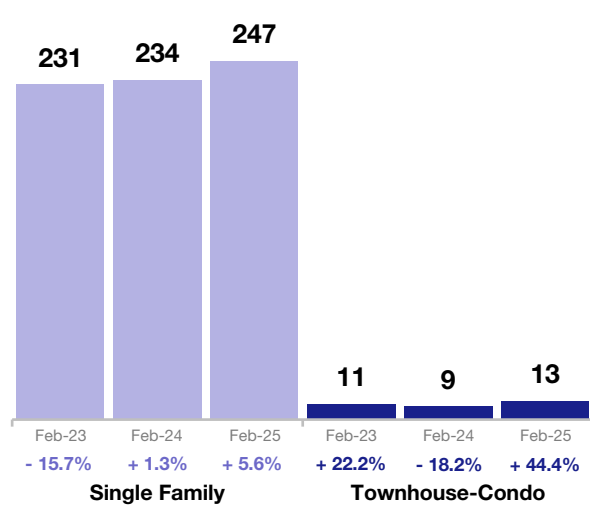


Key Metrics	Historical Sparkbars	2-2024	2-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		9	13	+ 44.4%	17	29	+ 70.6%
Pending Sales		9	5	- 44.4%	14	11	- 21.4%
Sold Listings		7	4	- 42.9%	13	9	- 30.8%
Median Sales Price		\$340,000	\$221,250	- 34.9%	\$280,000	\$260,000	- 7.1%
Avg. Sales Price		\$325,057	\$213,875	- 34.2%	\$293,031	\$255,389	- 12.8%
Pct. of List Price Received		97.9%	96.6%	- 1.3%	97.9%	96.5%	- 1.4%
Days on Market		89	138	+ 55.1%	88	106	+ 20.5%
Affordability Index		79	124	+ 57.0%	96	106	+ 10.4%
Active Listings		26	42	+ 61.5%	--	--	--
Months Supply		3.5	6.1	+ 74.3%	--	--	--

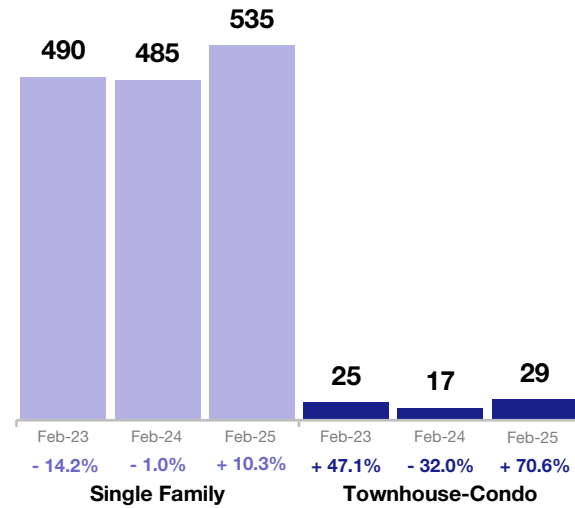
New Listings



February

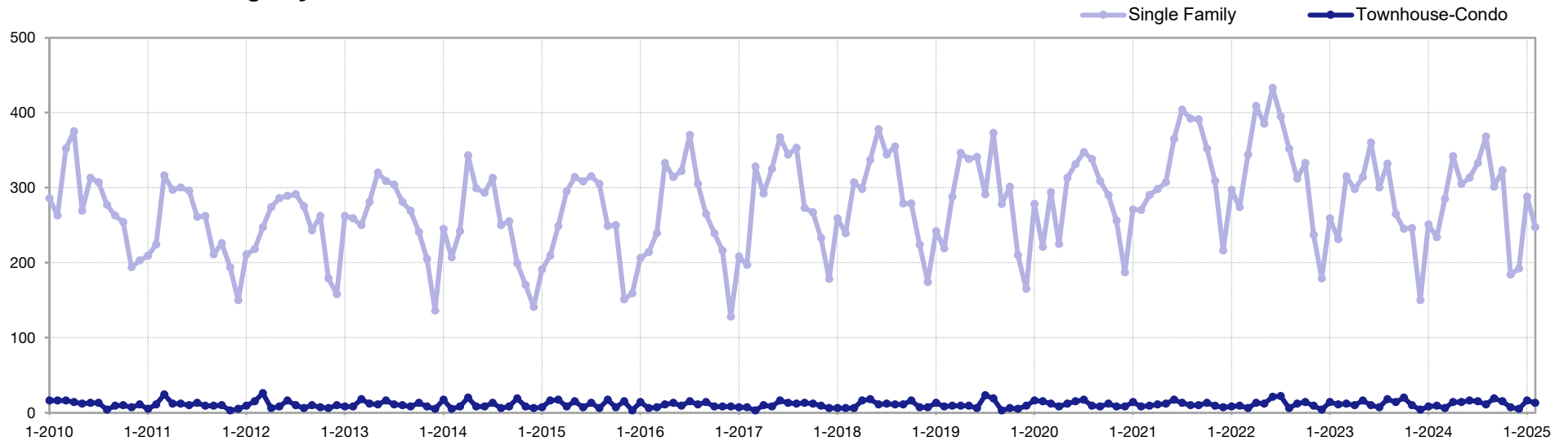


Year to Date



New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Mar-2024	285	-9.5%	6	-50.0%
Apr-2024	342	+14.8%	14	+40.0%
May-2024	305	-2.9%	14	-12.5%
Jun-2024	313	-13.1%	16	+60.0%
Jul-2024	333	+11.0%	15	+114.3%
Aug-2024	368	+10.8%	11	-38.9%
Sep-2024	301	+13.6%	19	+35.7%
Oct-2024	323	+31.8%	15	-25.0%
Nov-2024	184	-25.2%	7	-30.0%
Dec-2024	192	+28.0%	5	+25.0%
Jan-2025	288	+14.7%	16	+100.0%
Feb-2025	247	+5.6%	13	+44.4%

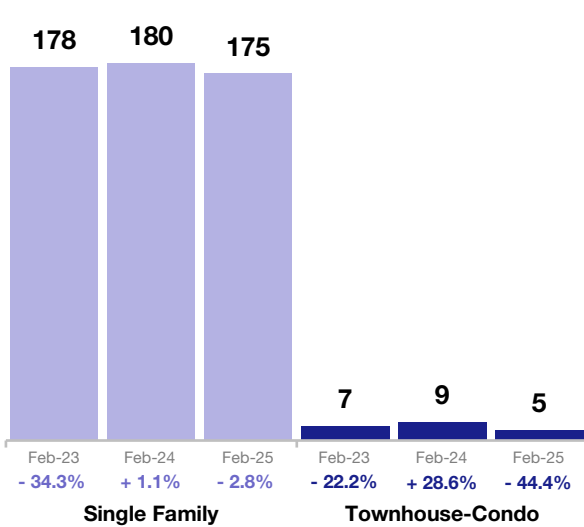
Historical New Listings by Month



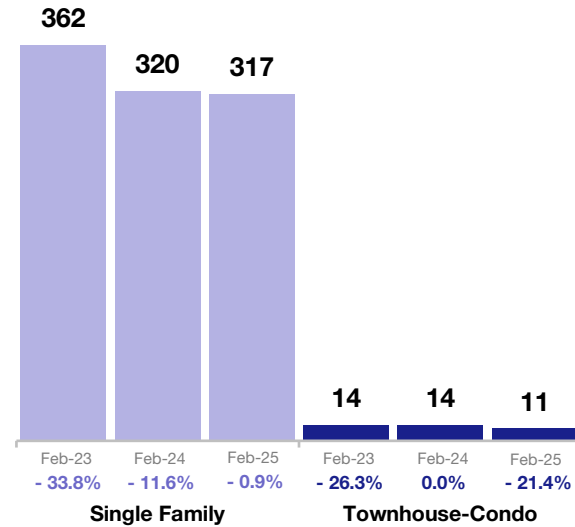
Pending Sales



February

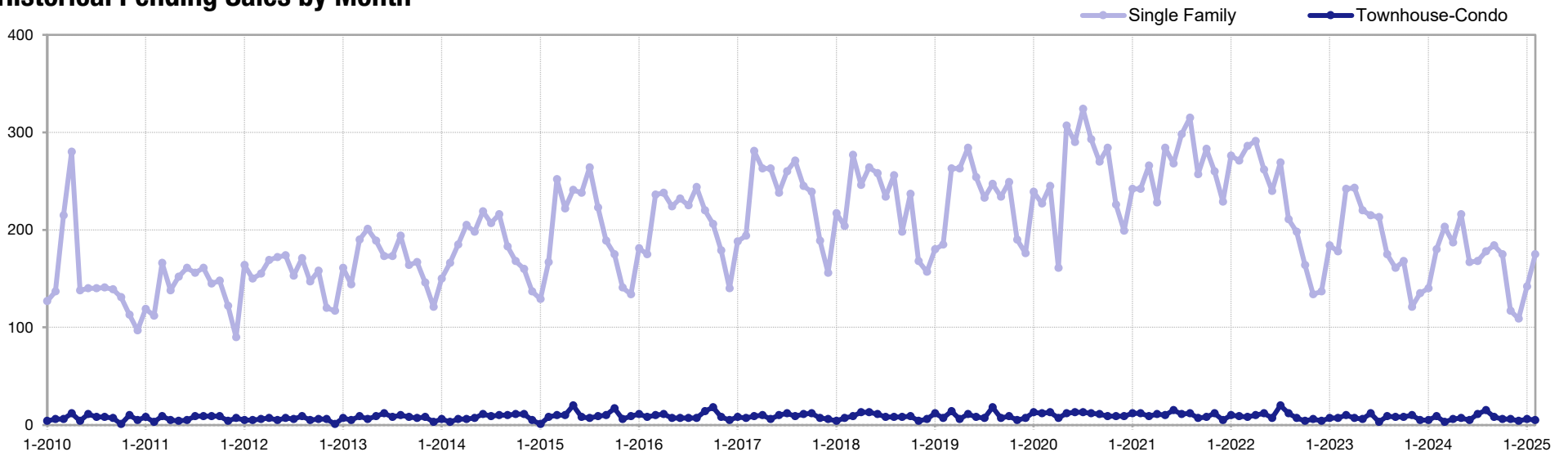


Year to Date



Pending Sales	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Mar-2024	203	-16.1%	3	-70.0%
Apr-2024	187	-23.0%	6	-14.3%
May-2024	216	-1.8%	7	+16.7%
Jun-2024	167	-22.3%	5	-58.3%
Jul-2024	168	-21.1%	11	+266.7%
Aug-2024	178	+1.7%	15	+66.7%
Sep-2024	184	+14.3%	8	0.0%
Oct-2024	175	+4.2%	6	-25.0%
Nov-2024	117	-3.3%	6	-40.0%
Dec-2024	109	-19.3%	4	-20.0%
Jan-2025	142	+1.4%	6	+20.0%
Feb-2025	175	-2.8%	5	-44.4%

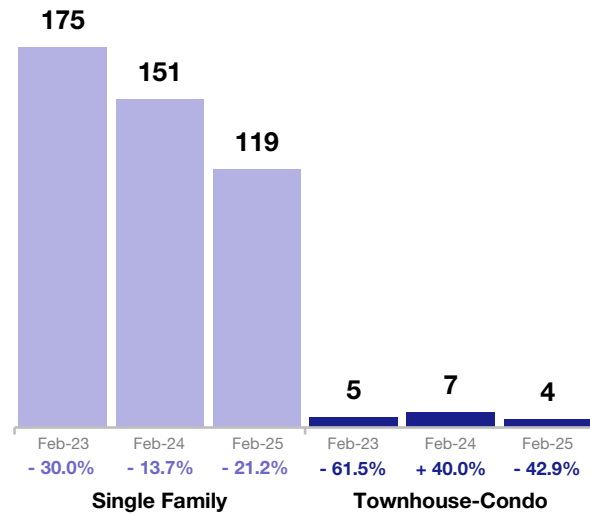
Historical Pending Sales by Month



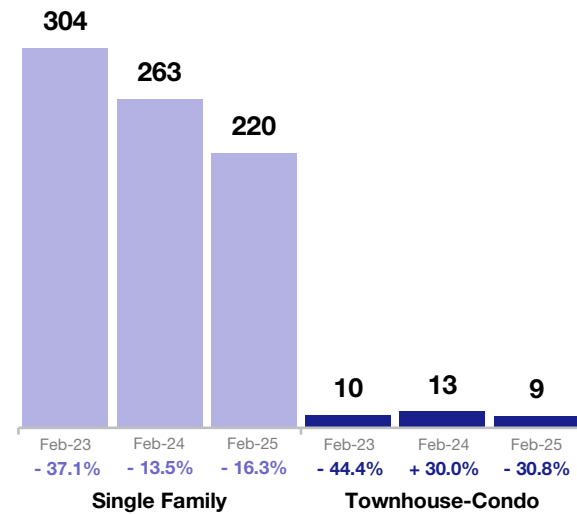
Sold Listings



February

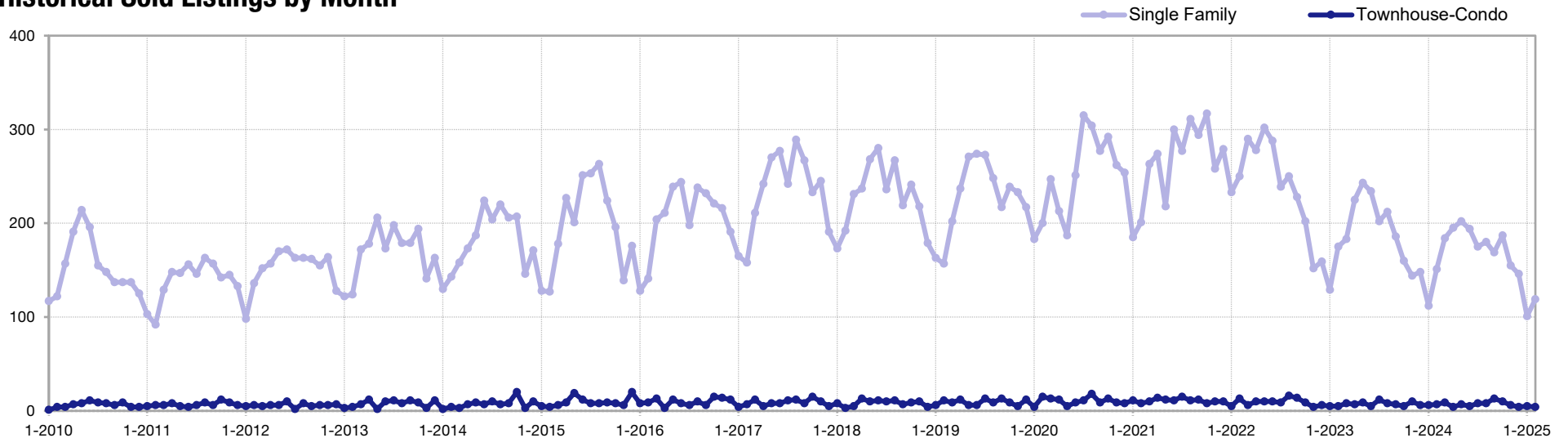


Year to Date



Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Mar-2024	184	+0.5%	9	+12.5%
Apr-2024	195	-13.3%	4	-42.9%
May-2024	202	-16.9%	7	-22.2%
Jun-2024	194	-17.1%	5	0.0%
Jul-2024	175	-13.4%	8	-33.3%
Aug-2024	180	-15.1%	8	0.0%
Sep-2024	169	-9.1%	13	+85.7%
Oct-2024	187	+16.9%	10	+100.0%
Nov-2024	155	+7.6%	6	-40.0%
Dec-2024	146	-1.4%	4	-33.3%
Jan-2025	101	-9.8%	5	-16.7%
Feb-2025	119	-21.2%	4	-42.9%

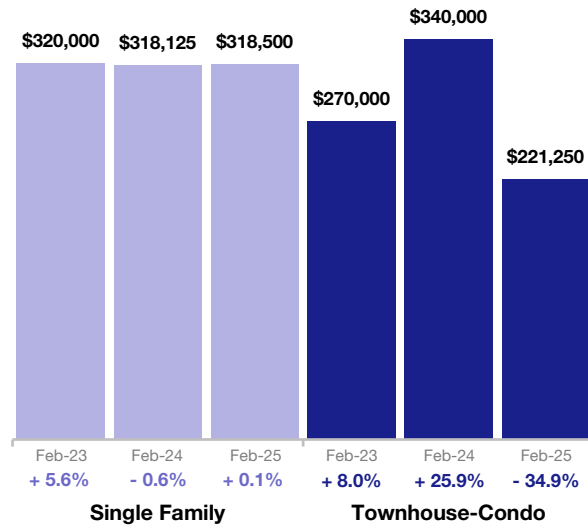
Historical Sold Listings by Month



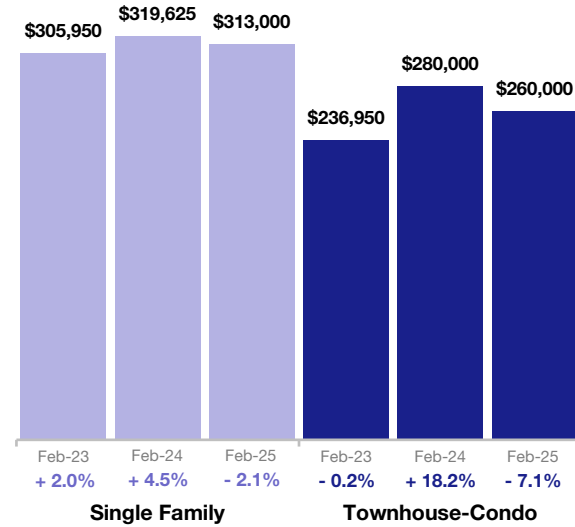
Median Sales Price



February

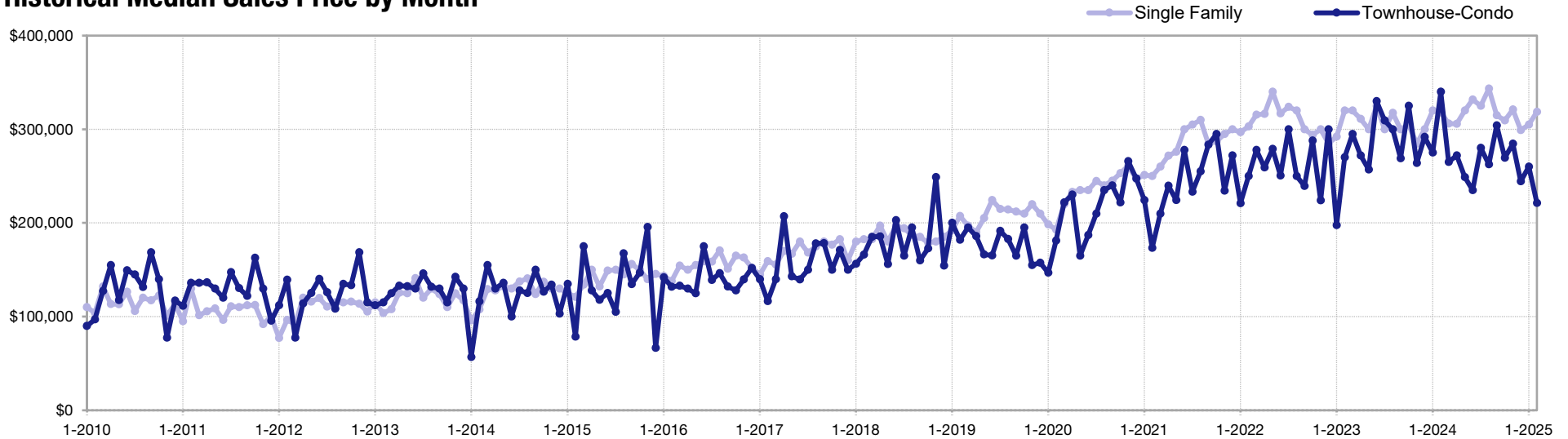


Year to Date



Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Mar-2024	\$306,000	-4.4%	\$265,000	-10.2%
Apr-2024	\$305,723	-1.7%	\$271,950	-0.0%
May-2024	\$319,900	+6.6%	\$249,000	-3.1%
Jun-2024	\$331,825	+2.1%	\$235,000	-28.8%
Jul-2024	\$325,000	+8.3%	\$280,000	-9.5%
Aug-2024	\$343,445	+8.2%	\$262,450	-12.5%
Sep-2024	\$315,000	+5.0%	\$304,000	+13.1%
Oct-2024	\$309,500	+1.5%	\$269,500	-17.1%
Nov-2024	\$321,000	+12.8%	\$284,500	+7.8%
Dec-2024	\$299,000	-0.3%	\$244,500	-16.2%
Jan-2025	\$305,000	-4.7%	\$260,000	-5.5%
Feb-2025	\$318,500	+0.1%	\$221,250	-34.9%

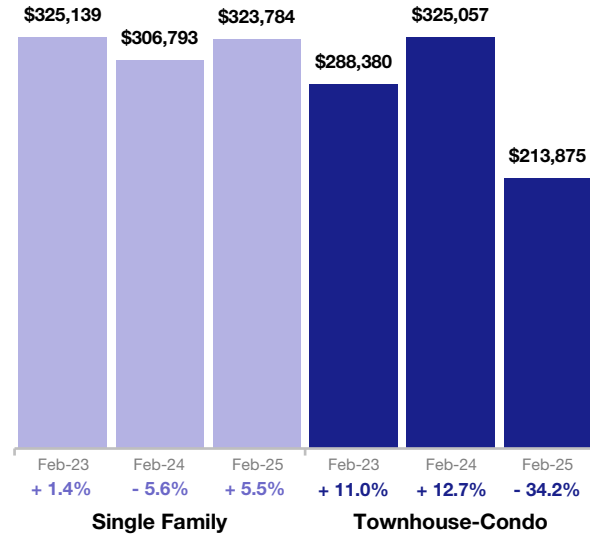
Historical Median Sales Price by Month



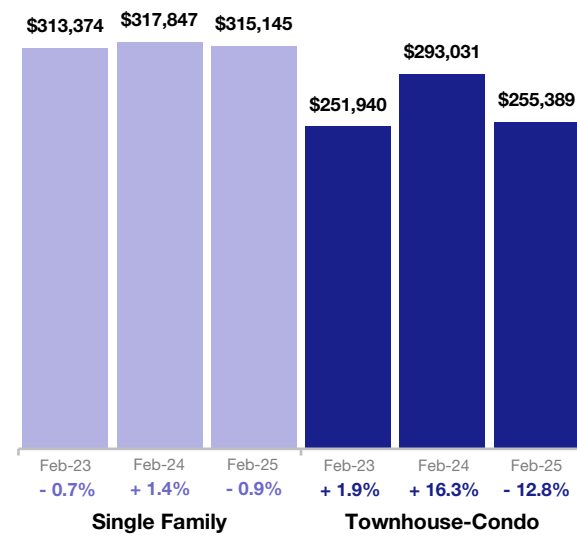
Average Sales Price



February

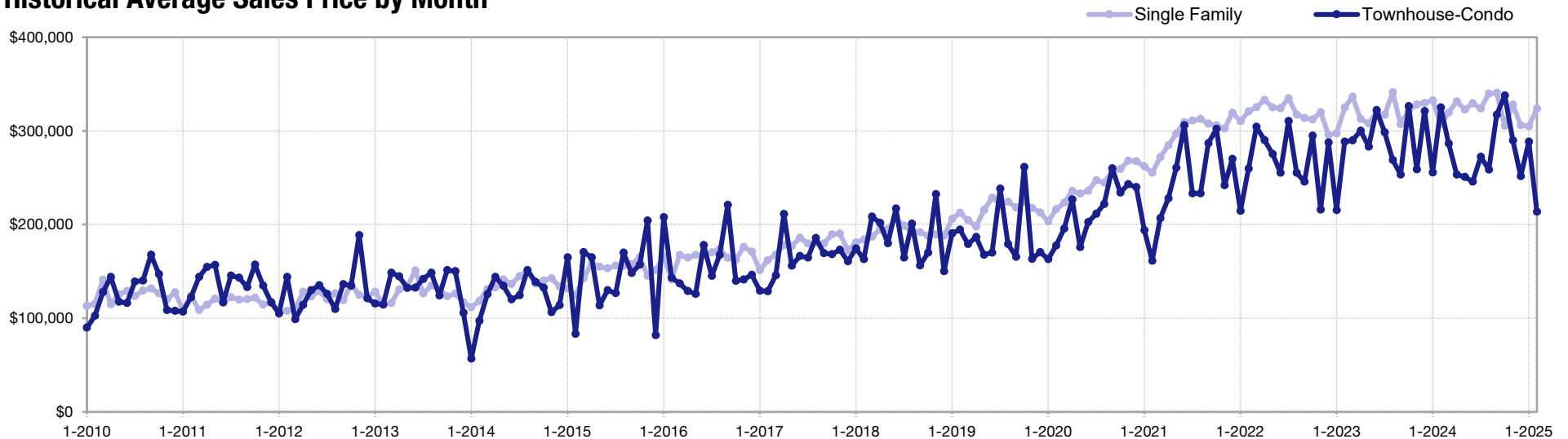


Year to Date



Avg. Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Mar-2024	\$319,417	-5.1%	\$286,544	-1.2%
Apr-2024	\$331,505	+6.0%	\$253,475	-15.5%
May-2024	\$322,774	+4.8%	\$250,929	-11.4%
Jun-2024	\$329,575	+3.1%	\$245,900	-23.7%
Jul-2024	\$323,842	+2.1%	\$272,438	-8.8%
Aug-2024	\$339,777	-0.4%	\$258,675	-3.8%
Sep-2024	\$340,581	+10.9%	\$317,185	+25.2%
Oct-2024	\$305,444	-5.0%	\$337,890	+3.6%
Nov-2024	\$327,947	+0.0%	\$290,000	+12.0%
Dec-2024	\$306,070	-7.2%	\$251,625	-21.7%
Jan-2025	\$305,052	-8.3%	\$288,600	+12.9%
Feb-2025	\$323,784	+5.5%	\$213,875	-34.2%

Historical Average Sales Price by Month

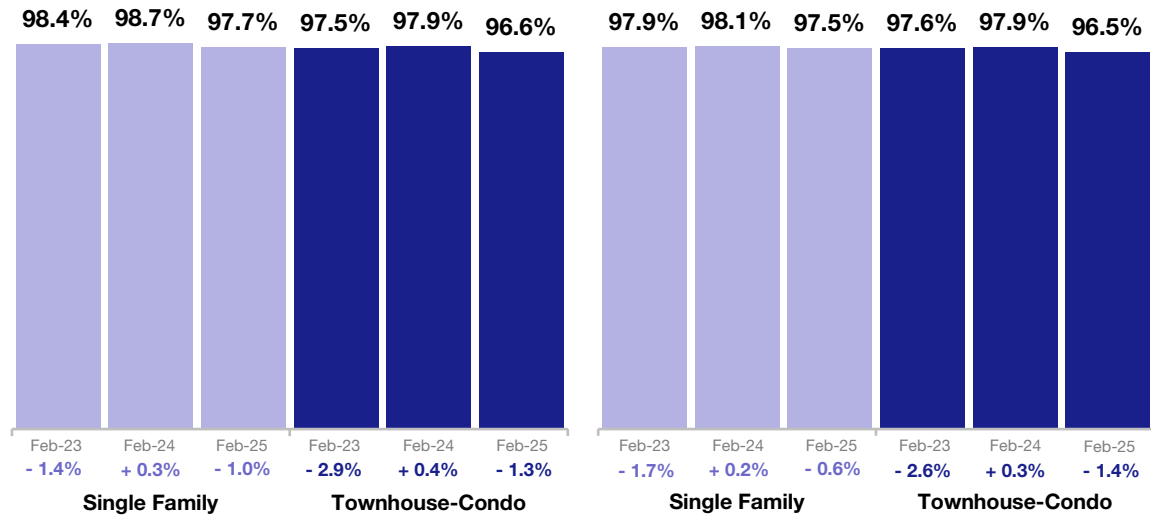


Percent of List Price Received



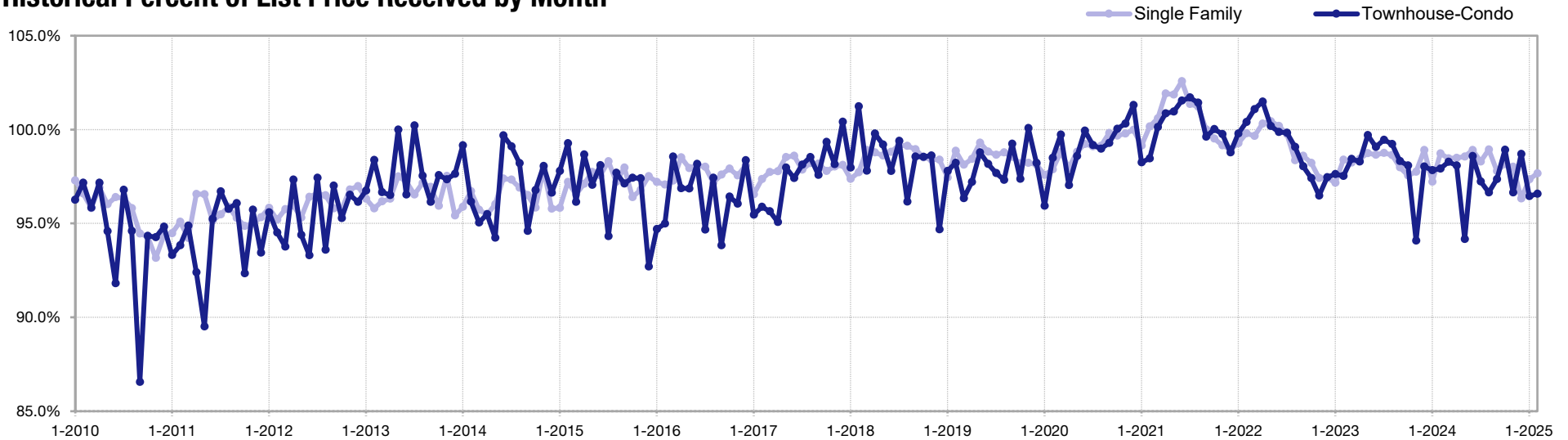
February

Year to Date



Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Mar-2024	98.5%	+0.3%	98.3%	-0.1%
Apr-2024	98.5%	+0.1%	98.1%	-0.2%
May-2024	98.6%	-0.1%	94.2%	-5.5%
Jun-2024	98.9%	+0.2%	98.6%	-0.5%
Jul-2024	98.3%	-0.5%	97.2%	-2.2%
Aug-2024	98.9%	+0.3%	96.7%	-2.5%
Sep-2024	97.8%	-0.2%	97.4%	-0.9%
Oct-2024	98.2%	+0.6%	98.9%	+0.8%
Nov-2024	98.0%	+0.2%	96.6%	+2.7%
Dec-2024	96.3%	-2.6%	98.7%	+0.7%
Jan-2025	97.3%	+0.1%	96.5%	-1.3%
Feb-2025	97.7%	-1.0%	96.6%	-1.3%

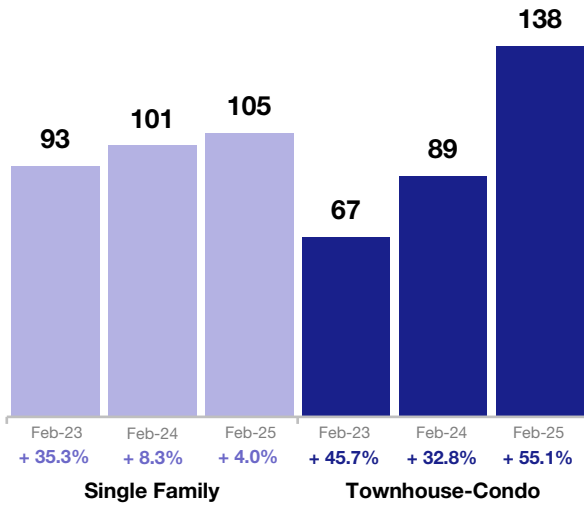
Historical Percent of List Price Received by Month



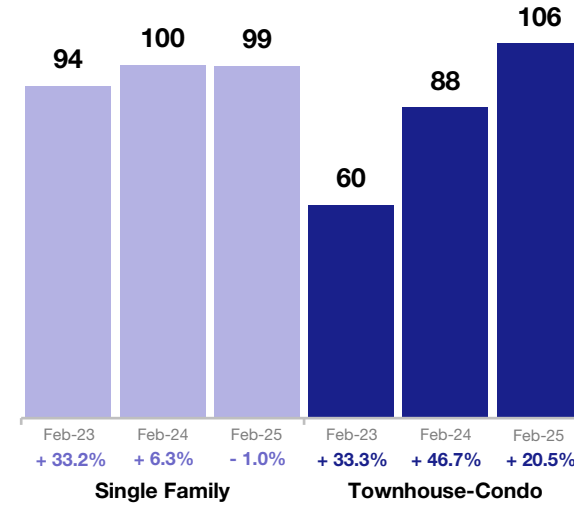
Days on Market Until Sale



February

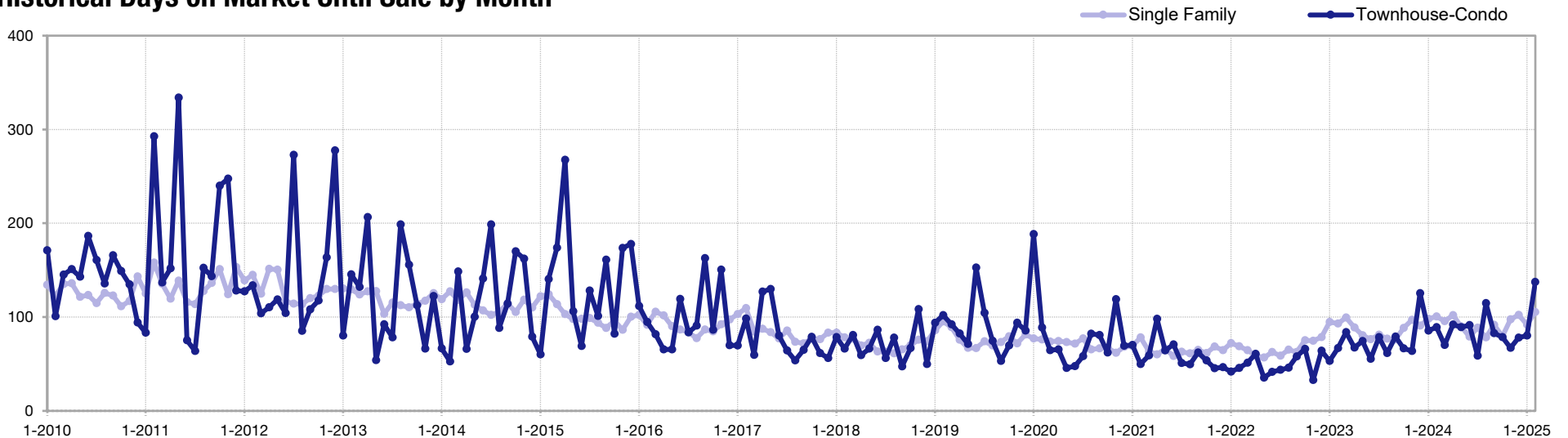


Year to Date



Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Mar-2024	96	-3.0%	70	-16.7%
Apr-2024	102	+14.6%	92	+37.3%
May-2024	90	+12.5%	89	+20.3%
Jun-2024	79	+3.9%	91	+65.5%
Jul-2024	89	+9.9%	59	-25.3%
Aug-2024	78	+1.3%	115	+85.5%
Sep-2024	92	+21.1%	83	+5.1%
Oct-2024	79	-10.2%	79	+17.9%
Nov-2024	98	+1.0%	67	+4.7%
Dec-2024	102	+12.1%	78	-37.6%
Jan-2025	92	-6.1%	80	-7.0%
Feb-2025	105	+4.0%	138	+55.1%

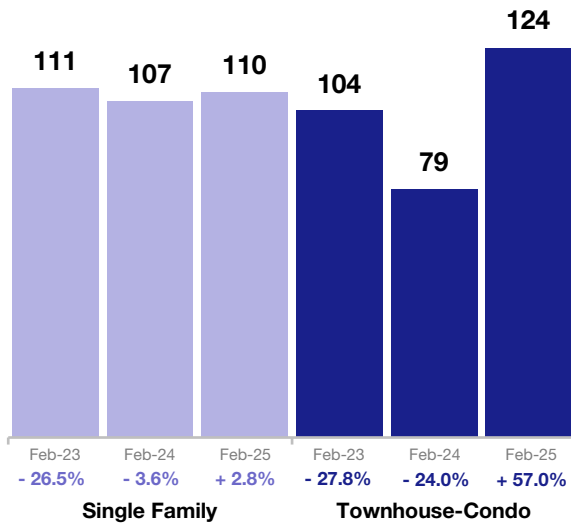
Historical Days on Market Until Sale by Month



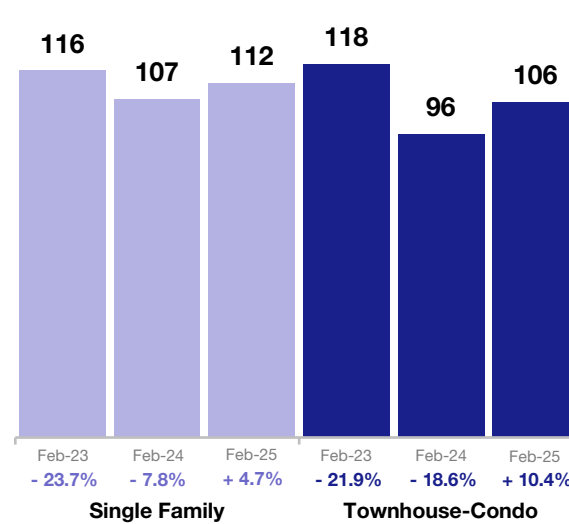
Housing Affordability Index



February

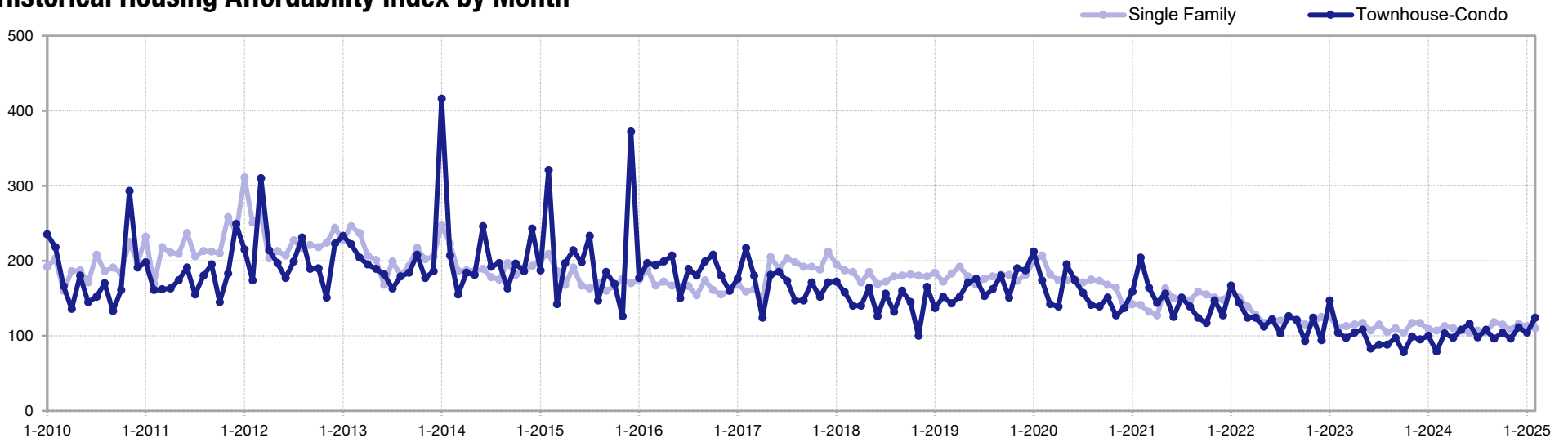


Year to Date



Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Mar-2024	113	0.0%	103	+6.2%
Apr-2024	110	-4.3%	97	-6.7%
May-2024	107	-8.5%	108	0.0%
Jun-2024	104	-2.8%	116	+39.8%
Jul-2024	107	-7.0%	98	+11.4%
Aug-2024	105	0.0%	108	+22.7%
Sep-2024	118	+7.3%	96	-1.0%
Oct-2024	115	+10.6%	104	+33.3%
Nov-2024	108	-7.7%	96	-3.0%
Dec-2024	116	-0.9%	111	+16.8%
Jan-2025	113	+3.7%	104	+4.0%
Feb-2025	110	+2.8%	124	+57.0%

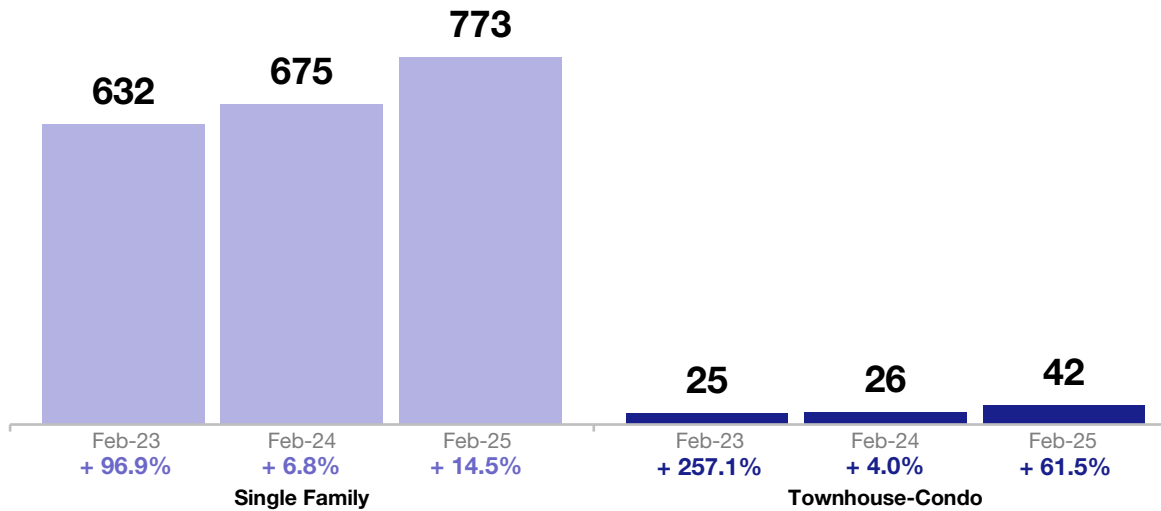
Historical Housing Affordability Index by Month



Inventory of Active Listings

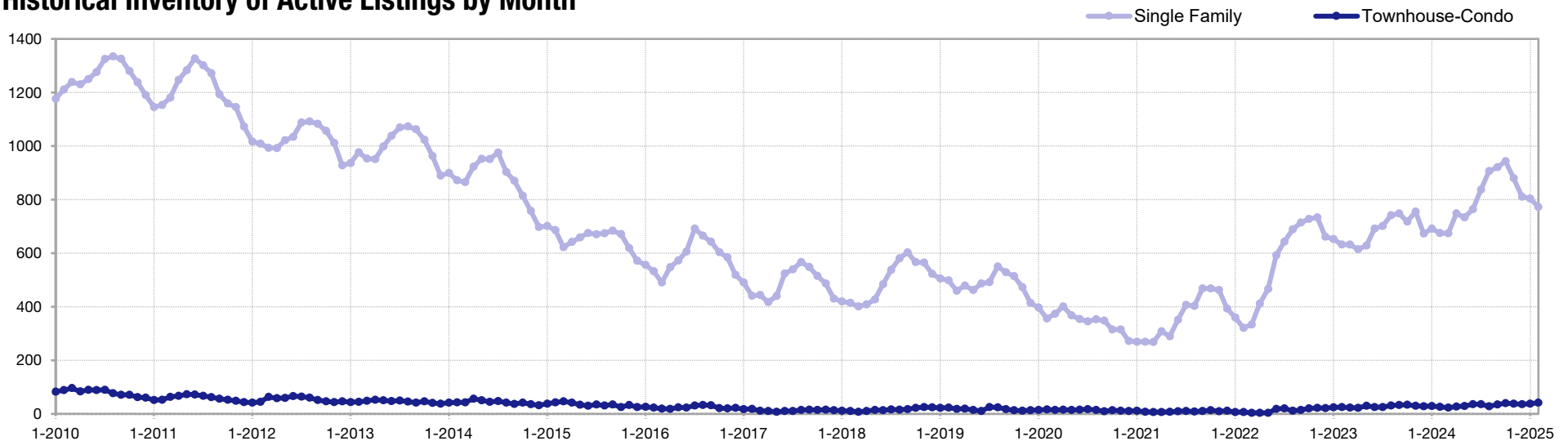


February



Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Mar-2024	674	+6.6%	23	0.0%
Apr-2024	748	+21.6%	27	+22.7%
May-2024	734	+16.9%	29	-3.3%
Jun-2024	764	+10.4%	36	+44.0%
Jul-2024	837	+19.4%	36	+44.0%
Aug-2024	906	+22.3%	28	-9.7%
Sep-2024	921	+23.1%	35	+6.1%
Oct-2024	943	+31.3%	40	+17.6%
Nov-2024	880	+16.6%	38	+26.7%
Dec-2024	811	+20.5%	36	+28.6%
Jan-2025	804	+16.2%	38	+31.0%
Feb-2025	773	+14.5%	42	+61.5%

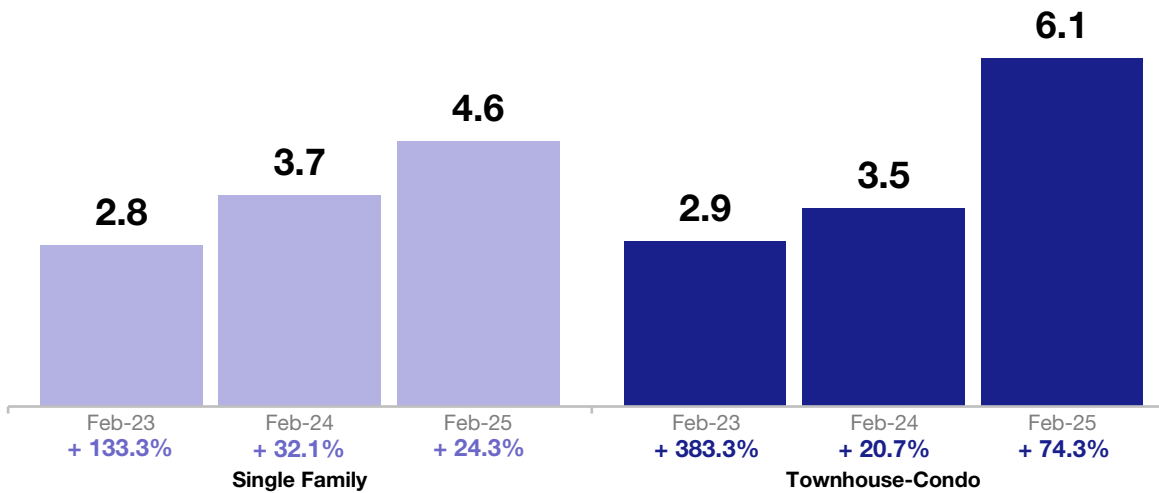
Historical Inventory of Active Listings by Month



Months Supply of Inventory

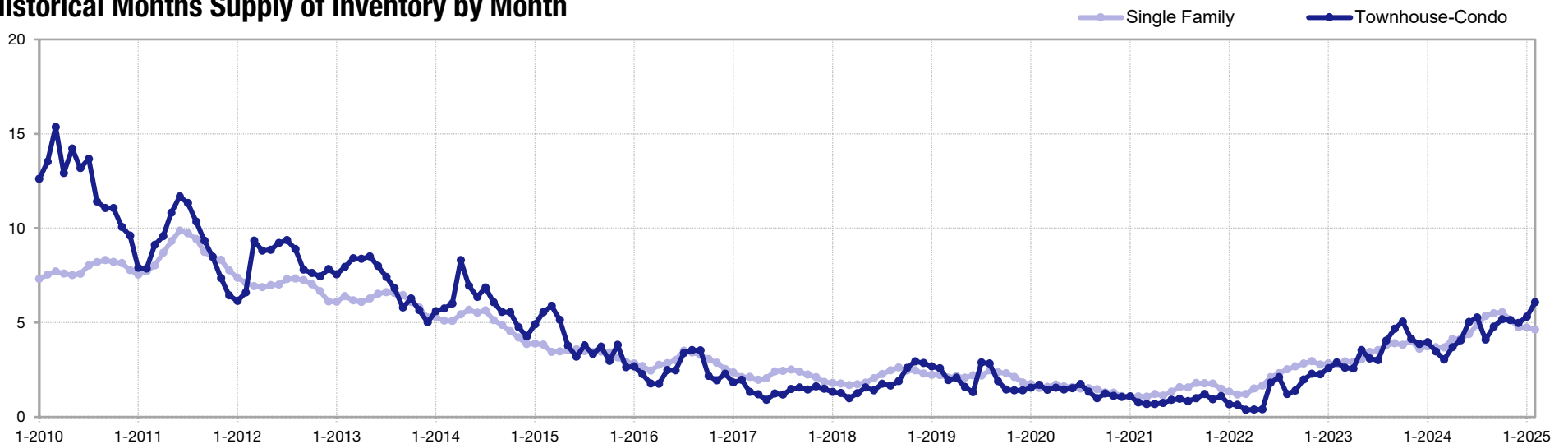


February



Months Supply of Inventory	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Mar-2024	3.7	+27.6%	3.0	+15.4%
Apr-2024	4.1	+41.4%	3.7	+42.3%
May-2024	4.1	+36.7%	4.0	+14.3%
Jun-2024	4.4	+29.4%	5.0	+61.3%
Jul-2024	4.9	+40.0%	5.3	+76.7%
Aug-2024	5.4	+42.1%	4.1	+2.5%
Sep-2024	5.5	+41.0%	4.8	+2.1%
Oct-2024	5.5	+44.7%	5.2	+4.0%
Nov-2024	5.1	+27.5%	5.1	+24.4%
Dec-2024	4.7	+30.6%	5.0	+28.2%
Jan-2025	4.7	+27.0%	5.3	+32.5%
Feb-2025	4.6	+24.3%	6.1	+74.3%

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.



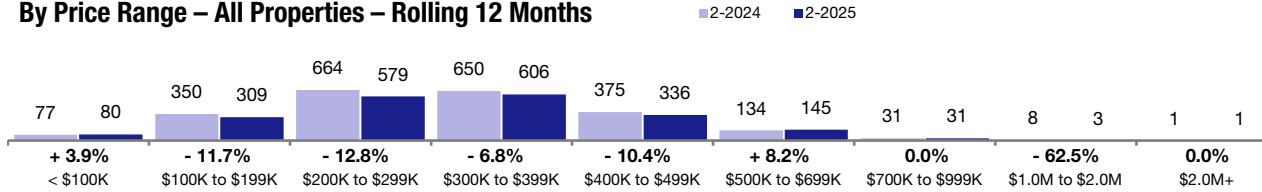
Key Metrics	Historical Sparkbars	2-2024	2-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		243	260	+ 7.0%	502	564	+ 12.4%
Pending Sales		189	180	- 4.8%	334	328	- 1.8%
Sold Listings		158	123	- 22.2%	276	229	- 17.0%
Median Sales Price		\$319,250	\$311,500	- 2.4%	\$317,000	\$305,000	- 3.8%
Avg. Sales Price		\$307,608	\$320,181	+ 4.1%	\$316,674	\$312,786	- 1.2%
Pct. of List Price Received		98.7%	97.6%	- 1.1%	98.1%	97.5%	- 0.6%
Days on Market		100	106	+ 6.0%	99	99	0.0%
Affordability Index		107	112	+ 4.7%	108	115	+ 6.5%
Active Listings		701	815	+ 16.3%	--	--	--
Months Supply		3.7	4.7	+ 27.0%	--	--	--

Sold Listings

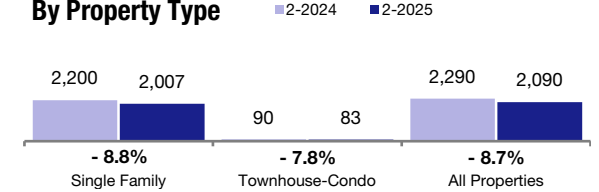
Actual sales that have closed in a given month.



By Price Range – All Properties – Rolling 12 Months



By Property Type



Rolling 12 Months

By Price Range	Single Family			Townhouse-Condo		
	2-2024	2-2025	Change	2-2024	2-2025	Change
\$99,999 and Below	77	80	+ 3.9%	0	0	--
\$100,000 to \$199,999	341	298	- 12.6%	9	11	+ 22.2%
\$200,000 to \$299,999	619	536	- 13.4%	45	43	- 4.4%
\$300,000 to \$399,999	622	582	- 6.4%	28	24	- 14.3%
\$400,000 to \$499,999	368	333	- 9.5%	7	3	- 57.1%
\$500,000 to \$699,999	133	144	+ 8.3%	1	1	0.0%
\$700,000 to \$999,999	31	30	- 3.2%	0	1	--
\$1,000,000 to \$1,999,999	8	3	- 62.5%	0	0	--
\$2,000,000 and Above	1	1	0.0%	0	0	--
All Price Ranges	2,200	2,007	- 8.8%	90	83	- 7.8%

Compared to Prior Month

By Price Range	Single Family			Townhouse-Condo		
	1-2025	2-2025	Change	1-2025	2-2025	Change
\$99,999 and Below	6	6	0.0%	0	0	--
\$100,000 to \$199,999	20	15	- 25.0%	0	2	--
\$200,000 to \$299,999	24	33	+ 37.5%	3	2	- 33.3%
\$300,000 to \$399,999	30	33	+ 10.0%	2	0	- 100.0%
\$400,000 to \$499,999	12	24	+ 100.0%	0	0	--
\$500,000 to \$699,999	7	6	- 14.3%	0	0	--
\$700,000 to \$999,999	2	2	0.0%	0	0	--
\$1,000,000 to \$1,999,999	0	0	--	0	0	--
\$2,000,000 and Above	0	0	--	0	0	--
All Price Ranges	101	119	+ 17.8%	5	4	- 20.0%

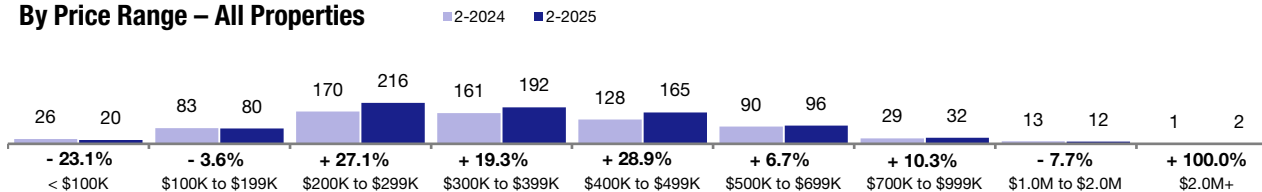
Year to Date

By Price Range	Single Family			Townhouse-Condo		
	2-2024	2-2025	Change	2-2024	2-2025	Change
\$99,999 and Below	12	12	0.0%	0	0	--
\$100,000 to \$199,999	38	35	- 7.9%	1	2	+ 100.0%
\$200,000 to \$299,999	63	57	- 9.5%	7	5	- 28.6%
\$300,000 to \$399,999	87	63	- 27.6%	4	2	- 50.0%
\$400,000 to \$499,999	49	36	- 26.5%	1	0	- 100.0%
\$500,000 to \$699,999	9	13	+ 44.4%	0	0	--
\$700,000 to \$999,999	4	4	0.0%	0	0	--
\$1,000,000 to \$1,999,999	1	0	- 100.0%	0	0	--
\$2,000,000 and Above	0	0	--	0	0	--
All Price Ranges	263	220	- 16.3%	13	9	- 30.8%

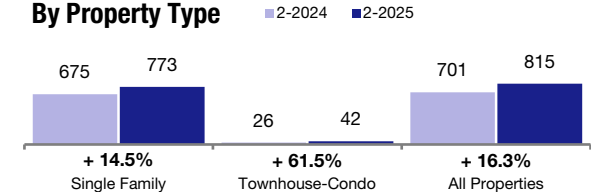
Inventory of Active Listings

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

By Price Range	Single Family			Townhouse-Condo		
	2-2024	2-2025	Change	2-2024	2-2025	Change
\$99,999 and Below	26	20	- 23.1%	0	0	--
\$100,000 to \$199,999	79	74	- 6.3%	4	6	+ 50.0%
\$200,000 to \$299,999	160	196	+ 22.5%	10	20	+ 100.0%
\$300,000 to \$399,999	149	182	+ 22.1%	12	10	- 16.7%
\$400,000 to \$499,999	128	161	+ 25.8%	0	4	--
\$500,000 to \$699,999	90	95	+ 5.6%	0	1	--
\$700,000 to \$999,999	29	31	+ 6.9%	0	1	--
\$1,000,000 to \$1,999,999	13	12	- 7.7%	0	0	--
\$2,000,000 and Above	1	2	+ 100.0%	0	0	--
All Price Ranges	675	773	+ 14.5%	26	42	+ 61.5%

Compared to Prior Month

By Price Range	Single Family			Townhouse-Condo		
	1-2025	2-2025	Change	1-2025	2-2025	Change
\$99,999 and Below	21	20	- 4.8%	0	0	--
\$100,000 to \$199,999	74	74	0.0%	4	6	+ 50.0%
\$200,000 to \$299,999	214	196	- 8.4%	16	20	+ 25.0%
\$300,000 to \$399,999	197	182	- 7.6%	12	10	- 16.7%
\$400,000 to \$499,999	151	161	+ 6.6%	4	4	0.0%
\$500,000 to \$699,999	100	95	- 5.0%	1	1	0.0%
\$700,000 to \$999,999	34	31	- 8.8%	1	1	0.0%
\$1,000,000 to \$1,999,999	11	12	+ 9.1%	0	0	--
\$2,000,000 and Above	2	2	0.0%	0	0	--
All Price Ranges	804	773	- 3.9%	38	42	+ 10.5%

Year to Date

Single Family	Townhouse-Condo
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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.

Local Market Update for February 2025

A Research Tool Provided by the Colorado Association of REALTORS®



Rocky Ford

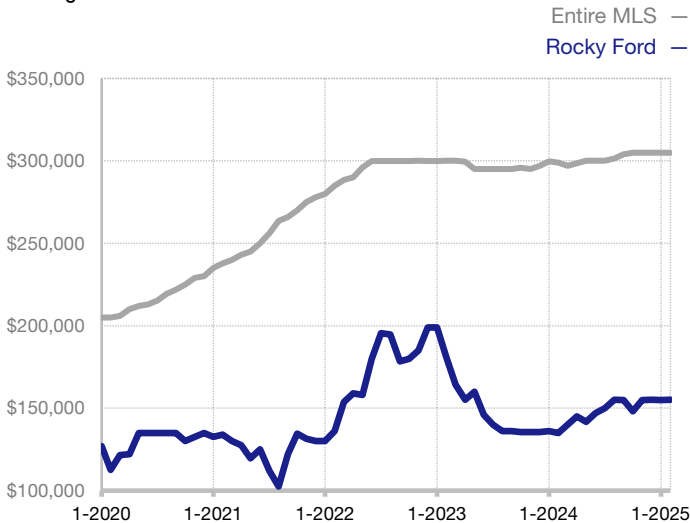
Single Family	February			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 02-2025	Percent Change from Previous Year
Key Metrics						
New Listings	6	5	- 16.7%	14	14	0.0%
Sold Listings	2	2	0.0%	5	4	- 20.0%
Median Sales Price*	\$221,700	\$220,000	- 0.8%	\$235,000	\$220,000	- 6.4%
Average Sales Price*	\$221,700	\$220,000	- 0.8%	\$211,180	\$226,250	+ 7.1%
Percent of List Price Received*	93.4%	90.8%	- 2.8%	93.9%	92.4%	- 1.6%
Days on Market Until Sale	276	312	+ 13.0%	170	268	+ 57.6%
Inventory of Homes for Sale	17	28	+ 64.7%	--	--	--
Months Supply of Inventory	4.3	9.3	+ 116.3%	--	--	--

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse/Condo	February			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 02-2025	Percent Change from Previous Year
Key Metrics						
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
Days on Market Until Sale	0	0	--	0	0	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation

