

Monthly Indicators



April 2025

Percent changes calculated using year-over-year comparisons.

New Listings increased 17.9 percent to 435. Sold Listings decreased 10.2 percent to 282. Inventory levels grew 24.7 percent to 711 units.

Prices were a tad soft. The Median Sales Price decreased 4.0 percent to \$393,750. Days on Market was up 8.7 percent to 87 days. Buyers felt empowered as Months Supply of Inventory was up 16.7 percent to 2.8 months.

Total housing inventory increased 8.1% month-over-month for a total of 1.33 million units heading into April, equivalent to a 4.0-month supply at the current sales pace, according to NAR. Although inventory is up nearly 20% from the same time last year, the additional supply has had little effect on home prices across much of the country, with the national median existing-home price climbing 2.7% year-over-year to \$403,700 as of last measure.

Activity Snapshot

- 10.2% **+ 24.7%** **- 4.0%**

One-Year Change in Sold Listings	One-Year Change in Active Listings	One-Year Change in Median Sold Price
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Residential real estate activity in the Grand Junction Area REALTOR® Association market area composed of single-family properties, townhomes and condominiums combined. Percent changes are calculated using rounded figures.

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Market Overview

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

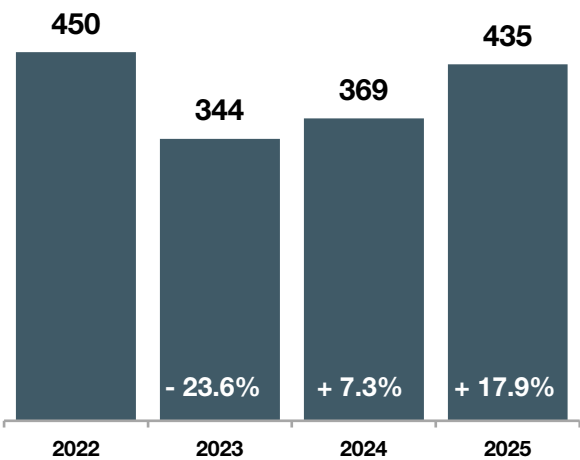


Key Metrics	Historical Sparkbars	4-2024	4-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		369	435	+ 17.9%	1,251	1,411	+ 12.8%
Pending Sales		303	307	+ 1.3%	1,069	1,116	+ 4.4%
Sold Listings		314	282	- 10.2%	864	922	+ 6.7%
Median Sold Price		\$410,000	\$393,750	- 4.0%	\$385,000	\$392,815	+ 2.0%
Average Sold Price		\$445,879	\$449,796	+ 0.9%	\$424,094	\$447,073	+ 5.4%
Pct. of List Price Received		98.9%	98.4%	- 0.5%	98.4%	98.2%	- 0.2%
Days on Market		80	87	+ 8.7%	85	94	+ 10.6%
Affordability Index		74	79	+ 6.8%	78	79	+ 1.3%
Active Listings		570	711	+ 24.7%	--	--	--
Months Supply		2.4	2.8	+ 16.7%	--	--	--

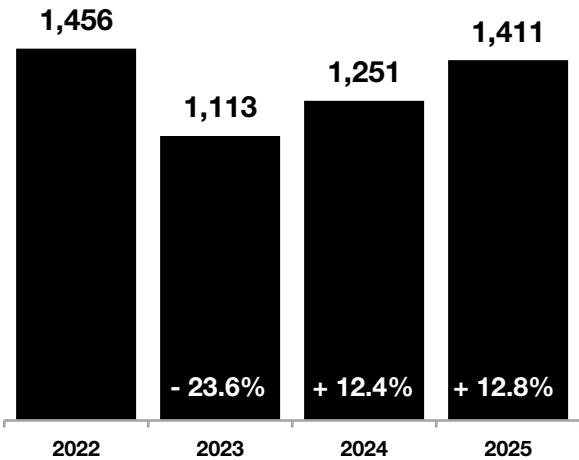
New Listings



April

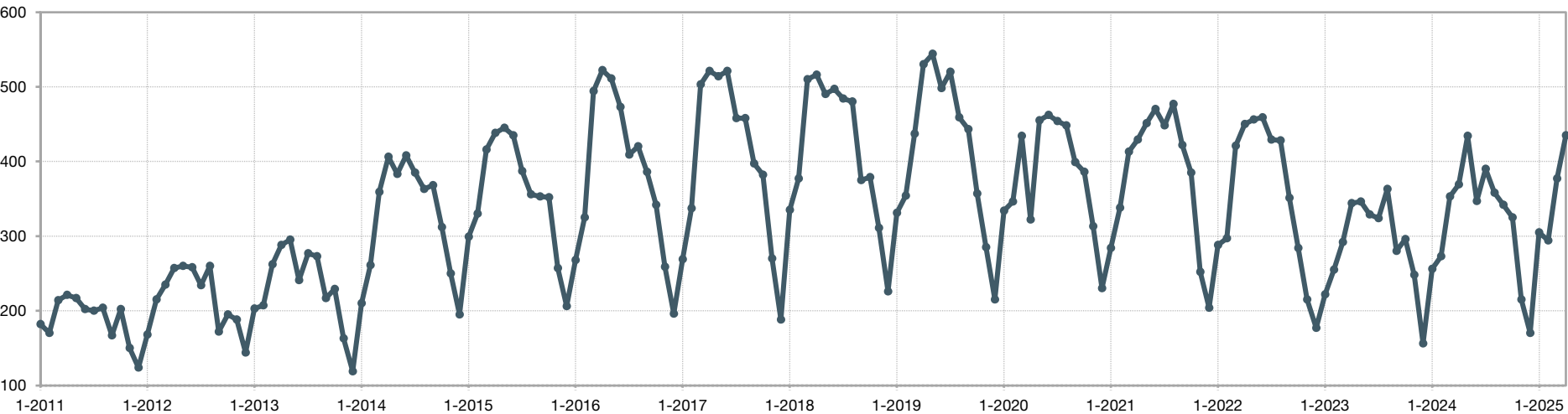


Year to Date

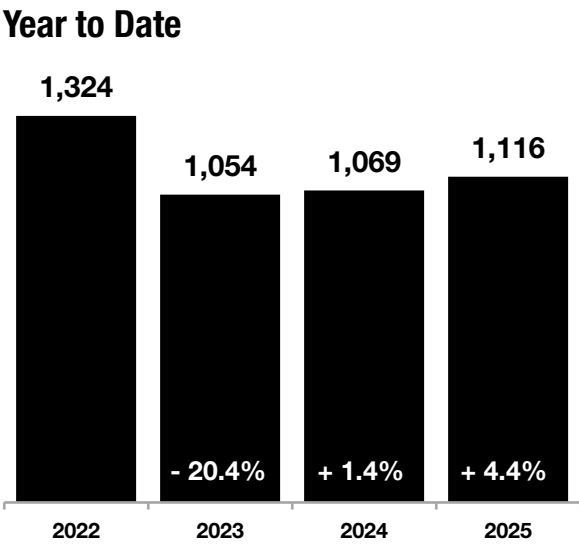
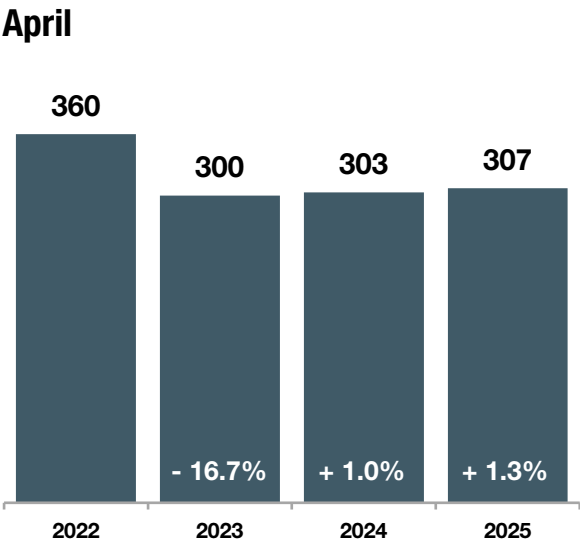


	New Listings	Percent Change from Previous Year
May-2024	434	+25.4%
Jun-2024	347	+5.5%
Jul-2024	390	+20.4%
Aug-2024	358	-1.4%
Sep-2024	342	+22.1%
Oct-2024	325	+9.8%
Nov-2024	215	-13.3%
Dec-2024	170	+9.0%
Jan-2025	305	+19.1%
Feb-2025	294	+7.7%
Mar-2025	377	+6.8%
Apr-2025	435	+17.9%

Historical New Listings by Month

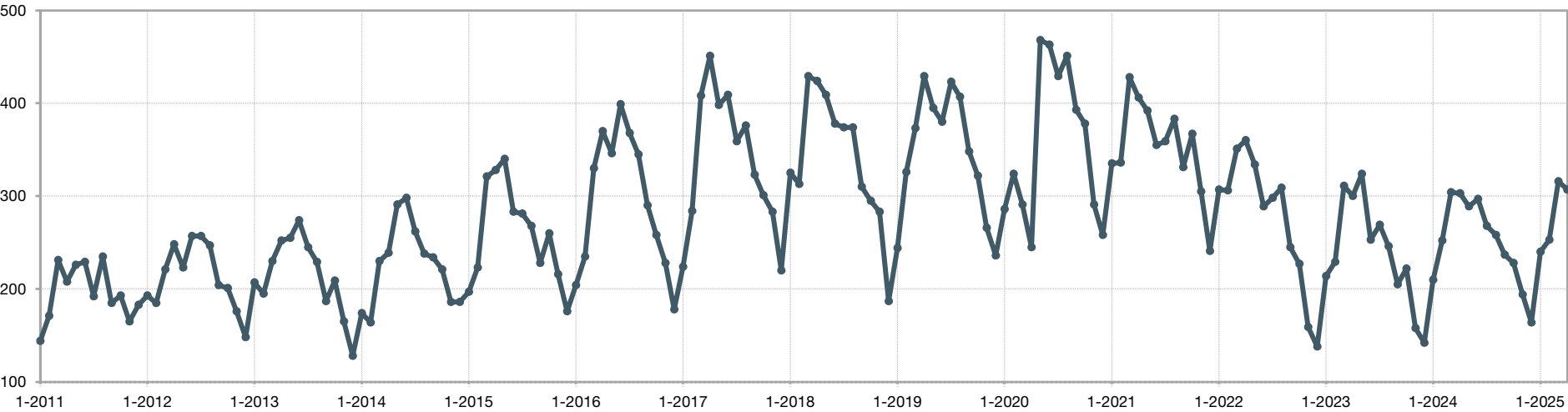


Pending Sales



	Pending Sales	Percent Change from Previous Year
May-2024	289	-10.8%
Jun-2024	297	+17.4%
Jul-2024	268	-0.4%
Aug-2024	258	+4.9%
Sep-2024	237	+15.6%
Oct-2024	228	+2.7%
Nov-2024	194	+22.8%
Dec-2024	164	+15.5%
Jan-2025	240	+14.3%
Feb-2025	253	+0.4%
Mar-2025	316	+3.9%
Apr-2025	307	+1.3%

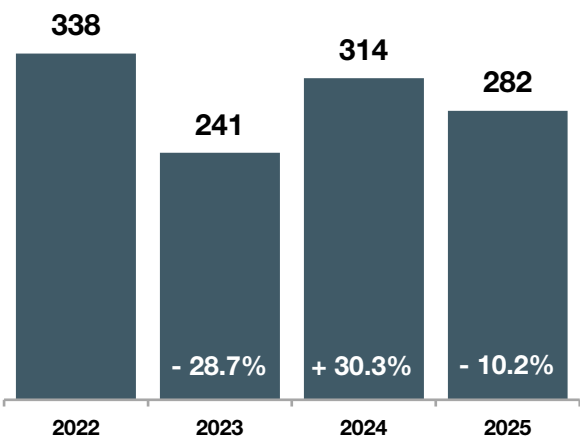
Historical Pending Sales by Month



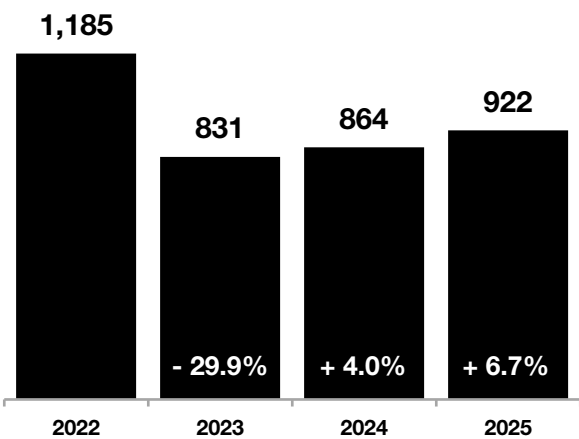
Sold Listings



April

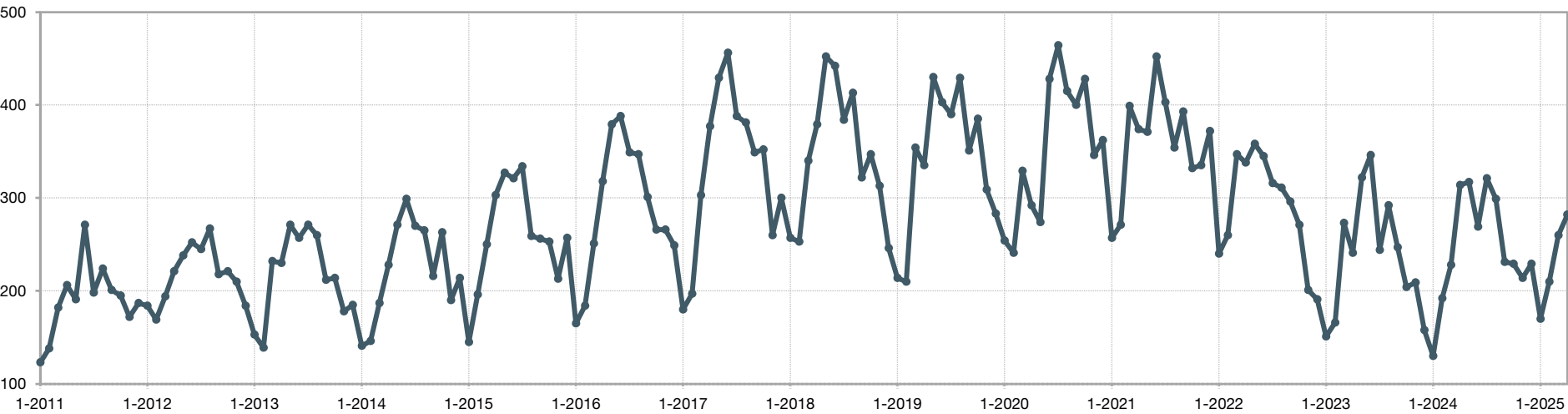


Year to Date



	Sold Listings	Percent Change from Previous Year
May-2024	317	-1.6%
Jun-2024	269	-22.3%
Jul-2024	321	+31.6%
Aug-2024	299	+2.4%
Sep-2024	231	-6.5%
Oct-2024	229	+12.3%
Nov-2024	214	+2.4%
Dec-2024	229	+44.9%
Jan-2025	170	+30.8%
Feb-2025	210	+9.4%
Mar-2025	260	+14.0%
Apr-2025	282	-10.2%

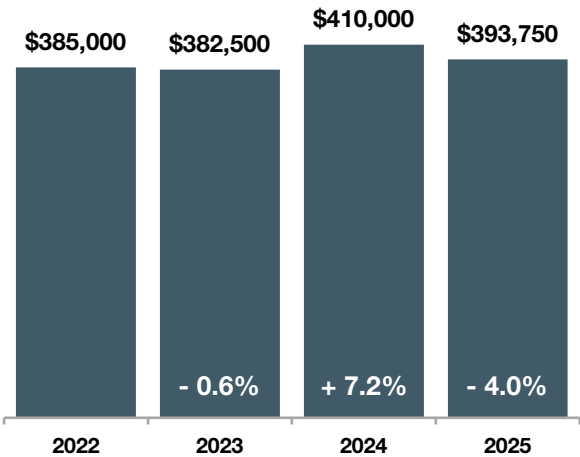
Historical Sold Listings by Month



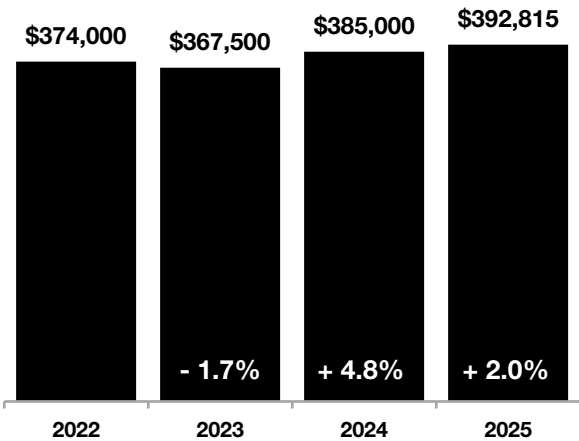
Median Sold Price



April

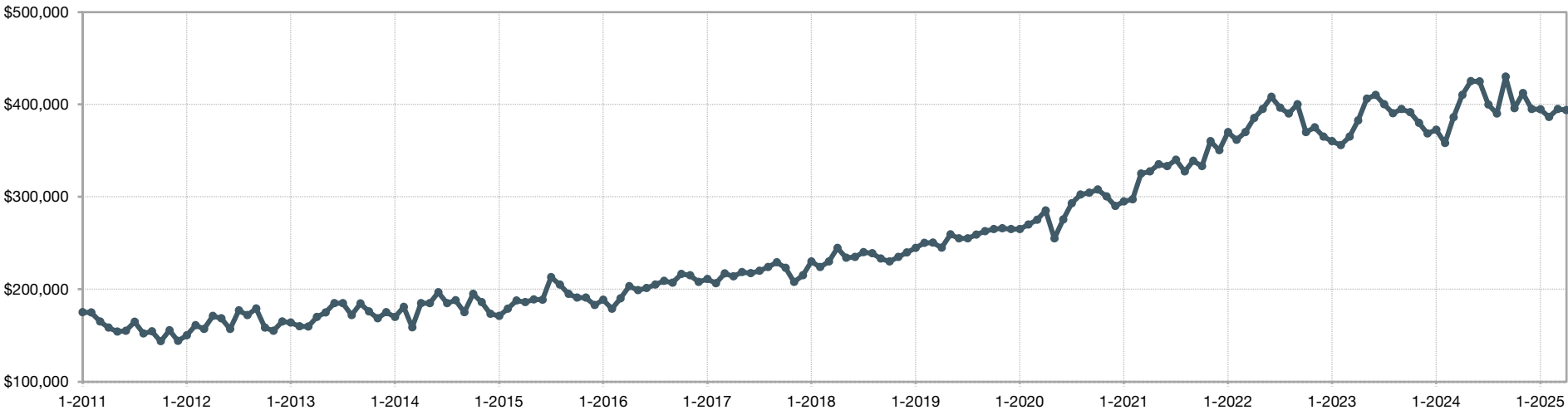


Year to Date



	Median Sold Price	Percent Change from Previous Year
May-2024	\$425,000	+4.7%
Jun-2024	\$424,900	+3.6%
Jul-2024	\$399,900	-0.0%
Aug-2024	\$390,000	-0.0%
Sep-2024	\$429,900	+8.8%
Oct-2024	\$395,860	+1.1%
Nov-2024	\$412,000	+8.4%
Dec-2024	\$395,000	+7.2%
Jan-2025	\$394,500	+5.9%
Feb-2025	\$386,150	+7.9%
Mar-2025	\$395,000	+2.3%
Apr-2025	\$393,750	-4.0%

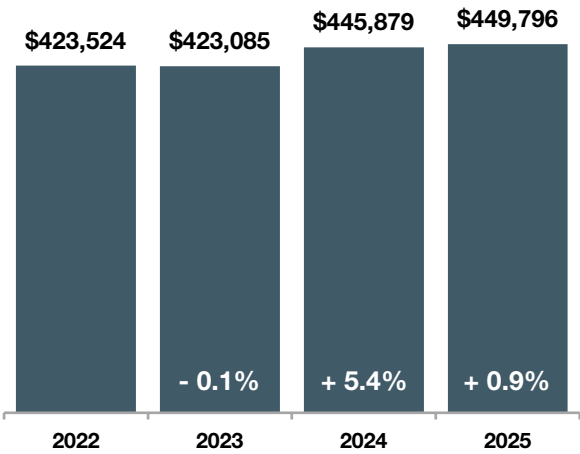
Historical Median Sold Price by Month



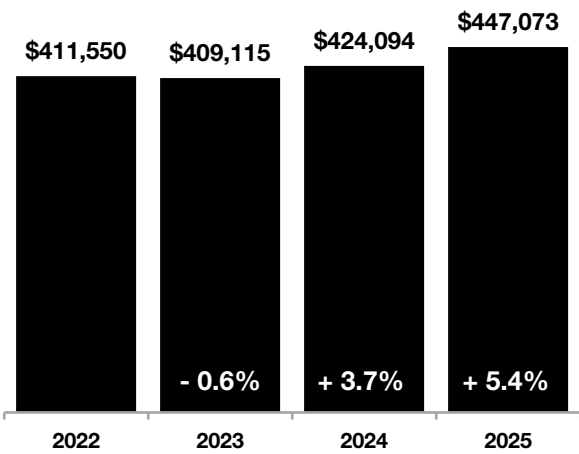
Average Sold Price



April

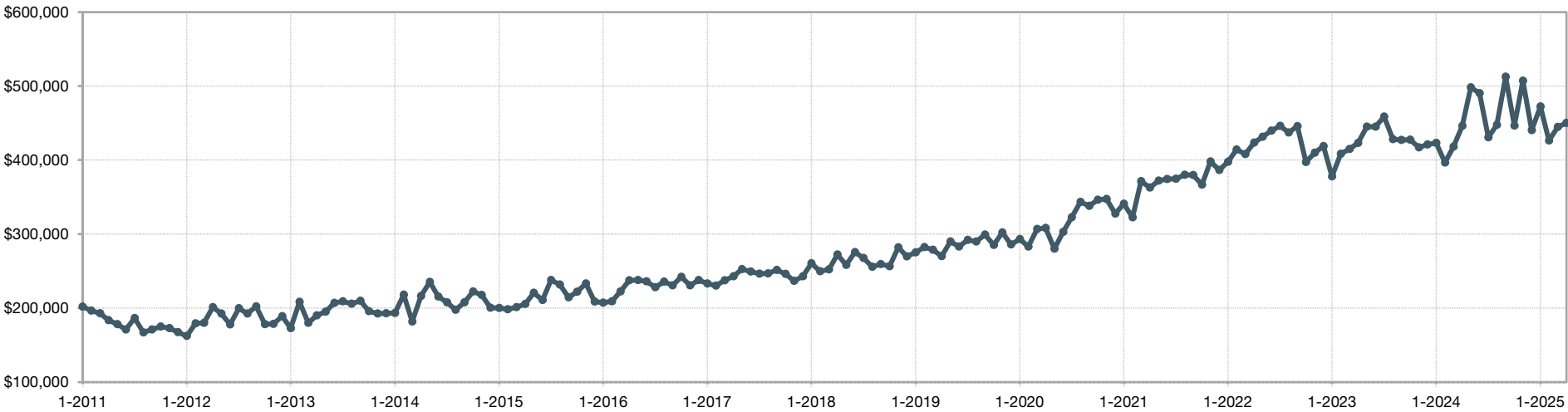


Year to Date



	Average Sold Price	Percent Change from Previous Year
May-2024	\$497,999	+11.9%
Jun-2024	\$490,204	+10.1%
Jul-2024	\$430,667	-6.1%
Aug-2024	\$447,544	+4.6%
Sep-2024	\$512,436	+20.0%
Oct-2024	\$446,207	+4.4%
Nov-2024	\$507,188	+21.7%
Dec-2024	\$440,310	+4.6%
Jan-2025	\$472,190	+11.6%
Feb-2025	\$426,129	+7.5%
Mar-2025	\$444,613	+6.4%
Apr-2025	\$449,796	+0.9%

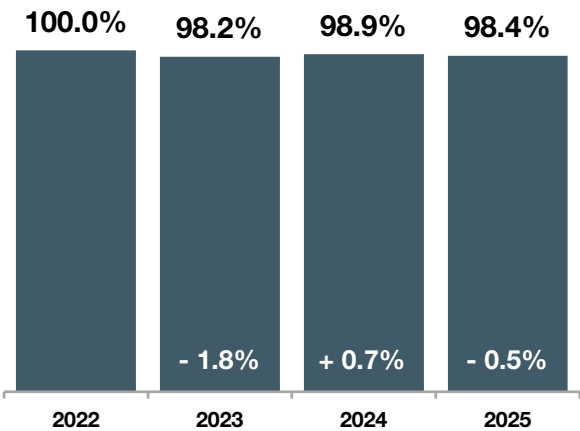
Historical Average Sold Price by Month



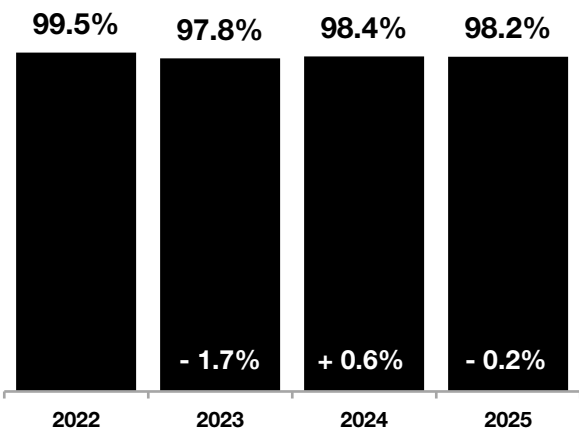
Percent of List Price Received



April



Year to Date

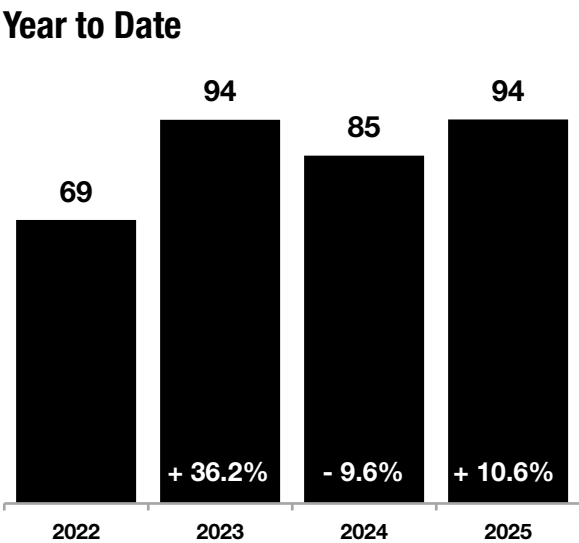
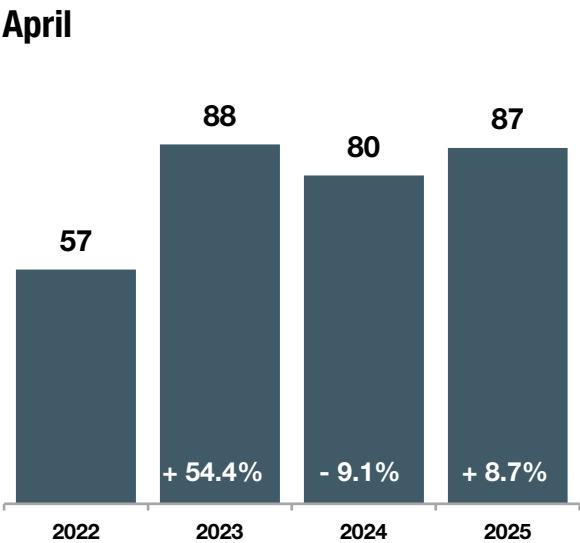


	Pct. of List Price Received	Percent Change from Previous Year
May-2024	98.7%	+0.1%
Jun-2024	98.7%	-0.2%
Jul-2024	98.2%	-0.2%
Aug-2024	98.1%	-0.2%
Sep-2024	98.3%	0.0%
Oct-2024	98.4%	+0.6%
Nov-2024	97.6%	-0.5%
Dec-2024	98.3%	0.0%
Jan-2025	97.5%	-1.1%
Feb-2025	98.5%	+0.5%
Mar-2025	98.3%	+0.4%
Apr-2025	98.4%	-0.5%

Historical Percent of List Price Received by Month



Days on Market Until Sale

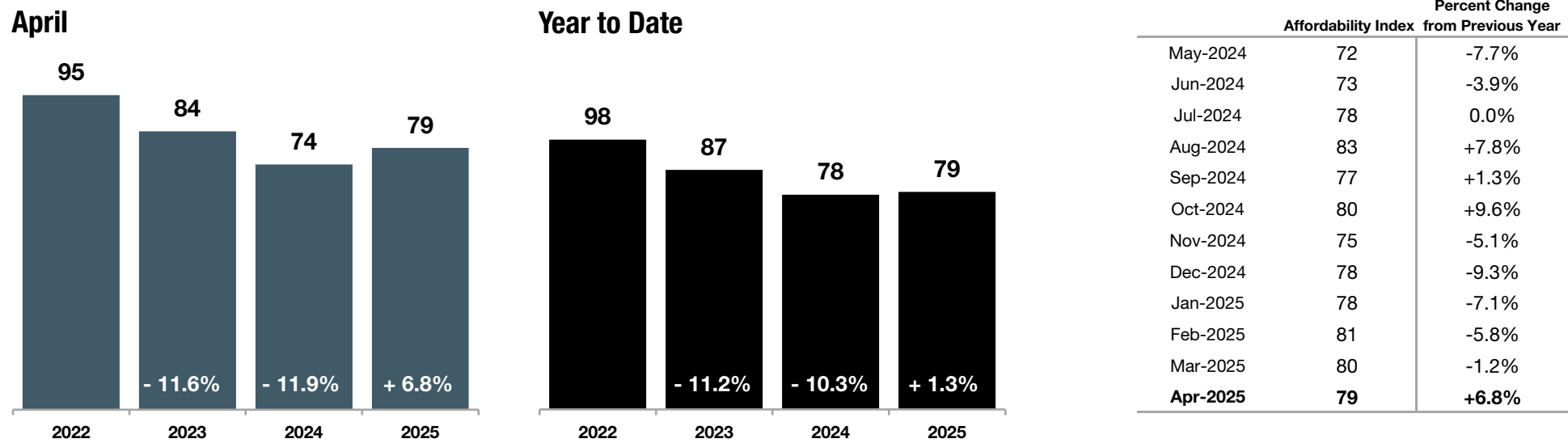


	Days on Market	Percent Change from Previous Year
May-2024	81	-9.0%
Jun-2024	75	0.0%
Jul-2024	77	+2.7%
Aug-2024	79	+3.9%
Sep-2024	80	+8.1%
Oct-2024	90	+8.4%
Nov-2024	86	+11.7%
Dec-2024	97	+18.3%
Jan-2025	101	+12.2%
Feb-2025	102	+13.3%
Mar-2025	91	+7.1%
Apr-2025	87	+8.7%

Historical Days on Market Until Sale by Month



Housing Affordability Index



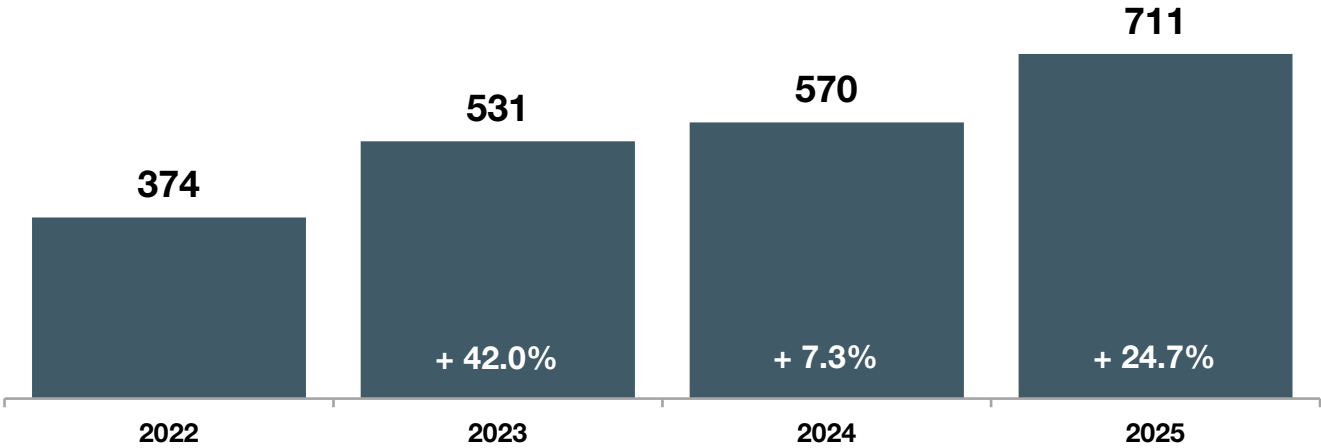
Historical Housing Affordability Index by Month



Inventory of Active Listings

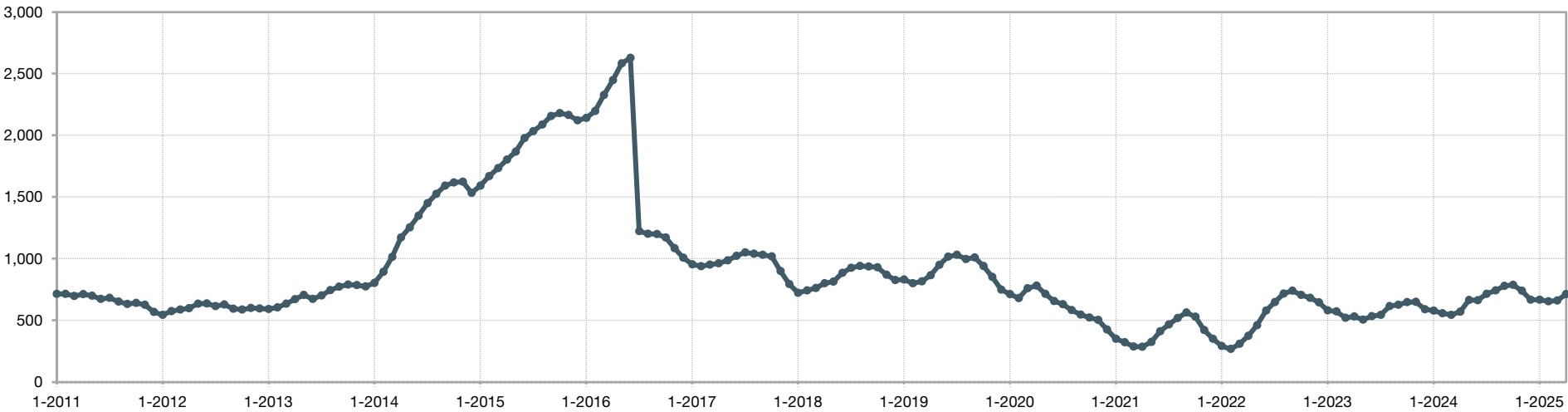


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	Active Listings	Percent Change from Previous Year
May-2024	665	+31.7%
Jun-2024	662	+24.0%
Jul-2024	715	+31.7%
Aug-2024	742	+20.7%
Sep-2024	778	+24.3%
Oct-2024	787	+21.6%
Nov-2024	739	+13.9%
Dec-2024	666	+12.9%
Jan-2025	667	+15.4%
Feb-2025	654	+17.6%
Mar-2025	661	+21.7%
Apr-2025	711	+24.7%

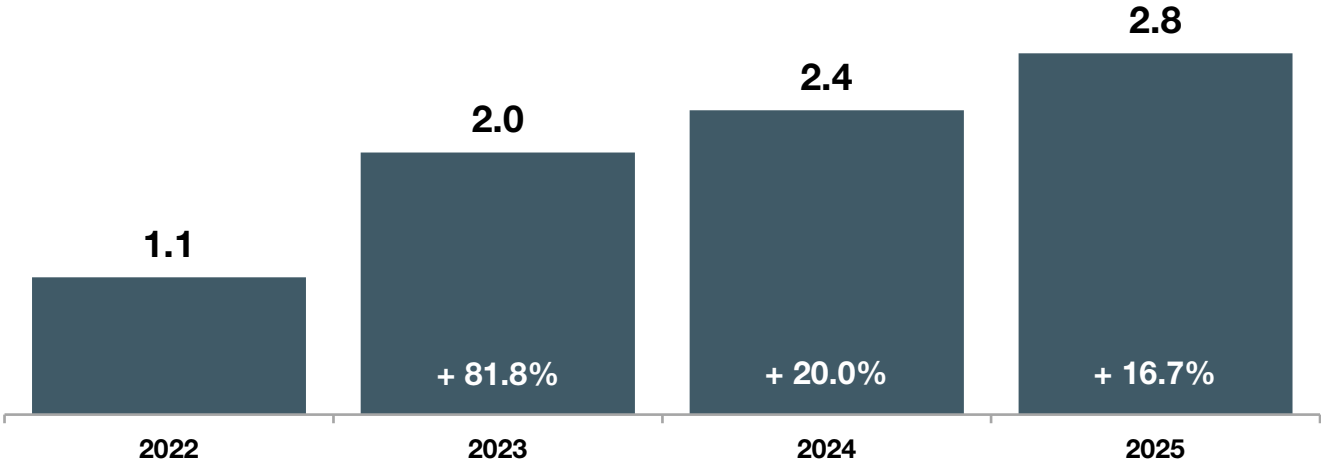
Historical Inventory of Active Listings by Month



Months Supply of Inventory

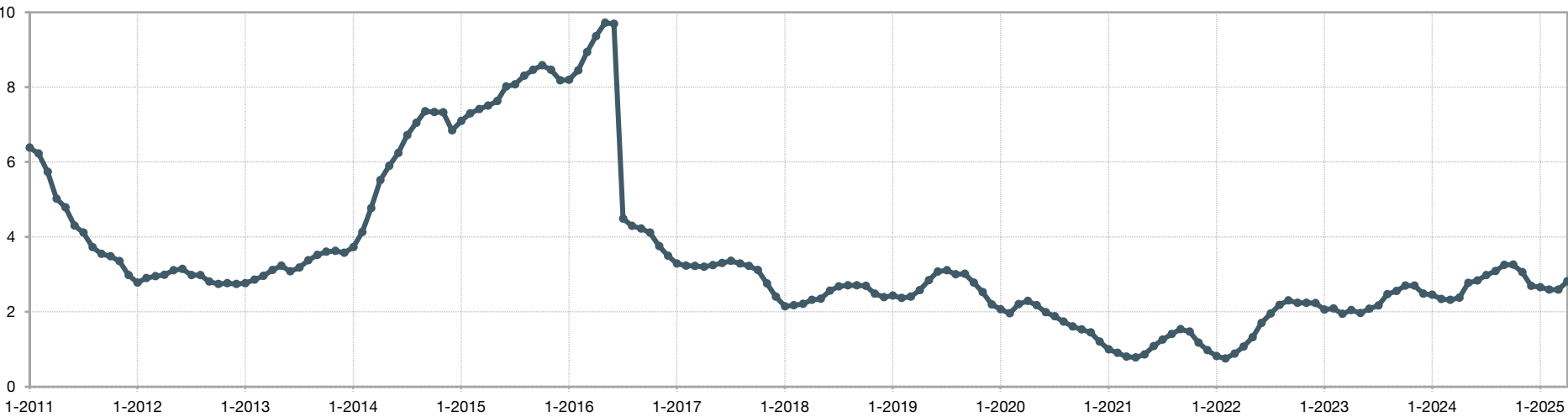


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	Months Supply	Percent Change from Previous Year
May-2024	2.8	+40.0%
Jun-2024	2.8	+33.3%
Jul-2024	3.0	+36.4%
Aug-2024	3.1	+24.0%
Sep-2024	3.3	+26.9%
Oct-2024	3.3	+22.2%
Nov-2024	3.1	+14.8%
Dec-2024	2.7	+8.0%
Jan-2025	2.7	+12.5%
Feb-2025	2.6	+13.0%
Mar-2025	2.6	+13.0%
Apr-2025	2.8	+16.7%

Historical Months Supply of Inventory by Month

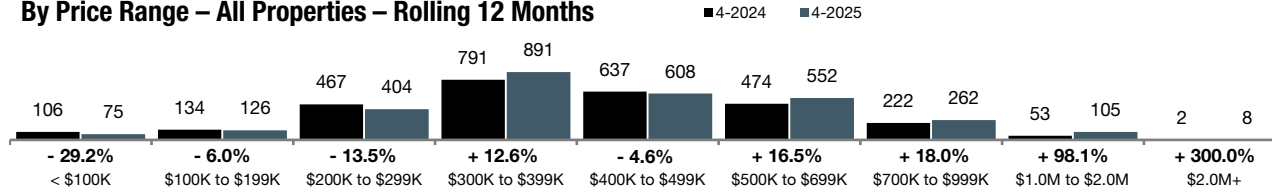


Sold Listings

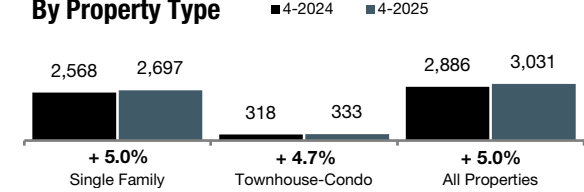
Actual sales that have closed in a given month.



By Price Range – All Properties – Rolling 12 Months



By Property Type



Rolling 12 Months

By Price Range	Single Family			Townhouse-Condo		
	4-2024	4-2025	Change	4-2024	4-2025	Change
\$99,999 and Below	104	75	-27.9%	2	0	-100.0%
\$100,000 to \$199,999	106	95	-10.4%	28	31	+10.7%
\$200,000 to \$299,999	337	295	-12.5%	130	109	-16.2%
\$300,000 to \$399,999	682	764	+12.0%	109	126	+15.6%
\$400,000 to \$499,999	603	563	-6.6%	34	45	+32.4%
\$500,000 to \$699,999	461	534	+15.8%	13	18	+38.5%
\$700,000 to \$999,999	220	259	+17.7%	2	3	+50.0%
\$1,000,000 to \$1,999,999	53	104	+96.2%	0	1	--
\$2,000,000 and Above	2	8	+300.0%	0	0	--
All Price Ranges	2,568	2,697	+5.0%	318	333	+4.7%

Compared to Prior Month

	Single Family			Townhouse-Condo		
	3-2025	4-2025	Change	3-2025	4-2025	Change
	9	5	-44.4%	0	0	--
	8	12	+50.0%	3	2	-33.3%
	26	30	+15.4%	11	10	-9.1%
	68	71	+4.4%	9	14	+55.6%
	40	53	+32.5%	4	4	0.0%
	52	49	-5.8%	2	0	-100.0%
	22	22	0.0%	1	0	-100.0%
	4	9	+125.0%	0	1	--
	1	0	-100.0%	0	0	--
	230	251	+9.1%	30	31	+3.3%

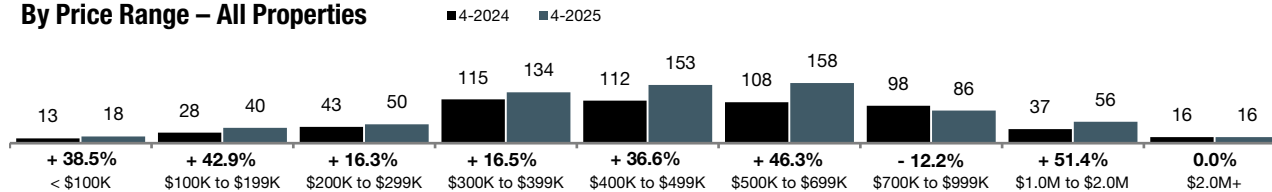
Year to Date

	Single Family			Townhouse-Condo		
	4-2024	4-2025	Change	4-2024	4-2025	Change
	31	22	-29.0%	0	0	--
	26	37	+42.3%	11	9	-18.2%
	105	102	-2.9%	43	36	-16.3%
	216	232	+7.4%	32	43	+34.4%
	187	158	-15.5%	10	11	+10.0%
	123	163	+32.5%	4	5	+25.0%
	56	73	+30.4%	1	2	+100.0%
	19	26	+36.8%	0	1	--
	0	2	--	0	0	--
	763	815	+6.8%	101	107	+5.9%

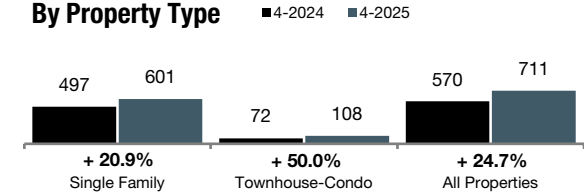
Inventory of Active Listings

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		
	4-2024	4-2025	Change	4-2024	4-2025	Change
\$99,999 and Below	13	18	+38.5%	0	0	--
\$100,000 to \$199,999	22	30	+36.4%	6	10	+66.7%
\$200,000 to \$299,999	30	33	+10.0%	13	16	+23.1%
\$300,000 to \$399,999	96	102	+6.3%	18	32	+77.8%
\$400,000 to \$499,999	91	131	+44.0%	21	22	+4.8%
\$500,000 to \$699,999	99	141	+42.4%	9	17	+88.9%
\$700,000 to \$999,999	93	80	-14.0%	5	6	+20.0%
\$1,000,000 to \$1,999,999	37	52	+40.5%	0	4	--
\$2,000,000 and Above	16	14	-12.5%	0	1	--
All Price Ranges	497	601	+20.9%	72	108	+50.0%

Compared to Prior Month

	Single Family			Townhouse-Condo		
	3-2025	4-2025	Change	3-2025	4-2025	Change
	21	18	-14.3%	0	0	--
	38	30	-21.1%	11	10	-9.1%
	30	33	+10.0%	13	16	+23.1%
	94	102	+8.5%	33	32	-3.0%
	129	131	+1.6%	18	22	+22.2%
	119	141	+18.5%	11	17	+54.5%
	70	80	+14.3%	5	6	+20.0%
	54	52	-3.7%	4	4	0.0%
	9	14	+55.6%	1	1	0.0%
	564	601	+6.6%	96	108	+12.5%

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 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 Sold 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 Sold 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.