

# Monthly Indicators

## April 2026

Percent changes calculated using year-over-year comparisons.

New Listings decreased 7.2 percent to 423. Sold Listings decreased 11.8 percent to 261. Inventory levels grew 15.4 percent to 871 units.

Prices continued to gain traction. The Median Sales Price increased 1.5 percent to \$405,000. Days on Market was up 15.9 percent to 102 days. Buyers felt empowered as Months Supply of Inventory was up 16.7 percent to 3.5 months.

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

## Activity Snapshot

**- 11.8%**    **+ 15.4%**    **+ 1.5%**

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

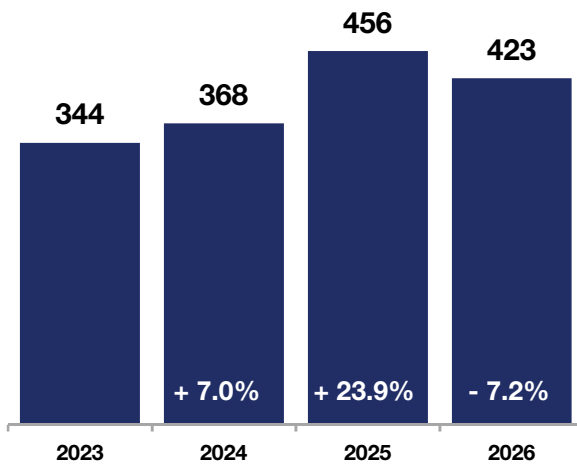
Key metrics by reported month and for year-to-date (YTD) starting from the first of the year.



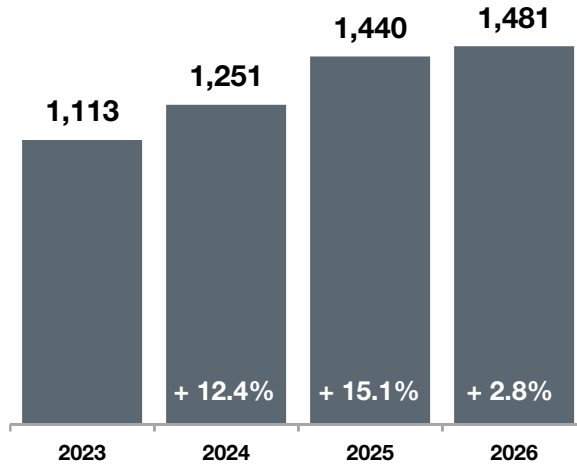
Key Metrics	Historical Sparkbars	4-2025	4-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
<b>New Listings</b>		456	<b>423</b>	- 7.2%	1,440	<b>1,481</b>	+ 2.8%
<b>Pending Sales</b>		300	<b>320</b>	+ 6.7%	1,115	<b>1,061</b>	- 4.8%
<b>Sold Listings</b>		296	<b>261</b>	- 11.8%	940	<b>874</b>	- 7.0%
<b>Median Sold Price</b>		\$398,881	<b>\$405,000</b>	+ 1.5%	\$393,565	<b>\$408,500</b>	+ 3.8%
<b>Average Sold Price</b>		\$450,935	<b>\$468,322</b>	+ 3.9%	\$447,304	<b>\$459,280</b>	+ 2.7%
<b>Pct. of List Price Received</b>		98.4%	<b>98.4%</b>	0.0%	98.2%	<b>98.2%</b>	0.0%
<b>Days on Market</b>		88	<b>102</b>	+ 15.9%	94	<b>109</b>	+ 16.0%
<b>Affordability Index</b>		81	<b>86</b>	+ 6.2%	82	<b>85</b>	+ 3.7%
<b>Active Listings</b>		755	<b>871</b>	+ 15.4%	--	<b>--</b>	--
<b>Months Supply</b>		3.0	<b>3.5</b>	+ 16.7%	--	<b>--</b>	--

# New Listings

## April

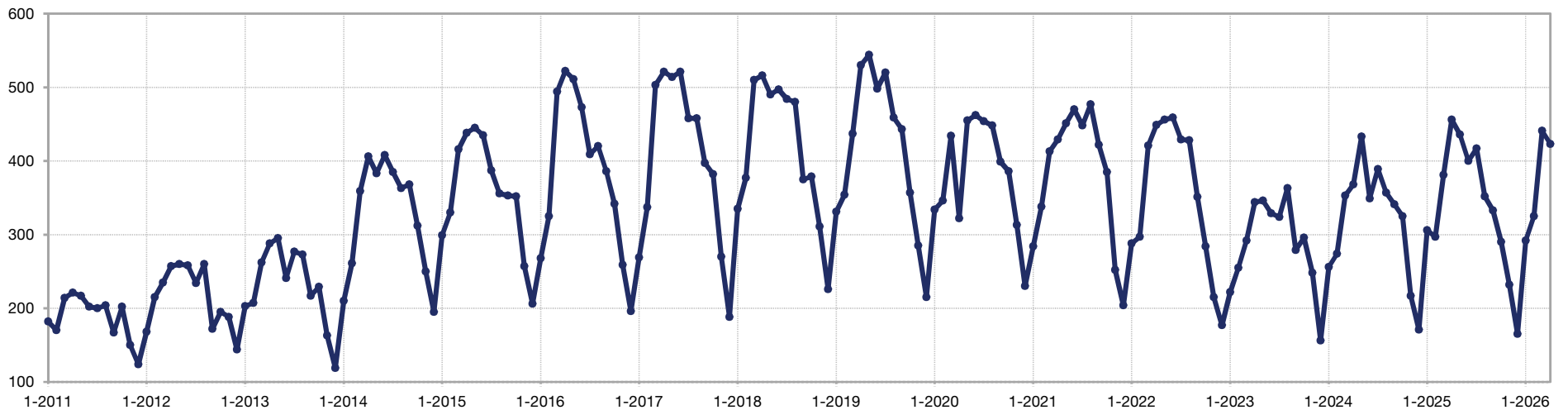


## Year to Date



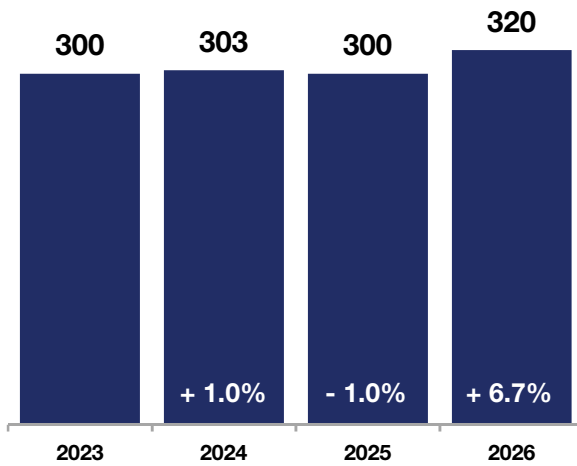
	New Listings	Percent Change from Previous Year
May-2025	436	+0.7%
Jun-2025	400	+14.6%
Jul-2025	417	+7.2%
Aug-2025	352	-1.4%
Sep-2025	333	-2.3%
Oct-2025	290	-10.8%
Nov-2025	232	+6.9%
Dec-2025	165	-3.5%
Jan-2026	292	-4.6%
Feb-2026	325	+9.4%
Mar-2026	441	+15.7%
<b>Apr-2026</b>	<b>423</b>	<b>-7.2%</b>

## Historical New Listings by Month

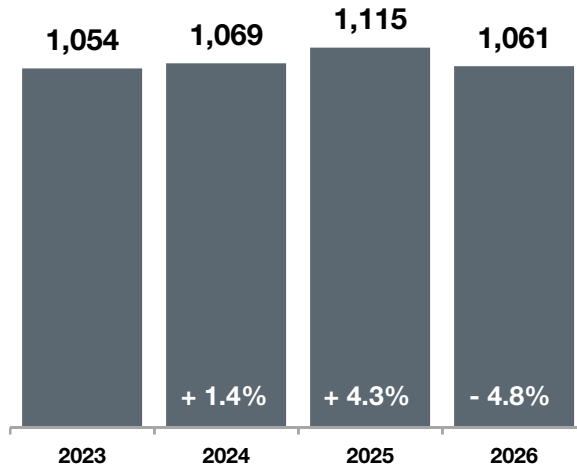


# Pending Sales

## April

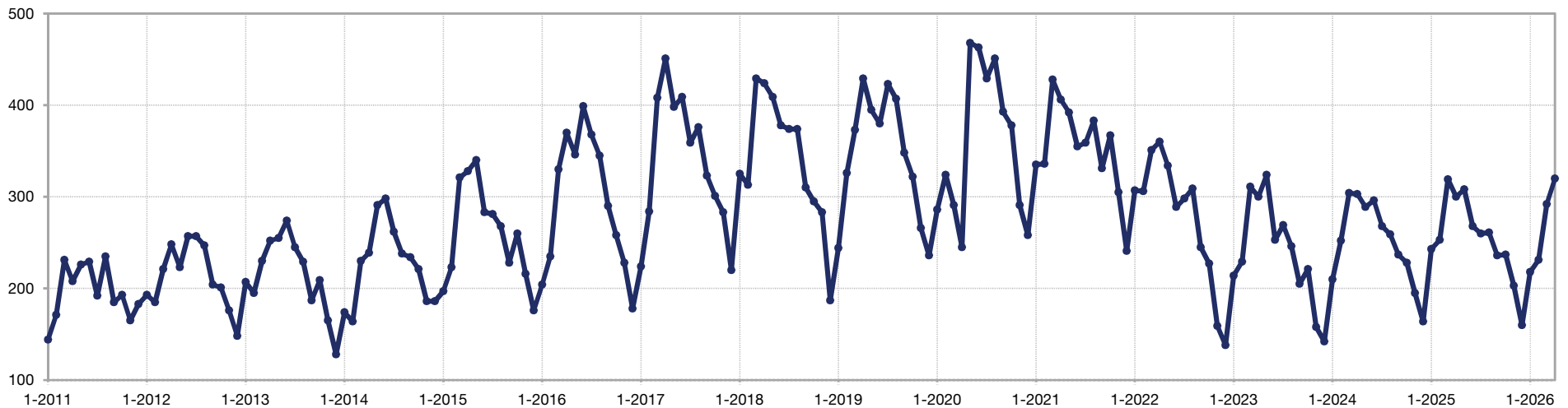


## Year to Date



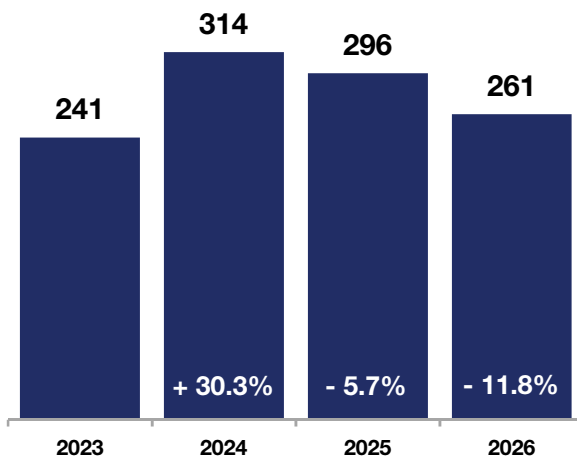
	Pending Sales	Percent Change from Previous Year
May-2025	308	+6.6%
Jun-2025	268	-9.5%
Jul-2025	260	-3.0%
Aug-2025	261	+0.8%
Sep-2025	236	-0.4%
Oct-2025	237	+3.9%
Nov-2025	203	+4.1%
Dec-2025	160	-2.4%
Jan-2026	218	-10.3%
Feb-2026	231	-8.7%
Mar-2026	292	-8.5%
<b>Apr-2026</b>	<b>320</b>	<b>+6.7%</b>

## Historical Pending Sales by Month

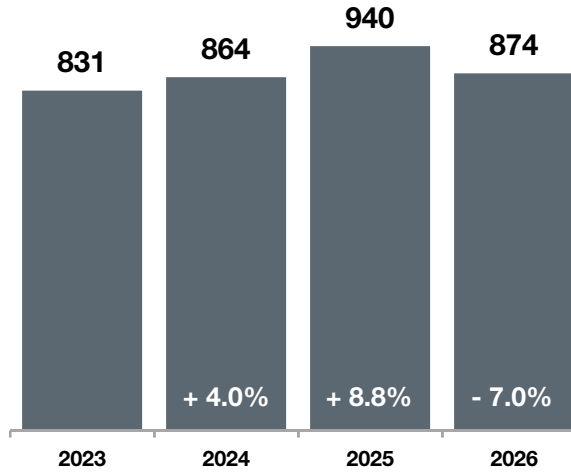


# Sold Listings

## April

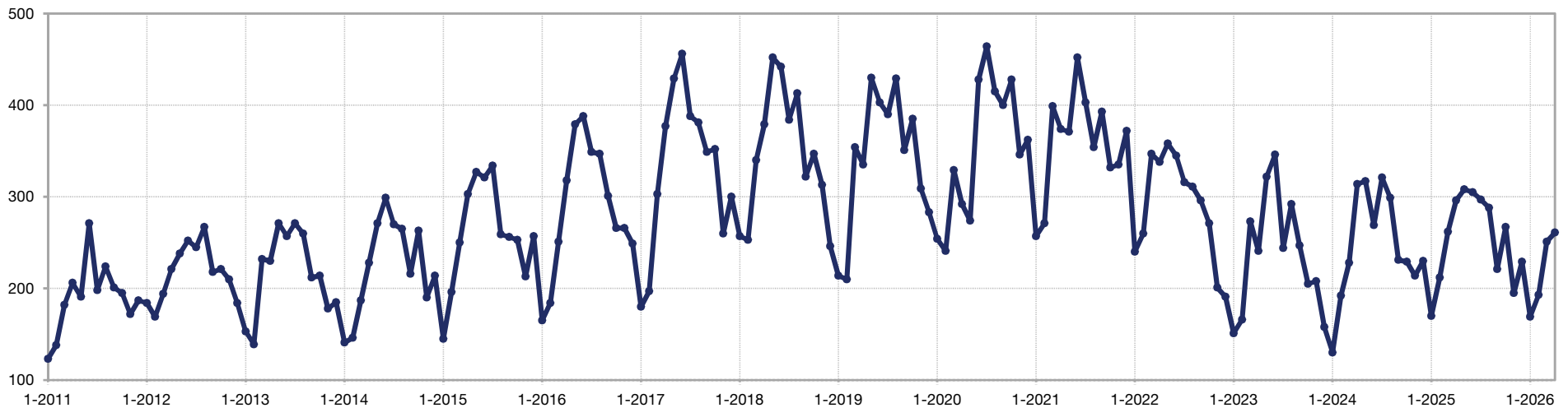


## Year to Date



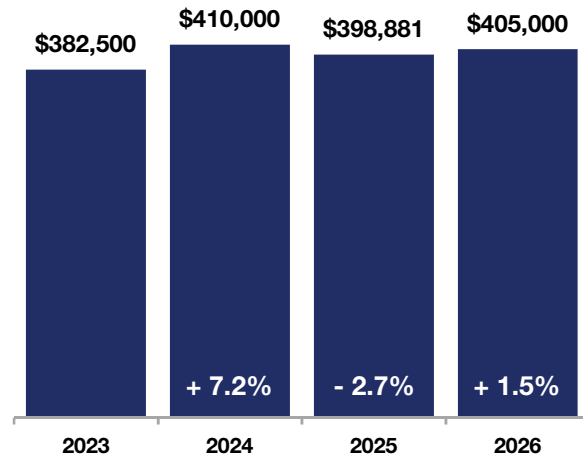
	Sold Listings	Percent Change from Previous Year
May-2025	308	-2.8%
Jun-2025	305	+13.4%
Jul-2025	297	-7.5%
Aug-2025	288	-3.7%
Sep-2025	221	-4.3%
Oct-2025	267	+16.6%
Nov-2025	195	-8.9%
Dec-2025	229	-0.4%
Jan-2026	169	-0.6%
Feb-2026	193	-9.0%
Mar-2026	251	-4.2%
<b>Apr-2026</b>	<b>261</b>	<b>-11.8%</b>

## Historical Sold Listings by Month

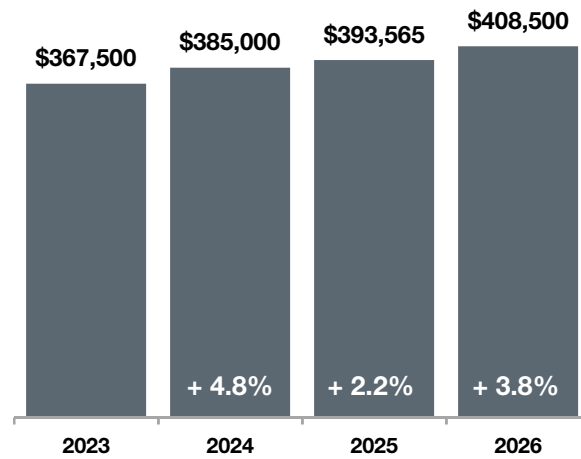


# Median Sold Price

## April

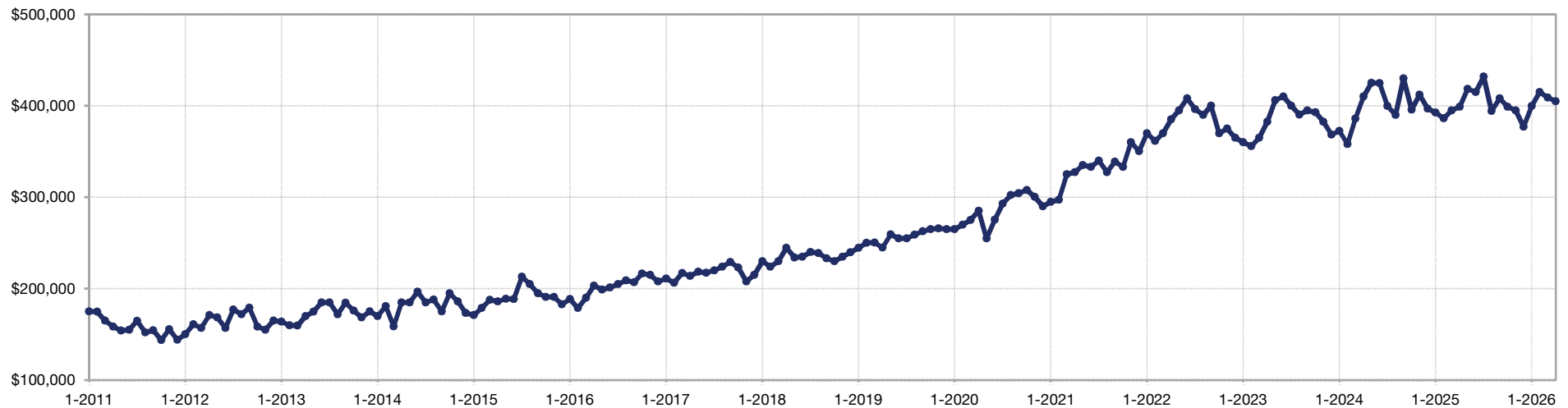


## Year to Date



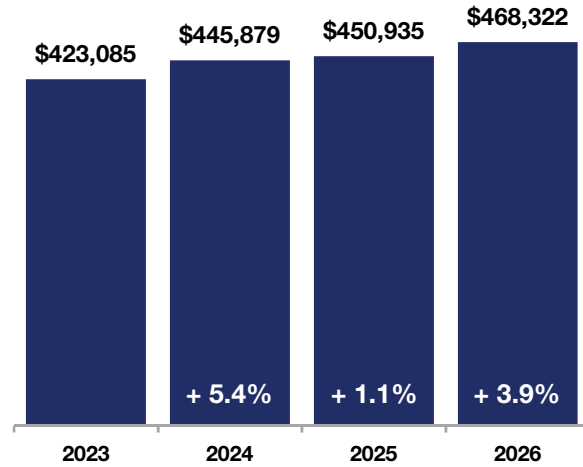
	Median Sold Price	Percent Change from Previous Year
May-2025	\$418,314	-1.6%
Jun-2025	\$415,000	-2.3%
Jul-2025	\$431,925	+8.0%
Aug-2025	\$394,450	+1.1%
Sep-2025	\$408,250	-5.0%
Oct-2025	\$399,000	+0.8%
Nov-2025	\$395,000	-4.1%
Dec-2025	\$377,000	-5.0%
Jan-2026	\$399,800	+1.9%
Feb-2026	\$415,000	+7.5%
Mar-2026	\$409,000	+3.5%
<b>Apr-2026</b>	<b>\$405,000</b>	<b>+1.5%</b>

## Historical Median Sold Price by Month

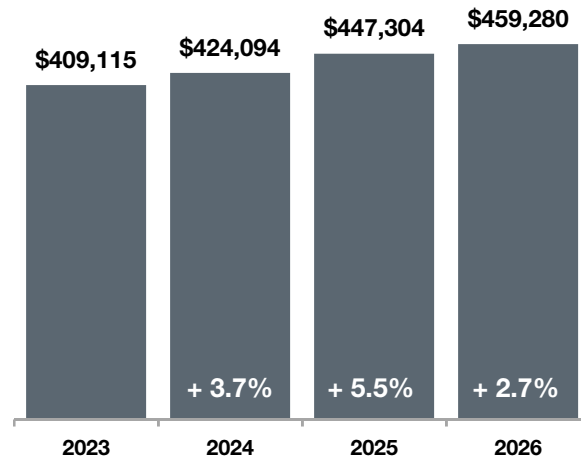


# Average Sold Price

## April

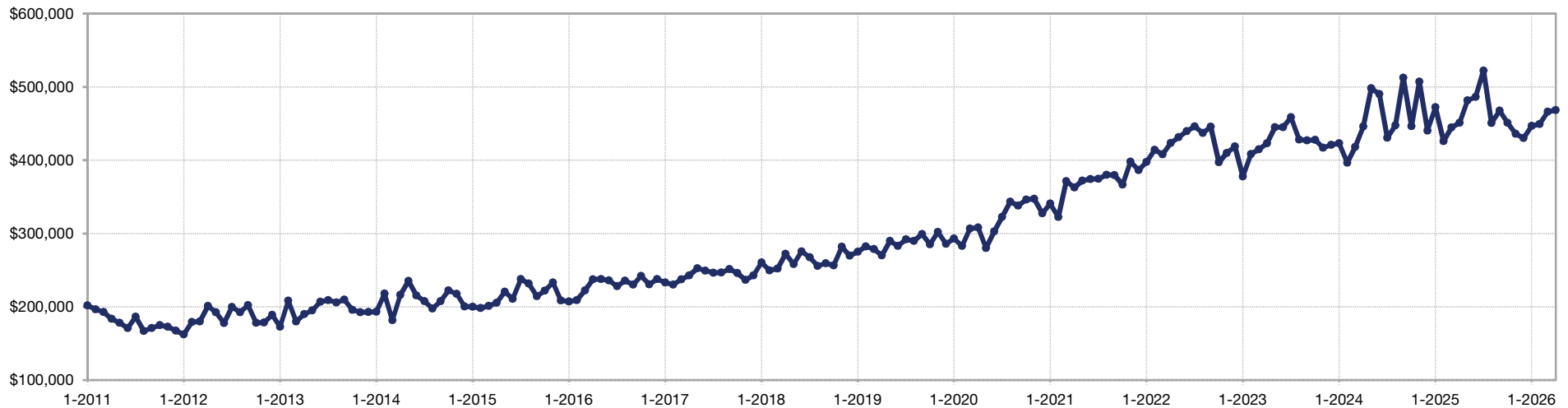


## Year to Date



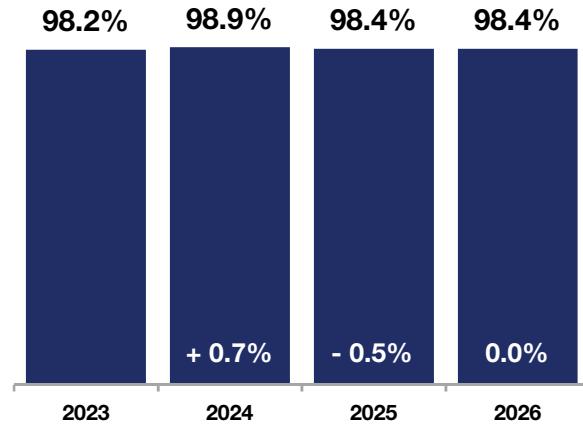
	Average Sold Price	Percent Change from Previous Year
May-2025	\$481,472	-3.3%
Jun-2025	\$486,225	-0.8%
Jul-2025	\$522,300	+21.3%
Aug-2025	\$450,501	+0.7%
Sep-2025	\$467,458	-8.8%
Oct-2025	\$451,064	+1.1%
Nov-2025	\$436,017	-14.0%
Dec-2025	\$430,103	-2.3%
Jan-2026	\$446,591	-5.4%
Feb-2026	\$449,235	+5.5%
Mar-2026	\$466,056	+4.9%
<b>Apr-2026</b>	<b>\$468,322</b>	<b>+3.9%</b>

## Historical Average Sold Price by Month

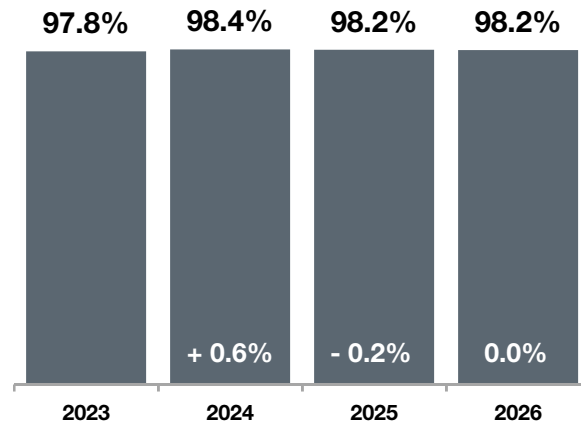


# Percent of List Price Received

## April

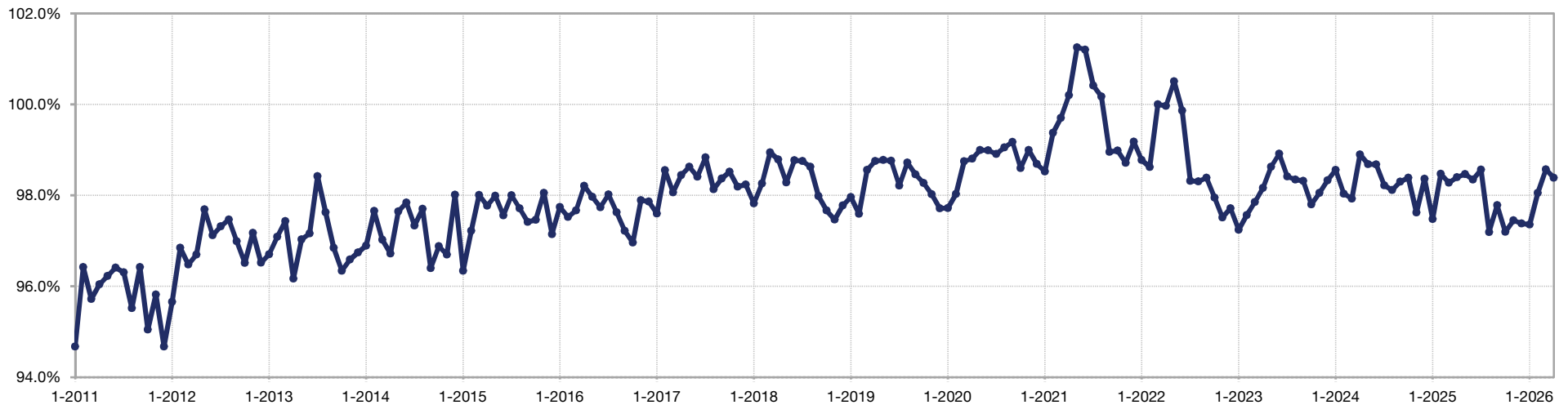


## Year to Date



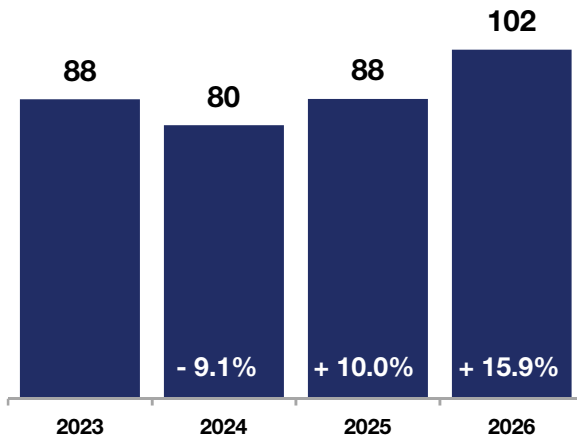
	Pct. of List Price Received	Percent Change from Previous Year
May-2025	98.5%	-0.2%
Jun-2025	98.3%	-0.4%
Jul-2025	98.6%	+0.4%
Aug-2025	97.2%	-0.9%
Sep-2025	97.8%	-0.5%
Oct-2025	97.2%	-1.2%
Nov-2025	97.5%	-0.1%
Dec-2025	97.4%	-1.0%
Jan-2026	97.4%	-0.1%
Feb-2026	98.1%	-0.4%
Mar-2026	98.6%	+0.3%
<b>Apr-2026</b>	<b>98.4%</b>	<b>0.0%</b>

## Historical Percent of List Price Received by Month

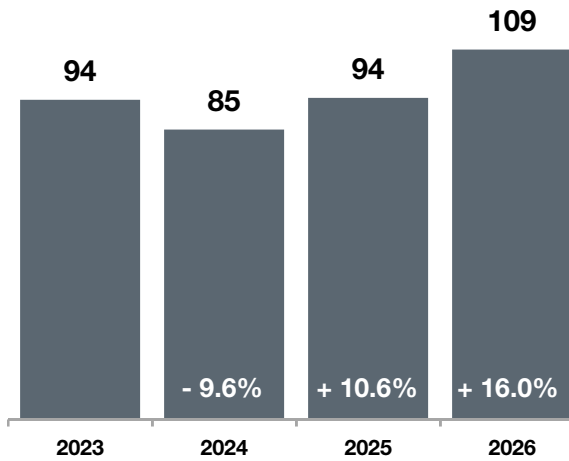


# Days on Market Until Sale

## April



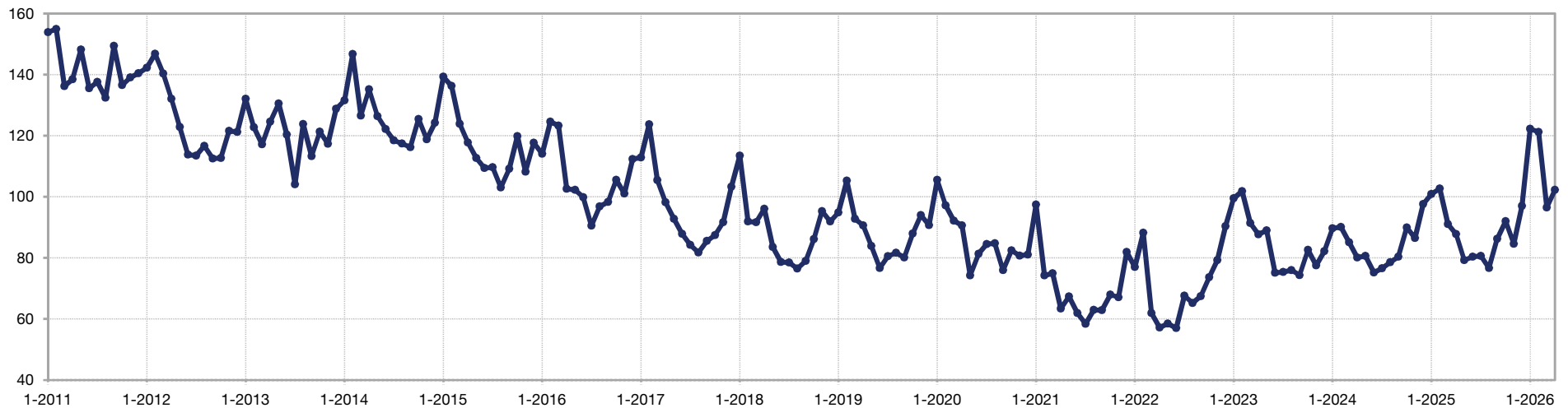
## Year to Date



## Percent Change Days on Market from Previous Year

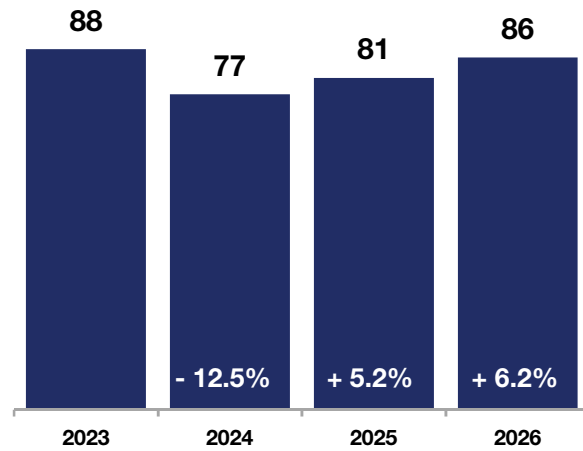
Month	Days on Market	Percent Change
May-2025	79	-2.5%
Jun-2025	80	+6.7%
Jul-2025	81	+5.2%
Aug-2025	77	-2.5%
Sep-2025	86	+7.5%
Oct-2025	92	+2.2%
Nov-2025	85	-1.2%
Dec-2025	97	-1.0%
Jan-2026	122	+20.8%
Feb-2026	121	+17.5%
Mar-2026	96	+5.5%
<b>Apr-2026</b>	<b>102</b>	<b>+15.9%</b>

## Historical Days on Market Until Sale by Month

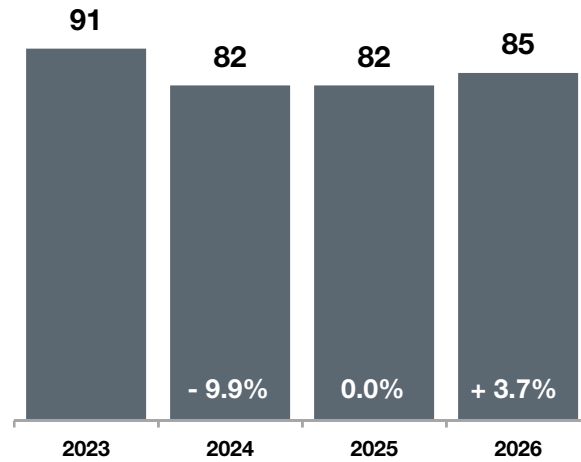


# Housing Affordability Index

## April



## Year to Date



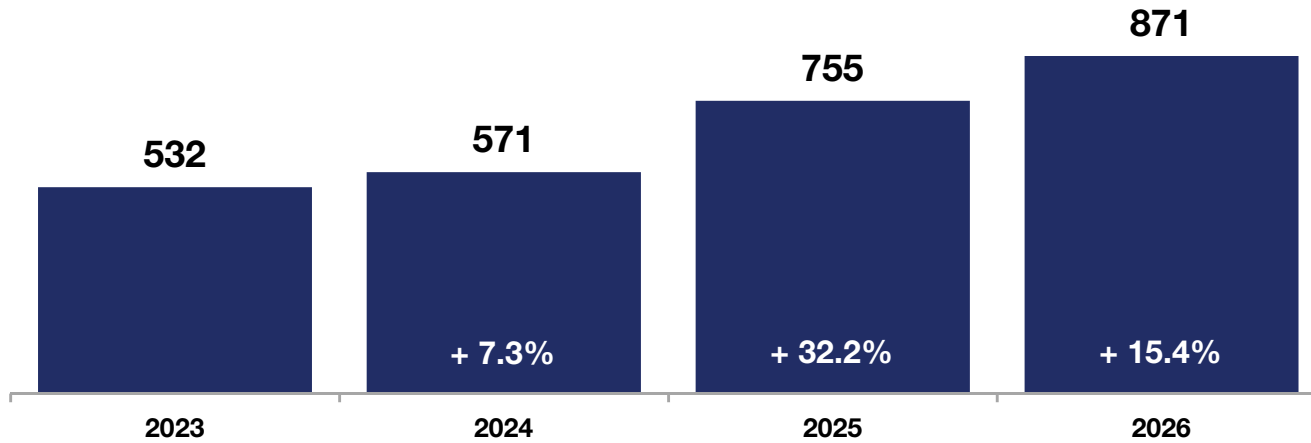
	Affordability Index	Percent Change from Previous Year
May-2025	77	+2.7%
Jun-2025	78	+2.6%
Jul-2025	76	-6.2%
Aug-2025	86	-1.1%
Sep-2025	85	+6.3%
Oct-2025	88	+4.8%
Nov-2025	88	+11.4%
Dec-2025	93	+14.8%
Jan-2026	88	+7.3%
Feb-2026	86	+2.4%
Mar-2026	84	+1.2%
<b>Apr-2026</b>	<b>86</b>	<b>+6.2%</b>

## Historical Housing Affordability Index by Month



# Inventory of Active Listings

April



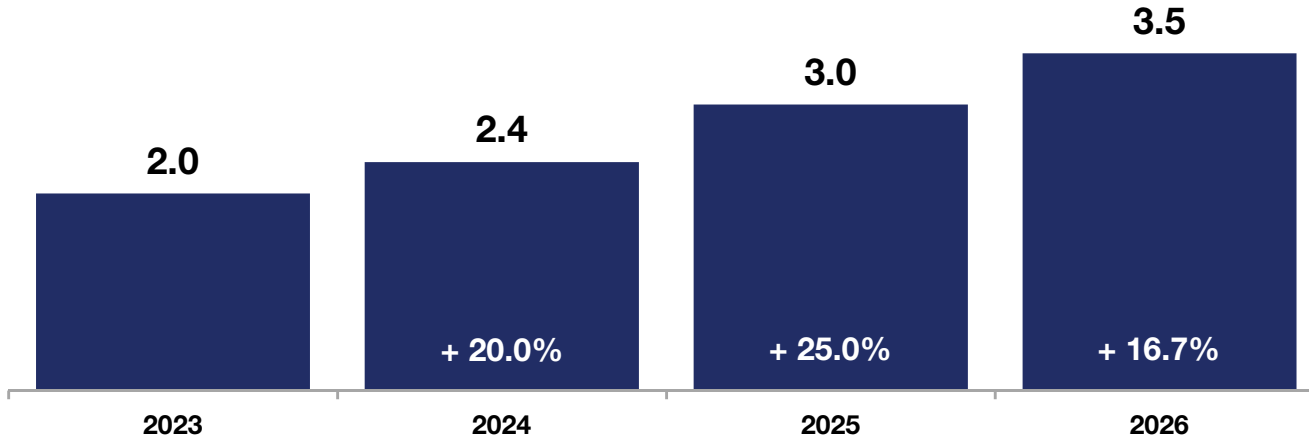
	Active Listings	Percent Change from Previous Year
May-2025	820	+23.3%
Jun-2025	894	+34.6%
Jul-2025	963	+34.5%
Aug-2025	965	+29.9%
Sep-2025	977	+25.6%
Oct-2025	926	+17.4%
Nov-2025	866	+16.4%
Dec-2025	754	+11.5%
Jan-2026	714	+5.3%
Feb-2026	738	+11.1%
Mar-2026	834	+22.8%
<b>Apr-2026</b>	<b>871</b>	<b>+15.4%</b>

## Historical Inventory of Active Listings by Month



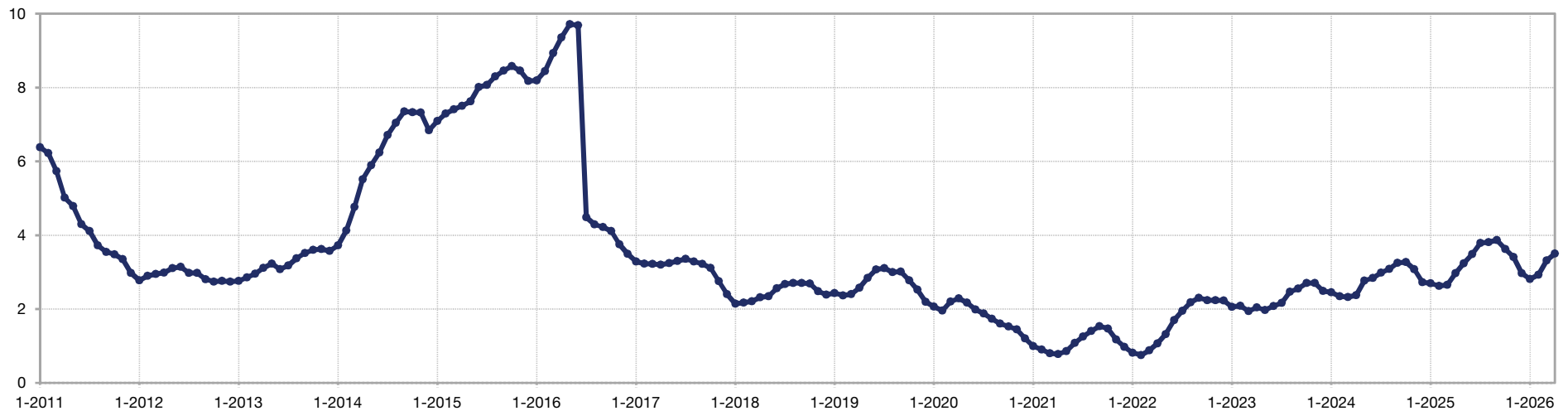
# Months Supply of Inventory

## April



	Months Supply	Percent Change from Previous Year
May-2025	3.2	+14.3%
Jun-2025	3.5	+25.0%
Jul-2025	3.8	+26.7%
Aug-2025	3.8	+22.6%
Sep-2025	3.9	+18.2%
Oct-2025	3.6	+9.1%
Nov-2025	3.4	+9.7%
Dec-2025	3.0	+11.1%
Jan-2026	2.8	+3.7%
Feb-2026	2.9	+11.5%
Mar-2026	3.3	+22.2%
<b>Apr-2026</b>	<b>3.5</b>	<b>+16.7%</b>

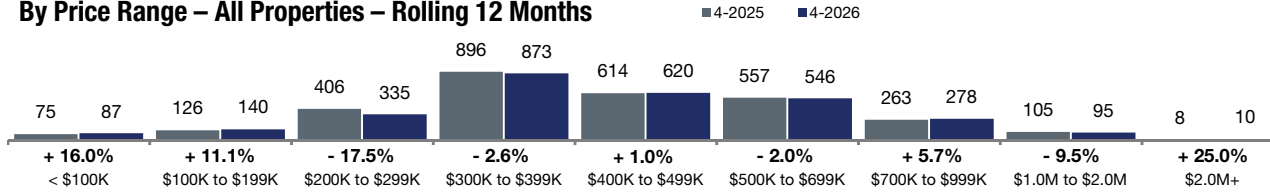
## Historical Months Supply of Inventory by Month



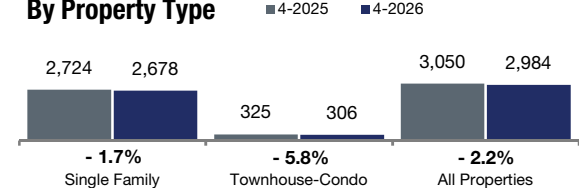
# Sold Listings

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		
	4-2025	4-2026	Change	4-2025	4-2026	Change
\$99,999 and Below	75	87	+16.0%	0	0	--
\$100,000 to \$199,999	96	119	+24.0%	30	21	-30.0%
\$200,000 to \$299,999	297	240	-19.2%	109	95	-12.8%
\$300,000 to \$399,999	772	736	-4.7%	123	137	+11.4%
\$400,000 to \$499,999	571	586	+2.6%	43	34	-20.9%
\$500,000 to \$699,999	540	532	-1.5%	17	14	-17.6%
\$700,000 to \$999,999	260	274	+5.4%	3	4	+33.3%
\$1,000,000 to \$1,999,999	105	94	-10.5%	0	1	--
\$2,000,000 and Above	8	10	+25.0%	0	0	--
<b>All Price Ranges</b>	<b>2,724</b>	<b>2,678</b>	<b>-1.7%</b>	<b>325</b>	<b>306</b>	<b>-5.8%</b>

### Compared to Prior Month

By Price Range	Single Family			Townhouse-Condo		
	3-2026	4-2026	Change	3-2026	4-2026	Change
\$99,999 and Below	5	6	+20.0%	0	0	--
\$100,000 to \$199,999	3	11	+266.7%	0	3	--
\$200,000 to \$299,999	15	20	+33.3%	7	6	-14.3%
\$300,000 to \$399,999	75	59	-21.3%	13	18	+38.5%
\$400,000 to \$499,999	62	51	-17.7%	1	2	+100.0%
\$500,000 to \$699,999	42	48	+14.3%	2	1	-50.0%
\$700,000 to \$999,999	15	29	+93.3%	1	0	-100.0%
\$1,000,000 to \$1,999,999	10	7	-30.0%	0	0	--
\$2,000,000 and Above	0	0	--	0	0	--
<b>All Price Ranges</b>	<b>227</b>	<b>231</b>	<b>+1.8%</b>	<b>24</b>	<b>30</b>	<b>+25.0%</b>

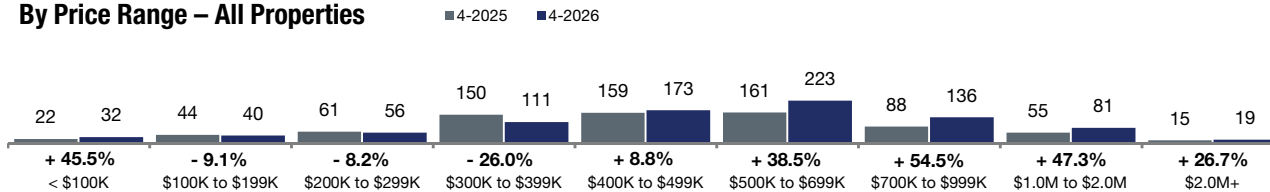
### Year to Date

By Price Range	Single Family			Townhouse-Condo		
	4-2025	4-2026	Change	4-2025	4-2026	Change
\$99,999 and Below	22	26	+18.2%	0	0	--
\$100,000 to \$199,999	38	22	-42.1%	8	5	-37.5%
\$200,000 to \$299,999	105	65	-38.1%	35	23	-34.3%
\$300,000 to \$399,999	240	226	-5.8%	40	45	+12.5%
\$400,000 to \$499,999	165	192	+16.4%	9	10	+11.1%
\$500,000 to \$699,999	170	153	-10.0%	3	4	+33.3%
\$700,000 to \$999,999	74	76	+2.7%	2	1	-50.0%
\$1,000,000 to \$1,999,999	27	26	-3.7%	0	0	--
\$2,000,000 and Above	2	0	-100.0%	0	0	--
<b>All Price Ranges</b>	<b>843</b>	<b>786</b>	<b>-6.8%</b>	<b>97</b>	<b>88</b>	<b>-9.3%</b>

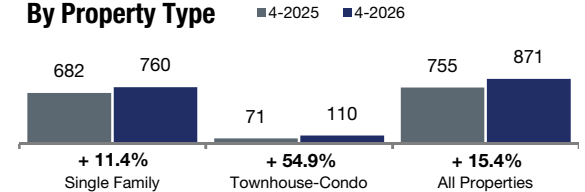
# Inventory of Active Listings

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		
	4-2025	4-2026	Change	4-2025	4-2026	Change
\$99,999 and Below	22	32	+45.5%	0	0	--
\$100,000 to \$199,999	37	28	-24.3%	6	12	+100.0%
\$200,000 to \$299,999	45	33	-26.7%	16	23	+43.8%
\$300,000 to \$399,999	127	83	-34.6%	23	28	+21.7%
\$400,000 to \$499,999	147	155	+5.4%	12	18	+50.0%
\$500,000 to \$699,999	152	204	+34.2%	9	19	+111.1%
\$700,000 to \$999,999	85	131	+54.1%	3	5	+66.7%
\$1,000,000 to \$1,999,999	53	75	+41.5%	2	5	+150.0%
\$2,000,000 and Above	14	19	+35.7%	0	0	--
<b>All Price Ranges</b>	<b>682</b>	<b>760</b>	<b>+11.4%</b>	<b>71</b>	<b>110</b>	<b>+54.9%</b>

### Compared to Prior Month

By Price Range	Single Family			Townhouse-Condo		
	3-2026	4-2026	Change	3-2026	4-2026	Change
\$99,999 and Below	30	32	+6.7%	0	0	--
\$100,000 to \$199,999	33	28	-15.2%	11	12	+9.1%
\$200,000 to \$299,999	33	33	0.0%	25	23	-8.0%
\$300,000 to \$399,999	95	83	-12.6%	29	28	-3.4%
\$400,000 to \$499,999	140	155	+10.7%	17	18	+5.9%
\$500,000 to \$699,999	173	204	+17.9%	14	19	+35.7%
\$700,000 to \$999,999	136	131	-3.7%	3	5	+66.7%
\$1,000,000 to \$1,999,999	76	75	-1.3%	4	5	+25.0%
\$2,000,000 and Above	15	19	+26.7%	0	0	--
<b>All Price Ranges</b>	<b>731</b>	<b>760</b>	<b>+4.0%</b>	<b>103</b>	<b>110</b>	<b>+6.8%</b>

### Year to Date

By Price Range	Single Family			Townhouse-Condo		
	4-2025	4-2026	Change	4-2025	4-2026	Change
\$99,999 and Below	22	26	+18.2%	0	0	--
\$100,000 to \$199,999	38	22	-42.1%	8	5	-37.5%
\$200,000 to \$299,999	105	65	-38.1%	35	23	-34.3%
\$300,000 to \$399,999	240	226	-5.8%	40	45	+12.5%
\$400,000 to \$499,999	165	192	+16.4%	9	10	+11.1%
\$500,000 to \$699,999	170	153	-10.0%	3	4	+33.3%
\$700,000 to \$999,999	74	76	+2.7%	2	1	-50.0%
\$1,000,000 to \$1,999,999	27	26	-3.7%	0	0	--
\$2,000,000 and Above	2	0	-100.0%	0	0	--
<b>All Price Ranges</b>	<b>843</b>	<b>786</b>	<b>-6.8%</b>	<b>97</b>	<b>88</b>	<b>-9.3%</b>

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®



<b>New Listings</b>	A measure of how much new supply is coming onto the market from sellers.
<b>Pending Sales</b>	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.
<b>Sold Listings</b>	A measure of home sales that were closed to completion during the report period.
<b>Median Sold Price</b>	A measure of home values in a market area where 50% of activity was higher and 50% was lower than this price point.
<b>Average Sold Price</b>	A sum of all home sales prices divided by total number of sales.
<b>Percent of List Price Received</b>	A mathematical calculation of the percent difference from last list price and sold price for those listings sold in the reported period.
<b>Days on Market Until Sale</b>	A measure of how long it takes homes to sell, on average.
<b>Housing Affordability Index</b>	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.
<b>Inventory of Active Listings</b>	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.
<b>Months Supply of Inventory</b>	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.