

Monthly Indicators



August 2025

Percent changes calculated using year-over-year comparisons.

New Listings decreased 4.2 percent to 342. Sold Listings decreased 9.7 percent to 270. Inventory levels grew 24.9 percent to 927 units.

Prices continued to gain traction. The Median Sales Price increased 3.2 percent to \$402,350. Days on Market was down 1.3 percent to 78 days. Buyers felt empowered as Months Supply of Inventory was up 19.4 percent to 3.7 months.

Nationally, 1.55 million units were listed for sale heading into August, up 0.6% from the previous month and 15.7% higher than the same time last year, representing a 4.6-month supply at the current sales pace, according to NAR. Inventory is now at its highest level since May 2020, a shift that has helped slow price growth in many markets. As a result, the national median existing-home sales price edged up just 0.2% year-over-year to \$422,400.

Activity Snapshot

- 9.7% **+ 24.9%** **+ 3.2%**

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.

Activity Overview	2
New Listings	3
Pending Sales	4
Sold Listings	5
Median Sold Price	6
Average Sold Price	7
Percent of List Price Received	8
Days on Market Until Sale	9
Housing Affordability Index	10
Inventory of Active Listings	11
Months Supply of Inventory	12
Price Ranges by Sold Listings and Inventory	13
Glossary of Terms	14

Market Overview

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

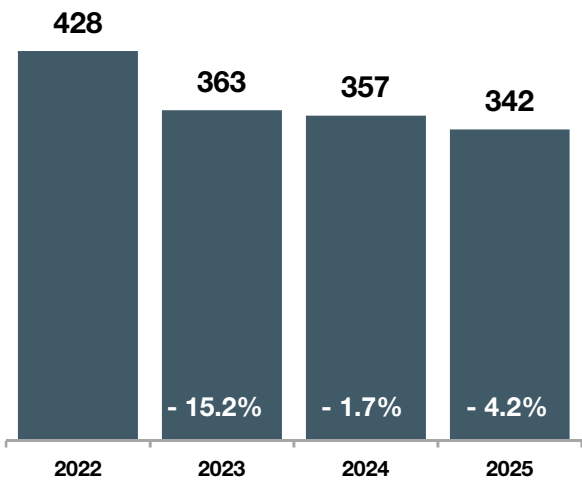


Key Metrics	Historical Sparkbars	8-2024	8-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		357	342	- 4.2%	2,778	3,026	+ 8.9%
Pending Sales		259	275	+ 6.2%	2,182	2,224	+ 1.9%
Sold Listings		299	270	- 9.7%	2,070	2,111	+ 2.0%
Median Sold Price		\$390,000	\$402,350	+ 3.2%	\$399,900	\$405,900	+ 1.5%
Average Sold Price		\$447,544	\$457,068	+ 2.1%	\$448,433	\$470,048	+ 4.8%
Pct. of List Price Received		98.1%	97.2%	- 0.9%	98.4%	98.2%	- 0.2%
Days on Market		79	78	- 1.3%	81	86	+ 6.2%
Affordability Index		83	80	- 3.6%	81	80	- 1.2%
Active Listings		742	927	+ 24.9%	--	--	--
Months Supply		3.1	3.7	+ 19.4%	--	--	--

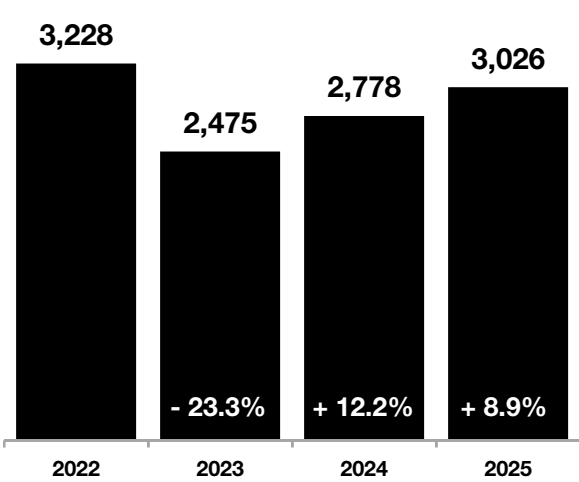
New Listings



August

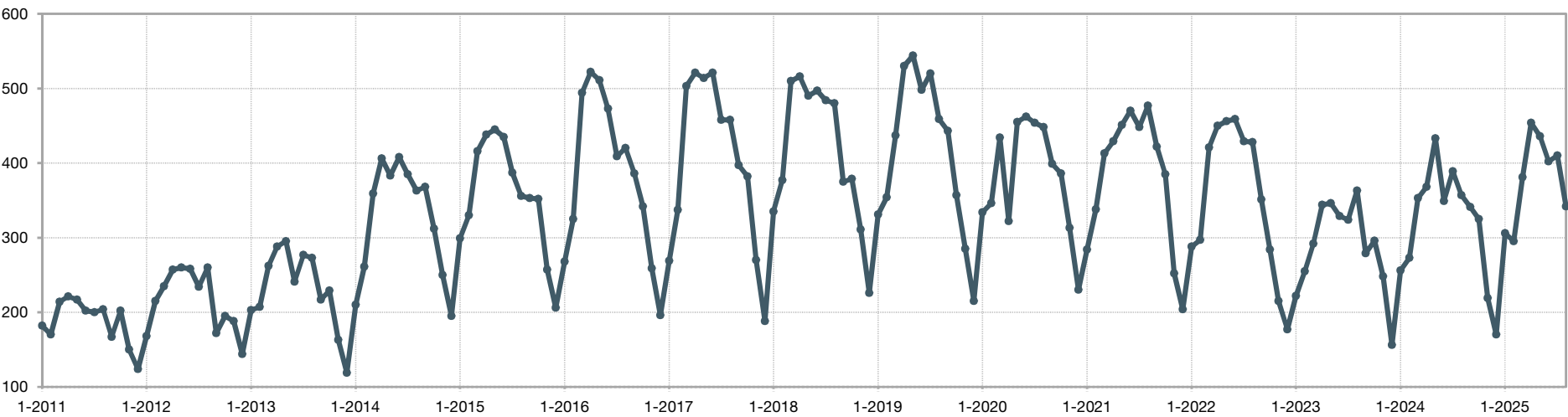


Year to Date



	New Listings	Percent Change from Previous Year
Sep-2024	341	+22.2%
Oct-2024	325	+9.8%
Nov-2024	219	-11.7%
Dec-2024	170	+9.0%
Jan-2025	306	+19.5%
Feb-2025	295	+8.1%
Mar-2025	381	+7.9%
Apr-2025	454	+23.4%
May-2025	436	+0.7%
Jun-2025	402	+15.2%
Jul-2025	410	+5.4%
Aug-2025	342	-4.2%

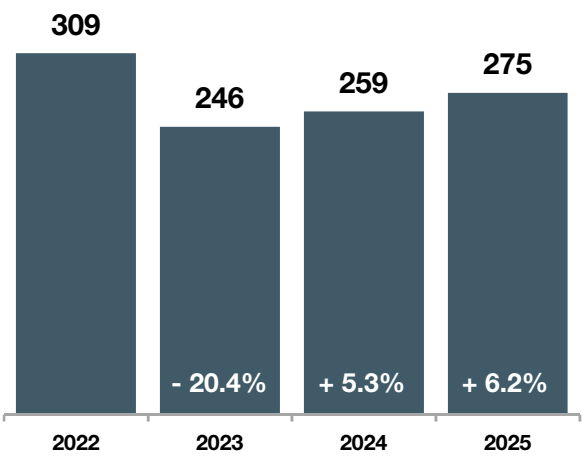
Historical New Listings by Month



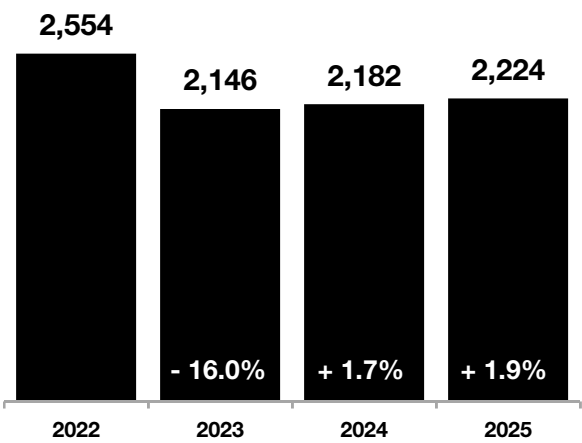
Pending Sales



August

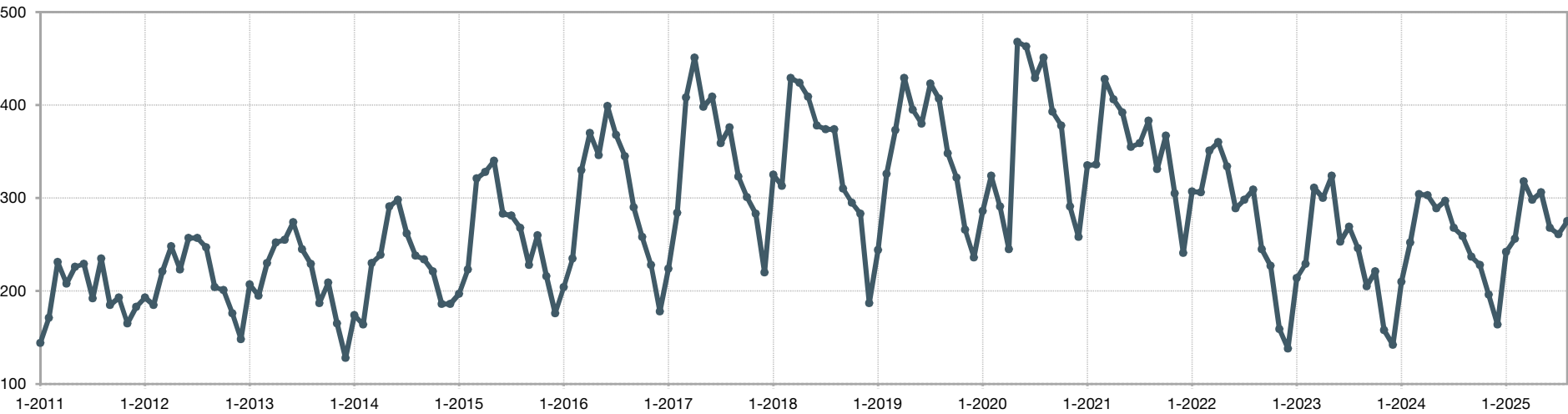


Year to Date



	Pending Sales	Percent Change from Previous Year
Sep-2024	237	+15.6%
Oct-2024	228	+3.2%
Nov-2024	196	+24.1%
Dec-2024	164	+15.5%
Jan-2025	242	+15.2%
Feb-2025	256	+1.6%
Mar-2025	318	+4.6%
Apr-2025	298	-1.7%
May-2025	306	+5.9%
Jun-2025	268	-9.8%
Jul-2025	261	-2.6%
Aug-2025	275	+6.2%

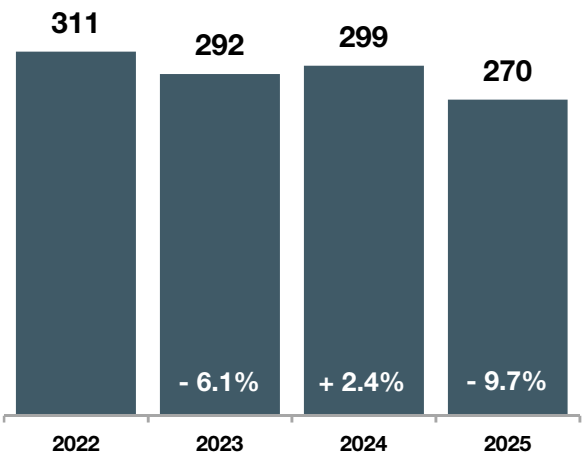
Historical Pending Sales by Month



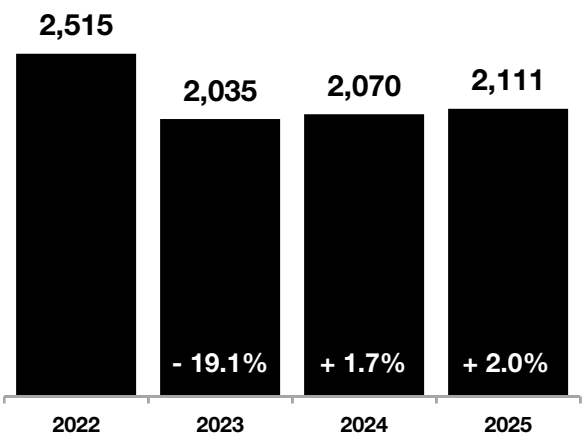
Sold Listings



August

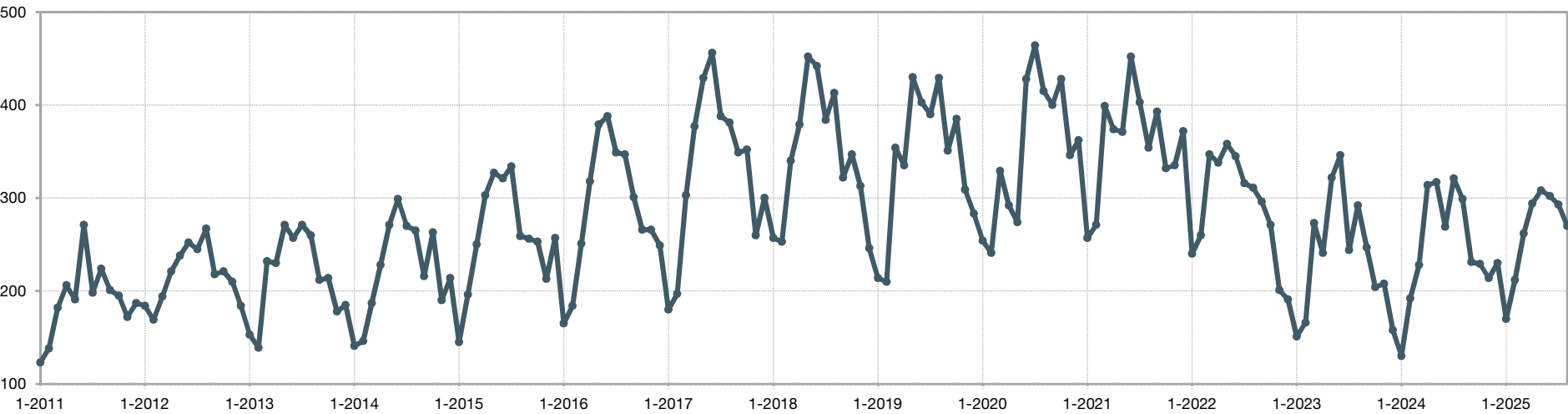


Year to Date



	Sold Listings	Percent Change from Previous Year
Sep-2024	231	-6.5%
Oct-2024	229	+12.3%
Nov-2024	214	+2.9%
Dec-2024	230	+45.6%
Jan-2025	170	+30.8%
Feb-2025	212	+10.4%
Mar-2025	262	+14.9%
Apr-2025	294	-6.4%
May-2025	308	-2.8%
Jun-2025	302	+12.3%
Jul-2025	293	-8.7%
Aug-2025	270	-9.7%

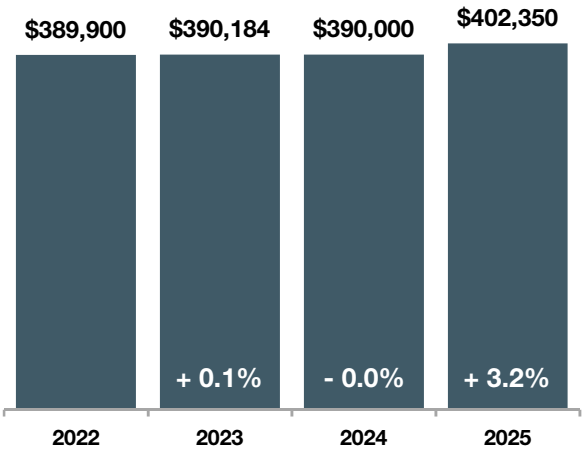
Historical Sold Listings by Month



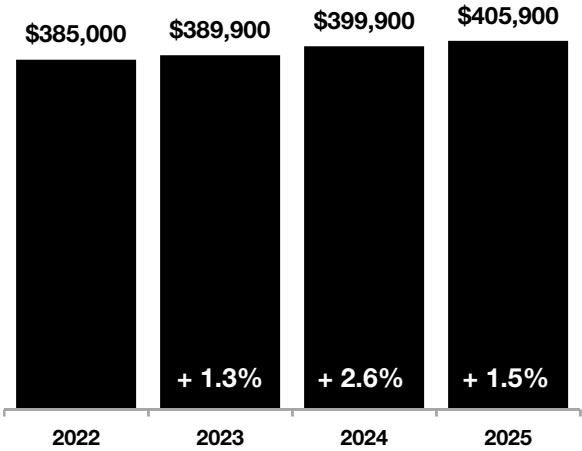
Median Sold Price



August

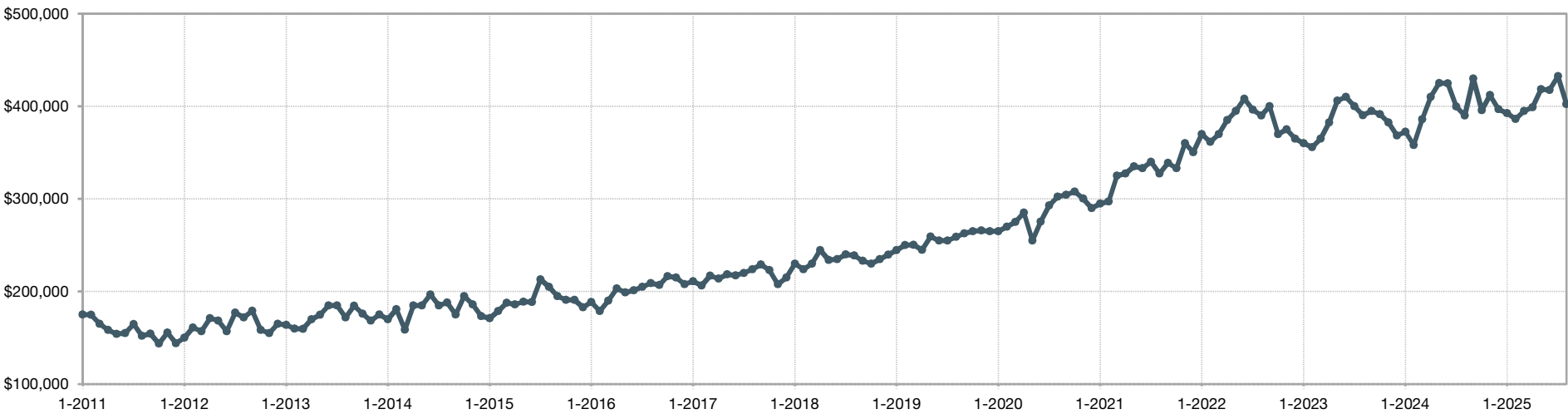


Year to Date



	Median Sold Price	Percent Change from Previous Year
Sep-2024	\$429,900	+8.8%
Oct-2024	\$395,860	+1.1%
Nov-2024	\$412,000	+7.7%
Dec-2024	\$397,000	+7.8%
Jan-2025	\$392,500	+5.4%
Feb-2025	\$386,150	+7.9%
Mar-2025	\$395,000	+2.3%
Apr-2025	\$398,881	-2.7%
May-2025	\$418,314	-1.6%
Jun-2025	\$417,500	-1.7%
Jul-2025	\$432,500	+8.2%
Aug-2025	\$402,350	+3.2%

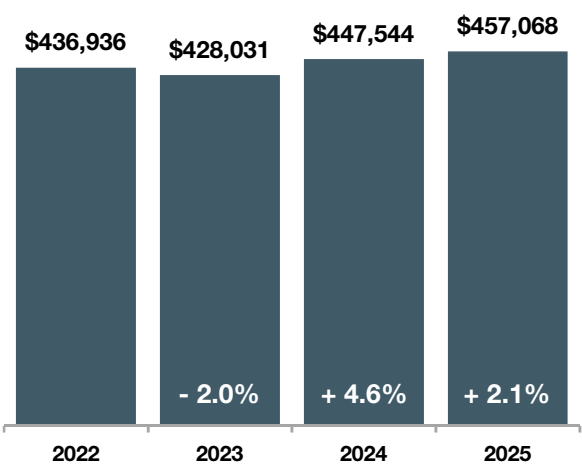
Historical Median Sold Price by Month



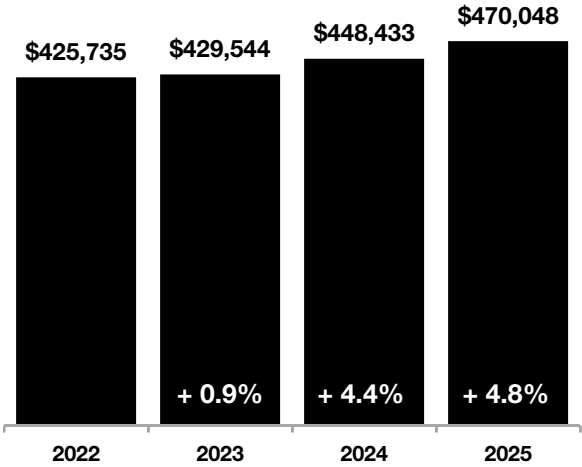
Average Sold Price



August

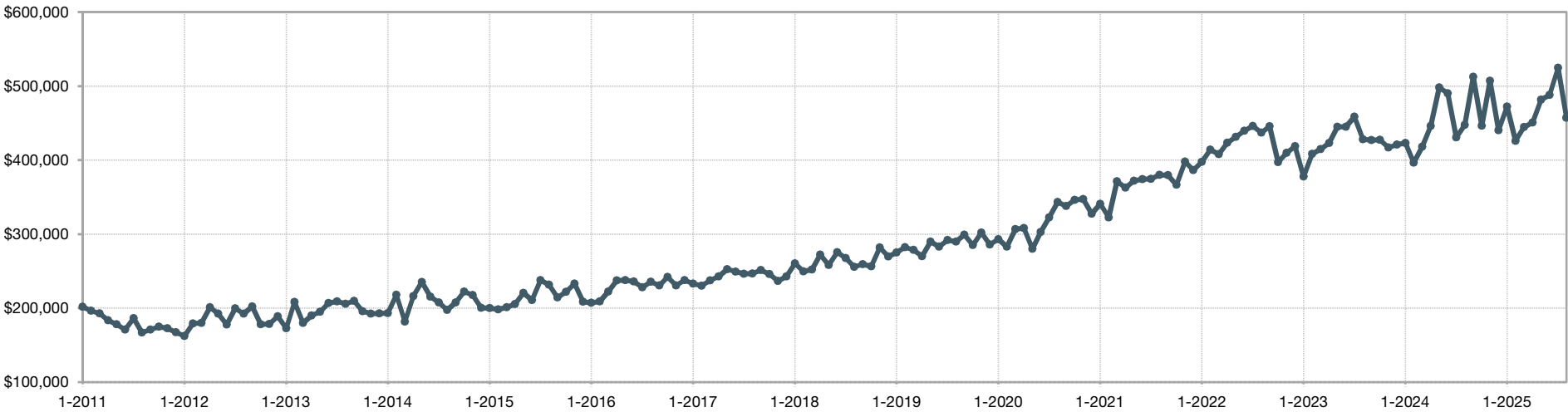


Year to Date



	Average Sold Price	Percent Change from Previous Year
Sep-2024	\$512,436	+20.0%
Oct-2024	\$446,207	+4.4%
Nov-2024	\$507,190	+21.6%
Dec-2024	\$440,309	+4.6%
Jan-2025	\$472,113	+11.6%
Feb-2025	\$425,849	+7.4%
Mar-2025	\$444,464	+6.3%
Apr-2025	\$450,520	+1.0%
May-2025	\$481,501	-3.3%
Jun-2025	\$488,088	-0.4%
Jul-2025	\$524,628	+21.8%
Aug-2025	\$457,068	+2.1%

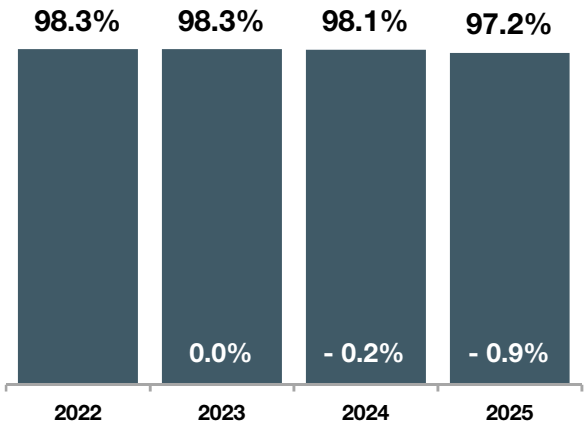
Historical Average Sold Price by Month



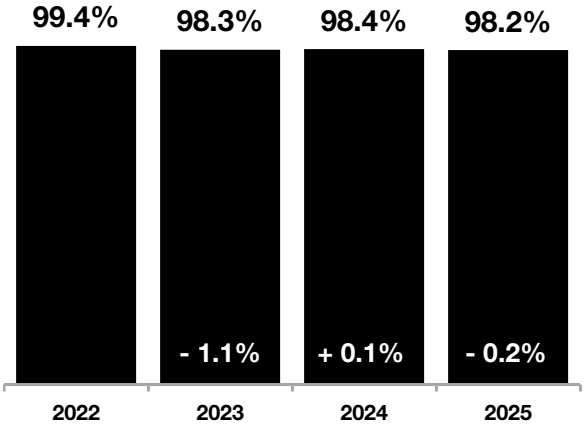
Percent of List Price Received



August



Year to Date



	Pct. of List Price Received	Percent Change from Previous Year
Sep-2024	98.3%	0.0%
Oct-2024	98.4%	+0.6%
Nov-2024	97.6%	-0.5%
Dec-2024	98.4%	+0.1%
Jan-2025	97.5%	-1.1%
Feb-2025	98.5%	+0.5%
Mar-2025	98.3%	+0.4%
Apr-2025	98.4%	-0.5%
May-2025	98.5%	-0.2%
Jun-2025	98.4%	-0.3%
Jul-2025	98.6%	+0.4%
Aug-2025	97.2%	-0.9%

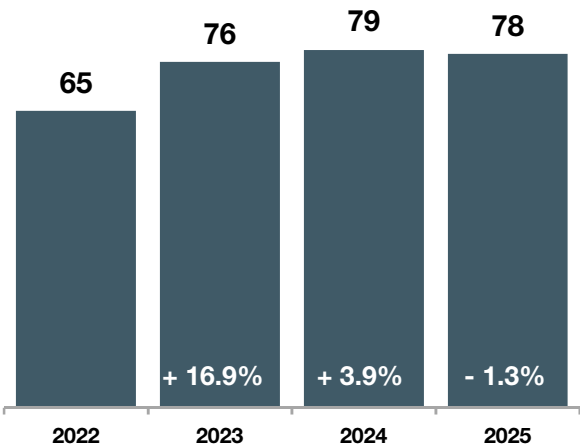
Historical Percent of List Price Received by Month



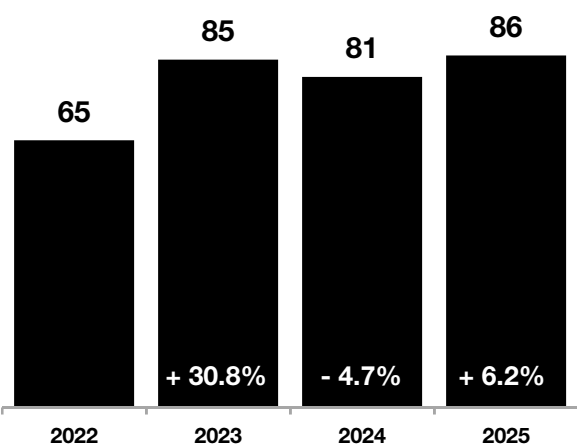
Days on Market Until Sale



August



Year to Date



	Days on Market	Percent Change from Previous Year
Sep-2024	80	+8.1%
Oct-2024	90	+8.4%
Nov-2024	86	+10.3%
Dec-2024	98	+19.5%
Jan-2025	101	+12.2%
Feb-2025	103	+14.4%
Mar-2025	91	+7.1%
Apr-2025	88	+10.0%
May-2025	79	-2.5%
Jun-2025	80	+6.7%
Jul-2025	81	+5.2%
Aug-2025	78	-1.3%

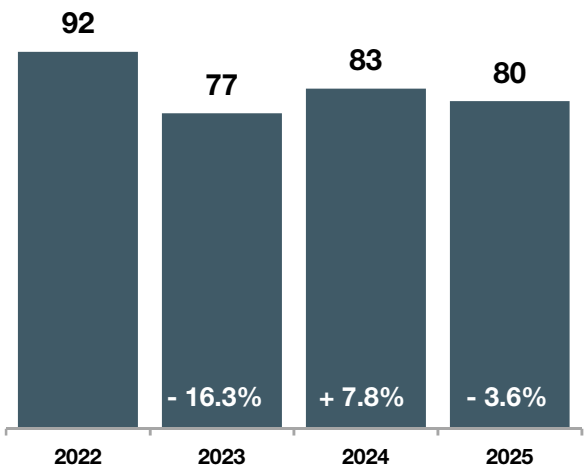
Historical Days on Market Until Sale by Month



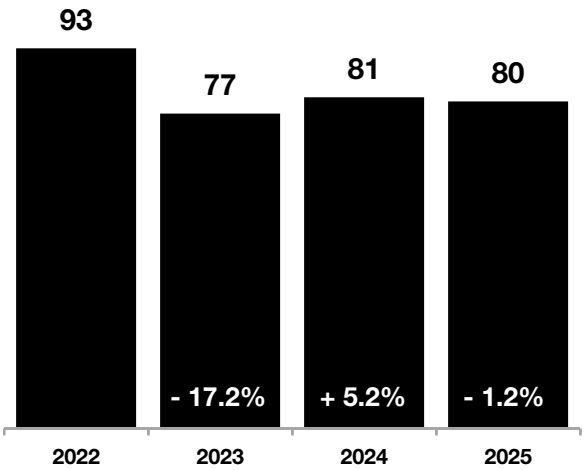
Housing Affordability Index



August



Year to Date



	Affordability Index	Percent Change from Previous Year
Sep-2024	77	+1.3%
Oct-2024	80	+9.6%
Nov-2024	75	-3.8%
Dec-2024	78	-9.3%
Jan-2025	78	-7.1%
Feb-2025	81	-5.8%
Mar-2025	80	-1.2%
Apr-2025	78	+5.4%
May-2025	74	+2.8%
Jun-2025	75	+2.7%
Jul-2025	72	-7.7%
Aug-2025	80	-3.6%

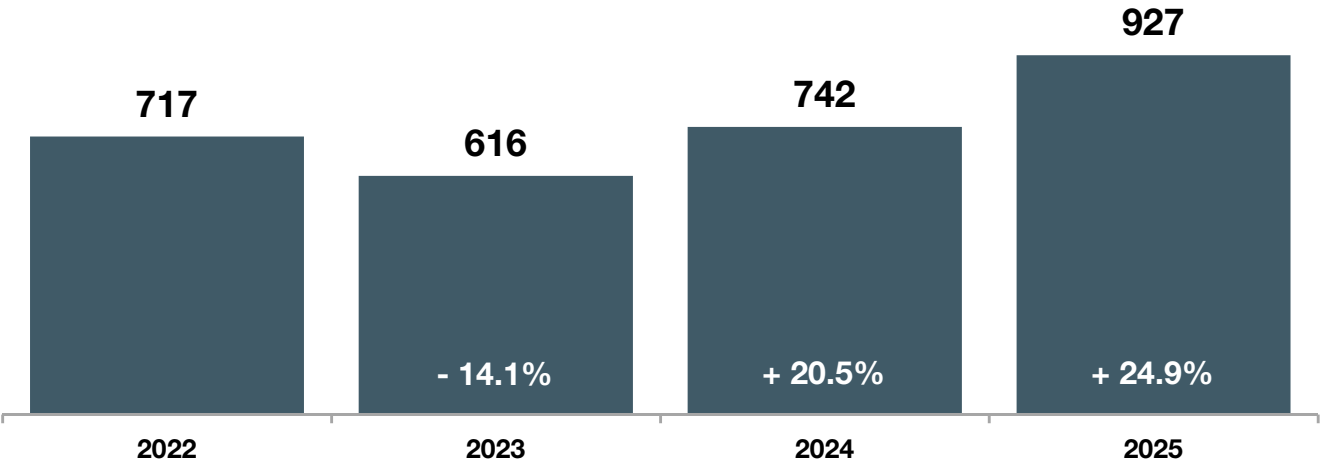
Historical Housing Affordability Index by Month



Inventory of Active Listings

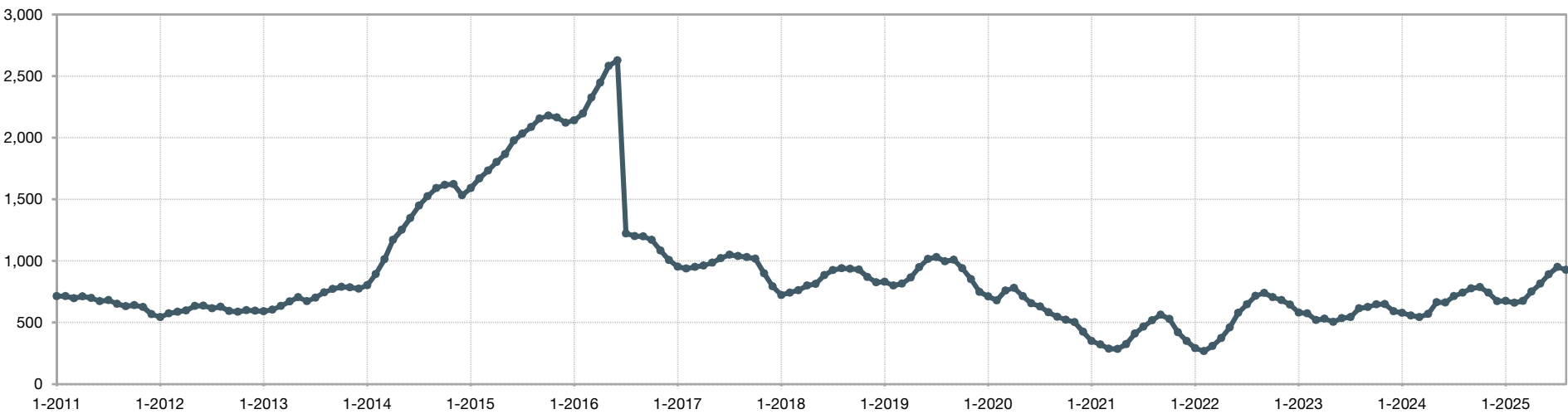


August



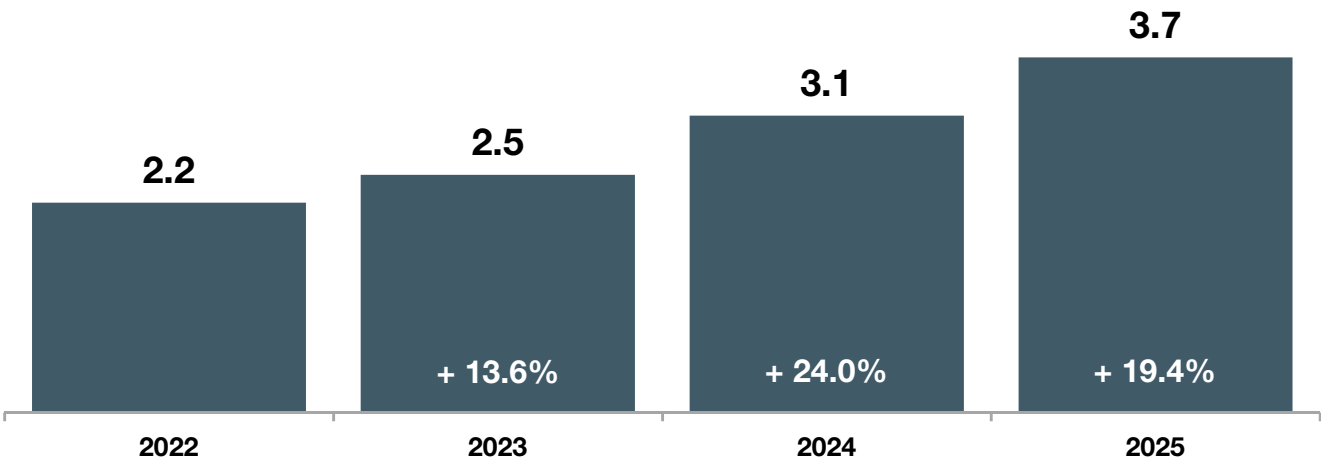
	Active Listings	Percent Change from Previous Year
Sep-2024	777	+24.1%
Oct-2024	788	+21.6%
Nov-2024	743	+14.3%
Dec-2024	673	+13.9%
Jan-2025	675	+16.6%
Feb-2025	660	+18.5%
Mar-2025	675	+24.1%
Apr-2025	751	+31.8%
May-2025	816	+22.9%
Jun-2025	891	+34.4%
Jul-2025	952	+33.1%
Aug-2025	927	+24.9%

Historical Inventory of Active Listings by Month



Months Supply of Inventory

August



	Months Supply	Percent Change from Previous Year
Sep-2024	3.2	+23.1%
Oct-2024	3.3	+22.2%
Nov-2024	3.1	+14.8%
Dec-2024	2.7	+8.0%
Jan-2025	2.7	+8.0%
Feb-2025	2.6	+13.0%
Mar-2025	2.6	+13.0%
Apr-2025	3.0	+25.0%
May-2025	3.2	+14.3%
Jun-2025	3.5	+25.0%
Jul-2025	3.8	+26.7%
Aug-2025	3.7	+19.4%

Historical Months Supply of Inventory by Month

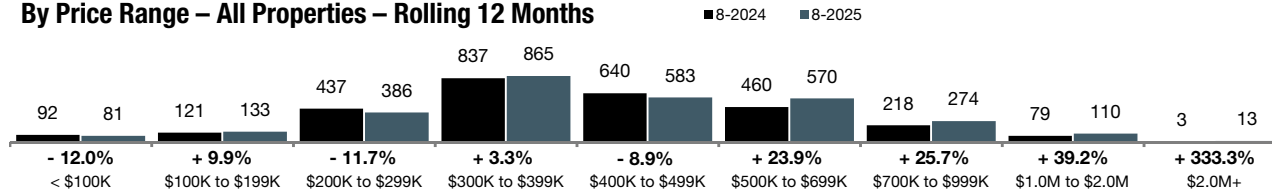


Sold Listings

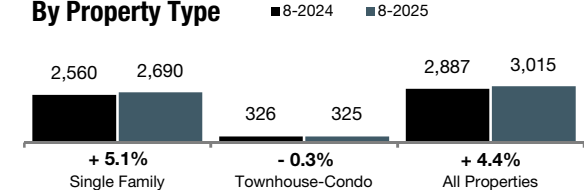
Actual sales that have closed in a given month.



By Price Range – All Properties – Rolling 12 Months



By Property Type



Rolling 12 Months

By Price Range	Single Family			Townhouse-Condo		
	8-2024	8-2025	Change	8-2024	8-2025	Change
\$99,999 and Below	90	81	-10.0%	2	0	-100.0%
\$100,000 to \$199,999	89	110	+23.6%	32	23	-28.1%
\$200,000 to \$299,999	308	279	-9.4%	129	107	-17.1%
\$300,000 to \$399,999	729	729	0.0%	107	136	+27.1%
\$400,000 to \$499,999	599	543	-9.3%	41	40	-2.4%
\$500,000 to \$699,999	447	554	+23.9%	13	16	+23.1%
\$700,000 to \$999,999	216	271	+25.5%	2	3	+50.0%
\$1,000,000 to \$1,999,999	79	110	+39.2%	0	0	--
\$2,000,000 and Above	3	13	+333.3%	0	0	--
All Price Ranges	2,560	2,690	+5.1%	326	325	-0.3%

Compared to Prior Month

	Single Family			Townhouse-Condo		
	7-2025	8-2025	Change	7-2025	8-2025	Change
	2	13	+550.0%	0	0	--
	12	10	-16.7%	3	1	-66.7%
	19	26	+36.8%	10	8	-20.0%
	61	66	+8.2%	13	11	-15.4%
	55	54	-1.8%	2	5	+150.0%
	58	43	-25.9%	3	2	-33.3%
	34	24	-29.4%	0	1	--
	18	4	-77.8%	0	0	--
	3	2	-33.3%	0	0	--
	262	242	-7.6%	31	28	-9.7%

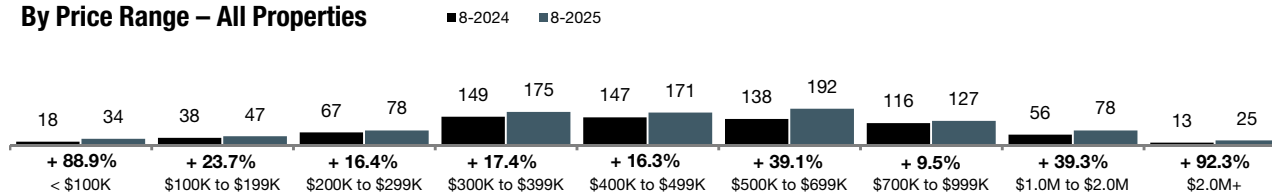
Year to Date

	Single Family			Townhouse-Condo		
	8-2024	8-2025	Change	8-2024	8-2025	Change
	58	55	-5.2%	0	0	--
	57	83	+45.6%	24	14	-41.7%
	209	191	-8.6%	89	79	-11.2%
	527	508	-3.6%	75	96	+28.0%
	430	380	-11.6%	30	26	-13.3%
	333	393	+18.0%	11	10	-9.1%
	156	185	+18.6%	2	3	+50.0%
	65	78	+20.0%	0	0	--
	3	10	+233.3%	0	0	--
	1,838	1,883	+2.4%	231	228	-1.3%

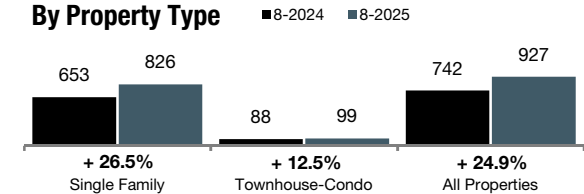
Inventory of Active Listings

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		
	8-2024	8-2025	Change	8-2024	8-2025	Change
\$99,999 and Below	18	34	+88.9%	0	0	--
\$100,000 to \$199,999	27	34	+25.9%	11	12	+9.1%
\$200,000 to \$299,999	51	48	-5.9%	16	30	+87.5%
\$300,000 to \$399,999	126	141	+11.9%	23	34	+47.8%
\$400,000 to \$499,999	128	163	+27.3%	19	8	-57.9%
\$500,000 to \$699,999	122	183	+50.0%	15	8	-46.7%
\$700,000 to \$999,999	112	124	+10.7%	4	3	-25.0%
\$1,000,000 to \$1,999,999	56	75	+33.9%	0	3	--
\$2,000,000 and Above	13	24	+84.6%	0	1	--
All Price Ranges	653	826	+26.5%	88	99	+12.5%

Compared to Prior Month

	Single Family			Townhouse-Condo		
	7-2025	8-2025	Change	7-2025	8-2025	Change
	36	34	-5.6%	0	0	--
	35	34	-2.9%	17	12	-29.4%
	51	48	-5.9%	28	30	+7.1%
	157	141	-10.2%	26	34	+30.8%
	169	163	-3.6%	11	8	-27.3%
	189	183	-3.2%	9	8	-11.1%
	122	124	+1.6%	3	3	0.0%
	70	75	+7.1%	3	3	0.0%
	22	24	+9.1%	1	1	0.0%
	851	826	-2.9%	98	99	+1.0%

Year to Date

Single Family	Townhouse-Condo
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.