

Monthly Indicators



December 2025

Percent changes calculated using year-over-year comparisons.

New Listings decreased 9.4 percent to 155. Sold Listings decreased 6.5 percent to 215. Inventory levels grew 7.5 percent to 728 units.

Prices were a tad soft. The Median Sales Price decreased 4.5 percent to \$379,000. Days on Market remained flat at 98 days. Buyers felt empowered as Months Supply of Inventory was up 7.4 percent to 2.9 months.

The national median existing-home price continued to climb, rising 1.2% from a year ago to \$409,200, according to NAR. This year-over-year increase—the 29th consecutive monthly gain—reflects ongoing tightness in housing supply. At the end of November, there were 1.43 million units for sale, down 5.9% from the previous month but up 7.5% from the same time last year, representing a 4.2-month supply at the current sales pace.

Activity Snapshot

- 6.5% **+ 7.5%** **- 4.5%**

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.

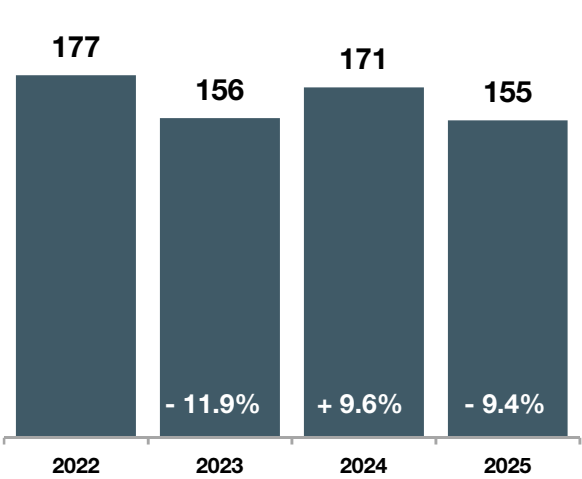


Key Metrics	Historical Sparkbars	12-2024	12-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		171	155	- 9.4%	3,834	4,041	+ 5.4%
Pending Sales		164	161	- 1.8%	3,006	3,035	+ 1.0%
Sold Listings		230	215	- 6.5%	2,974	3,028	+ 1.8%
Median Sold Price		\$397,000	\$379,000	- 4.5%	\$400,000	\$400,000	0.0%
Average Sold Price		\$440,309	\$434,643	- 1.3%	\$456,838	\$462,533	+ 1.2%
Pct. of List Price Received		98.4%	97.4%	- 1.0%	98.3%	98.0%	- 0.3%
Days on Market		98	98	0.0%	83	87	+ 4.8%
Affordability Index		78	88	+ 12.8%	77	84	+ 9.1%
Active Listings		677	728	+ 7.5%	--	--	--
Months Supply		2.7	2.9	+ 7.4%	--	--	--

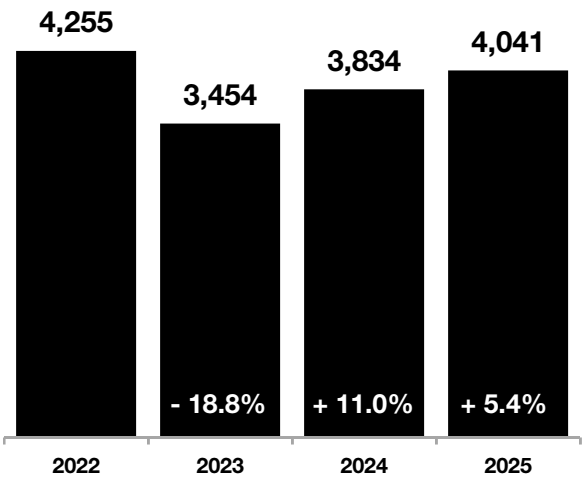
New Listings



December

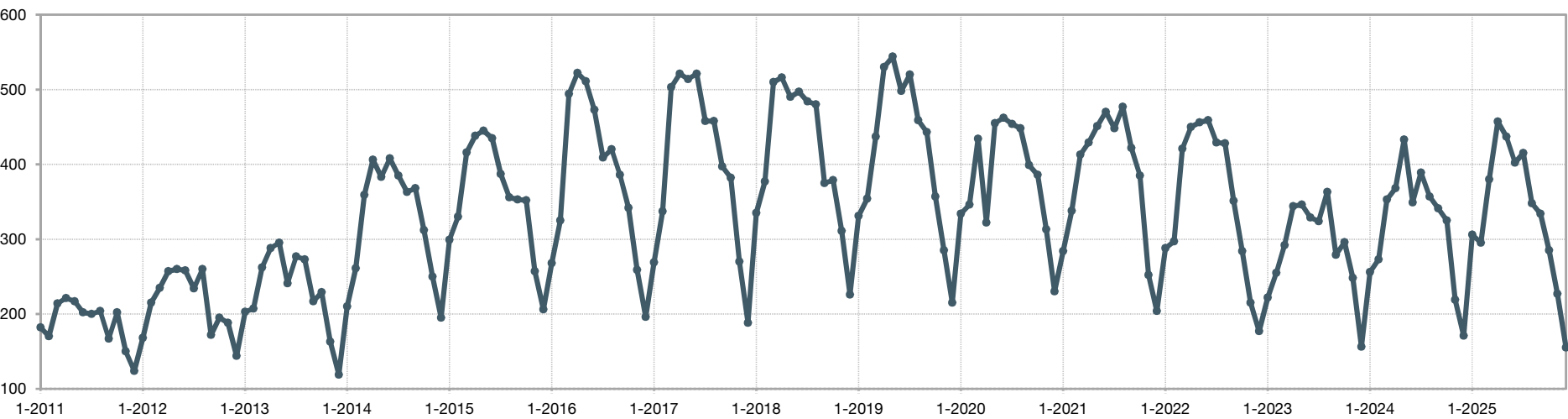


Year to Date



	New Listings	Percent Change from Previous Year
Jan-2025	306	+19.5%
Feb-2025	295	+8.1%
Mar-2025	380	+7.6%
Apr-2025	457	+24.2%
May-2025	437	+0.9%
Jun-2025	402	+15.2%
Jul-2025	415	+6.7%
Aug-2025	348	-2.5%
Sep-2025	334	-2.1%
Oct-2025	285	-12.3%
Nov-2025	227	+3.7%
Dec-2025	155	-9.4%

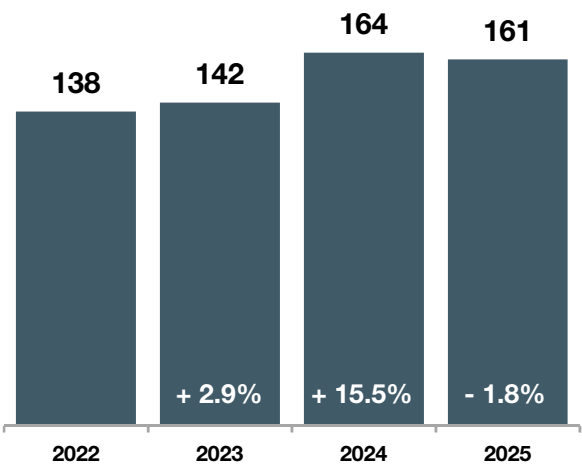
Historical New Listings by Month



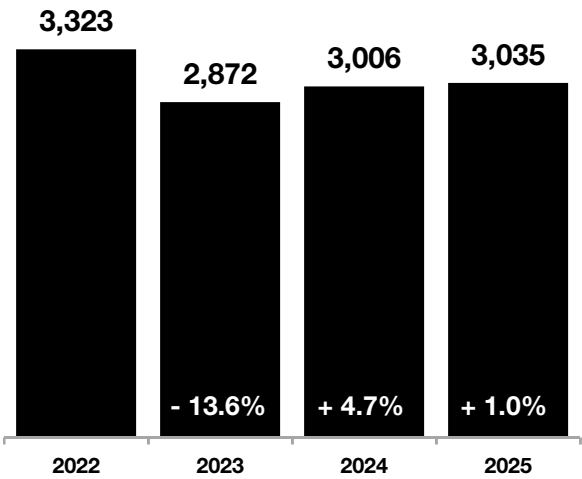
Pending Sales



December

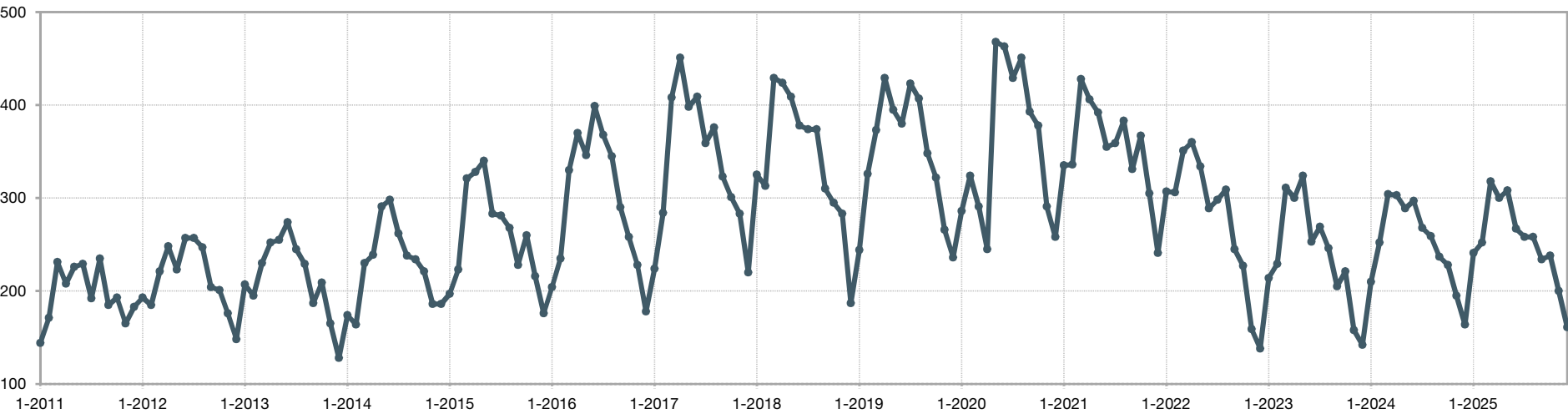


Year to Date



	Pending Sales	Percent Change from Previous Year
Jan-2025	241	+14.8%
Feb-2025	252	0.0%
Mar-2025	318	+4.6%
Apr-2025	300	-1.0%
May-2025	308	+6.6%
Jun-2025	267	-10.1%
Jul-2025	258	-3.7%
Aug-2025	258	-0.4%
Sep-2025	234	-1.3%
Oct-2025	238	+4.4%
Nov-2025	200	+2.6%
Dec-2025	161	-1.8%

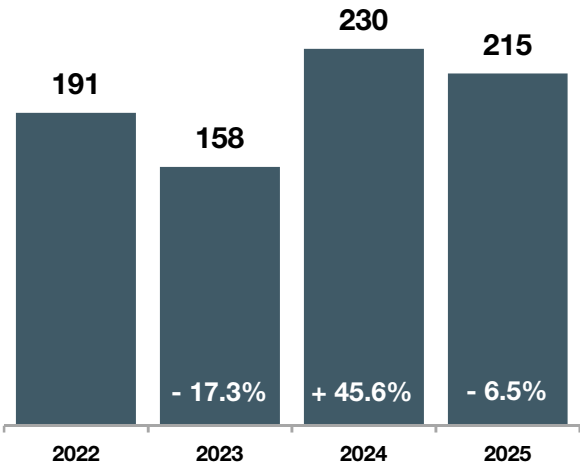
Historical Pending Sales by Month



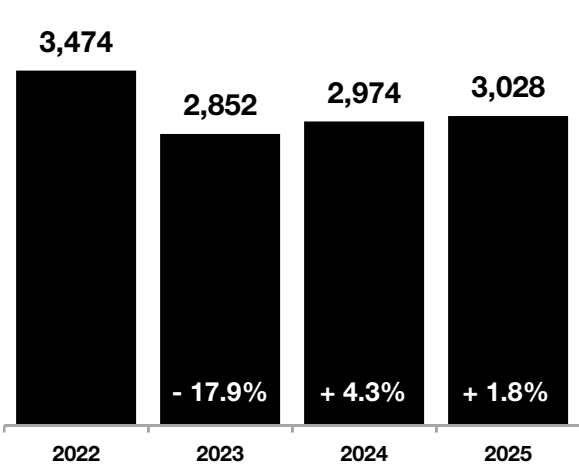
Sold Listings



December

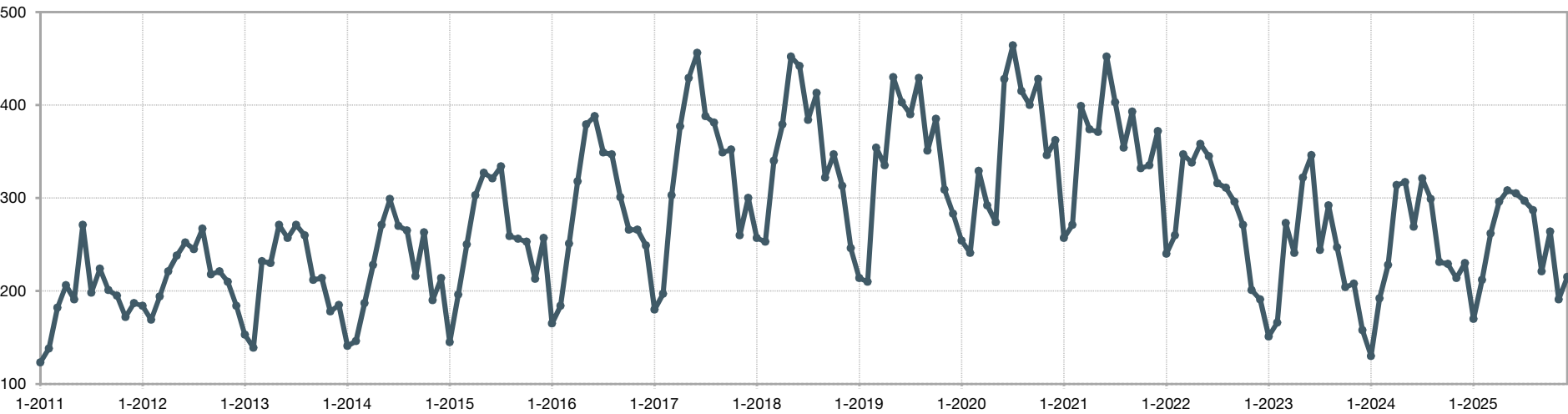


Year to Date



	Sold Listings	Percent Change from Previous Year
Jan-2025	170	+30.8%
Feb-2025	212	+10.4%
Mar-2025	262	+14.9%
Apr-2025	296	-5.7%
May-2025	308	-2.8%
Jun-2025	305	+13.4%
Jul-2025	297	-7.5%
Aug-2025	287	-4.0%
Sep-2025	221	-4.3%
Oct-2025	264	+15.3%
Nov-2025	191	-10.7%
Dec-2025	215	-6.5%

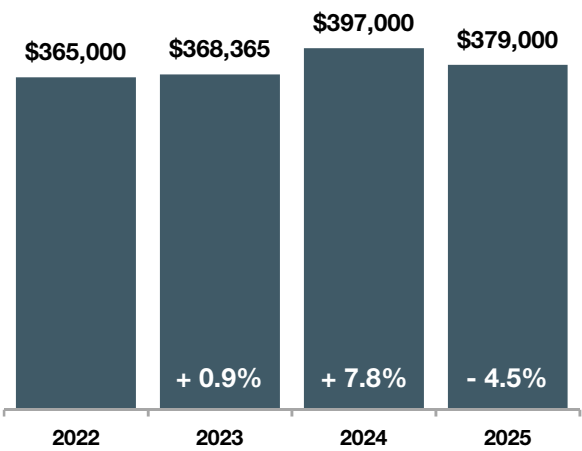
Historical Sold Listings by Month



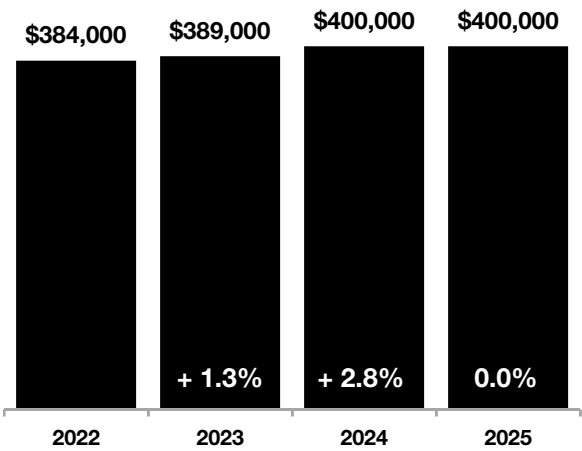
Median Sold Price



December

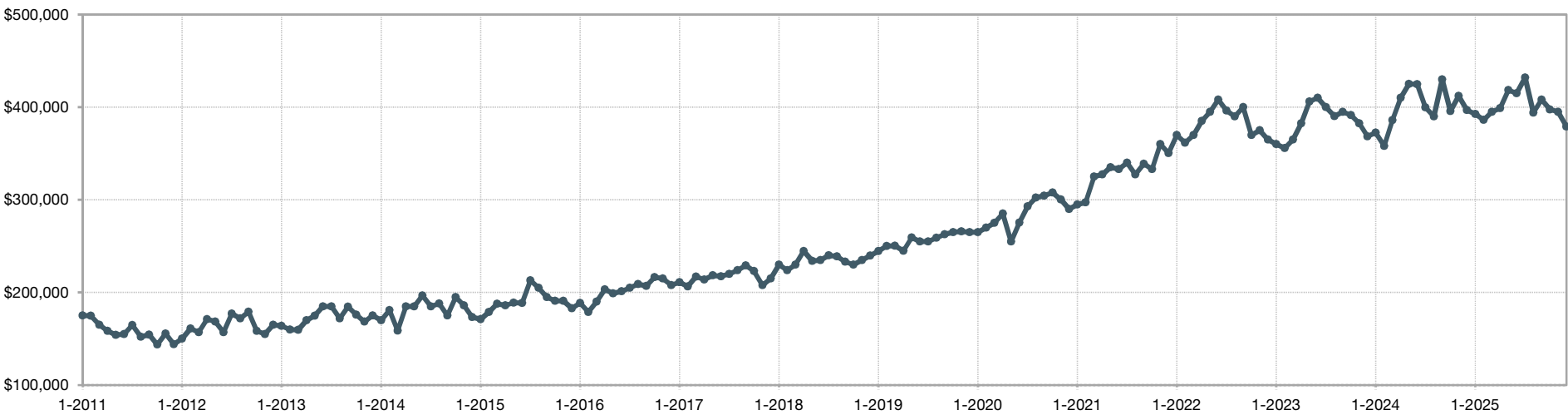


Year to Date



	Median Sold Price	Percent Change from Previous Year
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	\$415,000	-2.3%
Jul-2025	\$431,925	+8.0%
Aug-2025	\$393,900	+1.0%
Sep-2025	\$408,250	-5.0%
Oct-2025	\$397,500	+0.4%
Nov-2025	\$395,000	-4.1%
Dec-2025	\$379,000	-4.5%

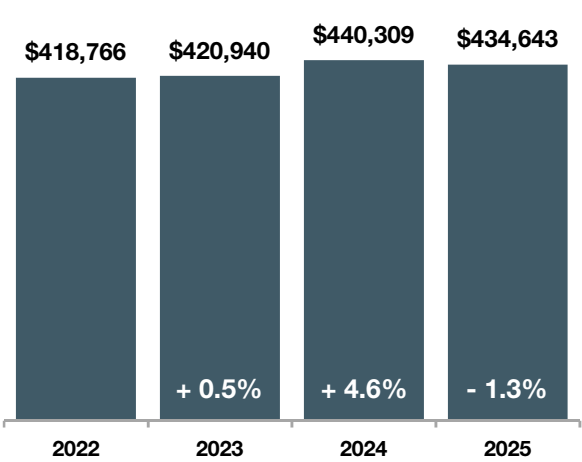
Historical Median Sold Price by Month



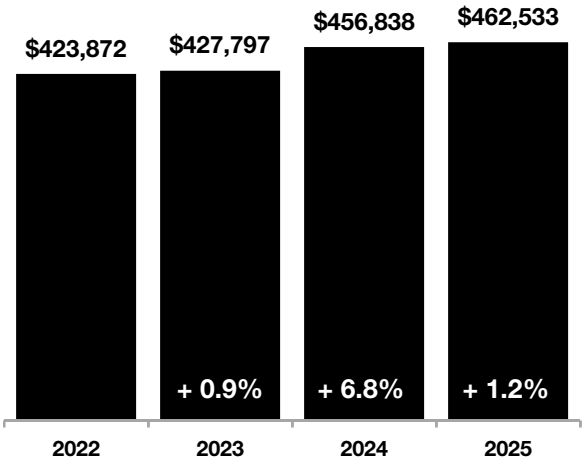
Average Sold Price



December

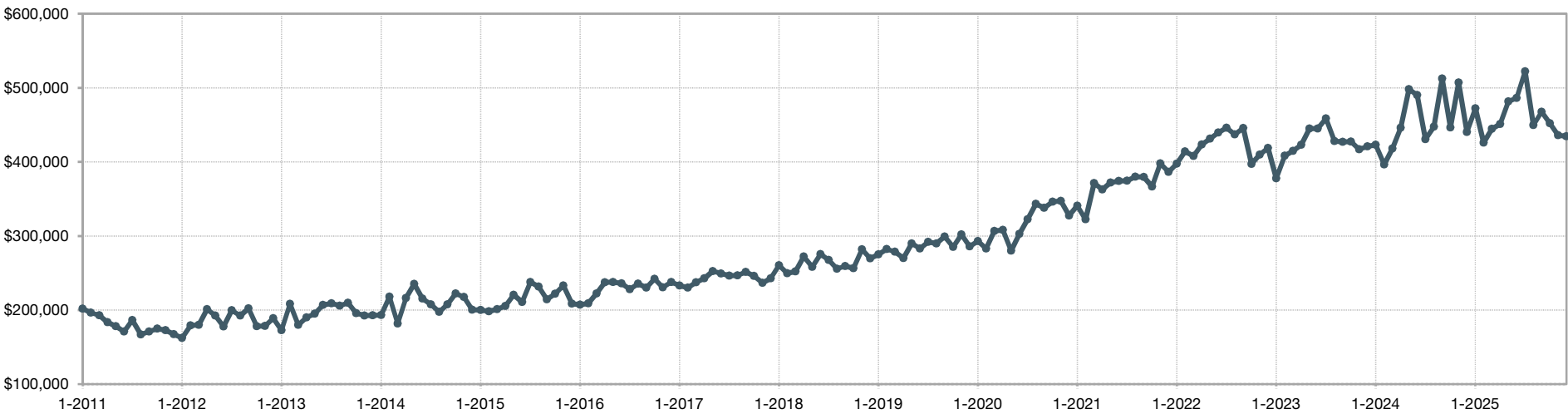


Year to Date



	Average Sold Price	Percent Change from Previous Year
Jan-2025	\$472,113	+11.6%
Feb-2025	\$425,849	+7.4%
Mar-2025	\$444,464	+6.3%
Apr-2025	\$450,935	+1.1%
May-2025	\$481,472	-3.3%
Jun-2025	\$486,225	-0.8%
Jul-2025	\$522,283	+21.3%
Aug-2025	\$449,459	+0.4%
Sep-2025	\$467,458	-8.8%
Oct-2025	\$452,089	+1.3%
Nov-2025	\$435,970	-14.0%
Dec-2025	\$434,643	-1.3%

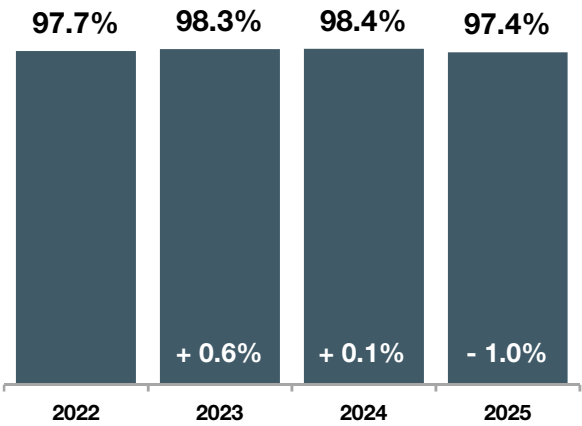
Historical Average Sold Price by Month



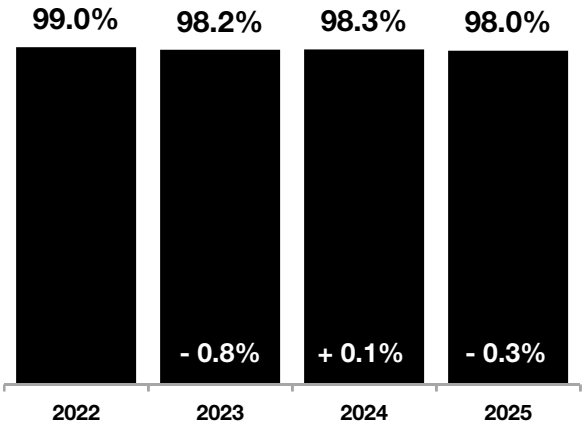
Percent of List Price Received



December

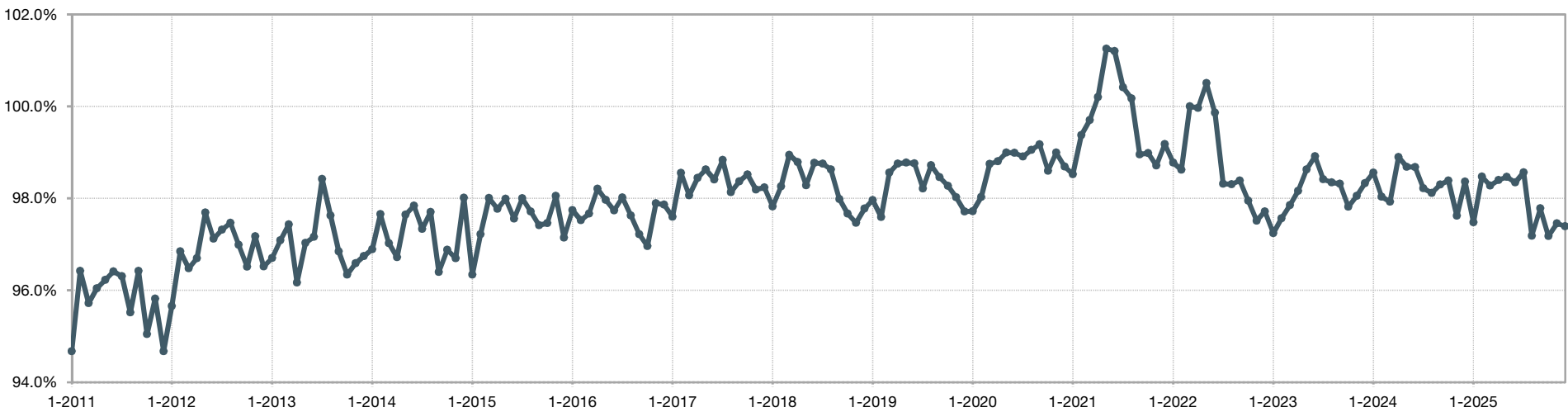


Year to Date



	Pct. of List Price Received	Percent Change from Previous Year
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	98.3%	-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%

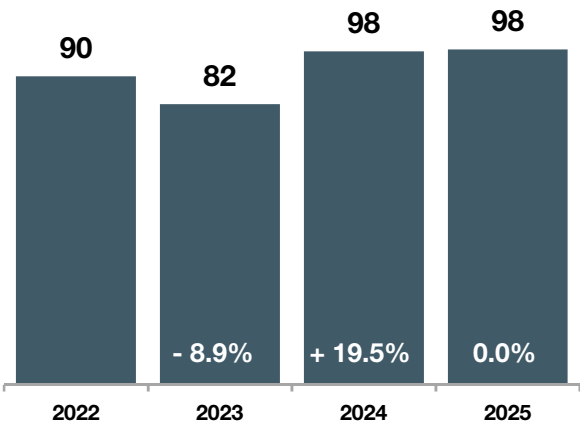
Historical Percent of List Price Received by Month



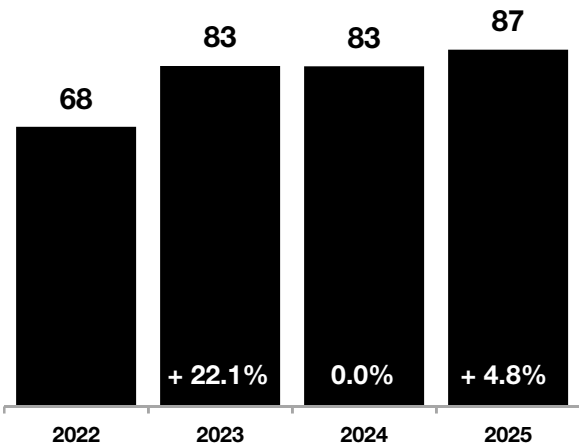
Days on Market Until Sale



December

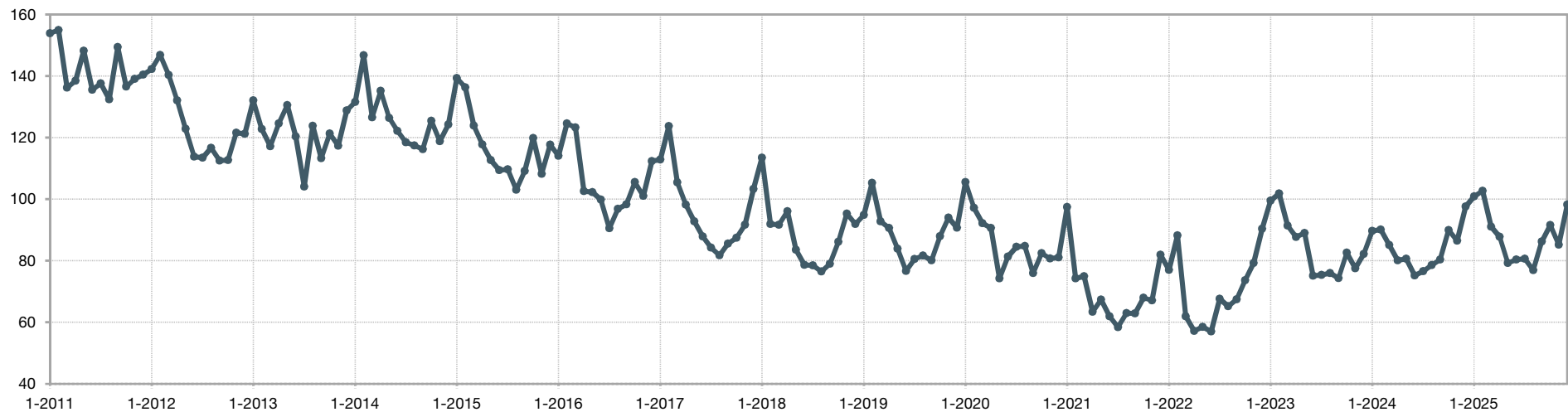


Year to Date



	Days on Market	Percent Change from Previous Year
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	77	-2.5%
Sep-2025	86	+7.5%
Oct-2025	92	+2.2%
Nov-2025	85	-1.2%
Dec-2025	98	0.0%

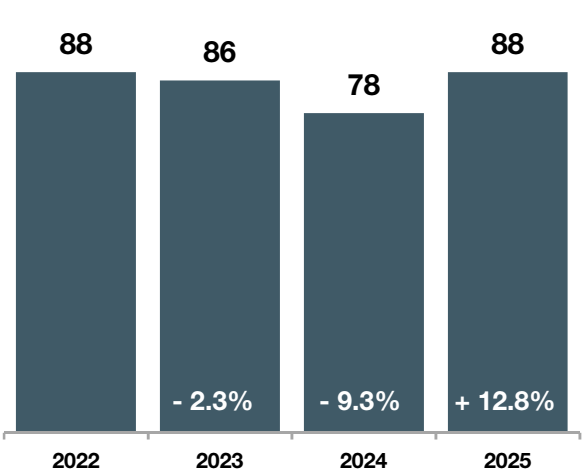
Historical Days on Market Until Sale by Month



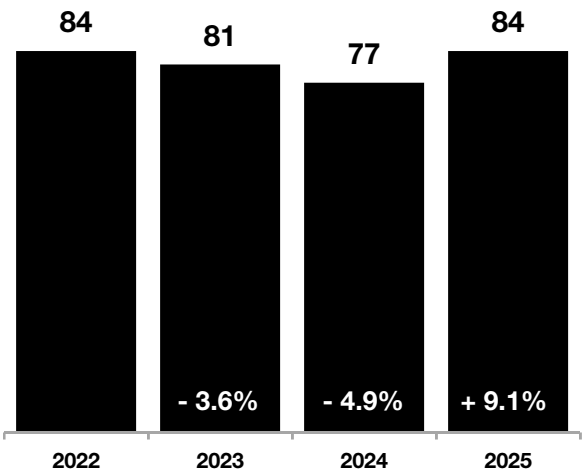
Housing Affordability Index



December

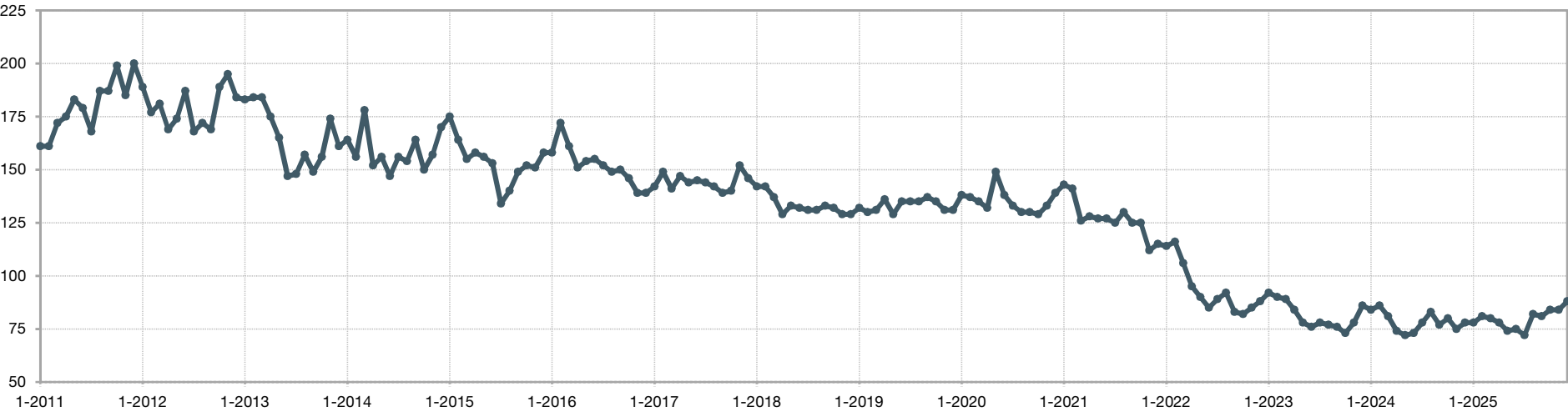


Year to Date



	Affordability Index	Percent Change from Previous Year
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	82	-1.2%
Sep-2025	81	+5.2%
Oct-2025	84	+5.0%
Nov-2025	84	+12.0%
Dec-2025	88	+12.8%

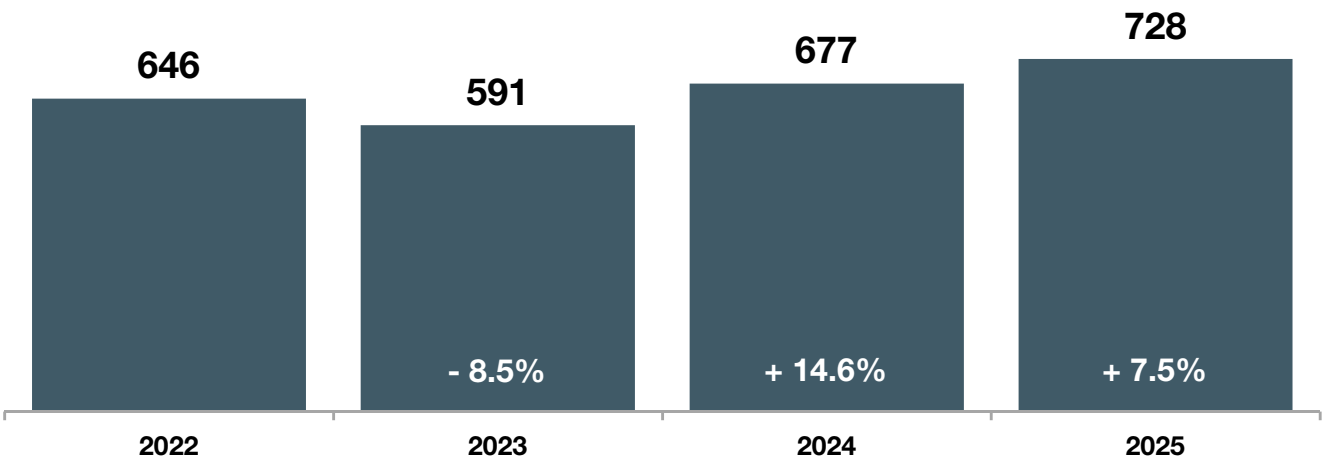
Historical Housing Affordability Index by Month



Inventory of Active Listings

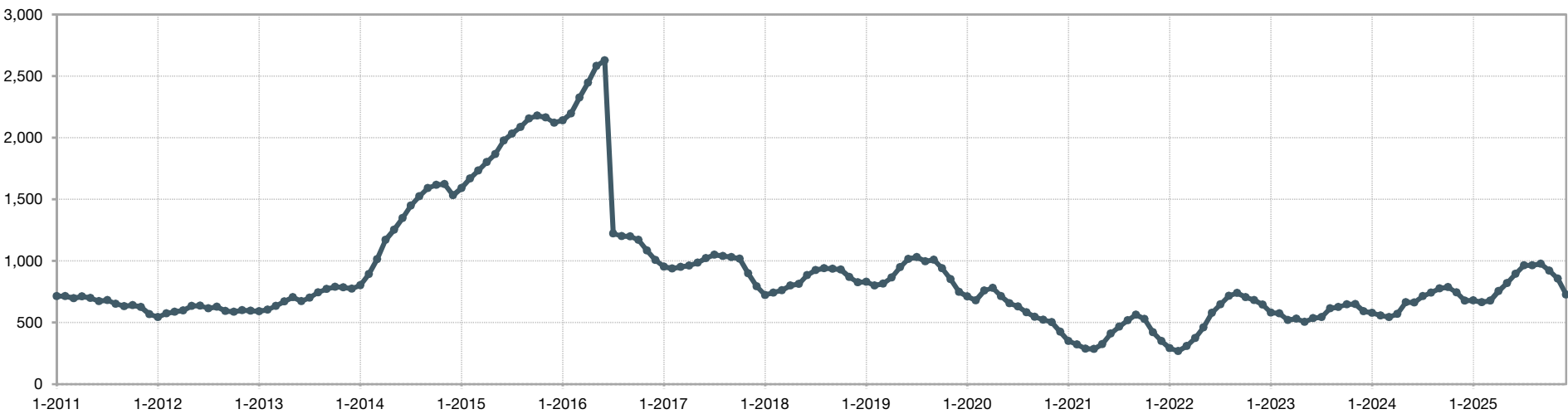


December



	Active Listings	Percent Change from Previous Year
Jan-2025	679	+17.3%
Feb-2025	664	+19.2%
Mar-2025	678	+24.6%
Apr-2025	755	+32.5%
May-2025	820	+23.5%
Jun-2025	896	+35.1%
Jul-2025	964	+34.8%
Aug-2025	964	+29.9%
Sep-2025	978	+25.9%
Oct-2025	922	+17.0%
Nov-2025	857	+15.0%
Dec-2025	728	+7.5%

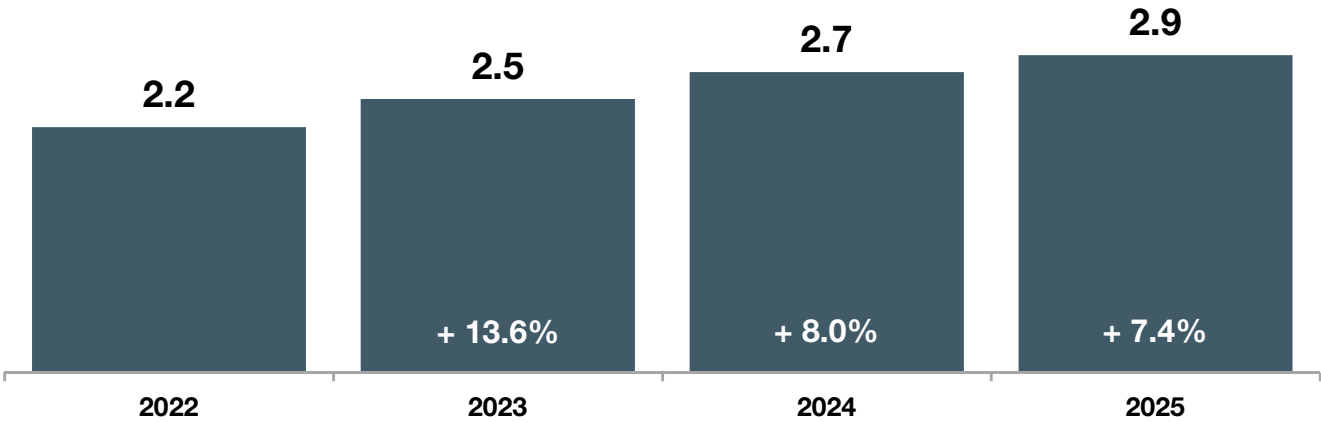
Historical Inventory of Active Listings by Month



Months Supply of Inventory

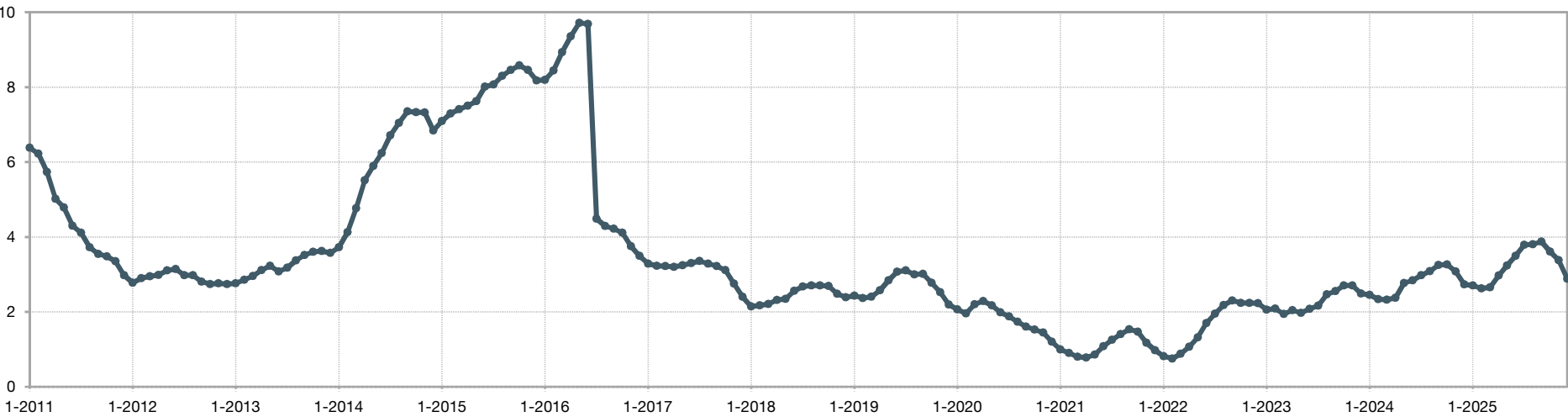


December



	Months Supply	Percent Change from Previous Year
Jan-2025	2.7	+8.0%
Feb-2025	2.6	+13.0%
Mar-2025	2.7	+17.4%
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	3.8	+22.6%
Sep-2025	3.9	+21.9%
Oct-2025	3.6	+9.1%
Nov-2025	3.4	+9.7%
Dec-2025	2.9	+7.4%

Historical Months Supply of Inventory by Month

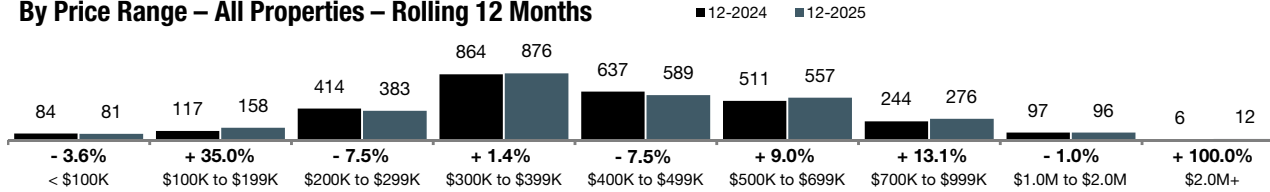


Sold Listings

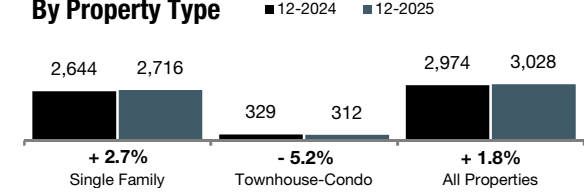
Actual sales that have closed in a given month.



By Price Range – All Properties – Rolling 12 Months



By Property Type



Rolling 12 Months

By Price Range	Single Family			Townhouse-Condo		
	12-2024	12-2025	Change	12-2024	12-2025	Change
\$99,999 and Below	84	81	- 3.6%	0	0	--
\$100,000 to \$199,999	84	134	+ 59.5%	33	24	- 27.3%
\$200,000 to \$299,999	297	277	- 6.7%	117	106	- 9.4%
\$300,000 to \$399,999	748	745	- 0.4%	115	131	+ 13.9%
\$400,000 to \$499,999	593	556	- 6.2%	44	33	- 25.0%
\$500,000 to \$699,999	493	544	+ 10.3%	18	13	- 27.8%
\$700,000 to \$999,999	242	272	+ 12.4%	2	4	+ 100.0%
\$1,000,000 to \$1,999,999	97	95	- 2.1%	0	1	--
\$2,000,000 and Above	6	12	+ 100.0%	0	0	--
All Price Ranges	2,644	2,716	+ 2.7%	329	312	- 5.2%

Compared to Prior Month

	Single Family			Townhouse-Condo		
	11-2025	12-2025	Change	11-2025	12-2025	Change
	3	11	+ 266.7%	0	0	--
	10	11	+ 10.0%	2	3	+ 50.0%
	18	23	+ 27.8%	5	7	+ 40.0%
	51	51	0.0%	9	11	+ 22.2%
	39	42	+ 7.7%	2	1	- 50.0%
	30	26	- 13.3%	0	1	--
	19	25	+ 31.6%	0	0	--
	3	2	- 33.3%	0	0	--
	0	1	--	0	0	--
All Price Ranges	173	192	+ 11.0%	18	23	+ 27.8%

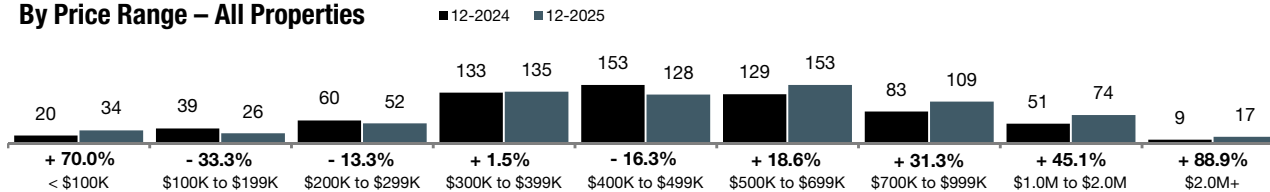
Year to Date

	Single Family			Townhouse-Condo		
	12-2024	12-2025	Change	12-2024	12-2025	Change
	84	81	- 3.6%	0	0	--
	84	134	+ 59.5%	33	24	- 27.3%
	297	277	- 6.7%	117	106	- 9.4%
	748	745	- 0.4%	115	131	+ 13.9%
	593	556	- 6.2%	44	33	- 25.0%
	493	544	+ 10.3%	18	13	- 27.8%
	242	272	+ 12.4%	2	4	+ 100.0%
	97	95	- 2.1%	0	1	--
	6	12	+ 100.0%	0	0	--
All Price Ranges	2,644	2,716	+ 2.7%	329	312	- 5.2%

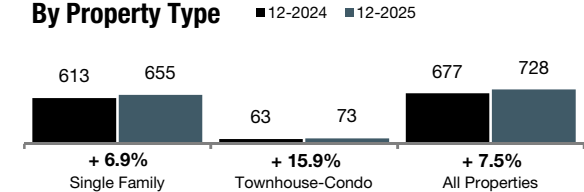
Inventory of Active Listings

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		
	12-2024	12-2025	Change	12-2024	12-2025	Change
\$99,999 and Below	20	34	+ 70.0%	0	0	--
\$100,000 to \$199,999	31	24	- 22.6%	8	2	- 75.0%
\$200,000 to \$299,999	52	29	- 44.2%	8	23	+ 187.5%
\$300,000 to \$399,999	113	108	- 4.4%	20	27	+ 35.0%
\$400,000 to \$499,999	138	120	- 13.0%	15	8	- 46.7%
\$500,000 to \$699,999	119	144	+ 21.0%	9	9	0.0%
\$700,000 to \$999,999	81	107	+ 32.1%	2	2	0.0%
\$1,000,000 to \$1,999,999	50	72	+ 44.0%	1	2	+ 100.0%
\$2,000,000 and Above	9	17	+ 88.9%	0	0	--
All Price Ranges	613	655	+ 6.9%	63	73	+ 15.9%

Compared to Prior Month

	Single Family			Townhouse-Condo		
	11-2025	12-2025	Change	11-2025	12-2025	Change
	40	34	- 15.0%	0	0	--
	26	24	- 7.7%	7	2	- 71.4%
	28	29	+ 3.6%	24	23	- 4.2%
	124	108	- 12.9%	33	27	- 18.2%
	139	120	- 13.7%	12	8	- 33.3%
	184	144	- 21.7%	11	9	- 18.2%
	124	107	- 13.7%	3	2	- 33.3%
	80	72	- 10.0%	2	2	0.0%
	18	17	- 5.6%	0	0	--
All Price Ranges	763	655	- 14.2%	92	73	- 20.7%

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.