

# Monthly Indicators



## February 2026

Percent changes calculated using year-over-year comparisons.

New Listings increased 8.8 percent to 323. Sold Listings decreased 13.7 percent to 183. Inventory levels grew 7.1 percent to 711 units.

Prices continued to gain traction. The Median Sales Price increased 7.8 percent to \$416,250. Days on Market was up 18.4 percent to 122 days. Buyers felt empowered as Months Supply of Inventory was up 7.7 percent to 2.8 months.

Nationally, the median existing-home price inched up 0.9% year-over-year to \$396,800, a new high for the month, NAR reported. Home prices have continued to rise across much of the country, in part due to low supply, which remains below pre-pandemic levels. Total housing inventory stood at 1.22 million units as of the most recent reading, up 3.4% from one year earlier, representing a 3.7-month supply at the current sales pace.

## Activity Snapshot

**- 13.7%**      **+ 7.1%**      **+ 7.8%**

One-Year Change in **Sold Listings**      One-Year Change in **Active Listings**      One-Year Change in **Median Sold Price**

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

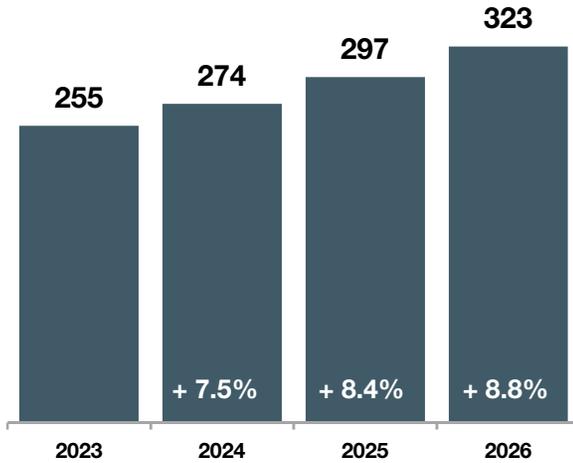


Key metrics by reported month and for year-to-date (YTD) starting from the first of the year.

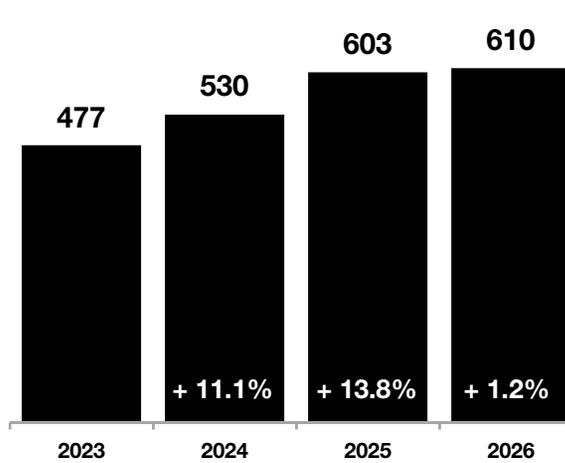
Key Metrics	Historical Sparkbars	2-2025	2-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
<b>New Listings</b>		297	<b>323</b>	+ 8.8%	603	<b>610</b>	+ 1.2%
<b>Pending Sales</b>		253	<b>239</b>	- 5.5%	495	<b>456</b>	- 7.9%
<b>Sold Listings</b>		212	<b>183</b>	- 13.7%	382	<b>351</b>	- 8.1%
<b>Median Sold Price</b>		\$386,150	<b>\$416,250</b>	+ 7.8%	\$388,263	<b>\$413,499</b>	+ 6.5%
<b>Average Sold Price</b>		\$425,849	<b>\$453,284</b>	+ 6.4%	\$446,438	<b>\$450,501</b>	+ 0.9%
<b>Pct. of List Price Received</b>		98.5%	<b>98.2%</b>	- 0.3%	98.0%	<b>97.8%</b>	- 0.2%
<b>Days on Market</b>		103	<b>122</b>	+ 18.4%	102	<b>122</b>	+ 19.6%
<b>Affordability Index</b>		84	<b>85</b>	+ 1.2%	84	<b>86</b>	+ 2.4%
<b>Active Listings</b>		664	<b>711</b>	+ 7.1%	--	--	--
<b>Months Supply</b>		2.6	<b>2.8</b>	+ 7.7%	--	--	--

# New Listings

## February

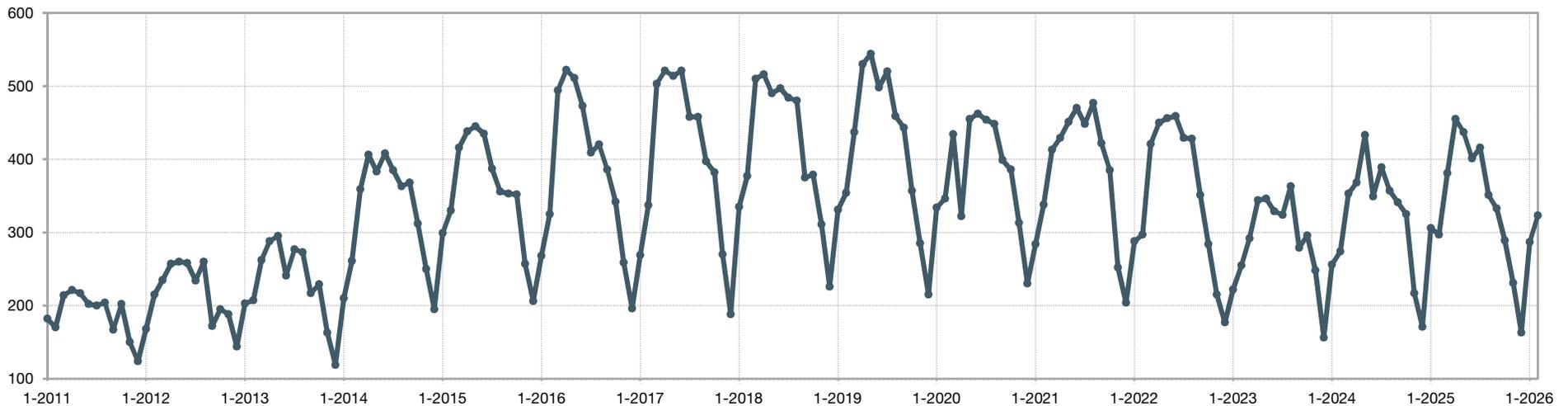


## Year to Date



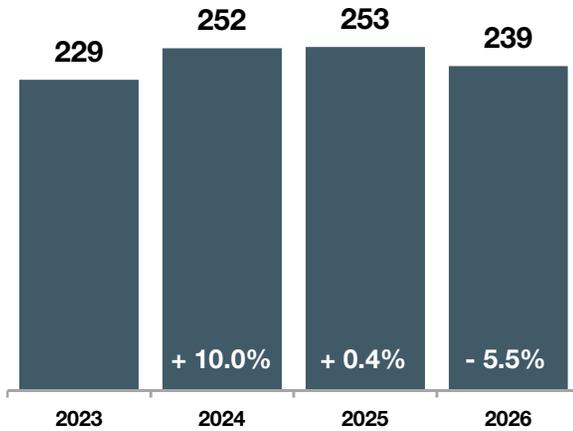
	New Listings	Percent Change from Previous Year
Mar-2025	381	+7.9%
Apr-2025	455	+23.6%
May-2025	437	+0.9%
Jun-2025	401	+14.9%
Jul-2025	416	+6.9%
Aug-2025	351	-1.7%
Sep-2025	333	-2.3%
Oct-2025	289	-11.1%
Nov-2025	231	+6.5%
Dec-2025	163	-4.7%
Jan-2026	287	-6.2%
<b>Feb-2026</b>	<b>323</b>	<b>+8.8%</b>

## Historical New Listings by Month

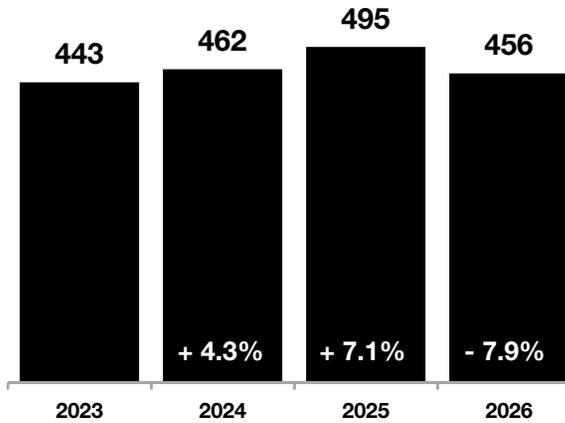


# Pending Sales

## February

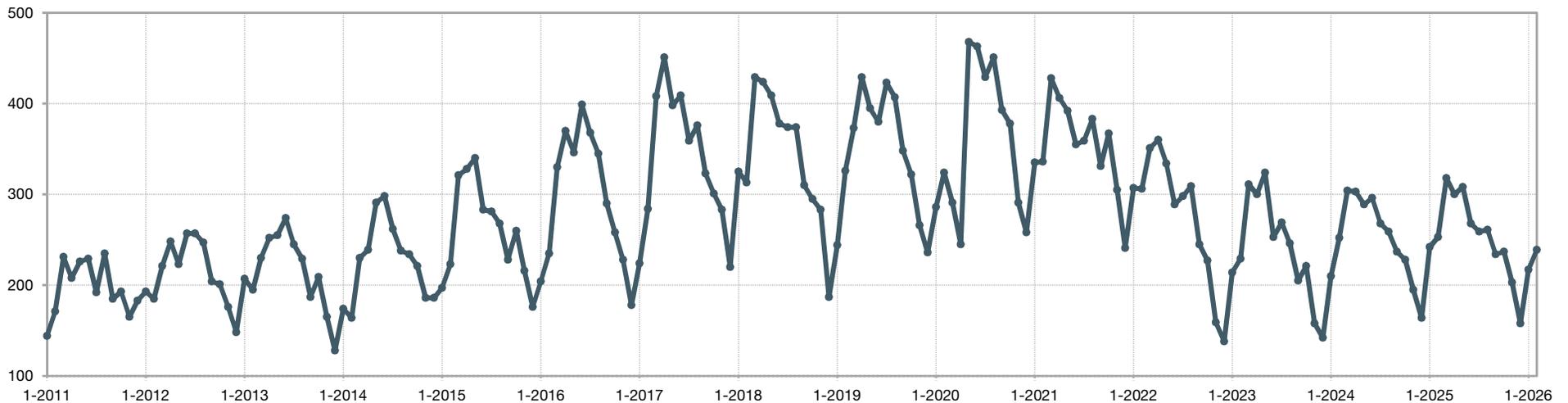


## Year to Date



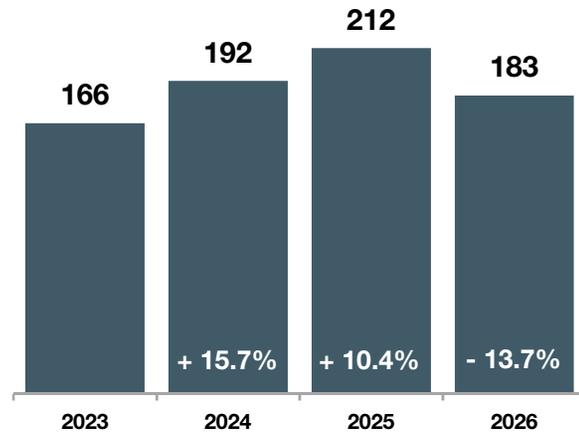
	Pending Sales	Percent Change from Previous Year
Mar-2025	318	+4.6%
Apr-2025	300	-1.0%
May-2025	308	+6.6%
Jun-2025	268	-9.5%
Jul-2025	259	-3.4%
Aug-2025	261	+0.8%
Sep-2025	234	-1.3%
Oct-2025	237	+3.9%
Nov-2025	203	+4.1%
Dec-2025	158	-3.7%
Jan-2026	217	-10.3%
<b>Feb-2026</b>	<b>239</b>	<b>-5.5%</b>

## Historical Pending Sales by Month

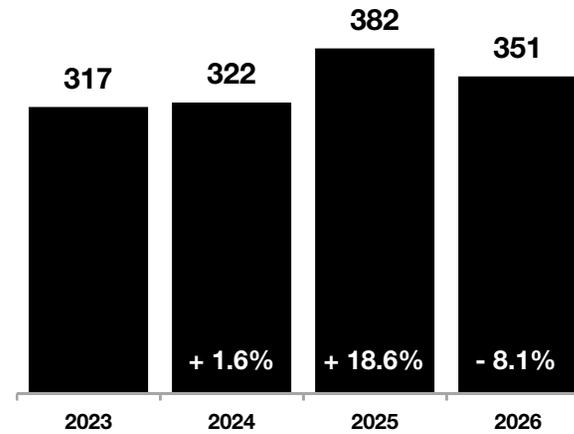


# Sold Listings

## February

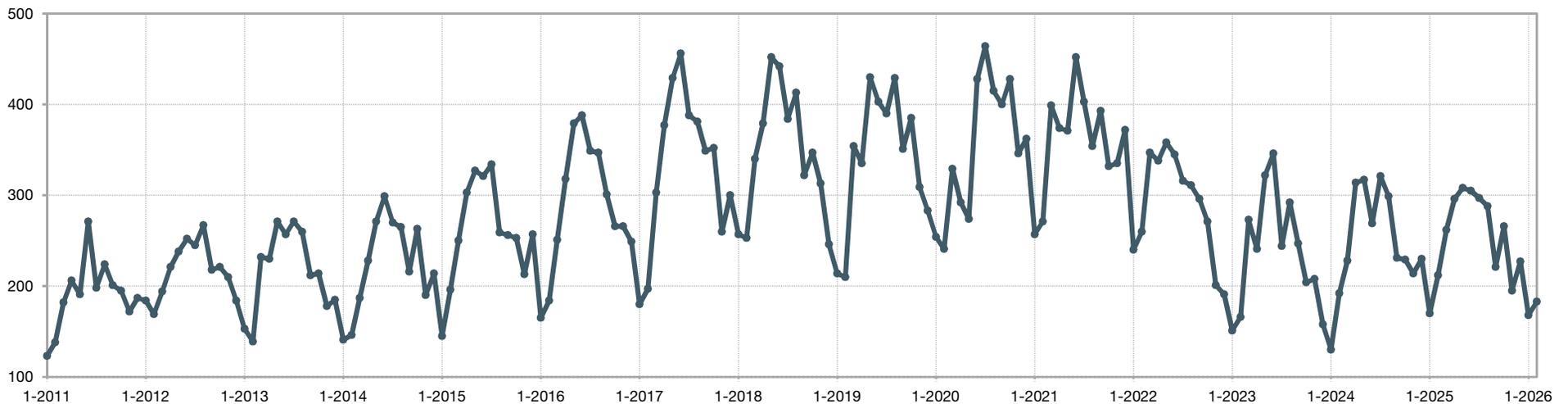


## Year to Date



	Sold Listings	Percent Change from Previous Year
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	288	-3.7%
Sep-2025	221	-4.3%
Oct-2025	266	+16.2%
Nov-2025	195	-8.9%
Dec-2025	227	-1.3%
Jan-2026	168	-1.2%
<b>Feb-2026</b>	<b>183</b>	<b>-13.7%</b>

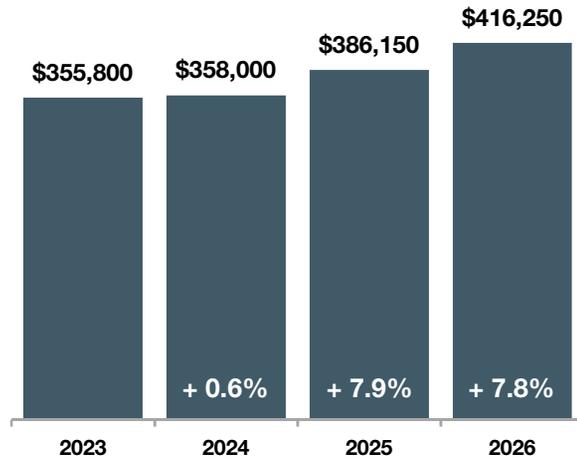
## Historical Sold Listings by Month



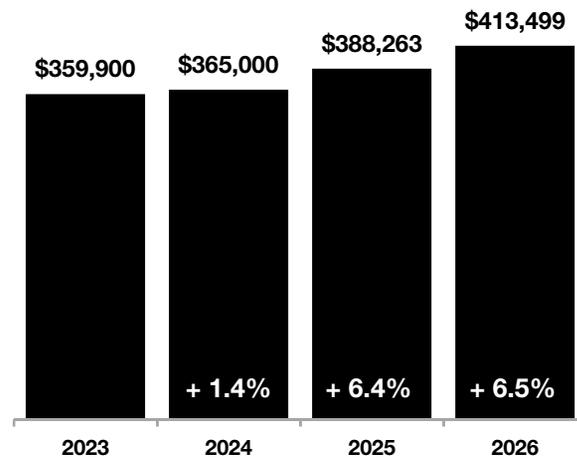
# Median Sold Price



## February

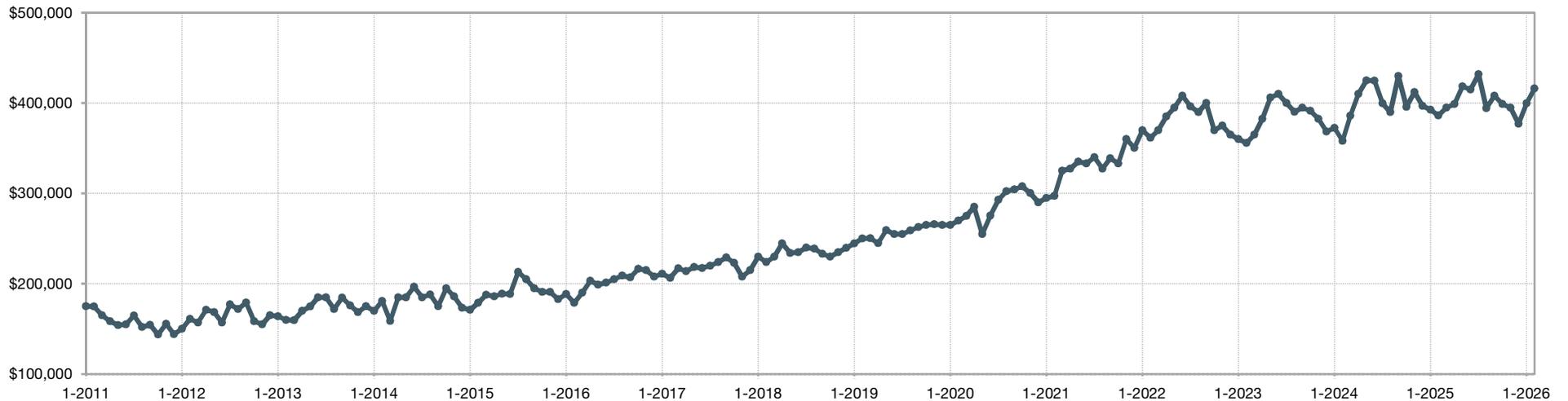


## Year to Date



	Median Sold Price	Percent Change from Previous Year
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	\$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	\$399,900	+1.9%
<b>Feb-2026</b>	<b>\$416,250</b>	<b>+7.8%</b>

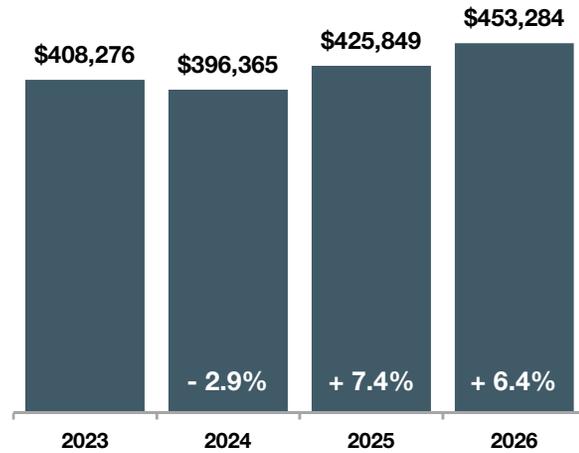
## Historical Median Sold Price by Month



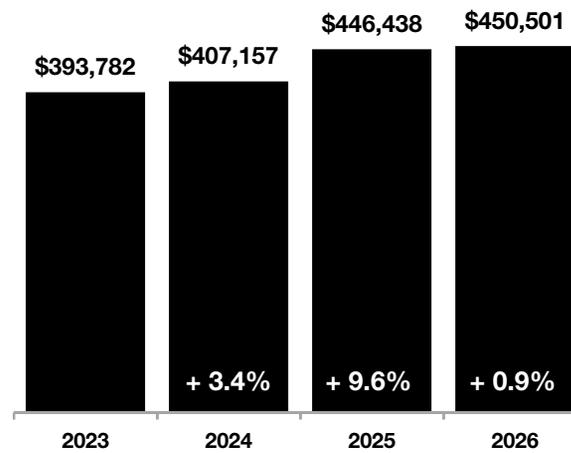
# Average Sold Price



## February



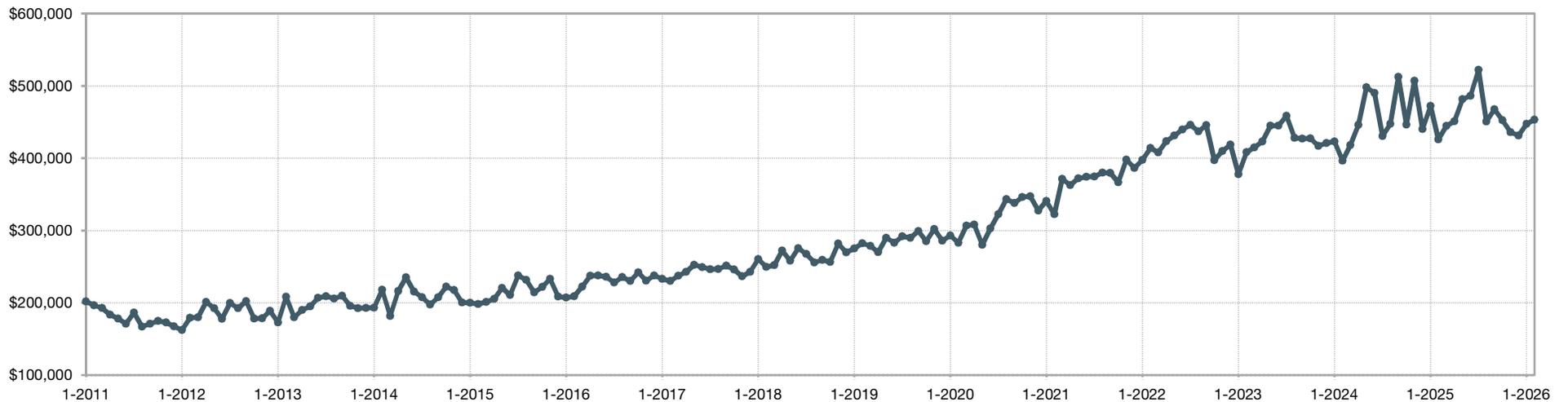
## Year to Date



Average Sold Price Percent Change  
from Previous Year

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	\$522,300	+21.3%
Aug-2025	\$450,501	+0.7%
Sep-2025	\$467,458	-8.8%
Oct-2025	\$452,440	+1.4%
Nov-2025	\$436,017	-14.0%
Dec-2025	\$431,148	-2.1%
Jan-2026	\$447,469	-5.2%
<b>Feb-2026</b>	<b>\$453,284</b>	<b>+6.4%</b>

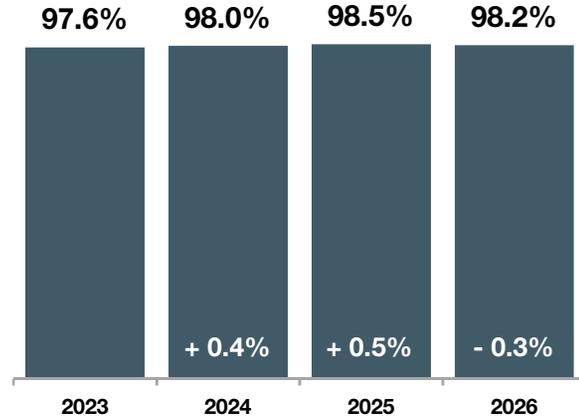
## Historical Average Sold Price by Month



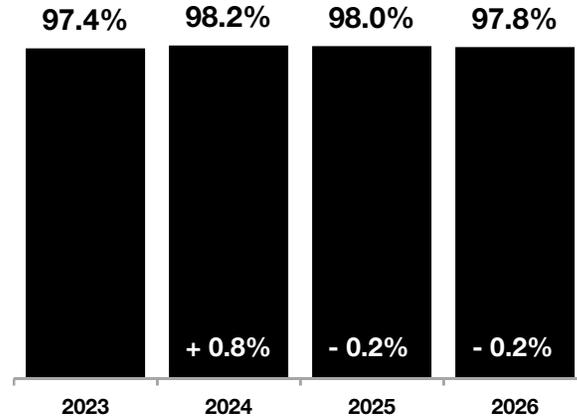
# Percent of List Price Received



## February

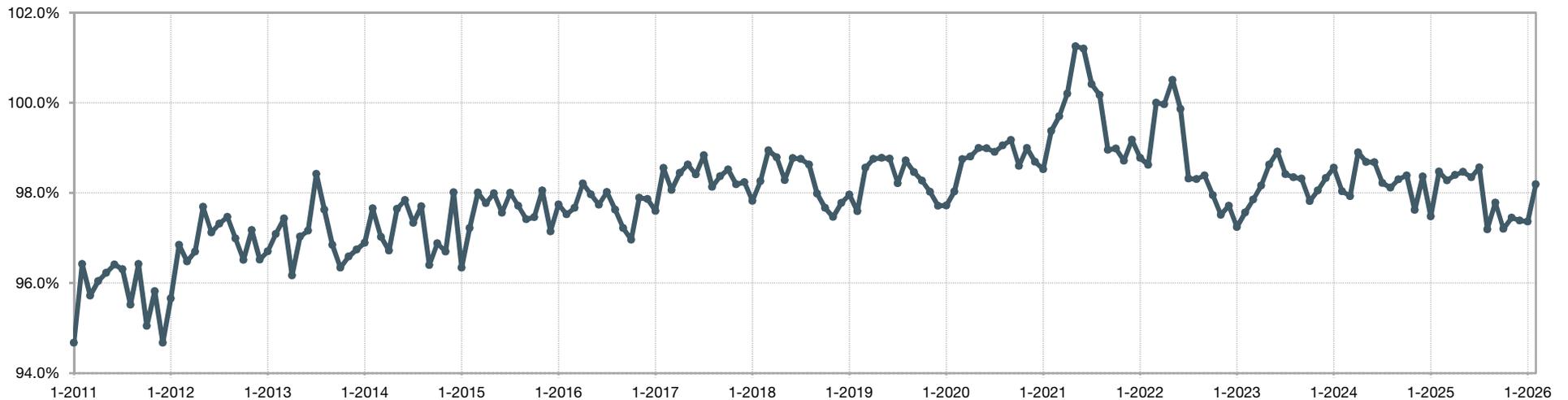


## Year to Date



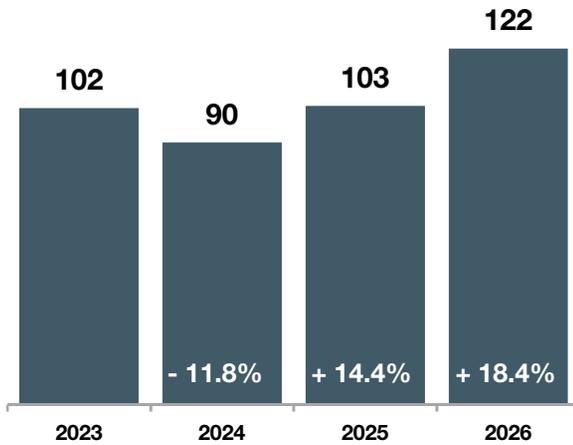
	Pct. of List Price Received	Percent Change from Previous Year
Mar-2025	98.3%	+0.4%
Apr-2025	98.4%	-0.5%
May-2025	98.5%	-0.2%
Jun-2025	98.3%	-0.4%
Jul-2025	98.6%	+0.4%
Aug-2025	97.2%	-0.9%
Sep-2025	97.8%	-0.5%
Oct-2025	97.2%	-1.2%
Nov-2025	97.5%	-0.1%
Dec-2025	97.4%	-1.0%
Jan-2026	97.4%	-0.1%
<b>Feb-2026</b>	<b>98.2%</b>	<b>-0.3%</b>

## Historical Percent of List Price Received by Month

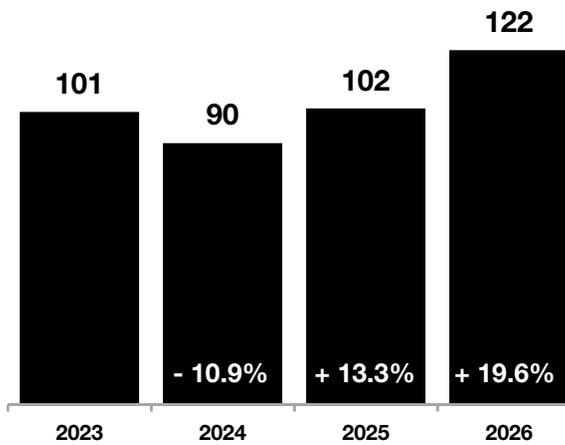


# Days on Market Until Sale

## February



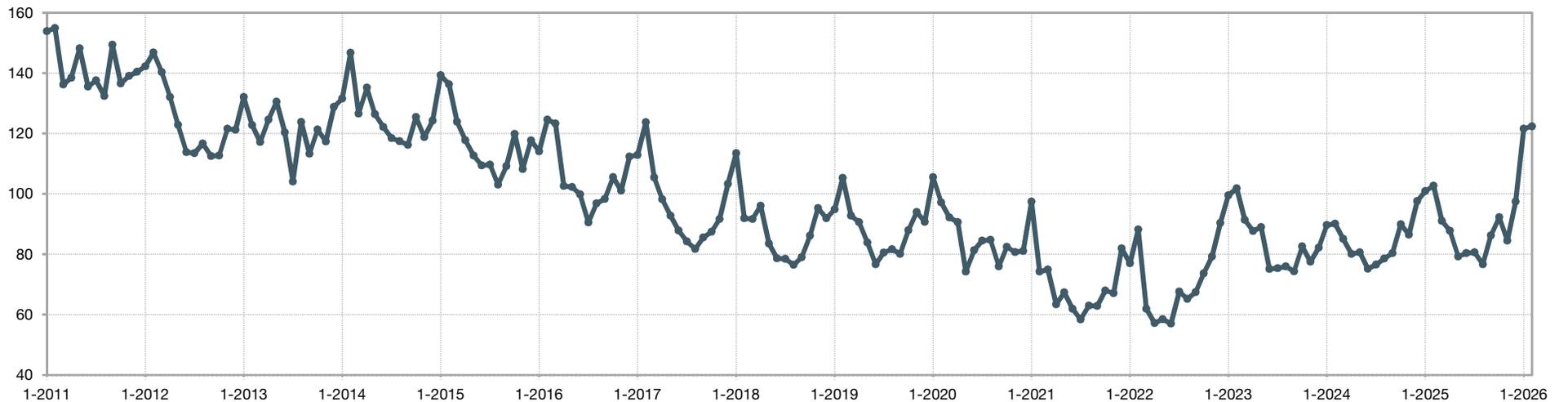
## Year to Date



### Percent Change Days on Market from Previous Year

Month	Days on Market	Percent Change
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	84	-2.3%
Dec-2025	97	-1.0%
Jan-2026	122	+20.8%
<b>Feb-2026</b>	<b>122</b>	<b>+18.4%</b>

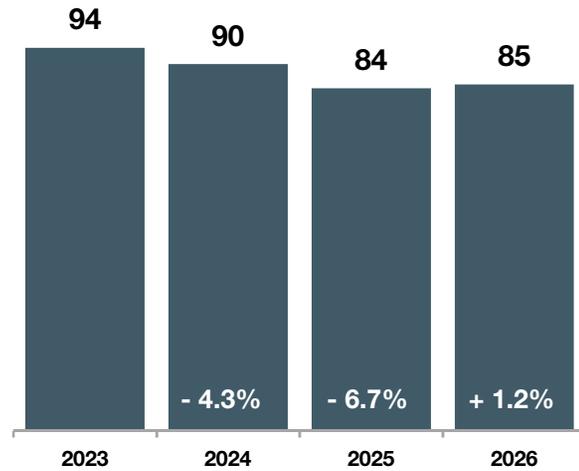
## Historical Days on Market Until Sale by Month



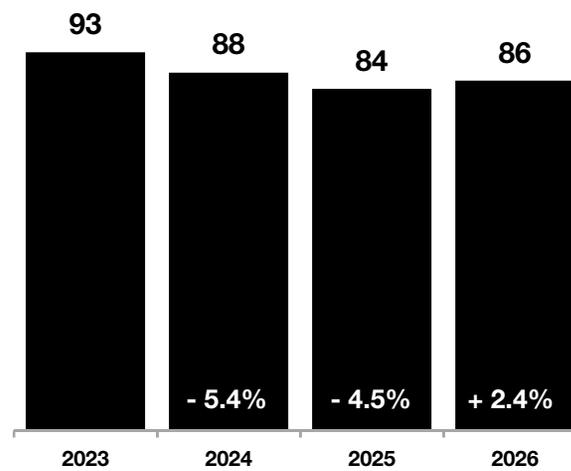
# Housing Affordability Index



## February



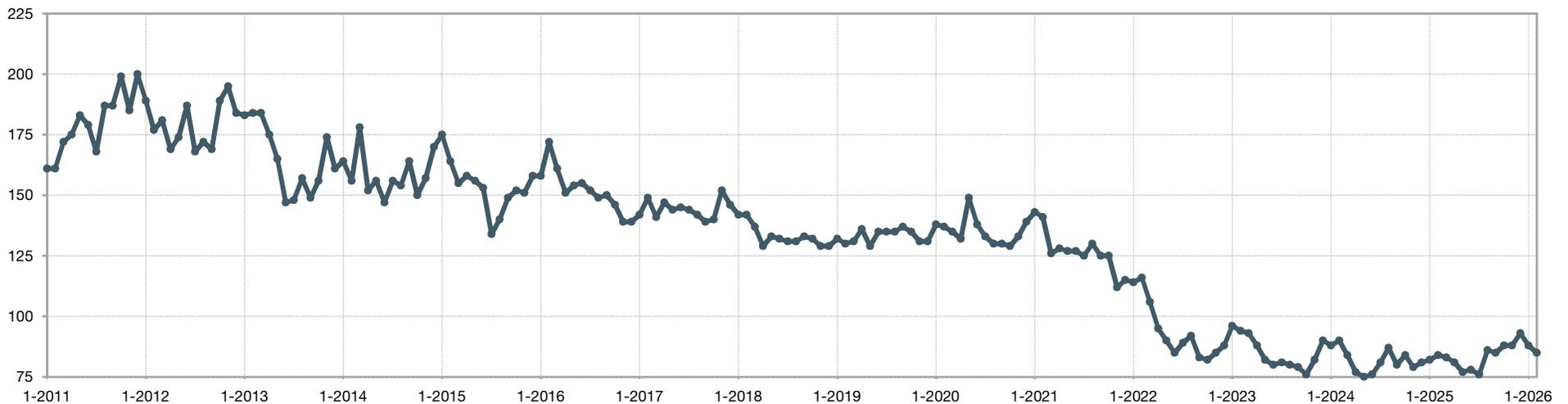
## Year to Date



Percent Change  
Affordability Index from Previous Year

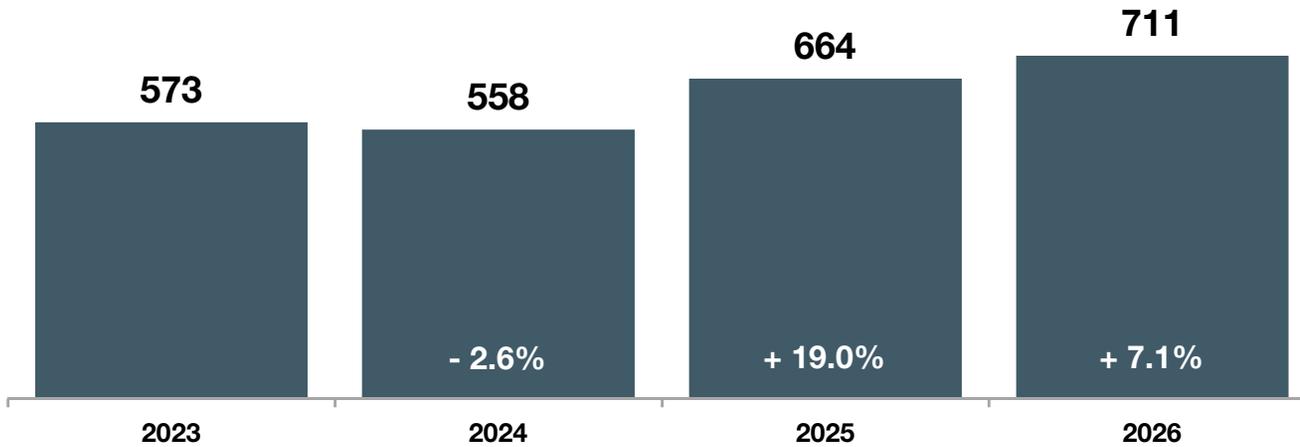
Mar-2025	83	-1.2%
Apr-2025	81	+5.2%
May-2025	77	+2.7%
Jun-2025	78	+2.6%
Jul-2025	76	-6.2%
Aug-2025	86	-1.1%
Sep-2025	85	+6.3%
Oct-2025	88	+4.8%
Nov-2025	88	+11.4%
Dec-2025	93	+14.8%
Jan-2026	88	+7.3%
<b>Feb-2026</b>	<b>85</b>	<b>+1.2%</b>

## Historical Housing Affordability Index by Month



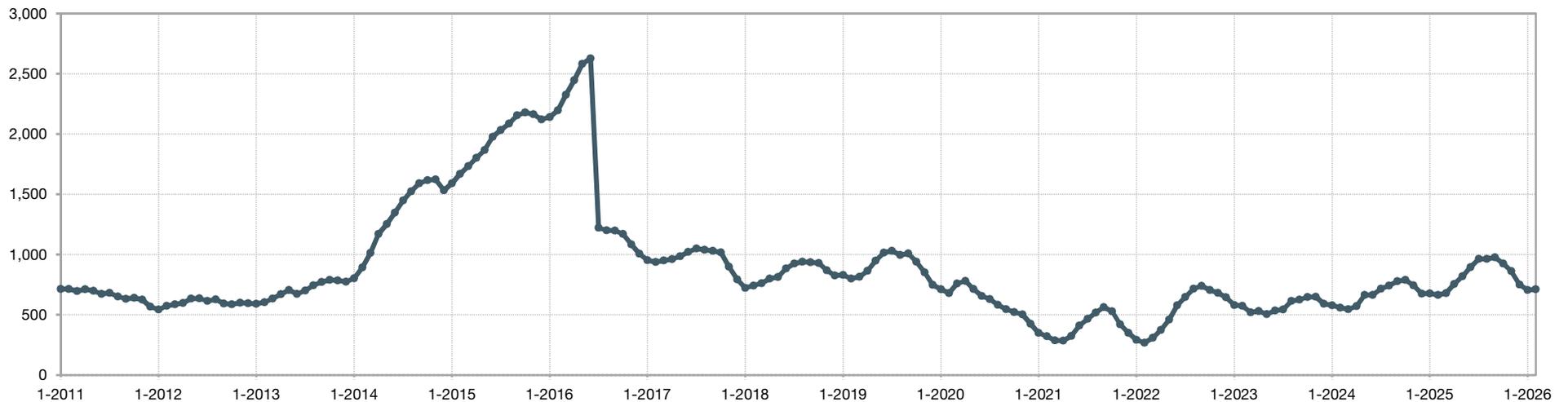
# Inventory of Active Listings

## February



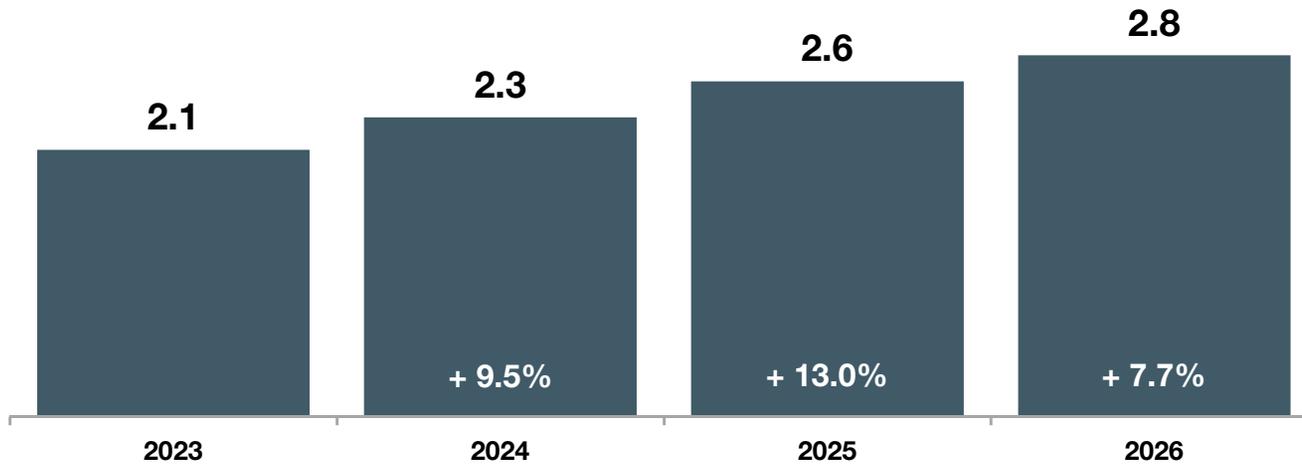
	Active Listings	Percent Change from Previous Year
Mar-2025	679	+24.6%
Apr-2025	754	+32.0%
May-2025	820	+23.3%
Jun-2025	895	+34.8%
Jul-2025	963	+34.5%
Aug-2025	964	+29.7%
Sep-2025	977	+25.6%
Oct-2025	925	+17.2%
Nov-2025	863	+16.0%
Dec-2025	750	+10.9%
Jan-2026	706	+4.1%
<b>Feb-2026</b>	<b>711</b>	<b>+7.1%</b>

## Historical Inventory of Active Listings by Month



# Months Supply of Inventory

## February



	Months Supply	Percent Change from Previous Year
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	+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%
<b>Feb-2026</b>	<b>2.8</b>	<b>+7.7%</b>

## Historical Months Supply of Inventory by Month

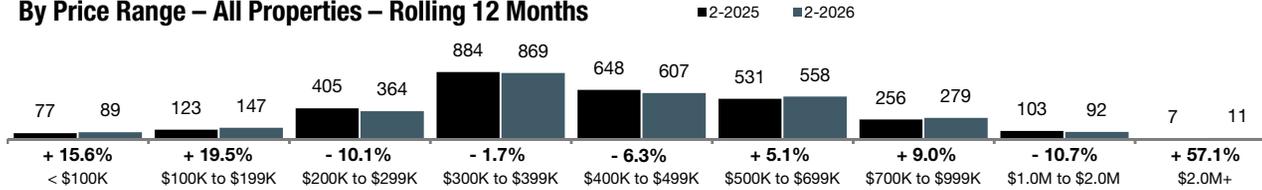


# Sold Listings

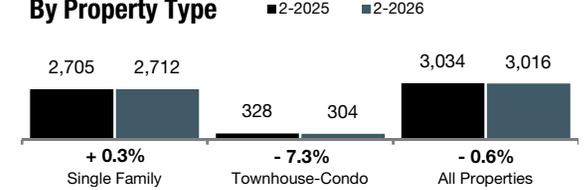
Actual sales that have closed in a given month.



## By Price Range – All Properties – Rolling 12 Months



## By Property Type



### Rolling 12 Months

By Price Range	Single Family			Townhouse-Condo		
	2-2025	2-2026	Change	2-2025	2-2026	Change
\$99,999 and Below	77	89	+15.6%	0	0	--
\$100,000 to \$199,999	91	125	+37.4%	32	22	-31.3%
\$200,000 to \$299,999	297	262	-11.8%	108	102	-5.6%
\$300,000 to \$399,999	760	743	-2.2%	123	126	+2.4%
\$400,000 to \$499,999	604	570	-5.6%	44	37	-15.9%
\$500,000 to \$699,999	512	546	+6.6%	19	12	-36.8%
\$700,000 to \$999,999	254	275	+8.3%	2	4	+100.0%
\$1,000,000 to \$1,999,999	103	91	-11.7%	0	1	--
\$2,000,000 and Above	7	11	+57.1%	0	0	--
<b>All Price Ranges</b>	<b>2,705</b>	<b>2,712</b>	<b>+0.3%</b>	<b>328</b>	<b>304</b>	<b>-7.3%</b>

### Compared to Prior Month

By Price Range	Single Family			Townhouse-Condo		
	1-2026	2-2026	Change	1-2026	2-2026	Change
\$99,999 and Below	9	6	-33.3%	0	0	--
\$100,000 to \$199,999	3	4	+33.3%	1	1	0.0%
\$200,000 to \$299,999	13	16	+23.1%	3	7	+133.3%
\$300,000 to \$399,999	47	42	-10.6%	9	4	-55.6%
\$400,000 to \$499,999	33	43	+30.3%	1	6	+500.0%
\$500,000 to \$699,999	30	31	+3.3%	1	0	-100.0%
\$700,000 to \$999,999	13	19	+46.2%	0	0	--
\$1,000,000 to \$1,999,999	5	4	-20.0%	0	0	--
\$2,000,000 and Above	0	0	--	0	0	--
<b>All Price Ranges</b>	<b>153</b>	<b>165</b>	<b>+7.8%</b>	<b>15</b>	<b>18</b>	<b>+20.0%</b>

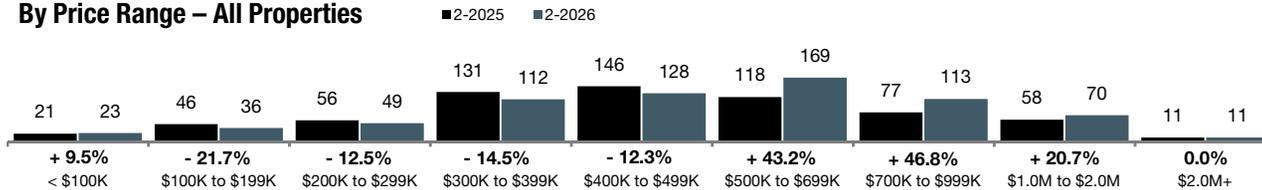
### Year to Date

By Price Range	Single Family			Townhouse-Condo		
	2-2025	2-2026	Change	2-2025	2-2026	Change
\$99,999 and Below	8	15	+87.5%	0	0	--
\$100,000 to \$199,999	17	7	-58.8%	4	2	-50.0%
\$200,000 to \$299,999	46	29	-37.0%	15	10	-33.3%
\$300,000 to \$399,999	95	89	-6.3%	19	13	-31.6%
\$400,000 to \$499,999	65	76	+16.9%	3	7	+133.3%
\$500,000 to \$699,999	64	61	-4.7%	2	1	-50.0%
\$700,000 to \$999,999	29	32	+10.3%	1	0	-100.0%
\$1,000,000 to \$1,999,999	13	9	-30.8%	0	0	--
\$2,000,000 and Above	1	0	-100.0%	0	0	--
<b>All Price Ranges</b>	<b>338</b>	<b>318</b>	<b>-5.9%</b>	<b>44</b>	<b>33</b>	<b>-25.0%</b>

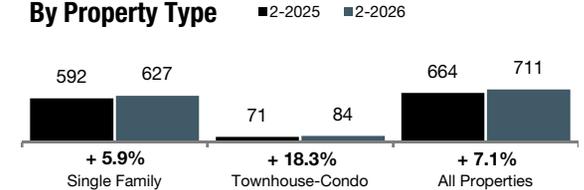
# Inventory of Active Listings

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		
	2-2025	2-2026	Change	2-2025	2-2026	Change
\$99,999 and Below	21	23	+9.5%	0	0	--
\$100,000 to \$199,999	39	26	-33.3%	7	10	+42.9%
\$200,000 to \$299,999	44	27	-38.6%	12	22	+83.3%
\$300,000 to \$399,999	104	88	-15.4%	27	24	-11.1%
\$400,000 to \$499,999	134	117	-12.7%	12	11	-8.3%
\$500,000 to \$699,999	112	157	+40.2%	6	12	+100.0%
\$700,000 to \$999,999	74	112	+51.4%	3	1	-66.7%
\$1,000,000 to \$1,999,999	56	66	+17.9%	2	4	+100.0%
\$2,000,000 and Above	8	11	+37.5%	2	0	-100.0%
<b>All Price Ranges</b>	<b>592</b>	<b>627</b>	<b>+5.9%</b>	<b>71</b>	<b>84</b>	<b>+18.3%</b>

### Compared to Prior Month

By Price Range	Single Family			Townhouse-Condo		
	1-2026	2-2026	Change	1-2026	2-2026	Change
\$99,999 and Below	30	23	-23.3%	0	0	--
\$100,000 to \$199,999	22	26	+18.2%	7	10	+42.9%
\$200,000 to \$299,999	35	27	-22.9%	22	22	0.0%
\$300,000 to \$399,999	95	88	-7.4%	34	24	-29.4%
\$400,000 to \$499,999	131	117	-10.7%	8	11	+37.5%
\$500,000 to \$699,999	139	157	+12.9%	8	12	+50.0%
\$700,000 to \$999,999	94	112	+19.1%	0	1	--
\$1,000,000 to \$1,999,999	63	66	+4.8%	4	4	0.0%
\$2,000,000 and Above	14	11	-21.4%	0	0	--
<b>All Price Ranges</b>	<b>623</b>	<b>627</b>	<b>+0.6%</b>	<b>83</b>	<b>84</b>	<b>+1.2%</b>

### Year to Date

Property Type	2-2025	2-2026	Change
Single Family	592	627	+5.9%
Townhouse-Condo	71	84	+18.3%

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.