

# Monthly Indicators



## January 2026

Percent changes calculated using year-over-year comparisons.

New Listings decreased 5.9 percent to 288. Sold Listings decreased 10.0 percent to 153. Inventory levels grew 1.0 percent to 686 units.

Prices were fairly stable. The Median Sales Price increased 0.6 percent to \$395,000. Days on Market was up 19.8 percent to 121 days. Absorption rates were even with last year as Months Supply of Inventory remained flat at 2.7 months.

Nationally, there were 1.18 million homes for sale heading into January, an 18.1% decline from the previous month but 3.5% higher compared to the same period last year, representing a 3.3-month supply at the current sales pace, according to NAR. Meanwhile, the median existing-home price rose 0.4% from a year ago to \$405,400, reflecting a continued moderation in national price growth.

## Activity Snapshot

**- 10.0%**      **+ 1.0%**      **+ 0.6%**

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

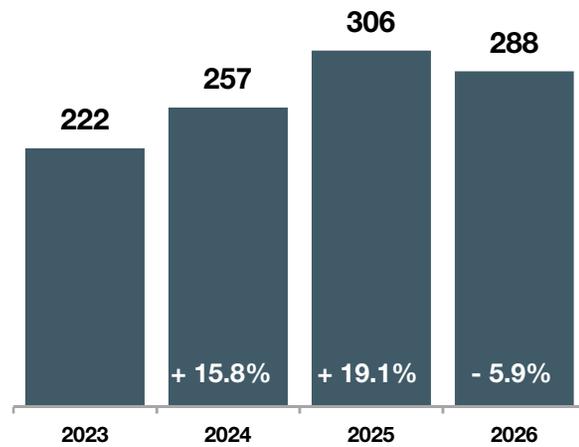
Key metrics by reported month and for year-to-date (YTD) starting from the first of the year.



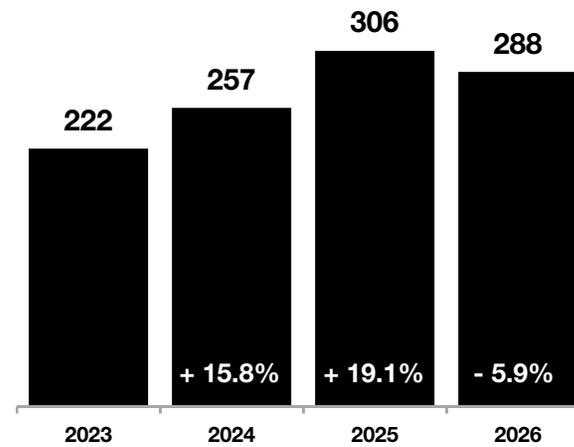
Key Metrics	Historical Sparkbars	1-2025	1-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
<b>New Listings</b>		306	<b>288</b>	- 5.9%	306	<b>288</b>	- 5.9%
<b>Pending Sales</b>		242	<b>229</b>	- 5.4%	242	<b>229</b>	- 5.4%
<b>Sold Listings</b>		170	<b>153</b>	- 10.0%	170	<b>153</b>	- 10.0%
<b>Median Sold Price</b>		\$392,500	<b>\$395,000</b>	+ 0.6%	\$392,500	<b>\$395,000</b>	+ 0.6%
<b>Average Sold Price</b>		\$472,113	<b>\$449,408</b>	- 4.8%	\$472,113	<b>\$449,408</b>	- 4.8%
<b>Pct. of List Price Received</b>		97.5%	<b>97.4%</b>	- 0.1%	97.5%	<b>97.4%</b>	- 0.1%
<b>Days on Market</b>		101	<b>121</b>	+ 19.8%	101	<b>121</b>	+ 19.8%
<b>Affordability Index</b>		82	<b>89</b>	+ 8.5%	82	<b>89</b>	+ 8.5%
<b>Active Listings</b>		679	<b>686</b>	+ 1.0%	--	--	--
<b>Months Supply</b>		2.7	<b>2.7</b>	0.0%	--	--	--

# New Listings

## January

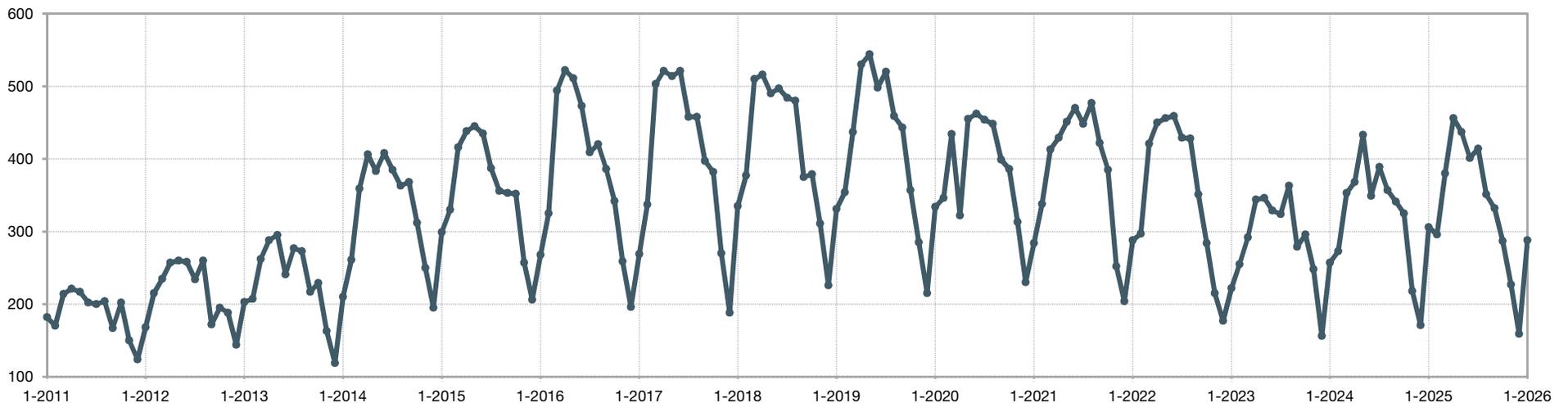


## Year to Date



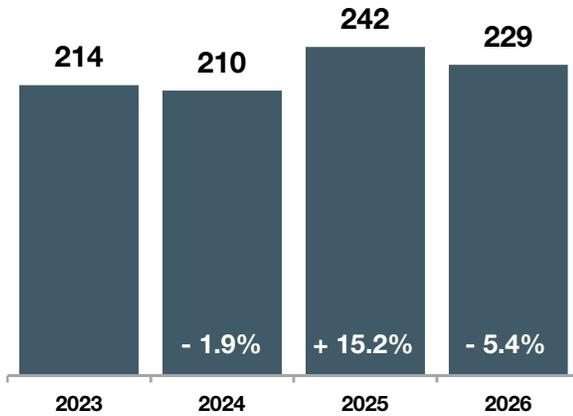
	New Listings	Percent Change from Previous Year
Feb-2025	296	+8.4%
Mar-2025	380	+7.6%
Apr-2025	456	+23.9%
May-2025	437	+0.9%
Jun-2025	401	+14.9%
Jul-2025	414	+6.4%
Aug-2025	351	-1.7%
Sep-2025	332	-2.6%
Oct-2025	287	-11.7%
Nov-2025	227	+4.1%
Dec-2025	159	-7.0%
<b>Jan-2026</b>	<b>288</b>	<b>-5.9%</b>

## Historical New Listings by Month

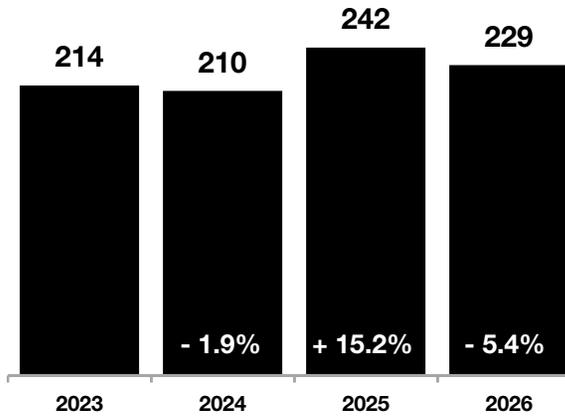


# Pending Sales

## January

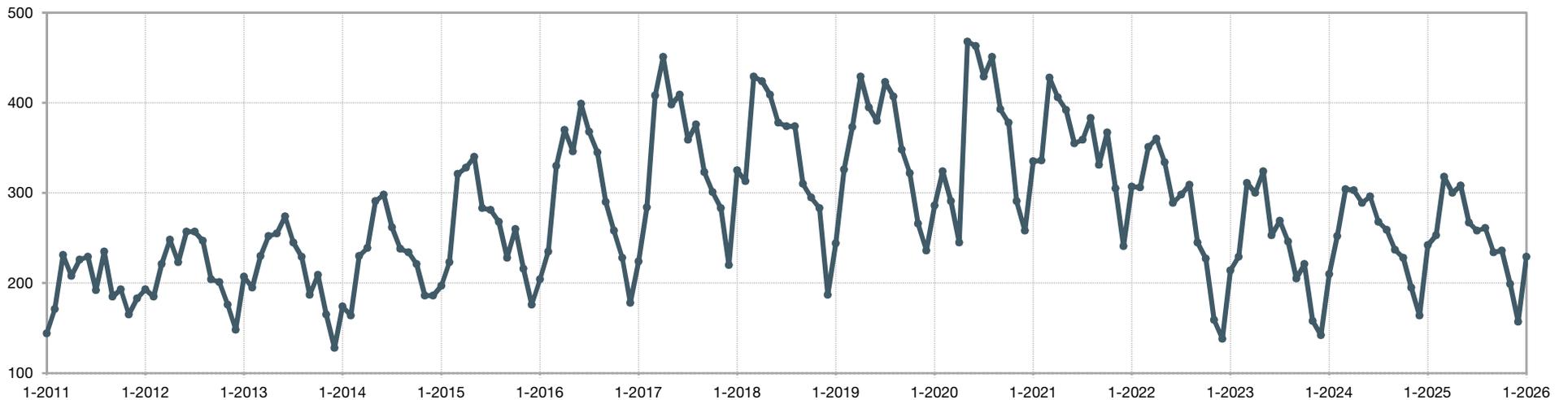


## Year to Date



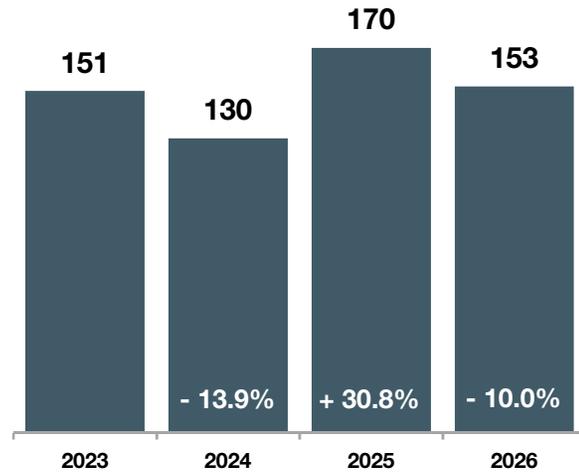
	Pending Sales	Percent Change from Previous Year
Feb-2025	253	+0.4%
Mar-2025	318	+4.6%
Apr-2025	300	-1.0%
May-2025	308	+6.6%
Jun-2025	267	-9.8%
Jul-2025	258	-3.7%
Aug-2025	261	+0.8%
Sep-2025	234	-1.3%
Oct-2025	236	+3.5%
Nov-2025	199	+2.1%
Dec-2025	157	-4.3%
<b>Jan-2026</b>	<b>229</b>	<b>-5.4%</b>

## Historical Pending Sales by Month

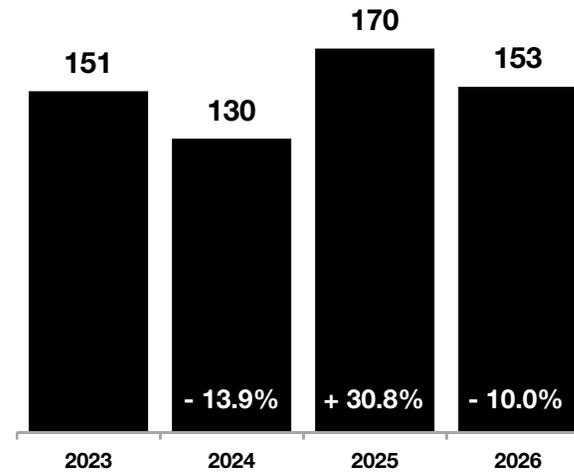


# Sold Listings

## January

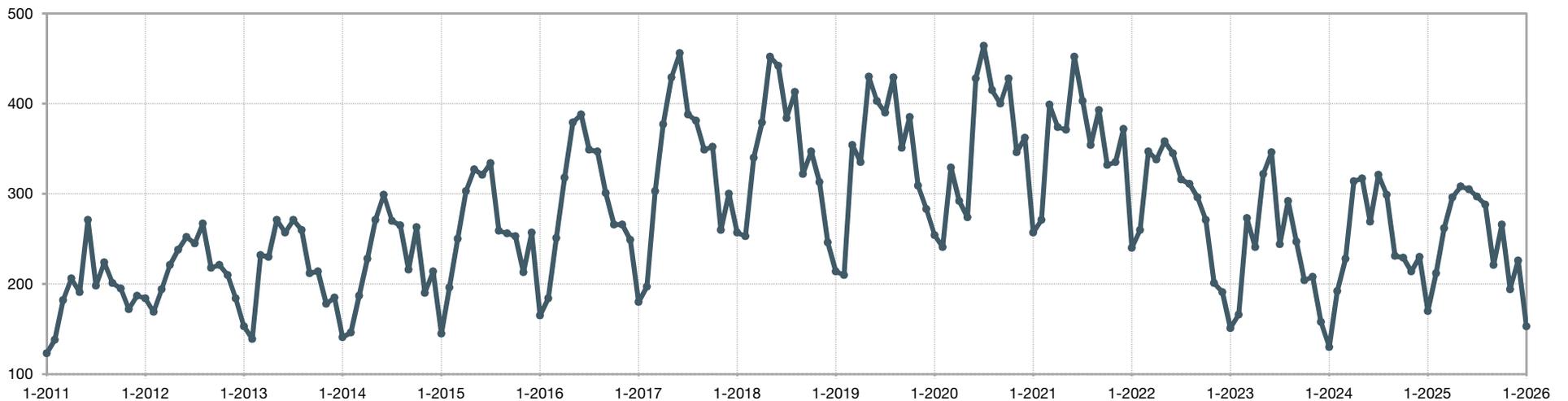


## Year to Date



	Sold Listings	Percent Change from Previous Year
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	288	-3.7%
Sep-2025	221	-4.3%
Oct-2025	266	+16.2%
Nov-2025	194	-9.3%
Dec-2025	226	-1.7%
<b>Jan-2026</b>	<b>153</b>	<b>-10.0%</b>

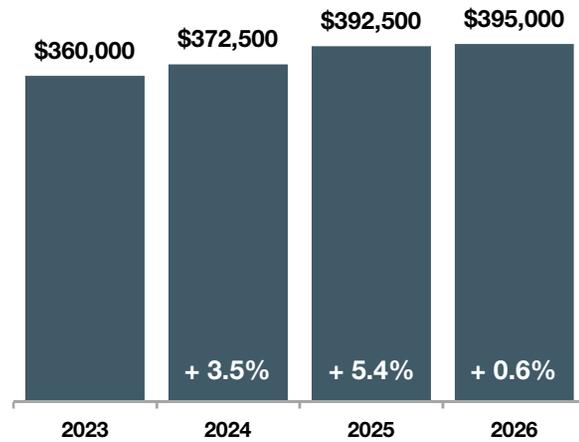
## Historical Sold Listings by Month



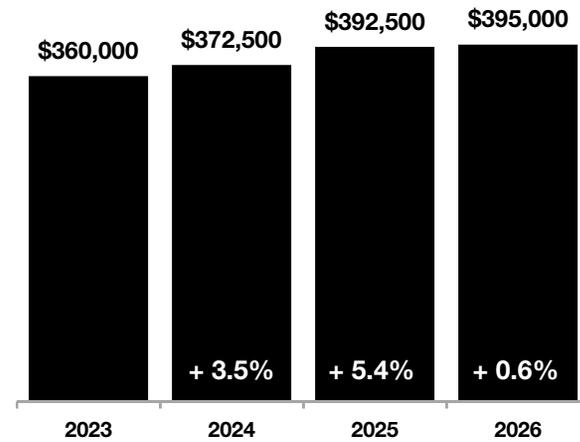
# Median Sold Price



## January

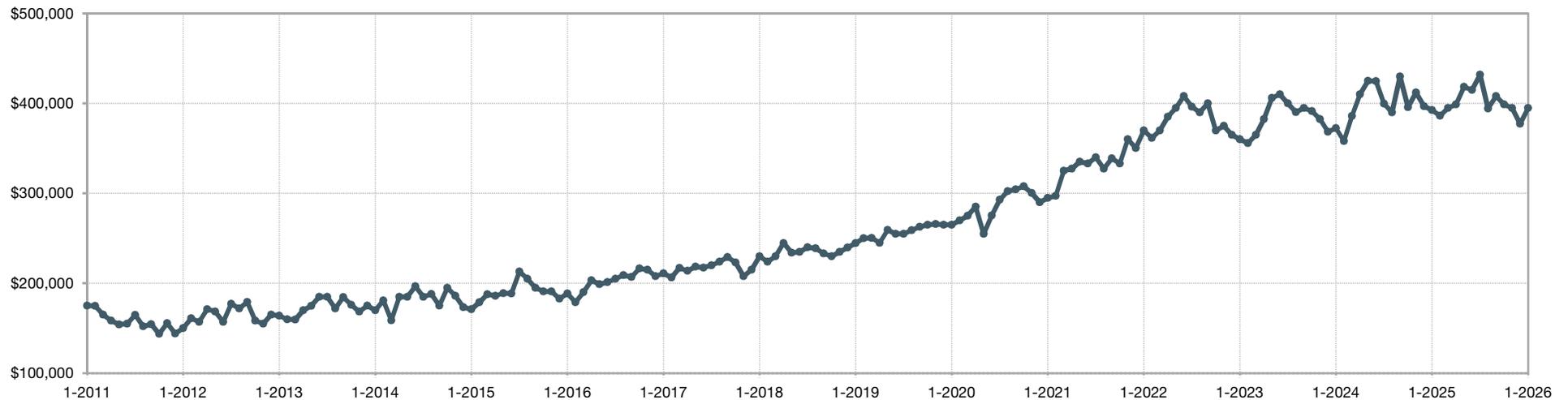


## Year to Date



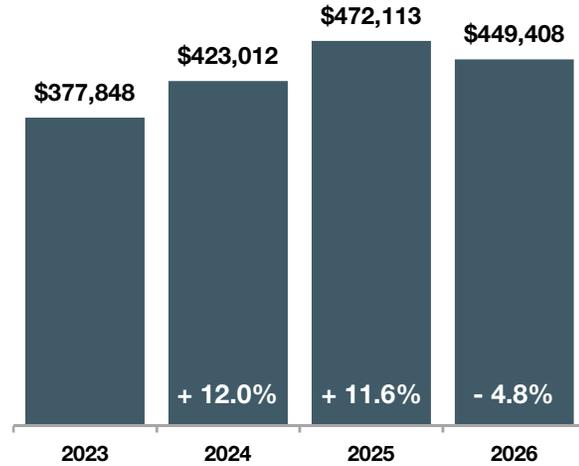
	Median Sold Price	Percent Change from Previous Year
Feb-2025	\$386,150	+7.9%
Mar-2025	\$395,000	+2.3%
Apr-2025	\$398,881	-2.7%
May-2025	\$418,314	-1.6%
Jun-2025	\$415,000	-2.3%
Jul-2025	\$431,925	+8.0%
Aug-2025	\$394,450	+1.1%
Sep-2025	\$408,250	-5.0%
Oct-2025	\$399,000	+0.8%
Nov-2025	\$395,000	-4.1%
Dec-2025	\$377,500	-4.9%
<b>Jan-2026</b>	<b>\$395,000</b>	<b>+0.6%</b>

## Historical Median Sold Price by Month

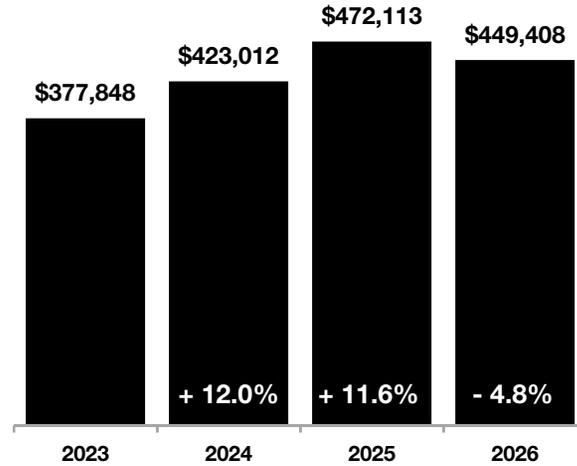


# Average Sold Price

## January



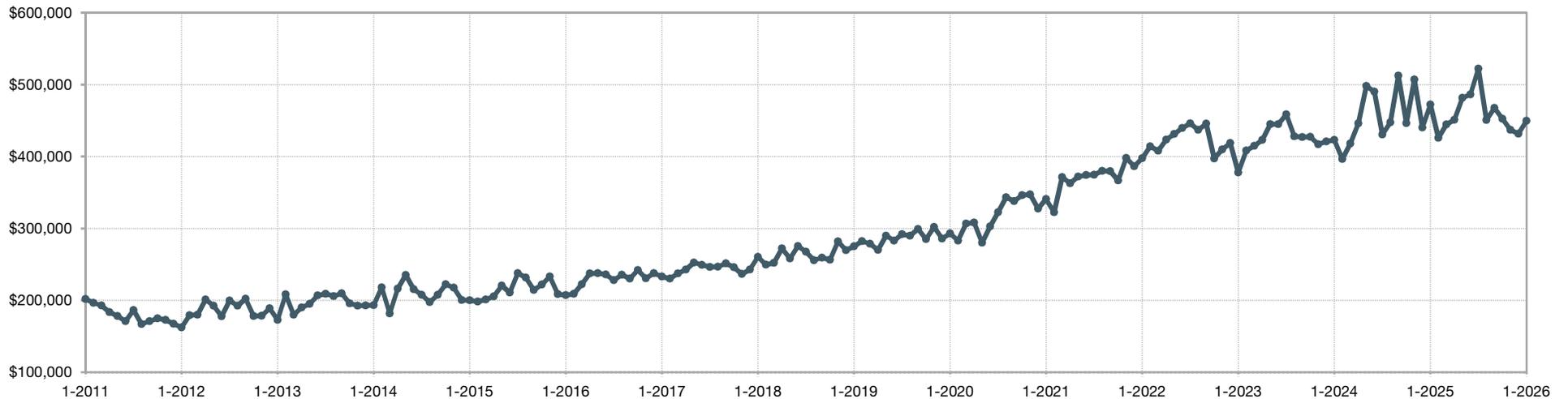
## Year to Date



Average Sold Price Percent Change  
from Previous Year

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	\$450,501	+0.7%
Sep-2025	\$467,458	-8.8%
Oct-2025	\$452,440	+1.4%
Nov-2025	\$437,104	-13.8%
Dec-2025	\$431,606	-2.0%
<b>Jan-2026</b>	<b>\$449,408</b>	<b>-4.8%</b>

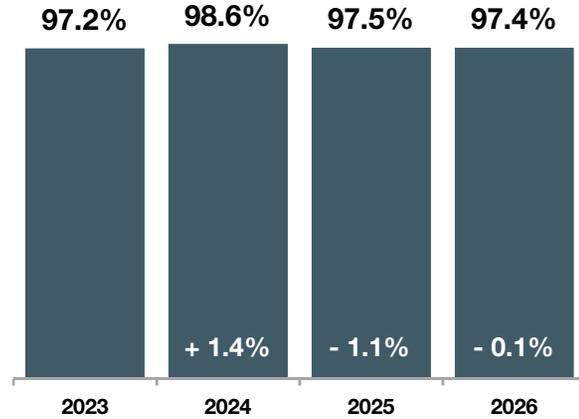
## Historical Average Sold Price by Month



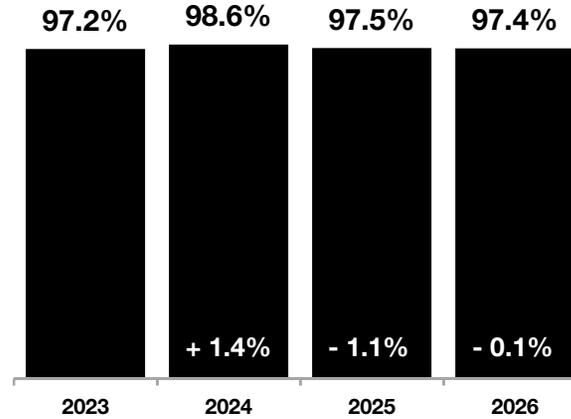
# Percent of List Price Received



## January

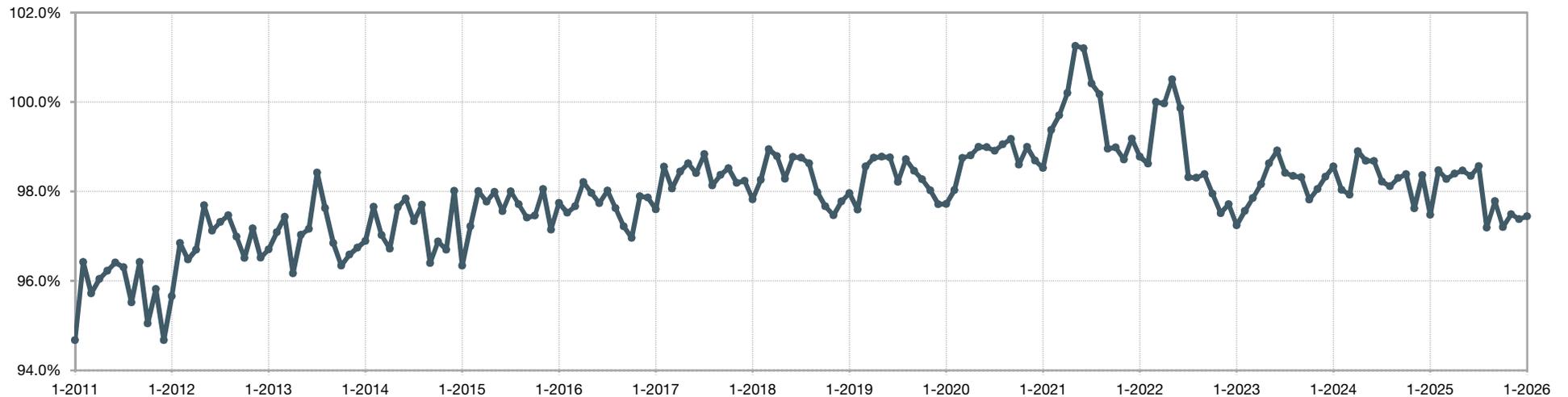


## Year to Date



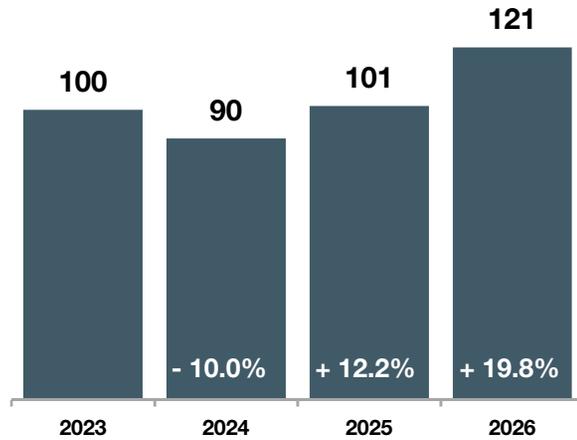
	Pct. of List Price Received	Percent Change from Previous Year
Feb-2025	98.5%	+0.5%
Mar-2025	98.3%	+0.4%
Apr-2025	98.4%	-0.5%
May-2025	98.5%	-0.2%
Jun-2025	98.3%	-0.4%
Jul-2025	98.6%	+0.4%
Aug-2025	97.2%	-0.9%
Sep-2025	97.8%	-0.5%
Oct-2025	97.2%	-1.2%
Nov-2025	97.5%	-0.1%
Dec-2025	97.4%	-1.0%
<b>Jan-2026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

## Historical Percent of List Price Received by Month

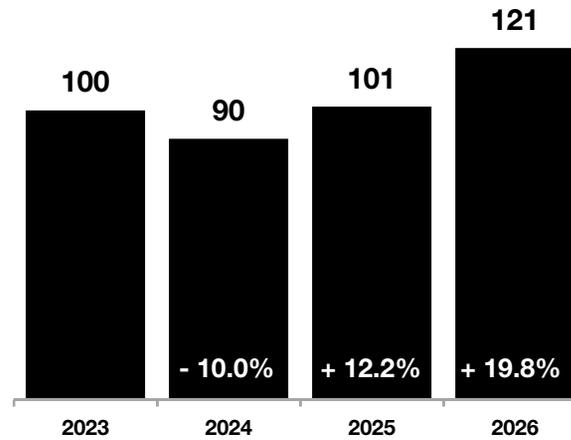


# Days on Market Until Sale

## January



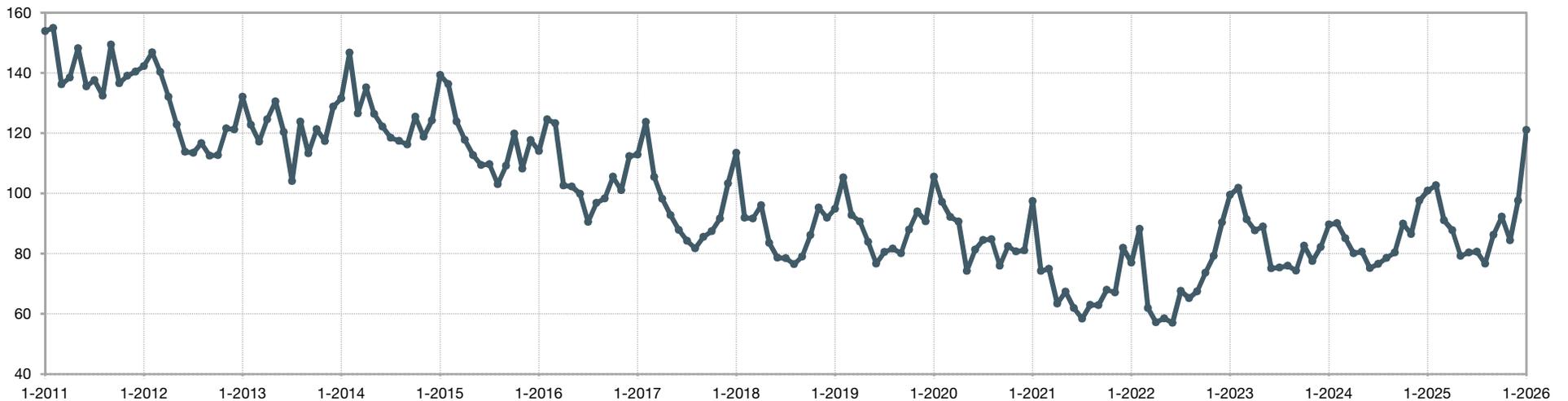
## Year to Date



## Percent Change Days on Market from Previous Year

Month	Days on Market	Percent Change
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	84	-2.3%
Dec-2025	98	0.0%
<b>Jan-2026</b>	<b>121</b>	<b>+19.8%</b>

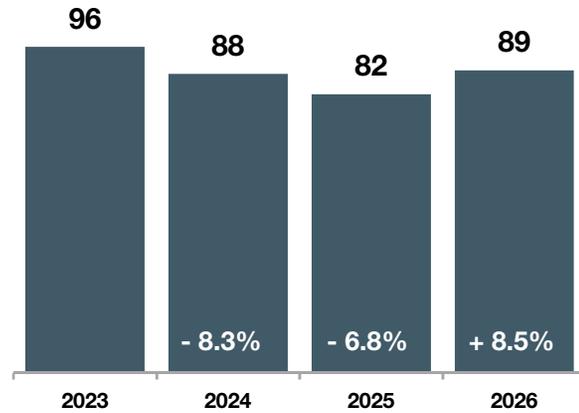
## Historical Days on Market Until Sale by Month



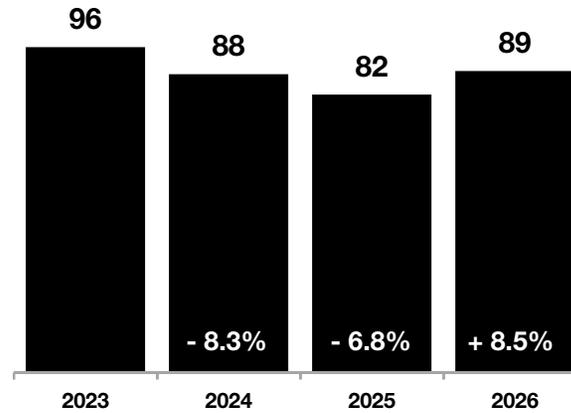
# Housing Affordability Index



## January



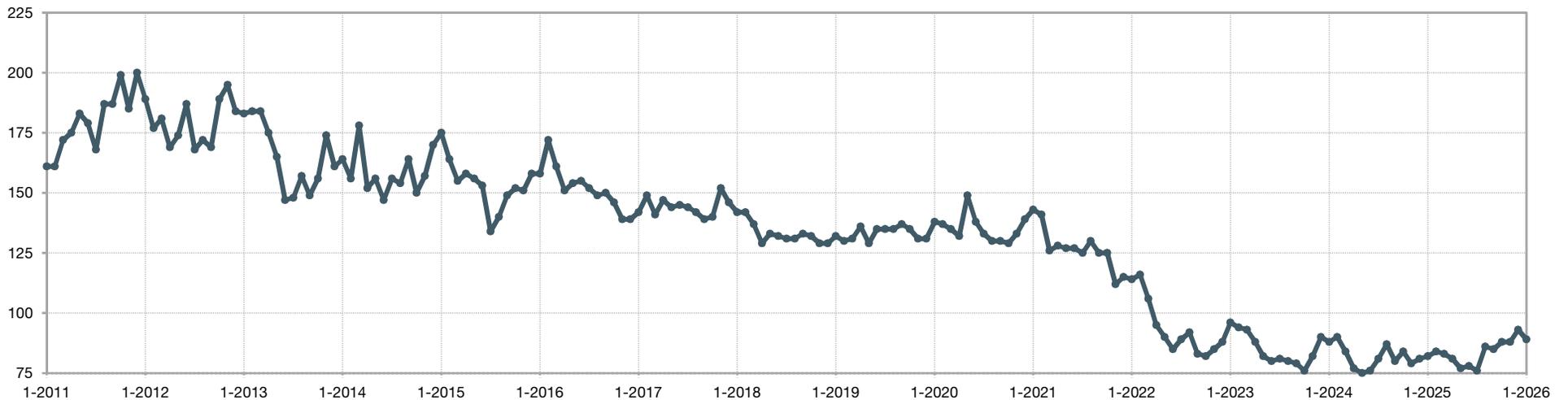
## Year to Date



Percent Change  
Affordability Index from Previous Year

Month	Affordability Index	Percent Change
Feb-2025	84	-6.7%
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%
<b>Jan-2026</b>	<b>89</b>	<b>+8.5%</b>

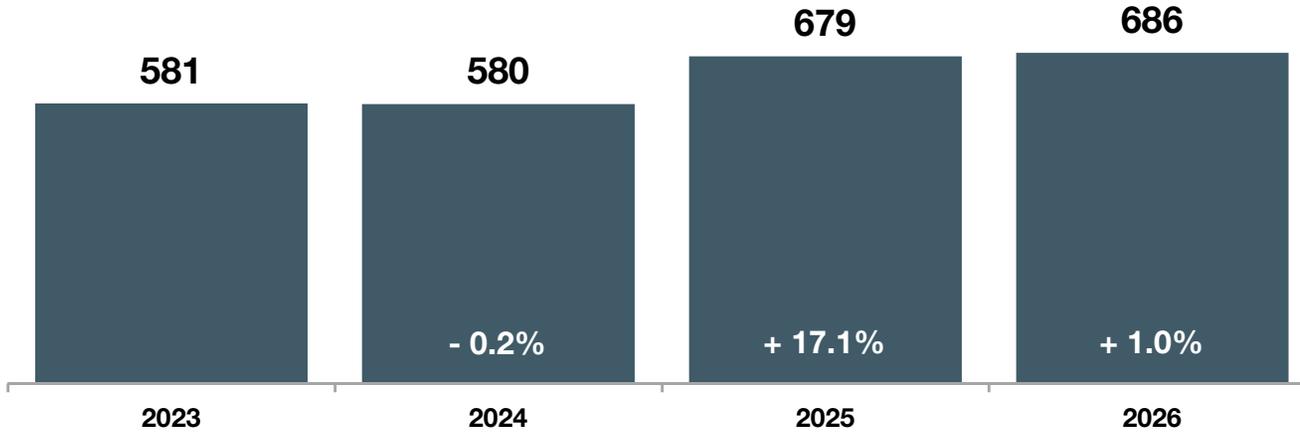
## Historical Housing Affordability Index by Month



# Inventory of Active Listings

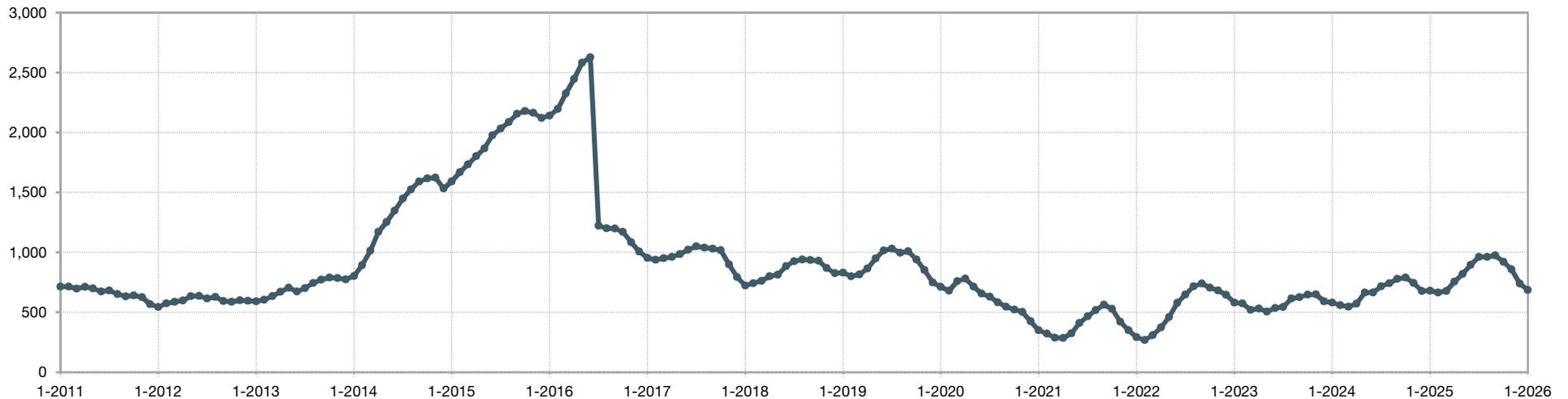


## January



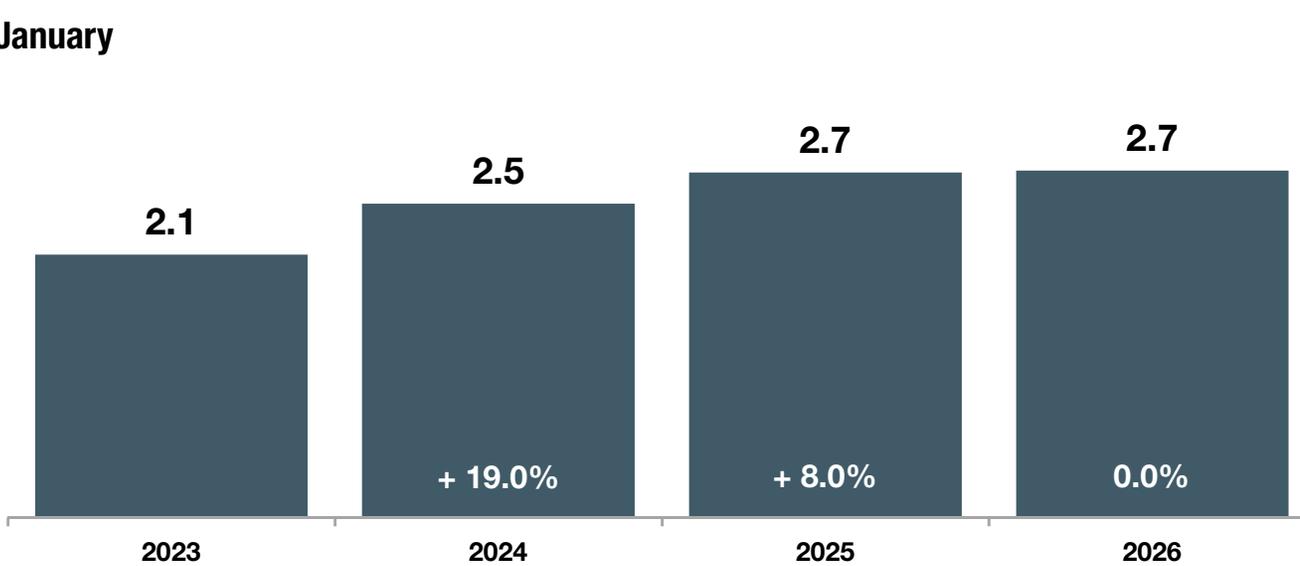
	Active Listings	Percent Change from Previous Year
Feb-2025	664	+19.0%
Mar-2025	678	+24.4%
Apr-2025	754	+32.0%
May-2025	820	+23.3%
Jun-2025	895	+34.8%
Jul-2025	962	+34.4%
Aug-2025	962	+29.5%
Sep-2025	974	+25.2%
Oct-2025	921	+16.7%
Nov-2025	859	+15.3%
Dec-2025	741	+9.5%
<b>Jan-2026</b>	<b>686</b>	<b>+1.0%</b>

## Historical Inventory of Active Listings by Month



# Months Supply of Inventory

## January



	Months Supply	Percent Change from Previous Year
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	+18.2%
Oct-2025	3.6	+9.1%
Nov-2025	3.4	+9.7%
Dec-2025	2.9	+7.4%
<b>Jan-2026</b>	<b>2.7</b>	<b>0.0%</b>

## Historical Months Supply of Inventory by Month

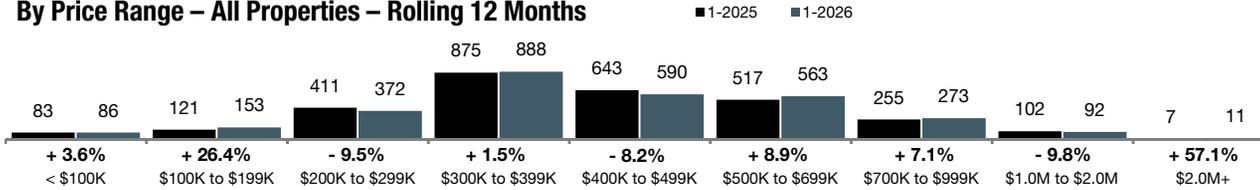


# Sold Listings

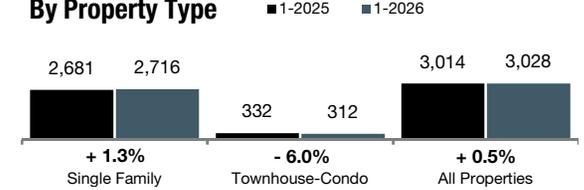
Actual sales that have closed in a given month.



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



## By Property Type



### Rolling 12 Months

By Price Range	Single Family			Townhouse-Condo		
	1-2025	1-2026	Change	1-2025	1-2026	Change
\$99,999 and Below	83	86	+ 3.6%	0	0	--
\$100,000 to \$199,999	86	131	+ 52.3%	35	22	- 37.1%
\$200,000 to \$299,999	297	269	- 9.4%	114	103	- 9.6%
\$300,000 to \$399,999	756	752	- 0.5%	118	136	+ 15.3%
\$400,000 to \$499,999	599	557	- 7.0%	44	33	- 25.0%
\$500,000 to \$699,999	498	551	+ 10.6%	19	12	- 36.8%
\$700,000 to \$999,999	253	268	+ 5.9%	2	5	+ 150.0%
\$1,000,000 to \$1,999,999	102	91	- 10.8%	0	1	--
\$2,000,000 and Above	7	11	+ 57.1%	0	0	--
<b>All Price Ranges</b>	<b>2,681</b>	<b>2,716</b>	<b>+ 1.3%</b>	<b>332</b>	<b>312</b>	<b>- 6.0%</b>

### Compared to Prior Month

By Price Range	Single Family			Townhouse-Condo		
	12-2025	1-2026	Change	12-2025	1-2026	Change
\$99,999 and Below	12	9	- 25.0%	0	0	--
\$100,000 to \$199,999	12	1	- 91.7%	3	1	- 66.7%
\$200,000 to \$299,999	24	12	- 50.0%	8	3	- 62.5%
\$300,000 to \$399,999	54	45	- 16.7%	11	9	- 18.2%
\$400,000 to \$499,999	43	27	- 37.2%	1	1	0.0%
\$500,000 to \$699,999	29	27	- 6.9%	1	1	0.0%
\$700,000 to \$999,999	25	12	- 52.0%	0	0	--
\$1,000,000 to \$1,999,999	2	5	+ 150.0%	0	0	--
\$2,000,000 and Above	1	0	- 100.0%	0	0	--
<b>All Price Ranges</b>	<b>202</b>	<b>138</b>	<b>- 31.7%</b>	<b>24</b>	<b>15</b>	<b>- 37.5%</b>

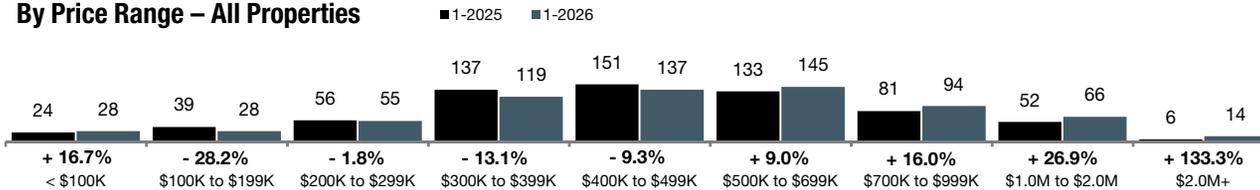
### Year to Date

By Price Range	Single Family			Townhouse-Condo		
	1-2025	1-2026	Change	1-2025	1-2026	Change
\$99,999 and Below	5	9	+ 80.0%	0	0	--
\$100,000 to \$199,999	5	1	- 80.0%	3	1	- 66.7%
\$200,000 to \$299,999	21	12	- 42.9%	7	3	- 57.1%
\$300,000 to \$399,999	41	45	+ 9.8%	5	9	+ 80.0%
\$400,000 to \$499,999	29	27	- 6.9%	1	1	0.0%
\$500,000 to \$699,999	25	27	+ 8.0%	2	1	- 50.0%
\$700,000 to \$999,999	16	12	- 25.0%	0	0	--
\$1,000,000 to \$1,999,999	9	5	- 44.4%	0	0	--
\$2,000,000 and Above	1	0	- 100.0%	0	0	--
<b>All Price Ranges</b>	<b>152</b>	<b>138</b>	<b>- 9.2%</b>	<b>18</b>	<b>15</b>	<b>- 16.7%</b>

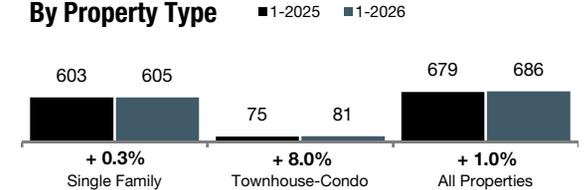
# Inventory of Active Listings

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		
	1-2025	1-2026	Change	1-2025	1-2026	Change
\$99,999 and Below	24	28	+ 16.7%	0	0	--
\$100,000 to \$199,999	32	21	- 34.4%	7	7	0.0%
\$200,000 to \$299,999	42	32	- 23.8%	14	23	+ 64.3%
\$300,000 to \$399,999	111	88	- 20.7%	26	31	+ 19.2%
\$400,000 to \$499,999	134	128	- 4.5%	17	9	- 47.1%
\$500,000 to \$699,999	125	138	+ 10.4%	7	7	0.0%
\$700,000 to \$999,999	78	94	+ 20.5%	3	0	- 100.0%
\$1,000,000 to \$1,999,999	51	62	+ 21.6%	1	4	+ 300.0%
\$2,000,000 and Above	6	14	+ 133.3%	0	0	--
<b>All Price Ranges</b>	<b>603</b>	<b>605</b>	<b>+ 0.3%</b>	<b>75</b>	<b>81</b>	<b>+ 8.0%</b>

### Compared to Prior Month

By Price Range	Single Family			Townhouse-Condo		
	12-2025	1-2026	Change	12-2025	1-2026	Change
\$99,999 and Below	34	28	- 17.6%	0	0	--
\$100,000 to \$199,999	26	21	- 19.2%	3	7	+ 133.3%
\$200,000 to \$299,999	34	32	- 5.9%	23	23	0.0%
\$300,000 to \$399,999	110	88	- 20.0%	26	31	+ 19.2%
\$400,000 to \$499,999	124	128	+ 3.2%	9	9	0.0%
\$500,000 to \$699,999	145	138	- 4.8%	9	7	- 22.2%
\$700,000 to \$999,999	108	94	- 13.0%	2	0	- 100.0%
\$1,000,000 to \$1,999,999	69	62	- 10.1%	2	4	+ 100.0%
\$2,000,000 and Above	16	14	- 12.5%	0	0	--
<b>All Price Ranges</b>	<b>666</b>	<b>605</b>	<b>- 9.2%</b>	<b>74</b>	<b>81</b>	<b>+ 9.5%</b>

### Year to Date

By Price Range	Single Family			Townhouse-Condo		
	1-2025	1-2026	Change	1-2025	1-2026	Change
\$99,999 and Below	5	9	+ 80.0%	0	0	--
\$100,000 to \$199,999	5	1	- 80.0%	3	1	- 66.7%
\$200,000 to \$299,999	21	12	- 42.9%	7	3	- 57.1%
\$300,000 to \$399,999	41	45	+ 9.8%	5	9	+ 80.0%
\$400,000 to \$499,999	29	27	- 6.9%	1	1	0.0%
\$500,000 to \$699,999	25	27	+ 8.0%	2	1	- 50.0%
\$700,000 to \$999,999	16	12	- 25.0%	0	0	--
\$1,000,000 to \$1,999,999	9	5	- 44.4%	0	0	--
\$2,000,000 and Above	1	0	- 100.0%	0	0	--
<b>All Price Ranges</b>	<b>152</b>	<b>138</b>	<b>- 9.2%</b>	<b>18</b>	<b>15</b>	<b>- 16.7%</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.