

Monthly Indicators



July 2025

Percent changes calculated using year-over-year comparisons.

New Listings increased 3.3 percent to 402. Sold Listings decreased 13.1 percent to 279. Inventory levels grew 27.2 percent to 908 units.

Prices continued to gain traction. The Median Sales Price increased 8.8 percent to \$435,000. Days on Market was up 3.9 percent to 80 days. Buyers felt empowered as Months Supply of Inventory was up 20.0 percent to 3.6 months.

Nationally, the median existing-home sales price rose 2.0% year-over-year to \$435,300, a new monthly high and the 24th consecutive month of annual price gains, according to NAR. Slower sales activity has contributed to rising inventory this year, with 1.53 million properties listed for sale heading into July, a 15.9% increase from the same time last year and equivalent to a 4.7-month supply at the current sales pace.

Activity Snapshot

- 13.1% **+ 27.2%** **+ 8.8%**

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

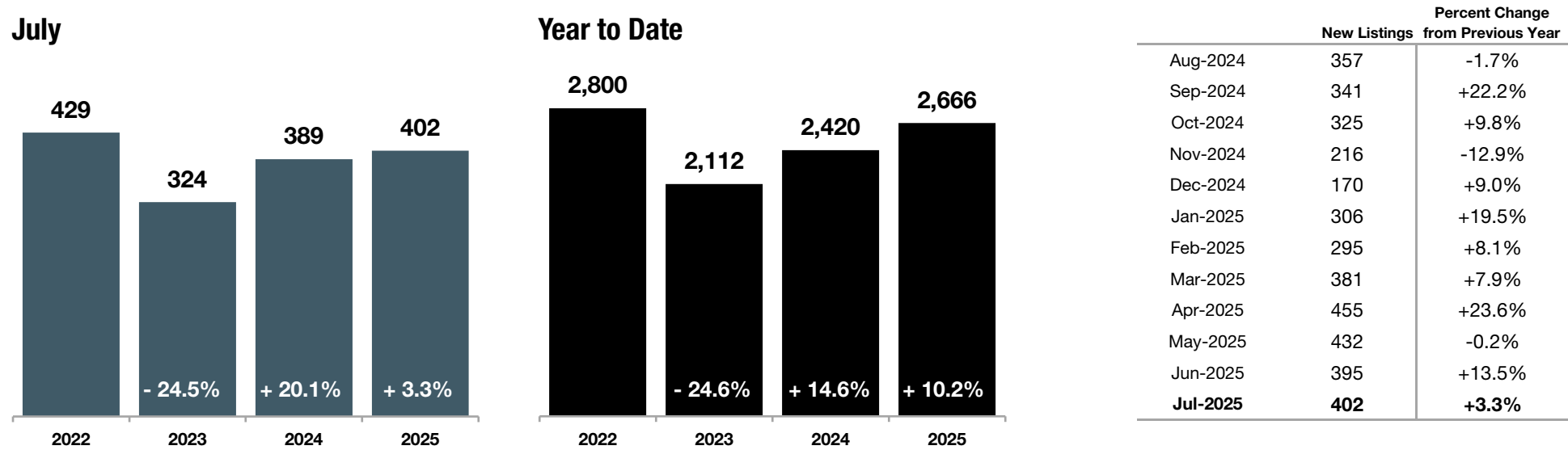
Market Overview

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

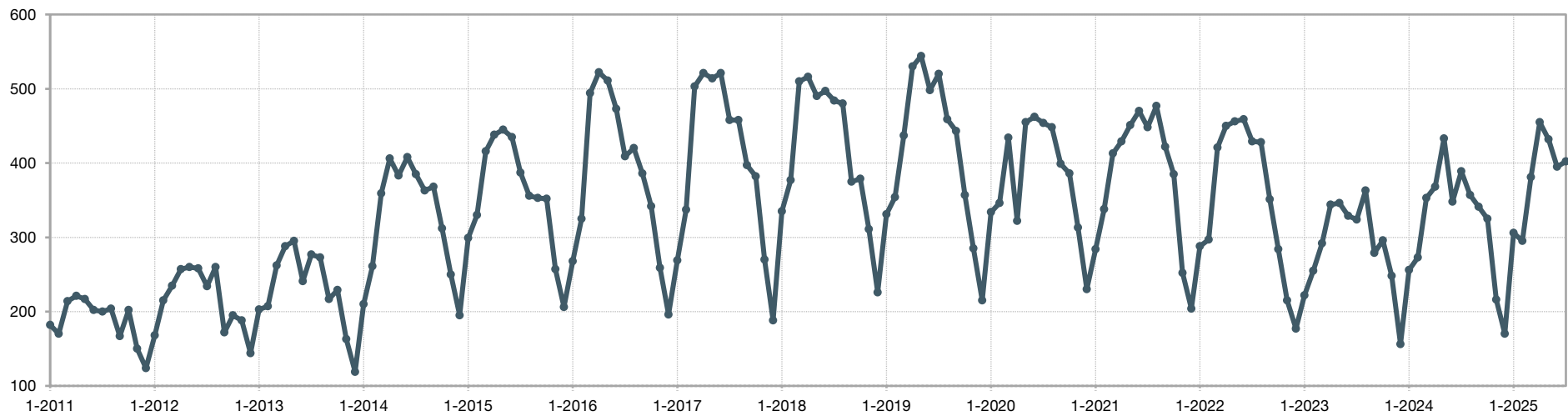


Key Metrics	Historical Sparkbars	7-2024	7-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		389	402	+ 3.3%	2,420	2,666	+ 10.2%
Pending Sales		268	281	+ 4.9%	1,923	1,963	+ 2.1%
Sold Listings		321	279	- 13.1%	1,771	1,823	+ 2.9%
Median Sold Price		\$399,900	\$435,000	+ 8.8%	\$400,000	\$405,900	+ 1.5%
Average Sold Price		\$430,667	\$528,712	+ 22.8%	\$448,583	\$472,301	+ 5.3%
Pct. of List Price Received		98.2%	98.5%	+ 0.3%	98.5%	98.3%	- 0.2%
Days on Market		77	80	+ 3.9%	81	87	+ 7.4%
Affordability Index		78	72	- 7.7%	78	77	- 1.3%
Active Listings		714	908	+ 27.2%	--	--	--
Months Supply		3.0	3.6	+ 20.0%	--	--	--

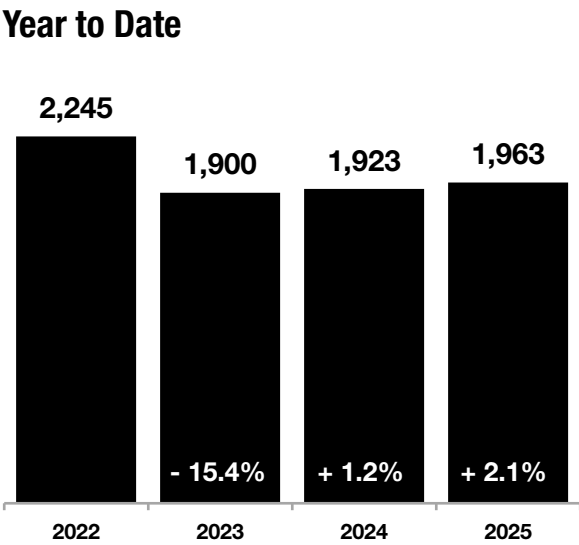
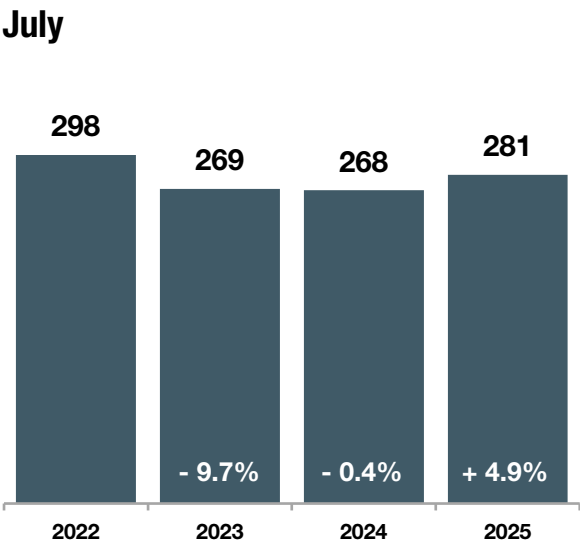
New Listings



Historical New Listings by Month

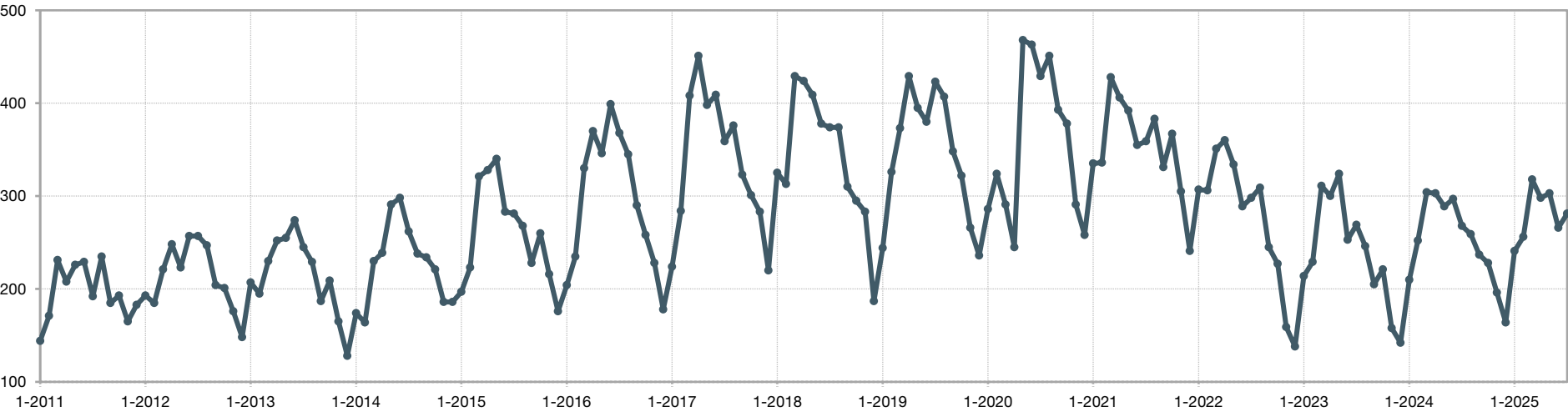


Pending Sales

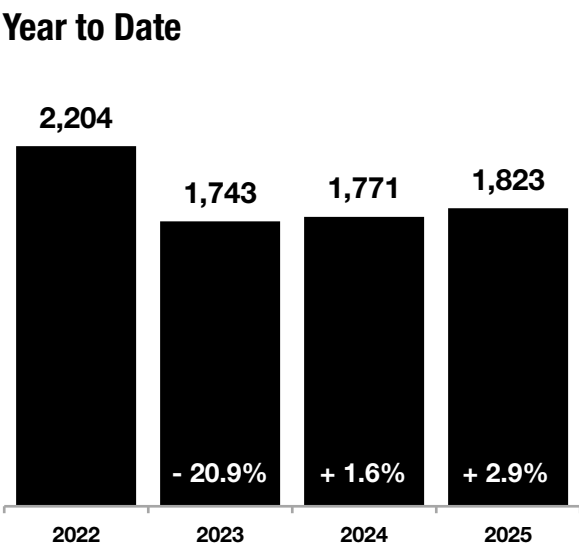
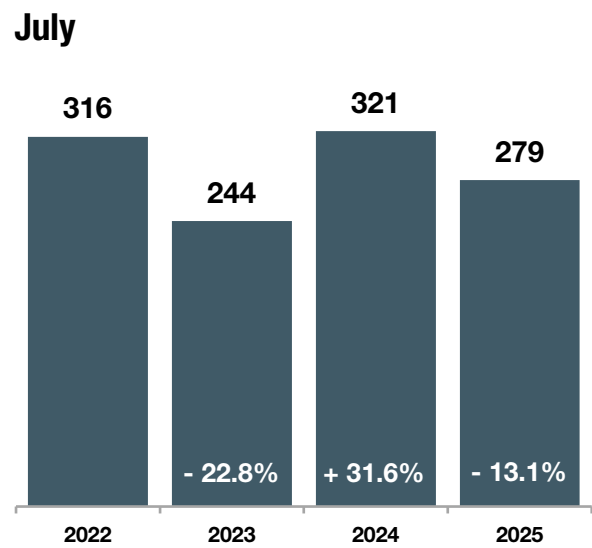


	Pending Sales	Percent Change from Previous Year
Aug-2024	259	+5.3%
Sep-2024	237	+15.6%
Oct-2024	228	+3.2%
Nov-2024	196	+24.1%
Dec-2024	164	+15.5%
Jan-2025	241	+14.8%
Feb-2025	256	+1.6%
Mar-2025	318	+4.6%
Apr-2025	298	-1.7%
May-2025	303	+4.8%
Jun-2025	266	-10.4%
Jul-2025	281	+4.9%

Historical Pending Sales by Month

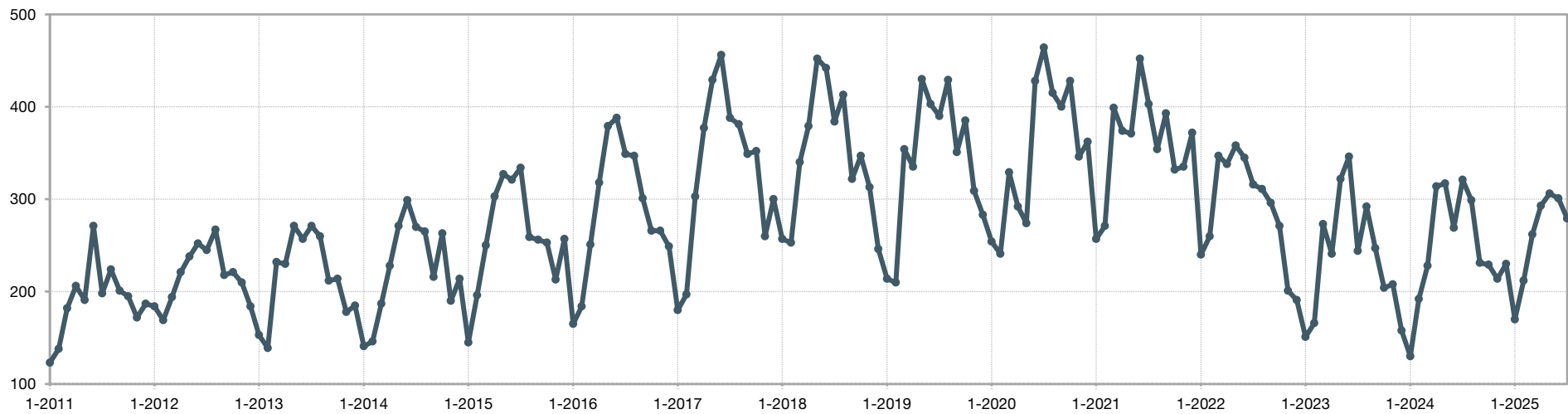


Sold Listings



	Sold Listings	Percent Change from Previous Year
Aug-2024	299	+2.4%
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	293	-6.7%
May-2025	306	-3.5%
Jun-2025	301	+11.9%
Jul-2025	279	-13.1%

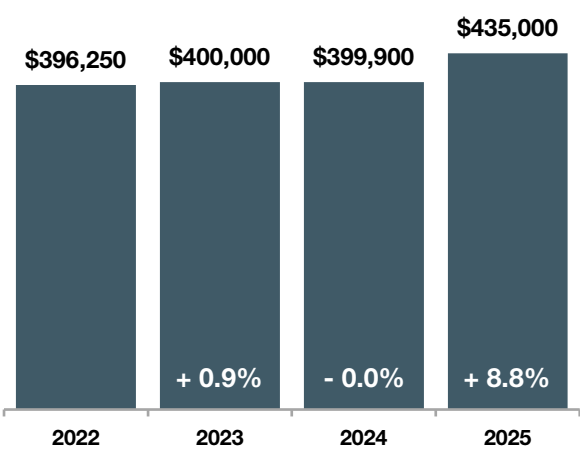
Historical Sold Listings by Month



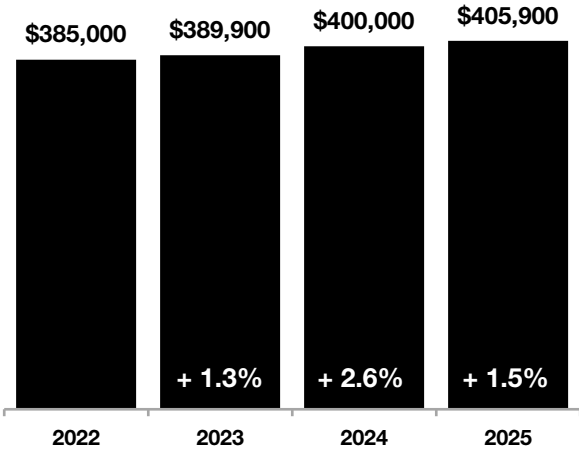
Median Sold Price



July

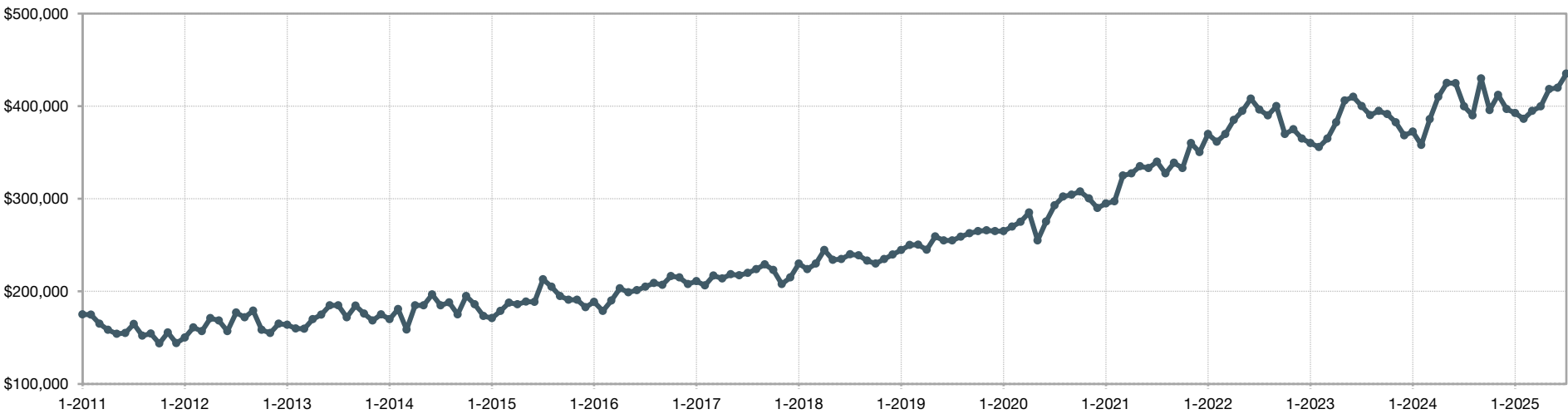


Year to Date



	Median Sold Price	Percent Change from Previous Year
Aug-2024	\$390,000	-0.0%
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	\$399,900	-2.5%
May-2025	\$418,314	-1.6%
Jun-2025	\$420,000	-1.2%
Jul-2025	\$435,000	+8.8%

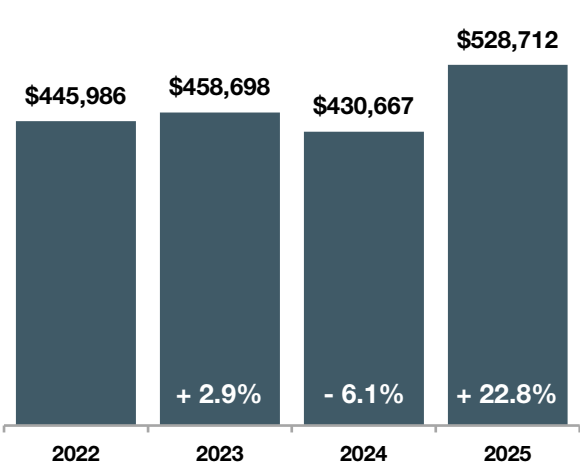
Historical Median Sold Price by Month



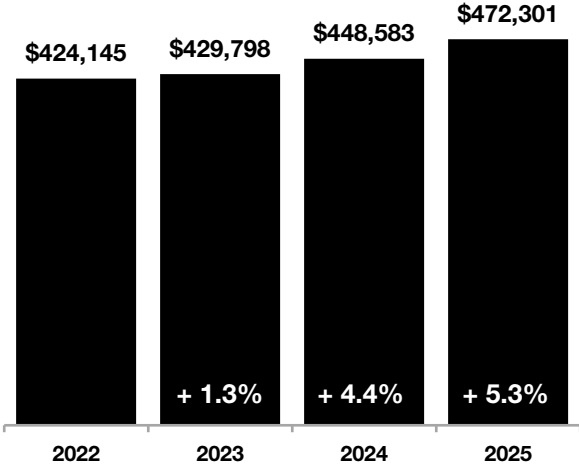
Average Sold Price



July

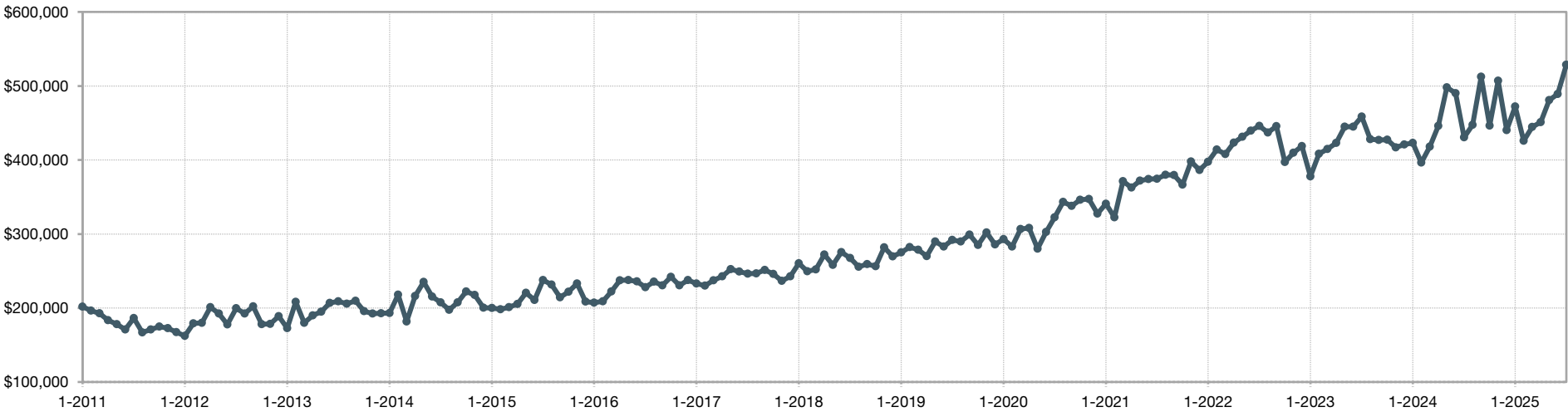


Year to Date

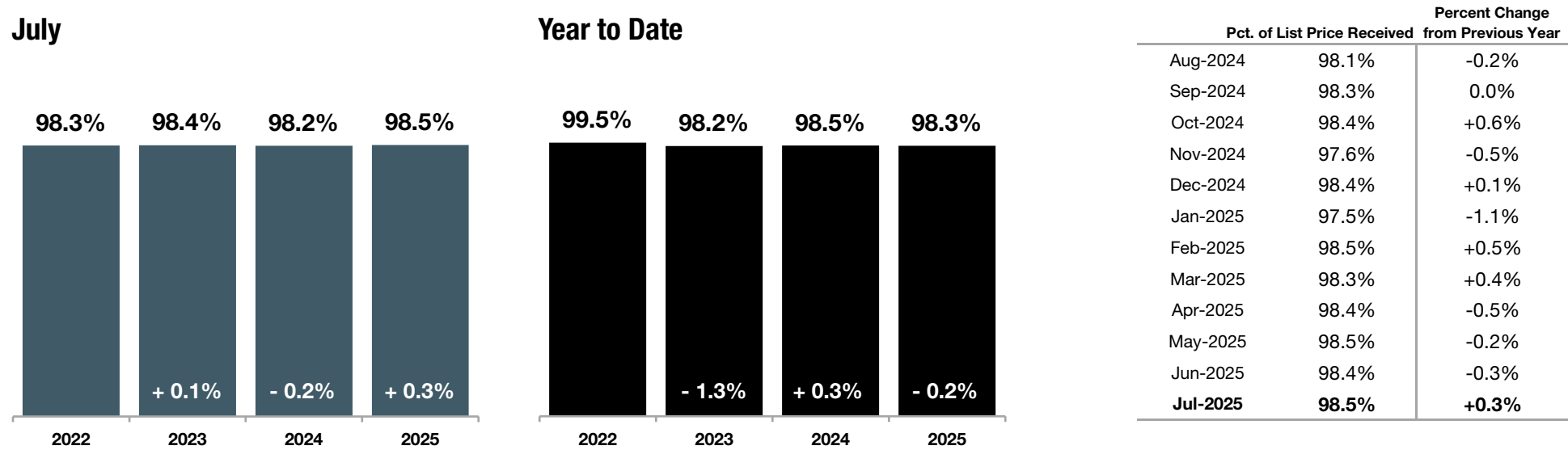


	Average Sold Price	Percent Change from Previous Year
Aug-2024	\$447,544	+4.6%
Sep-2024	\$512,436	+20.0%
Oct-2024	\$446,207	+4.4%
Nov-2024	\$507,190	+21.6%
Dec-2024	\$440,309	+4.6%
Jan-2025	\$472,113	+11.6%
Feb-2025	\$425,996	+7.5%
Mar-2025	\$444,464	+6.3%
Apr-2025	\$450,854	+1.1%
May-2025	\$480,905	-3.4%
Jun-2025	\$489,095	-0.2%
Jul-2025	\$528,712	+22.8%

Historical Average Sold Price by Month



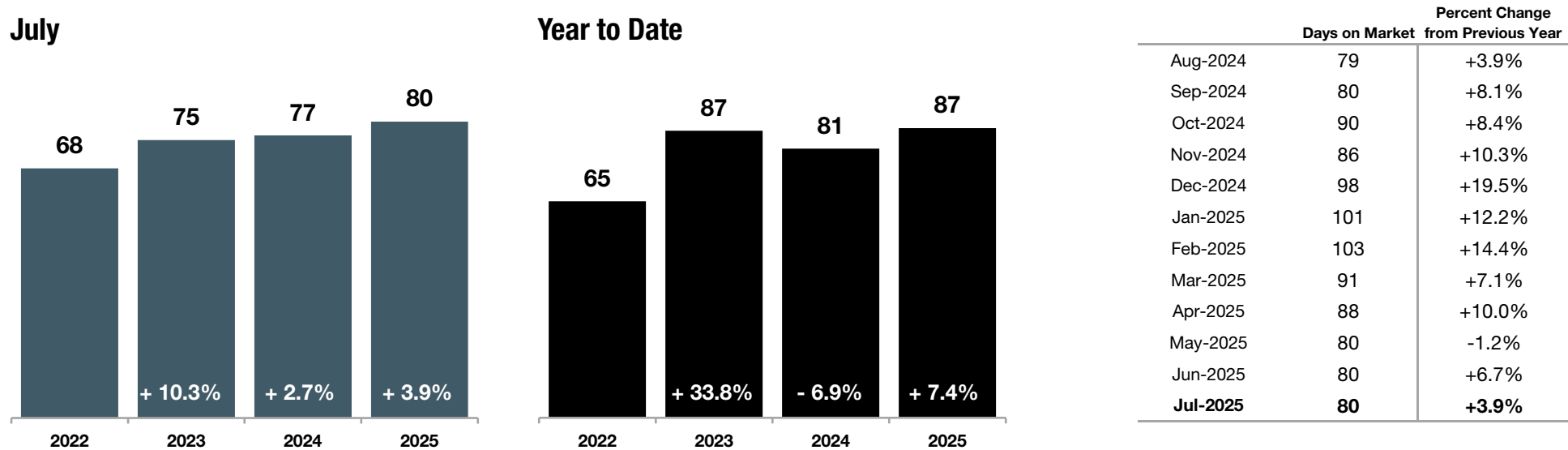
Percent of List Price Received



Historical Percent of List Price Received by Month



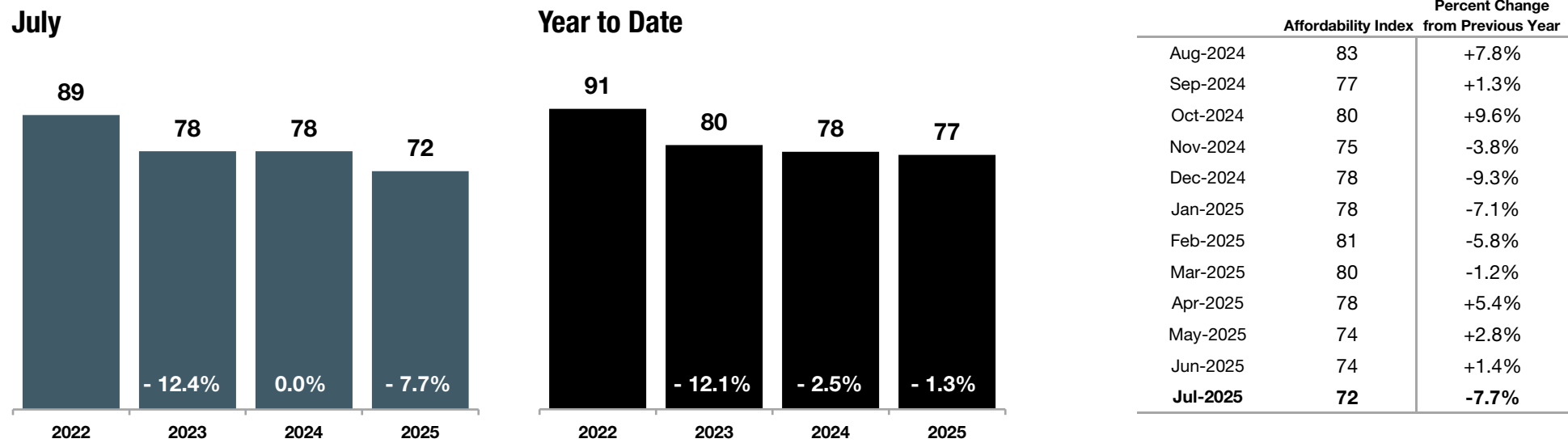
Days on Market Until Sale



Historical Days on Market Until Sale by Month



Housing Affordability Index



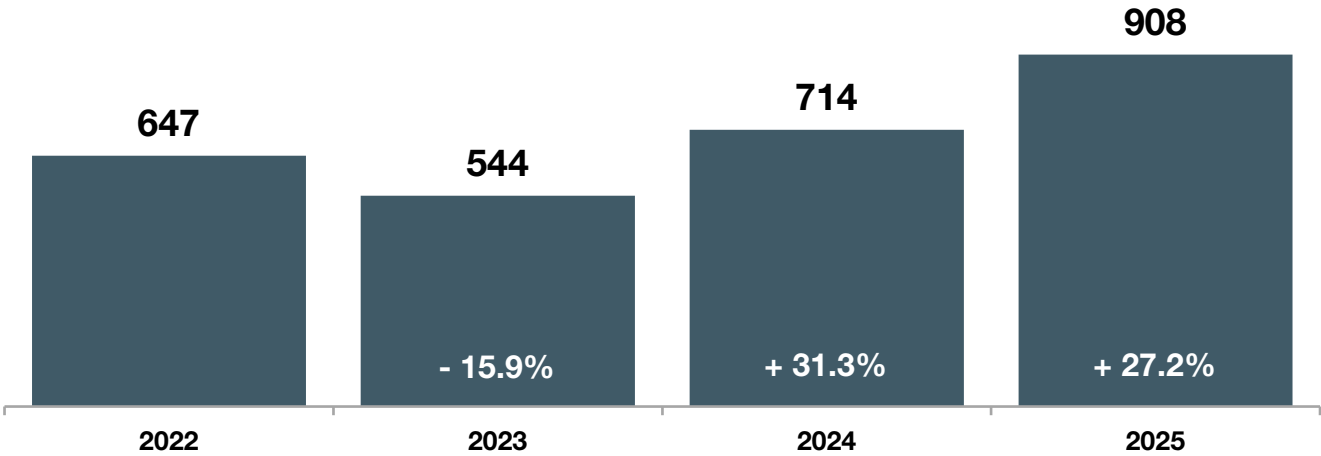
Historical Housing Affordability Index by Month



Inventory of Active Listings

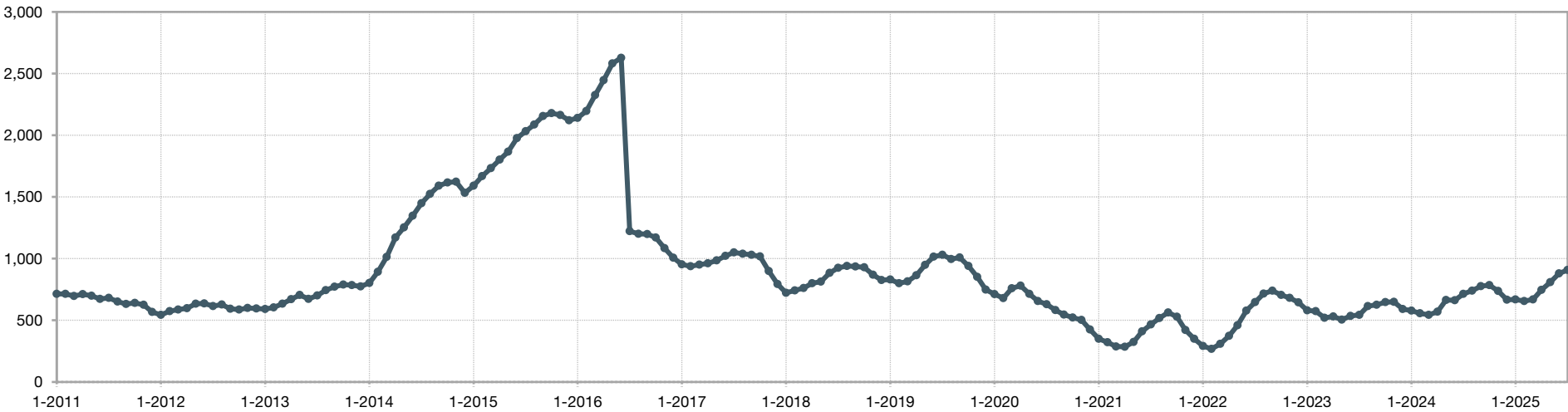


July



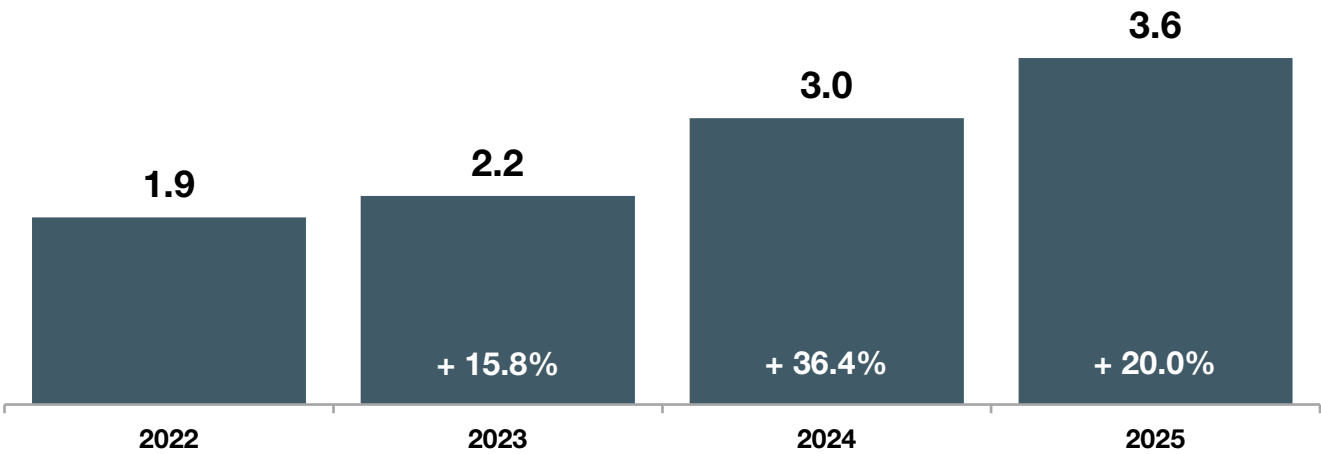
	Active Listings	Percent Change from Previous Year
Aug-2024	741	+20.3%
Sep-2024	776	+24.0%
Oct-2024	786	+21.3%
Nov-2024	738	+13.5%
Dec-2024	667	+12.9%
Jan-2025	669	+15.5%
Feb-2025	655	+17.6%
Mar-2025	669	+23.0%
Apr-2025	746	+30.9%
May-2025	809	+21.8%
Jun-2025	880	+32.9%
Jul-2025	908	+27.2%

Historical Inventory of Active Listings by Month



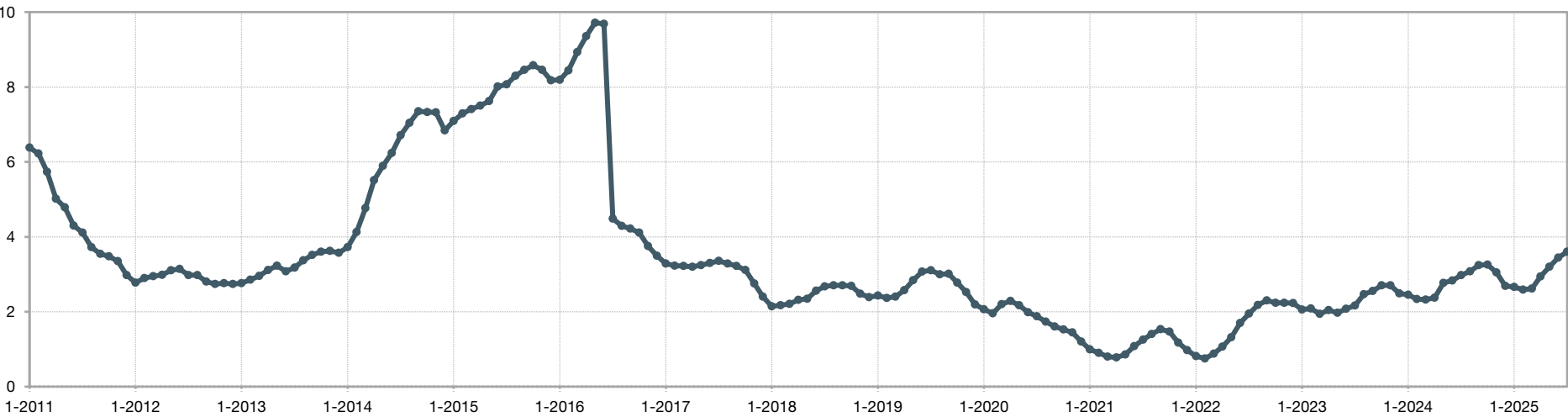
Months Supply of Inventory

July



	Months Supply	Percent Change from Previous Year
Aug-2024	3.1	+24.0%
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	2.9	+20.8%
May-2025	3.2	+14.3%
Jun-2025	3.4	+21.4%
Jul-2025	3.6	+20.0%

Historical Months Supply of Inventory by Month

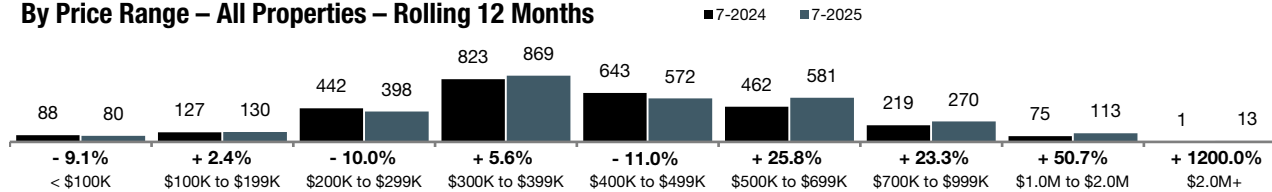


Sold Listings

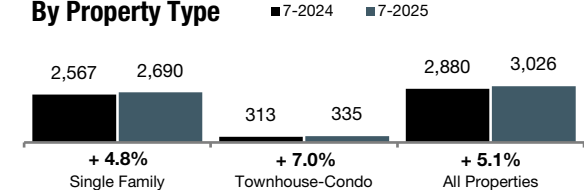
Actual sales that have closed in a given month.



By Price Range – All Properties – Rolling 12 Months



By Property Type



Rolling 12 Months

By Price Range	Single Family			Townhouse-Condo		
	7-2024	7-2025	Change	7-2024	7-2025	Change
\$99,999 and Below	86	80	- 7.0%	2	0	- 100.0%
\$100,000 to \$199,999	98	105	+ 7.1%	29	25	- 13.8%
\$200,000 to \$299,999	316	284	- 10.1%	126	114	- 9.5%
\$300,000 to \$399,999	721	731	+ 1.4%	102	137	+ 34.3%
\$400,000 to \$499,999	605	531	- 12.2%	38	41	+ 7.9%
\$500,000 to \$699,999	448	565	+ 26.1%	14	16	+ 14.3%
\$700,000 to \$999,999	217	268	+ 23.5%	2	2	0.0%
\$1,000,000 to \$1,999,999	75	113	+ 50.7%	0	0	--
\$2,000,000 and Above	1	13	+ 1200.0%	0	0	--
All Price Ranges	2,567	2,690	+ 4.8%	313	335	+ 7.0%

Compared to Prior Month

	Single Family			Townhouse-Condo		
	6-2025	7-2025	Change	6-2025	7-2025	Change
	9	2	- 77.8%	0	0	--
	14	12	- 14.3%	0	3	--
	25	16	- 36.0%	14	10	- 28.6%
	64	58	- 9.4%	14	13	- 7.1%
	46	50	+ 8.7%	4	2	- 50.0%
	68	56	- 17.6%	0	3	--
	24	34	+ 41.7%	0	0	--
	17	17	0.0%	0	0	--
	2	3	+ 50.0%	0	0	--
	269	248	- 7.8%	32	31	- 3.1%

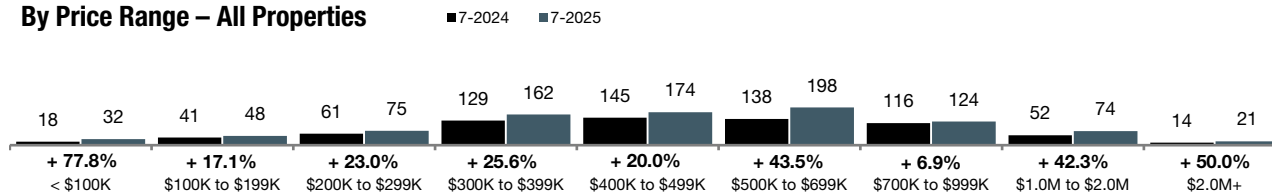
Year to Date

	Single Family			Townhouse-Condo		
	7-2024	7-2025	Change	7-2024	7-2025	Change
	46	42	- 8.7%	0	0	--
	52	73	+ 40.4%	20	12	- 40.0%
	175	162	- 7.4%	74	71	- 4.1%
	454	437	- 3.7%	63	85	+ 34.9%
	383	321	- 16.2%	24	21	- 12.5%
	277	348	+ 25.6%	9	8	- 11.1%
	134	160	+ 19.4%	2	2	0.0%
	57	73	+ 28.1%	0	0	--
	1	8	+ 700.0%	0	0	--
	1,579	1,624	+ 2.8%	192	199	+ 3.6%

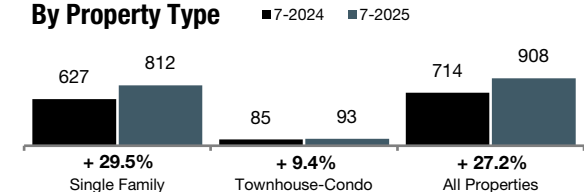
Inventory of Active Listings

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		
	7-2024	7-2025	Change	7-2024	7-2025	Change
\$99,999 and Below	18	32	+ 77.8%	0	0	--
\$100,000 to \$199,999	28	34	+ 21.4%	13	14	+ 7.7%
\$200,000 to \$299,999	45	49	+ 8.9%	16	25	+ 56.3%
\$300,000 to \$399,999	109	136	+ 24.8%	19	26	+ 36.8%
\$400,000 to \$499,999	126	162	+ 28.6%	19	12	- 36.8%
\$500,000 to \$699,999	124	188	+ 51.6%	13	9	- 30.8%
\$700,000 to \$999,999	111	121	+ 9.0%	5	3	- 40.0%
\$1,000,000 to \$1,999,999	52	71	+ 36.5%	0	3	--
\$2,000,000 and Above	14	19	+ 35.7%	0	1	--
All Price Ranges	627	812	+ 29.5%	85	93	+ 9.4%

Compared to Prior Month

	Single Family			Townhouse-Condo		
	6-2025	7-2025	Change	6-2025	7-2025	Change
	30	32	+ 6.7%	0	0	--
	36	34	- 5.6%	12	14	+ 16.7%
	54	49	- 9.3%	25	25	0.0%
	148	136	- 8.1%	29	26	- 10.3%
	165	162	- 1.8%	12	12	0.0%
	166	188	+ 13.3%	8	9	+ 12.5%
	104	121	+ 16.3%	3	3	0.0%
	64	71	+ 10.9%	3	3	0.0%
	18	19	+ 5.6%	0	1	--
	785	812	+ 3.4%	92	93	+ 1.1%

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.