Monthly Indicators

Grand Junction Area
REALTOR® ASSOCIATION

July 2026

Percent changes calculated using year-over-year comparisons.

New Listings increased 3.8 percent to 432. Sold Listings decreased 4.7 percent to 283. Inventory levels grew 16.5 percent to 1,115 units.

Prices were fairly stable. The Median Sales Price decreased 0.8 percent to $428,500. Days on Market was up 11.1 percent to 90 days. Buyers felt empowered as Months Supply of Inventory was up 21.1 percent to 4.6 months.

Nationally, the median existing-home price hit a new record of $440,600, a 1.8% increase from a year earlier, NAR reported. Home prices have now increased on an annual basis for 36 consecutive months, reflecting continued demand despite inventory remaining below historically balanced levels. Heading into July, there were 1.56 million properties for sale, down 0.6% month-over-month but up 1.3% from the same period last year, representing a 4.6-month supply at the current sales pace. Homes spent a median of 28 days on the market, with first-time homebuyers accounting for 33% of home purchases.

Activity Snapshot

- 4.7%	+ 16.5%	- 0.8%
One-Year Change in **Sold Listings**	One-Year Change in **Active Listings**	One-Year Change in **Median Sold Price**

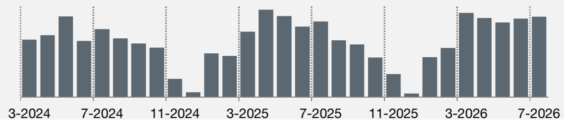
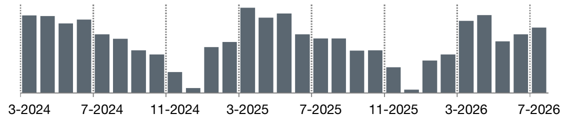
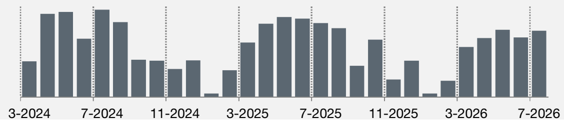
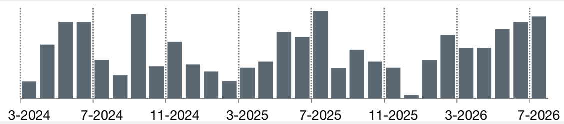
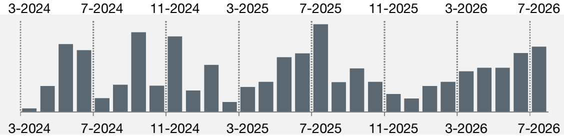
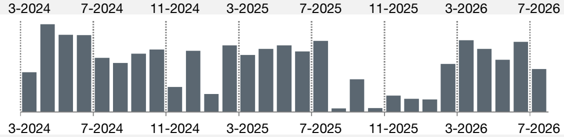
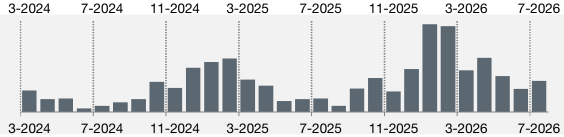
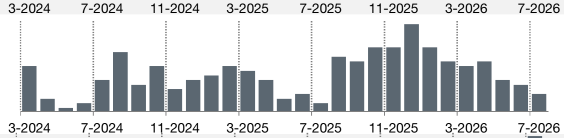
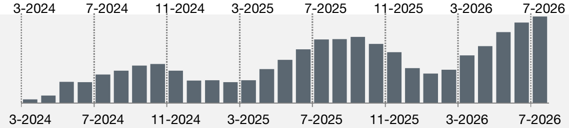
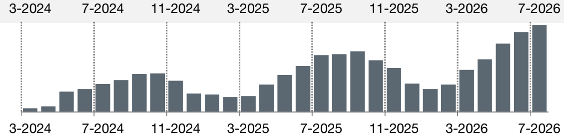
Residential real estate activity in the Grand Junction Area REALTOR® Association market area composed of single-family properties, townhomes and condominiums combined. Percent changes are calculated using rounded figures.

Current as of August 5, 2026. All data from the Grand Junction Multiple Listing Service. Report © 2026 ShowingTime Plus, LLC.

Market Overview

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

Grand Junction Area REALTOR® ASSOCIATION

Key Metrics	Historical Sparkbars	7-2025	7-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		416	**432**	+ 3.8%	2,687	**2,759**	+ 2.7%
Pending Sales		260	**281**	+ 8.1%	1,951	**1,848**	- 5.3%
Sold Listings		297	**283**	- 4.7%	1,850	**1,726**	- 6.7%
Median Sold Price		$431,925	**$428,500**	- 0.8%	$405,000	**$415,000**	+ 2.5%
Average Sold Price		$522,300	**$494,571**	- 5.3%	$471,449	**$470,769**	- 0.1%
Pct. of List Price Received		98.6%	**98.0%**	- 0.6%	98.3%	**98.2%**	- 0.1%
Days on Market		81	**90**	+ 11.1%	87	**100**	+ 14.9%
Affordability Index		76	**78**	+ 2.6%	81	**81**	0.0%
Active Listings		957	**1,115**	+ 16.5%	--	--	--
Months Supply		3.8	**4.6**	+ 21.1%	--	--	--

New Listings

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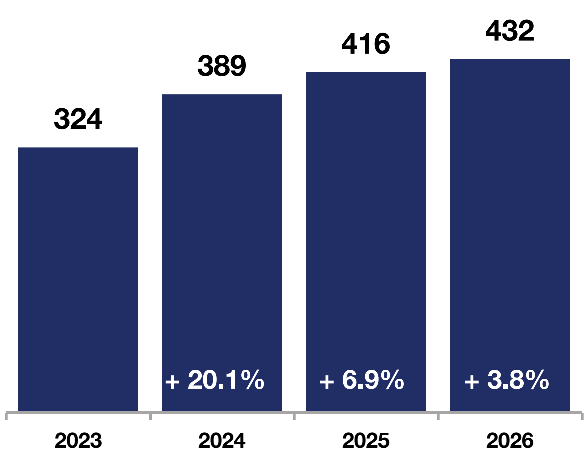
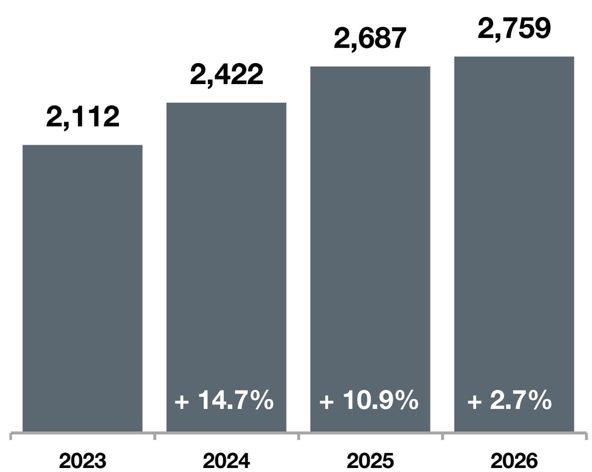
July

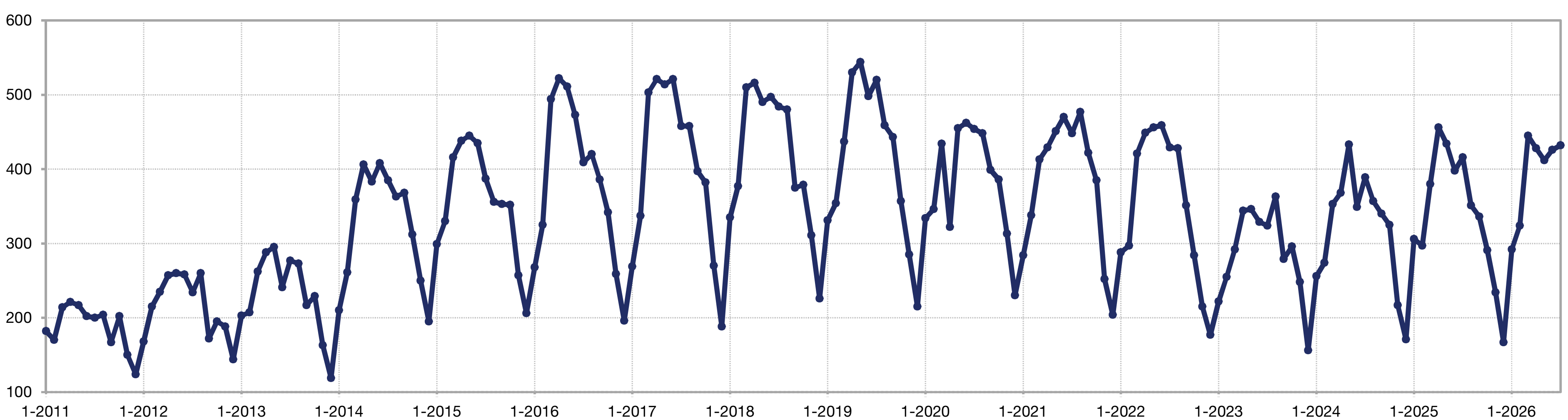


Year to Date



	New Listings	Percent Change from Previous Year
Aug-2025	351	-1.7%
Sep-2025	336	-1.2%
Oct-2025	291	-10.5%
Nov-2025	234	+7.8%
Dec-2025	167	-2.3%
Jan-2026	292	-4.6%
Feb-2026	324	+9.1%
Mar-2026	445	+17.1%
Apr-2026	428	-6.1%
May-2026	412	-5.1%
Jun-2026	426	+7.0%
Jul-2026	**432**	**+3.8%**

Historical New Listings by Month



Pending Sales

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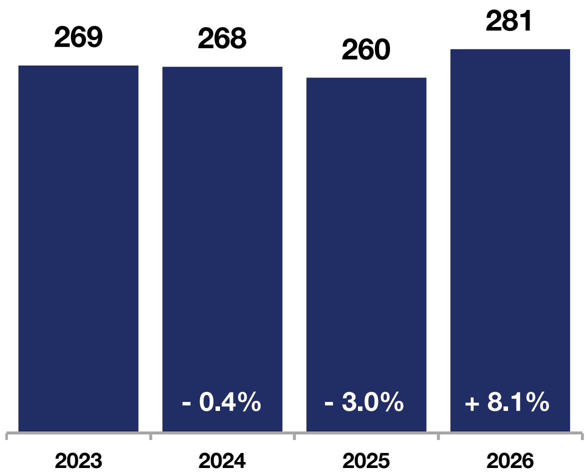
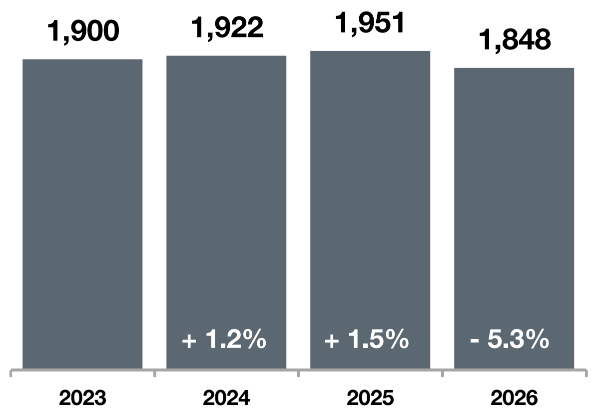
July

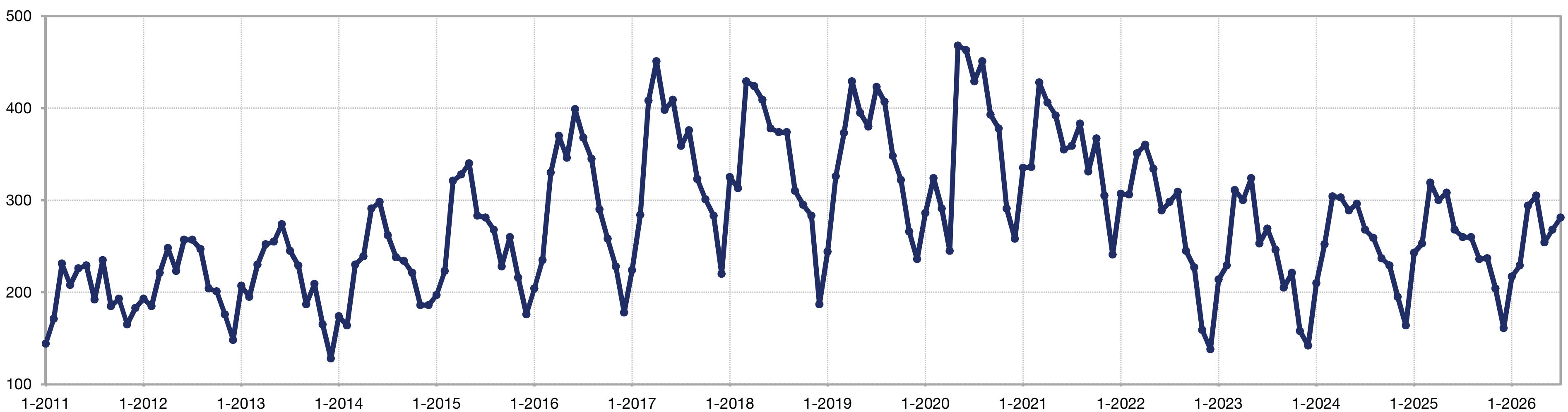


Year to Date



	Pending Sales	Percent Change from Previous Year
Aug-2025	260	+0.4%
Sep-2025	236	-0.4%
Oct-2025	237	+3.5%
Nov-2025	204	+4.6%
Dec-2025	161	-1.8%
Jan-2026	217	-10.7%
Feb-2026	229	-9.5%
Mar-2026	294	-7.8%
Apr-2026	305	+1.7%
May-2026	254	-17.5%
Jun-2026	268	0.0%
Jul-2026	**281**	**+8.1%**

Historical Pending Sales by Month



Sold Listings

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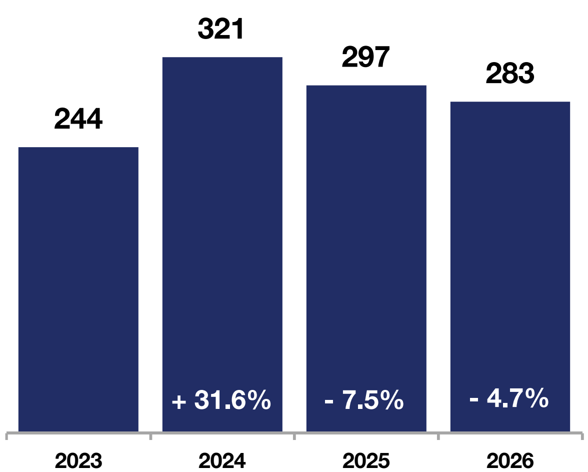
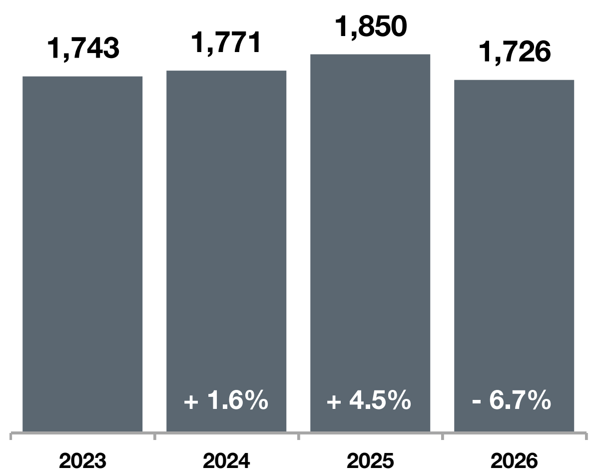
July

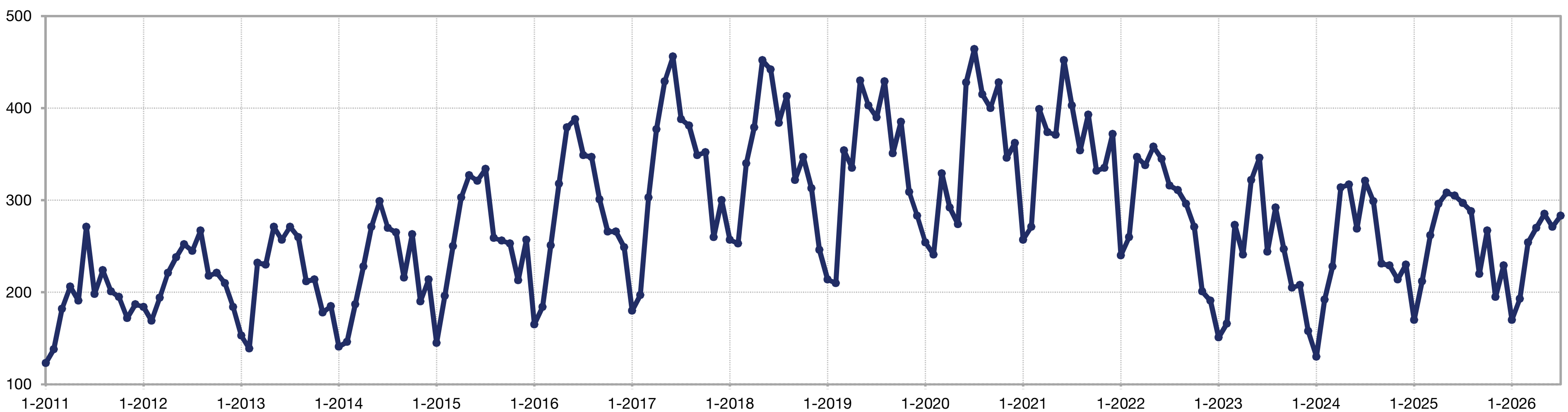


Year to Date



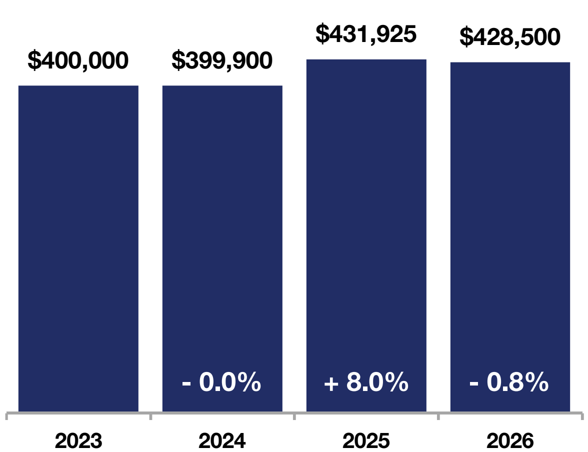
	Sold Listings	Percent Change from Previous Year
Aug-2025	288	-3.7%
Sep-2025	220	-4.8%
Oct-2025	267	+16.6%
Nov-2025	195	-8.9%
Dec-2025	229	-0.4%
Jan-2026	170	0.0%
Feb-2026	193	-9.0%
Mar-2026	254	-3.1%
Apr-2026	270	-8.8%
May-2026	285	-7.5%
Jun-2026	271	-11.1%
Jul-2026	**283**	**-4.7%**

Historical Sold Listings by Month

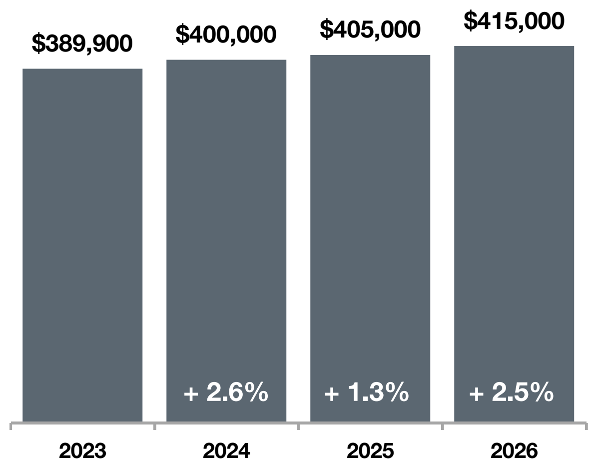


Median Sold Price

July

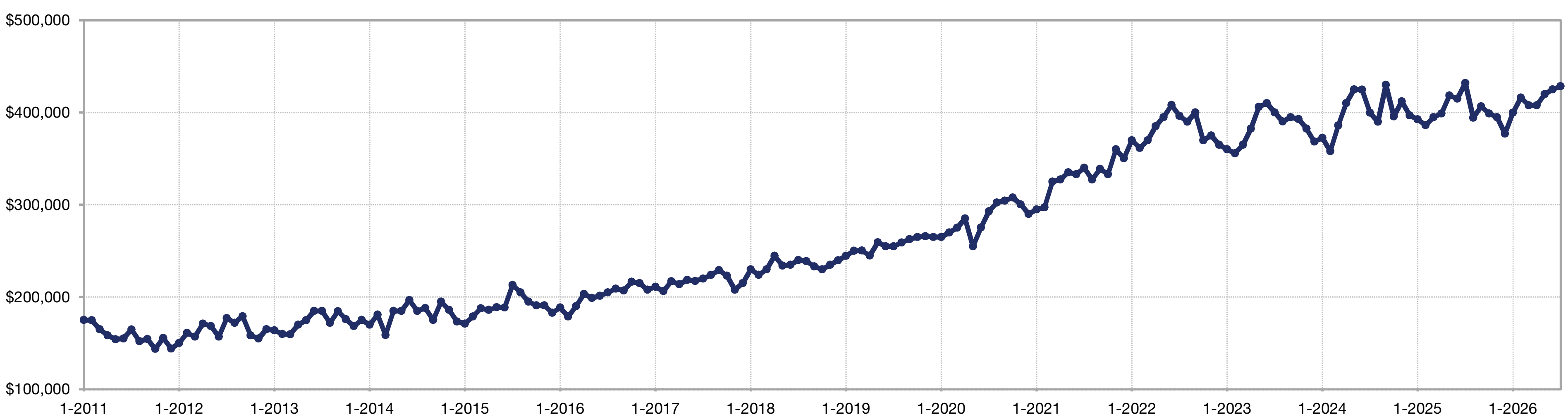


Year to Date



	Median Sold Price	Percent Change from Previous Year
Aug-2025	$394,450	+1.1%
Sep-2025	$406,625	-5.4%
Oct-2025	$399,000	+0.8%
Nov-2025	$395,000	-4.1%
Dec-2025	$377,000	-5.0%
Jan-2026	$399,700	+1.8%
Feb-2026	$416,250	+7.8%
Mar-2026	$407,950	+3.3%
Apr-2026	$407,950	+2.3%
May-2026	$420,000	+0.4%
Jun-2026	$425,000	+2.4%
Jul-2026	**$428,500**	**-0.8%**

Historical Median Sold Price by Month



Average Sold Price

Grand Junction Area
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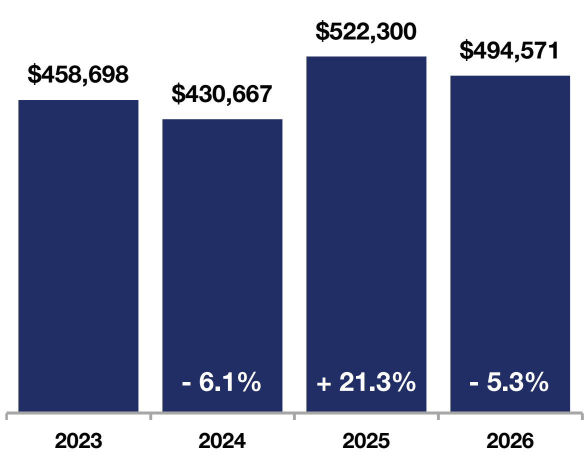
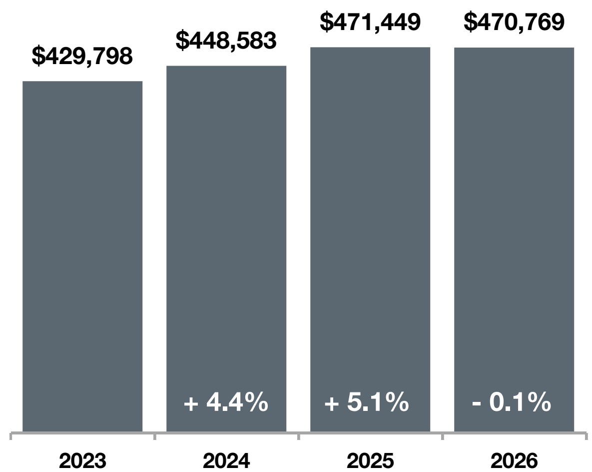
July

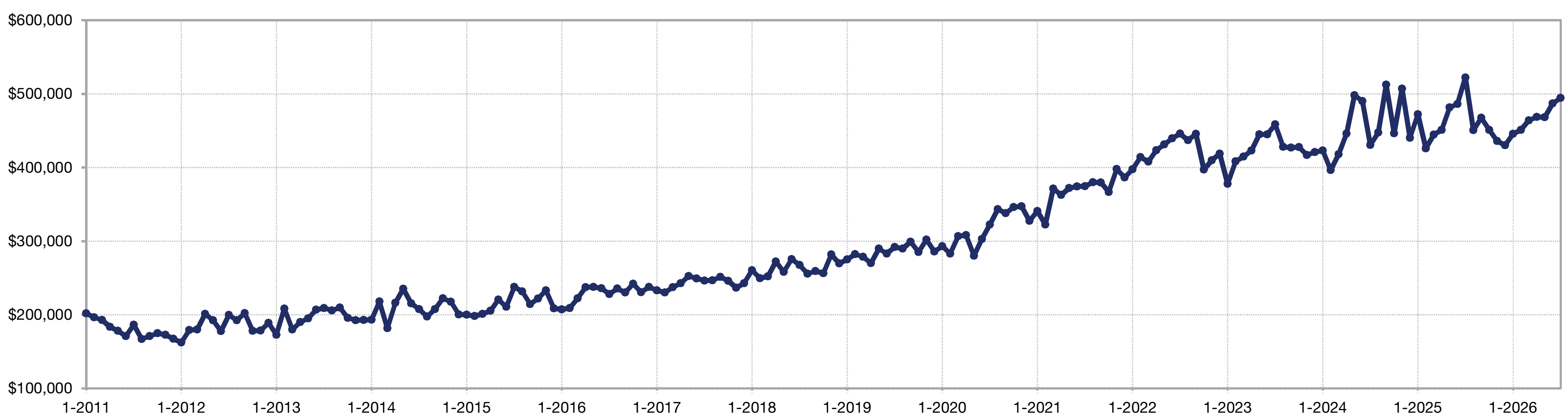


Year to Date



	Average Sold Price	Percent Change from Previous Year
Aug-2025	$450,501	+0.7%
Sep-2025	$467,592	-8.8%
Oct-2025	$451,064	+1.1%
Nov-2025	$436,017	-14.0%
Dec-2025	$430,103	-2.3%
Jan-2026	$445,647	-5.6%
Feb-2026	$450,941	+5.9%
Mar-2026	$463,904	+4.4%
Apr-2026	$468,541	+3.9%
May-2026	$468,397	-2.7%
Jun-2026	$486,858	+0.1%
Jul-2026	**$494,571**	**-5.3%**

Historical Average Sold Price by Month



Percent of List Price Received

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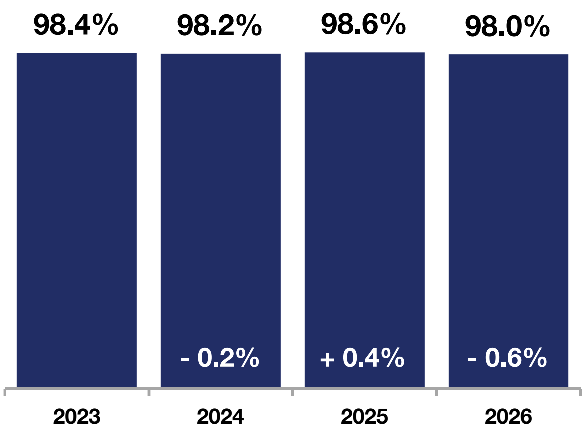
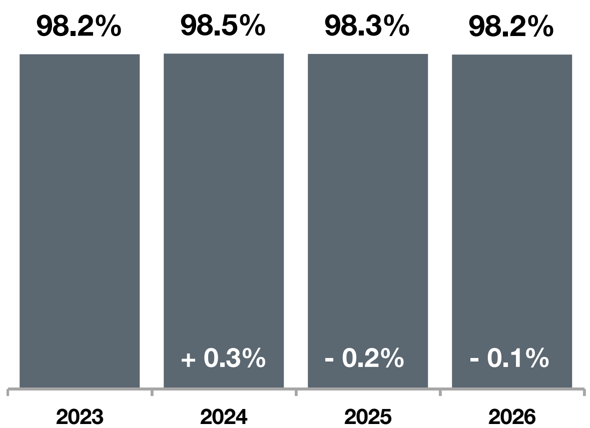
July

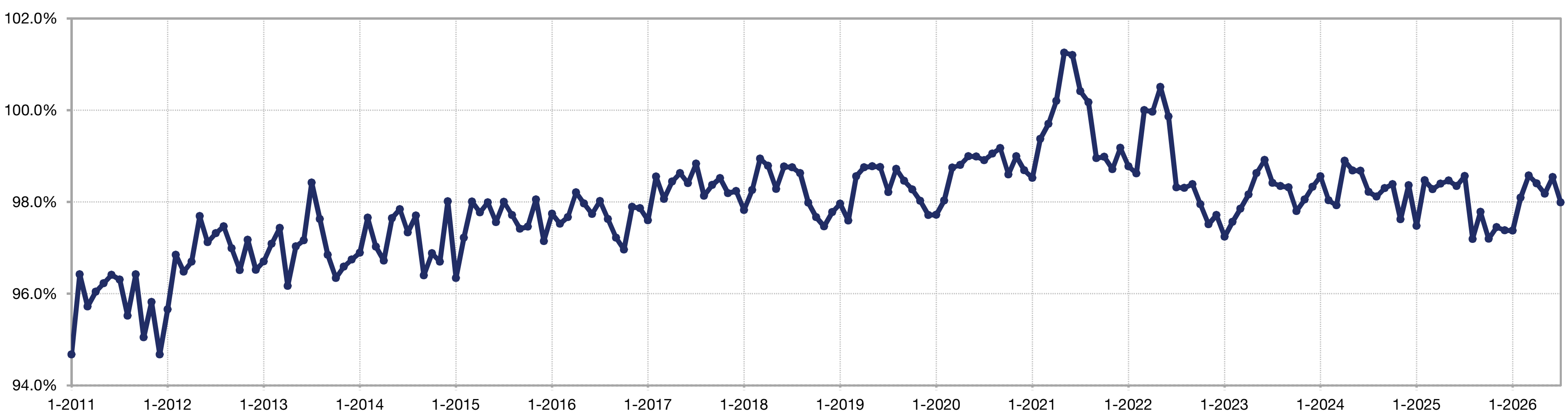


Year to Date



	Pct. of List Price Received	Percent Change from Previous Year
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%
Feb-2026	98.1%	-0.4%
Mar-2026	98.6%	+0.3%
Apr-2026	98.4%	0.0%
May-2026	98.2%	-0.3%
Jun-2026	98.5%	+0.2%
Jul-2026	**98.0%**	**-0.6%**

Historical Percent of List Price Received by Month



Days on Market Until Sale

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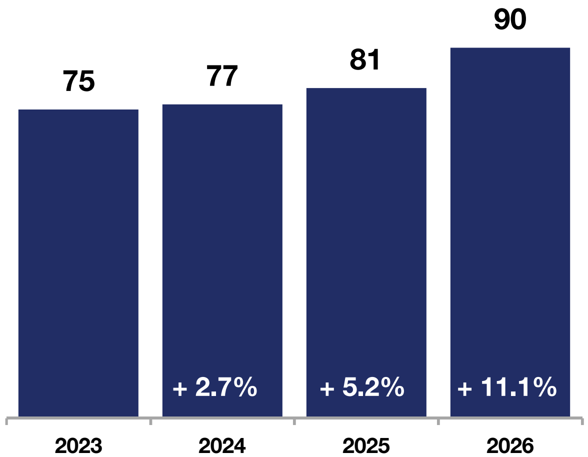
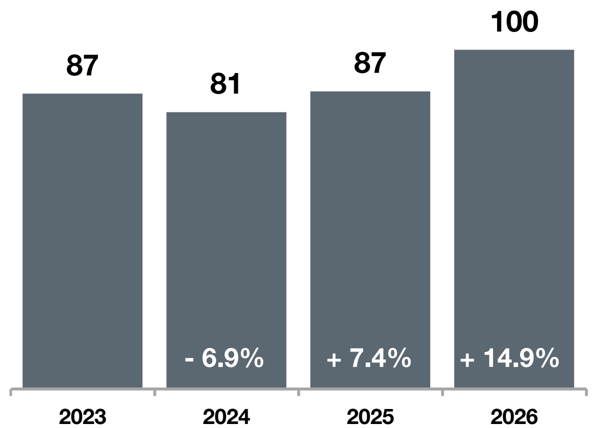
July

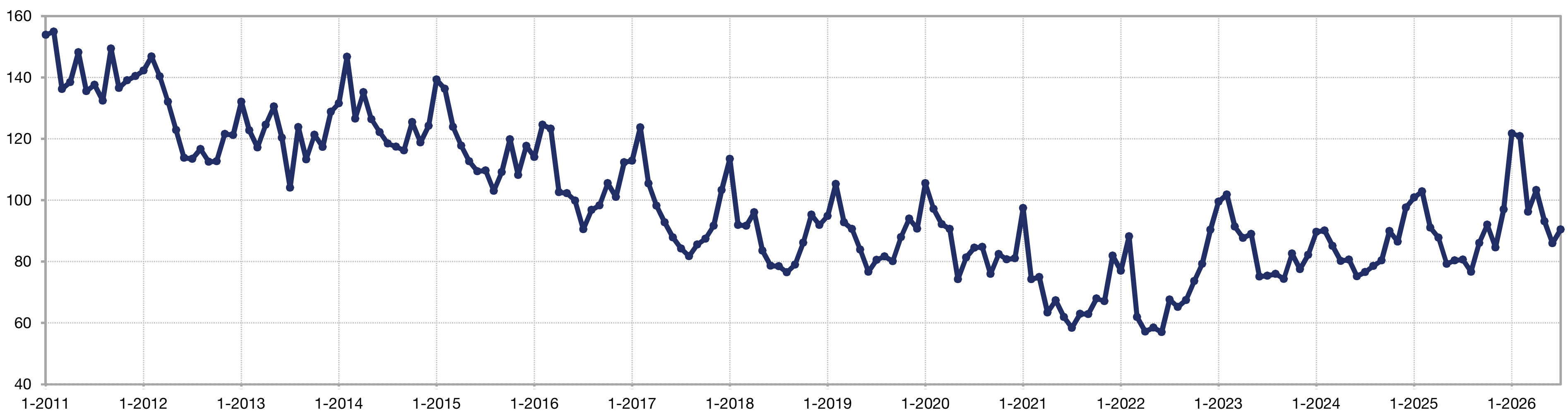


Year to Date



	Days on Market	Percent Change from Previous Year
Aug-2025	77	-2.5%
Sep-2025	86	+7.5%
Oct-2025	92	+2.2%
Nov-2025	85	-1.2%
Dec-2025	97	-1.0%
Jan-2026	122	+20.8%
Feb-2026	121	+17.5%
Mar-2026	96	+5.5%
Apr-2026	103	+17.0%
May-2026	93	+17.7%
Jun-2026	86	+7.5%
Jul-2026	**90**	**+11.1%**

Historical Days on Market Until Sale by Month



Housing Affordability Index

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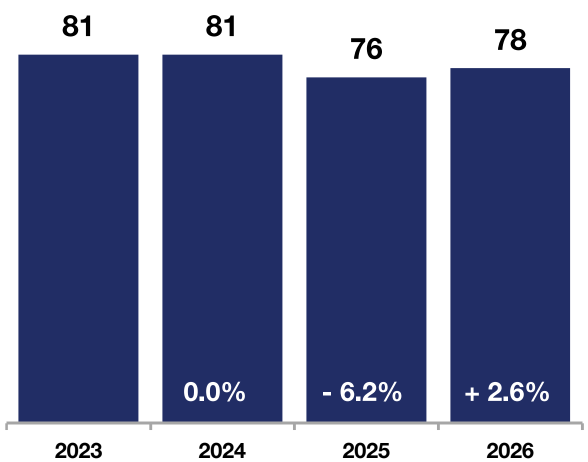
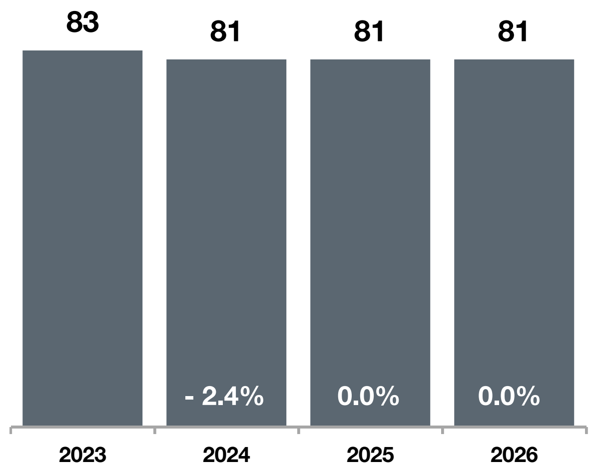
July

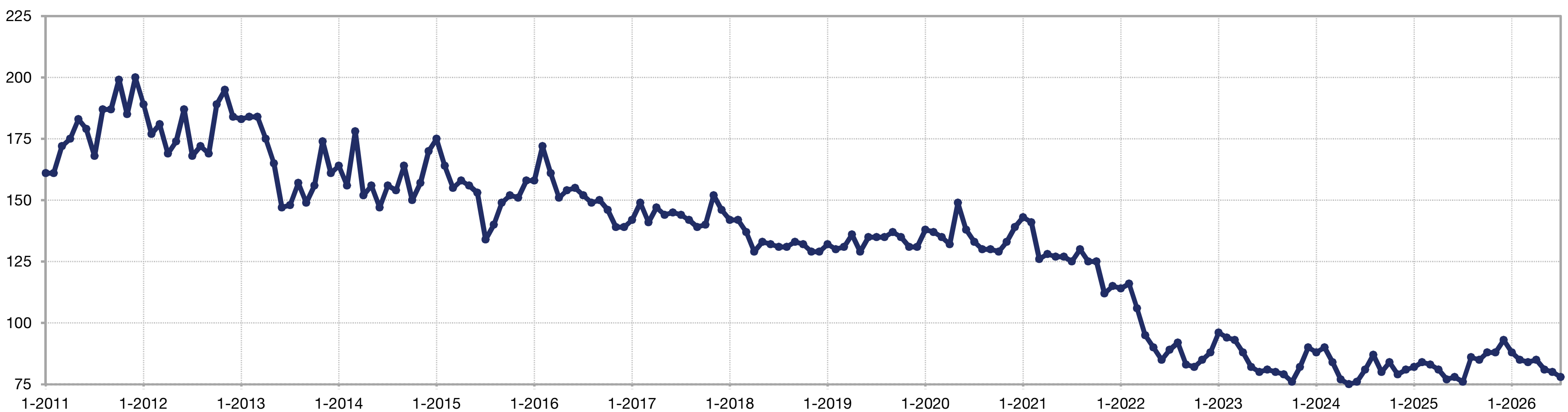


Year to Date



	Affordability Index	Percent Change from Previous Year
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%
Feb-2026	85	+1.2%
Mar-2026	84	+1.2%
Apr-2026	85	+4.9%
May-2026	81	+5.2%
Jun-2026	80	+2.6%
Jul-2026	**78**	**+2.6%**

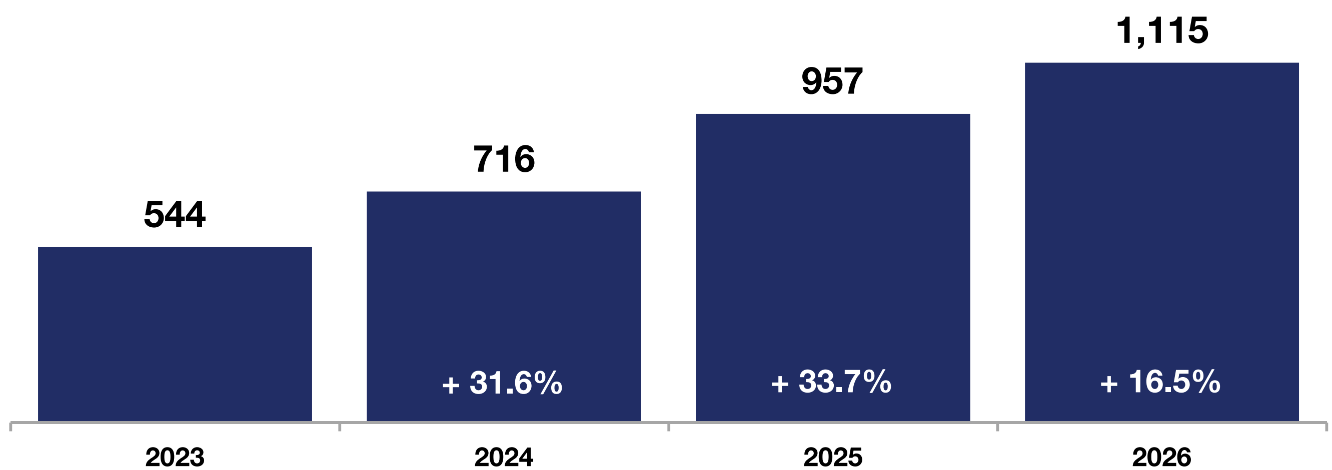
Historical Housing Affordability Index by Month



Inventory of Active Listings

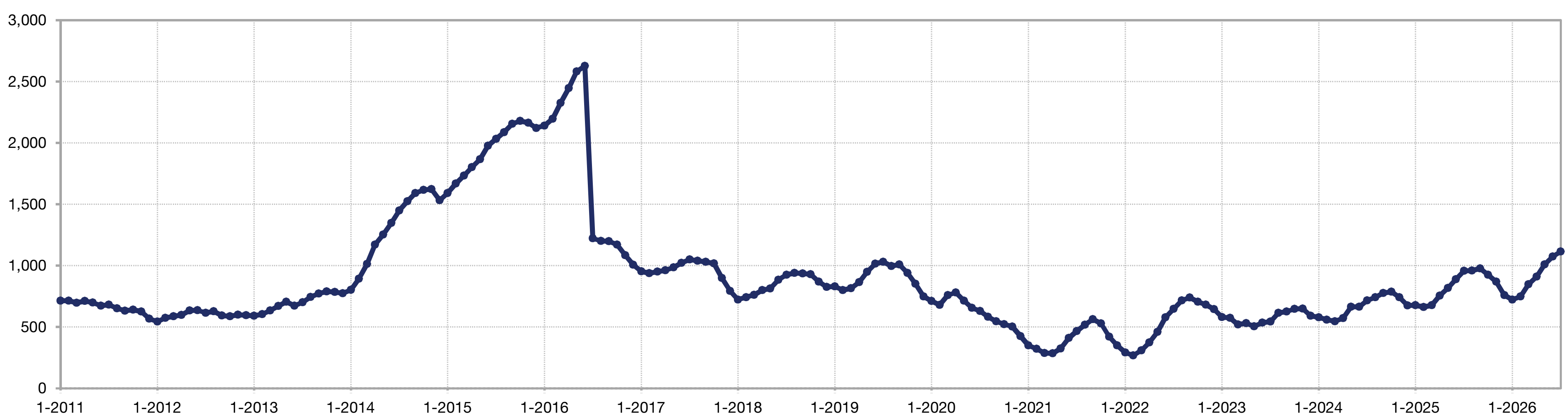
Grand Junction Area
REALTOR® ASSOCIATION

July



	Active Listings	Percent Change from Previous Year
Aug-2025	960	+29.2%
Sep-2025	976	+25.6%
Oct-2025	926	+17.5%
Nov-2025	869	+17.0%
Dec-2025	759	+12.4%
Jan-2026	722	+6.6%
Feb-2026	749	+13.0%
Mar-2026	848	+25.3%
Apr-2026	911	+20.8%
May-2026	1,009	+23.5%
Jun-2026	1,075	+20.9%
Jul-2026	**1,115**	**+16.5%**

Historical Inventory of Active Listings by Month



Months Supply of Inventory

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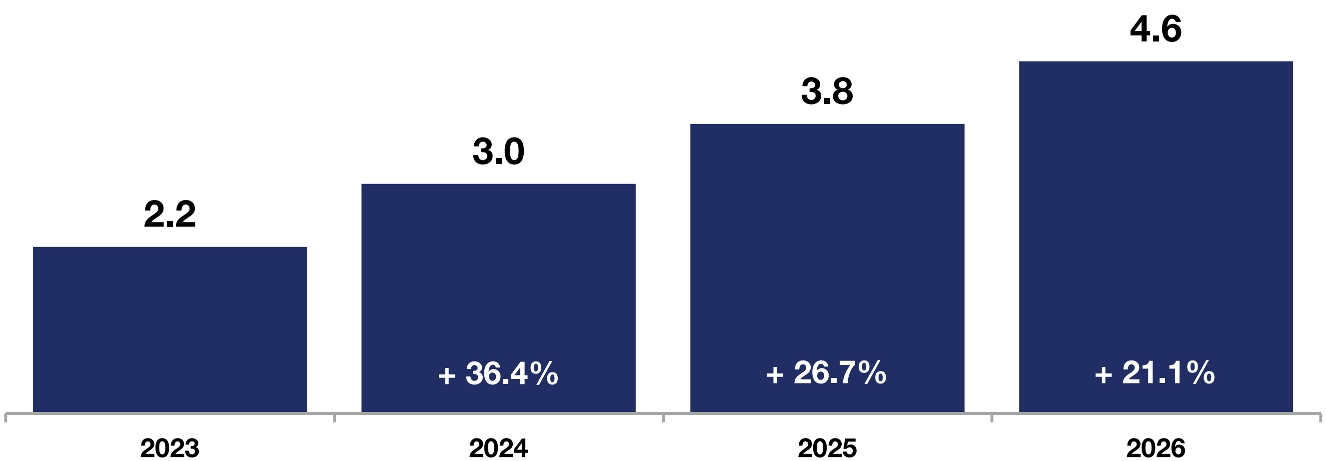
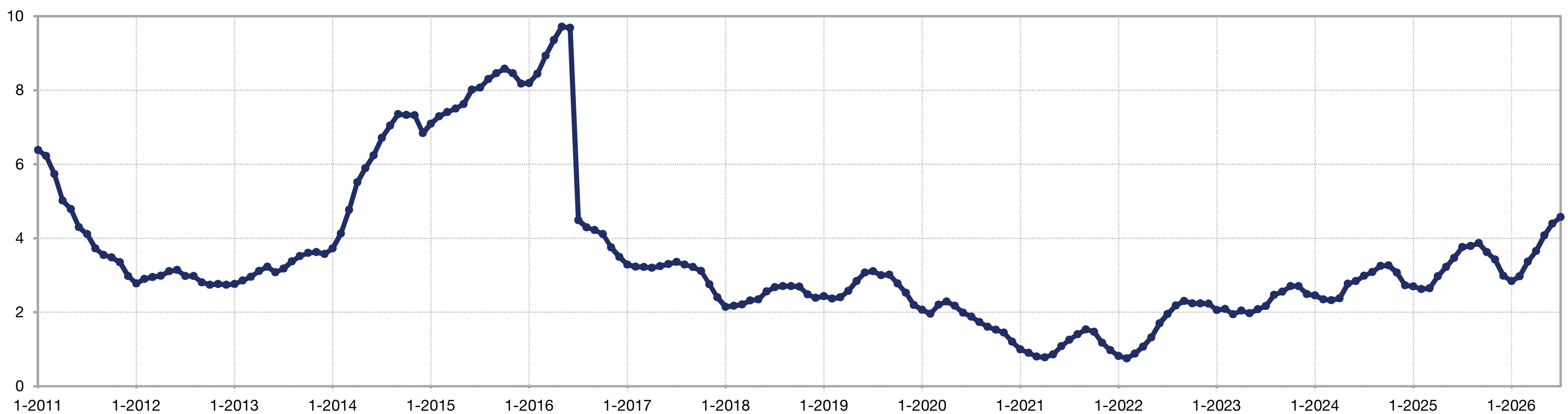
July



	Months Supply	Percent Change from Previous Year
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	3.0	+11.1%
Jan-2026	2.8	+3.7%
Feb-2026	3.0	+15.4%
Mar-2026	3.4	+30.8%
Apr-2026	3.6	+20.0%
May-2026	4.1	+28.1%
Jun-2026	4.4	+25.7%
Jul-2026	**4.6**	**+21.1%**

Historical Months Supply of Inventory by Month



Sold Listings

Actual sales that have closed in a given month.

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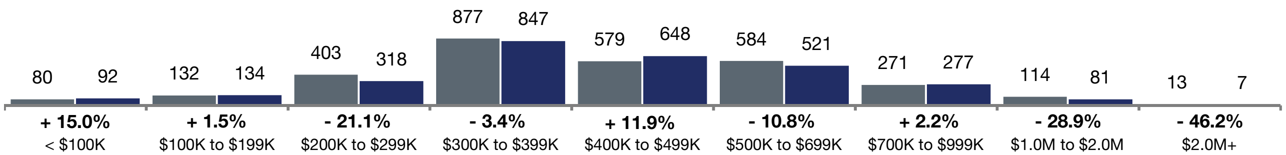
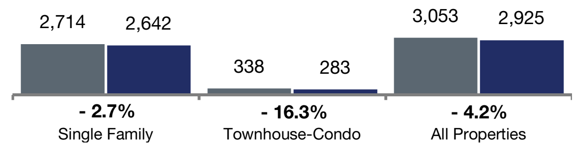
By Price Range – All Properties – Rolling 12 Months



By Property Type



Rolling 12 Months

	Single Family			Townhouse-Condo		
By Price Range	7-2025	7-2026	Change	7-2025	7-2026	Change
$99,999 and Below	80	92	+ 15.0%	0	0	--
$100,000 to $199,999	105	110	+ 4.8%	27	24	- 11.1%
$200,000 to $299,999	289	238	- 17.6%	114	80	- 29.8%
$300,000 to $399,999	739	713	- 3.5%	137	134	- 2.2%
$400,000 to $499,999	538	622	+ 15.6%	41	26	- 36.6%
$500,000 to $699,999	567	508	- 10.4%	17	13	- 23.5%
$700,000 to $999,999	269	272	+ 1.1%	2	5	+ 150.0%
$1,000,000 to $1,999,999	114	80	- 29.8%	0	1	--
$2,000,000 and Above	13	7	- 46.2%	0	0	--
All Price Ranges	**2,714**	**2,642**	**- 2.7%**	**338**	**283**	**- 16.3%**

Compared to Prior Month

	Single Family			Townhouse-Condo		
By Price Range	6-2026	7-2026	Change	6-2026	7-2026	Change
$99,999 and Below	8	6	- 25.0%	0	0	--
$100,000 to $199,999	8	11	+ 37.5%	4	3	- 25.0%
$200,000 to $299,999	20	16	- 20.0%	5	11	+ 120.0%
$300,000 to $399,999	64	56	- 12.5%	9	16	+ 77.8%
$400,000 to $499,999	56	66	+ 17.9%	2	0	- 100.0%
$500,000 to $699,999	47	56	+ 19.1%	0	3	--
$700,000 to $999,999	34	26	- 23.5%	0	1	--
$1,000,000 to $1,999,999	14	10	- 28.6%	0	0	--
$2,000,000 and Above	0	2	--	0	0	--
All Price Ranges	**251**	**249**	**- 0.8%**	**20**	**34**	**+ 70.0%**

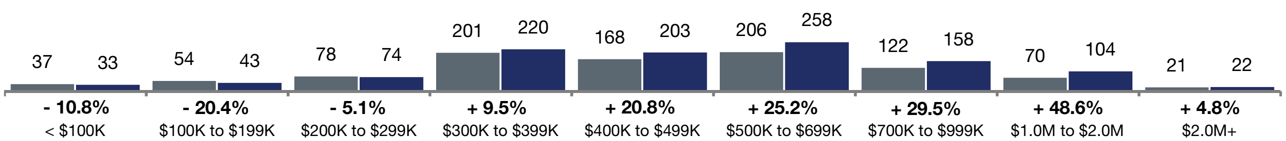
Year to Date

	Single Family			Townhouse-Condo		
By Price Range	7-2025	7-2026	Change	7-2025	7-2026	Change
$99,999 and Below	42	51	+ 21.4%	0	0	--
$100,000 to $199,999	73	48	- 34.2%	14	14	0.0%
$200,000 to $299,999	167	125	- 25.1%	71	44	- 38.0%
$300,000 to $399,999	445	408	- 8.3%	85	87	+ 2.4%
$400,000 to $499,999	328	392	+ 19.5%	21	14	- 33.3%
$500,000 to $699,999	351	310	- 11.7%	8	8	0.0%
$700,000 to $999,999	161	161	0.0%	2	2	0.0%
$1,000,000 to $1,999,999	74	59	- 20.3%	0	0	--
$2,000,000 and Above	8	3	- 62.5%	0	0	--
All Price Ranges	**1,649**	**1,557**	**- 5.6%**	**201**	**169**	**- 15.9%**

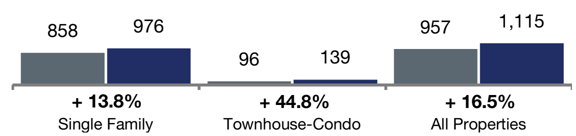
Inventory of Active Listings

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

	Single Family			Townhouse-Condo		
By Price Range	7-2025	7-2026	Change	7-2025	7-2026	Change
$99,999 and Below	37	33	- 10.8%	0	0	--
$100,000 to $199,999	36	30	- 16.7%	17	13	- 23.5%
$200,000 to $299,999	53	46	- 13.2%	25	28	+ 12.0%
$300,000 to $399,999	173	168	- 2.9%	28	52	+ 85.7%
$400,000 to $499,999	158	186	+ 17.7%	10	17	+ 70.0%
$500,000 to $699,999	195	239	+ 22.6%	10	19	+ 90.0%
$700,000 to $999,999	119	153	+ 28.6%	3	5	+ 66.7%
$1,000,000 to $1,999,999	68	99	+ 45.6%	2	5	+ 150.0%
$2,000,000 and Above	19	22	+ 15.8%	1	0	- 100.0%
All Price Ranges	**858**	**976**	**+ 13.8%**	**96**	**139**	**+ 44.8%**

Compared to Prior Month

	Single Family			Townhouse-Condo		
By Price Range	6-2026	7-2026	Change	6-2026	7-2026	Change
$99,999 and Below	28	33	+ 17.9%	0	0	--
$100,000 to $199,999	33	30	- 9.1%	10	13	+ 30.0%
$200,000 to $299,999	47	46	- 2.1%	33	28	- 15.2%
$300,000 to $399,999	152	168	+ 10.5%	50	52	+ 4.0%
$400,000 to $499,999	159	186	+ 17.0%	20	17	- 15.0%
$500,000 to $699,999	247	239	- 3.2%	21	19	- 9.5%
$700,000 to $999,999	148	153	+ 3.4%	5	5	0.0%
$1,000,000 to $1,999,999	99	99	0.0%	5	5	0.0%
$2,000,000 and Above	18	22	+ 22.2%	0	0	--
All Price Ranges	**931**	**976**	**+ 4.8%**	**144**	**139**	**- 3.5%**

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®

Grand Junction Area REALTOR® ASSOCIATION

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.