

# Monthly Indicators



## June 2025

Percent changes calculated using year-over-year comparisons.

New Listings increased 11.8 percent to 389. Sold Listings increased 7.1 percent to 288. Inventory levels grew 27.6 percent to 845 units.

Prices were fairly stable. The Median Sales Price decreased 0.1 percent to \$424,500. Days on Market was up 8.0 percent to 81 days. Buyers felt empowered as Months Supply of Inventory was up 17.9 percent to 3.3 months.

Heading into June, there were 1.54 million units for sale across the country, a 6.2% increase from the previous month and a 20.3% improvement over the same period last year, representing a 4.6-month supply at the current sales pace, according to NAR. Despite the additional supply, home prices have continued to rise nationwide, albeit at a slower pace than during the pandemic, climbing 1.3% year-over-year to \$422,800 as of last measure.

## Activity Snapshot

**+ 7.1%**    **+ 27.6%**    **- 0.1%**

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.

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

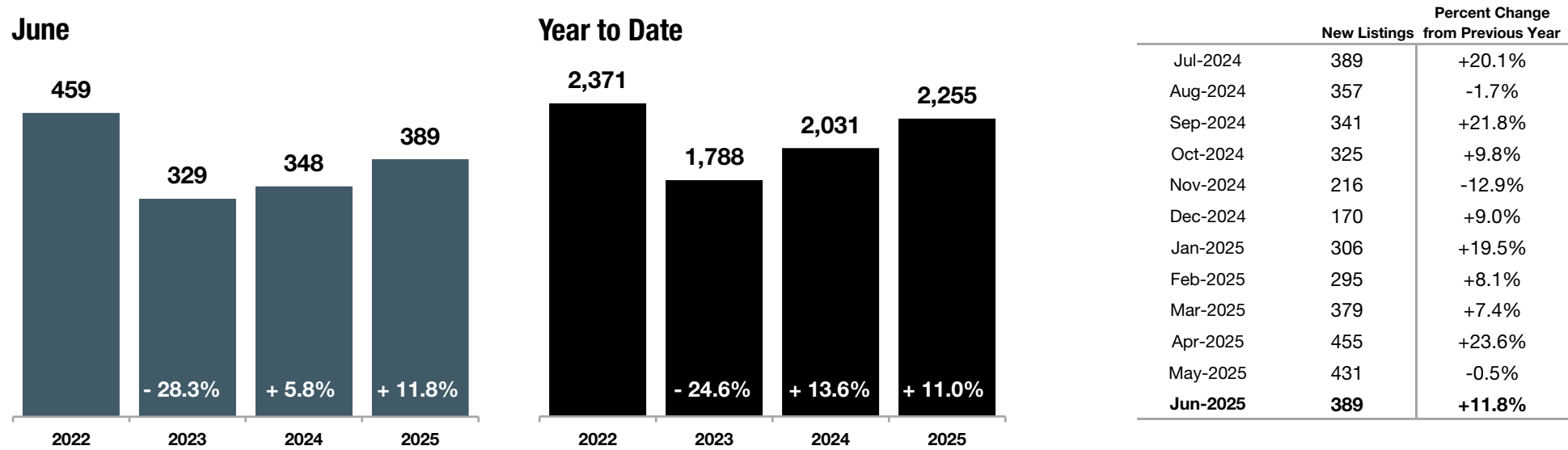
# Market Overview

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

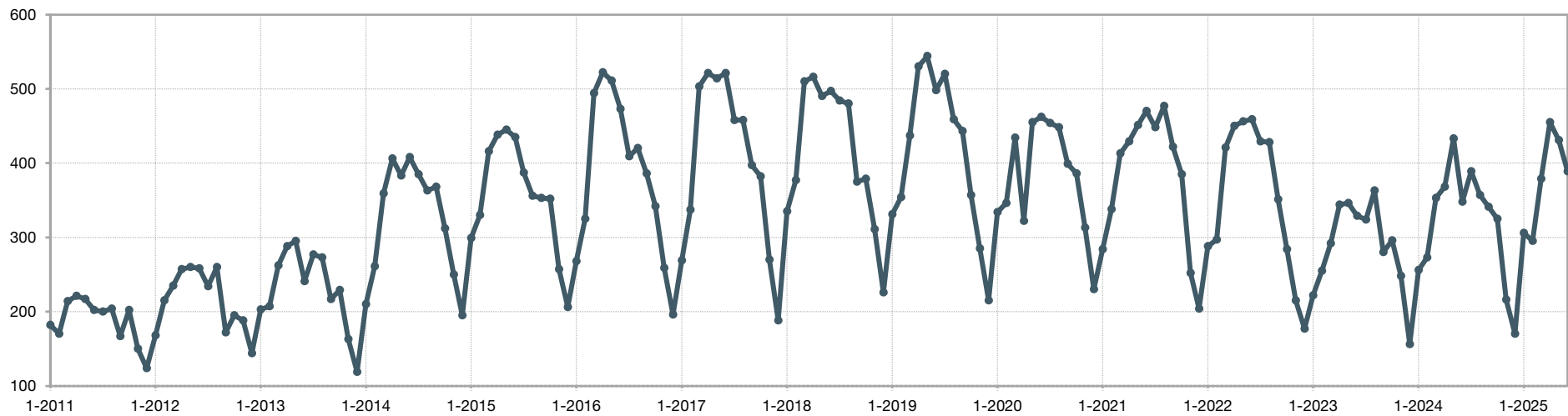


Key Metrics	Historical Sparkbars	6-2024	6-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		348	389	+ 11.8%	2,031	2,255	+ 11.0%
Pending Sales		297	285	- 4.0%	1,655	1,699	+ 2.7%
Sold Listings		269	288	+ 7.1%	1,450	1,529	+ 5.4%
Median Sold Price		\$424,900	\$424,500	- 0.1%	\$400,000	\$400,000	0.0%
Average Sold Price		\$490,204	\$490,564	+ 0.1%	\$452,555	\$462,200	+ 2.1%
Pct. of List Price Received		98.7%	98.5%	- 0.2%	98.5%	98.3%	- 0.2%
Days on Market		75	81	+ 8.0%	82	89	+ 8.5%
Affordability Index		73	74	+ 1.4%	77	78	+ 1.3%
Active Listings		662	845	+ 27.6%	--	--	--
Months Supply		2.8	3.3	+ 17.9%	--	--	--

# New Listings



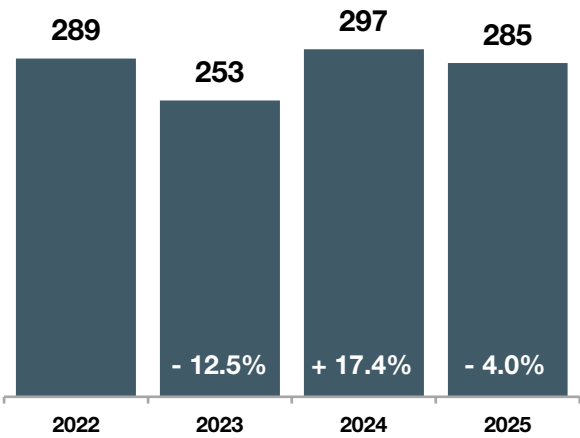
## Historical New Listings by Month



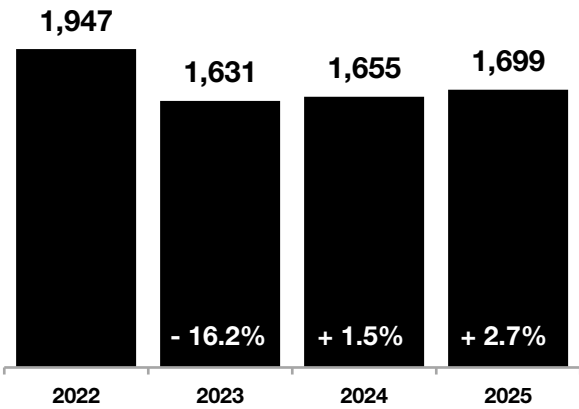
# Pending Sales



June

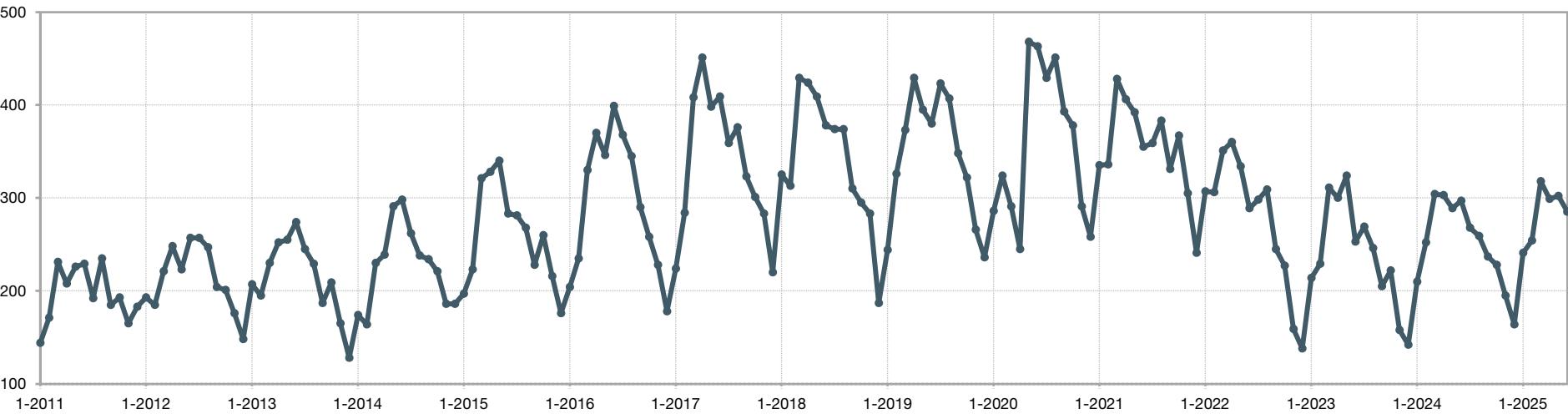


Year to Date

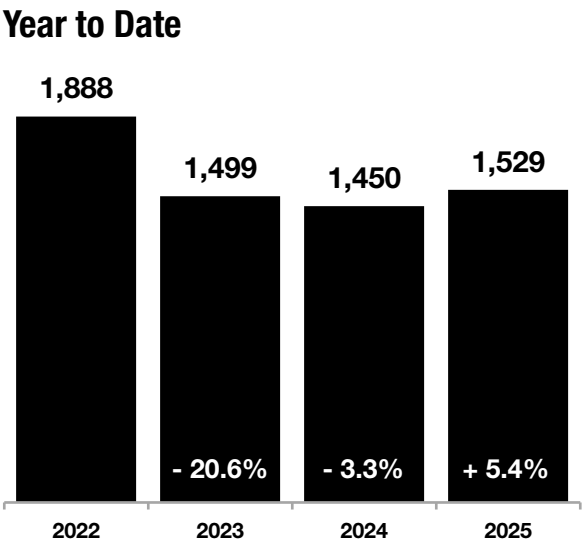
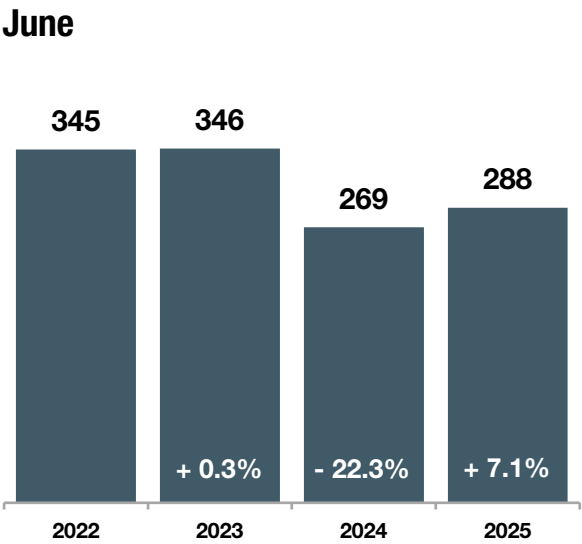


	Pending Sales	Percent Change from Previous Year
Jul-2024	268	-0.4%
Aug-2024	259	+5.3%
Sep-2024	237	+15.6%
Oct-2024	228	+2.7%
Nov-2024	195	+23.4%
Dec-2024	164	+15.5%
Jan-2025	241	+14.8%
Feb-2025	254	+0.8%
Mar-2025	318	+4.6%
Apr-2025	299	-1.3%
May-2025	302	+4.5%
Jun-2025	285	-4.0%

Historical Pending Sales by Month

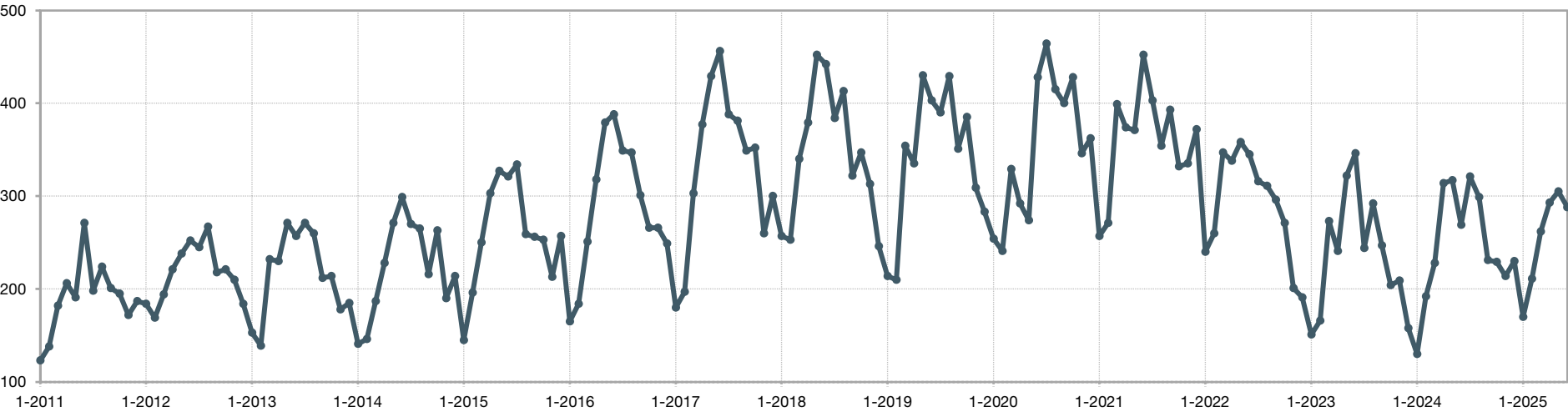


# Sold Listings

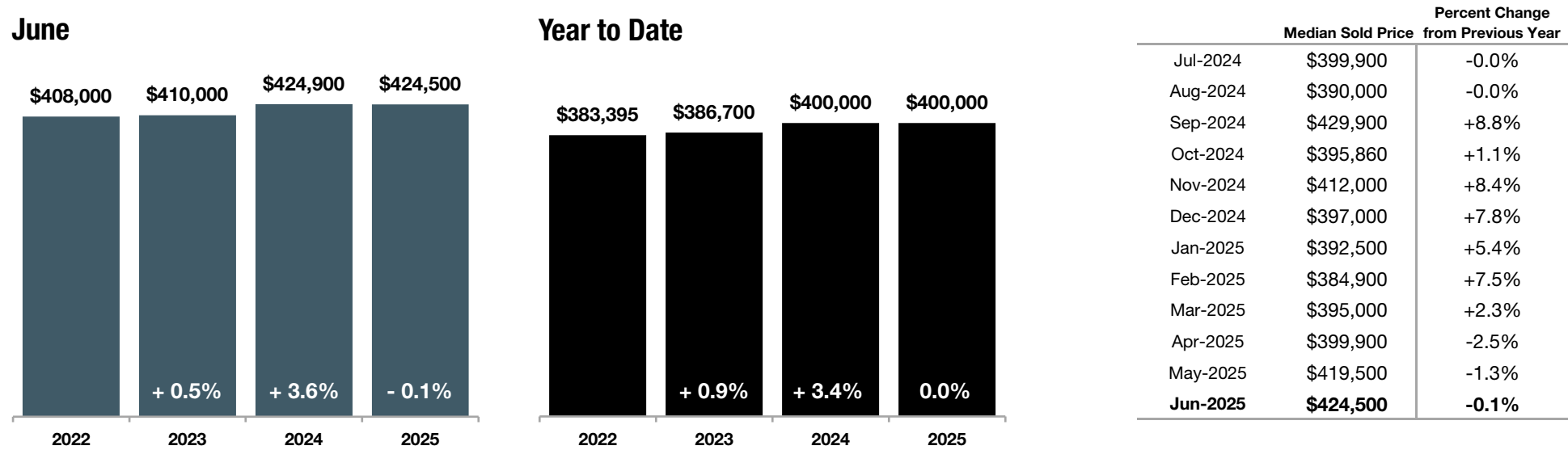


	Sold Listings	Percent Change from Previous Year
Jul-2024	321	+31.6%
Aug-2024	299	+2.4%
Sep-2024	231	-6.5%
Oct-2024	229	+12.3%
Nov-2024	214	+2.4%
Dec-2024	230	+45.6%
Jan-2025	170	+30.8%
Feb-2025	211	+9.9%
Mar-2025	262	+14.9%
Apr-2025	293	-6.7%
May-2025	305	-3.8%
Jun-2025	288	+7.1%

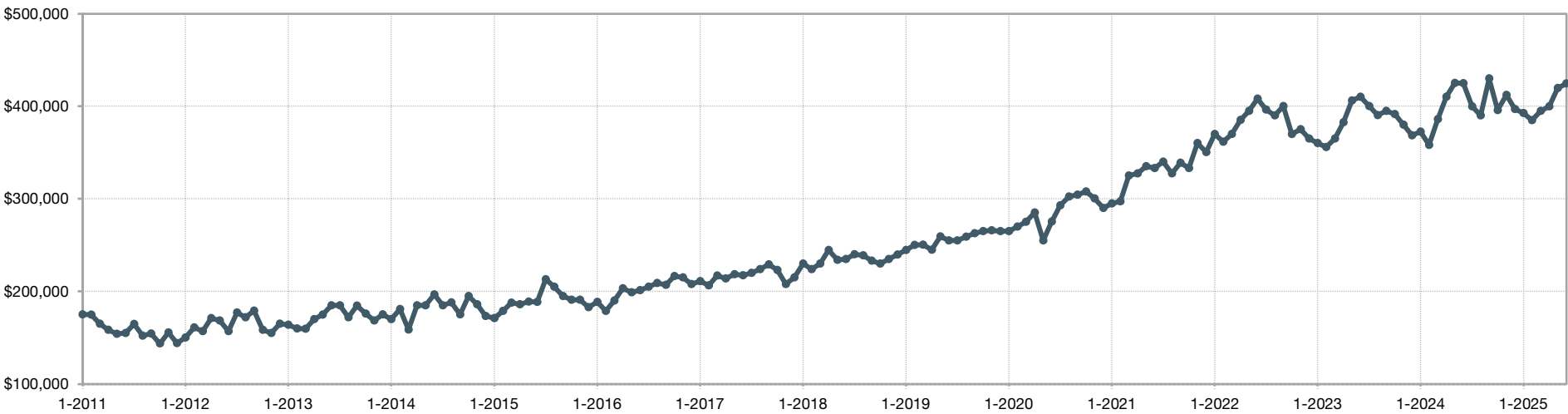
## Historical Sold Listings by Month



# Median Sold Price



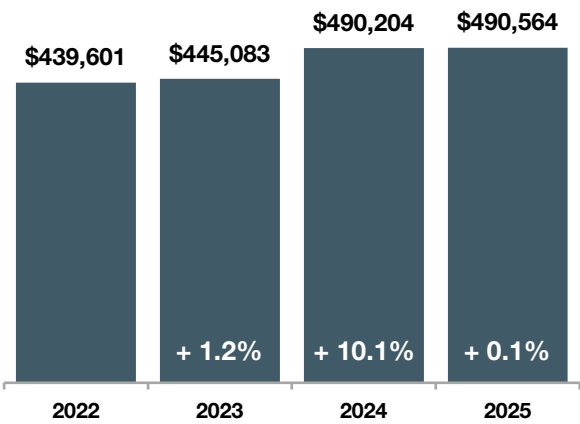
## Historical Median Sold Price by Month



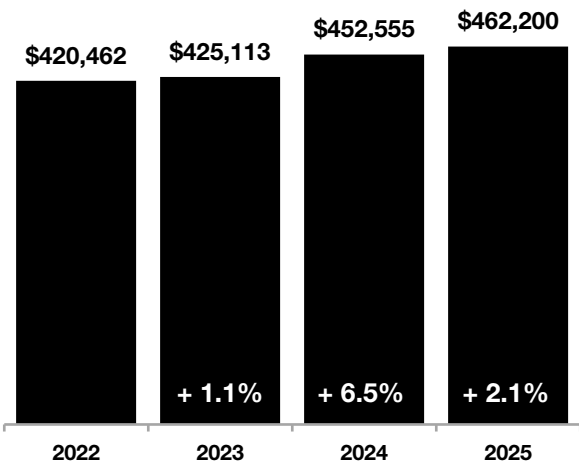
# Average Sold Price



## June

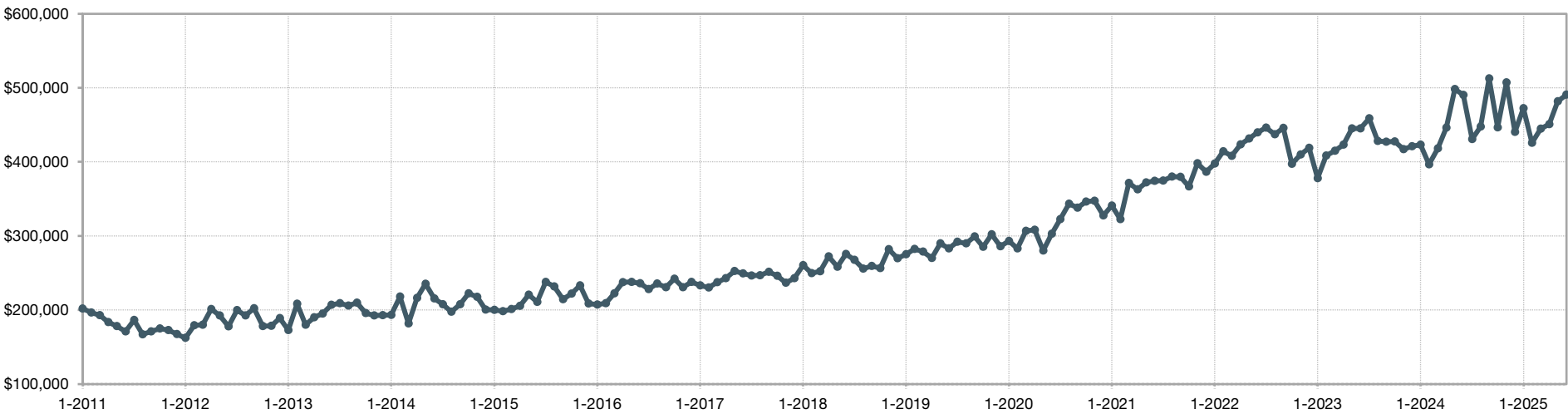


## Year to Date

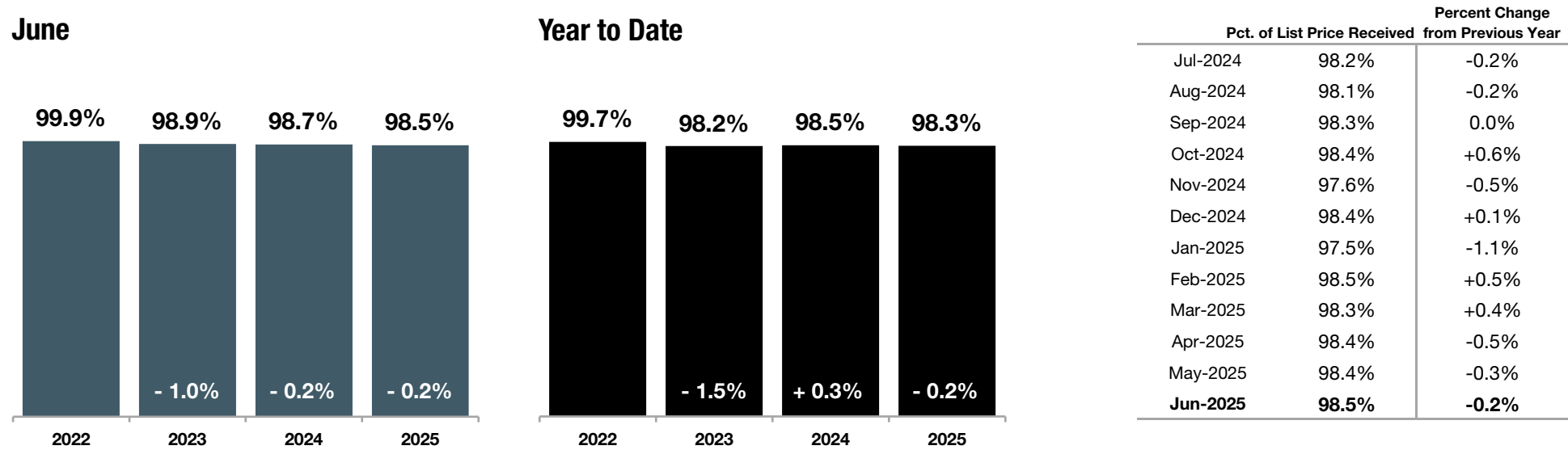


	Average Sold Price	Percent Change from Previous Year
Jul-2024	\$430,667	-6.1%
Aug-2024	\$447,544	+4.6%
Sep-2024	\$512,436	+20.0%
Oct-2024	\$446,207	+4.4%
Nov-2024	\$507,190	+21.7%
Dec-2024	\$440,309	+4.6%
Jan-2025	\$472,113	+11.6%
Feb-2025	\$425,597	+7.4%
Mar-2025	\$444,464	+6.3%
Apr-2025	\$450,825	+1.1%
May-2025	\$481,375	-3.3%
Jun-2025	\$490,564	+0.1%

## Historical Average Sold Price by Month



# Percent of List Price Received

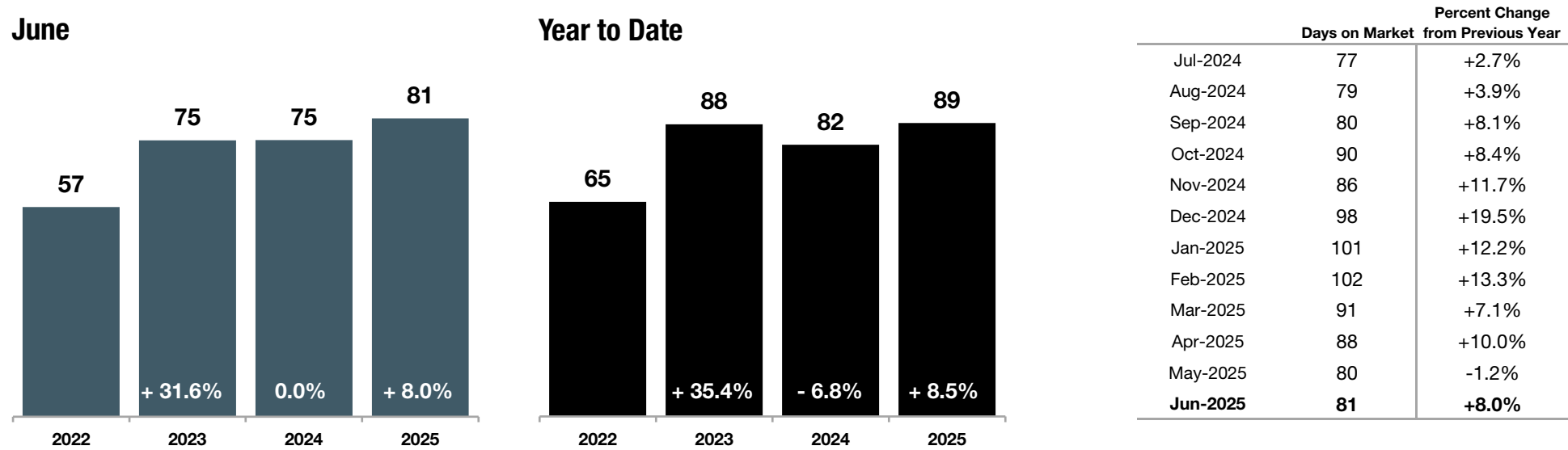


## Historical Percent of List Price Received by Month





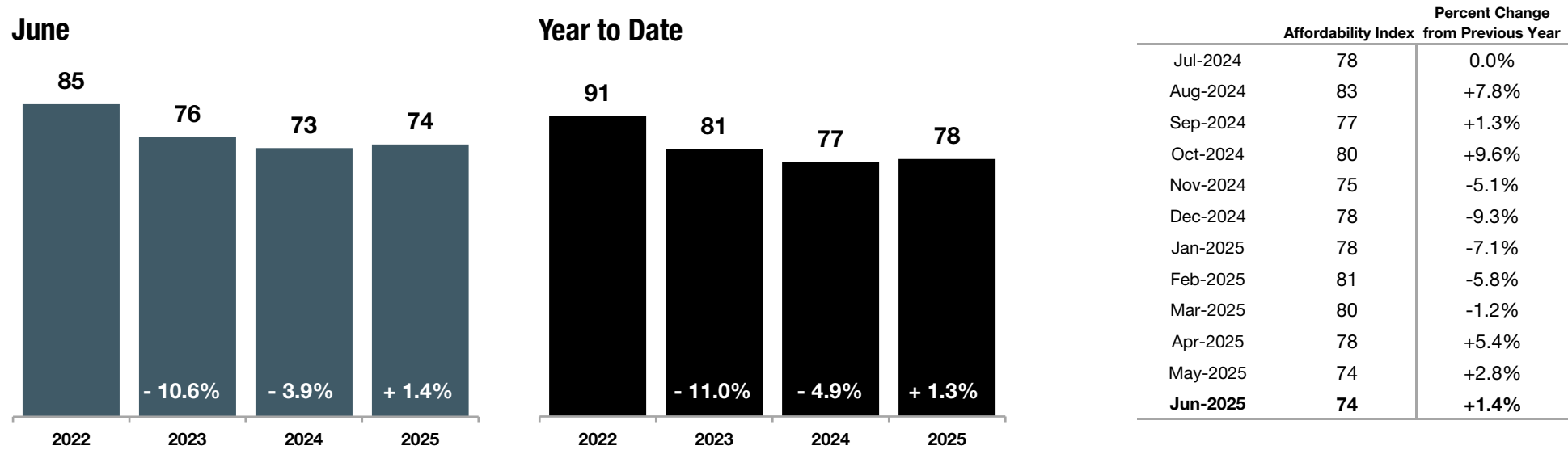
# Days on Market Until Sale



## Historical Days on Market Until Sale by Month



# Housing Affordability Index



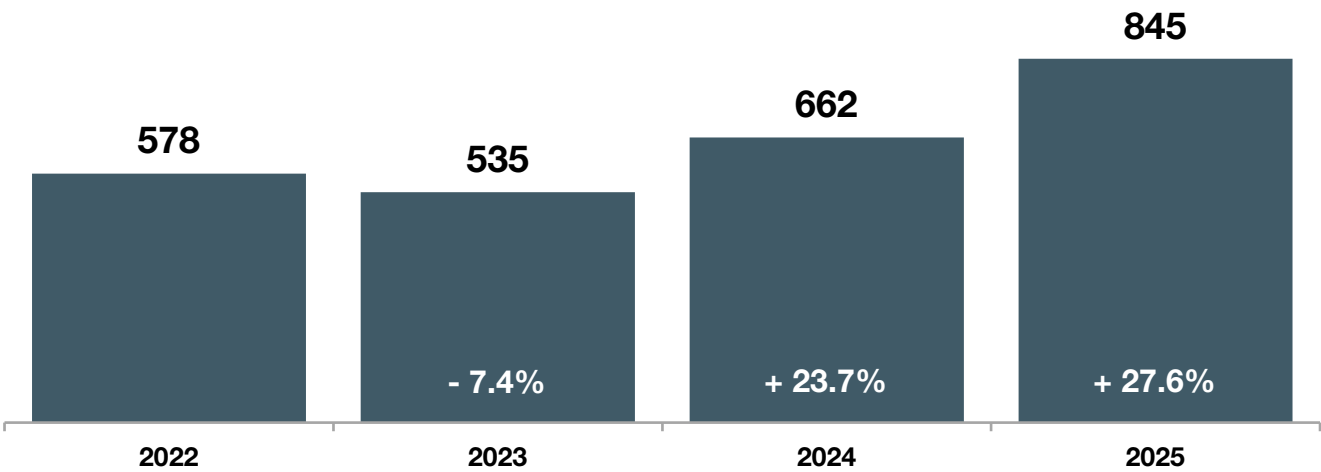
## Historical Housing Affordability Index by Month



# Inventory of Active Listings

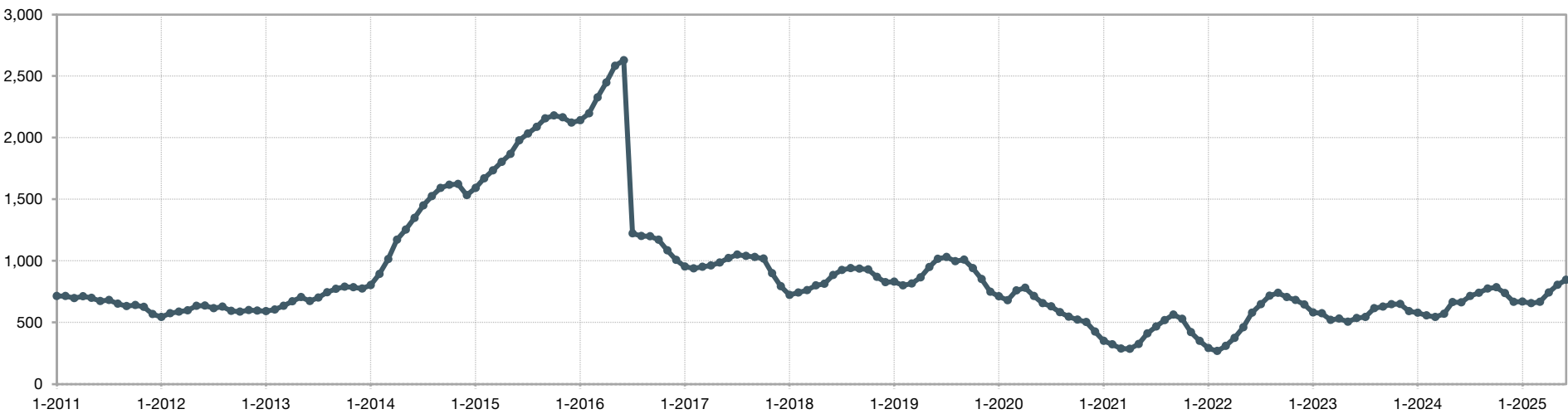


June



	Active Listings	Percent Change from Previous Year
Jul-2024	714	+31.3%
Aug-2024	740	+20.1%
Sep-2024	775	+23.6%
Oct-2024	785	+21.1%
Nov-2024	738	+13.5%
Dec-2024	667	+12.9%
Jan-2025	669	+15.5%
Feb-2025	656	+17.8%
Mar-2025	667	+22.6%
Apr-2025	743	+30.4%
May-2025	804	+21.1%
Jun-2025	845	+27.6%

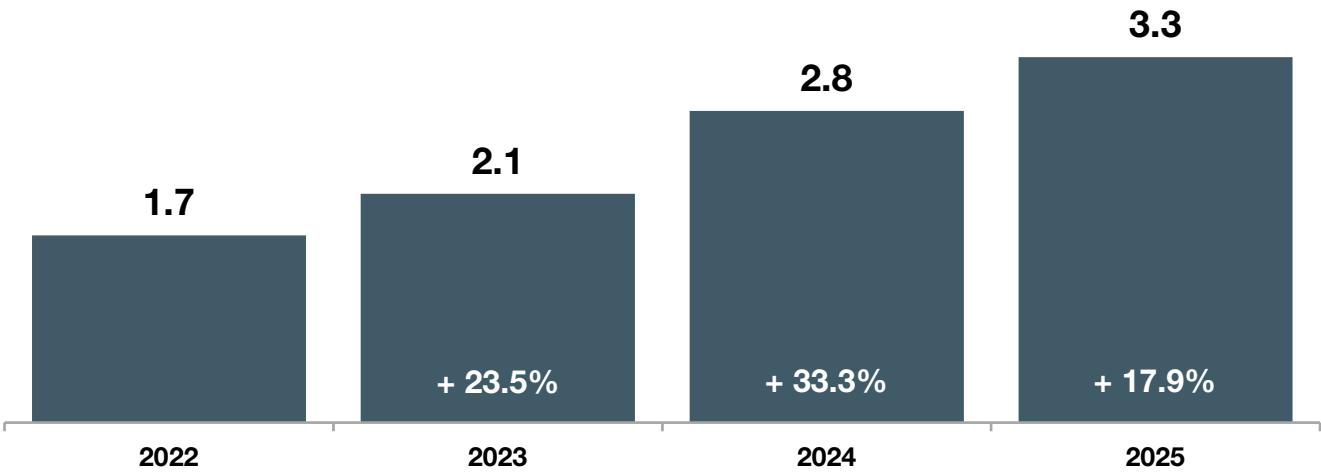
## Historical Inventory of Active Listings by Month



# Months Supply of Inventory

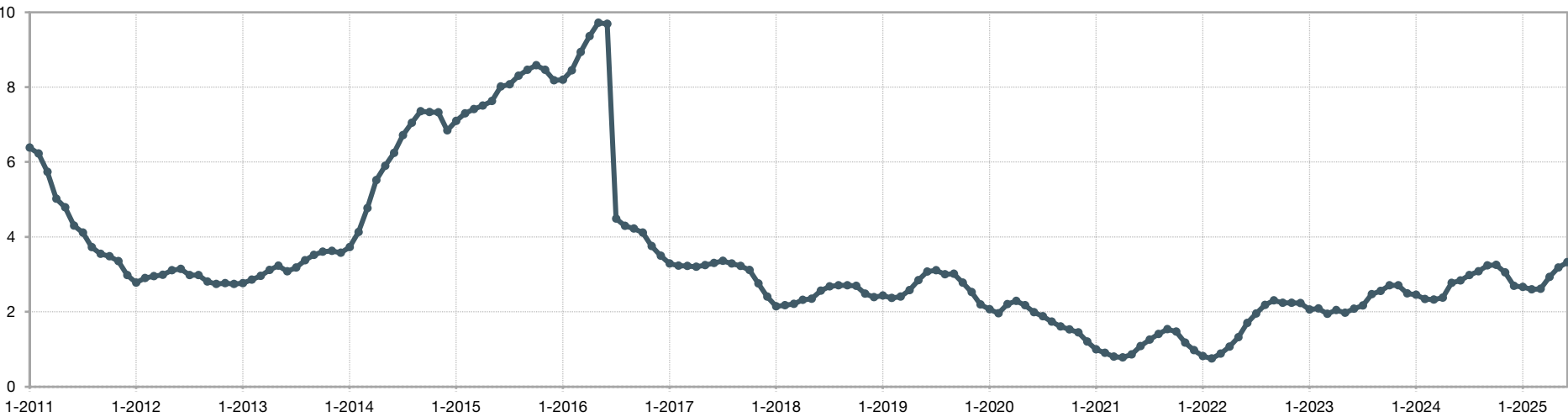


June



	Months Supply	Percent Change from Previous Year
Jul-2024	3.0	+36.4%
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	3.3	+17.9%

## Historical Months Supply of Inventory by Month

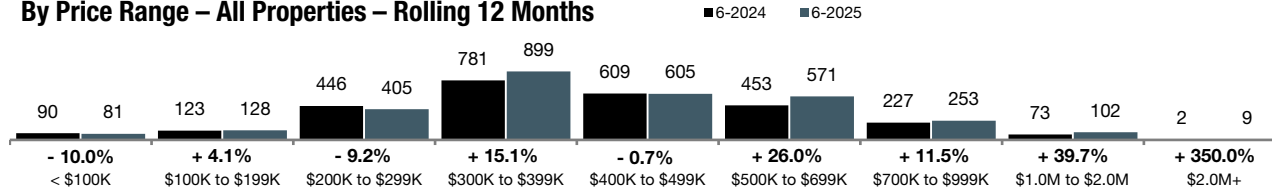


# Sold Listings

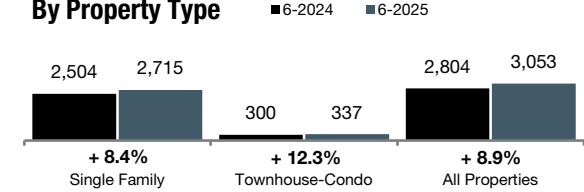
Actual sales that have closed in a given month.



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



## By Property Type



### Rolling 12 Months

By Price Range	Single Family			Townhouse-Condo		
	6-2024	6-2025	Change	6-2024	6-2025	Change
\$99,999 and Below	88	81	-8.0%	2	0	-100.0%
\$100,000 to \$199,999	94	105	+11.7%	29	23	-20.7%
\$200,000 to \$299,999	323	289	-10.5%	123	116	-5.7%
\$300,000 to \$399,999	685	760	+10.9%	96	138	+43.8%
\$400,000 to \$499,999	576	559	-3.0%	33	46	+39.4%
\$500,000 to \$699,999	438	559	+27.6%	15	12	-20.0%
\$700,000 to \$999,999	225	251	+11.6%	2	2	0.0%
\$1,000,000 to \$1,999,999	73	102	+39.7%	0	0	--
\$2,000,000 and Above	2	9	+350.0%	0	0	--
All Price Ranges	2,504	2,715	+8.4%	300	337	+12.3%

### Compared to Prior Month

	Single Family			Townhouse-Condo		
	5-2025	6-2025	Change	5-2025	6-2025	Change
	9	8	-11.1%	0	0	--
	9	11	+22.2%	1	0	-100.0%
	16	23	+43.8%	12	14	+16.7%
	76	62	-18.4%	18	12	-33.3%
	60	45	-25.0%	6	4	-33.3%
	56	68	+21.4%	1	0	-100.0%
	28	24	-14.3%	0	0	--
	12	16	+33.3%	0	0	--
	1	1	0.0%	0	0	--
	267	258	-3.4%	38	30	-21.1%

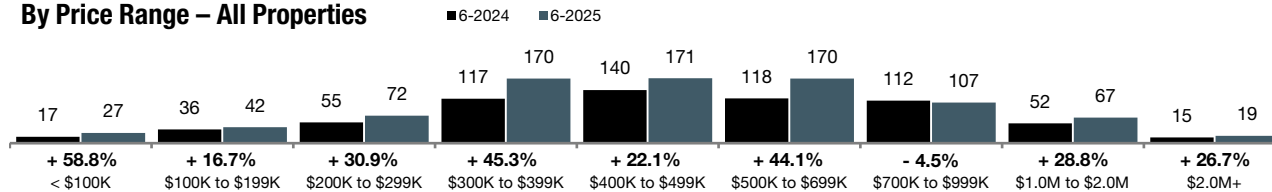
### Year to Date

	Single Family			Townhouse-Condo		
	6-2024	6-2025	Change	6-2024	6-2025	Change
	42	39	-7.1%	0	0	--
	37	58	+56.8%	19	9	-52.6%
	152	144	-5.3%	62	61	-1.6%
	364	376	+3.3%	47	70	+48.9%
	304	270	-11.2%	17	19	+11.8%
	227	292	+28.6%	9	4	-55.6%
	117	126	+7.7%	2	2	0.0%
	50	55	+10.0%	0	0	--
	1	4	+300.0%	0	0	--
	1,294	1,364	+5.4%	156	165	+5.8%

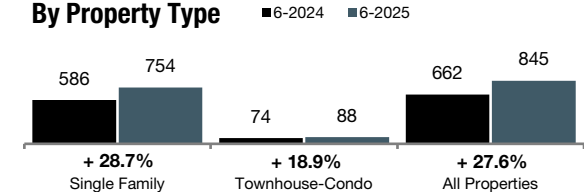
# Inventory of Active Listings

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		
	6-2024	6-2025	Change	6-2024	6-2025	Change
\$99,999 and Below	17	27	+58.8%	0	0	--
\$100,000 to \$199,999	28	31	+10.7%	8	11	+37.5%
\$200,000 to \$299,999	40	48	+20.0%	15	23	+53.3%
\$300,000 to \$399,999	104	143	+37.5%	12	27	+125.0%
\$400,000 to \$499,999	117	157	+34.2%	23	14	-39.1%
\$500,000 to \$699,999	106	162	+52.8%	11	7	-36.4%
\$700,000 to \$999,999	107	104	-2.8%	5	3	-40.0%
\$1,000,000 to \$1,999,999	52	64	+23.1%	0	3	--
\$2,000,000 and Above	15	18	+20.0%	0	0	--
All Price Ranges	586	754	+28.7%	74	88	+18.9%

### Compared to Prior Month

	Single Family			Townhouse-Condo		
	5-2025	6-2025	Change	5-2025	6-2025	Change
	27	27	0.0%	0	0	--
	41	31	-24.4%	10	11	+10.0%
	49	48	-2.0%	21	23	+9.5%
	130	143	+10.0%	18	27	+50.0%
	168	157	-6.5%	8	14	+75.0%
	147	162	+10.2%	7	7	0.0%
	97	104	+7.2%	1	3	+200.0%
	60	64	+6.7%	2	3	+50.0%
	16	18	+12.5%	0	0	--
	735	754	+2.6%	67	88	+31.3%

### 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®



<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.