Monthly Indicators

Grand Junction Area
REALTOR® ASSOCIATION

June 2026

Percent changes calculated using year-over-year comparisons.

New Listings increased 4.3 percent to 415. Sold Listings decreased 16.7 percent to 254. Inventory levels grew 17.9 percent to 1,048 units.

Prices continued to gain traction. The Median Sales Price increased 2.6 percent to $425,750. Days on Market was up 5.0 percent to 84 days. Buyers felt empowered as Months Supply of Inventory was up 22.9 percent to 4.3 months.

Nationally, there were 1.55 million homes available for sale heading into June, a 3.3% increase from the previous month and 0.6% higher than one year earlier, representing a 4.5-month supply at the current sales pace, according to NAR. Home prices also rose, with the median existing-home price climbing to $429,300 nationwide, an all-time high for the month and 1.3% higher than a year earlier.

Activity Snapshot

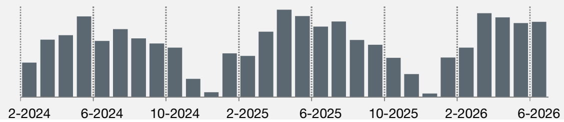
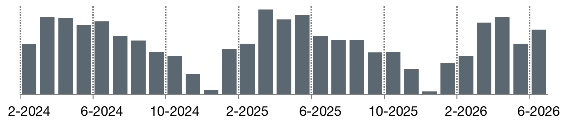
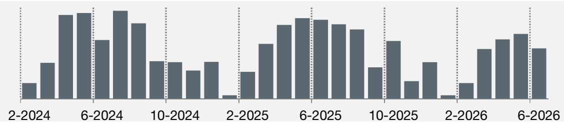
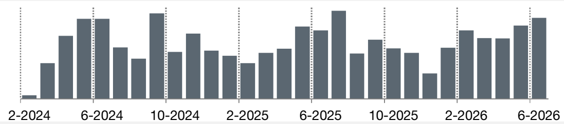
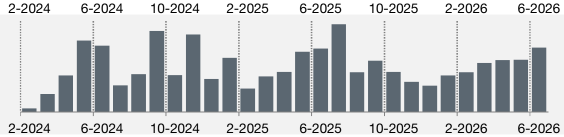
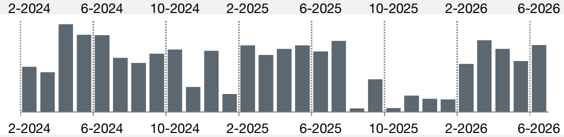
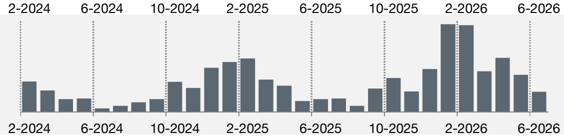
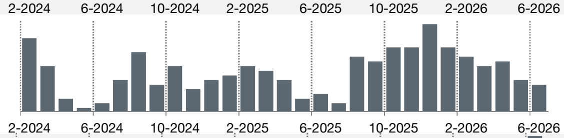
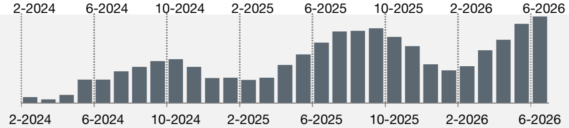
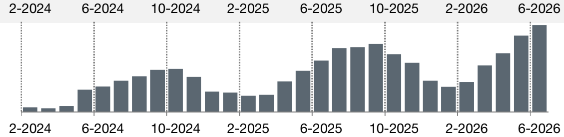
- 16.7%	+ 17.9%	+ 2.6%
One-Year Change in **Sold Listings**	One-Year Change in **Active Listings**	One-Year Change in **Median Sold Price**

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.

Market Overview

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

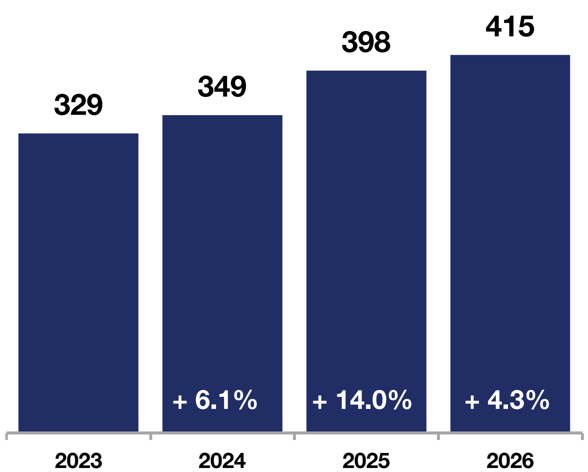
Grand Junction Area REALTOR® ASSOCIATION

Key Metrics	Historical Sparkbars	6-2025	6-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		398	**415**	+ 4.3%	2,271	**2,315**	+ 1.9%
Pending Sales		268	**280**	+ 4.5%	1,691	**1,577**	- 6.7%
Sold Listings		305	**254**	- 16.7%	1,553	**1,419**	- 8.6%
Median Sold Price		$415,000	**$425,750**	+ 2.6%	$400,000	**$412,300**	+ 3.1%
Average Sold Price		$486,225	**$487,303**	+ 0.2%	$461,724	**$466,123**	+ 1.0%
Pct. of List Price Received		98.3%	**98.5%**	+ 0.2%	98.3%	**98.2%**	- 0.1%
Days on Market		80	**84**	+ 5.0%	89	**101**	+ 13.5%
Affordability Index		78	**80**	+ 2.6%	81	**83**	+ 2.5%
Active Listings		889	**1,048**	+ 17.9%	--	--	--
Months Supply		3.5	**4.3**	+ 22.9%	--	--	--

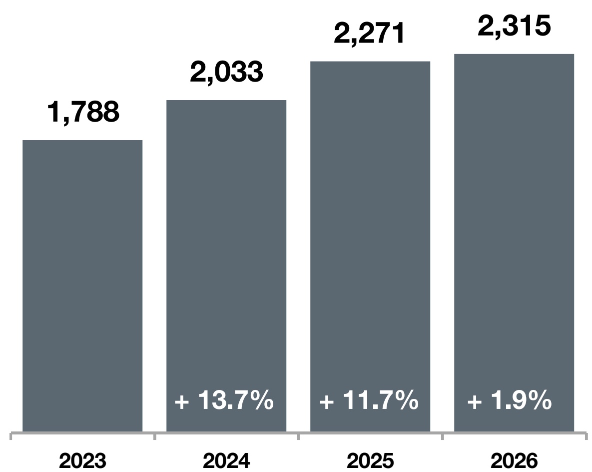
New Listings

Grand Junction Area
REALTOR® ASSOCIATION

June

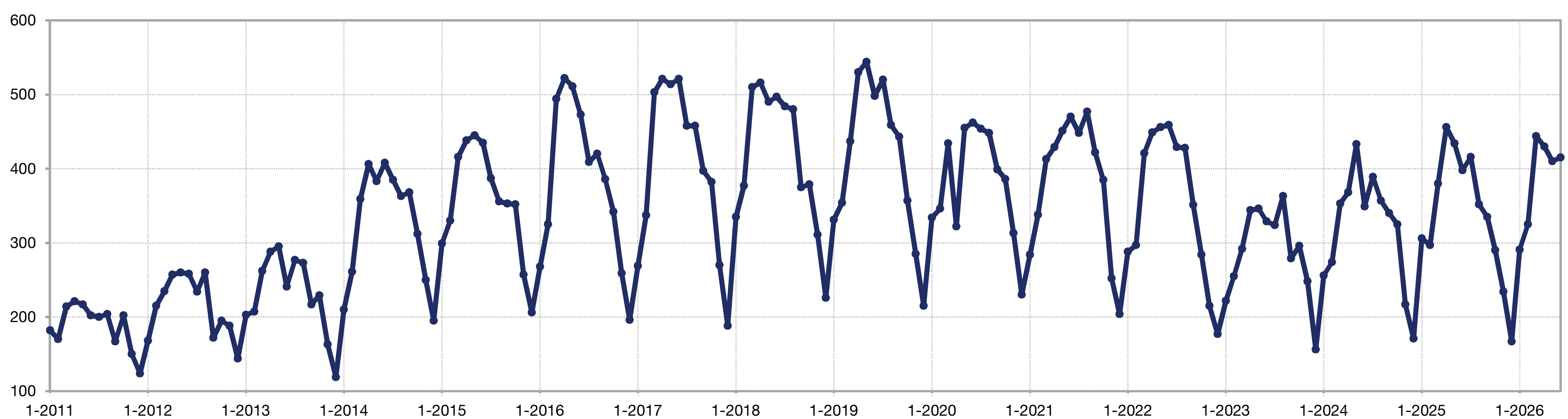


Year to Date



	New Listings	Percent Change from Previous Year
Jul-2025	416	+6.9%
Aug-2025	352	-1.4%
Sep-2025	335	-1.5%
Oct-2025	290	-10.8%
Nov-2025	234	+7.8%
Dec-2025	167	-2.3%
Jan-2026	291	-4.9%
Feb-2026	325	+9.4%
Mar-2026	444	+16.8%
Apr-2026	430	-5.7%
May-2026	410	-5.5%
Jun-2026	**415**	**+4.3%**

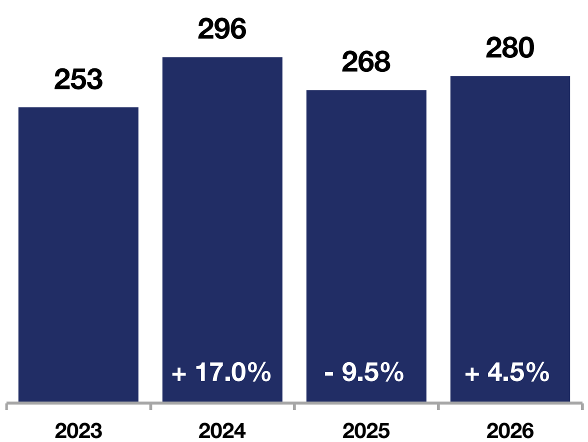
Historical New Listings by Month



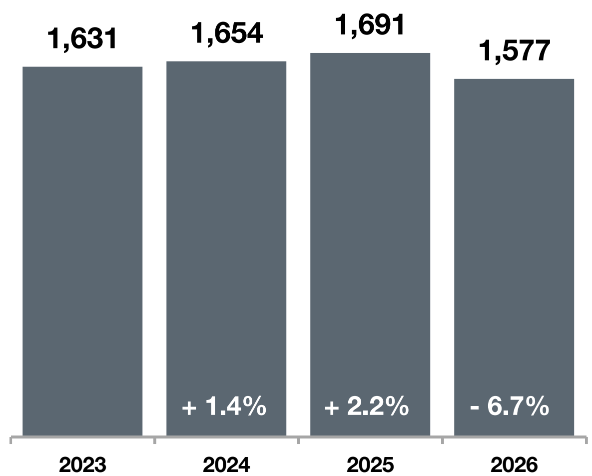
Pending Sales

Grand Junction Area REALTOR® ASSOCIATION

June

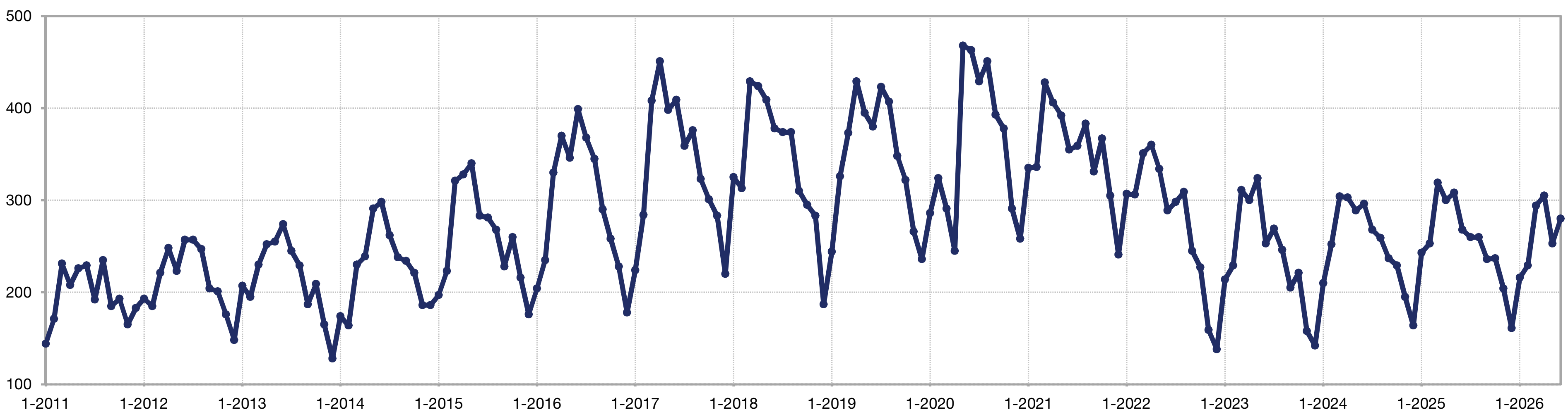


Year to Date



	Pending Sales	Percent Change from Previous Year
Jul-2025	260	-3.0%
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	216	-11.1%
Feb-2026	229	-9.5%
Mar-2026	294	-7.8%
Apr-2026	305	+1.7%
May-2026	253	-17.9%
Jun-2026	**280**	**+4.5%**

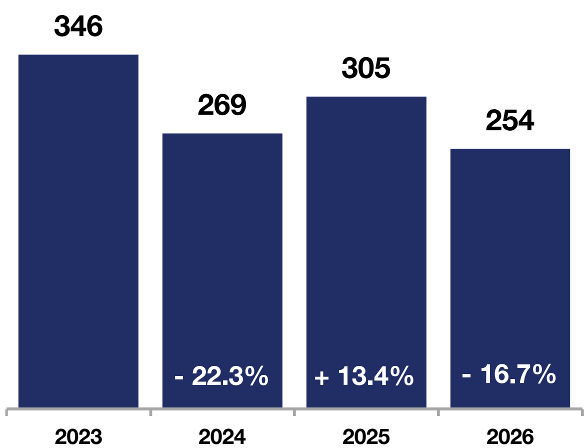
Historical Pending Sales by Month



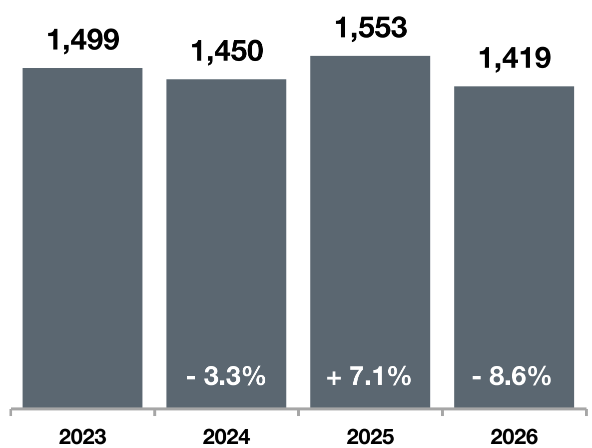
Sold Listings

Grand Junction Area
REALTOR® ASSOCIATION

June

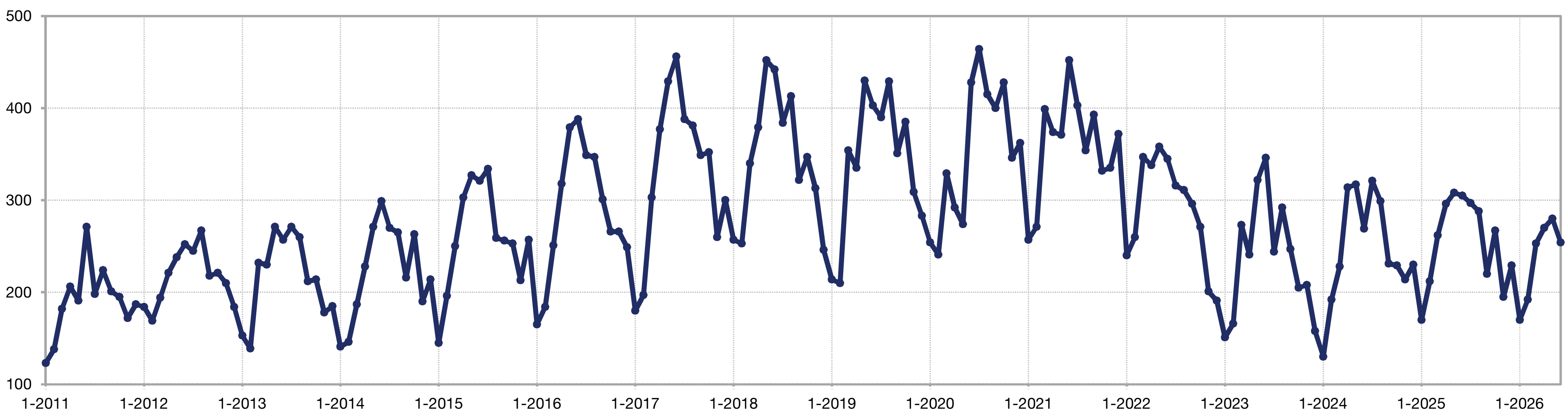


Year to Date



	Sold Listings	Percent Change from Previous Year
Jul-2025	297	-7.5%
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	192	-9.4%
Mar-2026	253	-3.4%
Apr-2026	270	-8.8%
May-2026	280	-9.1%
Jun-2026	**254**	**-16.7%**

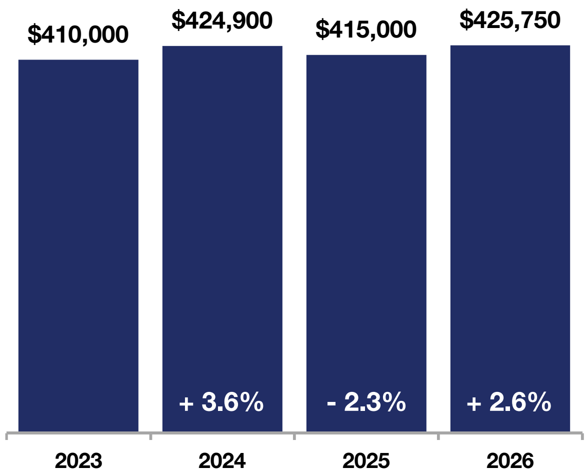
Historical Sold Listings by Month



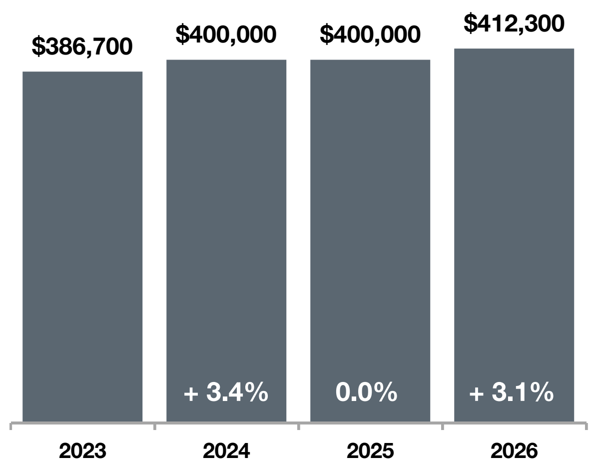
Median Sold Price

Grand Junction Area
REALTOR® ASSOCIATION

June

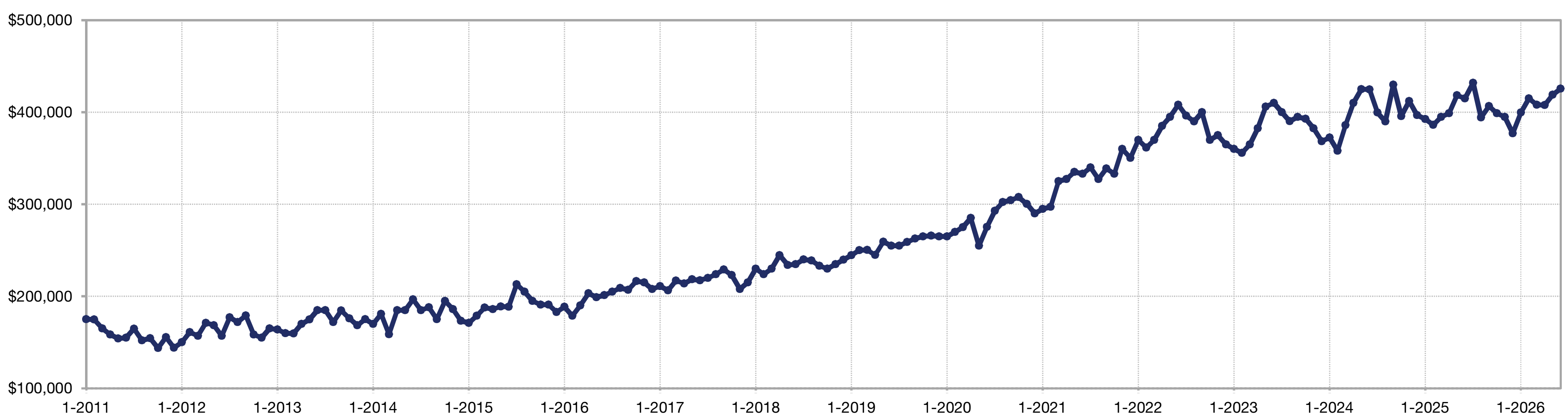


Year to Date



	Median Sold Price	Percent Change from Previous Year
Jul-2025	$431,925	+8.0%
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	$415,000	+7.5%
Mar-2026	$408,000	+3.3%
Apr-2026	$407,950	+2.3%
May-2026	$419,142	+0.2%
Jun-2026	**$425,750**	**+2.6%**

Historical Median Sold Price by Month



Average Sold Price

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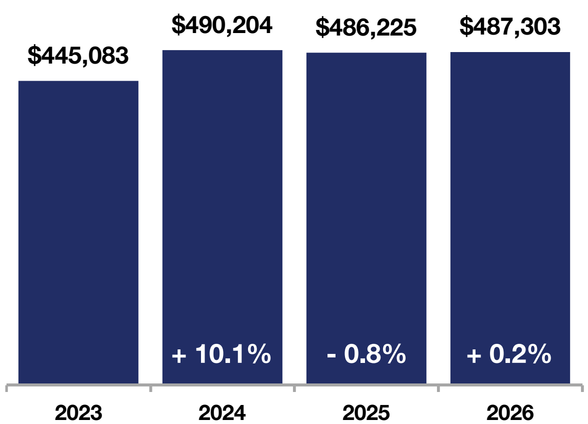
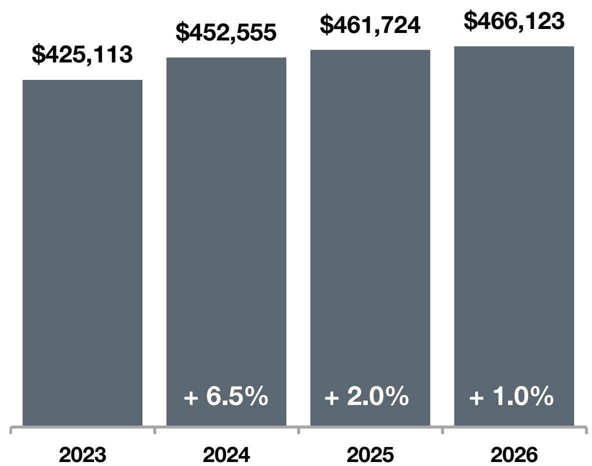
REALTOR® ASSOCIATION

June

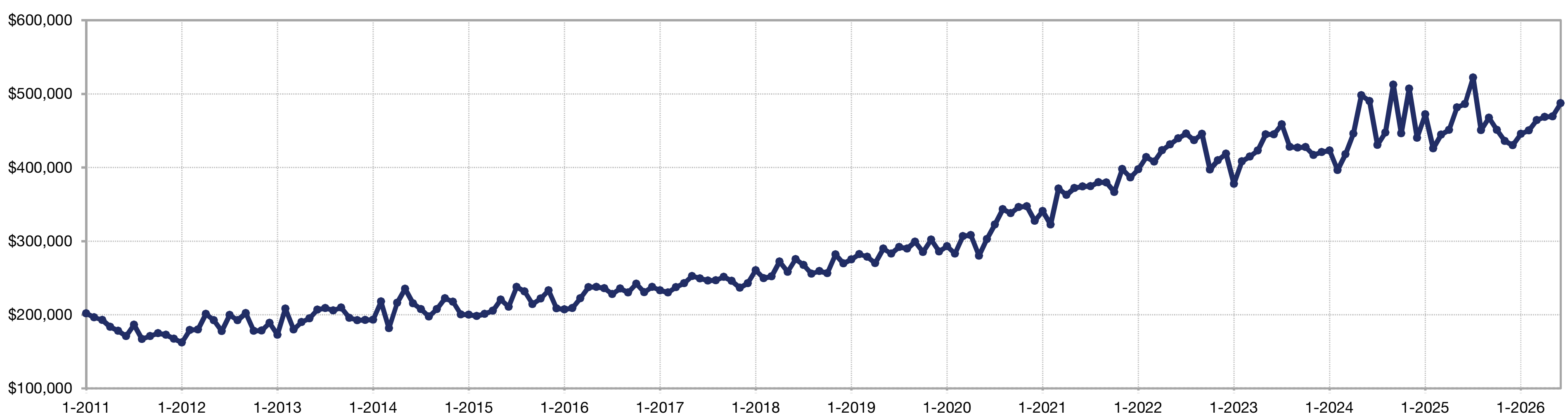


Year to Date



	Average Sold Price	Percent Change from Previous Year
Jul-2025	$522,300	+21.3%
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	$450,409	+5.8%
Mar-2026	$464,291	+4.5%
Apr-2026	$468,541	+3.9%
May-2026	$469,319	-2.5%
Jun-2026	**$487,303**	**+0.2%**

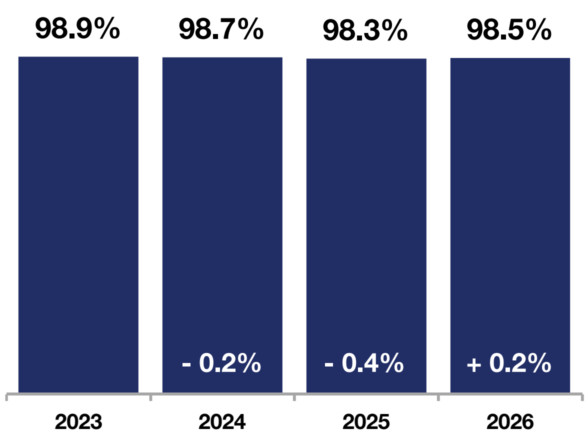
Historical Average Sold Price by Month



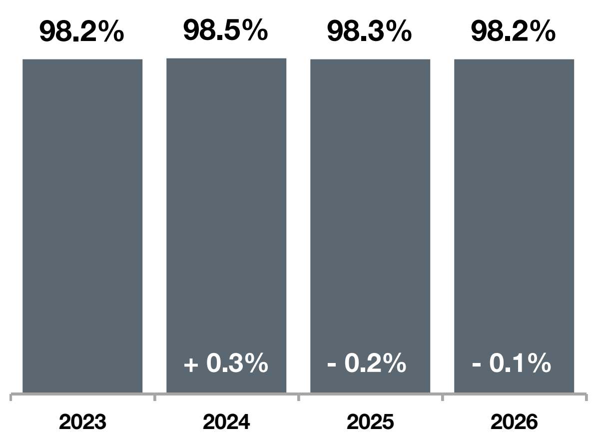
Percent of List Price Received

Grand Junction Area REALTOR® ASSOCIATION

June

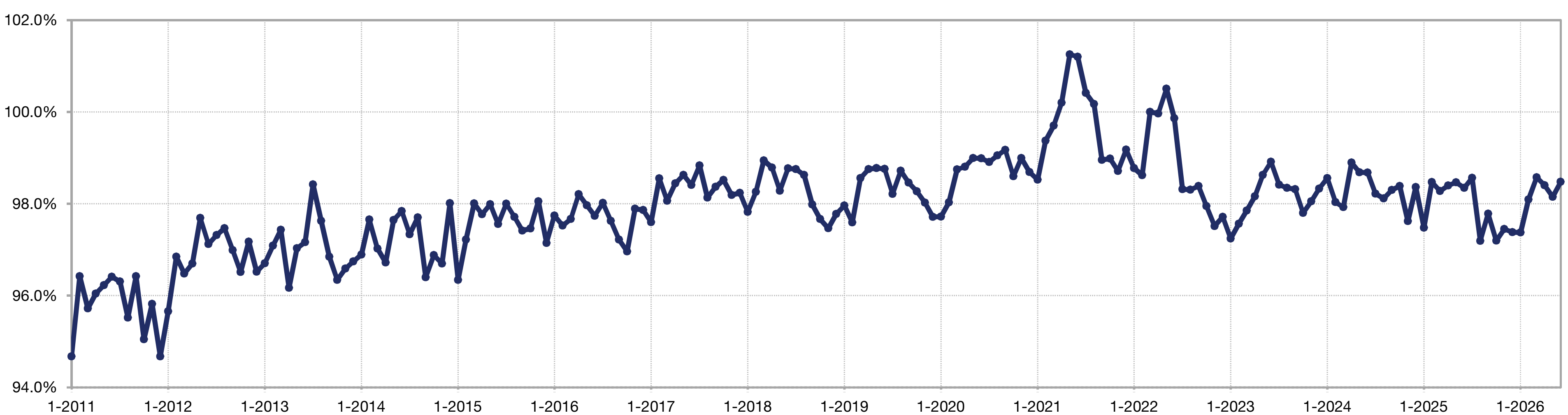


Year to Date



	Pct. of List Price Received	Percent Change from Previous Year
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%
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%**

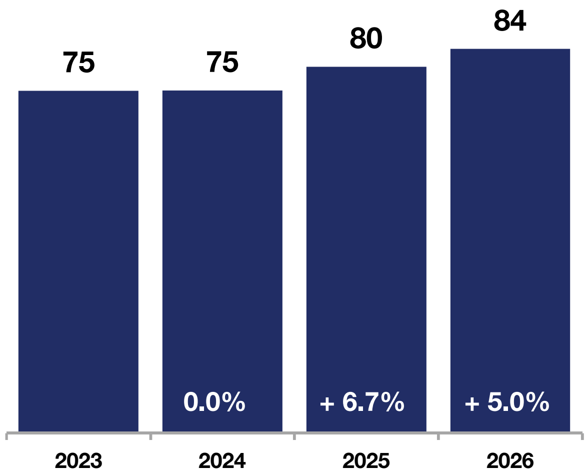
Historical Percent of List Price Received by Month



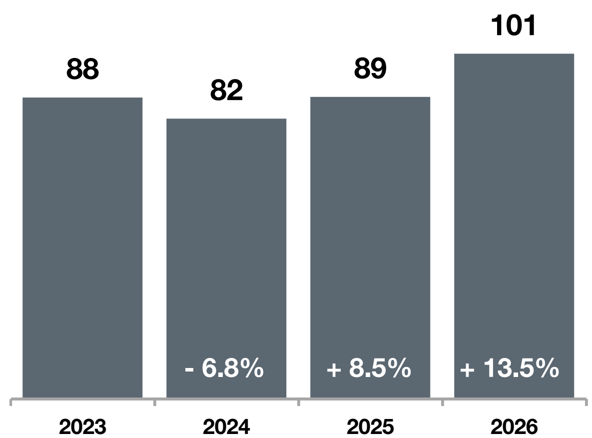
Days on Market Until Sale

Grand Junction Area
REALTOR® ASSOCIATION

June

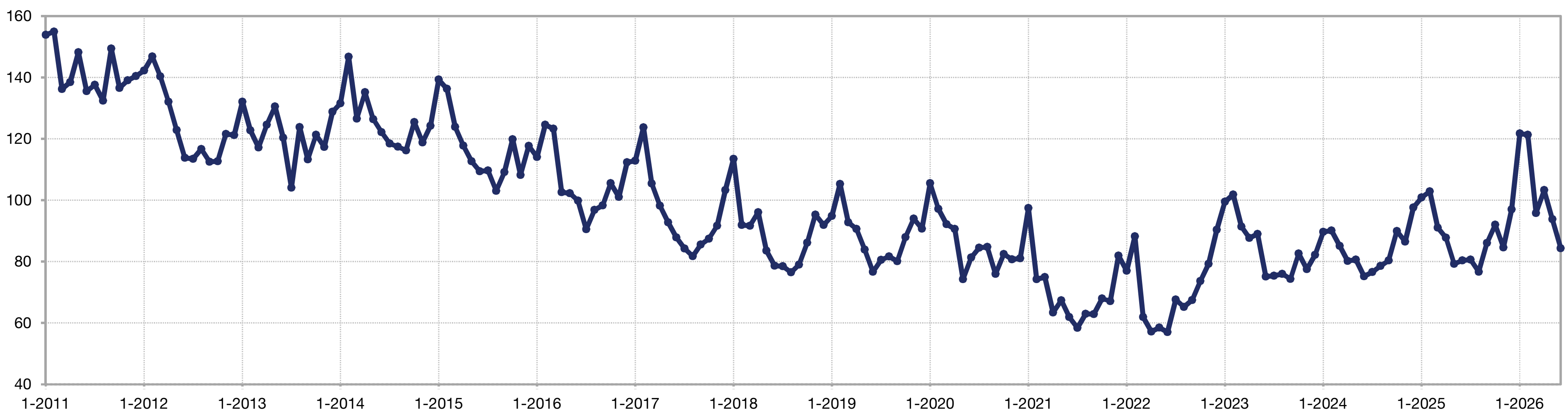


Year to Date



	Days on Market	Percent Change from Previous Year
Jul-2025	81	+5.2%
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	94	+19.0%
Jun-2026	**84**	**+5.0%**

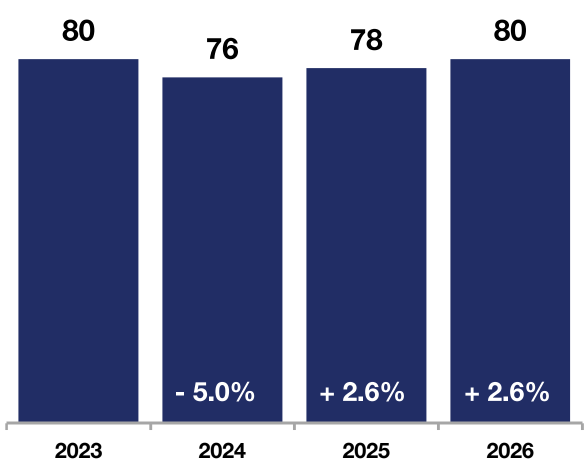
Historical Days on Market Until Sale by Month



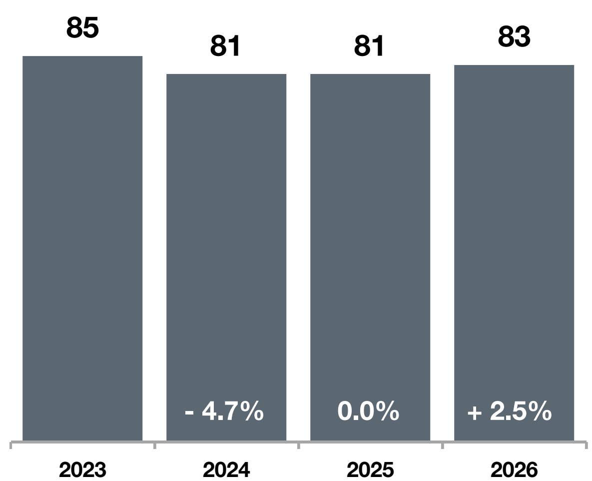
Housing Affordability Index

Grand Junction Area REALTOR® ASSOCIATION

June

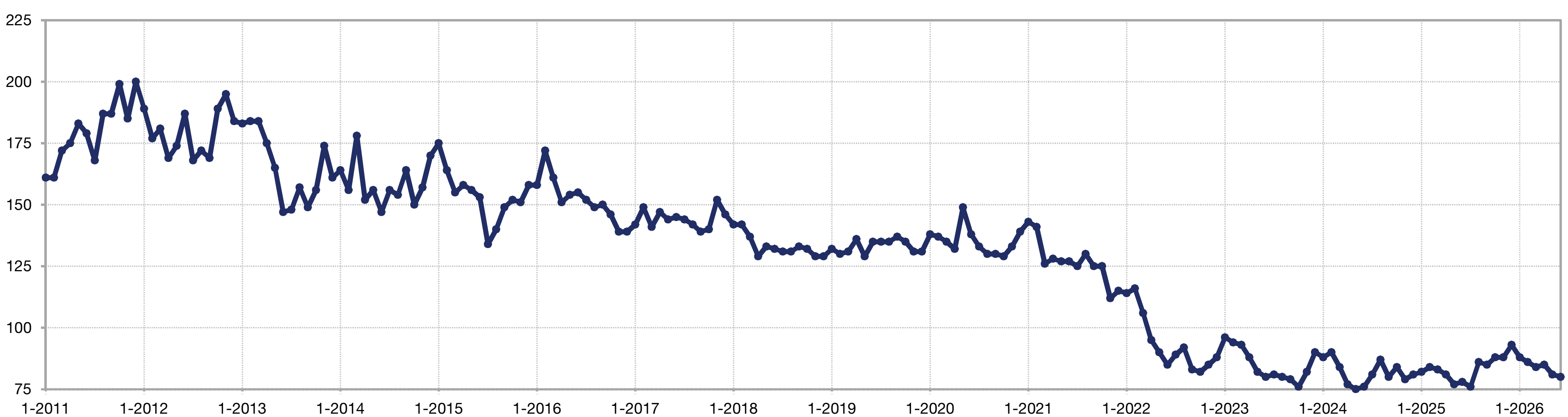


Year to Date



	Affordability Index	Percent Change from Previous Year
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%
Feb-2026	86	+2.4%
Mar-2026	84	+1.2%
Apr-2026	85	+4.9%
May-2026	81	+5.2%
Jun-2026	**80**	**+2.6%**

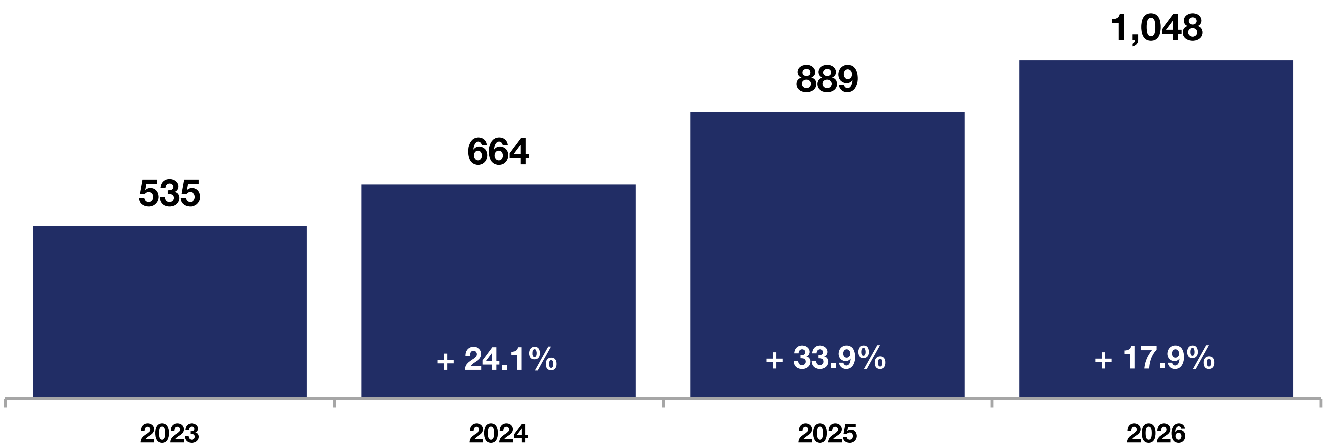
Historical Housing Affordability Index by Month



Inventory of Active Listings

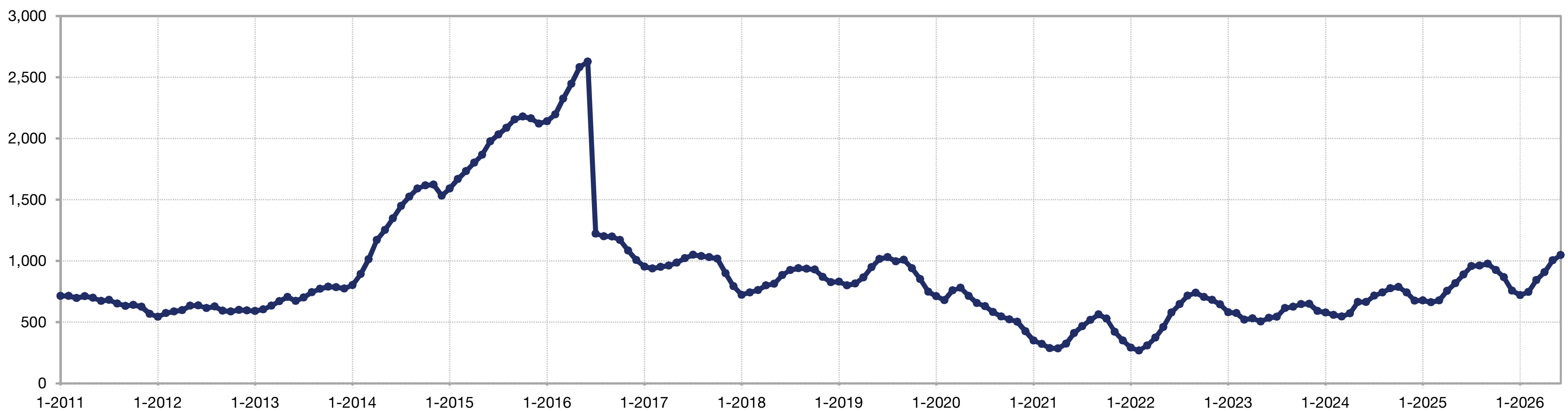
Grand Junction Area REALTOR® ASSOCIATION

June



	Active Listings	Percent Change from Previous Year
Jul-2025	957	+33.7%
Aug-2025	961	+29.3%
Sep-2025	976	+25.6%
Oct-2025	925	+17.4%
Nov-2025	868	+16.8%
Dec-2025	758	+12.3%
Jan-2026	720	+6.4%
Feb-2026	746	+12.5%
Mar-2026	843	+24.5%
Apr-2026	908	+20.4%
May-2026	1,004	+22.9%
Jun-2026	**1,048**	**+17.9%**

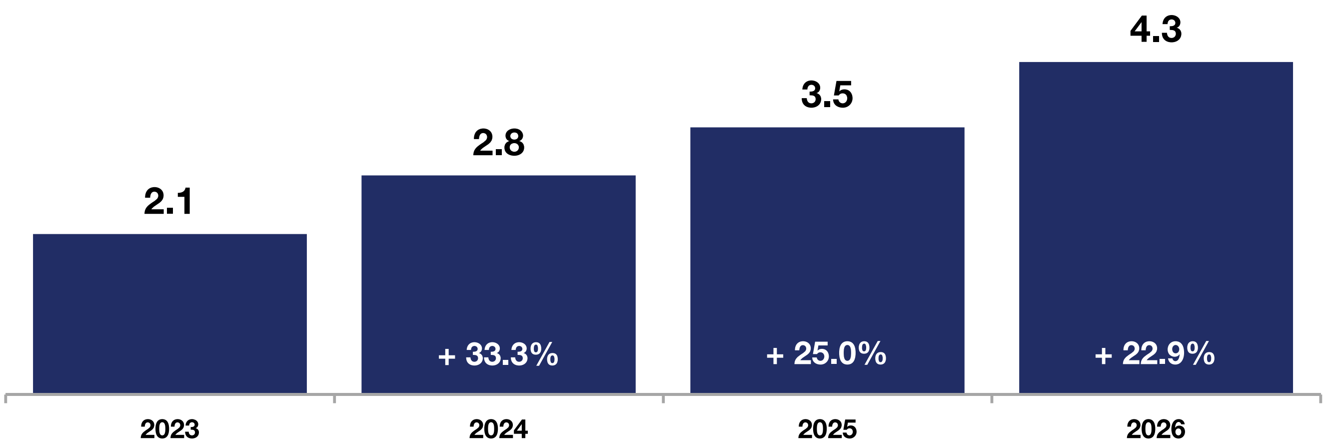
Historical Inventory of Active Listings by Month



Months Supply of Inventory

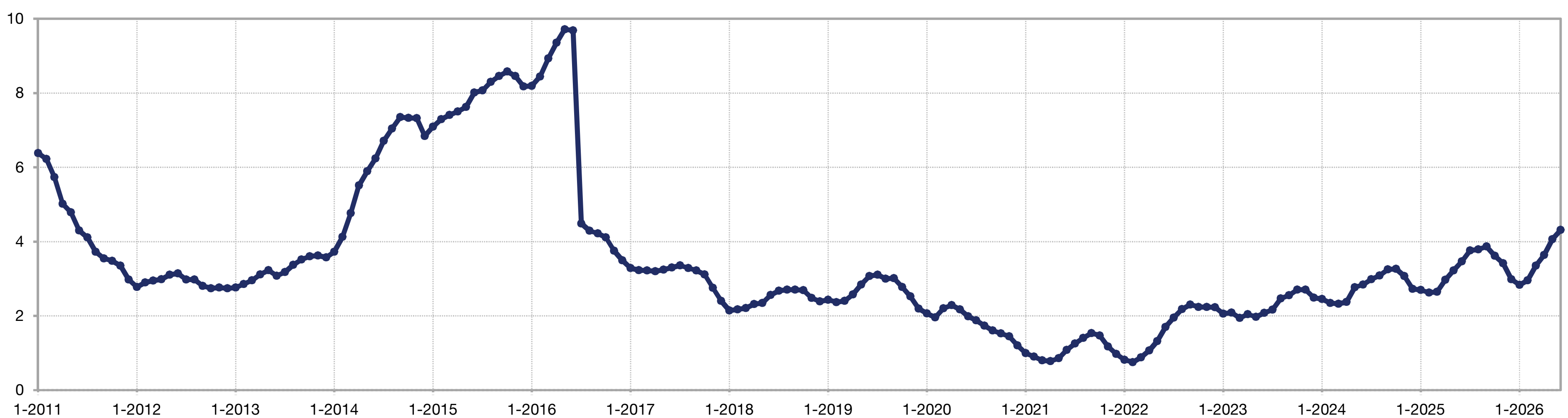
Grand Junction Area
REALTOR® ASSOCIATION

June



	Months Supply	Percent Change from Previous Year
Jul-2025	3.8	+26.7%
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	3.3	+26.9%
Apr-2026	3.6	+20.0%
May-2026	4.1	+28.1%
Jun-2026	**4.3**	**+22.9%**

Historical Months Supply of Inventory by Month

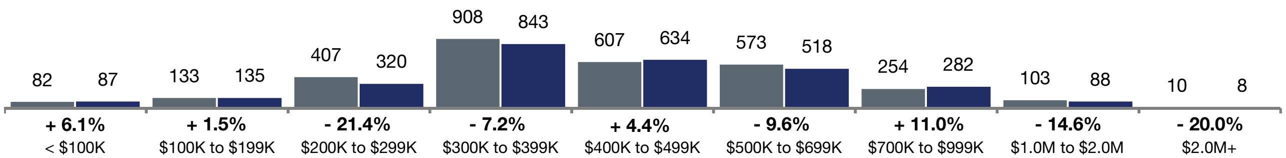


Sold Listings

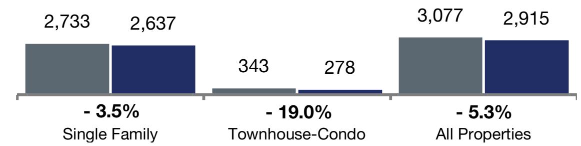
Actual sales that have closed in a given month.

Grand Junction Area REALTOR® ASSOCIATION

By Price Range – All Properties – Rolling 12 Months



By Property Type

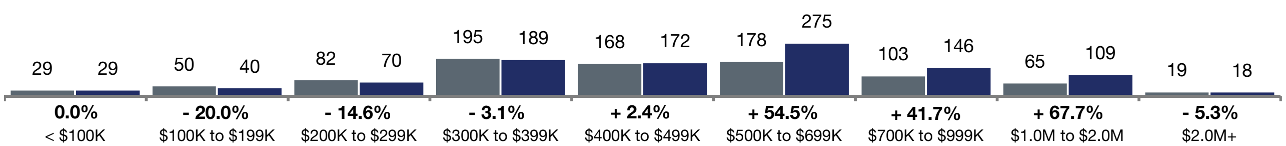


	Rolling 12 Months						Compared to Prior Month						Year to Date					
	Single Family			Townhouse-Condo			Single Family			Townhouse-Condo			Single Family			Townhouse-Condo		
By Price Range	6-2025	6-2026	Change	6-2025	6-2026	Change	5-2026	6-2026	Change	5-2026	6-2026	Change	6-2025	6-2026	Change	6-2025	6-2026	Change
$99,999 and Below	82	87	+ 6.1%	0	0	--	11	7	- 36.4%	0	0	--	40	44	+ 10.0%	0	0	--
$100,000 to $199,999	108	111	+ 2.8%	25	24	- 4.0%	7	8	+ 14.3%	2	4	+ 100.0%	61	37	- 39.3%	11	11	0.0%
$200,000 to $299,999	291	241	- 17.2%	116	79	- 31.9%	22	19	- 13.6%	4	5	+ 25.0%	146	107	- 26.7%	61	33	- 45.9%
$300,000 to $399,999	767	714	- 6.9%	140	129	- 7.9%	59	60	+ 1.7%	17	7	- 58.8%	383	347	- 9.4%	72	69	- 4.2%
$400,000 to $499,999	561	606	+ 8.0%	46	28	- 39.1%	72	54	- 25.0%	1	2	+ 100.0%	272	320	+ 17.6%	19	14	- 26.3%
$500,000 to $699,999	559	505	- 9.7%	14	13	- 7.1%	49	43	- 12.2%	1	0	- 100.0%	293	249	- 15.0%	5	5	0.0%
$700,000 to $999,999	252	278	+ 10.3%	2	4	+ 100.0%	25	32	+ 28.0%	0	0	--	127	133	+ 4.7%	2	1	- 50.0%
$1,000,000 to $1,999,999	103	87	- 15.5%	0	1	--	9	13	+ 44.4%	0	0	--	56	48	- 14.3%	0	0	--
$2,000,000 and Above	10	8	- 20.0%	0	0	--	1	0	- 100.0%	0	0	--	5	1	- 80.0%	0	0	--
All Price Ranges	**2,733**	**2,637**	**- 3.5%**	**343**	**278**	**- 19.0%**	**255**	**236**	**- 7.5%**	**25**	**18**	**- 28.0%**	**1,383**	**1,286**	**- 7.0%**	**170**	**133**	**- 21.8%**

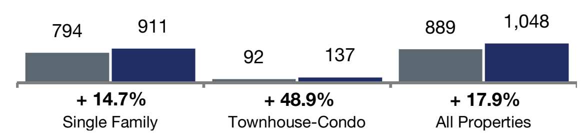
Inventory of Active Listings

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						Compared to Prior Month					
	Single Family			Townhouse-Condo			Single Family			Townhouse-Condo		
By Price Range	6-2025	6-2026	Change	6-2025	6-2026	Change	5-2026	6-2026	Change	5-2026	6-2026	Change
$99,999 and Below	29	29	0.0%	0	0	--	28	29	+ 3.6%	0	0	--
$100,000 to $199,999	36	31	- 13.9%	13	9	- 30.8%	29	31	+ 6.9%	14	9	- 35.7%
$200,000 to $299,999	56	39	- 30.4%	26	31	+ 19.2%	41	39	- 4.9%	26	31	+ 19.2%
$300,000 to $399,999	167	143	- 14.4%	28	46	+ 64.3%	136	143	+ 5.1%	39	46	+ 17.9%
$400,000 to $499,999	157	152	- 3.2%	11	20	+ 81.8%	159	152	- 4.4%	19	20	+ 5.3%
$500,000 to $699,999	168	255	+ 51.8%	9	20	+ 122.2%	234	255	+ 9.0%	21	20	- 4.8%
$700,000 to $999,999	100	140	+ 40.0%	3	6	+ 100.0%	133	140	+ 5.3%	4	6	+ 50.0%
$1,000,000 to $1,999,999	63	104	+ 65.1%	2	5	+ 150.0%	95	104	+ 9.5%	5	5	0.0%
$2,000,000 and Above	18	18	0.0%	0	0	--	20	18	- 10.0%	0	0	--
All Price Ranges	**794**	**911**	**+ 14.7%**	**92**	**137**	**+ 48.9%**	**875**	**911**	**+ 4.1%**	**128**	**137**	**+ 7.0%**

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.