

Monthly Indicators



March 2025

Percent changes calculated using year-over-year comparisons.

New Listings increased 4.0 percent to 367. Sold Listings increased 9.2 percent to 249. Inventory levels grew 15.9 percent to 628 units.

Prices continued to gain traction. The Median Sales Price increased 3.6 percent to \$400,000. Days on Market was up 8.2 percent to 92 days. Buyers felt empowered as Months Supply of Inventory was up 8.7 percent to 2.5 months.

Heading into March there were 1.24 million properties for sale, a 5.1% increase from the previous month and a 17% jump from one year ago, for a 3.5-month supply at the current sales pace, according to NAR. While mortgage rates have remained in the mid-to-high 6% range, the additional supply appears to have helped bring some buyers out of the woodwork, even as sales prices continue to rise nationwide.

Activity Snapshot

+ 9.2% **+ 15.9%** **+ 3.6%**

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.

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Market Overview

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

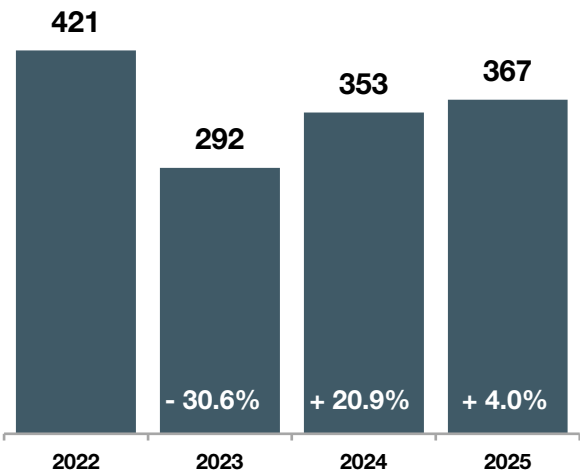


Key Metrics	Historical Sparkbars	3-2024	3-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		353	367	+ 4.0%	881	960	+ 9.0%
Pending Sales		304	333	+ 9.5%	766	822	+ 7.3%
Sold Listings		228	249	+ 9.2%	550	627	+ 14.0%
Median Sold Price		\$386,000	\$400,000	+ 3.6%	\$375,000	\$394,000	+ 5.1%
Average Sold Price		\$418,033	\$451,488	+ 8.0%	\$411,674	\$448,891	+ 9.0%
Pct. of List Price Received		97.9%	98.2%	+ 0.3%	98.1%	98.2%	+ 0.1%
Days on Market		85	92	+ 8.2%	88	98	+ 11.4%
Affordability Index		81	79	- 2.5%	83	80	- 3.6%
Active Listings		542	628	+ 15.9%	--	--	--
Months Supply		2.3	2.5	+ 8.7%	--	--	--

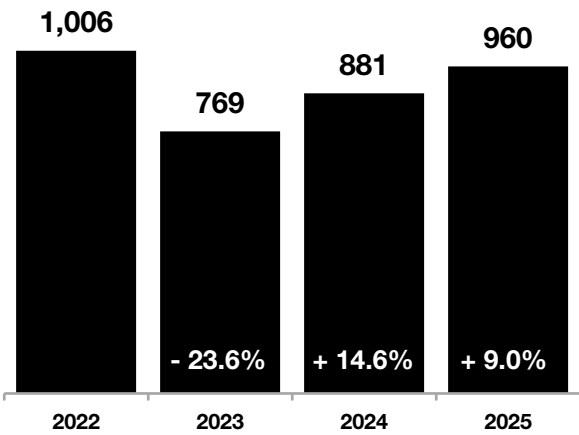
New Listings



March

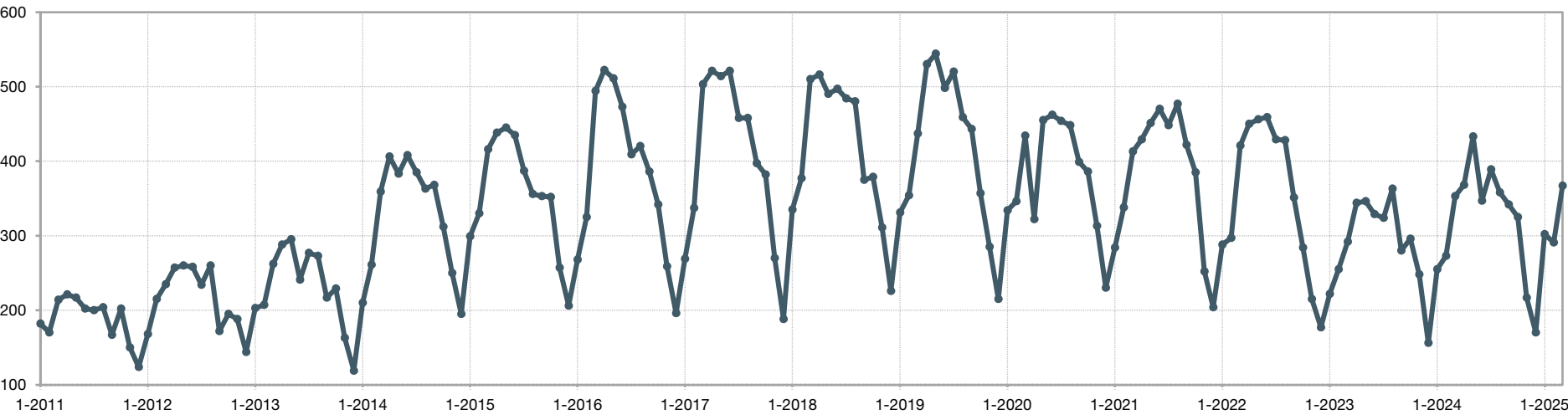


Year to Date



	New Listings	Percent Change from Previous Year
Apr-2024	368	+7.0%
May-2024	433	+25.1%
Jun-2024	347	+5.5%
Jul-2024	389	+20.1%
Aug-2024	358	-1.4%
Sep-2024	342	+22.1%
Oct-2024	325	+9.8%
Nov-2024	217	-12.5%
Dec-2024	170	+9.0%
Jan-2025	302	+18.4%
Feb-2025	291	+6.6%
Mar-2025	367	+4.0%

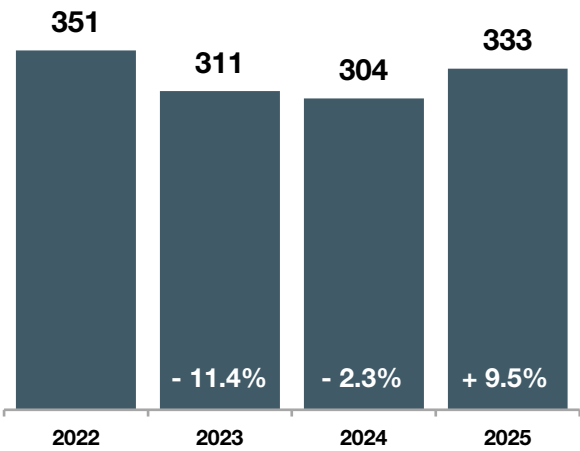
Historical New Listings by Month



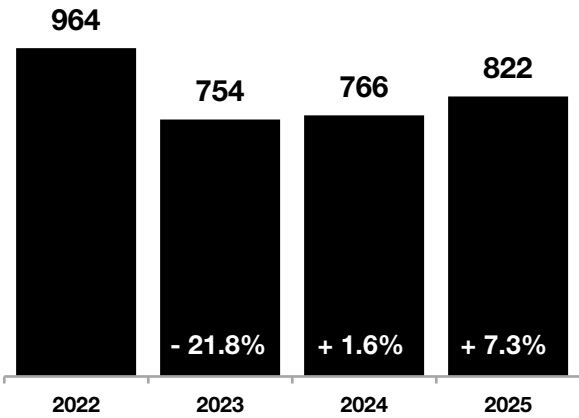
Pending Sales



March

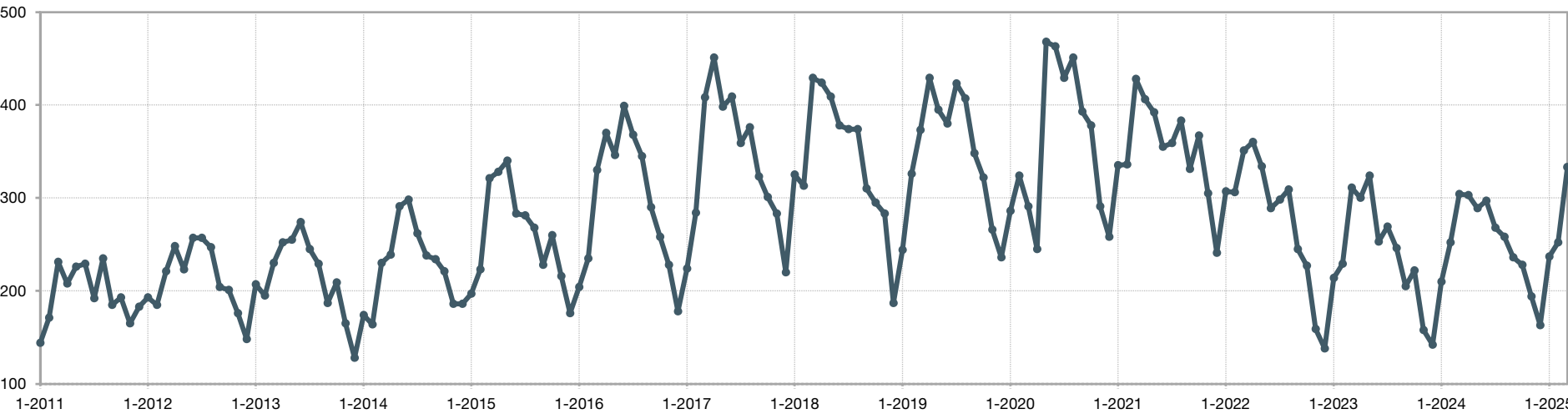


Year to Date



	Pending Sales	Percent Change from Previous Year
Apr-2024	303	+1.0%
May-2024	289	-10.8%
Jun-2024	297	+17.4%
Jul-2024	268	-0.4%
Aug-2024	258	+4.9%
Sep-2024	236	+15.1%
Oct-2024	228	+2.7%
Nov-2024	194	+22.8%
Dec-2024	163	+14.8%
Jan-2025	237	+12.9%
Feb-2025	252	0.0%
Mar-2025	333	+9.5%

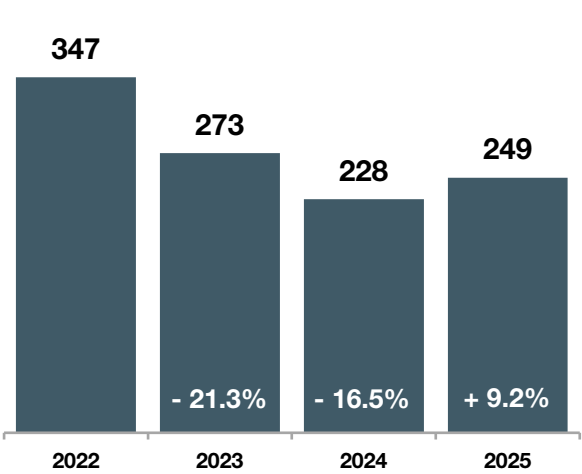
Historical Pending Sales by Month



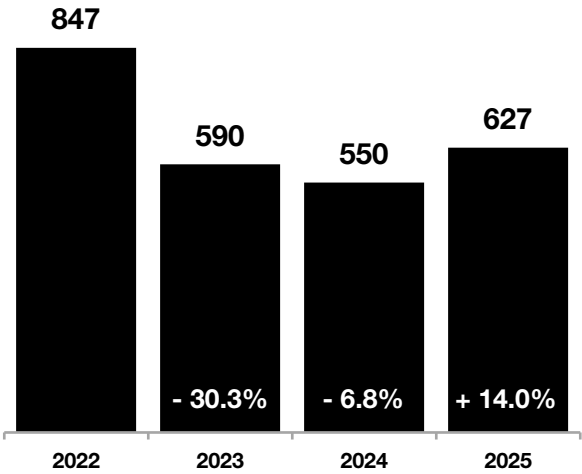
Sold Listings



March

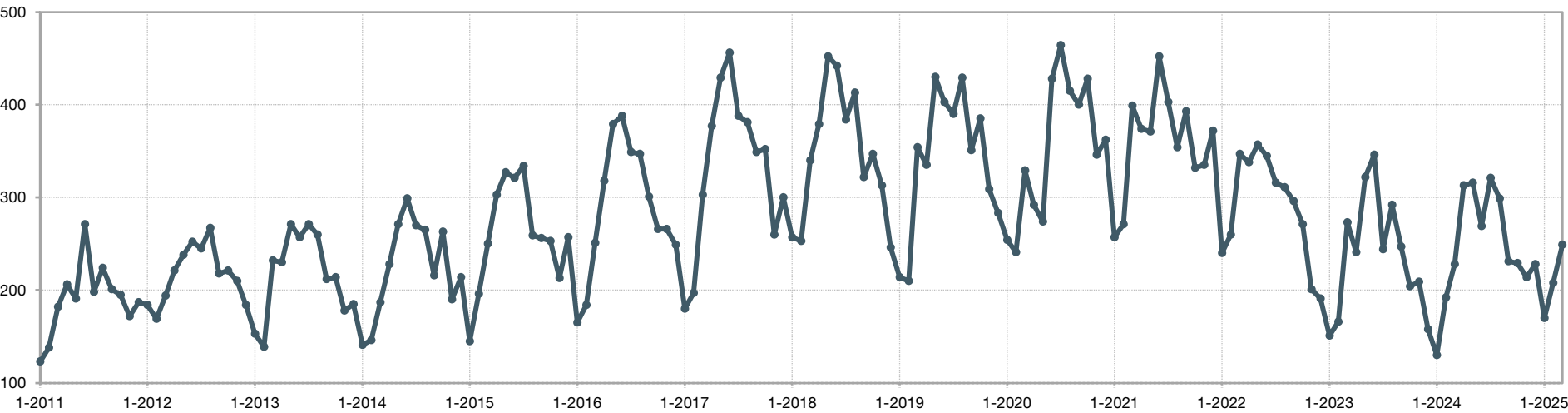


Year to Date



	Sold Listings	Percent Change from Previous Year
Apr-2024	313	+29.9%
May-2024	316	-1.9%
Jun-2024	269	-22.3%
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	228	+44.3%
Jan-2025	170	+30.8%
Feb-2025	208	+8.3%
Mar-2025	249	+9.2%

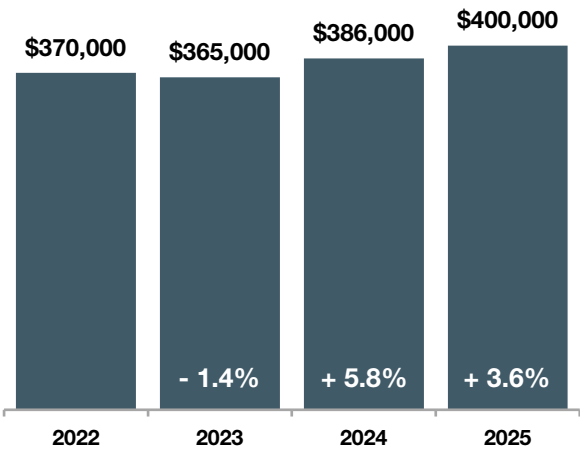
Historical Sold Listings by Month



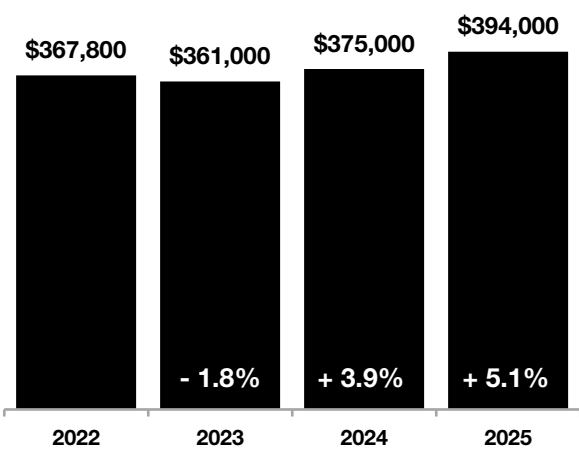
Median Sold Price



March

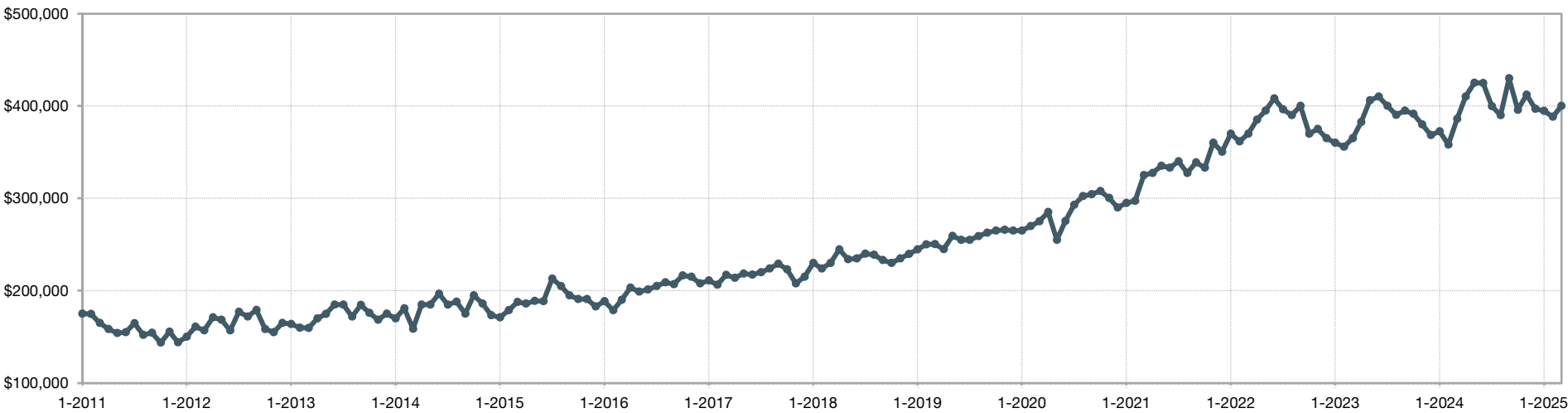


Year to Date



	Median Sold Price	Percent Change from Previous Year
Apr-2024	\$410,000	+7.2%
May-2024	\$425,000	+4.7%
Jun-2024	\$424,900	+3.6%
Jul-2024	\$399,900	-0.0%
Aug-2024	\$390,000	-0.0%
Sep-2024	\$429,900	+8.8%
Oct-2024	\$395,860	+1.1%
Nov-2024	\$412,000	+8.4%
Dec-2024	\$397,000	+7.8%
Jan-2025	\$394,500	+5.9%
Feb-2025	\$388,263	+8.5%
Mar-2025	\$400,000	+3.6%

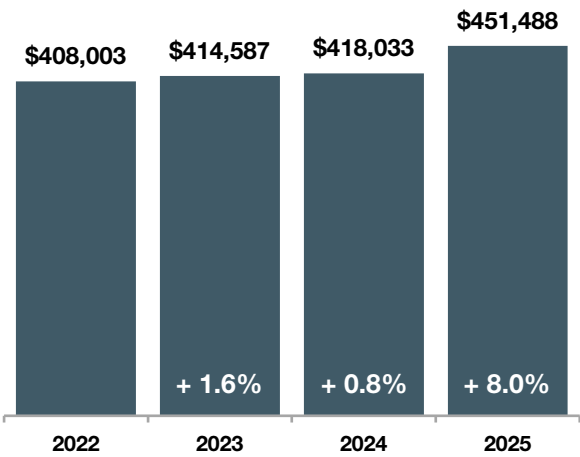
Historical Median Sold Price by Month



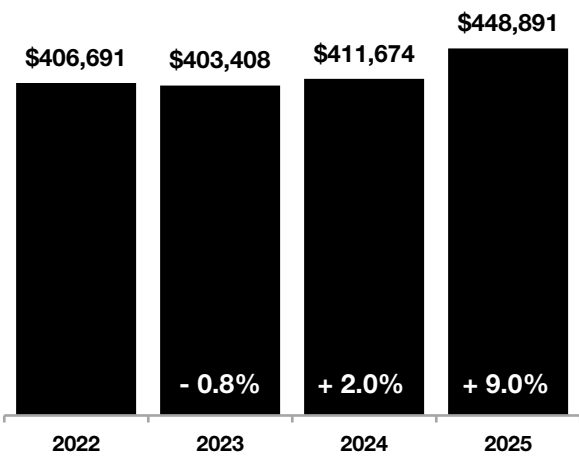
Average Sold Price



March

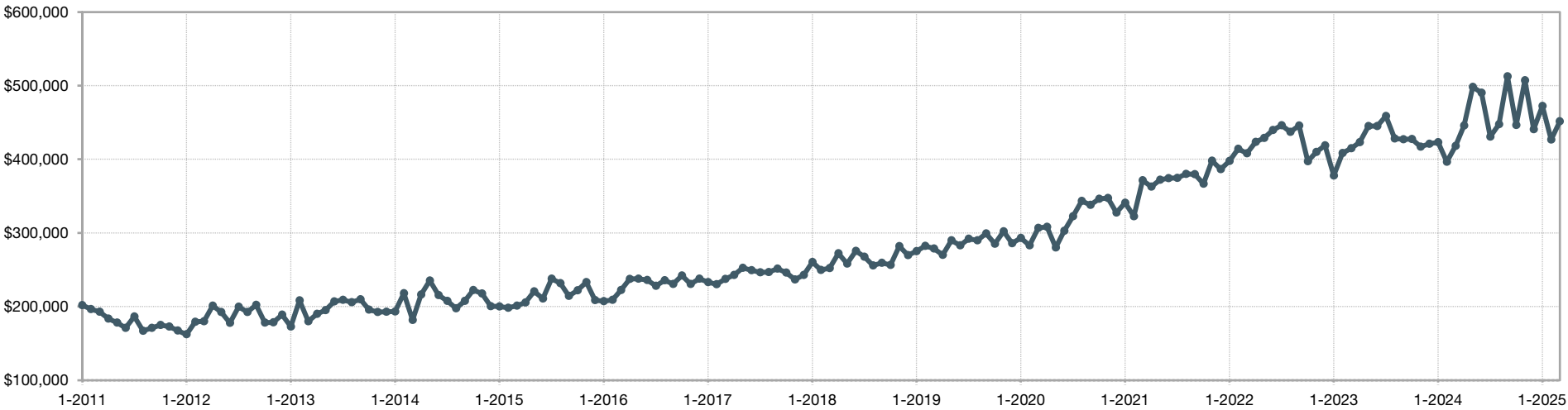


Year to Date



	Average Sold Price	Percent Change from Previous Year
Apr-2024	\$445,561	+5.3%
May-2024	\$498,199	+12.0%
Jun-2024	\$490,204	+10.1%
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	\$507,188	+21.7%
Dec-2024	\$440,750	+4.7%
Jan-2025	\$472,190	+11.6%
Feb-2025	\$426,741	+7.7%
Mar-2025	\$451,488	+8.0%

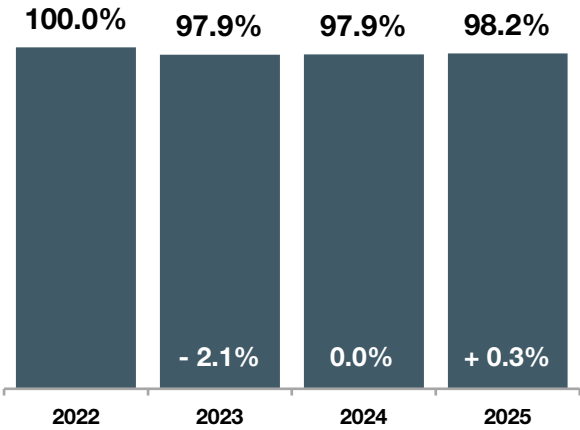
Historical Average Sold Price by Month



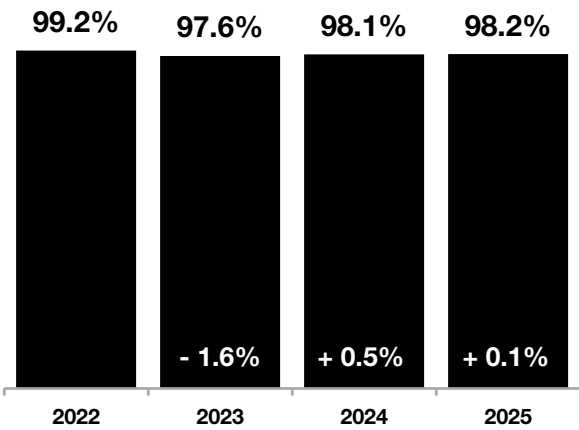
Percent of List Price Received



March



Year to Date



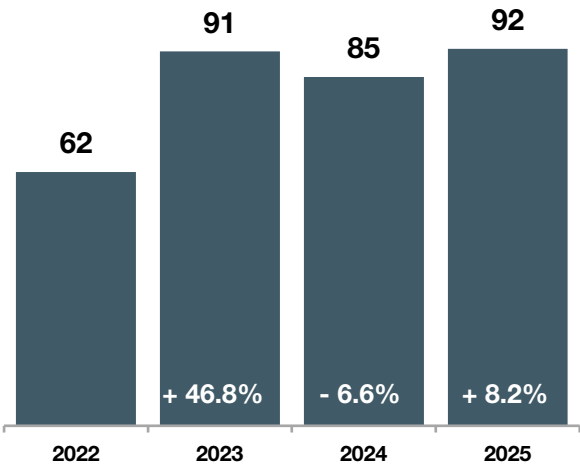
	Pct. of List Price Received	Percent Change from Previous Year
Apr-2024	98.9%	+0.7%
May-2024	98.7%	+0.1%
Jun-2024	98.7%	-0.2%
Jul-2024	98.2%	-0.2%
Aug-2024	98.1%	-0.2%
Sep-2024	98.3%	0.0%
Oct-2024	98.4%	+0.6%
Nov-2024	97.6%	-0.5%
Dec-2024	98.4%	+0.1%
Jan-2025	97.5%	-1.1%
Feb-2025	98.6%	+0.6%
Mar-2025	98.2%	+0.3%

Historical Percent of List Price Received by Month

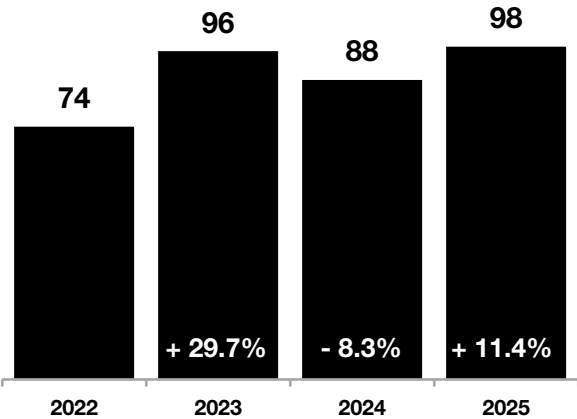


Days on Market Until Sale

March



Year to Date



	Days on Market	Percent Change from Previous Year
Apr-2024	80	-9.1%
May-2024	80	-10.1%
Jun-2024	75	0.0%
Jul-2024	77	+2.7%
Aug-2024	79	+3.9%
Sep-2024	80	+8.1%
Oct-2024	90	+8.4%
Nov-2024	86	+11.7%
Dec-2024	97	+18.3%
Jan-2025	101	+12.2%
Feb-2025	102	+13.3%
Mar-2025	92	+8.2%

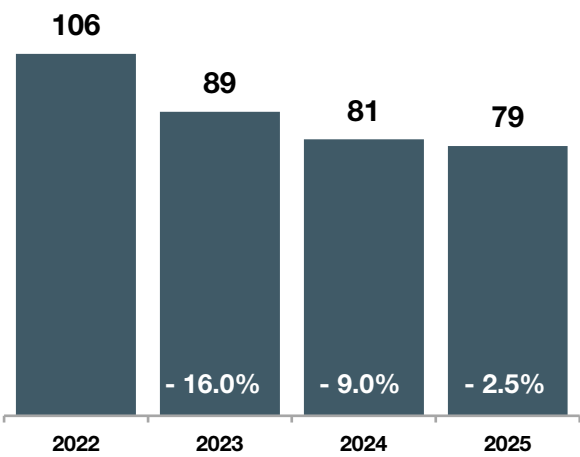
Historical Days on Market Until Sale by Month



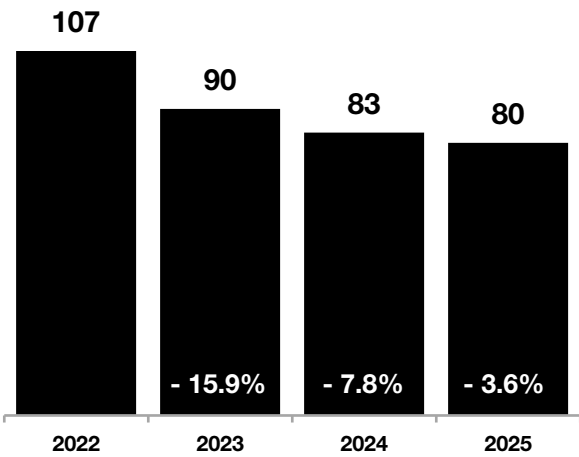
Housing Affordability Index



March



Year to Date



	Affordability Index	Percent Change from Previous Year
Apr-2024	74	-11.9%
May-2024	72	-7.7%
Jun-2024	73	-3.9%
Jul-2024	78	0.0%
Aug-2024	83	+7.8%
Sep-2024	77	+1.3%
Oct-2024	80	+9.6%
Nov-2024	75	-5.1%
Dec-2024	78	-9.3%
Jan-2025	78	-7.1%
Feb-2025	80	-7.0%
Mar-2025	79	-2.5%

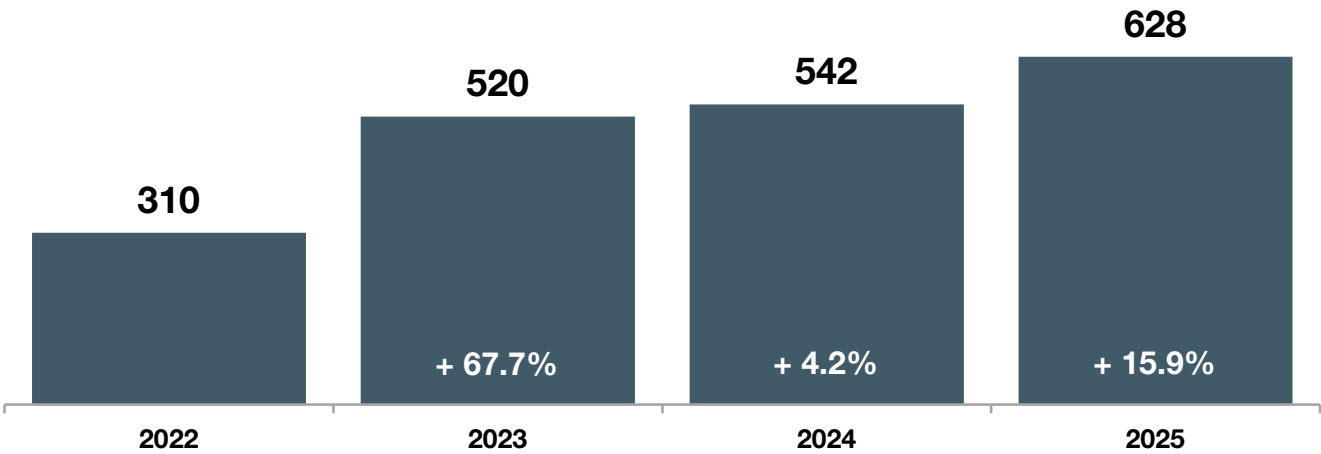
Historical Housing Affordability Index by Month



Inventory of Active Listings

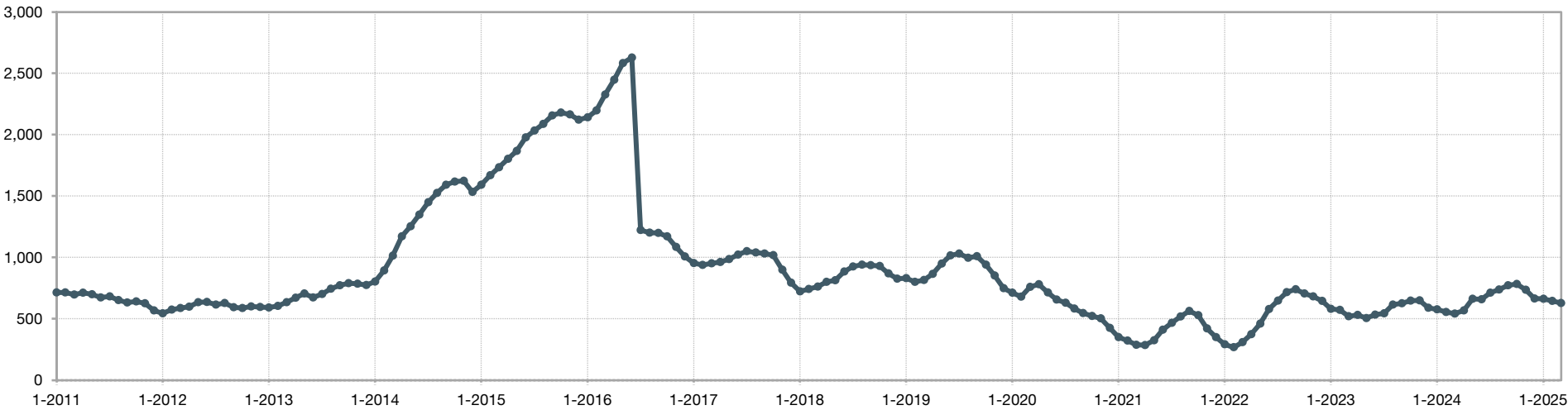


March



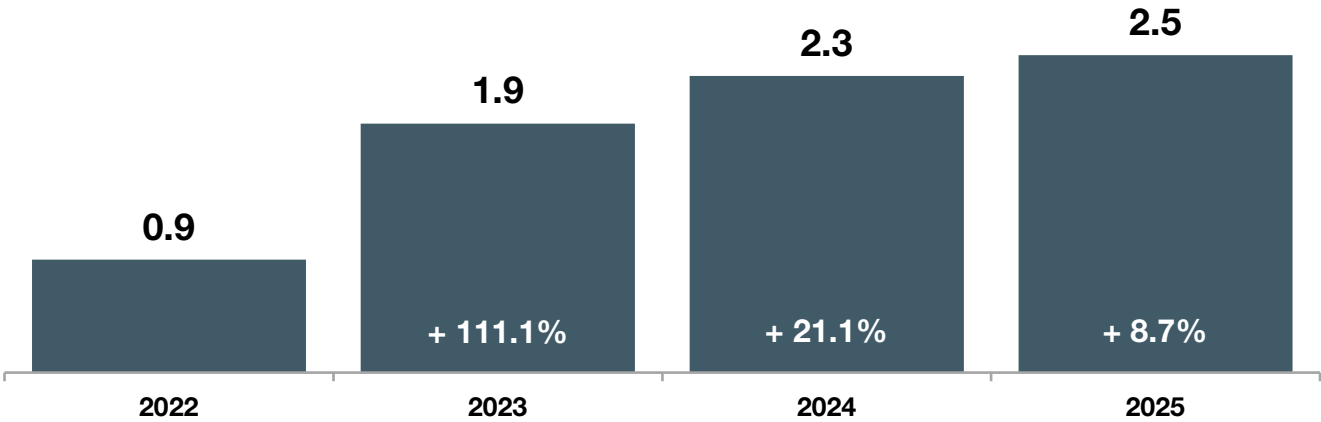
	Active Listings	Percent Change from Previous Year
Apr-2024	568	+7.0%
May-2024	662	+31.1%
Jun-2024	659	+23.4%
Jul-2024	711	+30.9%
Aug-2024	737	+19.8%
Sep-2024	773	+23.5%
Oct-2024	782	+20.9%
Nov-2024	736	+13.4%
Dec-2024	664	+12.5%
Jan-2025	662	+14.7%
Feb-2025	646	+16.4%
Mar-2025	628	+15.9%

Historical Inventory of Active Listings by Month



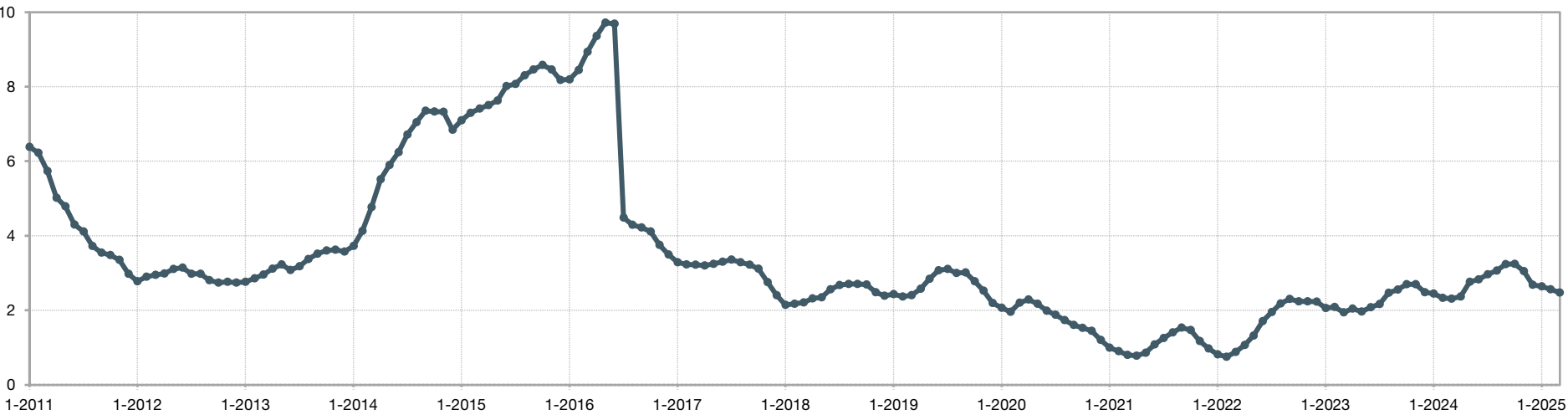
Months Supply of Inventory

March



	Months Supply	Percent Change from Previous Year
Apr-2024	2.4	+20.0%
May-2024	2.8	+40.0%
Jun-2024	2.8	+33.3%
Jul-2024	3.0	+36.4%
Aug-2024	3.1	+24.0%
Sep-2024	3.2	+23.1%
Oct-2024	3.2	+18.5%
Nov-2024	3.0	+11.1%
Dec-2024	2.7	+8.0%
Jan-2025	2.6	+8.3%
Feb-2025	2.6	+13.0%
Mar-2025	2.5	+8.7%

Historical Months Supply of Inventory by Month

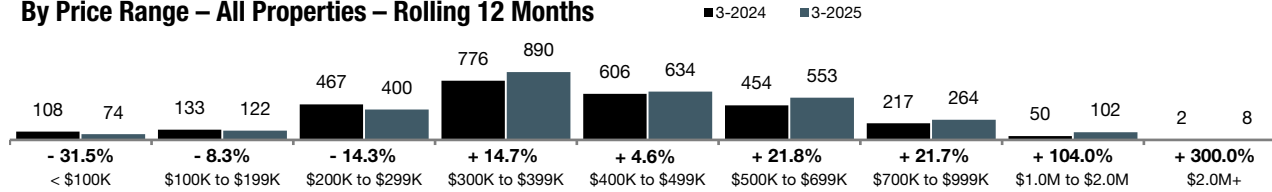


Sold Listings

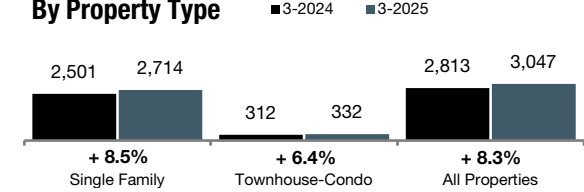
Actual sales that have closed in a given month.



By Price Range – All Properties – Rolling 12 Months



By Property Type



Rolling 12 Months

By Price Range	Single Family			Townhouse-Condo		
	3-2024	3-2025	Change	3-2024	3-2025	Change
\$99,999 and Below	106	74	-30.2%	2	0	-100.0%
\$100,000 to \$199,999	101	91	-9.9%	32	31	-3.1%
\$200,000 to \$299,999	341	291	-14.7%	126	109	-13.5%
\$300,000 to \$399,999	672	764	+13.7%	104	125	+20.2%
\$400,000 to \$499,999	573	590	+3.0%	33	44	+33.3%
\$500,000 to \$699,999	442	533	+20.6%	12	20	+66.7%
\$700,000 to \$999,999	214	261	+22.0%	3	3	0.0%
\$1,000,000 to \$1,999,999	50	102	+104.0%	0	0	--
\$2,000,000 and Above	2	8	+300.0%	0	0	--
All Price Ranges	2,501	2,714	+8.5%	312	332	+6.4%

Compared to Prior Month

	Single Family			Townhouse-Condo		
	2-2025	3-2025	Change	2-2025	3-2025	Change
	3	8	+166.7%	0	0	--
	12	8	-33.3%	1	2	+100.0%
	25	24	-4.0%	8	9	+12.5%
	50	65	+30.0%	15	8	-46.7%
	36	39	+8.3%	2	4	+100.0%
	38	52	+36.8%	0	2	--
	13	22	+69.2%	1	1	0.0%
	4	4	0.0%	0	0	--
	0	1	--	0	0	--
	181	223	+23.2%	27	26	-3.7%

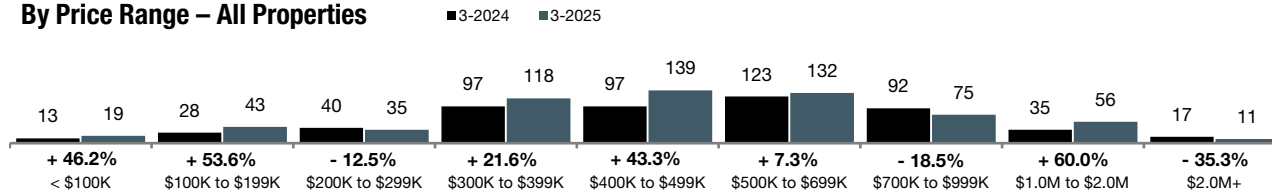
Year to Date

	Single Family			Townhouse-Condo		
	3-2024	3-2025	Change	3-2024	3-2025	Change
	26	16	-38.5%	0	0	--
	18	25	+38.9%	8	6	-25.0%
	77	70	-9.1%	31	24	-22.6%
	139	156	+12.2%	18	28	+55.6%
	105	104	-1.0%	7	7	0.0%
	74	114	+54.1%	2	5	+150.0%
	32	51	+59.4%	1	2	+100.0%
	12	17	+41.7%	0	0	--
	0	2	--	0	0	--
	483	555	+14.9%	67	72	+7.5%

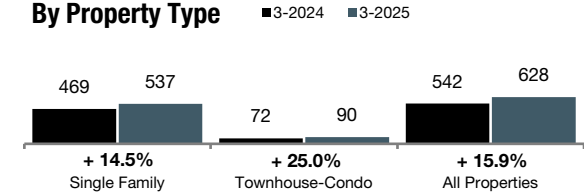
Inventory of Active Listings

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		
	3-2024	3-2025	Change	3-2024	3-2025	Change
\$99,999 and Below	13	19	+46.2%	0	0	--
\$100,000 to \$199,999	20	34	+70.0%	8	9	+12.5%
\$200,000 to \$299,999	26	25	-3.8%	14	10	-28.6%
\$300,000 to \$399,999	83	87	+4.8%	13	31	+138.5%
\$400,000 to \$499,999	75	120	+60.0%	22	19	-13.6%
\$500,000 to \$699,999	113	123	+8.8%	10	9	-10.0%
\$700,000 to \$999,999	87	68	-21.8%	5	7	+40.0%
\$1,000,000 to \$1,999,999	35	52	+48.6%	0	4	--
\$2,000,000 and Above	17	9	-47.1%	0	1	--
All Price Ranges	469	537	+14.5%	72	90	+25.0%

Compared to Prior Month

	Single Family			Townhouse-Condo		
	2-2025	3-2025	Change	2-2025	3-2025	Change
	19	19	0.0%	0	0	--
	33	34	+3.0%	9	9	0.0%
	40	25	-37.5%	12	10	-16.7%
	93	87	-6.5%	32	31	-3.1%
	126	120	-4.8%	19	19	0.0%
	118	123	+4.2%	6	9	+50.0%
	68	68	0.0%	4	7	+75.0%
	52	52	0.0%	3	4	+33.3%
	9	9	0.0%	2	1	-50.0%
	558	537	-3.8%	87	90	+3.4%

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.