

Monthly Indicators

March 2026

Percent changes calculated using year-over-year comparisons.

New Listings increased 14.2 percent to 435. Sold Listings decreased 7.6 percent to 242. Inventory levels grew 19.4 percent to 811 units.

Prices continued to gain traction. The Median Sales Price increased 3.8 percent to \$410,000. Days on Market was up 5.5 percent to 96 days. Buyers felt empowered as Months Supply of Inventory was up 18.5 percent to 3.2 months.

Data from NAR show that inventory continued to grow nationwide, ticking up 2.4% month-over-month and 4.9% year-over-year to 1.29 million units heading into March, representing a 3.8-month supply at the current sales pace. Meanwhile, home prices increased for the 32nd consecutive month, climbing 0.3% year-over-year to \$398,000.

Activity Snapshot

- 7.6% **+ 19.4%** **+ 3.8%**

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.

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Market Overview

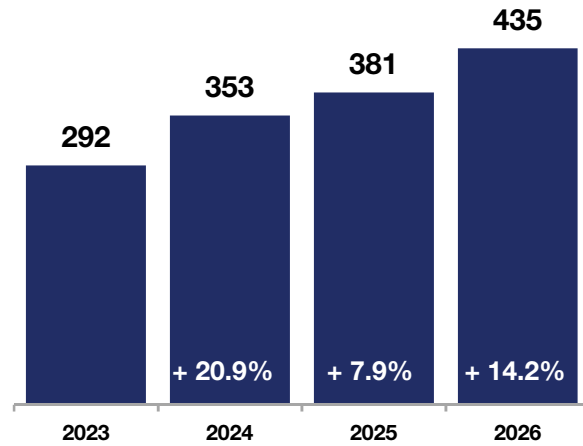
Key metrics by reported month and for year-to-date (YTD) starting from the first of the year.



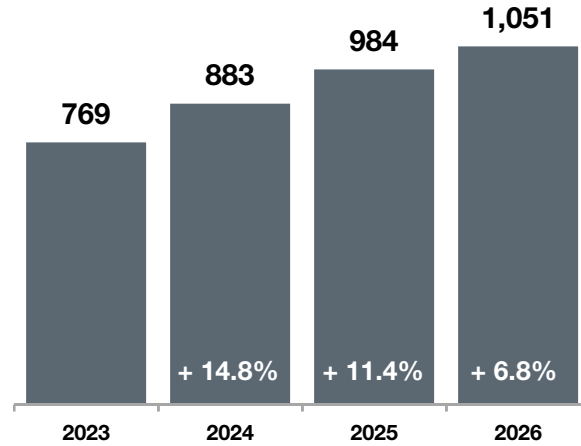
Key Metrics	Historical Sparkbars	3-2025	3-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		381	435	+ 14.2%	984	1,051	+ 6.8%
Pending Sales		319	300	- 6.0%	815	751	- 7.9%
Sold Listings		262	242	- 7.6%	644	603	- 6.4%
Median Sold Price		\$395,000	\$410,000	+ 3.8%	\$392,250	\$412,000	+ 5.0%
Average Sold Price		\$444,464	\$470,965	+ 6.0%	\$445,635	\$457,494	+ 2.7%
Pct. of List Price Received		98.3%	98.6%	+ 0.3%	98.1%	98.1%	0.0%
Days on Market		91	96	+ 5.5%	97	111	+ 14.4%
Affordability Index		83	84	+ 1.2%	84	83	- 1.2%
Active Listings		679	811	+ 19.4%	--	--	--
Months Supply		2.7	3.2	+ 18.5%	--	--	--

New Listings

March

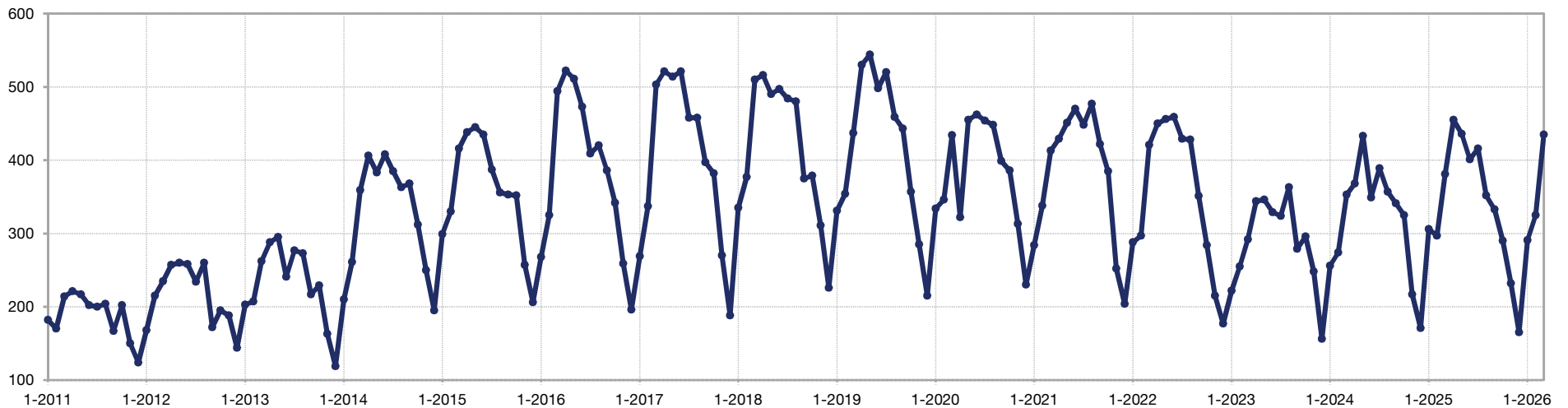


Year to Date



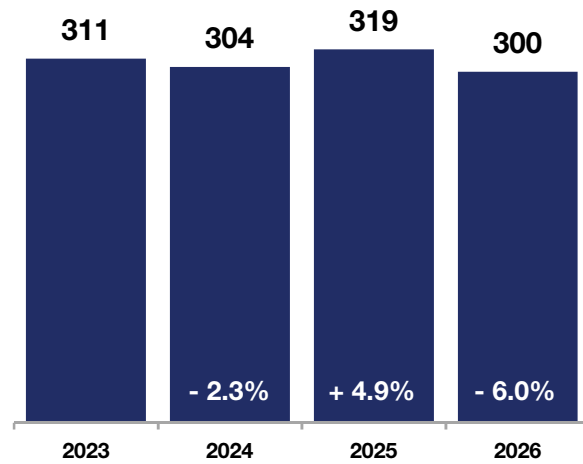
	New Listings	Percent Change from Previous Year
Apr-2025	455	+23.6%
May-2025	436	+0.7%
Jun-2025	401	+14.9%
Jul-2025	416	+6.9%
Aug-2025	352	-1.4%
Sep-2025	333	-2.3%
Oct-2025	290	-10.8%
Nov-2025	232	+6.9%
Dec-2025	165	-3.5%
Jan-2026	291	-4.9%
Feb-2026	325	+9.4%
Mar-2026	435	+14.2%

Historical New Listings by Month

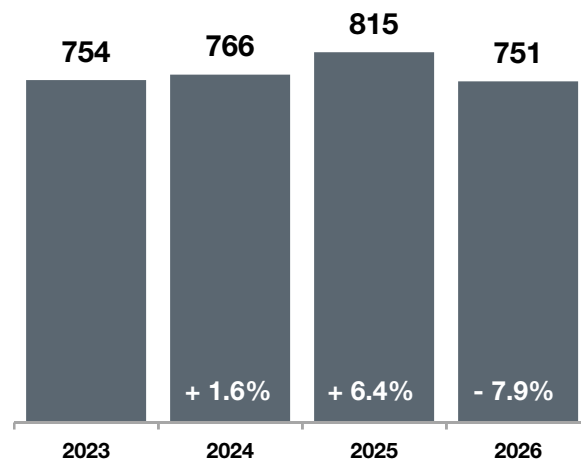


Pending Sales

March

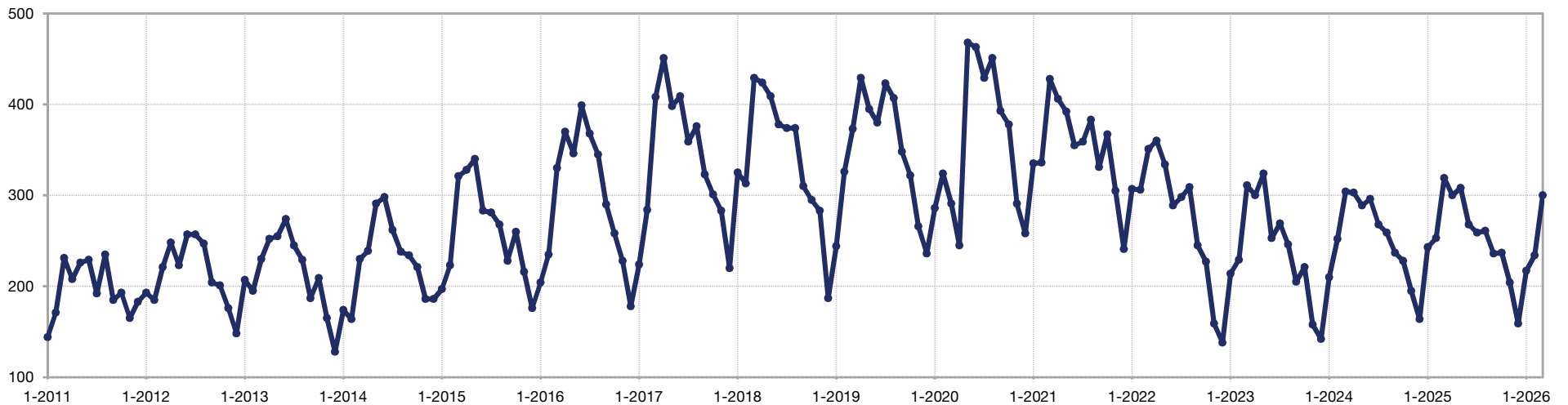


Year to Date



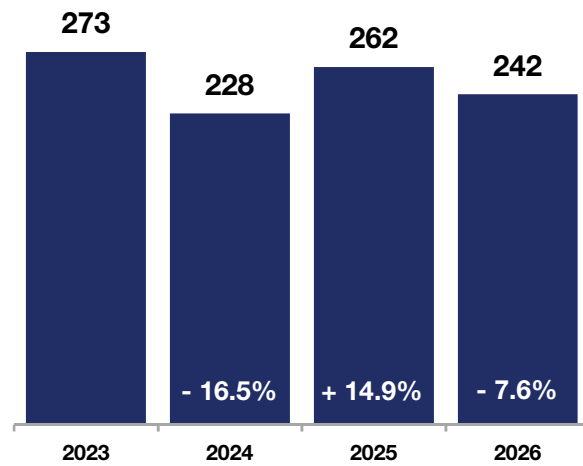
	Pending Sales	Percent Change from Previous Year
Apr-2025	300	-1.0%
May-2025	308	+6.6%
Jun-2025	268	-9.5%
Jul-2025	259	-3.4%
Aug-2025	261	+0.8%
Sep-2025	236	-0.4%
Oct-2025	237	+3.9%
Nov-2025	204	+4.6%
Dec-2025	159	-3.0%
Jan-2026	217	-10.7%
Feb-2026	234	-7.5%
Mar-2026	300	-6.0%

Historical Pending Sales by Month

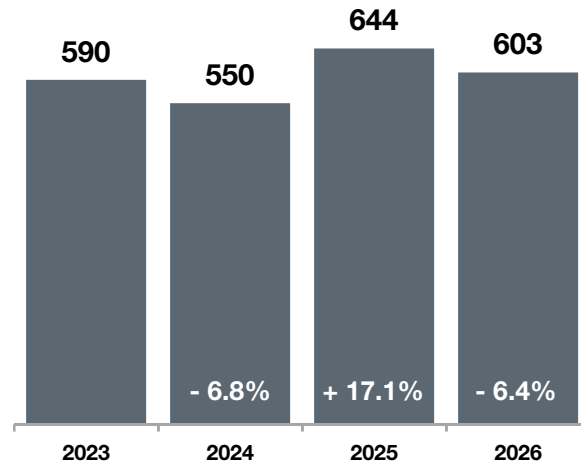


Sold Listings

March

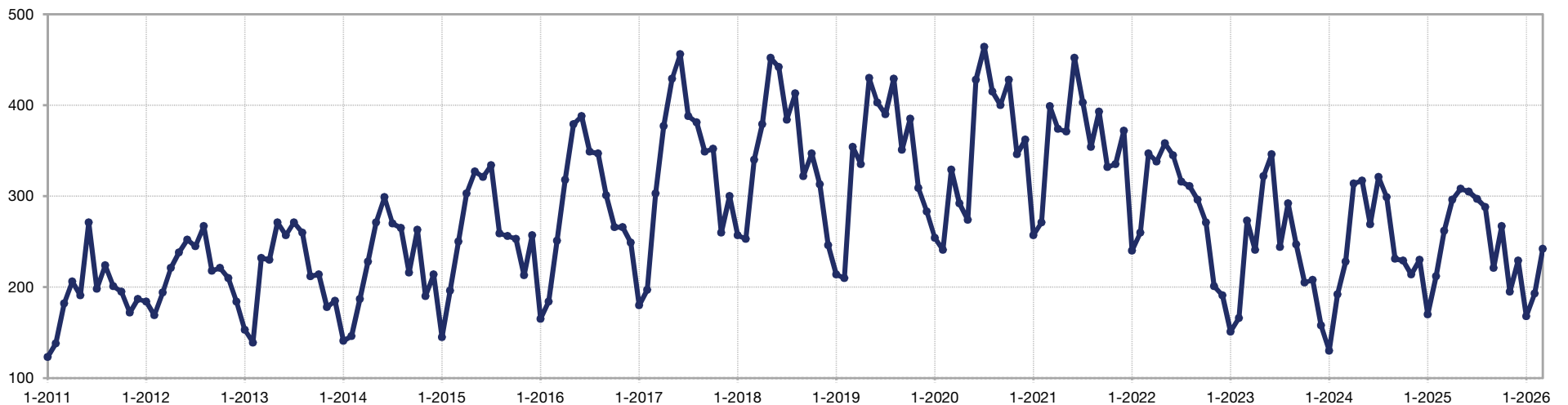


Year to Date



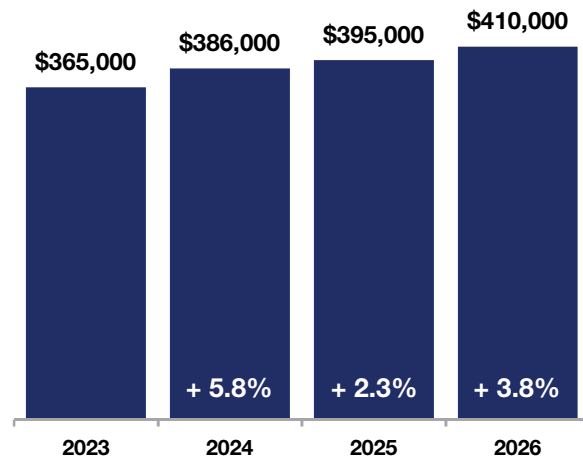
	Sold Listings	Percent Change from Previous Year
Apr-2025	296	-5.7%
May-2025	308	-2.8%
Jun-2025	305	+13.4%
Jul-2025	297	-7.5%
Aug-2025	288	-3.7%
Sep-2025	221	-4.3%
Oct-2025	267	+16.6%
Nov-2025	195	-8.9%
Dec-2025	229	-0.4%
Jan-2026	168	-1.2%
Feb-2026	193	-9.0%
Mar-2026	242	-7.6%

Historical Sold Listings by Month

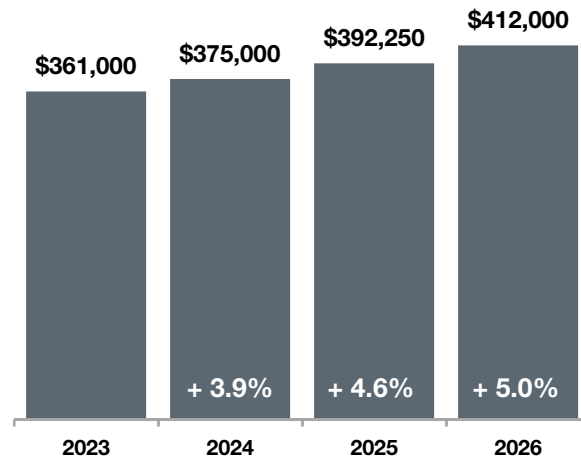


Median Sold Price

March

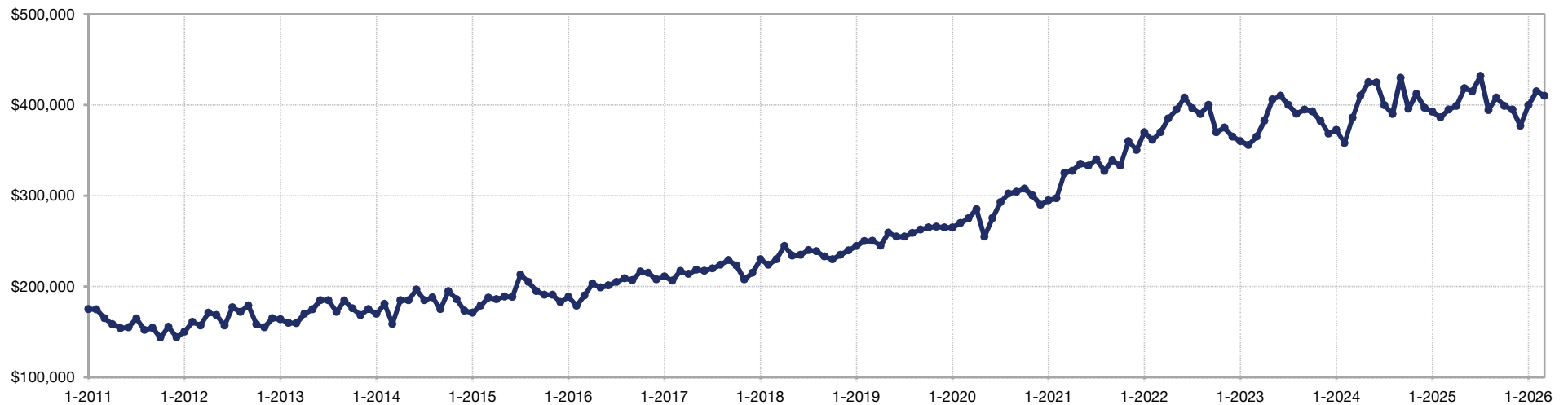


Year to Date



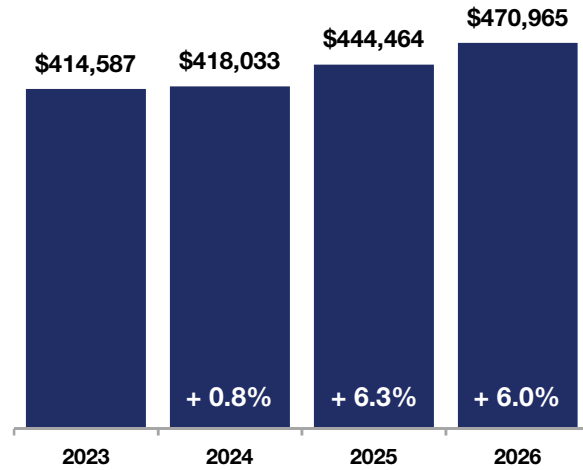
	Median Sold Price	Percent Change from Previous Year
Apr-2025	\$398,881	-2.7%
May-2025	\$418,314	-1.6%
Jun-2025	\$415,000	-2.3%
Jul-2025	\$431,925	+8.0%
Aug-2025	\$394,450	+1.1%
Sep-2025	\$408,250	-5.0%
Oct-2025	\$399,000	+0.8%
Nov-2025	\$395,000	-4.1%
Dec-2025	\$377,000	-5.0%
Jan-2026	\$399,900	+1.9%
Feb-2026	\$415,000	+7.5%
Mar-2026	\$410,000	+3.8%

Historical Median Sold Price by Month

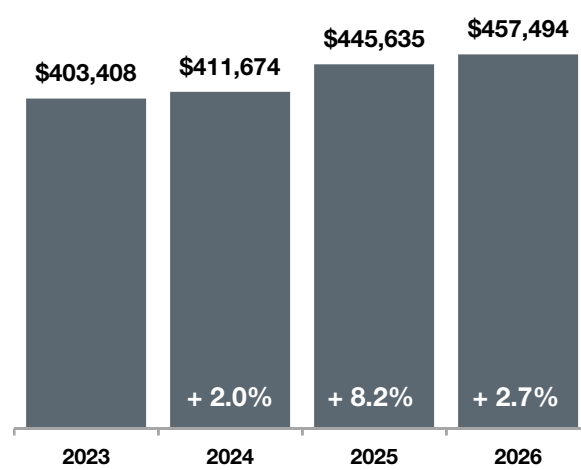


Average Sold Price

March

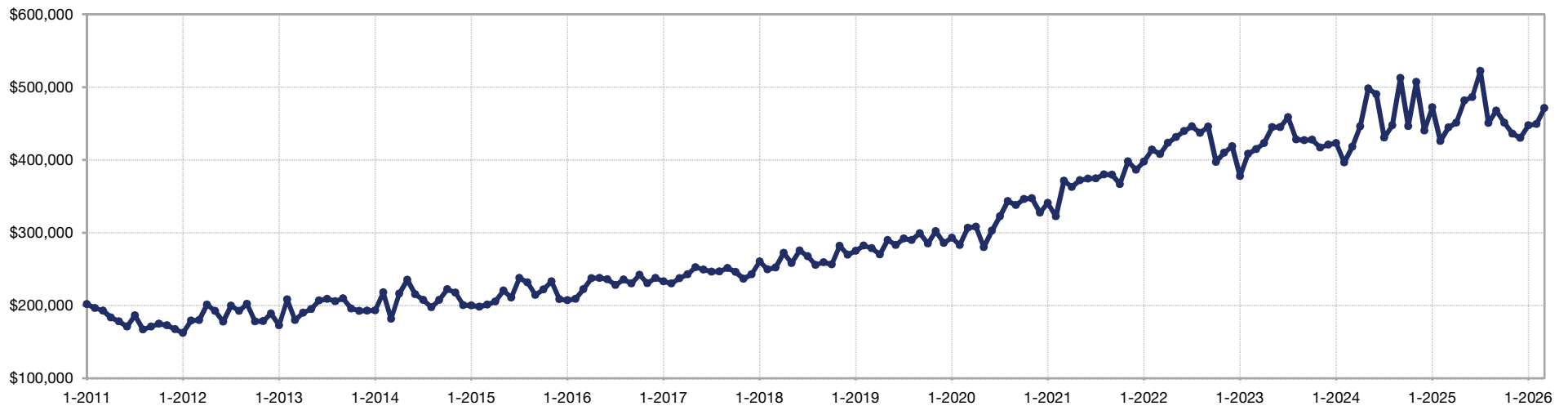


Year to Date



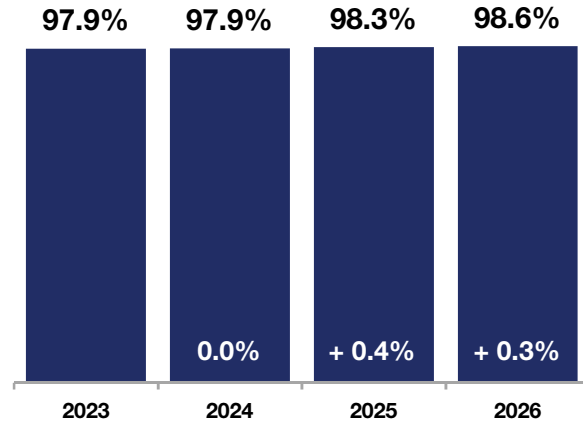
	Average Sold Price	Percent Change from Previous Year
Apr-2025	\$450,935	+1.1%
May-2025	\$481,472	-3.3%
Jun-2025	\$486,225	-0.8%
Jul-2025	\$522,300	+21.3%
Aug-2025	\$450,501	+0.7%
Sep-2025	\$467,458	-8.8%
Oct-2025	\$451,064	+1.1%
Nov-2025	\$436,017	-14.0%
Dec-2025	\$430,146	-2.3%
Jan-2026	\$447,469	-5.2%
Feb-2026	\$449,235	+5.5%
Mar-2026	\$470,965	+6.0%

Historical Average Sold Price by Month

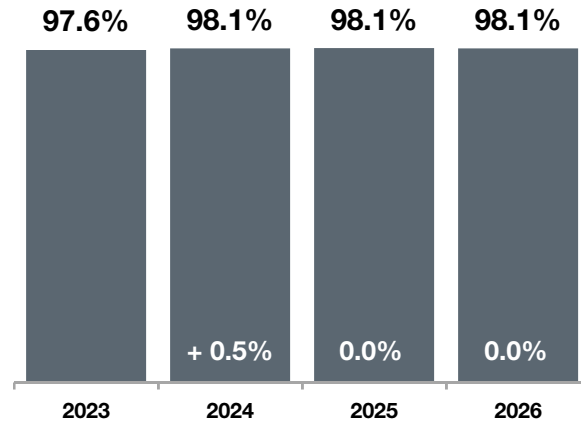


Percent of List Price Received

March

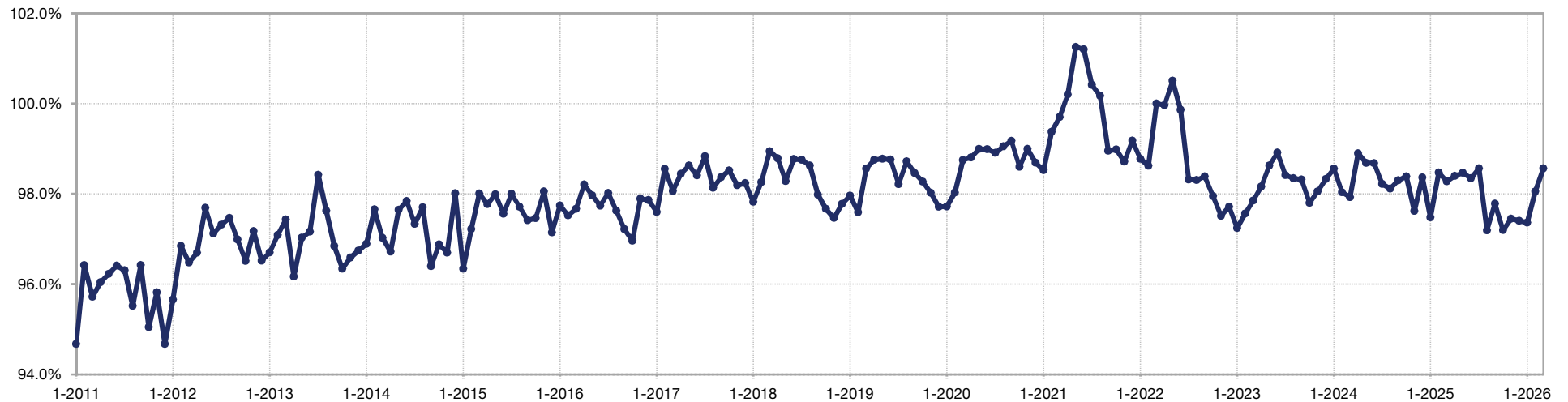


Year to Date



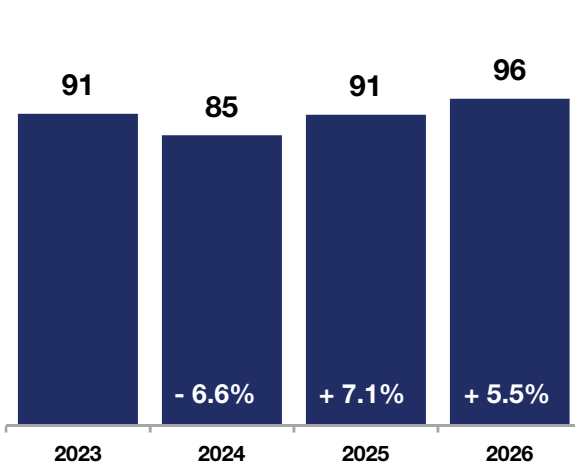
	Pct. of List Price Received	Percent Change from Previous Year
Apr-2025	98.4%	-0.5%
May-2025	98.5%	-0.2%
Jun-2025	98.3%	-0.4%
Jul-2025	98.6%	+0.4%
Aug-2025	97.2%	-0.9%
Sep-2025	97.8%	-0.5%
Oct-2025	97.2%	-1.2%
Nov-2025	97.5%	-0.1%
Dec-2025	97.4%	-1.0%
Jan-2026	97.4%	-0.1%
Feb-2026	98.1%	-0.4%
Mar-2026	98.6%	+0.3%

Historical Percent of List Price Received by Month

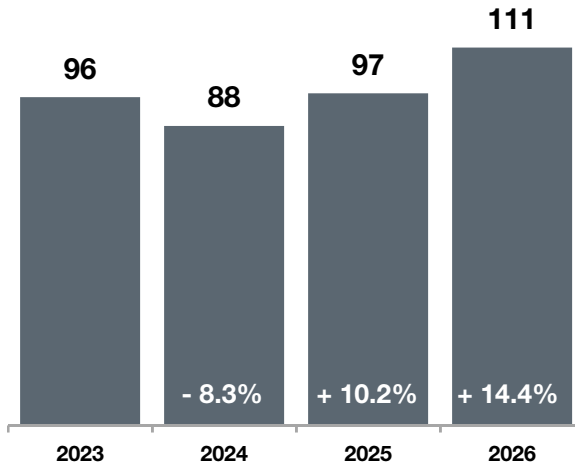


Days on Market Until Sale

March



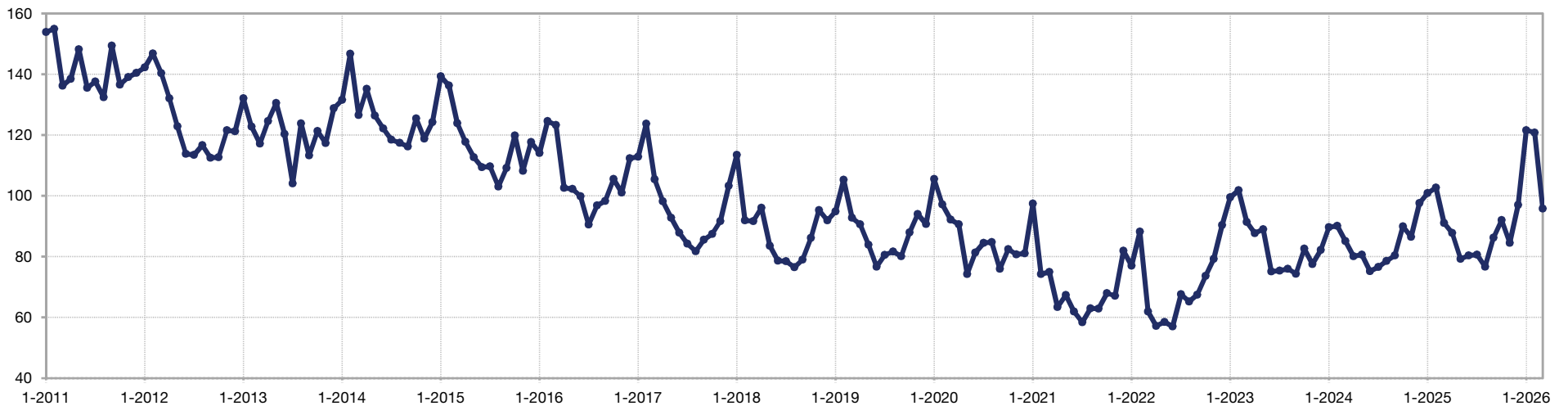
Year to Date



Percent Change Days on Market from Previous Year

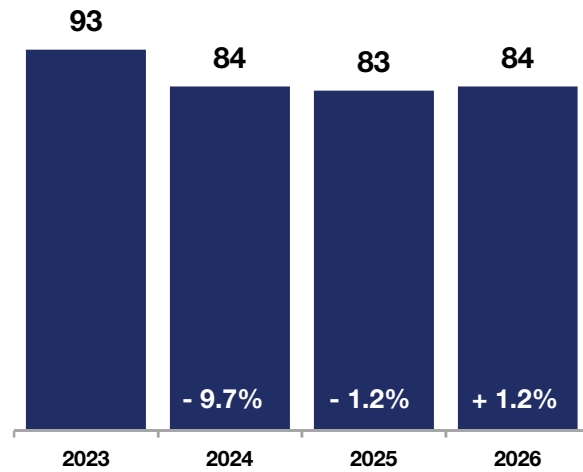
Month	Days on Market	Percent Change
Apr-2025	88	+10.0%
May-2025	79	-2.5%
Jun-2025	80	+6.7%
Jul-2025	81	+5.2%
Aug-2025	77	-2.5%
Sep-2025	86	+7.5%
Oct-2025	92	+2.2%
Nov-2025	84	-2.3%
Dec-2025	97	-1.0%
Jan-2026	122	+20.8%
Feb-2026	121	+17.5%
Mar-2026	96	+5.5%

Historical Days on Market Until Sale by Month

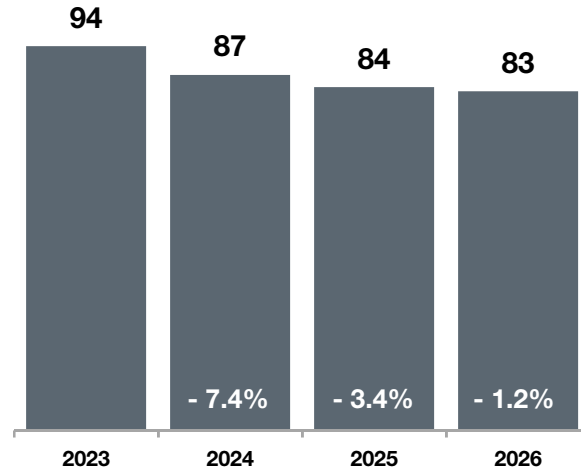


Housing Affordability Index

March



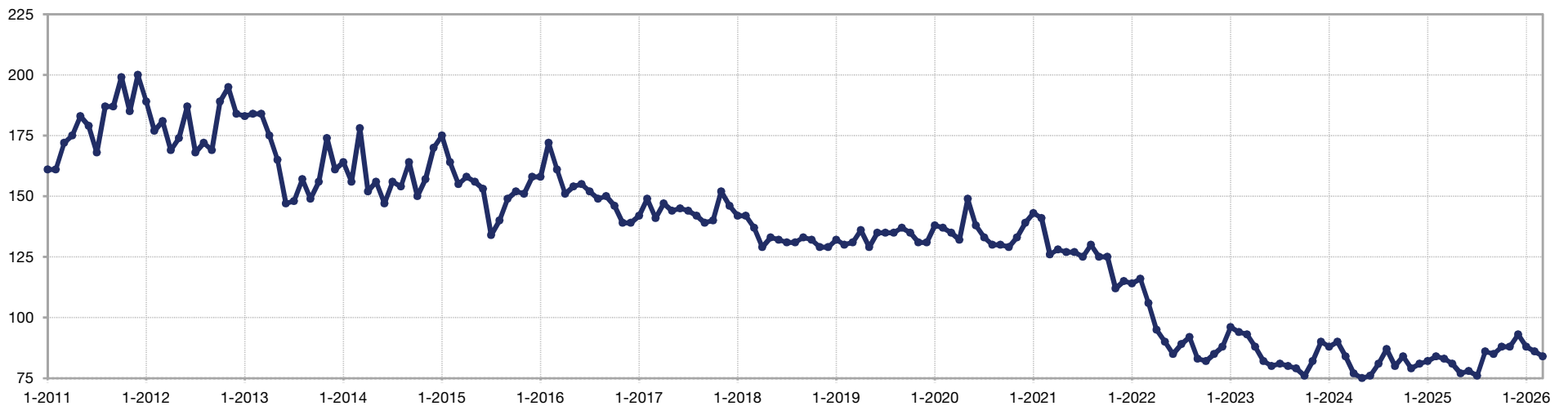
Year to Date



Percent Change Affordability Index from Previous Year

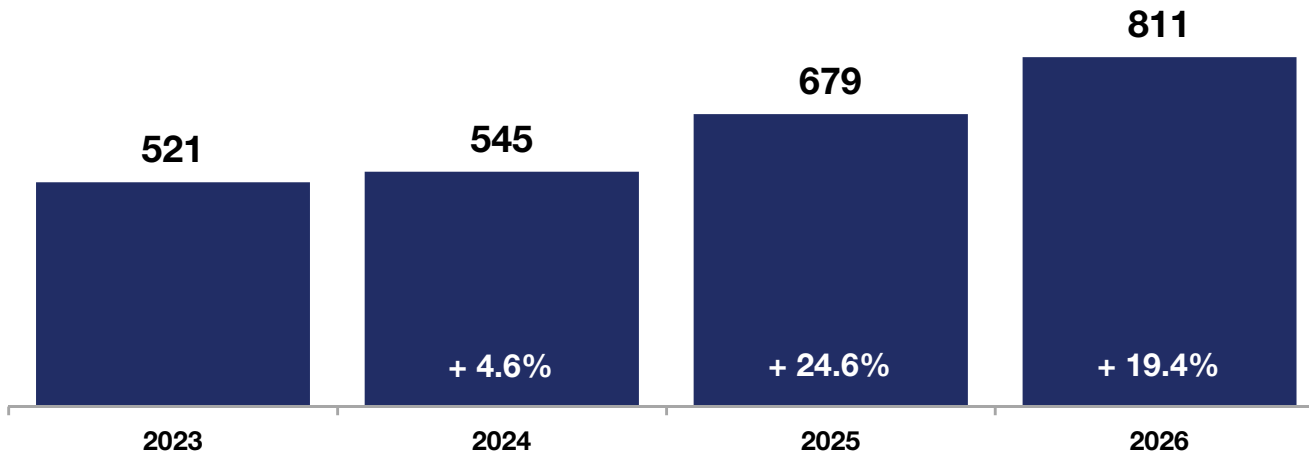
Month	Affordability Index	Percent Change from Previous Year
Apr-2025	81	+5.2%
May-2025	77	+2.7%
Jun-2025	78	+2.6%
Jul-2025	76	-6.2%
Aug-2025	86	-1.1%
Sep-2025	85	+6.3%
Oct-2025	88	+4.8%
Nov-2025	88	+11.4%
Dec-2025	93	+14.8%
Jan-2026	88	+7.3%
Feb-2026	86	+2.4%
Mar-2026	84	+1.2%

Historical Housing Affordability Index by Month



Inventory of Active Listings

March



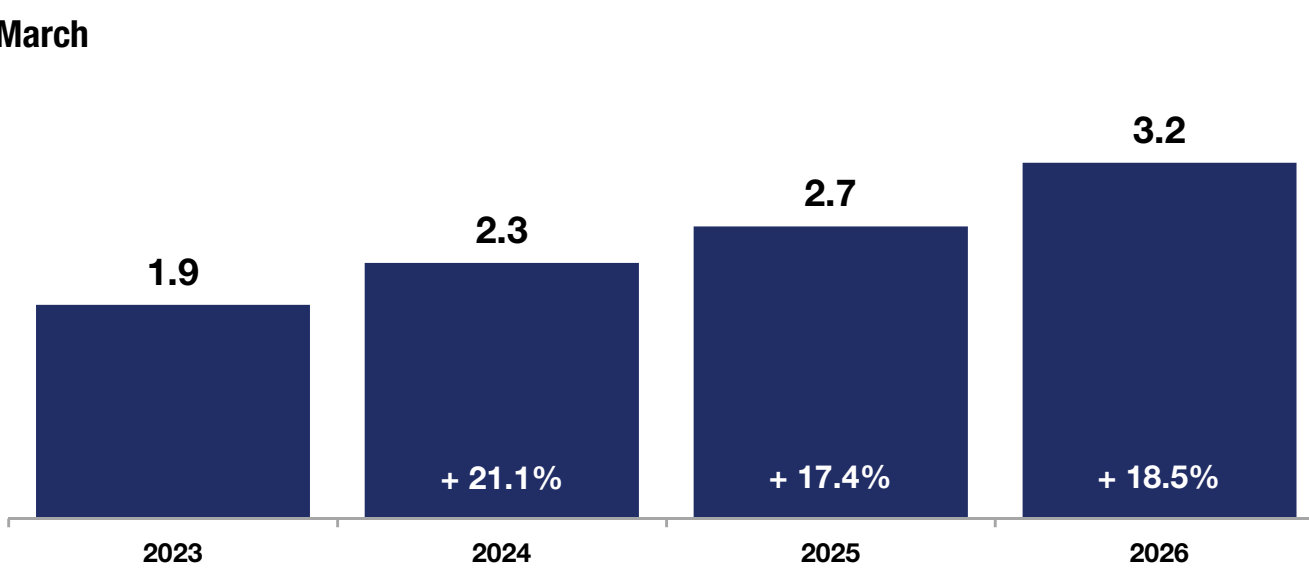
	Active Listings	Percent Change from Previous Year
Apr-2025	754	+32.0%
May-2025	819	+23.2%
Jun-2025	894	+34.6%
Jul-2025	963	+34.5%
Aug-2025	965	+29.9%
Sep-2025	977	+25.6%
Oct-2025	925	+17.2%
Nov-2025	864	+16.1%
Dec-2025	752	+11.2%
Jan-2026	711	+4.9%
Feb-2026	731	+10.1%
Mar-2026	811	+19.4%

Historical Inventory of Active Listings by Month



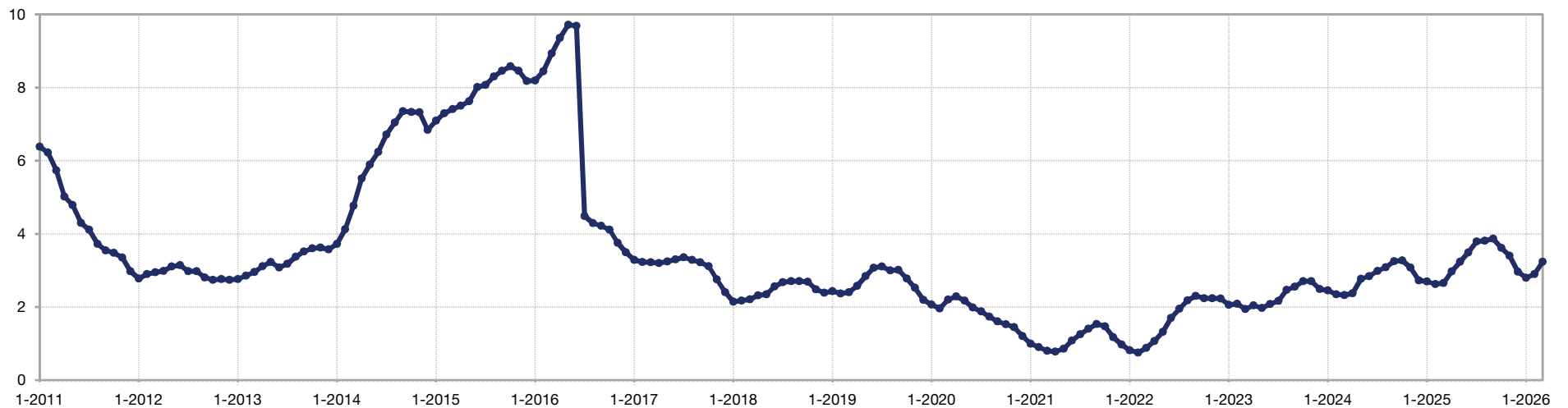
Months Supply of Inventory

March



	Months Supply	Percent Change from Previous Year
Apr-2025	3.0	+25.0%
May-2025	3.2	+14.3%
Jun-2025	3.5	+25.0%
Jul-2025	3.8	+26.7%
Aug-2025	3.8	+22.6%
Sep-2025	3.9	+18.2%
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	2.9	+11.5%
Mar-2026	3.2	+18.5%

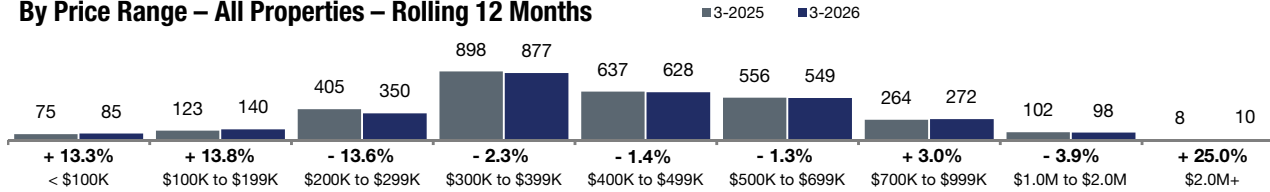
Historical Months Supply of Inventory by Month



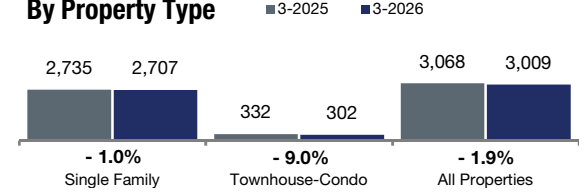
Sold Listings

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		
	3-2025	3-2026	Change	3-2025	3-2026	Change
\$99,999 and Below	75	85	+13.3%	0	0	--
\$100,000 to \$199,999	91	121	+33.0%	32	19	-40.6%
\$200,000 to \$299,999	293	252	-14.0%	112	98	-12.5%
\$300,000 to \$399,999	774	745	-3.7%	123	132	+7.3%
\$400,000 to \$499,999	594	593	-0.2%	43	35	-18.6%
\$500,000 to \$699,999	537	536	-0.2%	19	13	-31.6%
\$700,000 to \$999,999	261	268	+2.7%	3	4	+33.3%
\$1,000,000 to \$1,999,999	102	97	-4.9%	0	1	--
\$2,000,000 and Above	8	10	+25.0%	0	0	--
All Price Ranges	2,735	2,707	-1.0%	332	302	-9.0%

Compared to Prior Month

By Price Range	Single Family			Townhouse-Condo		
	2-2026	3-2026	Change	2-2026	3-2026	Change
\$99,999 and Below	6	4	-33.3%	0	0	--
\$100,000 to \$199,999	5	3	-40.0%	1	0	-100.0%
\$200,000 to \$299,999	17	15	-11.8%	7	7	0.0%
\$300,000 to \$399,999	45	68	+51.1%	4	13	+225.0%
\$400,000 to \$499,999	46	61	+32.6%	6	1	-83.3%
\$500,000 to \$699,999	33	42	+27.3%	0	2	--
\$700,000 to \$999,999	19	15	-21.1%	0	1	--
\$1,000,000 to \$1,999,999	4	10	+150.0%	0	0	--
\$2,000,000 and Above	0	0	--	0	0	--
All Price Ranges	175	218	+24.6%	18	24	+33.3%

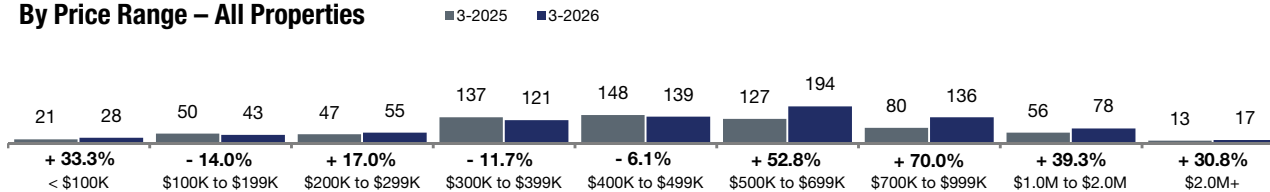
Year to Date

By Price Range	Single Family			Townhouse-Condo		
	3-2025	3-2026	Change	3-2025	3-2026	Change
\$99,999 and Below	17	19	+11.8%	0	0	--
\$100,000 to \$199,999	25	11	-56.0%	7	2	-71.4%
\$200,000 to \$299,999	73	45	-38.4%	26	17	-34.6%
\$300,000 to \$399,999	165	160	-3.0%	26	26	0.0%
\$400,000 to \$499,999	106	140	+32.1%	6	8	+33.3%
\$500,000 to \$699,999	118	105	-11.0%	3	3	0.0%
\$700,000 to \$999,999	51	47	-7.8%	2	1	-50.0%
\$1,000,000 to \$1,999,999	17	19	+11.8%	0	0	--
\$2,000,000 and Above	2	0	-100.0%	0	0	--
All Price Ranges	574	546	-4.9%	70	57	-18.6%

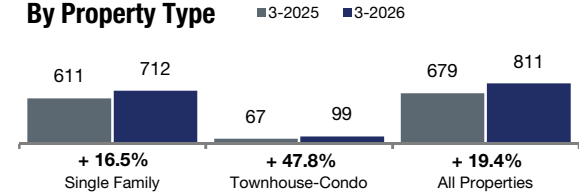
Inventory of Active Listings

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		
	3-2025	3-2026	Change	3-2025	3-2026	Change
\$99,999 and Below	21	28	+33.3%	0	0	--
\$100,000 to \$199,999	43	31	-27.9%	7	12	+71.4%
\$200,000 to \$299,999	34	30	-11.8%	13	25	+92.3%
\$300,000 to \$399,999	112	93	-17.0%	25	28	+12.0%
\$400,000 to \$499,999	137	123	-10.2%	11	16	+45.5%
\$500,000 to \$699,999	121	183	+51.2%	6	11	+83.3%
\$700,000 to \$999,999	77	133	+72.7%	3	3	0.0%
\$1,000,000 to \$1,999,999	54	74	+37.0%	2	4	+100.0%
\$2,000,000 and Above	12	17	+41.7%	0	0	--
All Price Ranges	611	712	+16.5%	67	99	+47.8%

Compared to Prior Month

By Price Range	Single Family			Townhouse-Condo		
	2-2026	3-2026	Change	2-2026	3-2026	Change
\$99,999 and Below	24	28	+16.7%	0	0	--
\$100,000 to \$199,999	27	31	+14.8%	12	12	0.0%
\$200,000 to \$299,999	31	30	-3.2%	20	25	+25.0%
\$300,000 to \$399,999	95	93	-2.1%	23	28	+21.7%
\$400,000 to \$499,999	115	123	+7.0%	13	16	+23.1%
\$500,000 to \$699,999	159	183	+15.1%	12	11	-8.3%
\$700,000 to \$999,999	118	133	+12.7%	1	3	+200.0%
\$1,000,000 to \$1,999,999	64	74	+15.6%	4	4	0.0%
\$2,000,000 and Above	13	17	+30.8%	0	0	--
All Price Ranges	646	712	+10.2%	85	99	+16.5%

Year to Date

By Price Range	Single Family			Townhouse-Condo		
	3-2025	3-2026	Change	3-2025	3-2026	Change
\$99,999 and Below	17	19	+11.8%	0	0	--
\$100,000 to \$199,999	25	11	-56.0%	7	2	-71.4%
\$200,000 to \$299,999	73	45	-38.4%	26	17	-34.6%
\$300,000 to \$399,999	165	160	-3.0%	26	26	0.0%
\$400,000 to \$499,999	106	140	+32.1%	6	8	+33.3%
\$500,000 to \$699,999	118	105	-11.0%	3	3	0.0%
\$700,000 to \$999,999	51	47	-7.8%	2	1	-50.0%
\$1,000,000 to \$1,999,999	17	19	+11.8%	0	0	--
\$2,000,000 and Above	2	0	-100.0%	0	0	--
All Price Ranges	574	546	-4.9%	70	57	-18.6%

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.