

Monthly Indicators



May 2025

Percent changes calculated using year-over-year comparisons.

New Listings decreased 2.1 percent to 424. Sold Listings decreased 7.6 percent to 293. Inventory levels grew 17.0 percent to 776 units.

Prices were fairly stable. The Median Sales Price decreased 0.5 percent to \$423,000. Days on Market remained flat at 81 days. Buyers felt empowered as Months Supply of Inventory was up 10.7 percent to 3.1 months.

There were 1.45 million units actively for sale heading into May, a 9.0% increase from the previous month and a 20.8% improvement from the same time last year, for a 4.4-month supply at the current sales pace, according to NAR. The median existing-home price edged up 1.8% year-over-year to \$414,000 as of last measure, the 22nd consecutive month of annual price increases and a new record high for the month.

Activity Snapshot

- 7.6% **+ 17.0%** **- 0.5%**

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.

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

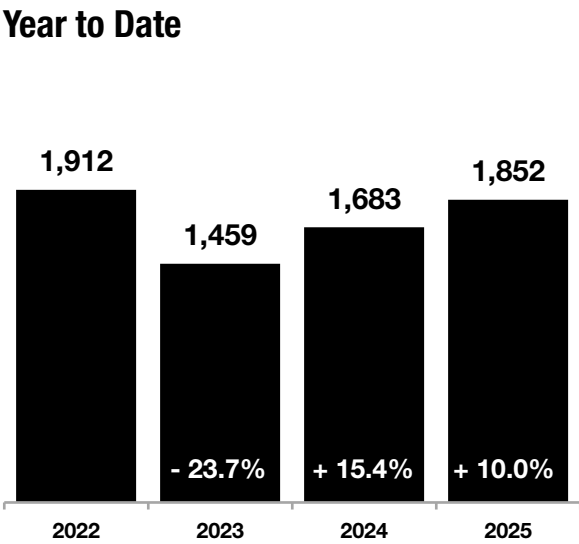
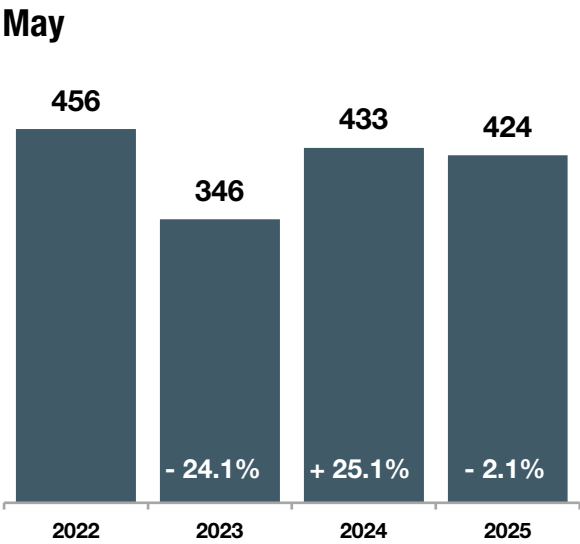
Market Overview

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



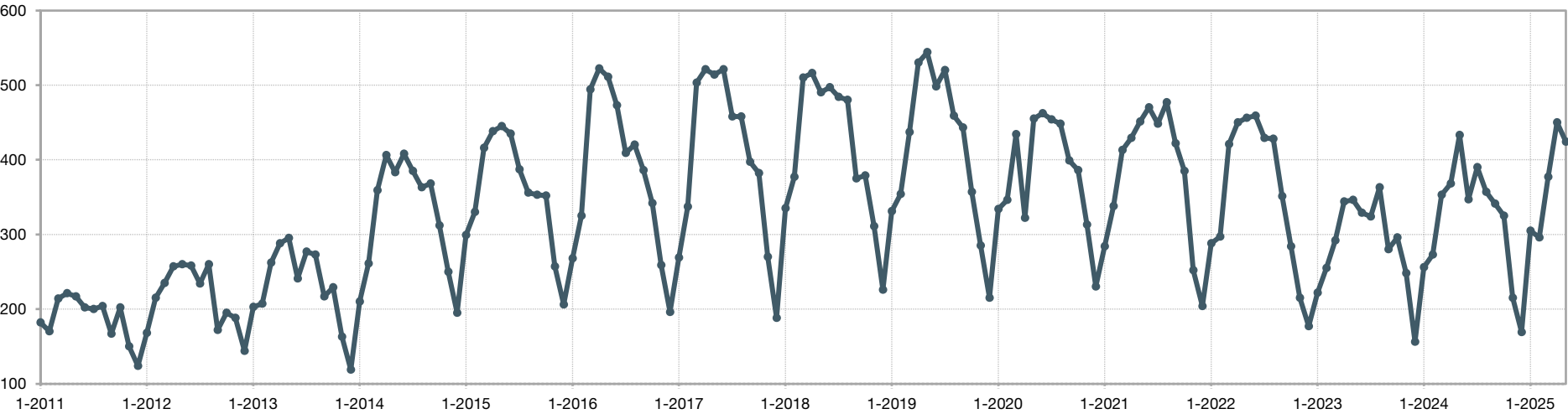
Key Metrics	Historical Sparkbars	5-2024	5-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		433	424	- 2.1%	1,683	1,852	+ 10.0%
Pending Sales		289	317	+ 9.7%	1,358	1,425	+ 4.9%
Sold Listings		317	293	- 7.6%	1,181	1,227	+ 3.9%
Median Sold Price		\$425,000	\$423,000	- 0.5%	\$395,000	\$399,127	+ 1.0%
Average Sold Price		\$497,999	\$484,178	- 2.8%	\$443,965	\$455,897	+ 2.7%
Pct. of List Price Received		98.7%	98.4%	- 0.3%	98.5%	98.3%	- 0.2%
Days on Market		81	81	0.0%	84	91	+ 8.3%
Affordability Index		72	73	+ 1.4%	77	77	0.0%
Active Listings		663	776	+ 17.0%	--	--	--
Months Supply		2.8	3.1	+ 10.7%	--	--	--

New Listings

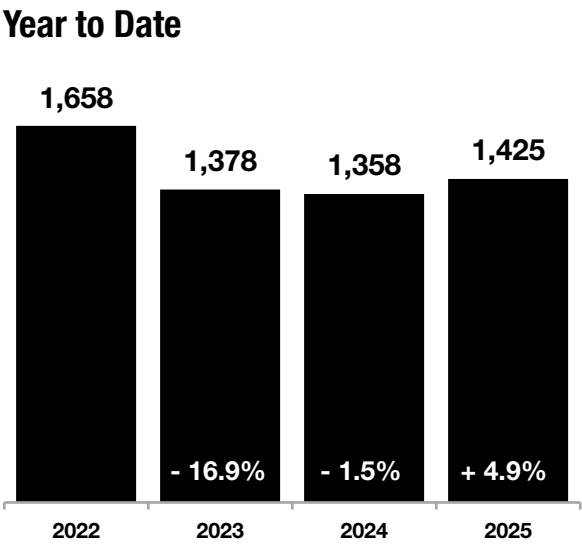
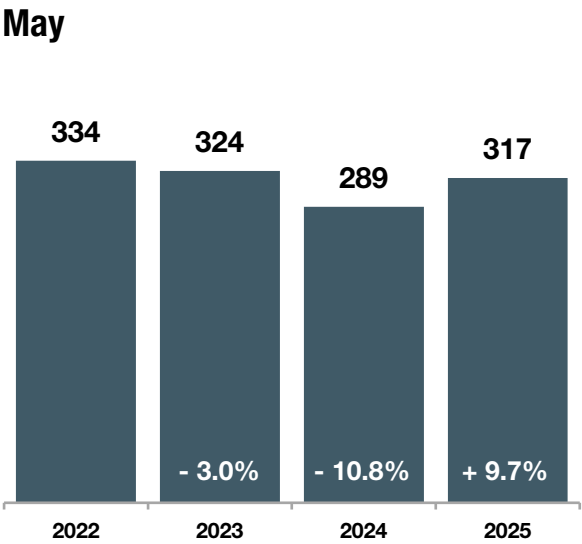


	New Listings	Percent Change from Previous Year
Jun-2024	347	+5.5%
Jul-2024	390	+20.4%
Aug-2024	357	-1.7%
Sep-2024	341	+21.8%
Oct-2024	325	+9.8%
Nov-2024	215	-13.3%
Dec-2024	169	+8.3%
Jan-2025	305	+19.1%
Feb-2025	296	+8.4%
Mar-2025	377	+6.8%
Apr-2025	450	+22.3%
May-2025	424	-2.1%

Historical New Listings by Month

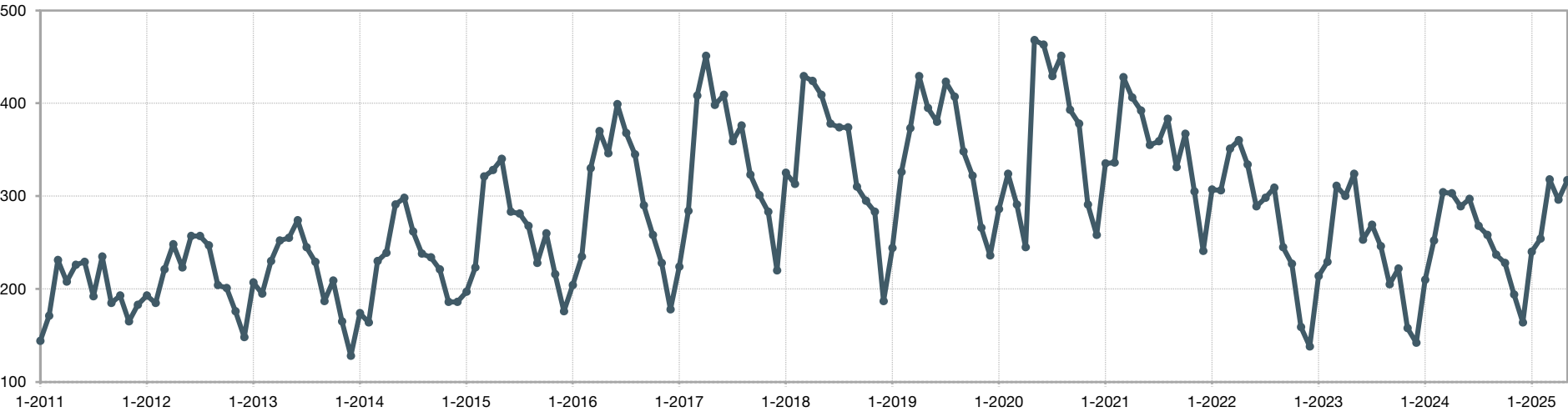


Pending Sales

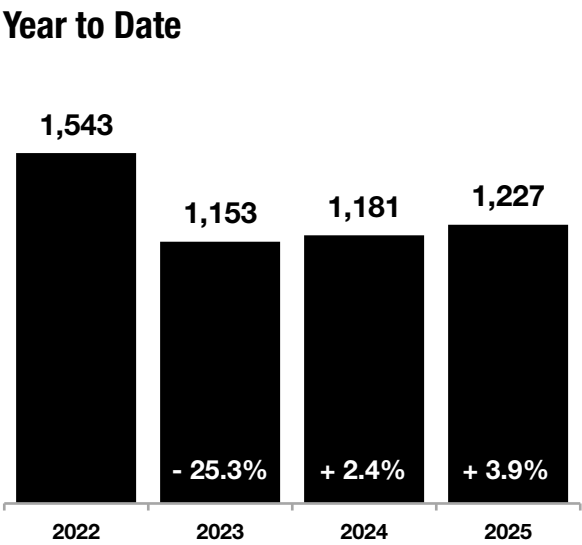
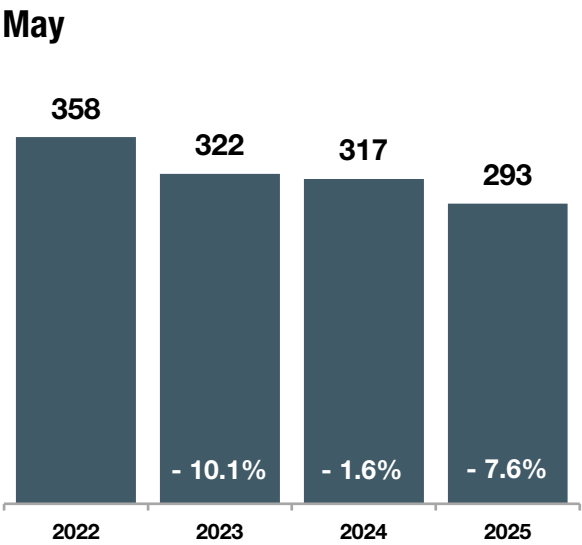


	Pending Sales	Percent Change from Previous Year
Jun-2024	297	+17.4%
Jul-2024	268	-0.4%
Aug-2024	258	+4.9%
Sep-2024	237	+15.6%
Oct-2024	228	+2.7%
Nov-2024	194	+22.8%
Dec-2024	164	+15.5%
Jan-2025	240	+14.3%
Feb-2025	254	+0.8%
Mar-2025	318	+4.6%
Apr-2025	296	-2.3%
May-2025	317	+9.7%

Historical Pending Sales by Month

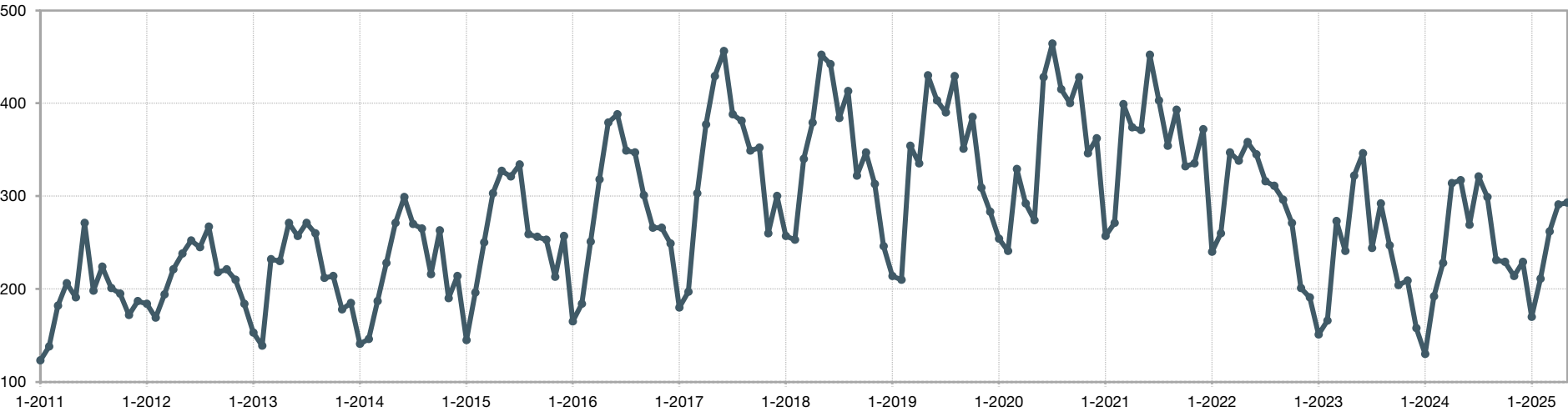


Sold Listings

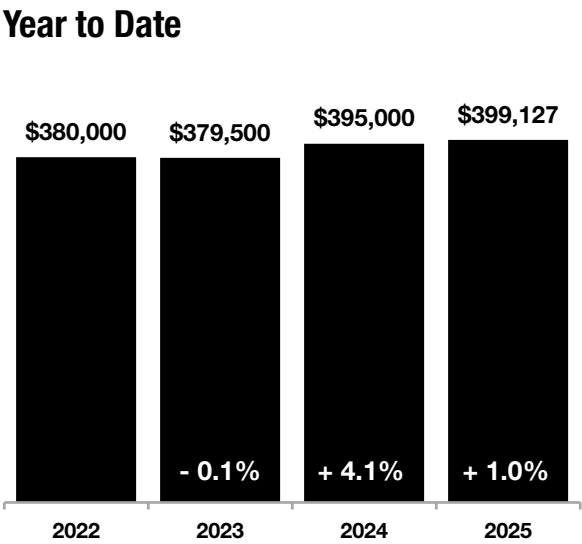
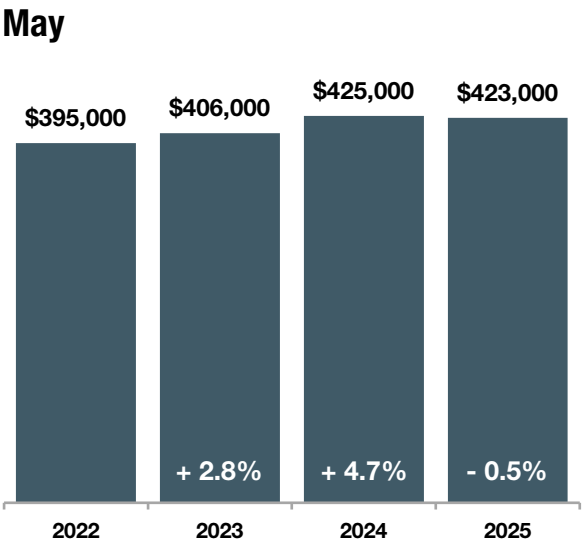


	Sold Listings	Percent Change from Previous Year
Jun-2024	269	-22.3%
Jul-2024	321	+31.6%
Aug-2024	299	+2.4%
Sep-2024	231	-6.5%
Oct-2024	229	+12.3%
Nov-2024	214	+2.4%
Dec-2024	229	+44.9%
Jan-2025	170	+30.8%
Feb-2025	211	+9.9%
Mar-2025	262	+14.9%
Apr-2025	291	-7.3%
May-2025	293	-7.6%

Historical Sold Listings by Month

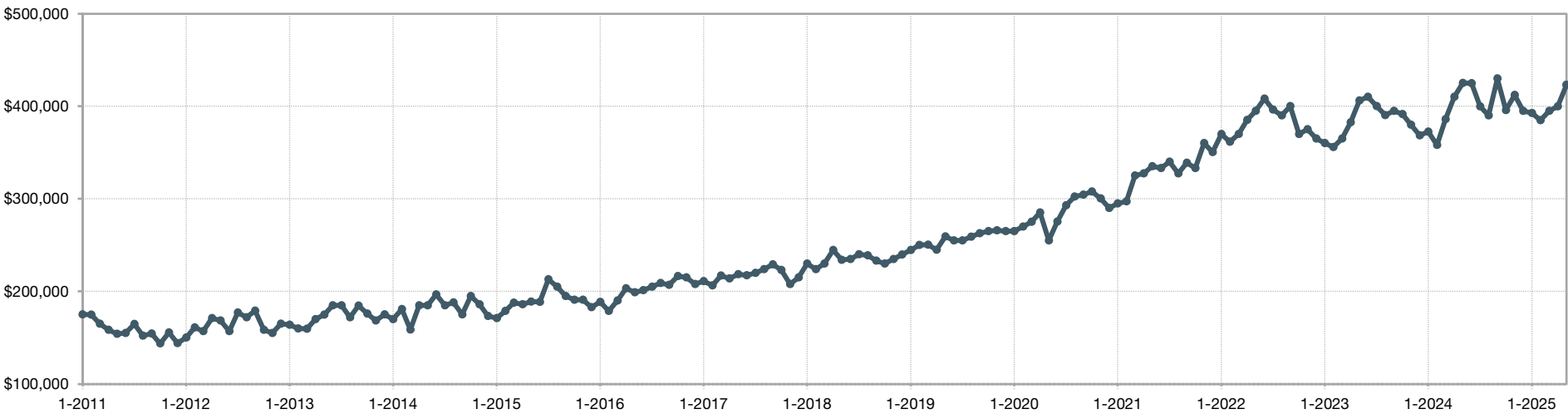


Median Sold Price



	Median Sold Price	Percent Change from Previous Year
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	\$395,000	+7.2%
Jan-2025	\$392,500	+5.4%
Feb-2025	\$384,900	+7.5%
Mar-2025	\$395,000	+2.3%
Apr-2025	\$399,900	-2.5%
May-2025	\$423,000	-0.5%

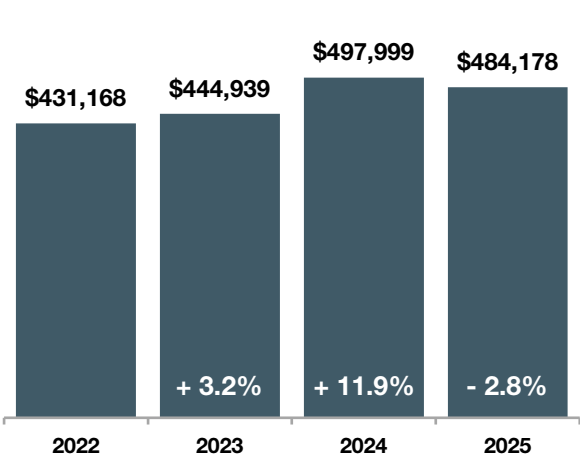
Historical Median Sold Price by Month



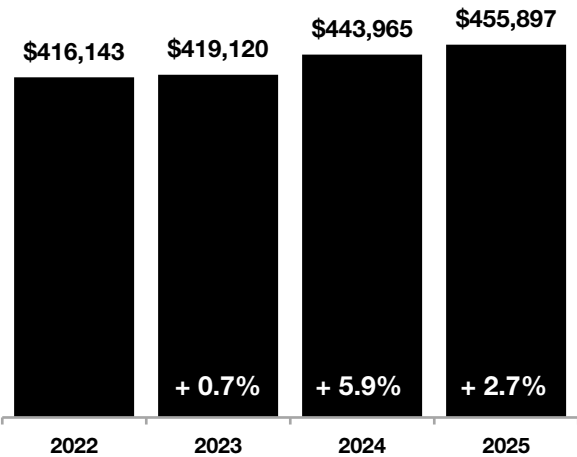
Average Sold Price



May

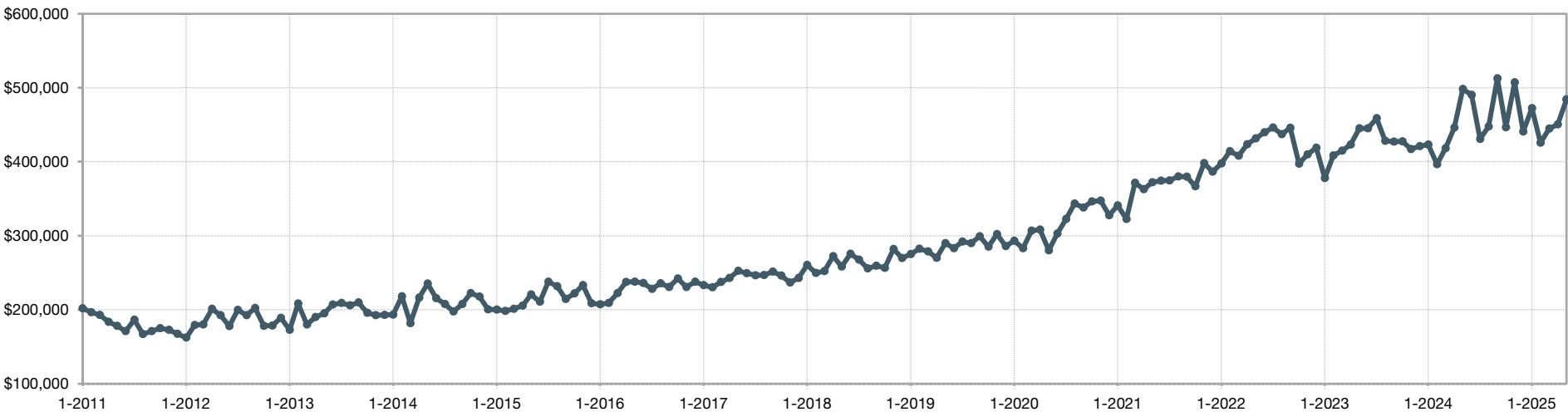


Year to Date



	Average Sold Price	Percent Change from Previous Year
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	\$440,428	+4.6%
Jan-2025	\$472,113	+11.6%
Feb-2025	\$425,597	+7.4%
Mar-2025	\$444,464	+6.3%
Apr-2025	\$450,213	+1.0%
May-2025	\$484,178	-2.8%

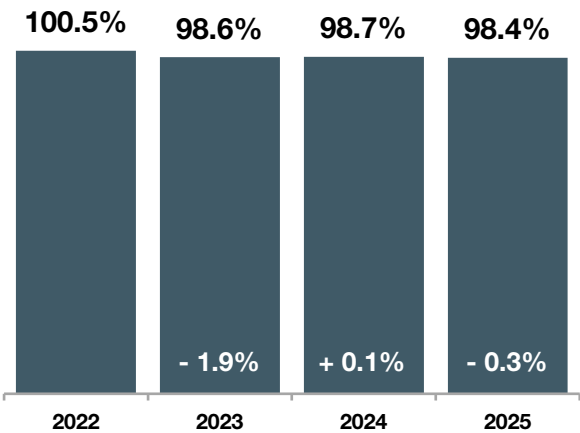
Historical Average Sold Price by Month



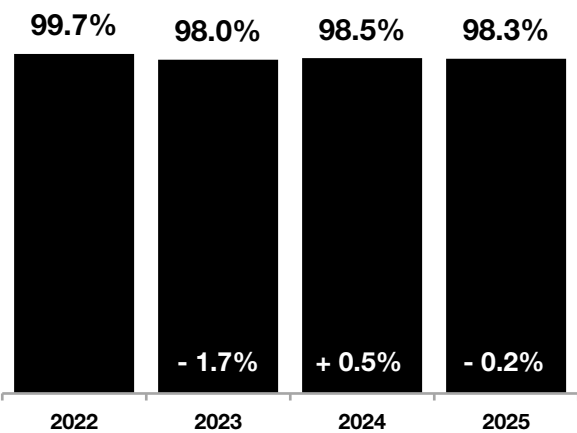
Percent of List Price Received



May



Year to Date

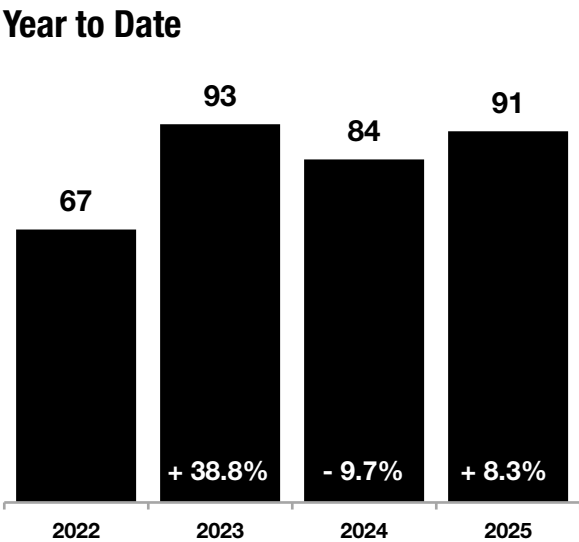
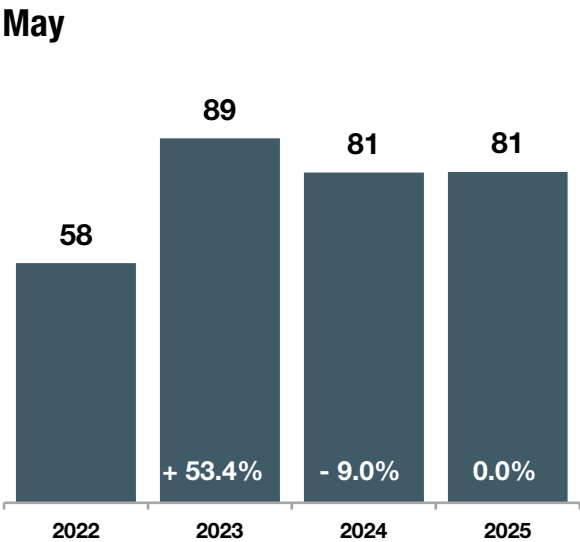


	Pct. of List Price Received	Percent Change from Previous Year
Jun-2024	98.7%	-0.2%
Jul-2024	98.2%	-0.2%
Aug-2024	98.1%	-0.2%
Sep-2024	98.3%	0.0%
Oct-2024	98.4%	+0.6%
Nov-2024	97.6%	-0.5%
Dec-2024	98.4%	+0.1%
Jan-2025	97.5%	-1.1%
Feb-2025	98.5%	+0.5%
Mar-2025	98.3%	+0.4%
Apr-2025	98.4%	-0.5%
May-2025	98.4%	-0.3%

Historical Percent of List Price Received by Month

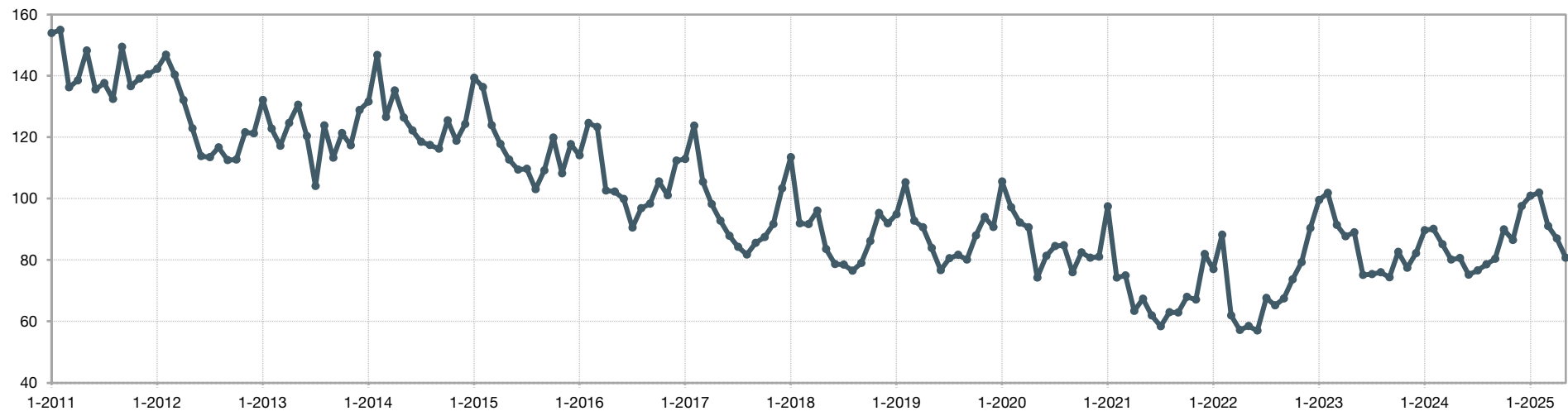


Days on Market Until Sale

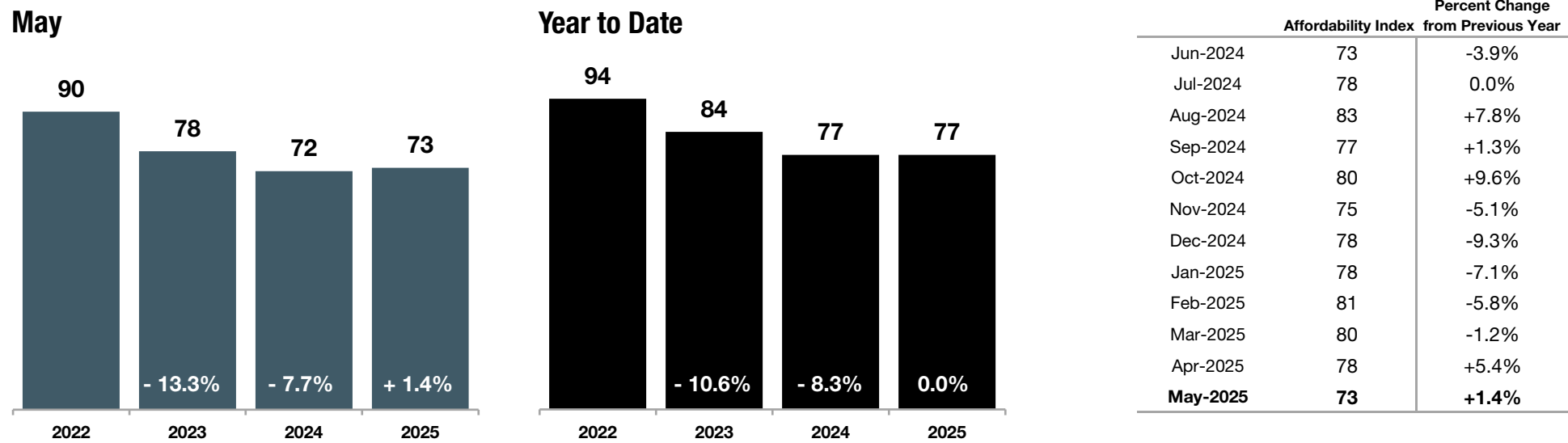


	Days on Market	Percent Change from Previous Year
Jun-2024	75	0.0%
Jul-2024	77	+2.7%
Aug-2024	79	+3.9%
Sep-2024	80	+8.1%
Oct-2024	90	+8.4%
Nov-2024	86	+11.7%
Dec-2024	97	+18.3%
Jan-2025	101	+12.2%
Feb-2025	102	+13.3%
Mar-2025	91	+7.1%
Apr-2025	87	+8.7%
May-2025	81	0.0%

Historical Days on Market Until Sale by Month



Housing Affordability Index



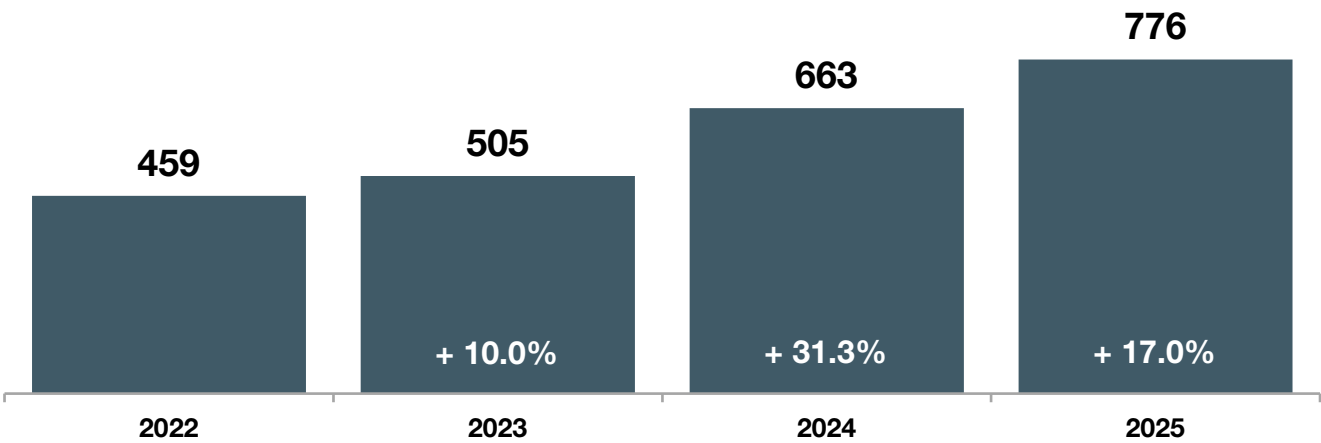
Historical Housing Affordability Index by Month



Inventory of Active Listings

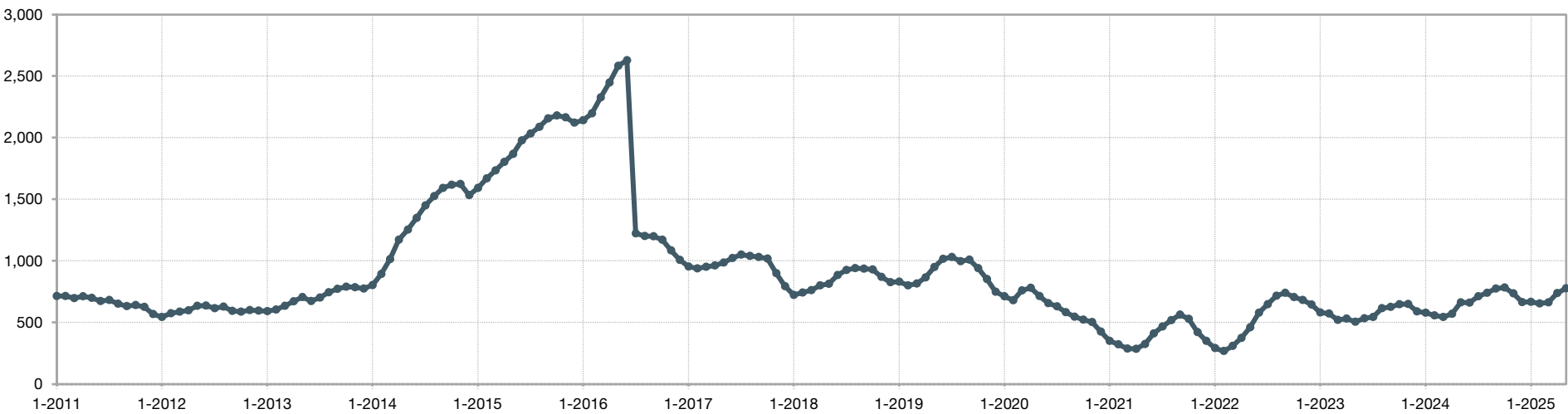


May



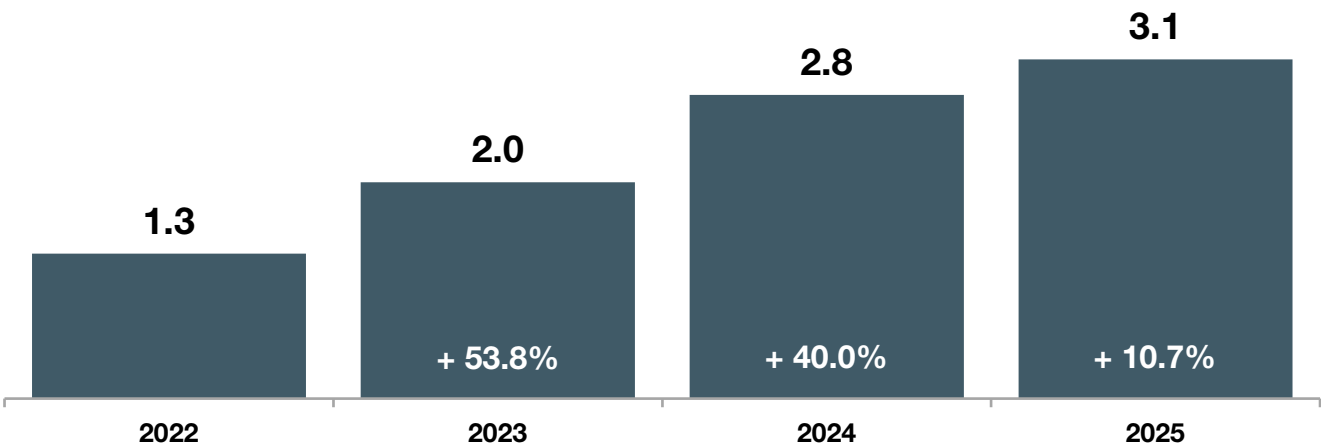
	Active Listings	Percent Change from Previous Year
Jun-2024	660	+23.6%
Jul-2024	713	+31.3%
Aug-2024	739	+20.2%
Sep-2024	774	+23.6%
Oct-2024	784	+21.2%
Nov-2024	736	+13.4%
Dec-2024	664	+12.5%
Jan-2025	666	+15.2%
Feb-2025	654	+17.6%
Mar-2025	663	+22.1%
Apr-2025	738	+29.7%
May-2025	776	+17.0%

Historical Inventory of Active Listings by Month



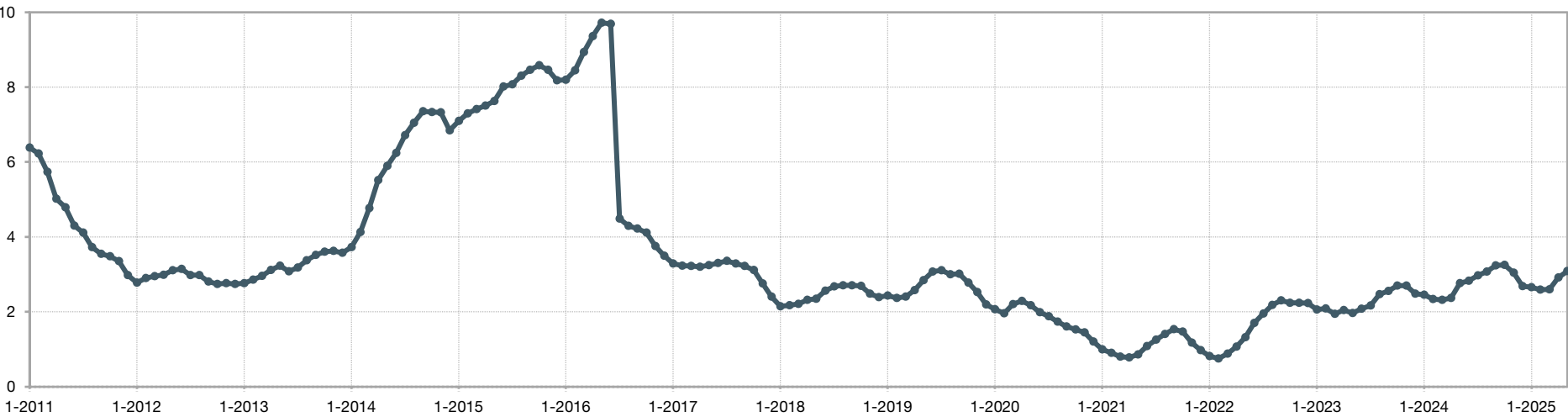
Months Supply of Inventory

May



	Months Supply	Percent Change from Previous Year
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	2.7	+12.5%
Feb-2025	2.6	+13.0%
Mar-2025	2.6	+13.0%
Apr-2025	2.9	+20.8%
May-2025	3.1	+10.7%

Historical Months Supply of Inventory by Month

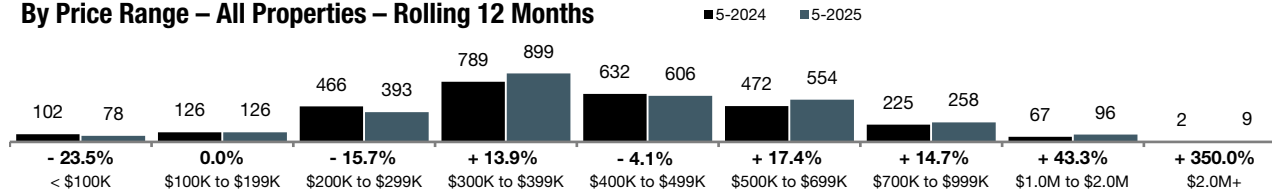


Sold Listings

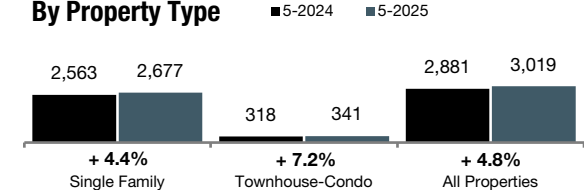
Actual sales that have closed in a given month.



By Price Range – All Properties – Rolling 12 Months



By Property Type



Rolling 12 Months

By Price Range	Single Family			Townhouse-Condo		
	5-2024	5-2025	Change	5-2024	5-2025	Change
\$99,999 and Below	100	78	- 22.0%	2	0	- 100.0%
\$100,000 to \$199,999	95	99	+ 4.2%	31	27	- 12.9%
\$200,000 to \$299,999	333	285	- 14.4%	133	108	- 18.8%
\$300,000 to \$399,999	687	759	+ 10.5%	102	139	+ 36.3%
\$400,000 to \$499,999	599	559	- 6.7%	33	47	+ 42.4%
\$500,000 to \$699,999	458	537	+ 17.2%	14	17	+ 21.4%
\$700,000 to \$999,999	222	256	+ 15.3%	3	2	- 33.3%
\$1,000,000 to \$1,999,999	67	95	+ 41.8%	0	1	--
\$2,000,000 and Above	2	9	+ 350.0%	0	0	--
All Price Ranges	2,563	2,677	+ 4.4%	318	341	+ 7.2%

Compared to Prior Month

	Single Family			Townhouse-Condo		
	4-2025	5-2025	Change	4-2025	5-2025	Change
	5	9	+ 80.0%	0	0	--
	12	8	- 33.3%	2	1	- 50.0%
	31	16	- 48.4%	10	11	+ 10.0%
	72	69	- 4.2%	14	20	+ 42.9%
	56	57	+ 1.8%	6	6	0.0%
	51	54	+ 5.9%	0	2	--
	22	27	+ 22.7%	0	0	--
	9	12	+ 33.3%	1	0	- 100.0%
	0	1	--	0	0	--
	258	253	- 1.9%	33	40	+ 21.2%

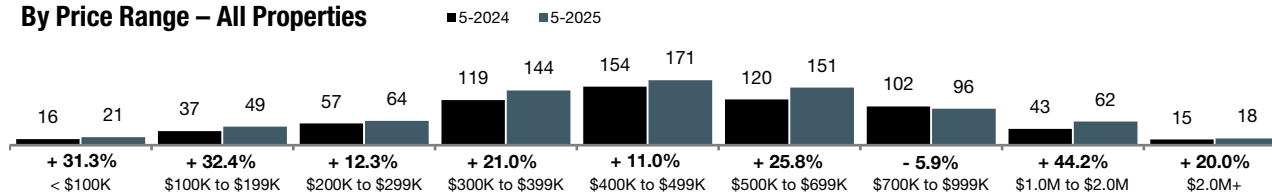
Year to Date

	Single Family			Townhouse-Condo		
	5-2024	5-2025	Change	5-2024	5-2025	Change
	37	31	- 16.2%	0	0	--
	30	45	+ 50.0%	16	10	- 37.5%
	132	120	- 9.1%	56	47	- 16.1%
	292	303	+ 3.8%	39	63	+ 61.5%
	251	218	- 13.1%	16	19	+ 18.8%
	177	220	+ 24.3%	7	7	0.0%
	86	100	+ 16.3%	2	2	0.0%
	40	38	- 5.0%	0	1	--
	0	3	--	0	0	--
	1,045	1,078	+ 3.2%	136	149	+ 9.6%

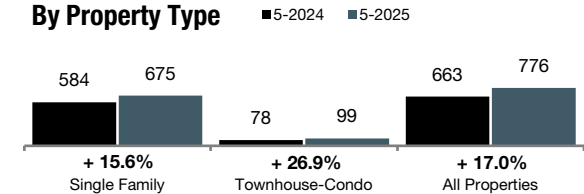
Inventory of Active Listings

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		
	5-2024	5-2025	Change	5-2024	5-2025	Change
\$99,999 and Below	16	21	+ 31.3%	0	0	--
\$100,000 to \$199,999	30	35	+ 16.7%	7	14	+ 100.0%
\$200,000 to \$299,999	41	39	- 4.9%	16	24	+ 50.0%
\$300,000 to \$399,999	108	119	+ 10.2%	10	25	+ 150.0%
\$400,000 to \$499,999	127	156	+ 22.8%	27	15	- 44.4%
\$500,000 to \$699,999	110	138	+ 25.5%	10	13	+ 30.0%
\$700,000 to \$999,999	94	92	- 2.1%	8	4	- 50.0%
\$1,000,000 to \$1,999,999	43	58	+ 34.9%	0	4	--
\$2,000,000 and Above	15	17	+ 13.3%	0	0	--
All Price Ranges	584	675	+ 15.6%	78	99	+ 26.9%

Compared to Prior Month

	Single Family			Townhouse-Condo		
	4-2025	5-2025	Change	4-2025	5-2025	Change
	20	21	+ 5.0%	0	0	--
	31	35	+ 12.9%	10	14	+ 40.0%
	40	39	- 2.5%	18	24	+ 33.3%
	110	119	+ 8.2%	29	25	- 13.8%
	146	156	+ 6.8%	18	15	- 16.7%
	143	138	- 3.5%	15	13	- 13.3%
	81	92	+ 13.6%	6	4	- 33.3%
	50	58	+ 16.0%	4	4	0.0%
	15	17	+ 13.3%	0	0	--
	636	675	+ 6.1%	100	99	- 1.0%

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®



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.