Monthly Indicators

October 2025

Percent changes calculated using year-over-year comparisons.

New Listings decreased 13.5 percent to 281. Sold Listings increased 8.3 percent to 248. Inventory levels grew 12.7 percent to 888 units.

Prices continued to gain traction. The Median Sales Price increased 2.3 percent to $405,000. Days on Market was up 1.1 percent to 91 days. Buyers felt empowered as Months Supply of Inventory was up 6.1 percent to 3.5 months.

Housing inventory edged up 1.3% from the previous month to 1.55 million units, 14.0% higher than the same period last year. This represents a 4.6-month supply at the current sales pace, according to NAR. The median existing-home price grew 2.1% year-over-year to $415,200, continuing the trend of annual price gains. The Midwest saw the largest year-over-year increase in median sales price, followed by the Northeast and South, while prices remained mostly flat in the West.

Activity Snapshot

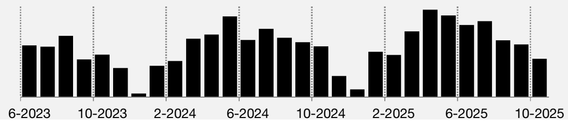
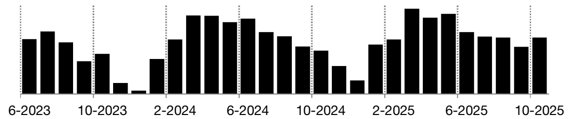
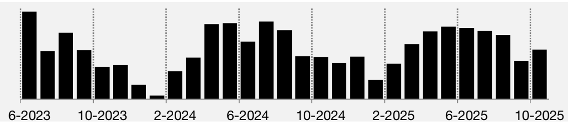
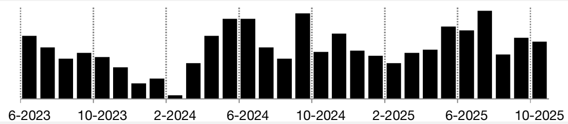
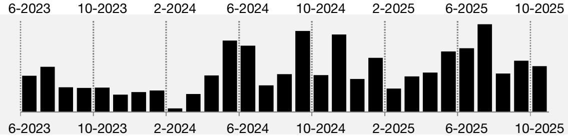
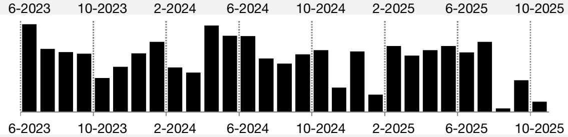
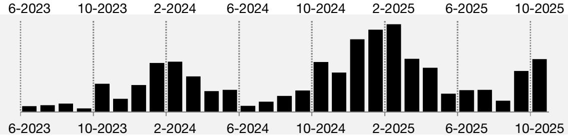
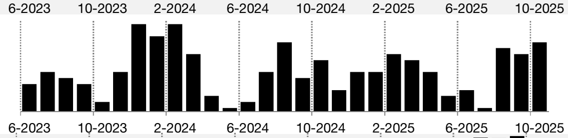
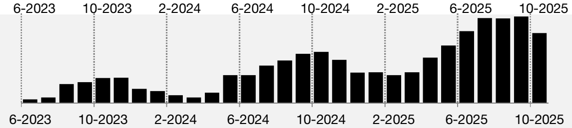
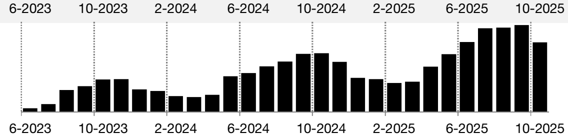
+ 8.3%	+ 12.7%	+ 2.3%
One-Year Change in **Sold Listings**	One-Year Change in **Active Listings**	One-Year Change in **Median Sold Price**

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.

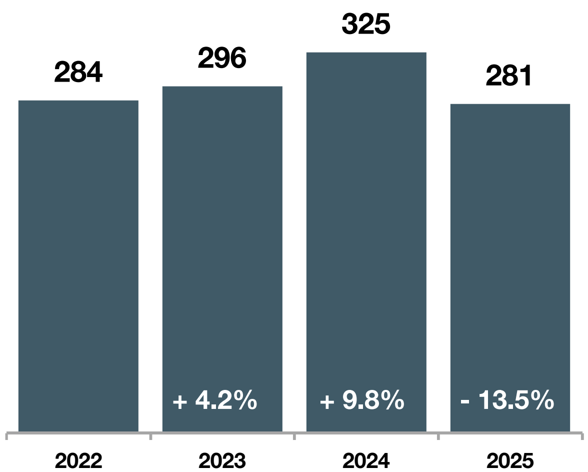
GRAND JUNCTION AREA REALTOR® ASSOCIATION

Key Metrics	Historical Sparkbars	10-2024	10-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		325	**281**	- 13.5%	3,444	**3,654**	+ 6.1%
Pending Sales		228	**256**	+ 12.3%	2,647	**2,691**	+ 1.7%
Sold Listings		229	**248**	+ 8.3%	2,530	**2,601**	+ 2.8%
Median Sold Price		$395,860	**$405,000**	+ 2.3%	$400,000	**$405,000**	+ 1.3%
Average Sold Price		$446,207	**$459,769**	+ 3.0%	$454,080	**$467,503**	+ 3.0%
Pct. of List Price Received		98.4%	**97.3%**	- 1.1%	98.4%	**98.1%**	- 0.3%
Days on Market		90	**91**	+ 1.1%	82	**87**	+ 6.1%
Affordability Index		80	**83**	+ 3.8%	80	**83**	+ 3.8%
Active Listings		788	**888**	+ 12.7%	--	--	--
Months Supply		3.3	**3.5**	+ 6.1%	--	--	--

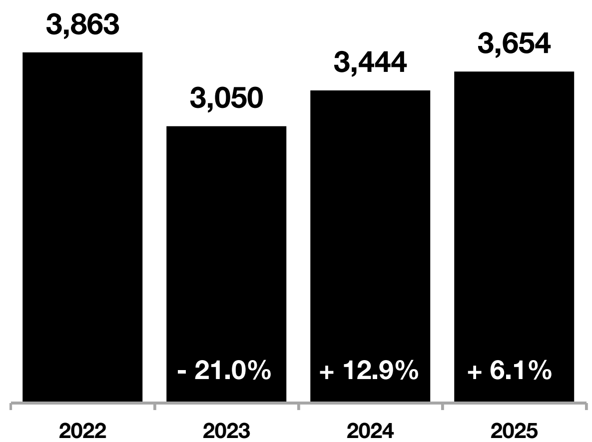
New Listings

GRAND JUNCTION AREA REALTOR® ASSOCIATION

October

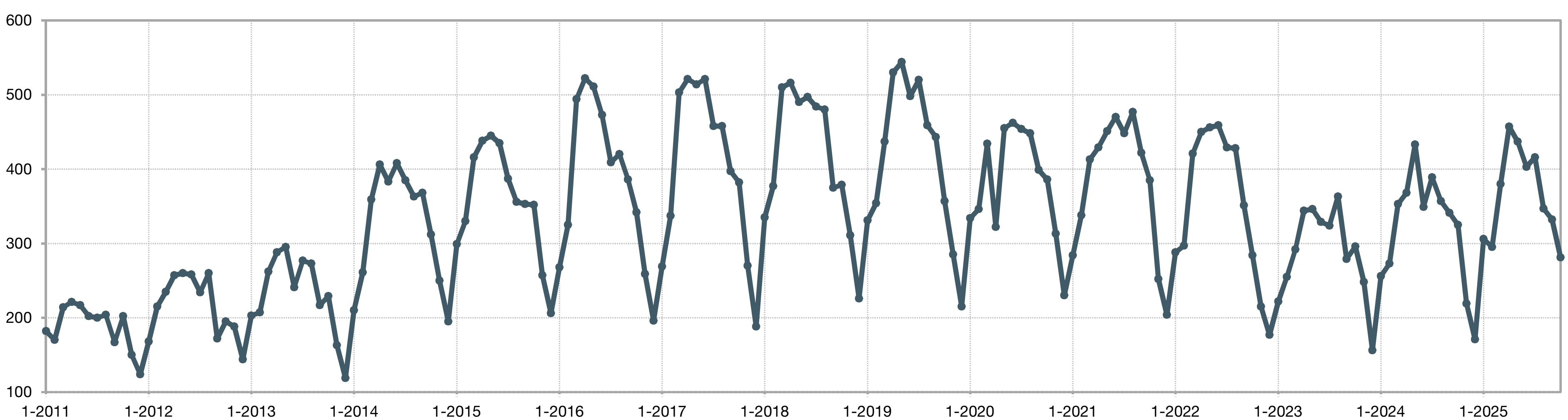


Year to Date



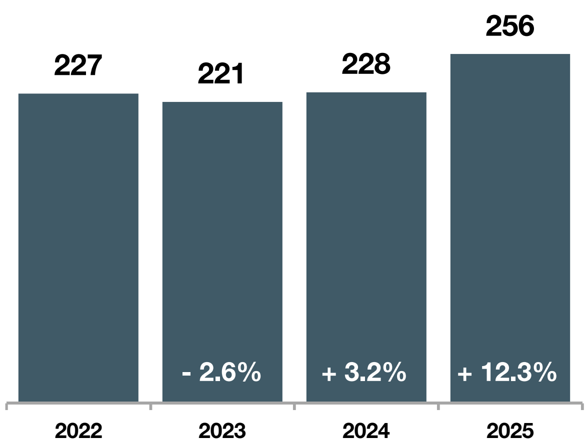
	New Listings	Percent Change from Previous Year
Nov-2024	219	-11.7%
Dec-2024	171	+9.6%
Jan-2025	306	+19.5%
Feb-2025	295	+8.1%
Mar-2025	380	+7.6%
Apr-2025	457	+24.2%
May-2025	437	+0.9%
Jun-2025	403	+15.5%
Jul-2025	416	+6.9%
Aug-2025	347	-2.8%
Sep-2025	332	-2.6%
Oct-2025	**281**	**-13.5%**

Historical New Listings by Month

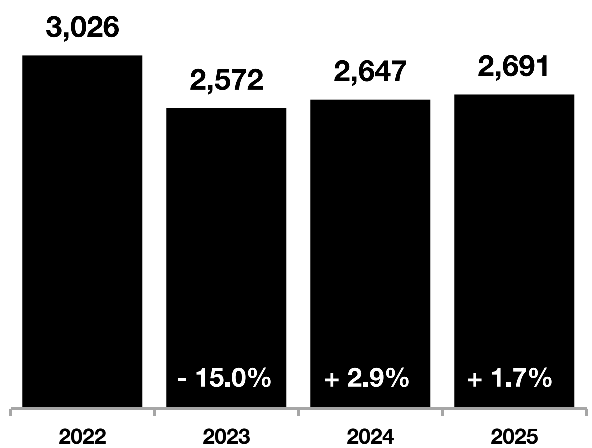


Pending Sales

October

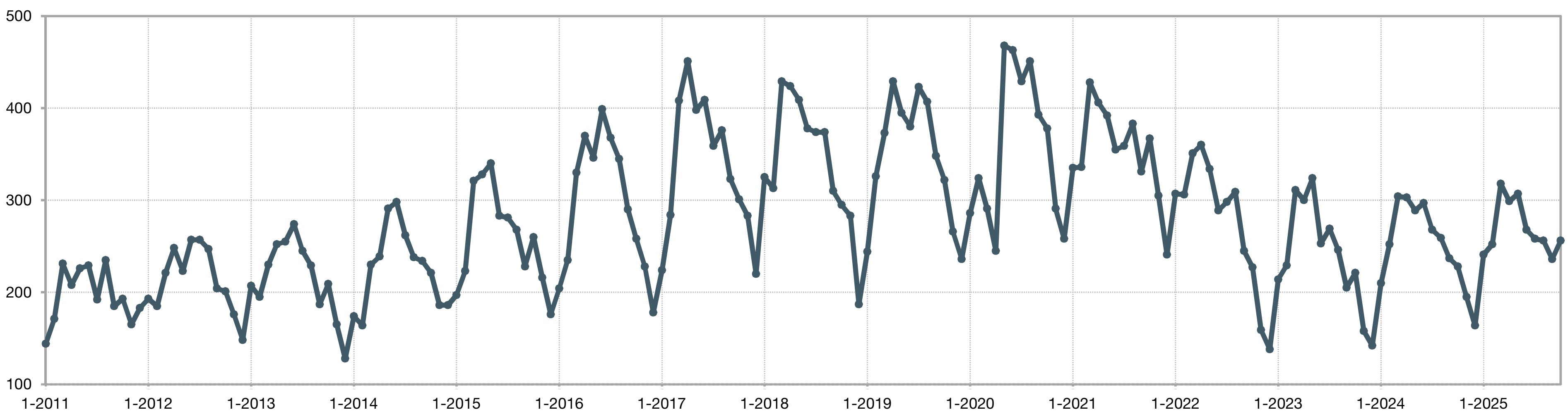


Year to Date



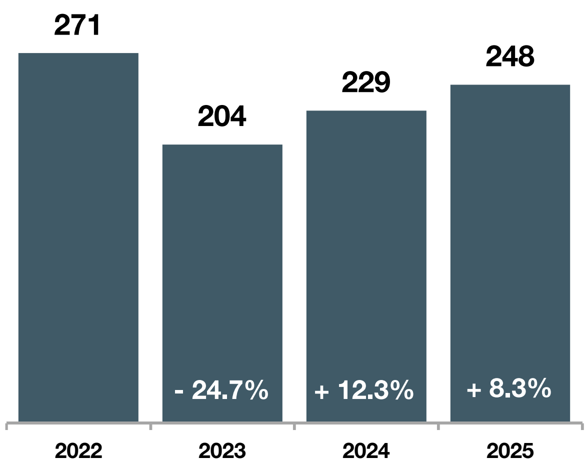
	Pending Sales	Percent Change from Previous Year
Nov-2024	195	+23.4%
Dec-2024	164	+15.5%
Jan-2025	241	+14.8%
Feb-2025	252	0.0%
Mar-2025	318	+4.6%
Apr-2025	299	-1.3%
May-2025	307	+6.2%
Jun-2025	268	-9.8%
Jul-2025	258	-3.7%
Aug-2025	256	-1.2%
Sep-2025	236	-0.4%
Oct-2025	**256**	**+12.3%**

Historical Pending Sales by Month

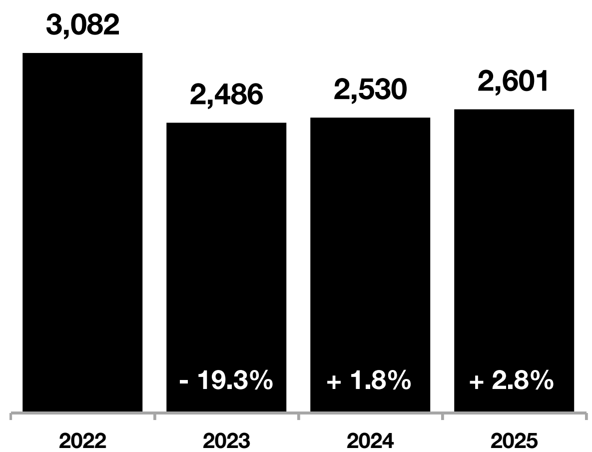


Sold Listings

October

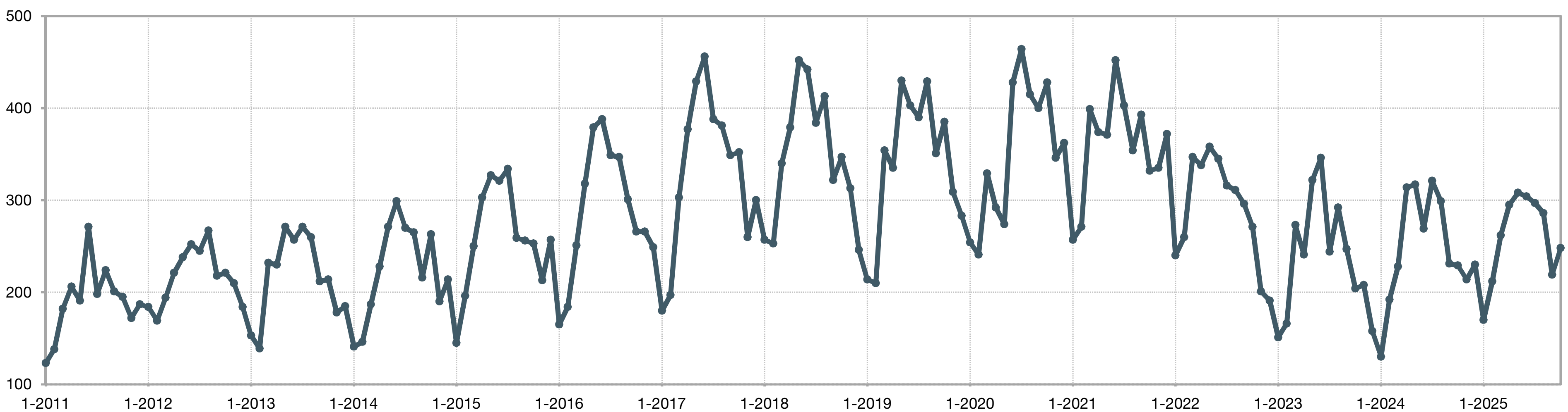


Year to Date



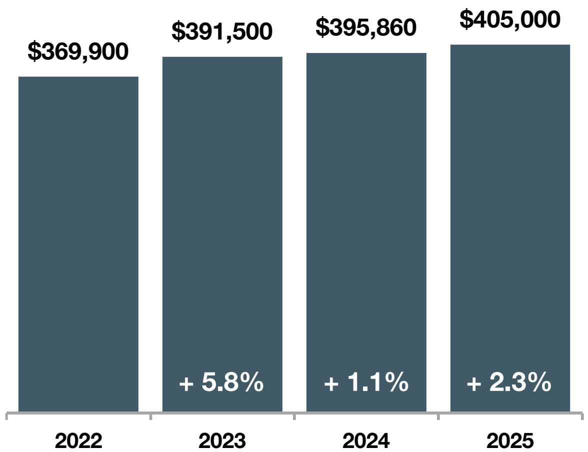
	Sold Listings	Percent Change from Previous Year
Nov-2024	214	+2.9%
Dec-2024	230	+45.6%
Jan-2025	170	+30.8%
Feb-2025	212	+10.4%
Mar-2025	262	+14.9%
Apr-2025	295	-6.1%
May-2025	308	-2.8%
Jun-2025	304	+13.0%
Jul-2025	297	-7.5%
Aug-2025	286	-4.3%
Sep-2025	219	-5.2%
Oct-2025	**248**	**+8.3%**

Historical Sold Listings by Month

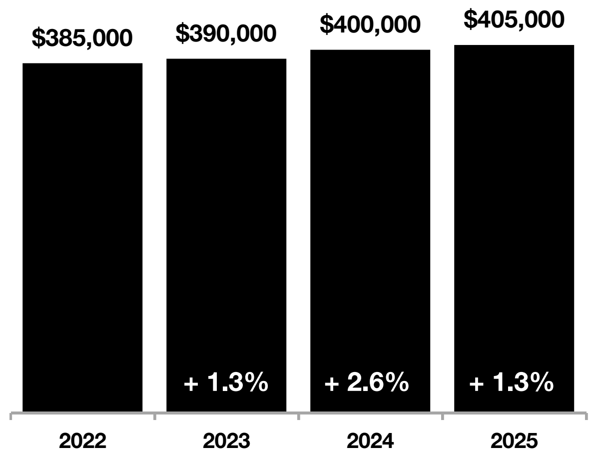


Median Sold Price

October

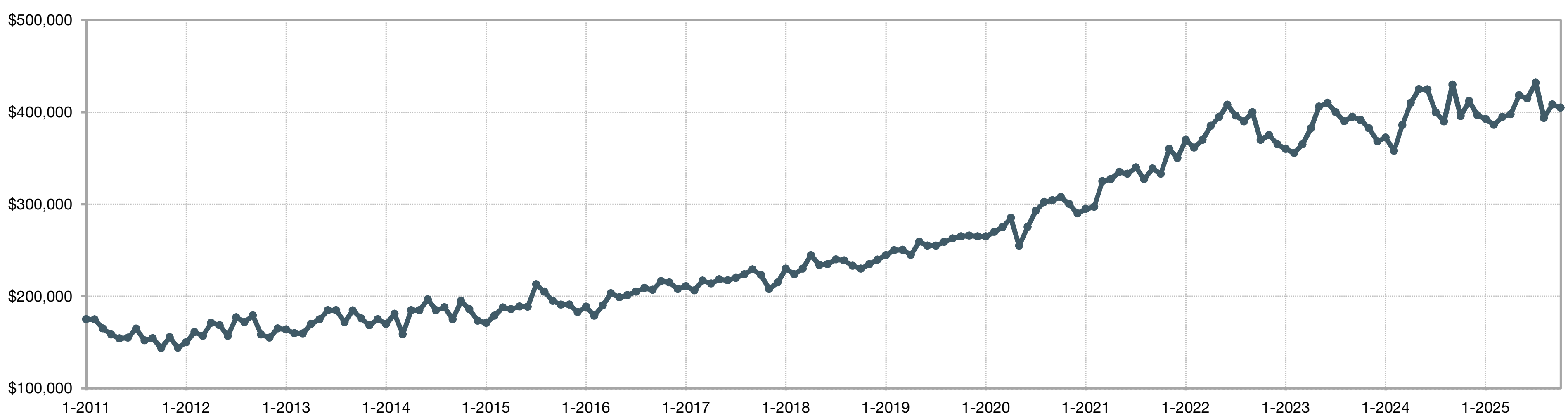


Year to Date



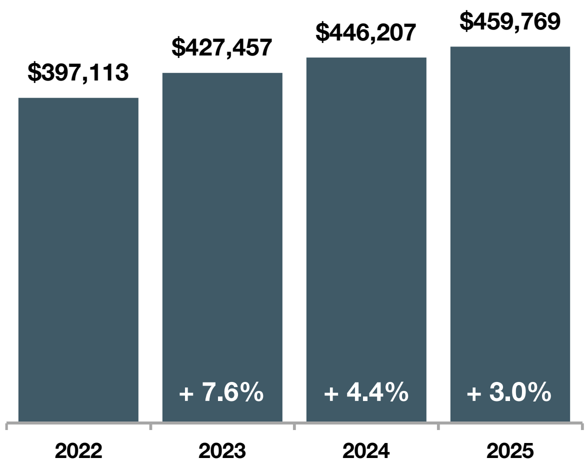
	Median Sold Price	Percent Change from Previous Year
Nov-2024	$412,000	+7.7%
Dec-2024	$397,000	+7.8%
Jan-2025	$392,500	+5.4%
Feb-2025	$386,150	+7.9%
Mar-2025	$395,000	+2.3%
Apr-2025	$397,862	-3.0%
May-2025	$418,314	-1.6%
Jun-2025	$415,000	-2.3%
Jul-2025	$431,925	+8.0%
Aug-2025	$393,825	+1.0%
Sep-2025	$408,500	-5.0%
Oct-2025	**$405,000**	**+2.3%**

Historical Median Sold Price by Month

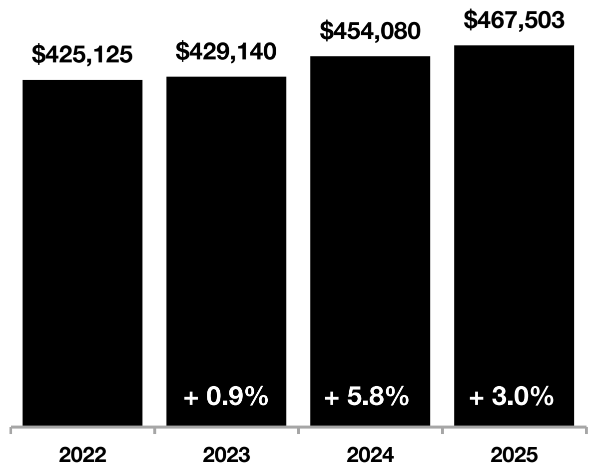


Average Sold Price

October

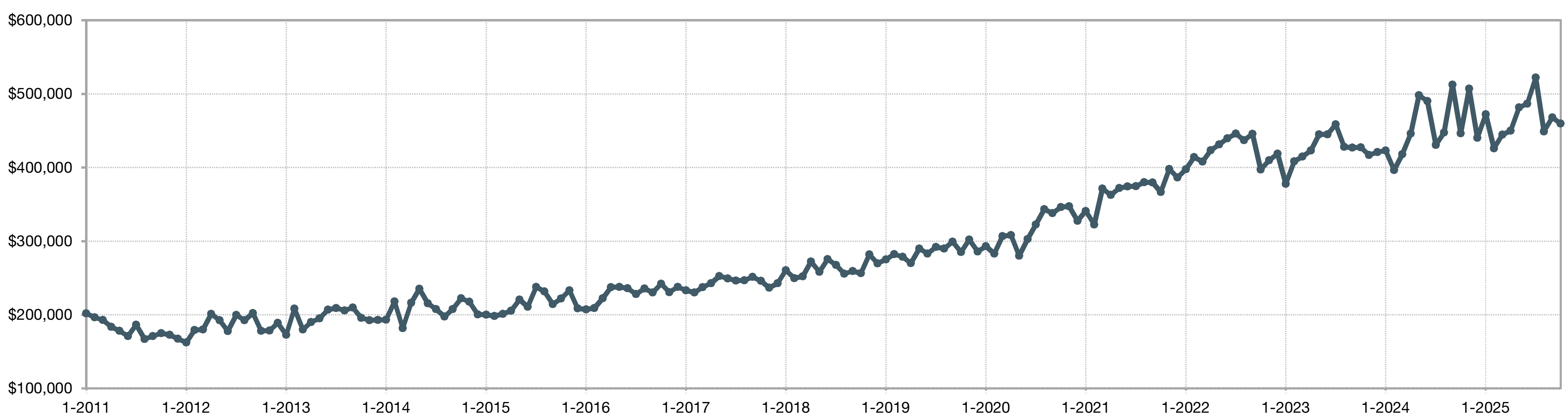


Year to Date



	Average Sold Price	Percent Change from Previous Year
Nov-2024	$507,190	+21.6%
Dec-2024	$440,309	+4.6%
Jan-2025	$472,113	+11.6%
Feb-2025	$425,849	+7.4%
Mar-2025	$444,464	+6.3%
Apr-2025	$450,094	+0.9%
May-2025	$481,501	-3.3%
Jun-2025	$486,686	-0.7%
Jul-2025	$522,283	+21.3%
Aug-2025	$448,810	+0.3%
Sep-2025	$467,823	-8.7%
Oct-2025	**$459,769**	**+3.0%**

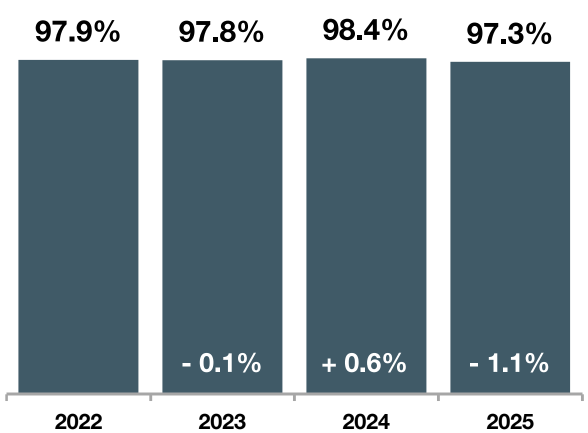
Historical Average Sold Price by Month



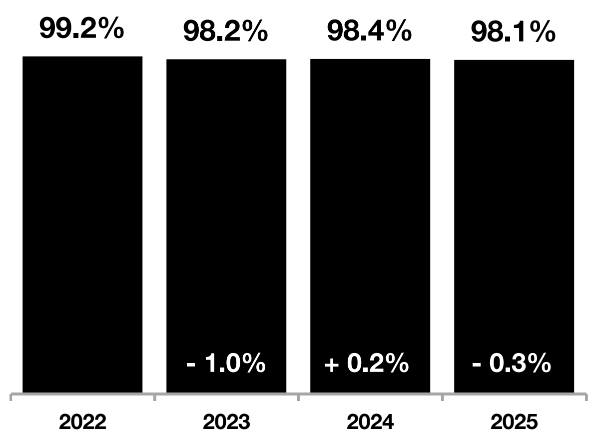
Percent of List Price Received

GRAND JUNCTION AREA REALTOR® ASSOCIATION

October



Year to Date

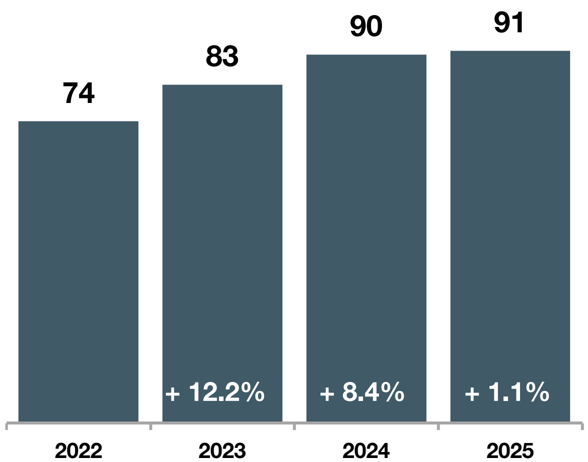


	Pct. of List Price Received	Percent Change from Previous Year
Nov-2024	97.6%	-0.5%
Dec-2024	98.4%	+0.1%
Jan-2025	97.5%	-1.1%
Feb-2025	98.5%	+0.5%
Mar-2025	98.3%	+0.4%
Apr-2025	98.4%	-0.5%
May-2025	98.5%	-0.2%
Jun-2025	98.3%	-0.4%
Jul-2025	98.6%	+0.4%
Aug-2025	97.2%	-0.9%
Sep-2025	97.8%	-0.5%
Oct-2025	**97.3%**	**-1.1%**

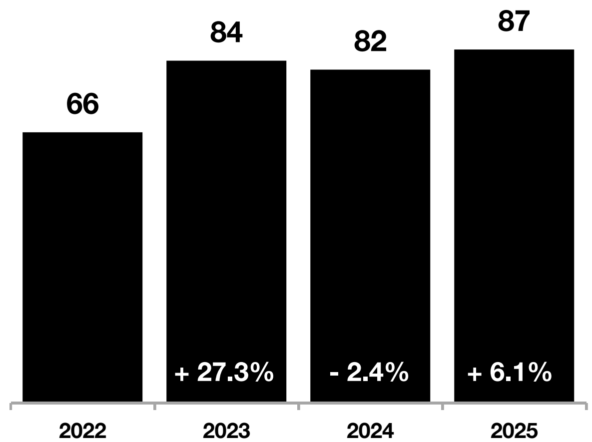
Historical Percent of List Price Received by Month

Days on Market Until Sale

October

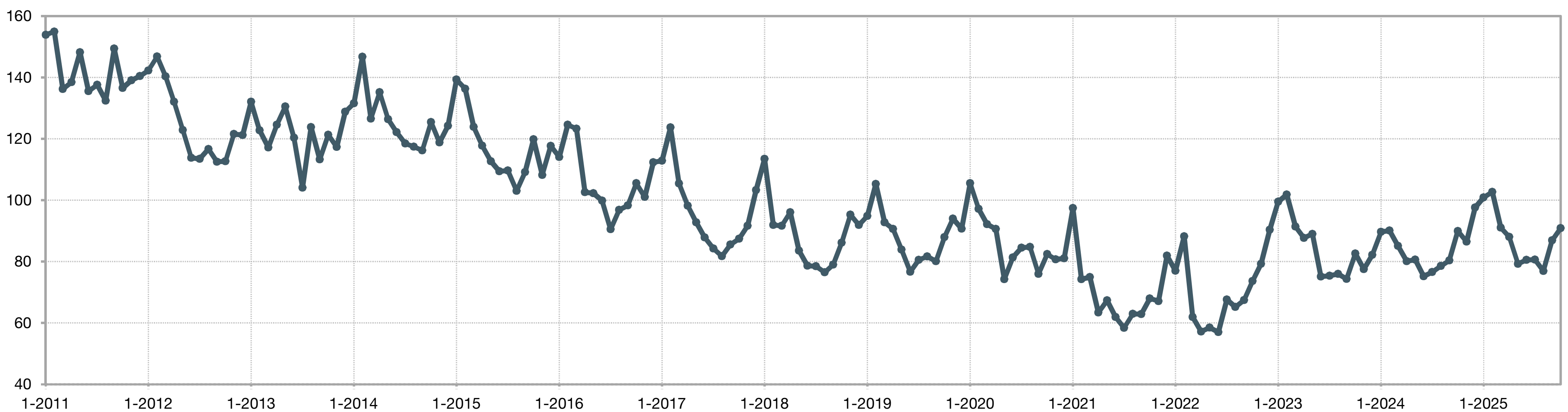


Year to Date



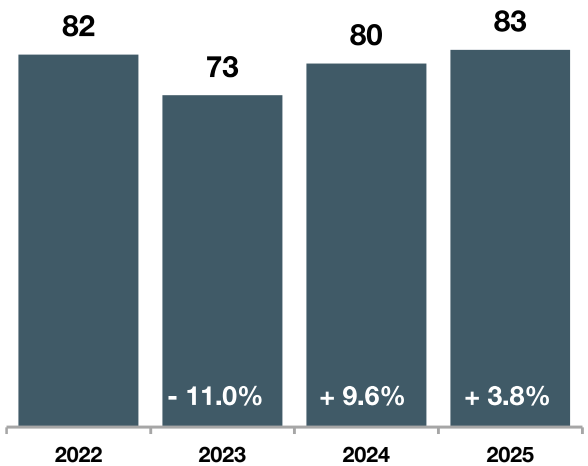
	Days on Market	Percent Change from Previous Year
Nov-2024	86	+10.3%
Dec-2024	98	+19.5%
Jan-2025	101	+12.2%
Feb-2025	103	+14.4%
Mar-2025	91	+7.1%
Apr-2025	88	+10.0%
May-2025	79	-2.5%
Jun-2025	81	+8.0%
Jul-2025	81	+5.2%
Aug-2025	77	-2.5%
Sep-2025	87	+8.7%
Oct-2025	**91**	**+1.1%**

Historical Days on Market Until Sale by Month

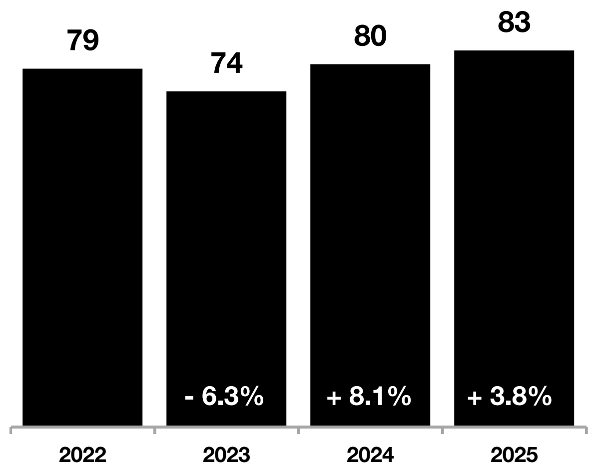


Housing Affordability Index

October



Year to Date



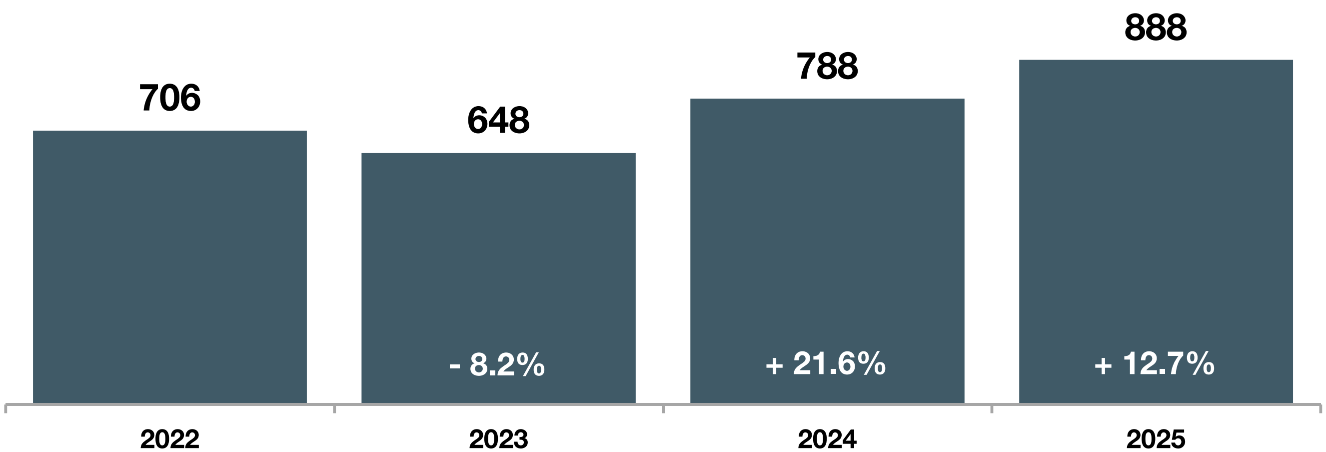
	Affordability Index	Percent Change from Previous Year
Nov-2024	75	-3.8%
Dec-2024	78	-9.3%
Jan-2025	78	-7.1%
Feb-2025	81	-5.8%
Mar-2025	80	-1.2%
Apr-2025	78	+5.4%
May-2025	74	+2.8%
Jun-2025	75	+2.7%
Jul-2025	72	-7.7%
Aug-2025	82	-1.2%
Sep-2025	81	+5.2%
Oct-2025	**83**	**+3.8%**

Historical Housing Affordability Index by Month

Inventory of Active Listings

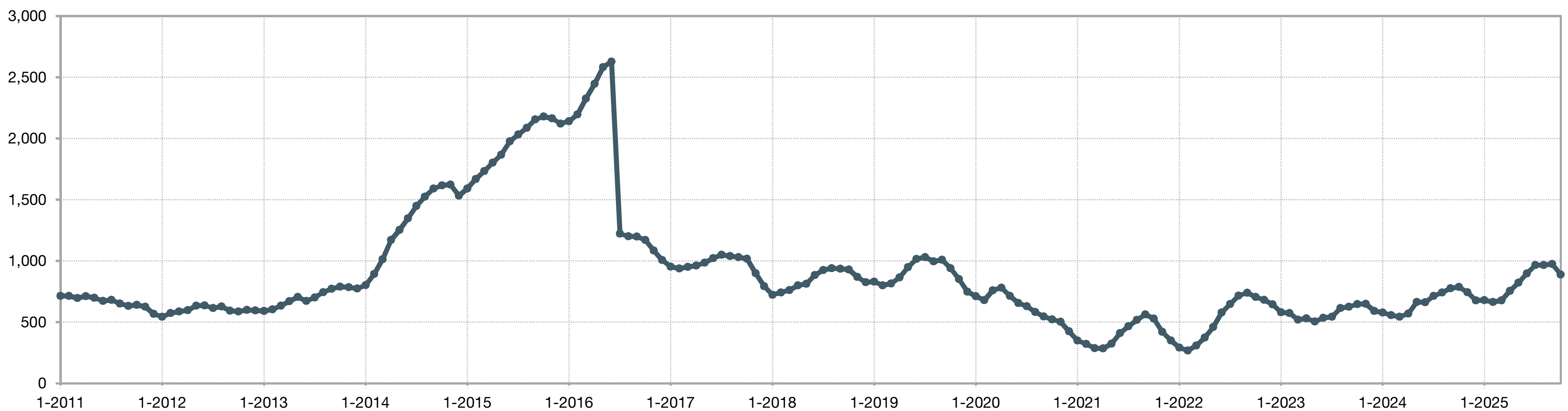
GRAND JUNCTION AREA REALTOR® ASSOCIATION

October



	Active Listings	Percent Change from Previous Year
Nov-2024	745	+14.6%
Dec-2024	677	+14.6%
Jan-2025	679	+17.3%
Feb-2025	664	+19.2%
Mar-2025	678	+24.6%
Apr-2025	756	+32.6%
May-2025	822	+23.8%
Jun-2025	898	+35.4%
Jul-2025	967	+35.2%
Aug-2025	966	+30.2%
Sep-2025	975	+25.5%
Oct-2025	**888**	**+12.7%**

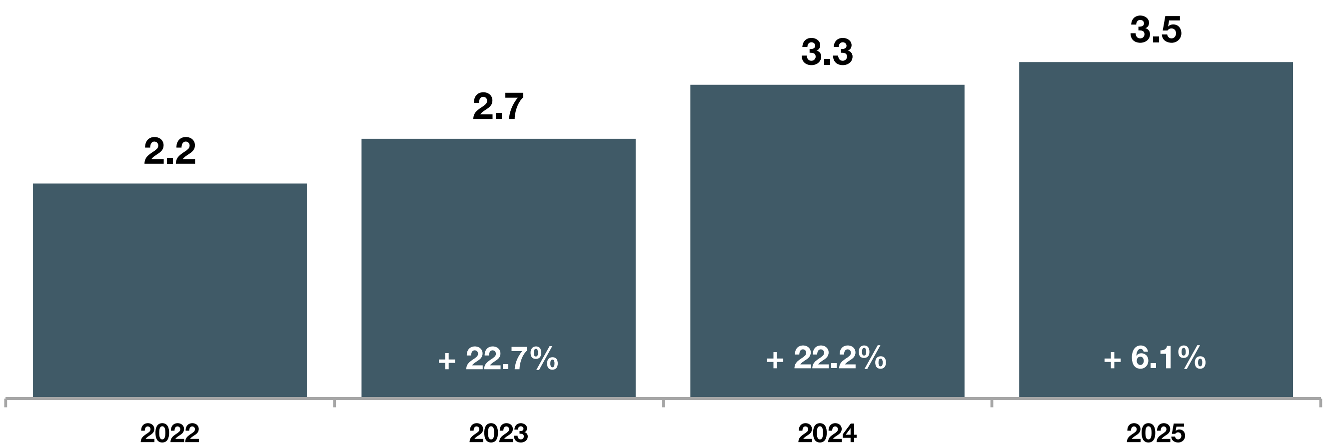
Historical Inventory of Active Listings by Month



Months Supply of Inventory

GRAND JUNCTION AREA REALTOR® ASSOCIATION

October



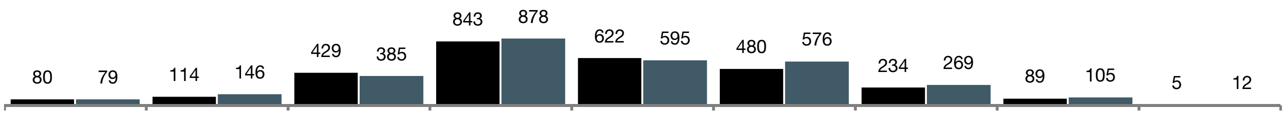
	Months Supply	Percent Change from Previous Year
Nov-2024	3.1	+14.8%
Dec-2024	2.7	+8.0%
Jan-2025	2.7	+8.0%
Feb-2025	2.6	+13.0%
Mar-2025	2.7	+17.4%
Apr-2025	3.0	+25.0%
May-2025	3.2	+14.3%
Jun-2025	3.5	+25.0%
Jul-2025	3.8	+26.7%
Aug-2025	3.8	+22.6%
Sep-2025	3.9	+21.9%
Oct-2025	**3.5**	**+6.1%**

Historical Months Supply of Inventory by Month

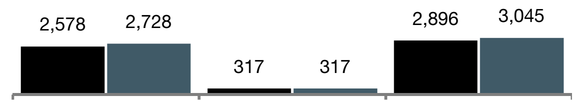
Sold Listings

Actual sales that have closed in a given month.

By Price Range – All Properties – Rolling 12 Months



By Property Type

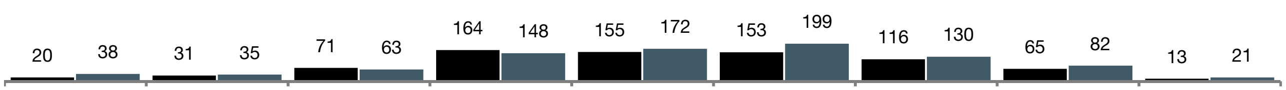


	Rolling 12 Months						Compared to Prior Month						Year to Date					
	Single Family			Townhouse-Condo			Single Family			Townhouse-Condo			Single Family			Townhouse-Condo		
By Price Range	10-2024	10-2025	Change	10-2024	10-2025	Change	9-2025	10-2025	Change	9-2025	10-2025	Change	10-2024	10-2025	Change	10-2024	10-2025	Change
$99,999 and Below	80	79	- 1.3%	0	0	--	3	7	+ 133.3%	0	0	--	71	66	- 7.0%	0	0	--
$100,000 to $199,999	81	123	+ 51.9%	33	23	- 30.3%	11	15	+ 36.4%	2	2	0.0%	71	110	+ 54.9%	29	19	- 34.5%
$200,000 to $299,999	307	279	- 9.1%	122	106	- 13.1%	19	21	+ 10.5%	8	4	- 50.0%	253	235	- 7.1%	104	93	- 10.6%
$300,000 to $399,999	739	746	+ 0.9%	103	132	+ 28.2%	54	68	+ 25.9%	6	6	0.0%	639	637	- 0.3%	92	109	+ 18.5%
$400,000 to $499,999	580	559	- 3.6%	42	36	- 14.3%	43	46	+ 7.0%	1	2	+ 100.0%	507	473	- 6.7%	38	30	- 21.1%
$500,000 to $699,999	465	561	+ 20.6%	15	15	0.0%	42	47	+ 11.9%	1	1	0.0%	415	483	+ 16.4%	15	12	- 20.0%
$700,000 to $999,999	232	265	+ 14.2%	2	4	+ 100.0%	21	22	+ 4.8%	1	0	- 100.0%	205	228	+ 11.2%	2	4	+ 100.0%
$1,000,000 to $1,999,999	89	104	+ 16.9%	0	1	--	7	5	- 28.6%	0	1	--	83	90	+ 8.4%	0	1	--
$2,000,000 and Above	5	12	+ 140.0%	0	0	--	0	1	--	0	0	--	5	11	+ 120.0%	0	0	--
All Price Ranges	**2,578**	**2,728**	**+ 5.8%**	**317**	**317**	**0.0%**	**200**	**232**	**+ 16.0%**	**19**	**16**	**- 15.8%**	**2,249**	**2,333**	**+ 3.7%**	**280**	**268**	**- 4.3%**

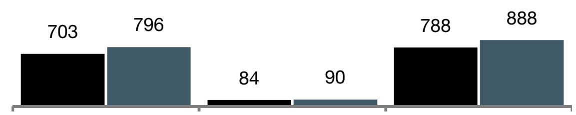
Inventory of Active Listings

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	10-2024	10-2025	Change	10-2024	10-2025	Change	9-2025	10-2025	Change	9-2025	10-2025	Change
$99,999 and Below	20	38	+ 90.0%	0	0	--	39	38	- 2.6%	0	0	--
$100,000 to $199,999	24	25	+ 4.2%	7	9	+ 28.6%	34	25	- 26.5%	11	9	- 18.2%
$200,000 to $299,999	58	36	- 37.9%	13	27	+ 107.7%	47	36	- 23.4%	24	27	+ 12.5%
$300,000 to $399,999	134	121	- 9.7%	30	27	- 10.0%	150	121	- 19.3%	31	27	- 12.9%
$400,000 to $499,999	139	161	+ 15.8%	16	11	- 31.3%	173	161	- 6.9%	13	11	- 15.4%
$500,000 to $699,999	138	187	+ 35.5%	14	11	- 21.4%	201	187	- 7.0%	9	11	+ 22.2%
$700,000 to $999,999	113	127	+ 12.4%	3	3	0.0%	131	127	- 3.1%	3	3	0.0%
$1,000,000 to $1,999,999	64	80	+ 25.0%	1	2	+ 100.0%	85	80	- 5.9%	1	2	+ 100.0%
$2,000,000 and Above	13	21	+ 61.5%	0	0	--	21	21	0.0%	0	0	--
All Price Ranges	**703**	**796**	**+ 13.2%**	**84**	**90**	**+ 7.1%**	**881**	**796**	**- 9.6%**	**92**	**90**	**- 2.2%**

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.