Monthly Indicators

September 2025

Percent changes calculated using year-over-year comparisons.

New Listings decreased 2.6 percent to 332. Sold Listings decreased 10.0 percent to 208. Inventory levels grew 21.1 percent to 941 units.

Prices were a tad soft. The Median Sales Price decreased 3.8 percent to $413,750. Days on Market was up 10.0 percent to 88 days. Buyers felt empowered as Months Supply of Inventory was up 18.8 percent to 3.8 months.

Nationally, housing inventory declined for the first time this year, slipping 1.3% month-over-month to 1.53 million units, representing a 4.6-month supply at the current sales pace, according to NAR. Despite the monthly drop, total inventory remained 11.7% higher than the same time last year. Meanwhile, the median existing-home price rose 2% year-over-year to $422,600, though it was essentially flat compared to the prior month.

Activity Snapshot

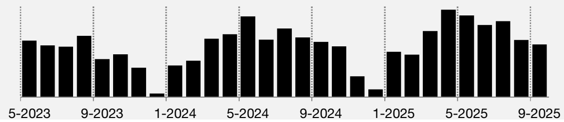
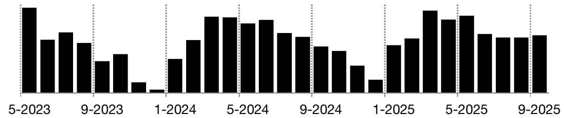
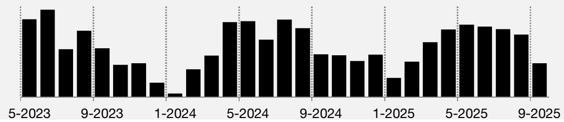
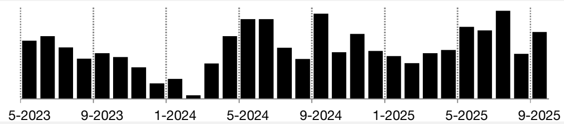
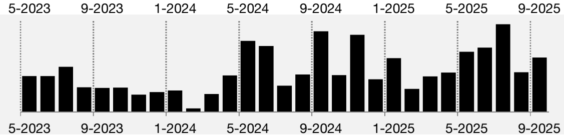
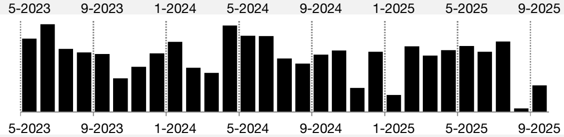
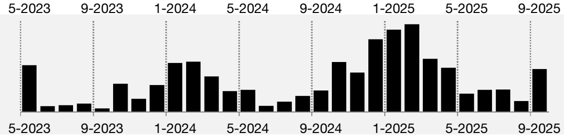
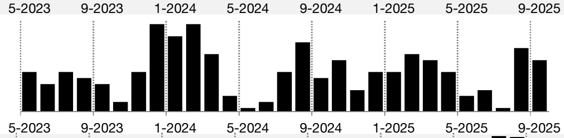
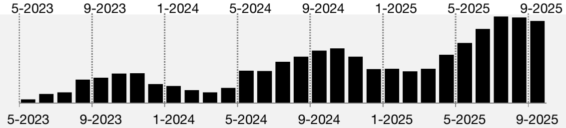
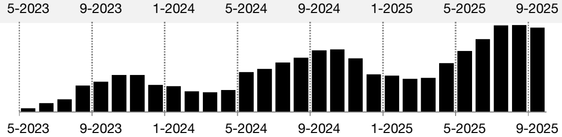
- 10.0%	+ 21.1%	- 3.8%
One-Year Change in **Sold Listings**	One-Year Change in **Active Listings**	One-Year Change in **Median Sold Price**

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.

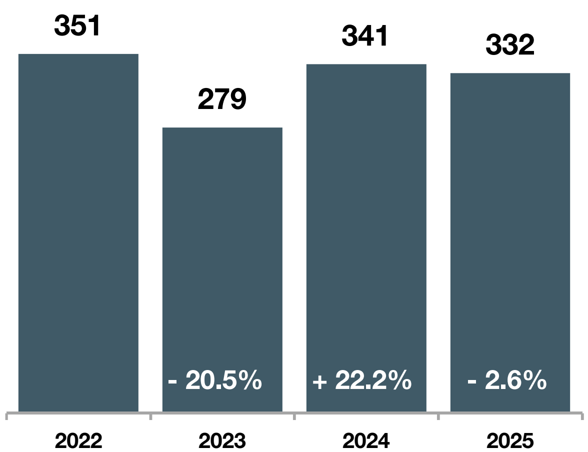
GRAND JUNCTION AREA REALTOR® ASSOCIATION

Key Metrics	Historical Sparkbars	9-2024	9-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		341	**332**	- 2.6%	3,119	**3,370**	+ 8.0%
Pending Sales		238	**263**	+ 10.5%	2,420	**2,464**	+ 1.8%
Sold Listings		231	**208**	- 10.0%	2,301	**2,336**	+ 1.5%
Median Sold Price		$429,900	**$413,750**	- 3.8%	$400,000	**$405,000**	+ 1.3%
Average Sold Price		$512,436	**$472,871**	- 7.7%	$454,864	**$469,183**	+ 3.1%
Pct. of List Price Received		98.3%	**97.7%**	- 0.6%	98.4%	**98.1%**	- 0.3%
Days on Market		80	**88**	+ 10.0%	81	**86**	+ 6.2%
Affordability Index		77	**80**	+ 3.9%	83	**82**	- 1.2%
Active Listings		777	**941**	+ 21.1%	--	--	--
Months Supply		3.2	**3.8**	+ 18.8%	--	--	--

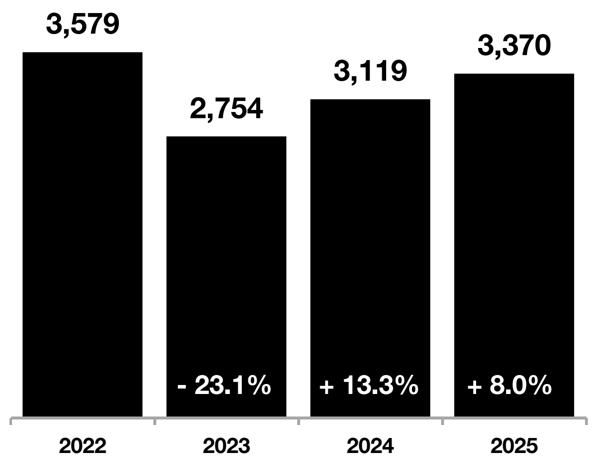
New Listings

GRAND JUNCTION AREA REALTOR® ASSOCIATION

September

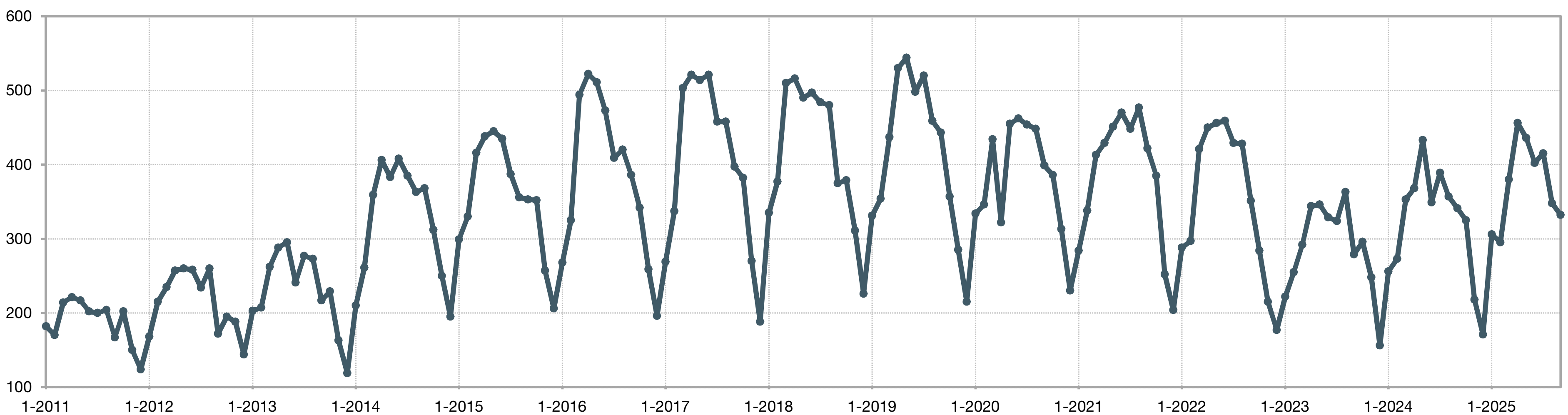


Year to Date



	New Listings	Percent Change from Previous Year
Oct-2024	325	+9.8%
Nov-2024	218	-12.1%
Dec-2024	171	+9.6%
Jan-2025	306	+19.5%
Feb-2025	295	+8.1%
Mar-2025	380	+7.6%
Apr-2025	456	+23.9%
May-2025	436	+0.7%
Jun-2025	402	+15.2%
Jul-2025	415	+6.7%
Aug-2025	348	-2.5%
Sep-2025	**332**	**-2.6%**

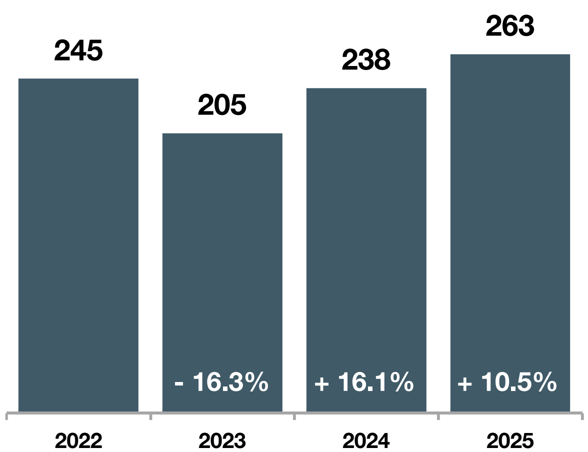
Historical New Listings by Month



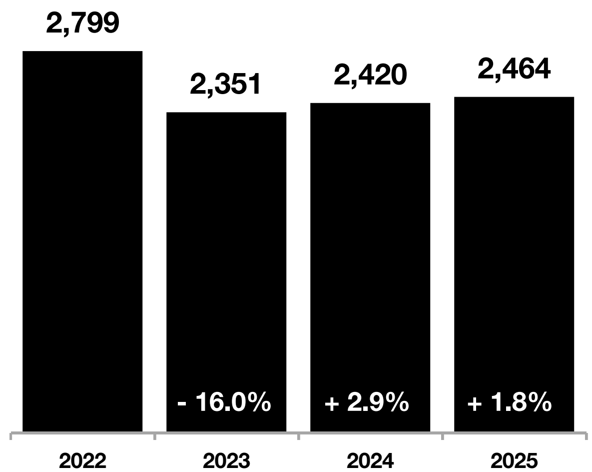
Pending Sales

GRAND JUNCTION AREA REALTOR® ASSOCIATION

September

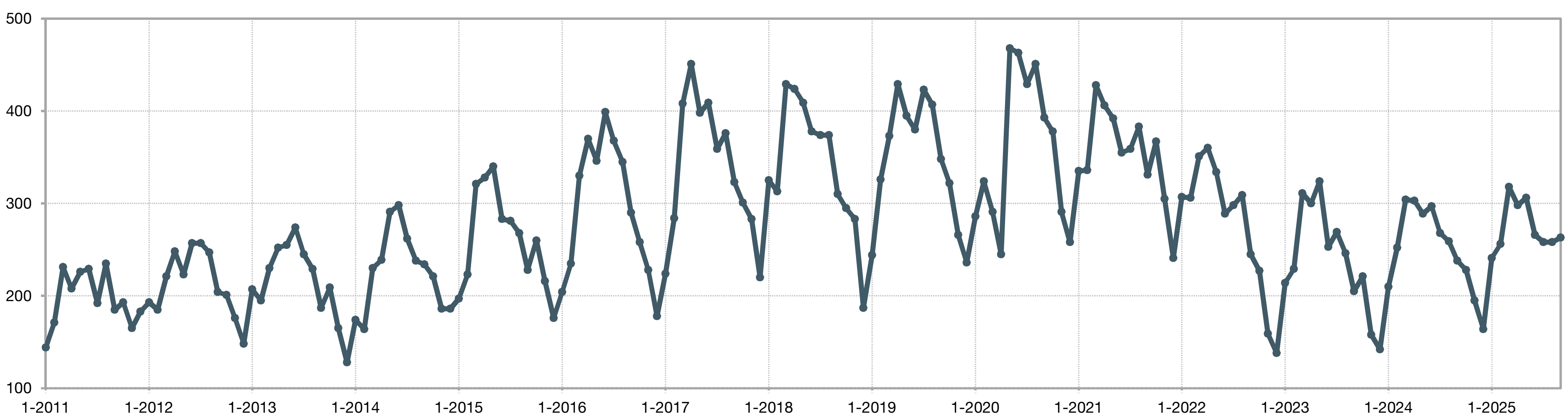


Year to Date



	Pending Sales	Percent Change from Previous Year
Oct-2024	228	+3.2%
Nov-2024	195	+23.4%
Dec-2024	164	+15.5%
Jan-2025	241	+14.8%
Feb-2025	256	+1.6%
Mar-2025	318	+4.6%
Apr-2025	298	-1.7%
May-2025	306	+5.9%
Jun-2025	266	-10.4%
Jul-2025	258	-3.7%
Aug-2025	258	-0.4%
Sep-2025	**263**	**+10.5%**

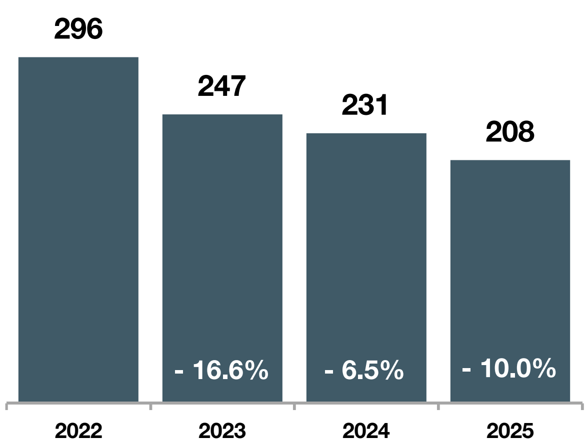
Historical Pending Sales by Month



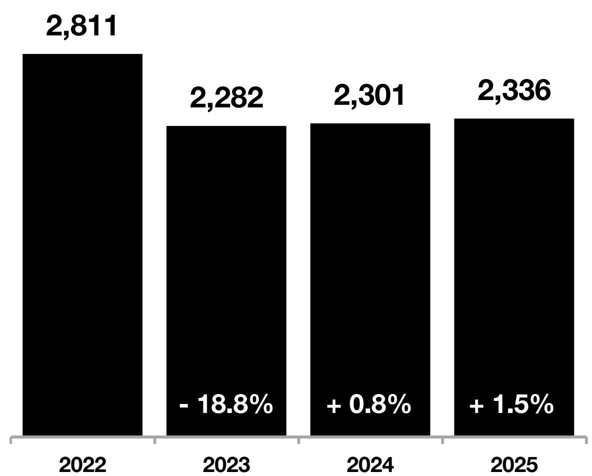
Sold Listings

GRAND JUNCTION AREA REALTOR® ASSOCIATION

September

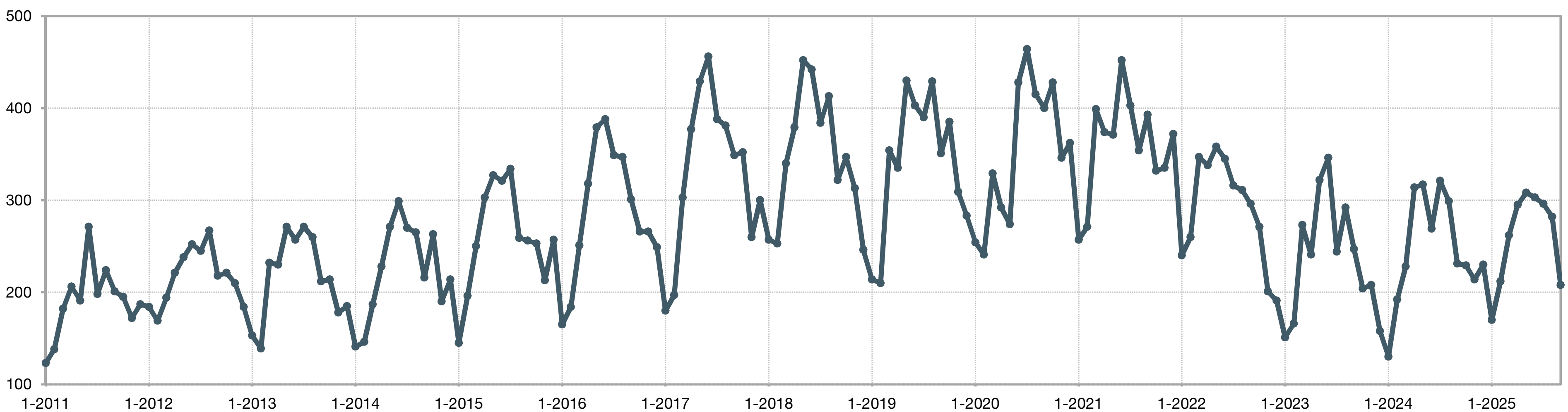


Year to Date



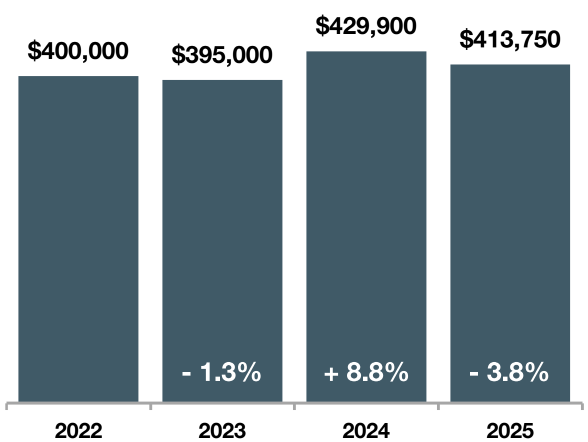
	Sold Listings	Percent Change from Previous Year
Oct-2024	229	+12.3%
Nov-2024	214	+2.9%
Dec-2024	230	+45.6%
Jan-2025	170	+30.8%
Feb-2025	212	+10.4%
Mar-2025	262	+14.9%
Apr-2025	295	-6.1%
May-2025	308	-2.8%
Jun-2025	303	+12.6%
Jul-2025	296	-7.8%
Aug-2025	282	-5.7%
Sep-2025	**208**	**-10.0%**

Historical Sold Listings by Month

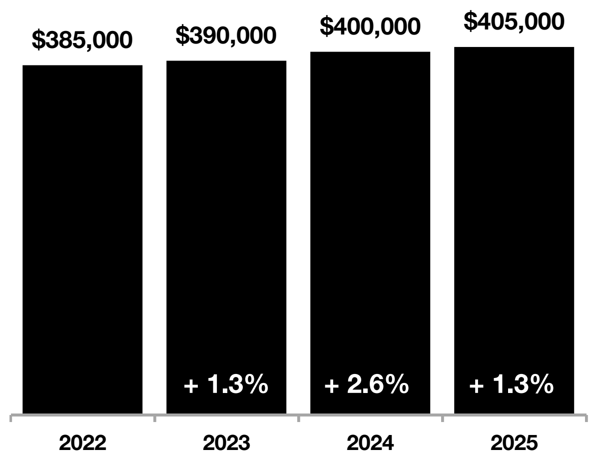


Median Sold Price

September

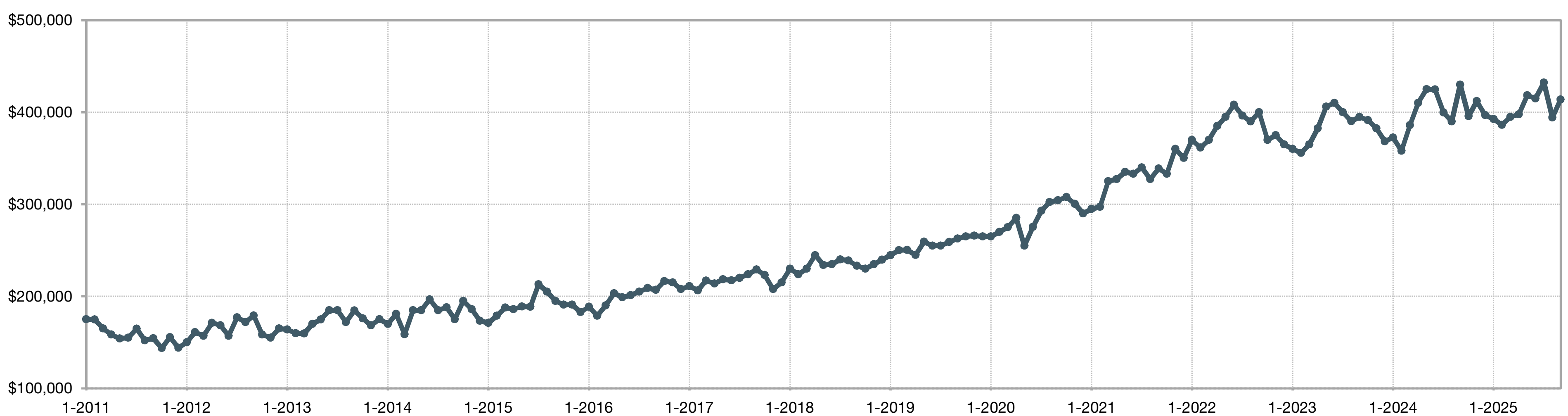


Year to Date



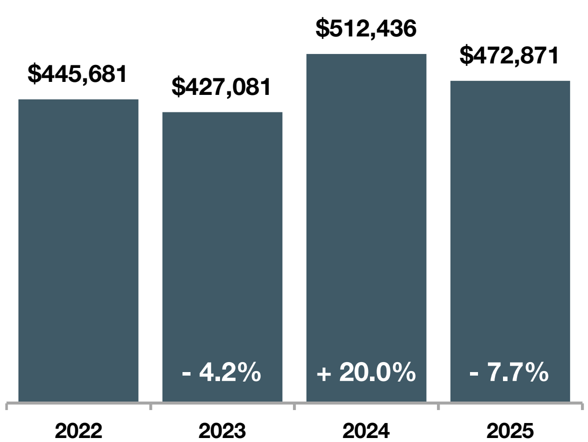
	Median Sold Price	Percent Change from Previous Year
Oct-2024	$395,860	+1.1%
Nov-2024	$412,000	+7.7%
Dec-2024	$397,000	+7.8%
Jan-2025	$392,500	+5.4%
Feb-2025	$386,150	+7.9%
Mar-2025	$395,000	+2.3%
Apr-2025	$397,862	-3.0%
May-2025	$418,314	-1.6%
Jun-2025	$415,000	-2.3%
Jul-2025	$432,213	+8.1%
Aug-2025	$394,450	+1.1%
Sep-2025	**$413,750**	**-3.8%**

Historical Median Sold Price by Month

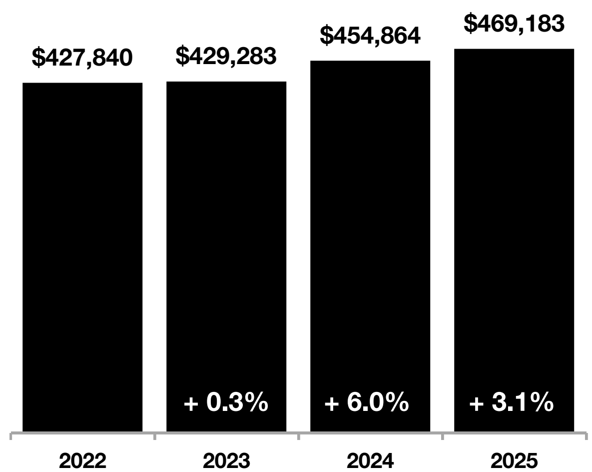


Average Sold Price

September

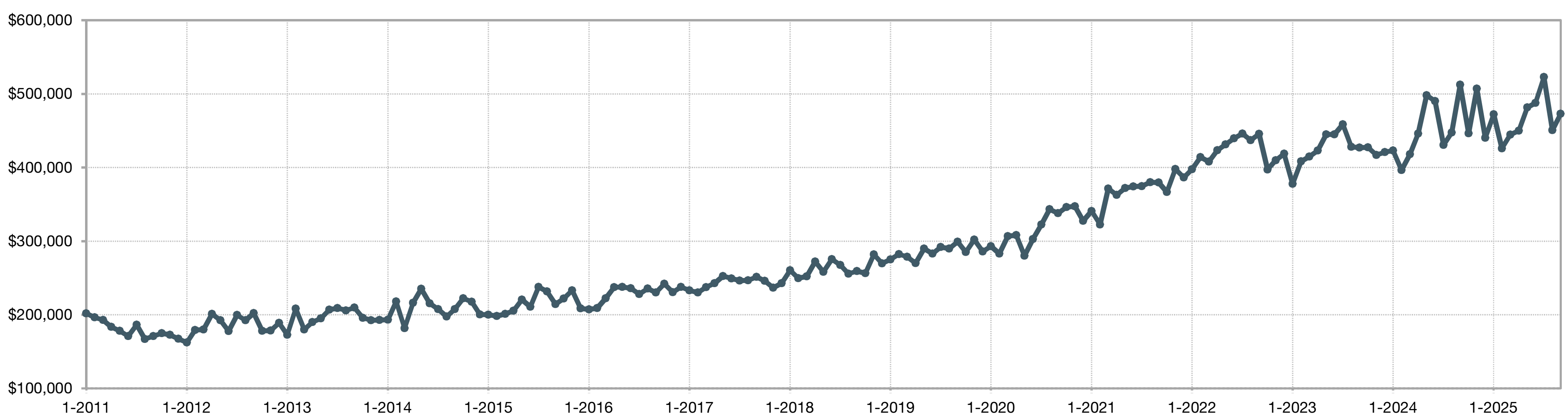


Year to Date



	Average Sold Price	Percent Change from Previous Year
Oct-2024	$446,207	+4.4%
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	$487,797	-0.5%
Jul-2025	$522,733	+21.4%
Aug-2025	$450,549	+0.7%
Sep-2025	**$472,871**	**-7.7%**

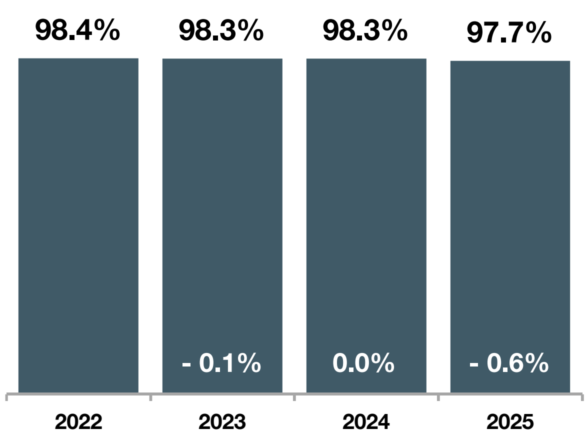
Historical Average Sold Price by Month



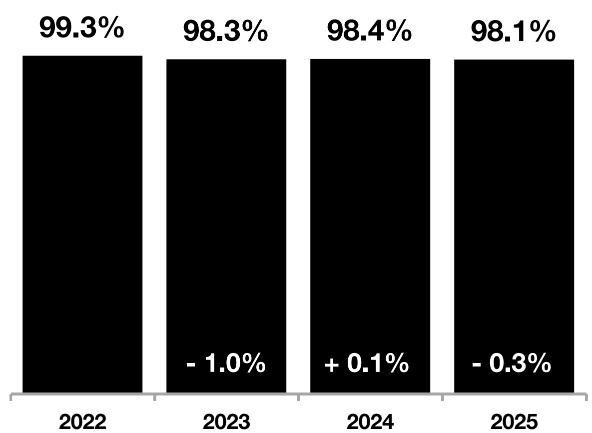
Percent of List Price Received

GRAND JUNCTION AREA REALTOR® ASSOCIATION

September



Year to Date

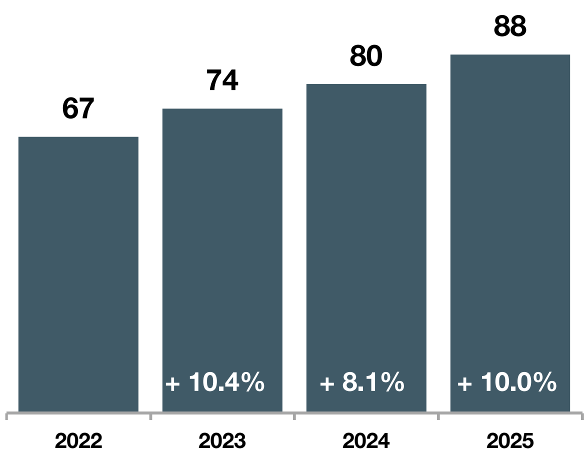


	Pct. of List Price Received	Percent Change from Previous Year
Oct-2024	98.4%	+0.6%
Nov-2024	97.6%	-0.5%
Dec-2024	98.4%	+0.1%
Jan-2025	97.5%	-1.1%
Feb-2025	98.5%	+0.5%
Mar-2025	98.3%	+0.4%
Apr-2025	98.4%	-0.5%
May-2025	98.5%	-0.2%
Jun-2025	98.4%	-0.3%
Jul-2025	98.6%	+0.4%
Aug-2025	97.2%	-0.9%
Sep-2025	**97.7%**	**-0.6%**

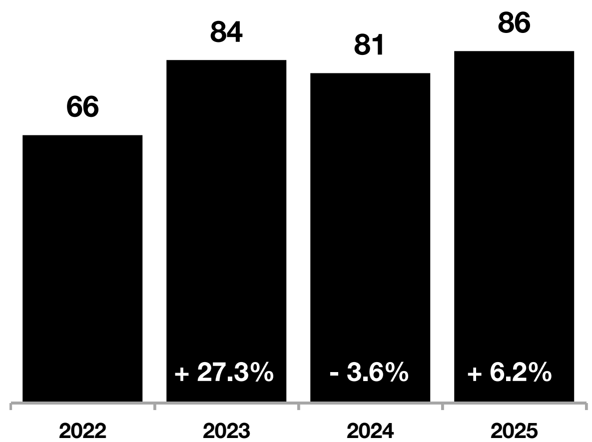
Historical Percent of List Price Received by Month

Days on Market Until Sale

September

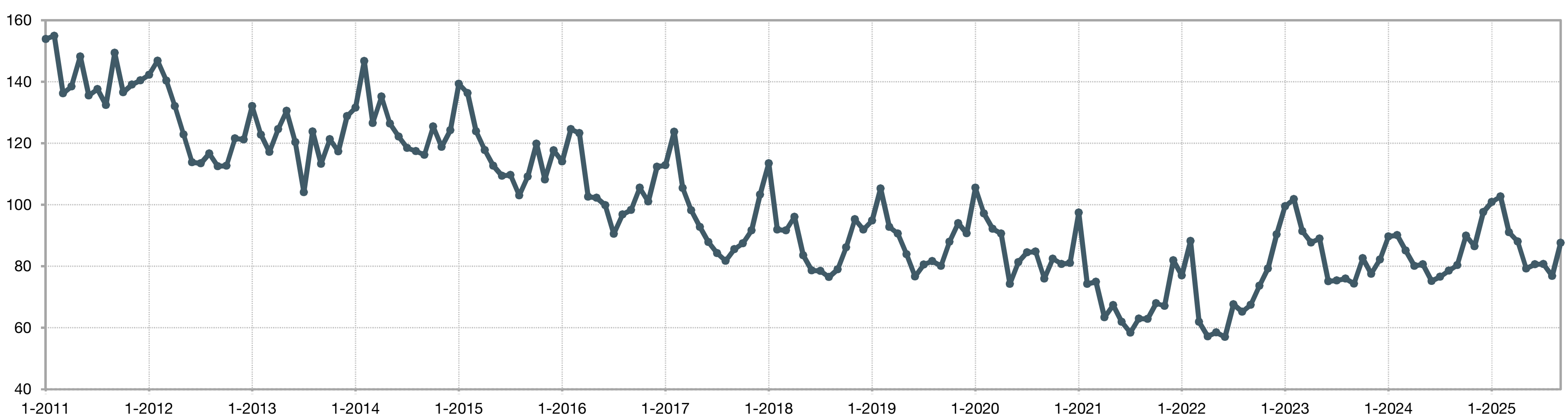


Year to Date



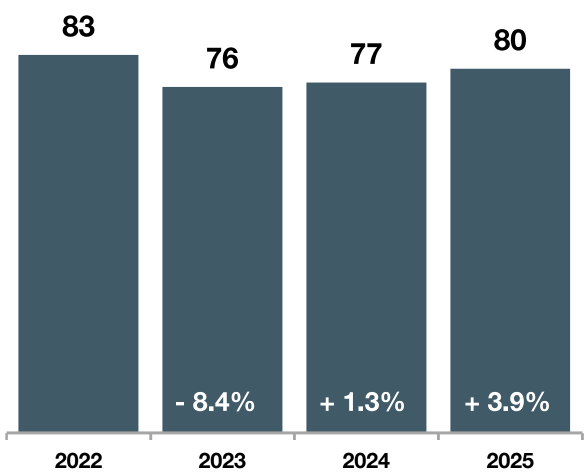
	Days on Market	Percent Change from Previous Year
Oct-2024	90	+8.4%
Nov-2024	86	+10.3%
Dec-2024	98	+19.5%
Jan-2025	101	+12.2%
Feb-2025	103	+14.4%
Mar-2025	91	+7.1%
Apr-2025	88	+10.0%
May-2025	79	-2.5%
Jun-2025	81	+8.0%
Jul-2025	81	+5.2%
Aug-2025	77	-2.5%
Sep-2025	**88**	**+10.0%**

Historical Days on Market Until Sale by Month

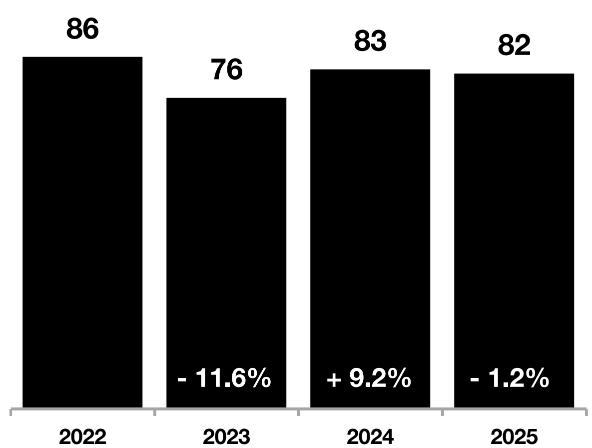


Housing Affordability Index

September



Year to Date



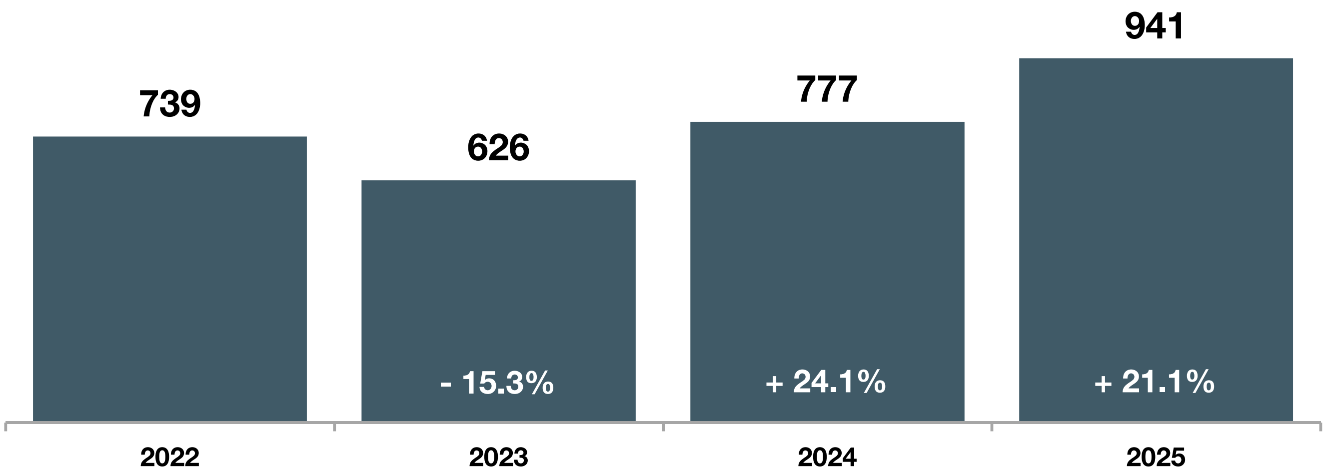
	Affordability Index	Percent Change from Previous Year
Oct-2024	80	+9.6%
Nov-2024	75	-3.8%
Dec-2024	78	-9.3%
Jan-2025	78	-7.1%
Feb-2025	81	-5.8%
Mar-2025	80	-1.2%
Apr-2025	78	+5.4%
May-2025	74	+2.8%
Jun-2025	75	+2.7%
Jul-2025	72	-7.7%
Aug-2025	82	-1.2%
Sep-2025	**80**	**+3.9%**

Historical Housing Affordability Index by Month

Inventory of Active Listings

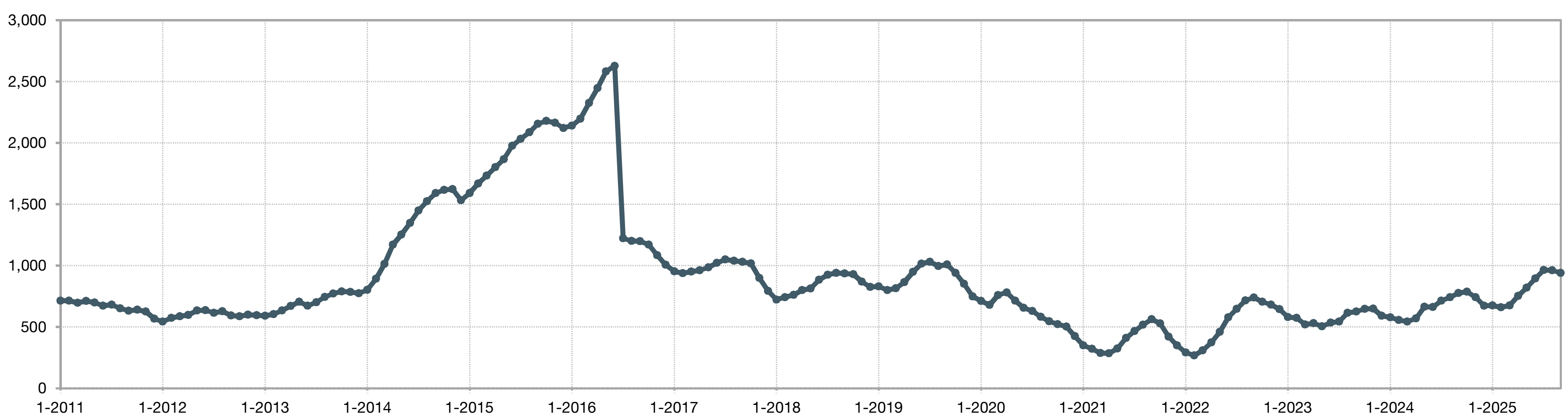
GRAND JUNCTION AREA REALTOR® ASSOCIATION

September



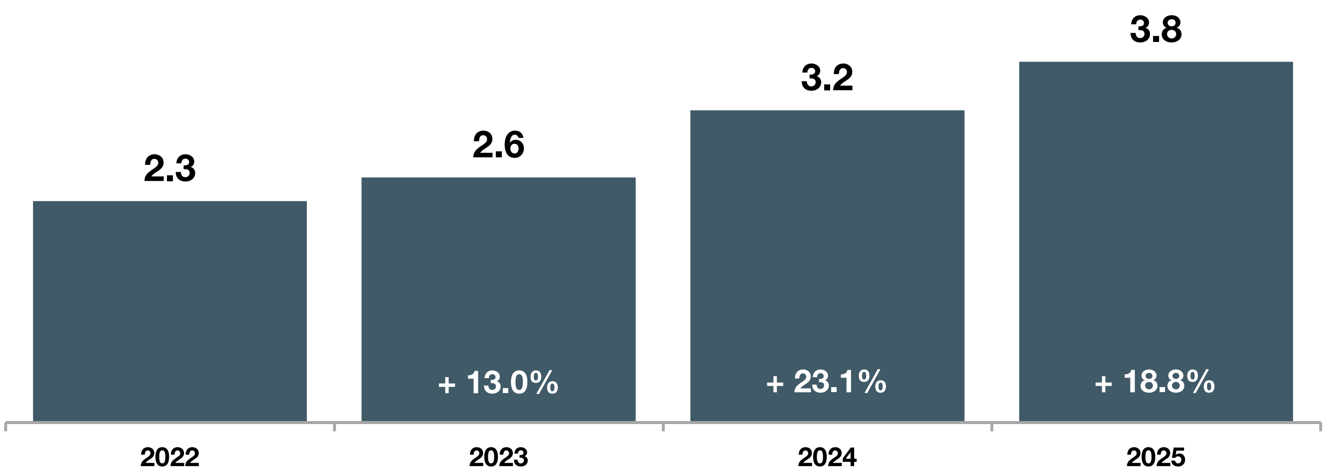
	Active Listings	Percent Change from Previous Year
Oct-2024	788	+21.6%
Nov-2024	743	+14.3%
Dec-2024	674	+14.0%
Jan-2025	676	+16.8%
Feb-2025	661	+18.7%
Mar-2025	675	+24.1%
Apr-2025	753	+32.1%
May-2025	819	+23.3%
Jun-2025	896	+35.1%
Jul-2025	965	+35.0%
Aug-2025	961	+29.5%
Sep-2025	**941**	**+21.1%**

Historical Inventory of Active Listings by Month



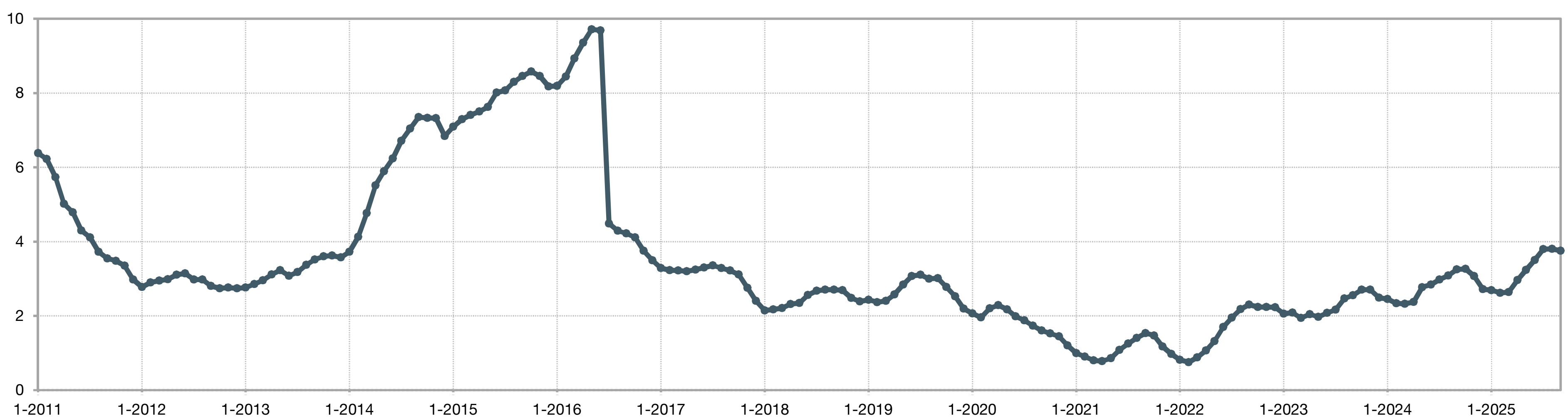
Months Supply of Inventory

September



	Months Supply	Percent Change from Previous Year
Oct-2024	3.3	+22.2%
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	2.6	+13.0%
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	**3.8**	**+18.8%**

Historical Months Supply of Inventory by Month

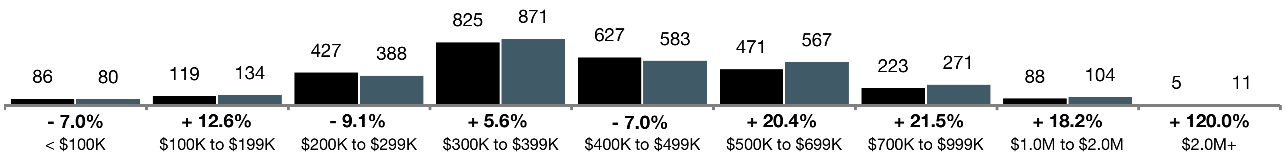


Sold Listings

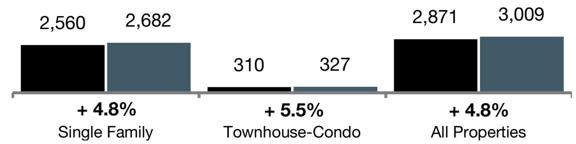
Actual sales that have closed in a given month.

GRAND JUNCTION AREA REALTOR® ASSOCIATION

By Price Range – All Properties – Rolling 12 Months



By Property Type



Rolling 12 Months

By Price Range	Single Family 9-2024	Single Family 9-2025	Single Family Change	Townhouse-Condo 9-2024	Townhouse-Condo 9-2025	Townhouse-Condo Change
$99,999 and Below	84	80	- 4.8%	2	0	- 100.0%
$100,000 to $199,999	84	114	+ 35.7%	35	20	- 42.9%
$200,000 to $299,999	307	278	- 9.4%	120	110	- 8.3%
$300,000 to $399,999	725	732	+ 1.0%	99	139	+ 40.4%
$400,000 to $499,999	589	544	- 7.6%	38	39	+ 2.6%
$500,000 to $699,999	457	552	+ 20.8%	14	15	+ 7.1%
$700,000 to $999,999	221	267	+ 20.8%	2	4	+ 100.0%
$1,000,000 to $1,999,999	88	104	+ 18.2%	0	0	--
$2,000,000 and Above	5	11	+ 120.0%	0	0	--
All Price Ranges	**2,560**	**2,682**	**+ 4.8%**	**310**	**327**	**+ 5.5%**

Compared to Prior Month

By Price Range	Single Family 8-2025	Single Family 9-2025	Single Family Change	Townhouse-Condo 8-2025	Townhouse-Condo 9-2025	Townhouse-Condo Change
$99,999 and Below	14	3	- 78.6%	0	0	--
$100,000 to $199,999	11	9	- 18.2%	1	1	0.0%
$200,000 to $299,999	28	19	- 32.1%	9	8	- 11.1%
$300,000 to $399,999	69	51	- 26.1%	12	6	- 50.0%
$400,000 to $499,999	55	41	- 25.5%	6	1	- 83.3%
$500,000 to $699,999	44	39	- 11.4%	2	1	- 50.0%
$700,000 to $999,999	24	21	- 12.5%	1	1	0.0%
$1,000,000 to $1,999,999	4	7	+ 75.0%	0	0	--
$2,000,000 and Above	2	0	- 100.0%	0	0	--
All Price Ranges	**251**	**190**	**- 24.3%**	**31**	**18**	**- 41.9%**

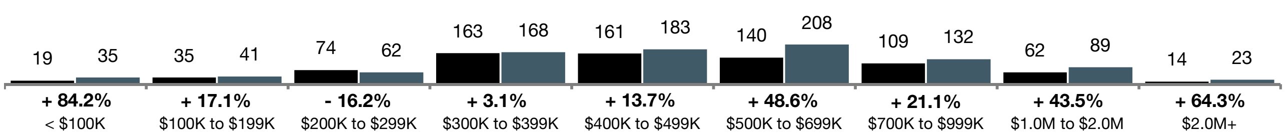
Year to Date

By Price Range	Single Family 9-2024	Single Family 9-2025	Single Family Change	Townhouse-Condo 9-2024	Townhouse-Condo 9-2025	Townhouse-Condo Change
$99,999 and Below	63	59	- 6.3%	0	0	--
$100,000 to $199,999	63	93	+ 47.6%	28	15	- 46.4%
$200,000 to $299,999	233	214	- 8.2%	95	88	- 7.4%
$300,000 to $399,999	579	563	- 2.8%	79	103	+ 30.4%
$400,000 to $499,999	473	424	- 10.4%	33	28	- 15.2%
$500,000 to $699,999	375	433	+ 15.5%	13	11	- 15.4%
$700,000 to $999,999	181	206	+ 13.8%	2	4	+ 100.0%
$1,000,000 to $1,999,999	78	85	+ 9.0%	0	0	--
$2,000,000 and Above	5	10	+ 100.0%	0	0	--
All Price Ranges	**2,050**	**2,087**	**+ 1.8%**	**250**	**249**	**- 0.4%**

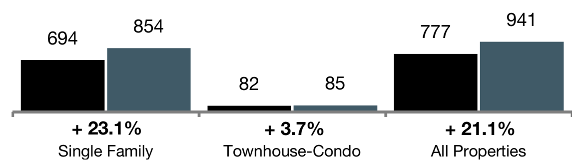
Inventory of Active Listings

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 9-2024	Single Family 9-2025	Single Family Change	Townhouse-Condo 9-2024	Townhouse-Condo 9-2025	Townhouse-Condo Change
$99,999 and Below	19	35	+ 84.2%	0	0	--
$100,000 to $199,999	28	31	+ 10.7%	7	9	+ 28.6%
$200,000 to $299,999	59	40	- 32.2%	15	22	+ 46.7%
$300,000 to $399,999	139	138	- 0.7%	24	30	+ 25.0%
$400,000 to $499,999	143	170	+ 18.9%	18	13	- 27.8%
$500,000 to $699,999	125	200	+ 60.0%	14	7	- 50.0%
$700,000 to $999,999	106	129	+ 21.7%	3	3	0.0%
$1,000,000 to $1,999,999	61	88	+ 44.3%	1	1	0.0%
$2,000,000 and Above	14	23	+ 64.3%	0	0	--
All Price Ranges	**694**	**854**	**+ 23.1%**	**82**	**85**	**+ 3.7%**

Compared to Prior Month

By Price Range	Single Family 8-2025	Single Family 9-2025	Single Family Change	Townhouse-Condo 8-2025	Townhouse-Condo 9-2025	Townhouse-Condo Change
$99,999 and Below	35	35	0.0%	0	0	--
$100,000 to $199,999	35	31	- 11.4%	12	9	- 25.0%
$200,000 to $299,999	52	40	- 23.1%	32	22	- 31.3%
$300,000 to $399,999	155	138	- 11.0%	33	30	- 9.1%
$400,000 to $499,999	160	170	+ 6.3%	10	13	+ 30.0%
$500,000 to $699,999	194	200	+ 3.1%	8	7	- 12.5%
$700,000 to $999,999	127	129	+ 1.6%	3	3	0.0%
$1,000,000 to $1,999,999	75	88	+ 17.3%	2	1	- 50.0%
$2,000,000 and Above	25	23	- 8.0%	1	0	- 100.0%
All Price Ranges	**858**	**854**	**- 0.5%**	**101**	**85**	**- 15.8%**

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.