

Monthly Indicators

September 2026

Percent changes calculated using year-over-year comparisons.

New Listings increased 11.0 percent to 373. Sold Listings decreased 3.6 percent to 213. Inventory levels grew 28.2 percent to 1,255 units.

Prices continued to gain traction. The Median Sales Price increased 1.4 percent to \$414,000. Days on Market was up 2.3 percent to 88 days. Buyers felt empowered as Months Supply of Inventory was up 33.3 percent to 5.2 months.

Heading into September, there were 1.62 million homes listed for sale, up 3.2% from the previous month and 5.9% from a year earlier, the first time inventory has exceeded 1.6 million units since November 2019, NAR reported. That represents a 4.9-month supply at the current sales pace, up from 4.6 months a month earlier and the highest level in over ten years, according to NAR Chief Economist Lawrence Yun. The median existing-home sales price rose 1.6% year-over-year to \$429,100, marking 38 consecutive months of annual gains, and year-to-date sales are up 1.6%. The Federal Reserve raised its benchmark rate by a quarter point on September 16 to a range of 3.75% to 4%, its first increase since July 2023, and the 30-year fixed-rate mortgage moved above 7% in late September, up from an August average of 6.67%, according to Freddie Mac.

Activity Snapshot

- 3.6% **+ 28.2%** **+ 1.4%**

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

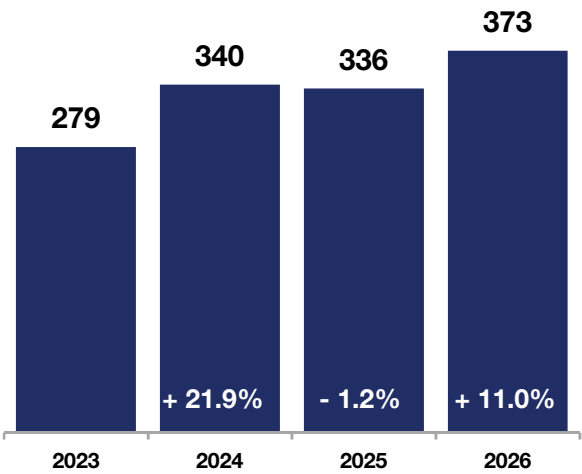
Key metrics by reported month and for year-to-date (YTD) starting from the first of the year.



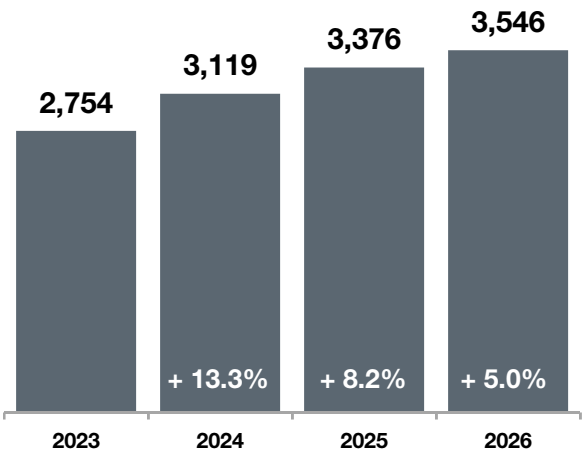
Key Metrics	Historical Sparkbars	9-2025	9-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		336	373	+ 11.0%	3,376	3,546	+ 5.0%
Pending Sales		236	209	- 11.4%	2,447	2,267	- 7.4%
Sold Listings		221	213	- 3.6%	2,359	2,216	- 6.1%
Median Sold Price		\$408,250	\$414,000	+ 1.4%	\$405,000	\$415,500	+ 2.6%
Average Sold Price		\$467,399	\$481,783	+ 3.1%	\$468,512	\$472,527	+ 0.9%
Pct. of List Price Received		97.8%	97.7%	- 0.1%	98.1%	98.1%	0.0%
Days on Market		86	88	+ 2.3%	86	97	+ 12.8%
Affordability Index		85	77	- 9.4%	85	77	- 9.4%
Active Listings		979	1,255	+ 28.2%	--	--	--
Months Supply		3.9	5.2	+ 33.3%	--	--	--

New Listings

September

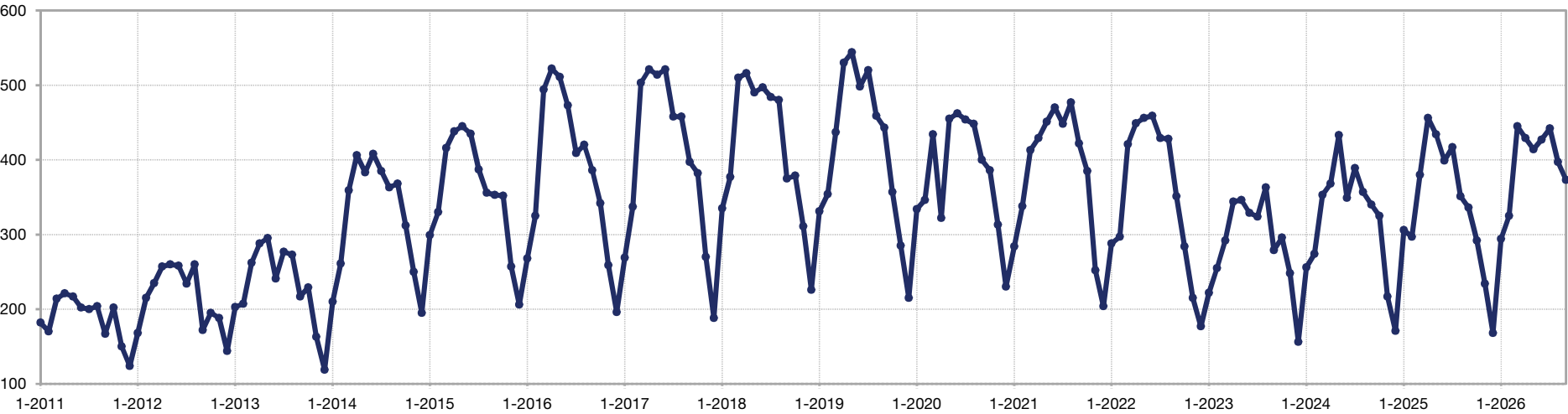


Year to Date



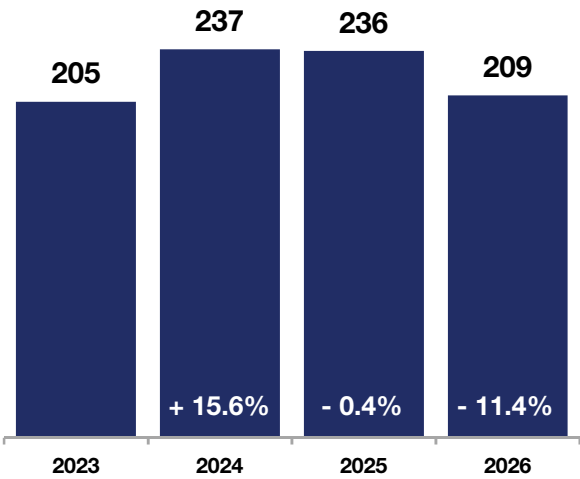
	New Listings	Percent Change from Previous Year
Oct-2025	292	-10.2%
Nov-2025	234	+7.8%
Dec-2025	168	-1.8%
Jan-2026	294	-3.9%
Feb-2026	325	+9.4%
Mar-2026	445	+17.1%
Apr-2026	429	-5.9%
May-2026	414	-4.6%
Jun-2026	427	+7.0%
Jul-2026	442	+6.0%
Aug-2026	397	+13.1%
Sep-2026	373	+11.0%

Historical New Listings by Month

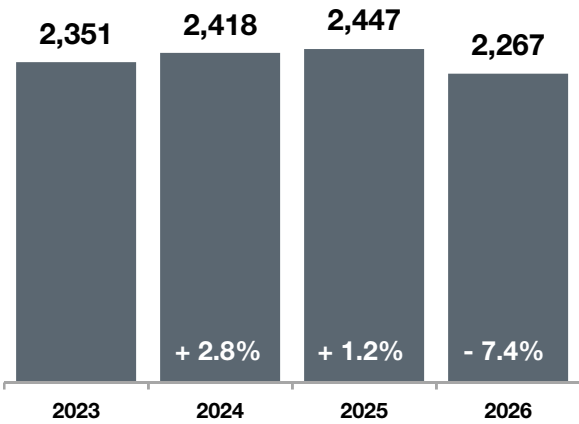


Pending Sales

September

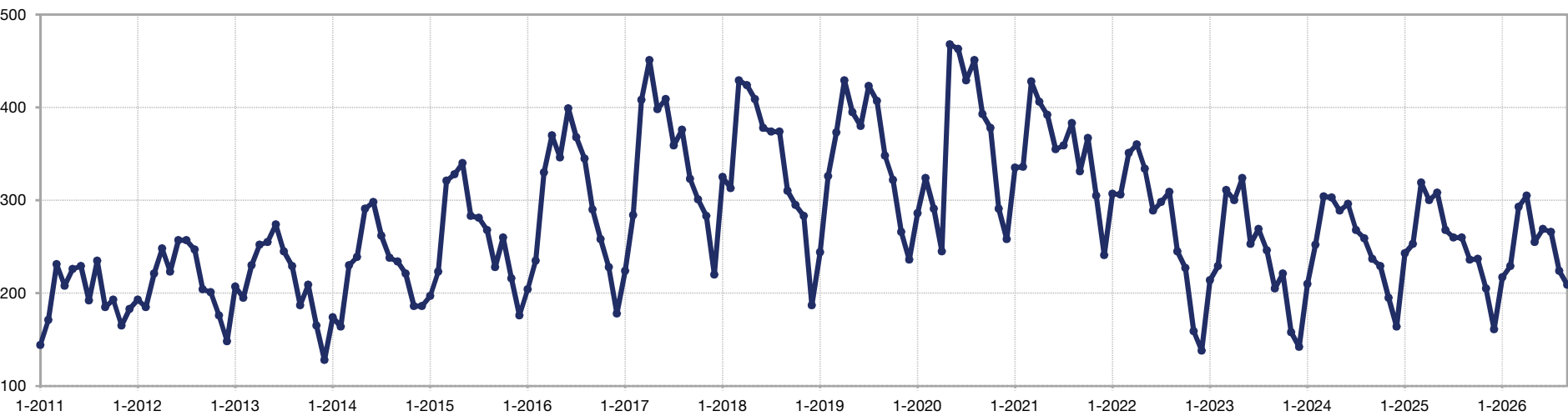


Year to Date



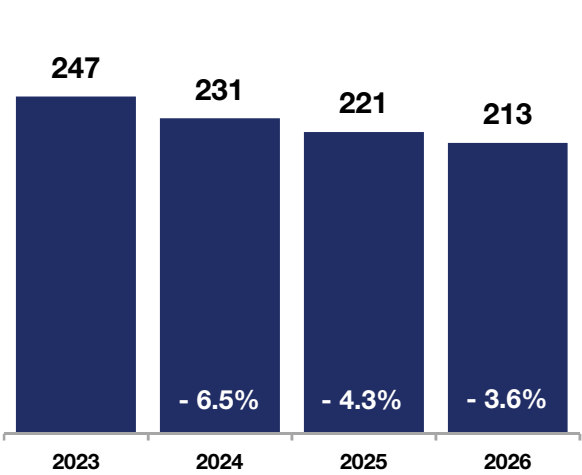
	Pending Sales	Percent Change from Previous Year
Oct-2025	237	+3.5%
Nov-2025	205	+5.1%
Dec-2025	161	-1.8%
Jan-2026	217	-10.7%
Feb-2026	229	-9.5%
Mar-2026	293	-8.2%
Apr-2026	305	+1.7%
May-2026	255	-17.2%
Jun-2026	269	+0.4%
Jul-2026	266	+2.3%
Aug-2026	224	-13.8%
Sep-2026	209	-11.4%

Historical Pending Sales by Month

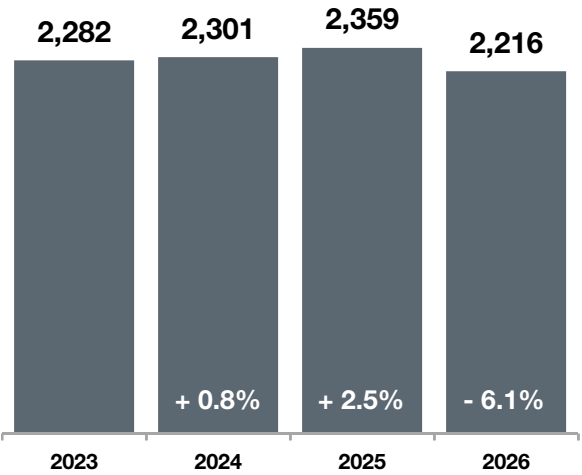


Sold Listings

September

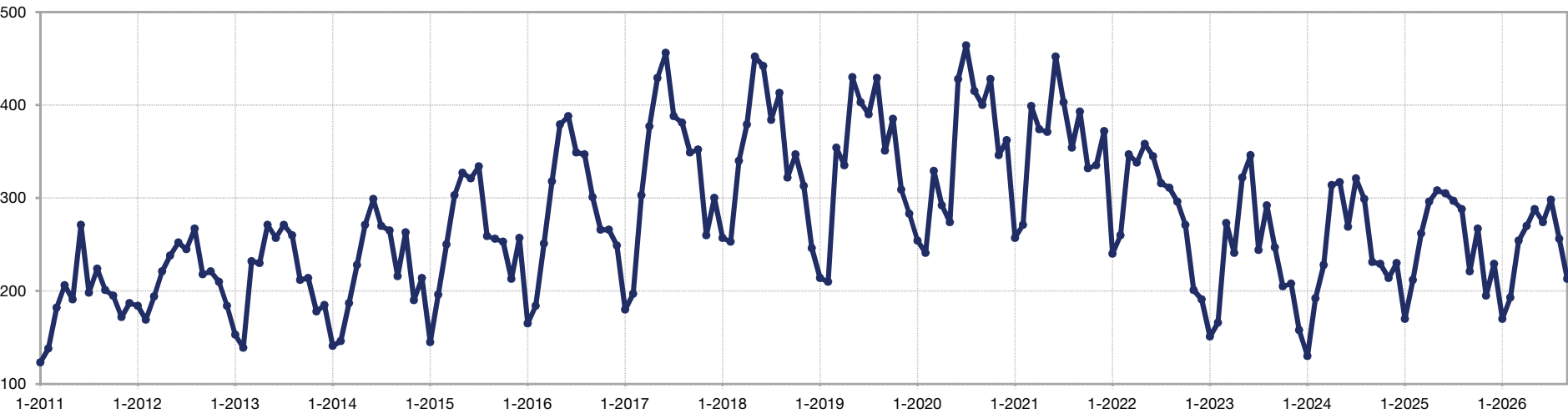


Year to Date



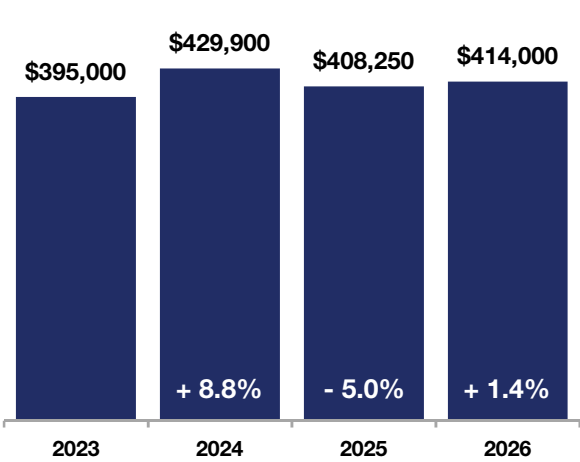
	Sold Listings	Percent Change from Previous Year
Oct-2025	267	+16.6%
Nov-2025	195	-8.9%
Dec-2025	229	-0.4%
Jan-2026	170	0.0%
Feb-2026	193	-9.0%
Mar-2026	254	-3.1%
Apr-2026	270	-8.8%
May-2026	288	-6.5%
Jun-2026	274	-10.2%
Jul-2026	298	+0.3%
Aug-2026	256	-11.1%
Sep-2026	213	-3.6%

Historical Sold Listings by Month

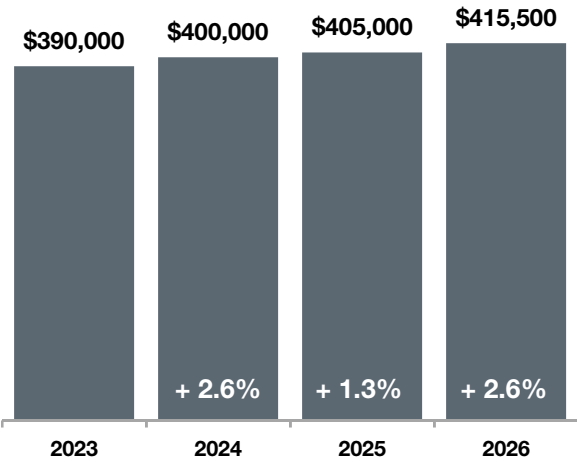


Median Sold Price

September

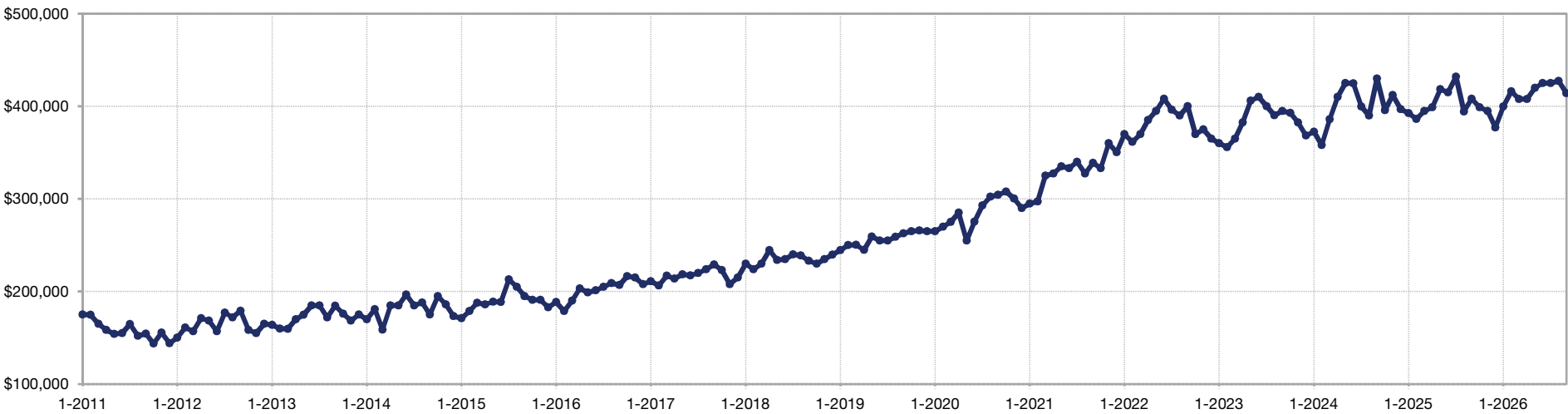


Year to Date



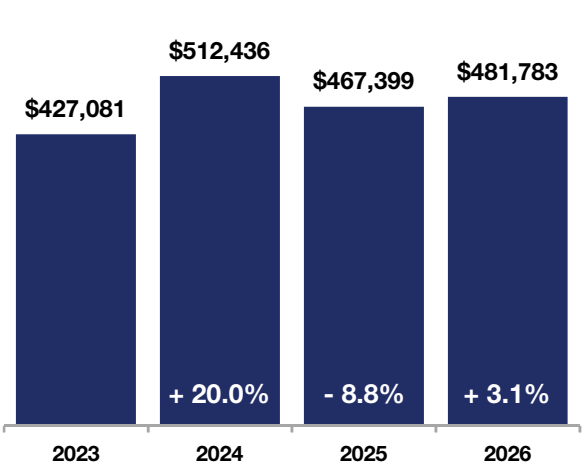
	Median Sold Price	Percent Change from Previous Year
Oct-2025	\$399,000	+0.8%
Nov-2025	\$395,000	-4.1%
Dec-2025	\$377,000	-5.0%
Jan-2026	\$399,700	+1.8%
Feb-2026	\$416,250	+7.8%
Mar-2026	\$407,950	+3.3%
Apr-2026	\$407,950	+2.3%
May-2026	\$420,000	+0.4%
Jun-2026	\$425,000	+2.4%
Jul-2026	\$425,000	-1.6%
Aug-2026	\$427,450	+8.4%
Sep-2026	\$414,000	+1.4%

Historical Median Sold Price by Month

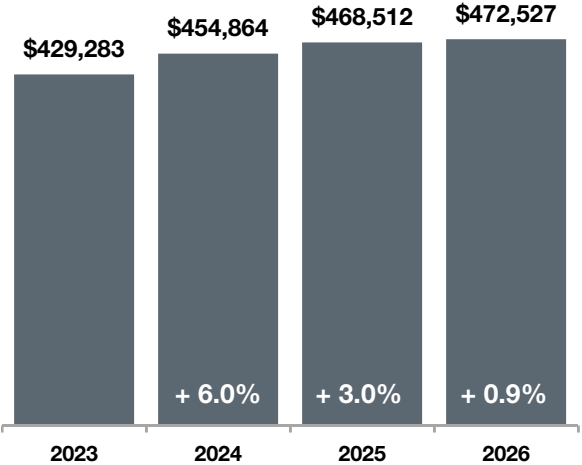


Average Sold Price

September

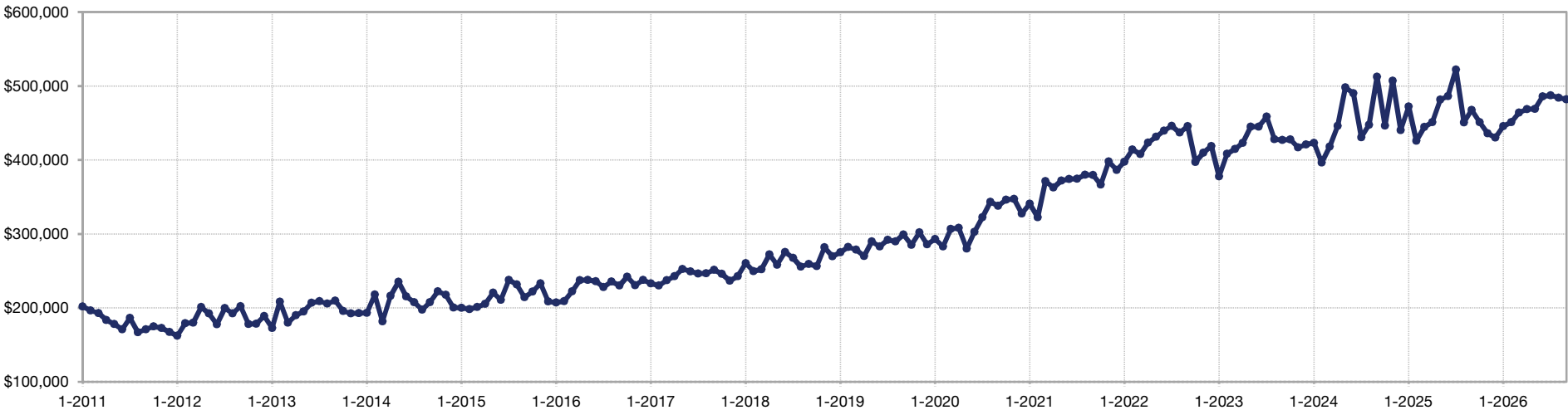


Year to Date



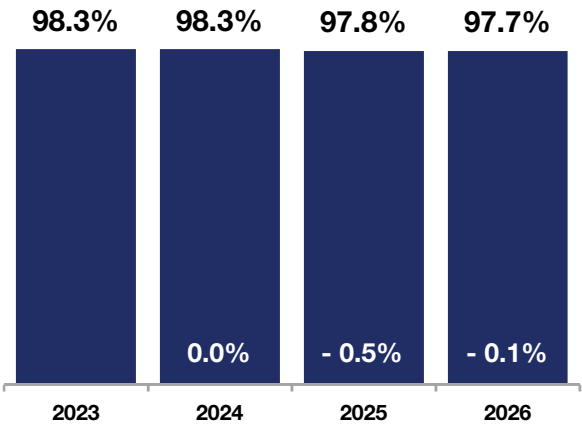
	Average Sold Price	Percent Change from Previous Year
Oct-2025	\$451,064	+1.1%
Nov-2025	\$436,017	-14.0%
Dec-2025	\$430,103	-2.3%
Jan-2026	\$445,647	-5.6%
Feb-2026	\$450,941	+5.9%
Mar-2026	\$463,904	+4.4%
Apr-2026	\$468,541	+3.9%
May-2026	\$469,006	-2.6%
Jun-2026	\$485,753	-0.1%
Jul-2026	\$487,319	-6.7%
Aug-2026	\$484,146	+7.5%
Sep-2026	\$481,783	+3.1%

Historical Average Sold Price by Month

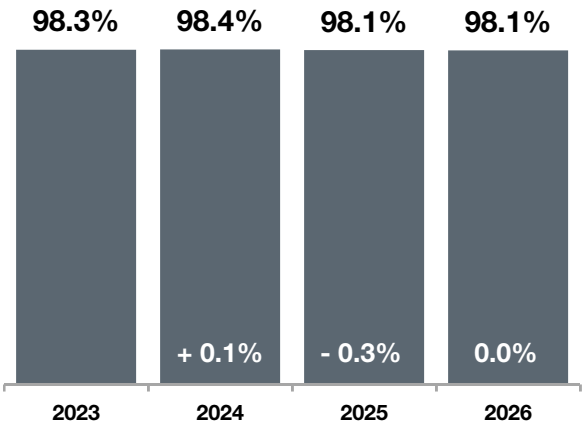


Percent of List Price Received

September

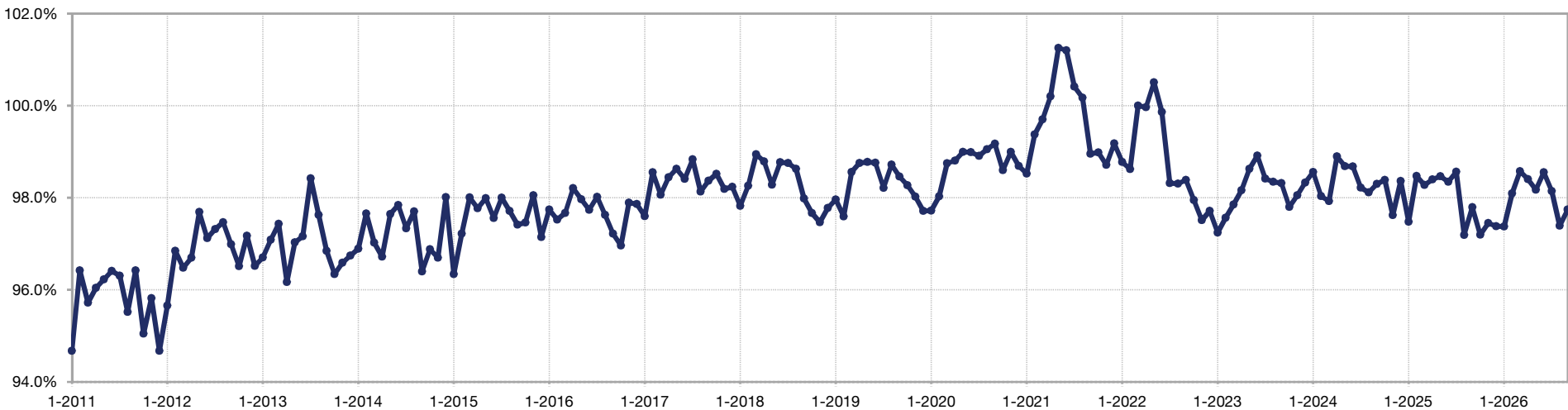


Year to Date



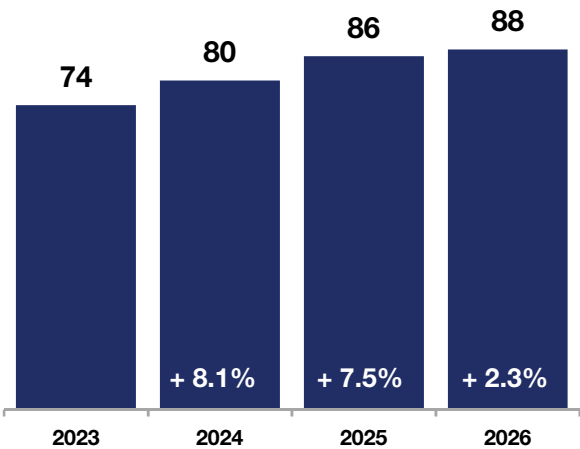
	Pct. of List Price Received	Percent Change from Previous Year
Oct-2025	97.2%	-1.2%
Nov-2025	97.5%	-0.1%
Dec-2025	97.4%	-1.0%
Jan-2026	97.4%	-0.1%
Feb-2026	98.1%	-0.4%
Mar-2026	98.6%	+0.3%
Apr-2026	98.4%	0.0%
May-2026	98.2%	-0.3%
Jun-2026	98.6%	+0.3%
Jul-2026	98.1%	-0.5%
Aug-2026	97.4%	+0.2%
Sep-2026	97.7%	-0.1%

Historical Percent of List Price Received by Month

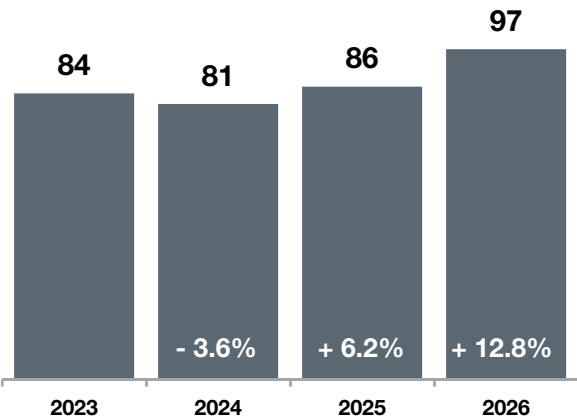


Days on Market Until Sale

September

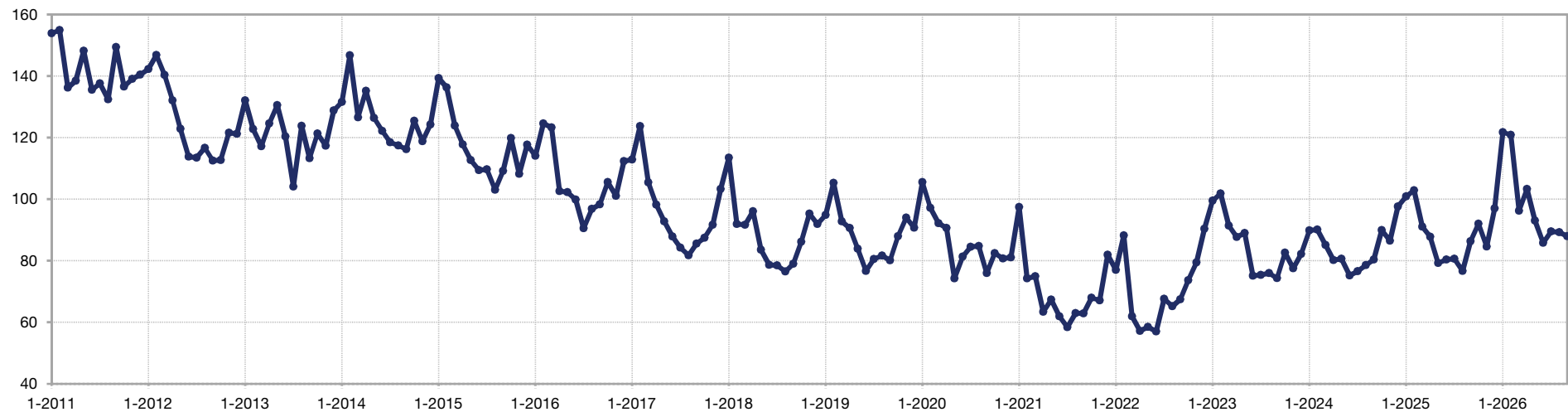


Year to Date



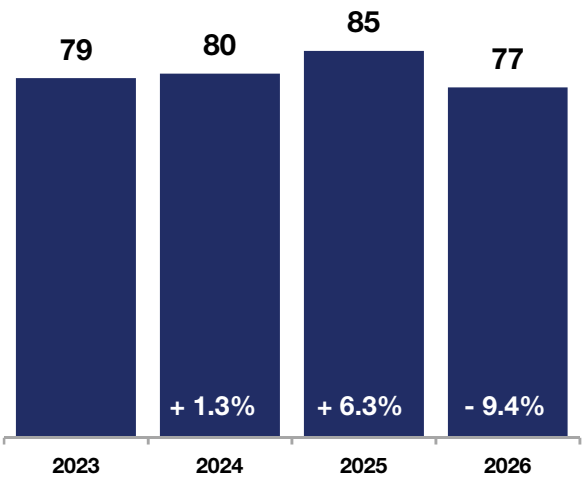
	Days on Market	Percent Change from Previous Year
Oct-2025	92	+2.2%
Nov-2025	85	-1.2%
Dec-2025	97	-1.0%
Jan-2026	122	+20.8%
Feb-2026	121	+17.5%
Mar-2026	96	+5.5%
Apr-2026	103	+17.0%
May-2026	93	+17.7%
Jun-2026	86	+7.5%
Jul-2026	90	+11.1%
Aug-2026	89	+15.6%
Sep-2026	88	+2.3%

Historical Days on Market Until Sale by Month

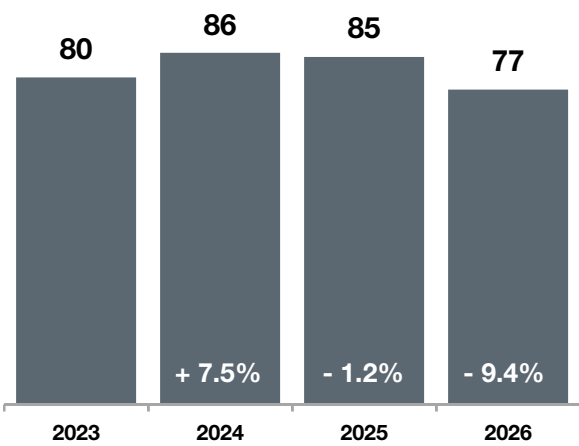


Housing Affordability Index

September

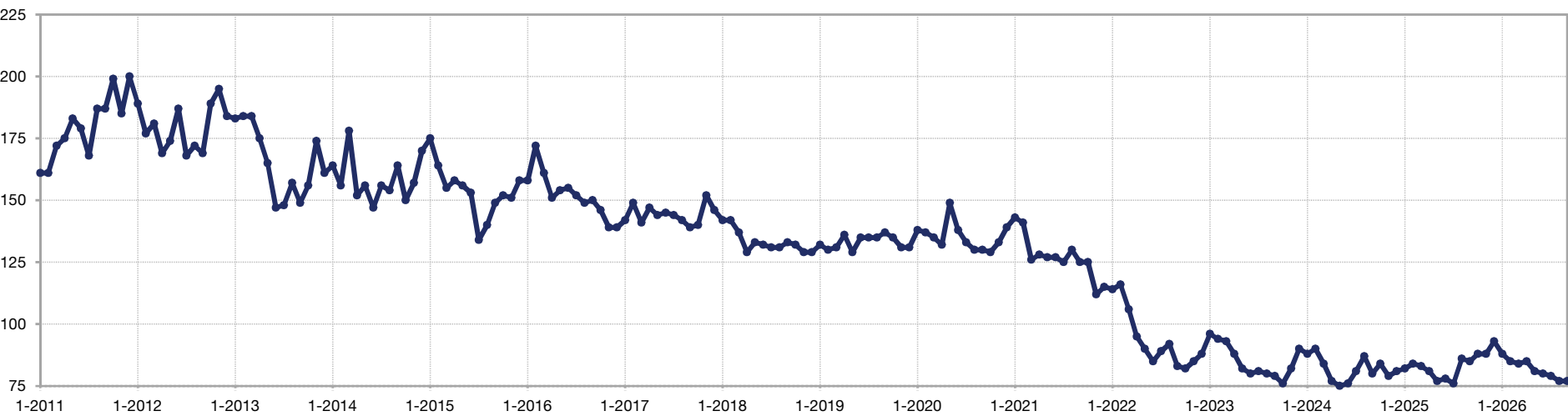


Year to Date



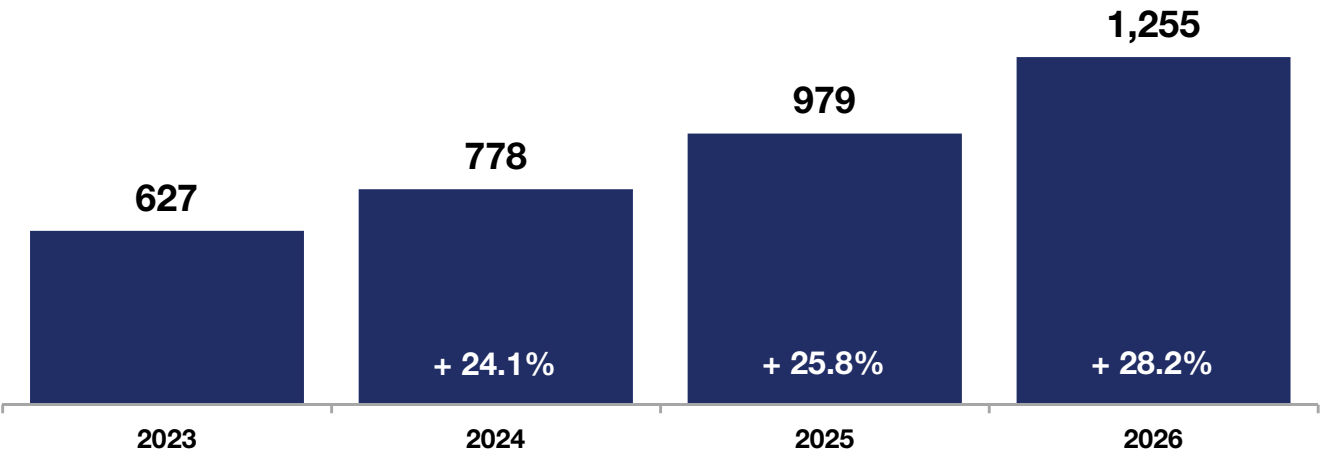
	Affordability Index	Percent Change from Previous Year
Oct-2025	88	+4.8%
Nov-2025	88	+11.4%
Dec-2025	93	+14.8%
Jan-2026	88	+7.3%
Feb-2026	85	+1.2%
Mar-2026	84	+1.2%
Apr-2026	85	+4.9%
May-2026	81	+5.2%
Jun-2026	80	+2.6%
Jul-2026	79	+3.9%
Aug-2026	77	-10.5%
Sep-2026	77	-9.4%

Historical Housing Affordability Index by Month



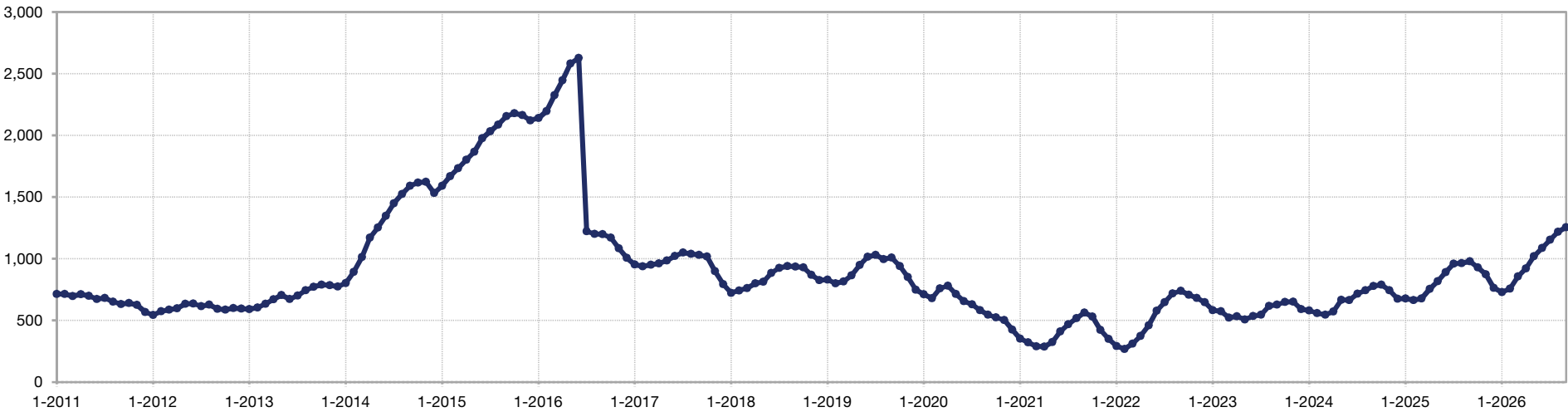
Inventory of Active Listings

September



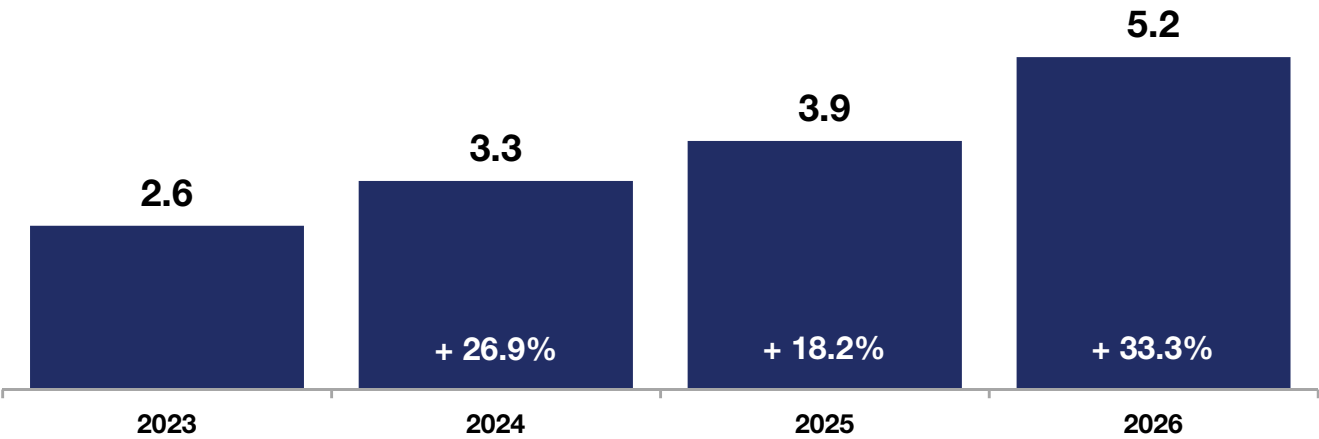
	Active Listings	Percent Change from Previous Year
Oct-2025	930	+17.9%
Nov-2025	873	+17.3%
Dec-2025	764	+13.0%
Jan-2026	729	+7.5%
Feb-2026	757	+14.0%
Mar-2026	857	+26.4%
Apr-2026	920	+21.9%
May-2026	1,020	+24.7%
Jun-2026	1,086	+21.9%
Jul-2026	1,154	+20.2%
Aug-2026	1,219	+26.6%
Sep-2026	1,255	+28.2%

Historical Inventory of Active Listings by Month



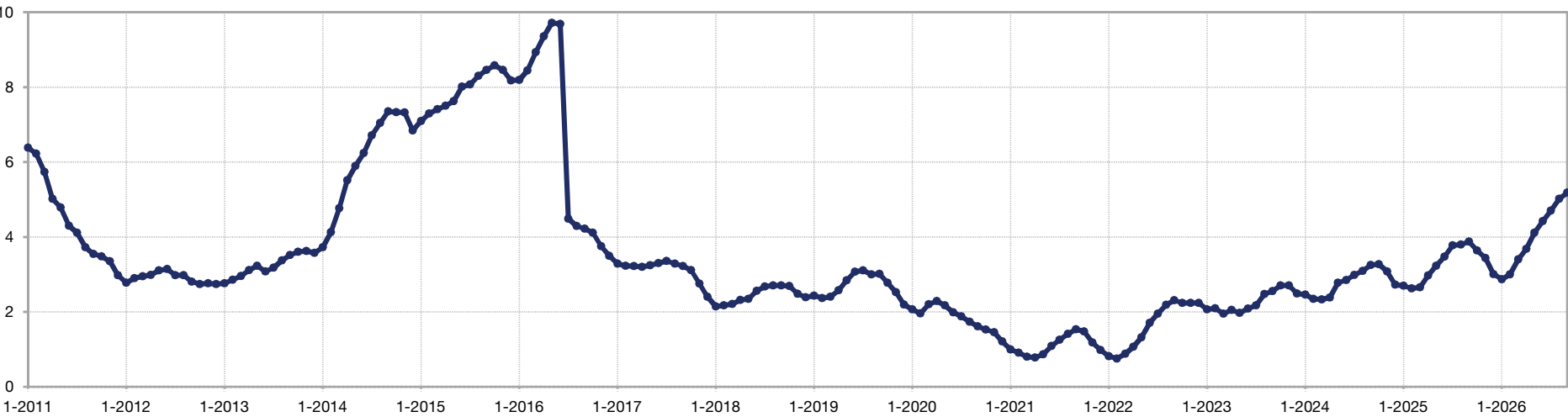
Months Supply of Inventory

September



	Months Supply	Percent Change from Previous Year
Oct-2025	3.6	+9.1%
Nov-2025	3.4	+9.7%
Dec-2025	3.0	+11.1%
Jan-2026	2.9	+7.4%
Feb-2026	3.0	+15.4%
Mar-2026	3.4	+25.9%
Apr-2026	3.7	+23.3%
May-2026	4.1	+28.1%
Jun-2026	4.4	+25.7%
Jul-2026	4.7	+23.7%
Aug-2026	5.0	+31.6%
Sep-2026	5.2	+33.3%

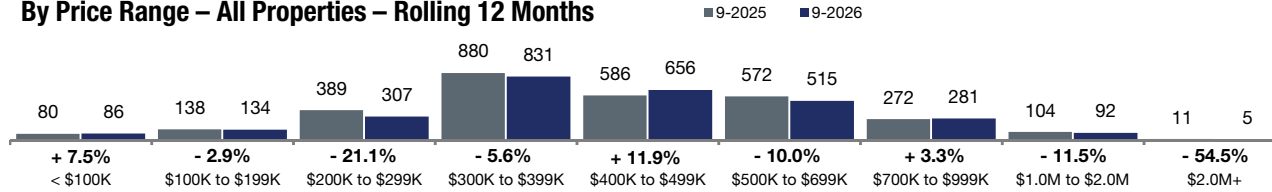
Historical Months Supply of Inventory by Month



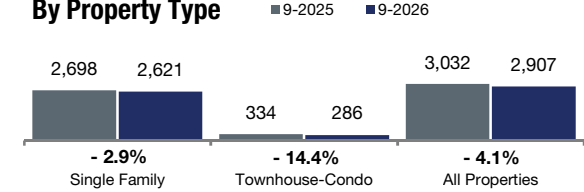
Sold Listings

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		
	9-2025	9-2026	Change	9-2025	9-2026	Change
\$99,999 and Below	80	86	+ 7.5%	0	0	--
\$100,000 to \$199,999	116	110	- 5.2%	22	24	+ 9.1%
\$200,000 to \$299,999	278	229	- 17.6%	111	78	- 29.7%
\$300,000 to \$399,999	740	696	- 5.9%	140	135	- 3.6%
\$400,000 to \$499,999	546	624	+ 14.3%	40	32	- 20.0%
\$500,000 to \$699,999	556	501	- 9.9%	16	14	- 12.5%
\$700,000 to \$999,999	267	279	+ 4.5%	5	2	- 60.0%
\$1,000,000 to \$1,999,999	104	91	- 12.5%	0	1	--
\$2,000,000 and Above	11	5	- 54.5%	0	0	--
All Price Ranges	2,698	2,621	- 2.9%	334	286	- 14.4%

Compared to Prior Month

	Single Family			Townhouse-Condo		
	8-2026	9-2026	Change	8-2026	9-2026	Change
	7	3	- 57.1%	0	0	--
	11	10	- 9.1%	1	1	0.0%
	26	10	- 61.5%	6	10	+ 66.7%
	51	54	+ 5.9%	7	11	+ 57.1%
	52	45	- 13.5%	4	5	+ 25.0%
	47	31	- 34.0%	2	2	0.0%
	31	20	- 35.5%	0	0	--
	11	11	0.0%	0	0	--
	0	0	--	0	0	--
All Price Ranges	236	184	- 22.0%	20	29	+ 45.0%

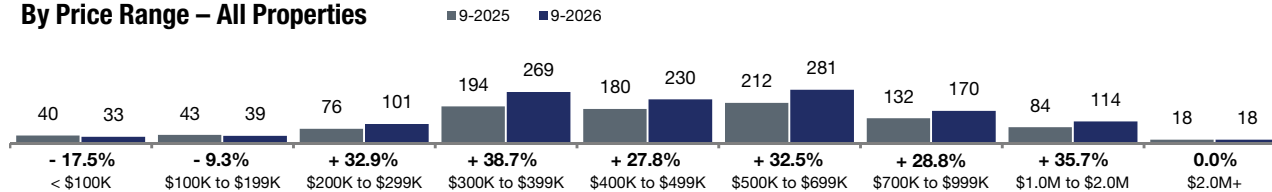
Year to Date

	Single Family			Townhouse-Condo		
	9-2025	9-2026	Change	9-2025	9-2026	Change
	59	62	+ 5.1%	0	0	--
	95	70	- 26.3%	17	17	0.0%
	214	163	- 23.8%	89	60	- 32.6%
	571	517	- 9.5%	104	107	+ 2.9%
	426	493	+ 15.7%	29	26	- 10.3%
	438	390	- 11.0%	11	12	+ 9.1%
	206	213	+ 3.4%	5	2	- 60.0%
	85	81	- 4.7%	0	0	--
	10	3	- 70.0%	0	0	--
All Price Ranges	2,104	1,992	- 5.3%	255	224	- 12.2%

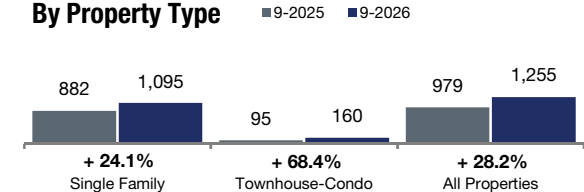
Inventory of Active Listings

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		
	9-2025	9-2026	Change	9-2025	9-2026	Change
\$99,999 and Below	40	33	- 17.5%	0	0	--
\$100,000 to \$199,999	31	23	- 25.8%	11	16	+ 45.5%
\$200,000 to \$299,999	52	62	+ 19.2%	24	39	+ 62.5%
\$300,000 to \$399,999	160	211	+ 31.9%	34	58	+ 70.6%
\$400,000 to \$499,999	169	207	+ 22.5%	11	23	+ 109.1%
\$500,000 to \$699,999	200	261	+ 30.5%	11	20	+ 81.8%
\$700,000 to \$999,999	129	169	+ 31.0%	3	1	- 66.7%
\$1,000,000 to \$1,999,999	83	111	+ 33.7%	1	3	+ 200.0%
\$2,000,000 and Above	18	18	0.0%	0	0	--
All Price Ranges	882	1,095	+ 24.1%	95	160	+ 68.4%

Compared to Prior Month

	Single Family			Townhouse-Condo		
	8-2026	9-2026	Change	8-2026	9-2026	Change
	37	33	- 10.8%	0	0	--
	28	23	- 17.9%	16	16	0.0%
	67	62	- 7.5%	39	39	0.0%
	215	211	- 1.9%	53	58	+ 9.4%
	195	207	+ 6.2%	20	23	+ 15.0%
	251	261	+ 4.0%	20	20	0.0%
	151	169	+ 11.9%	2	1	- 50.0%
	104	111	+ 6.7%	3	3	0.0%
	18	18	0.0%	0	0	--
All Price Ranges	1,066	1,095	+ 2.7%	153	160	+ 4.6%

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.