

Monthly Indicators



February 2025

Percent changes calculated using year-over-year comparisons.

New Listings increased 3.3 percent to 282. Sold Listings increased 2.1 percent to 196. Inventory levels grew 9.9 percent to 608 units.

Prices continued to gain traction. The Median Sales Price increased 9.9 percent to \$393,565. Days on Market was up 12.2 percent to 101 days. Buyers felt empowered as Months Supply of Inventory was up 4.3 percent to 2.4 months.

The limited number of properties for sale has continued to push home prices higher nationwide. At last measure, the national median existing-home price was \$396,900, a 4.8% increase from one year earlier, with prices up in all four regions, according to NAR. Meanwhile, total housing inventory heading into February stood at 1.18 million units, up 3.5% month-over-month and 16.8% year-over-year, for a 3.5-month supply at the current sales pace.

Activity Snapshot

+ 2.1% **+ 9.9%** **+ 9.9%**

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.

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Market Overview

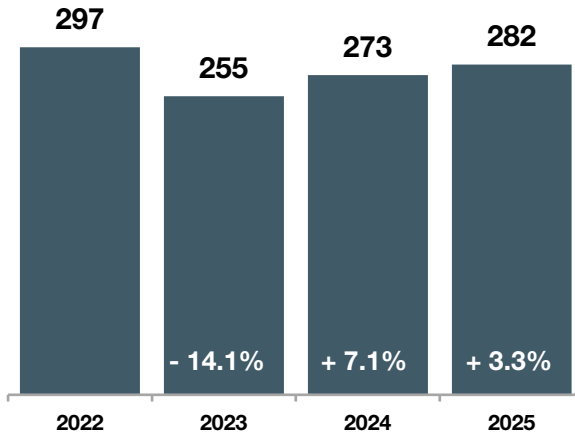


Key metrics by reported month and for year-to-date (YTD) starting from the first of the year.

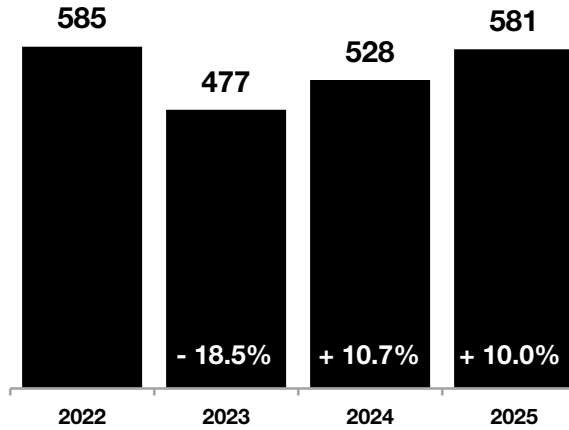
Key Metrics	Historical Sparkbars	2-2024	2-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		273	282	+ 3.3%	528	581	+ 10.0%
Pending Sales		252	271	+ 7.5%	462	508	+ 10.0%
Sold Listings		192	196	+ 2.1%	322	365	+ 13.4%
Median Sold Price		\$358,000	\$393,565	+ 9.9%	\$365,000	\$394,000	+ 7.9%
Average Sold Price		\$396,365	\$432,287	+ 9.1%	\$407,157	\$451,344	+ 10.9%
Pct. of List Price Received		98.0%	98.7%	+ 0.7%	98.2%	98.1%	- 0.1%
Days on Market		90	101	+ 12.2%	90	100	+ 11.1%
Affordability Index		86	79	- 8.1%	84	79	- 6.0%
Active Listings		553	608	+ 9.9%	--	--	--
Months Supply		2.3	2.4	+ 4.3%	--	--	--

New Listings

February

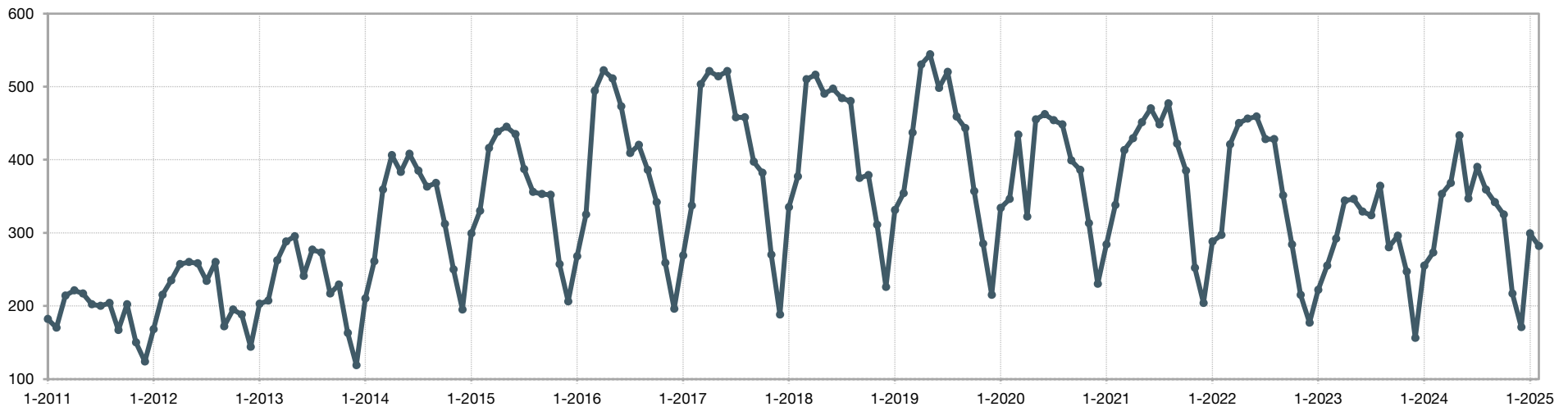


Year to Date



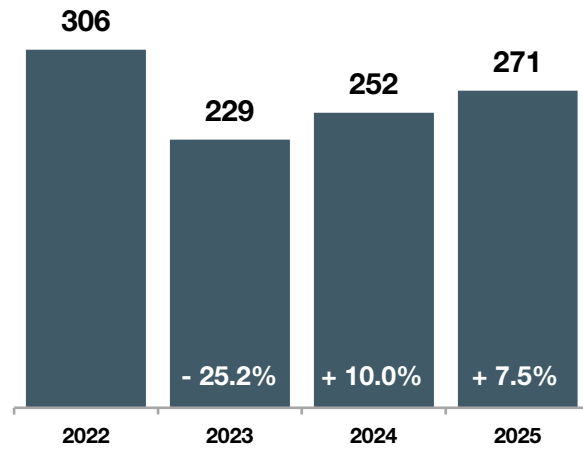
	New Listings	Percent Change from Previous Year
Mar-2024	353	+20.9%
Apr-2024	368	+7.0%
May-2024	433	+25.1%
Jun-2024	347	+5.5%
Jul-2024	390	+20.4%
Aug-2024	359	-1.4%
Sep-2024	342	+22.1%
Oct-2024	325	+9.8%
Nov-2024	217	-12.1%
Dec-2024	171	+9.6%
Jan-2025	299	+17.3%
Feb-2025	282	+3.3%

Historical New Listings by Month

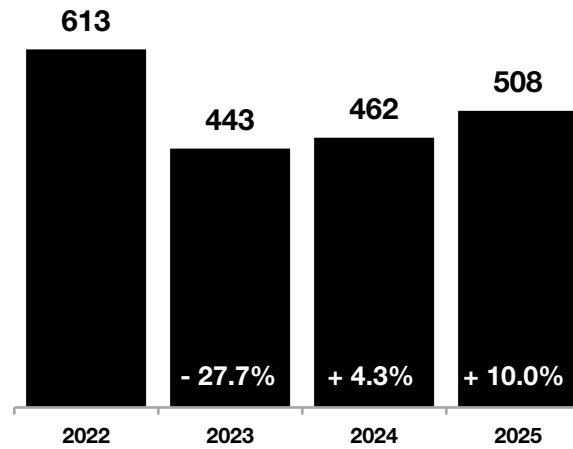


Pending Sales

February

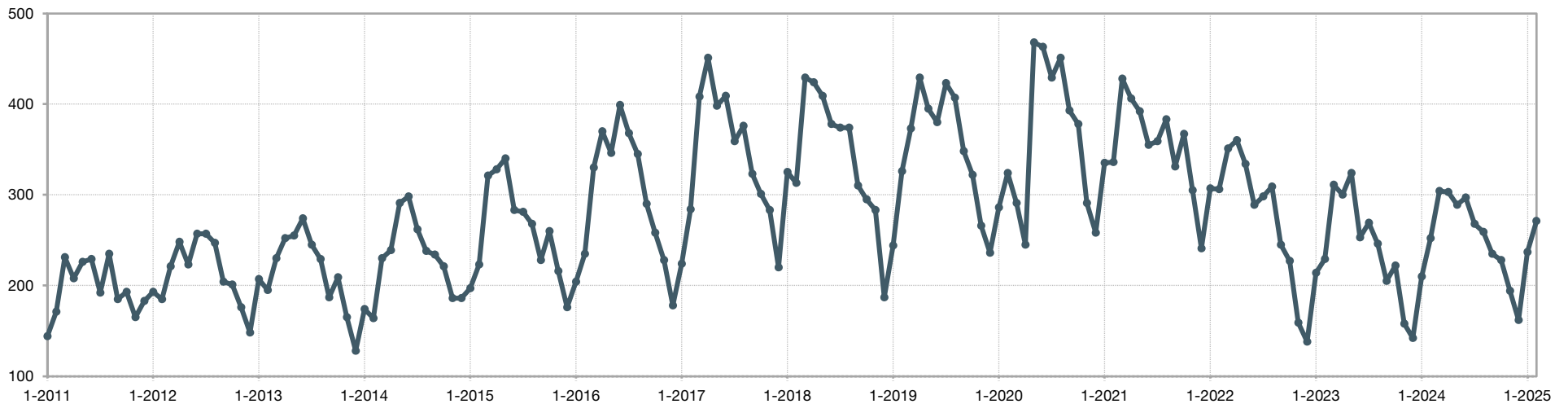


Year to Date



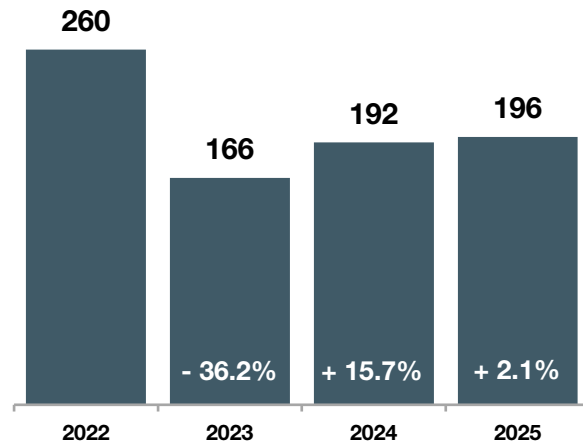
	Pending Sales	Percent Change from Previous Year
Mar-2024	304	-2.3%
Apr-2024	303	+1.0%
May-2024	289	-10.8%
Jun-2024	297	+17.4%
Jul-2024	268	-0.4%
Aug-2024	259	+5.3%
Sep-2024	235	+14.6%
Oct-2024	228	+2.7%
Nov-2024	194	+22.8%
Dec-2024	162	+14.1%
Jan-2025	237	+12.9%
Feb-2025	271	+7.5%

Historical Pending Sales by Month

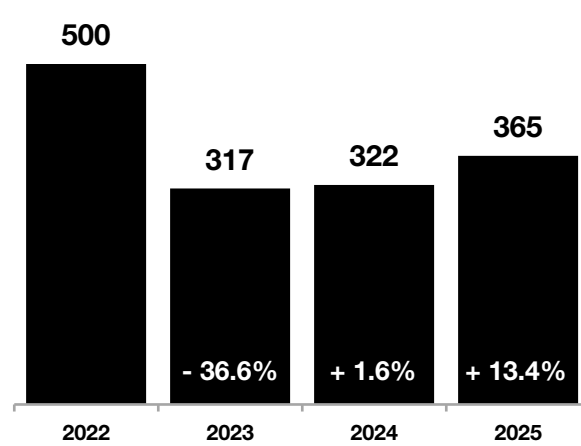


Sold Listings

February

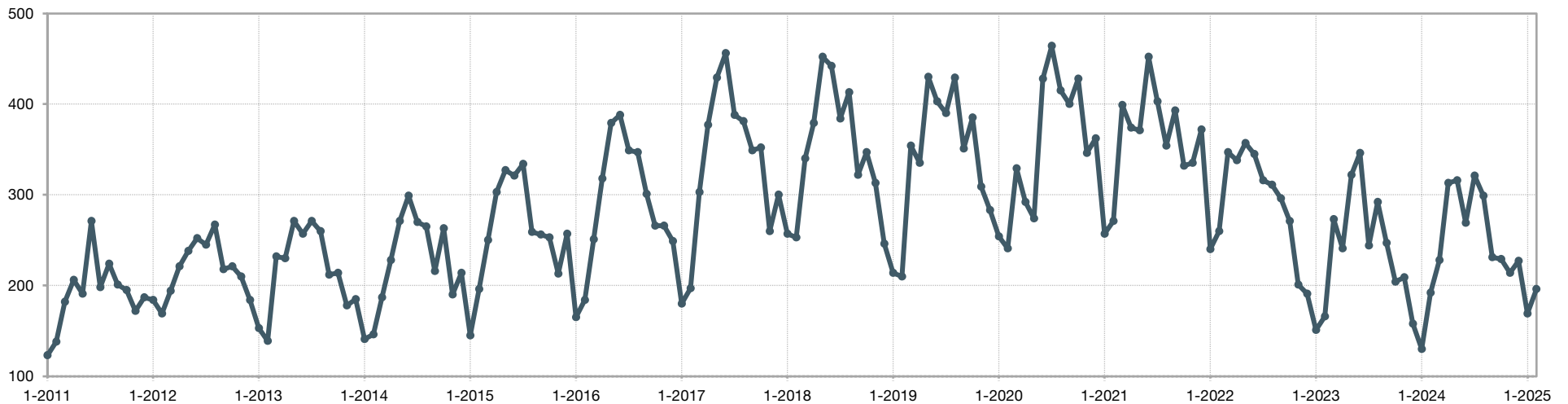


Year to Date



	Sold Listings	Percent Change from Previous Year
Mar-2024	228	-16.5%
Apr-2024	313	+29.9%
May-2024	316	-1.9%
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	227	+43.7%
Jan-2025	169	+30.0%
Feb-2025	196	+2.1%

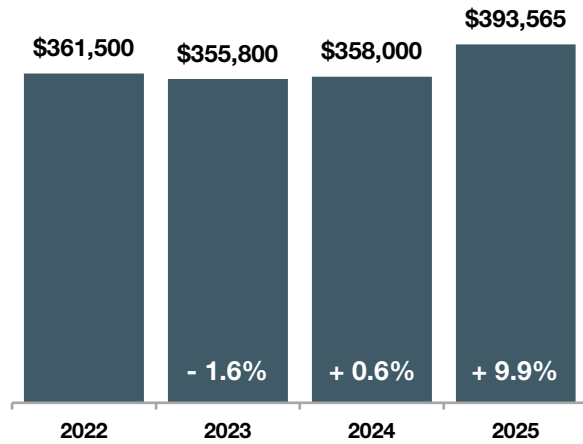
Historical Sold Listings by Month



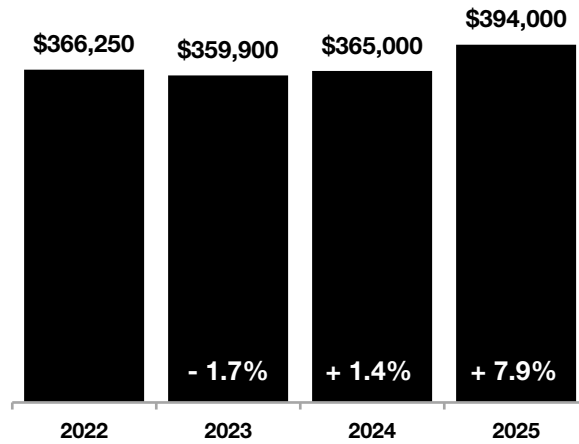
Median Sold Price



February

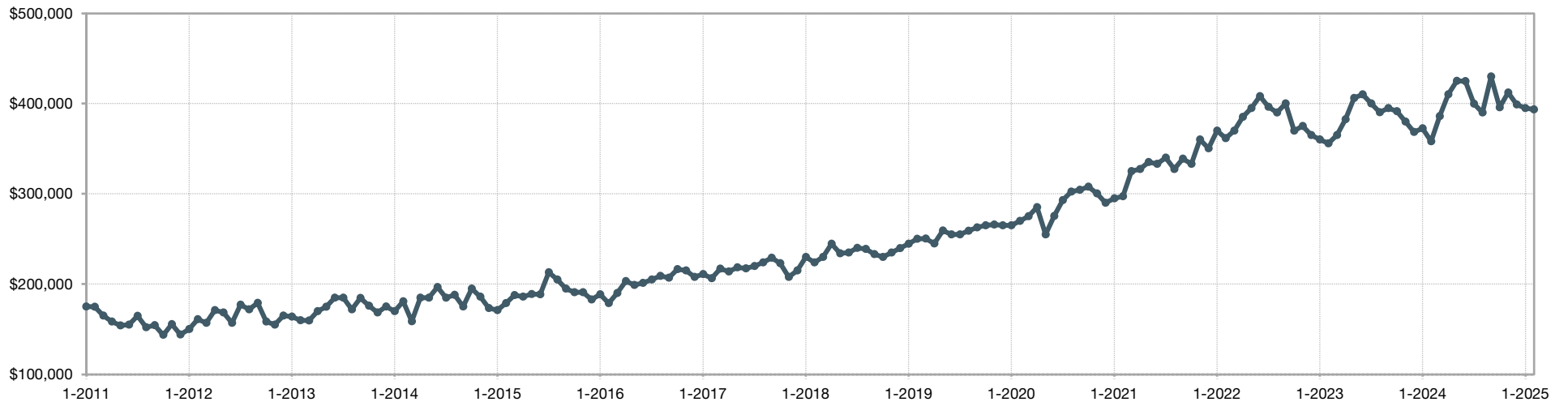


Year to Date



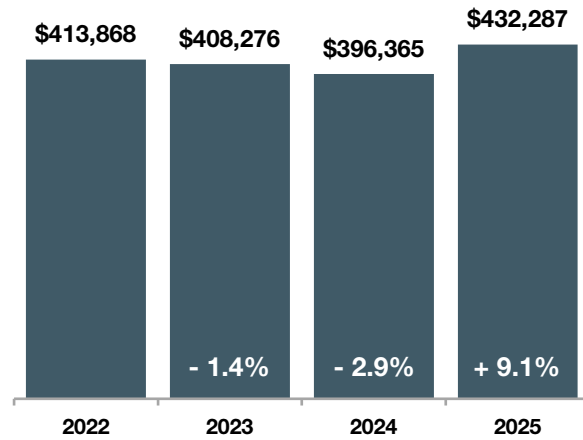
	Median Sold Price	Percent Change from Previous Year
Mar-2024	\$386,000	+5.8%
Apr-2024	\$410,000	+7.2%
May-2024	\$425,000	+4.7%
Jun-2024	\$424,900	+3.6%
Jul-2024	\$399,900	-0.0%
Aug-2024	\$390,000	-0.0%
Sep-2024	\$429,900	+8.8%
Oct-2024	\$395,860	+1.1%
Nov-2024	\$412,000	+8.4%
Dec-2024	\$399,000	+8.3%
Jan-2025	\$395,000	+6.0%
Feb-2025	\$393,565	+9.9%

Historical Median Sold Price by Month

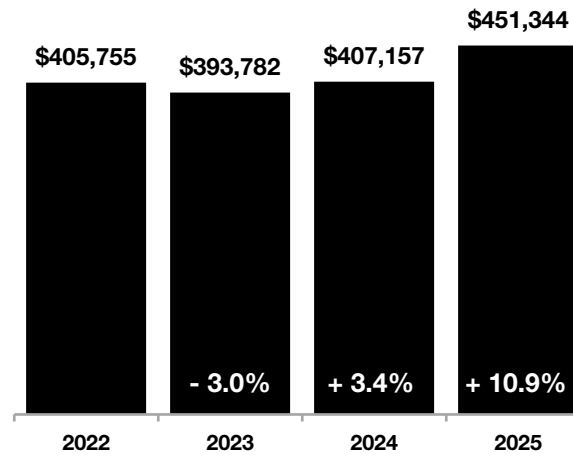


Average Sold Price

February



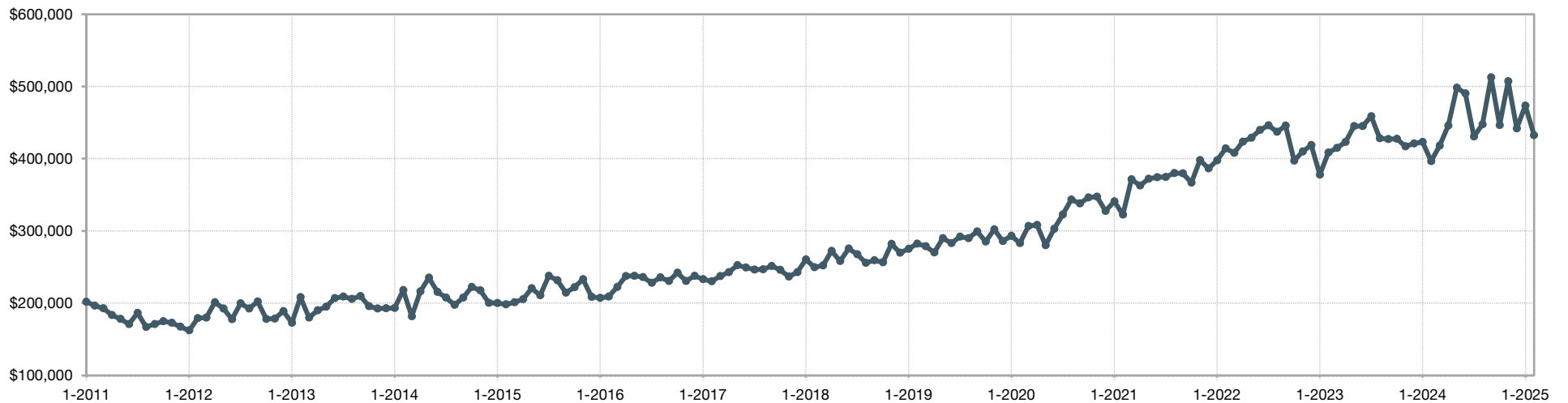
Year to Date



Average Sold Price from Previous Year
Percent Change

Mar-2024	\$418,033	+0.8%
Apr-2024	\$445,561	+5.3%
May-2024	\$498,199	+12.0%
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	\$441,679	+4.9%
Jan-2025	\$473,445	+11.9%
Feb-2025	\$432,287	+9.1%

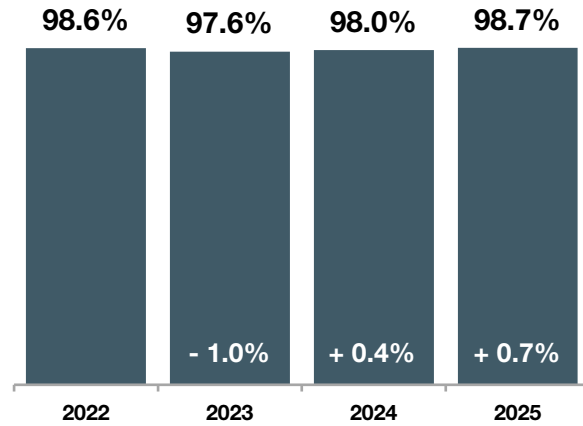
Historical Average Sold Price by Month



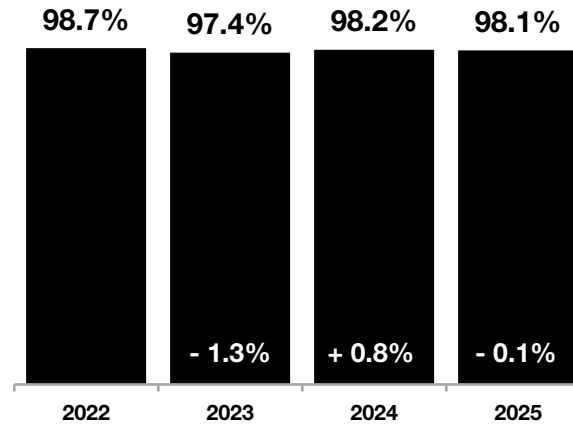
Percent of List Price Received



February



Year to Date



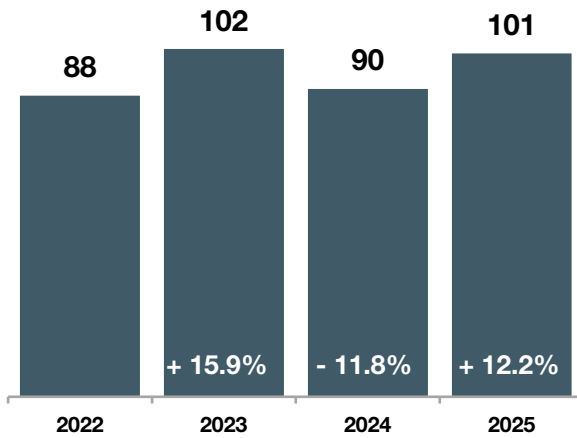
	Pct. of List Price Received	Percent Change from Previous Year
Mar-2024	97.9%	0.0%
Apr-2024	98.9%	+0.7%
May-2024	98.7%	+0.1%
Jun-2024	98.7%	-0.2%
Jul-2024	98.2%	-0.2%
Aug-2024	98.1%	-0.2%
Sep-2024	98.3%	0.0%
Oct-2024	98.4%	+0.6%
Nov-2024	97.6%	-0.5%
Dec-2024	98.3%	0.0%
Jan-2025	97.5%	-1.1%
Feb-2025	98.7%	+0.7%

Historical Percent of List Price Received by Month

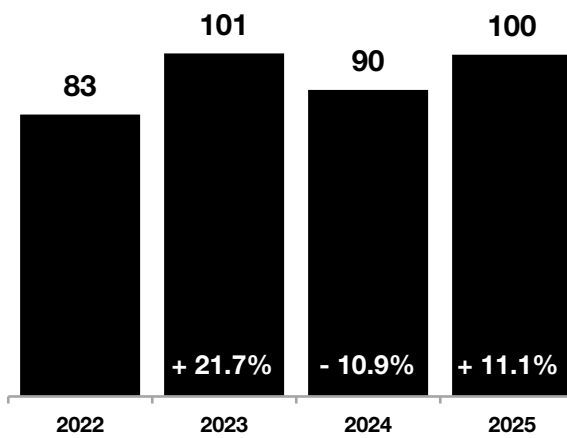


Days on Market Until Sale

February



Year to Date



Percent Change Days on Market from Previous Year

Month	Days on Market	Percent Change
Mar-2024	85	-6.6%
Apr-2024	80	-9.1%
May-2024	80	-10.1%
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	100	+11.1%
Feb-2025	101	+12.2%

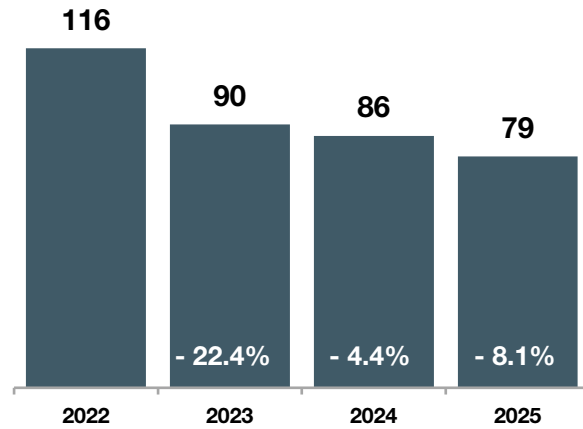
Historical Days on Market Until Sale by Month



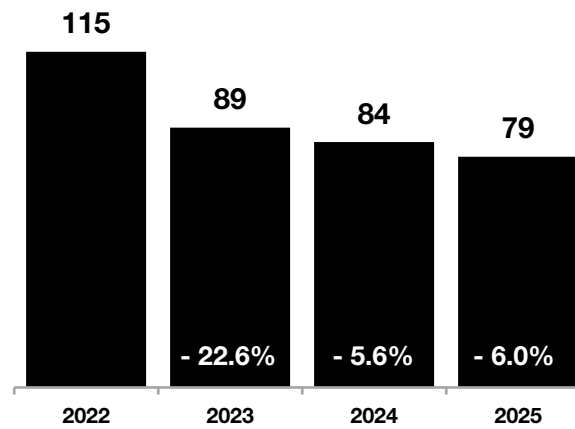
Housing Affordability Index



February



Year to Date



Percent Change
Affordability Index from Previous Year

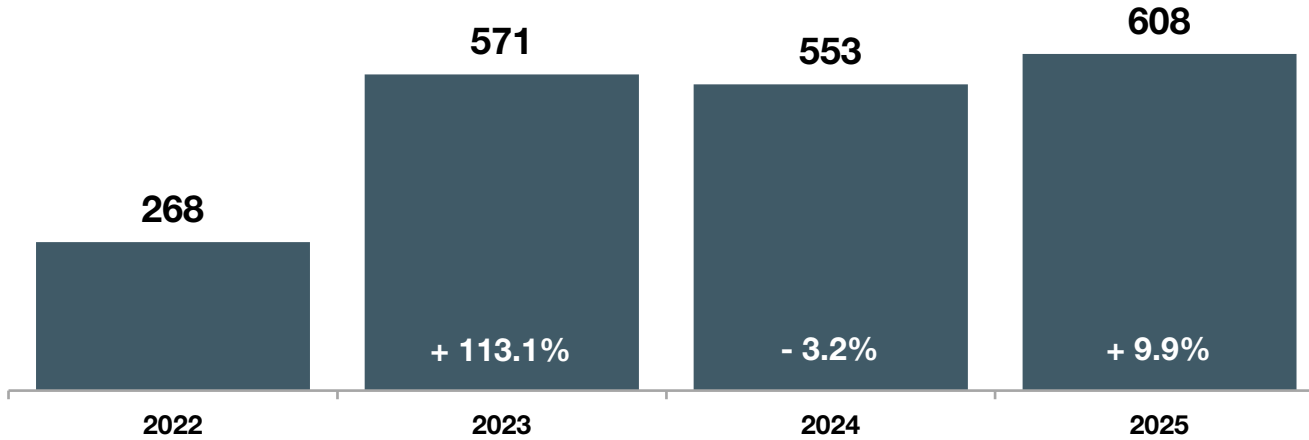
Mar-2024	81	-9.0%
Apr-2024	74	-11.9%
May-2024	72	-7.7%
Jun-2024	73	-3.9%
Jul-2024	78	0.0%
Aug-2024	83	+7.8%
Sep-2024	77	+1.3%
Oct-2024	80	+9.6%
Nov-2024	75	-5.1%
Dec-2024	78	-9.3%
Jan-2025	78	-7.1%
Feb-2025	79	-8.1%

Historical Housing Affordability Index by Month



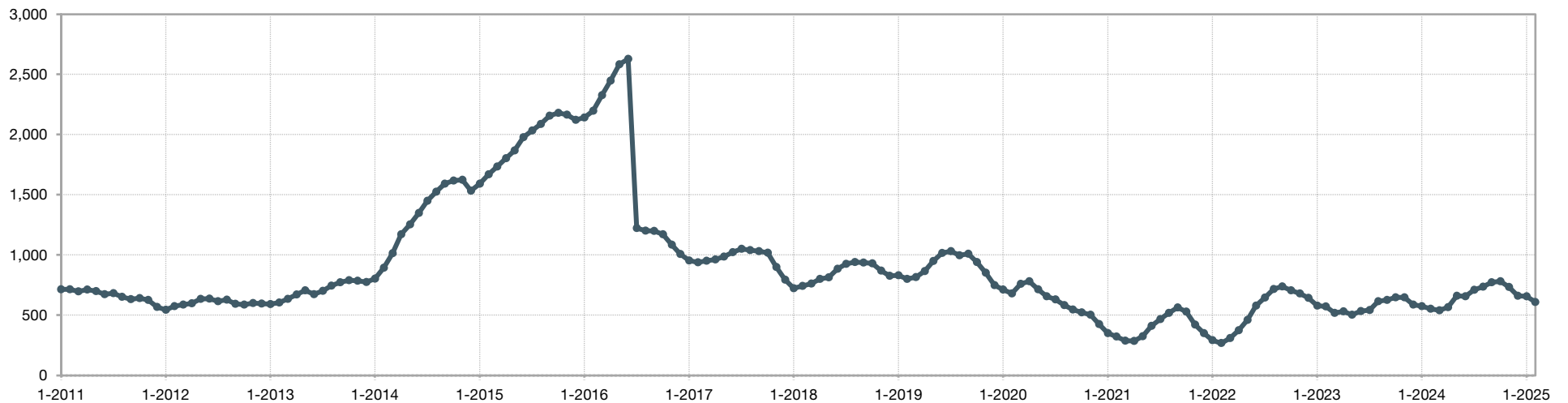
Inventory of Active Listings

February



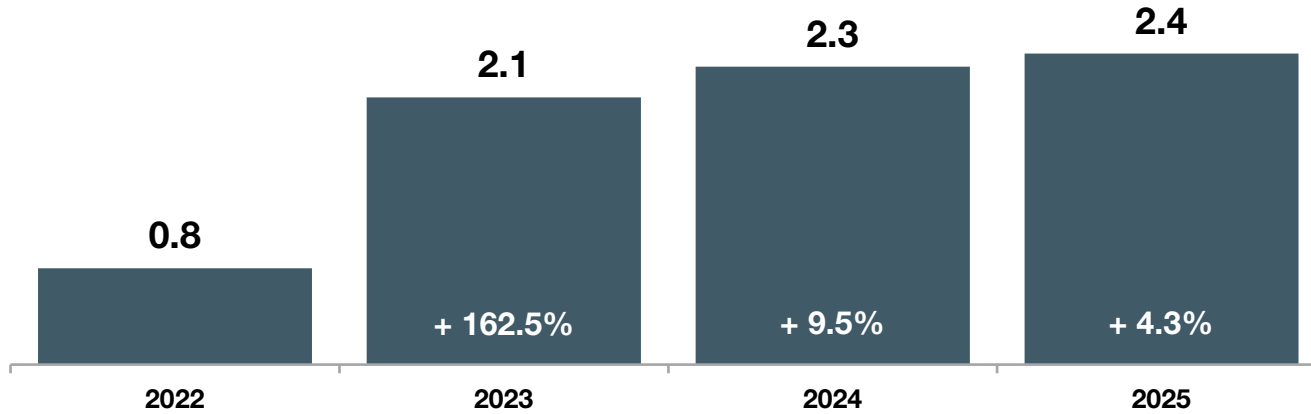
	Active Listings	Percent Change from Previous Year
Mar-2024	540	+4.0%
Apr-2024	566	+6.8%
May-2024	660	+31.0%
Jun-2024	657	+23.3%
Jul-2024	710	+31.0%
Aug-2024	736	+19.7%
Sep-2024	772	+23.3%
Oct-2024	781	+20.7%
Nov-2024	734	+13.4%
Dec-2024	661	+12.4%
Jan-2025	655	+13.9%
Feb-2025	608	+9.9%

Historical Inventory of Active Listings by Month



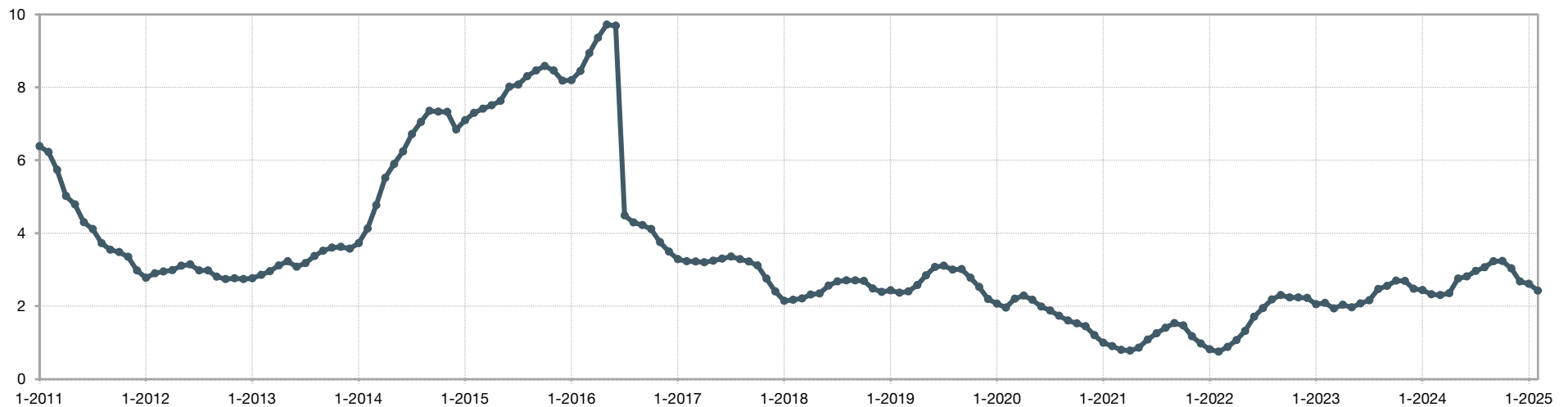
Months Supply of Inventory

February



	Months Supply	Percent Change from Previous Year
Mar-2024	2.3	+21.1%
Apr-2024	2.4	+20.0%
May-2024	2.8	+40.0%
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	2.6	+8.3%
Feb-2025	2.4	+4.3%

Historical Months Supply of Inventory by Month

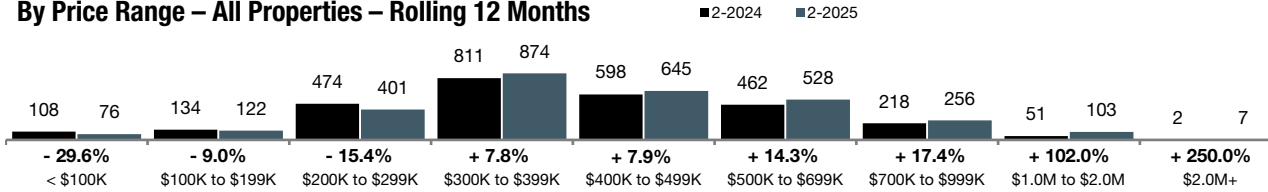


Sold Listings

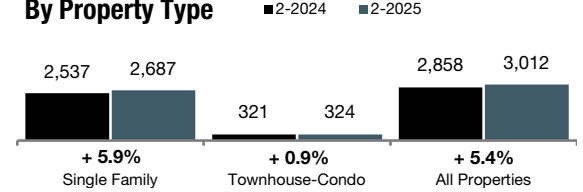
Actual sales that have closed in a given month.



By Price Range – All Properties – Rolling 12 Months



By Property Type



Rolling 12 Months

By Price Range	Single Family			Townhouse-Condo		
	2-2024	2-2025	Change	2-2024	2-2025	Change
\$99,999 and Below	106	76	-28.3%	2	0	-100.0%
\$100,000 to \$199,999	100	90	-10.0%	34	32	-5.9%
\$200,000 to \$299,999	343	298	-13.1%	131	103	-21.4%
\$300,000 to \$399,999	703	749	+6.5%	108	124	+14.8%
\$400,000 to \$499,999	566	601	+6.2%	32	44	+37.5%
\$500,000 to \$699,999	451	509	+12.9%	11	19	+72.7%
\$700,000 to \$999,999	215	254	+18.1%	3	2	-33.3%
\$1,000,000 to \$1,999,999	51	103	+102.0%	0	0	--
\$2,000,000 and Above	2	7	+250.0%	0	0	--
All Price Ranges	2,537	2,687	+5.9%	321	324	+0.9%

Compared to Prior Month

By Price Range	Single Family			Townhouse-Condo		
	1-2025	2-2025	Change	1-2025	2-2025	Change
\$99,999 and Below	5	2	-60.0%	0	0	--
\$100,000 to \$199,999	5	11	+120.0%	3	1	-66.7%
\$200,000 to \$299,999	21	24	+14.3%	6	7	+16.7%
\$300,000 to \$399,999	41	44	+7.3%	5	15	+200.0%
\$400,000 to \$499,999	29	35	+20.7%	1	2	+100.0%
\$500,000 to \$699,999	24	37	+54.2%	3	0	-100.0%
\$700,000 to \$999,999	16	13	-18.8%	0	1	--
\$1,000,000 to \$1,999,999	9	4	-55.6%	0	0	--
\$2,000,000 and Above	1	0	-100.0%	0	0	--
All Price Ranges	151	170	+12.6%	18	26	+44.4%

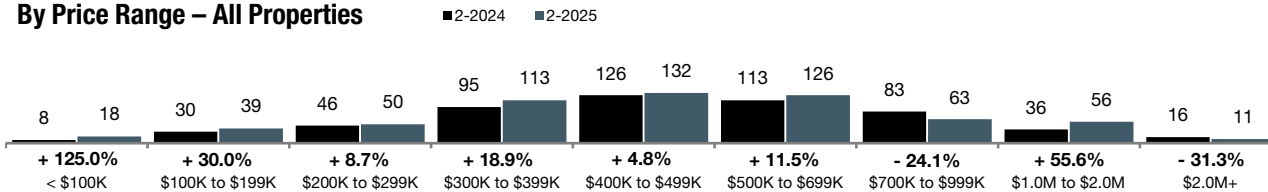
Year to Date

By Price Range	Single Family			Townhouse-Condo		
	2-2024	2-2025	Change	2-2024	2-2025	Change
\$99,999 and Below	15	7	-53.3%	0	0	--
\$100,000 to \$199,999	10	16	+60.0%	5	4	-20.0%
\$200,000 to \$299,999	46	45	-2.2%	24	13	-45.8%
\$300,000 to \$399,999	83	85	+2.4%	11	20	+81.8%
\$400,000 to \$499,999	54	64	+18.5%	3	3	0.0%
\$500,000 to \$699,999	45	61	+35.6%	1	3	+200.0%
\$700,000 to \$999,999	17	29	+70.6%	1	1	0.0%
\$1,000,000 to \$1,999,999	7	13	+85.7%	0	0	--
\$2,000,000 and Above	0	1	--	0	0	--
All Price Ranges	277	321	+15.9%	45	44	-2.2%

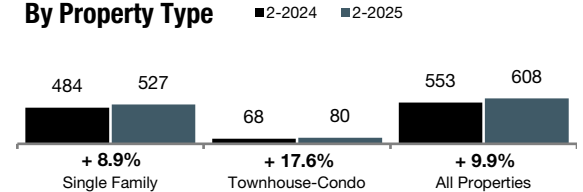
Inventory of Active Listings

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		
	2-2024	2-2025	Change	2-2024	2-2025	Change
\$99,999 and Below	8	18	+125.0%	0	0	--
\$100,000 to \$199,999	21	30	+42.9%	9	9	0.0%
\$200,000 to \$299,999	38	38	0.0%	8	12	+50.0%
\$300,000 to \$399,999	84	83	-1.2%	10	30	+200.0%
\$400,000 to \$499,999	104	118	+13.5%	22	14	-36.4%
\$500,000 to \$699,999	99	119	+20.2%	14	7	-50.0%
\$700,000 to \$999,999	78	59	-24.4%	5	4	-20.0%
\$1,000,000 to \$1,999,999	36	53	+47.2%	0	2	--
\$2,000,000 and Above	16	9	-43.8%	0	2	--
All Price Ranges	484	527	+8.9%	68	80	+17.6%

Compared to Prior Month

By Price Range	Single Family			Townhouse-Condo		
	1-2025	2-2025	Change	1-2025	2-2025	Change
\$99,999 and Below	22	18	-18.2%	0	0	--
\$100,000 to \$199,999	28	30	+7.1%	6	9	+50.0%
\$200,000 to \$299,999	42	38	-9.5%	13	12	-7.7%
\$300,000 to \$399,999	102	83	-18.6%	28	30	+7.1%
\$400,000 to \$499,999	122	118	-3.3%	22	14	-36.4%
\$500,000 to \$699,999	133	119	-10.5%	6	7	+16.7%
\$700,000 to \$999,999	70	59	-15.7%	3	4	+33.3%
\$1,000,000 to \$1,999,999	50	53	+6.0%	1	2	+100.0%
\$2,000,000 and Above	6	9	+50.0%	0	2	--
All Price Ranges	575	527	-8.3%	79	80	+1.3%

Year to Date

By Price Range	Single Family			Townhouse-Condo		
	2-2024	2-2025	Change	2-2024	2-2025	Change
\$99,999 and Below	15	7	-53.3%	0	0	--
\$100,000 to \$199,999	10	16	+60.0%	5	4	-20.0%
\$200,000 to \$299,999	46	45	-2.2%	24	13	-45.8%
\$300,000 to \$399,999	83	85	+2.4%	11	20	+81.8%
\$400,000 to \$499,999	54	64	+18.5%	3	3	0.0%
\$500,000 to \$699,999	45	61	+35.6%	1	3	+200.0%
\$700,000 to \$999,999	17	29	+70.6%	1	1	0.0%
\$1,000,000 to \$1,999,999	7	13	+85.7%	0	0	--
\$2,000,000 and Above	0	1	--	0	0	--
All Price Ranges	277	321	+15.9%	45	44	-2.2%

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.