

Monthly Indicators



January 2025

Percent changes calculated using year-over-year comparisons.

New Listings increased 12.9 percent to 289. Sold Listings increased 23.1 percent to 160. Inventory levels grew 8.5 percent to 625 units.

Prices continued to gain traction. The Median Sales Price increased 6.7 percent to \$397,500. Days on Market was up 12.2 percent to 101 days. Buyers felt empowered as Months Supply of Inventory was up 4.2 percent to 2.5 months.

According to NAR, total housing inventory was 1.15 million units heading into January, a 13.5% decrease from the previous month but a 16.2% increase from the same period one year earlier, for a 3.3-month supply at the current sales pace. Housing supply remains down compared to pre-pandemic levels, and the limited number of homes on the market continues to push sales prices higher nationwide, with the median existing-home price rising 6% year-over-year to \$404,400.

Activity Snapshot

+ 23.1% **+ 8.5%** **+ 6.7%**

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.

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

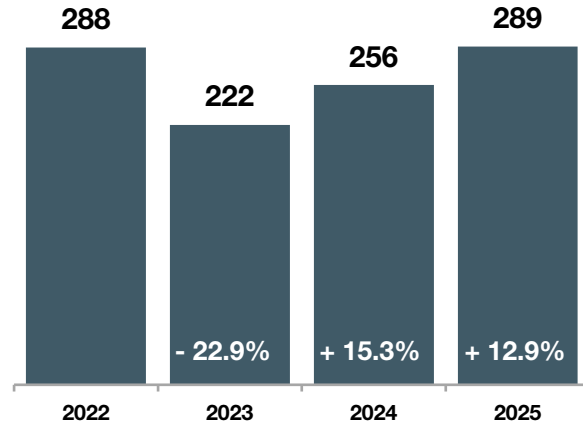


Key metrics by reported month and for year-to-date (YTD) starting from the first of the year.

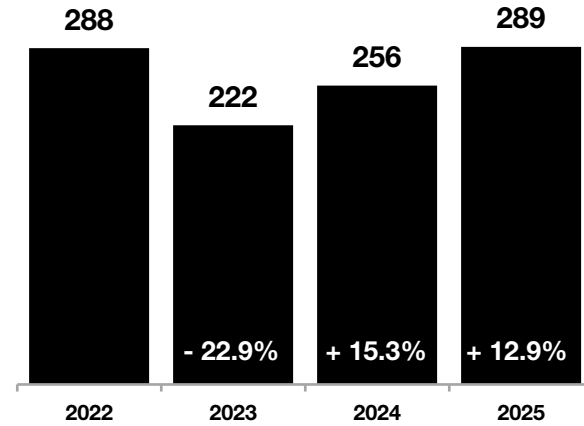
Key Metrics	Historical Sparkbars	1-2024	1-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		256	289	+ 12.9%	256	289	+ 12.9%
Pending Sales		210	244	+ 16.2%	210	244	+ 16.2%
Sold Listings		130	160	+ 23.1%	130	160	+ 23.1%
Median Sold Price		\$372,500	\$397,500	+ 6.7%	\$372,500	\$397,500	+ 6.7%
Average Sold Price		\$423,012	\$479,086	+ 13.3%	\$423,012	\$479,086	+ 13.3%
Pct. of List Price Received		98.6%	97.4%	- 1.2%	98.6%	97.4%	- 1.2%
Days on Market		90	101	+ 12.2%	90	101	+ 12.2%
Affordability Index		84	77	- 8.3%	84	77	- 8.3%
Active Listings		576	625	+ 8.5%	--	--	--
Months Supply		2.4	2.5	+ 4.2%	--	--	--

New Listings

January

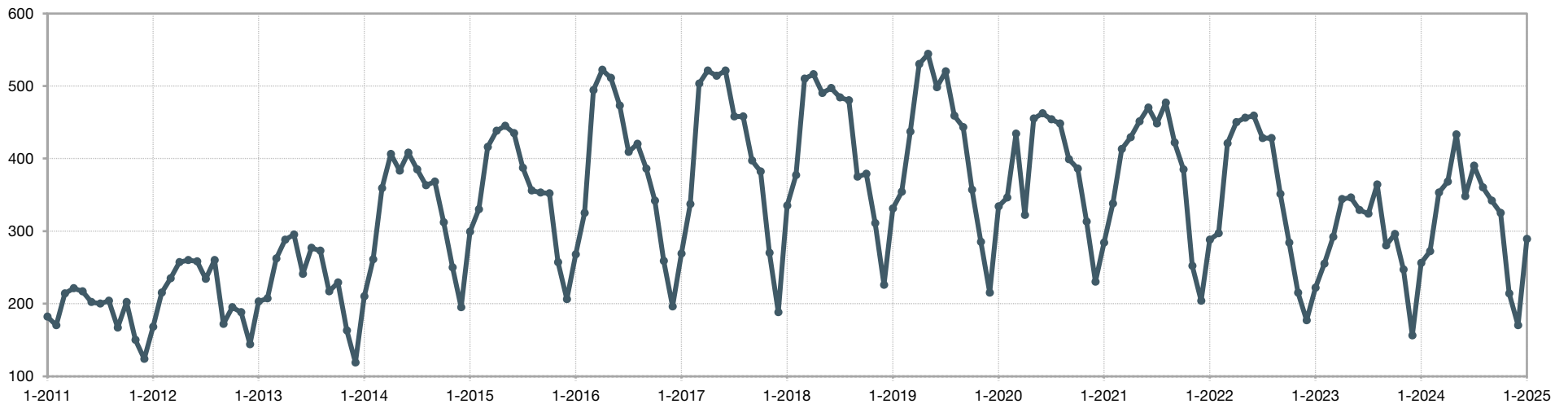


Year to Date



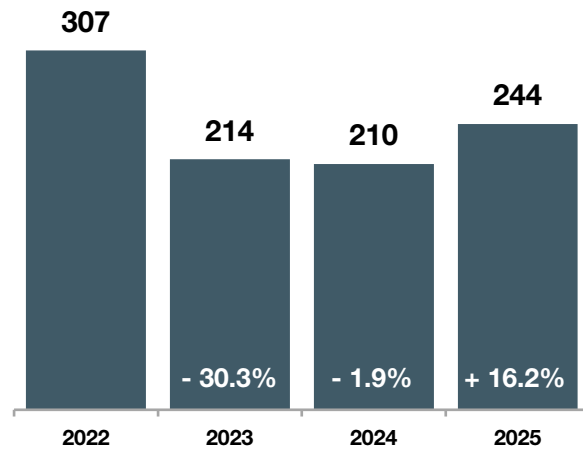
	New Listings	Percent Change from Previous Year
Feb-2024	272	+6.7%
Mar-2024	353	+20.9%
Apr-2024	368	+7.0%
May-2024	433	+25.1%
Jun-2024	348	+5.8%
Jul-2024	390	+20.4%
Aug-2024	360	-1.1%
Sep-2024	342	+22.1%
Oct-2024	325	+9.8%
Nov-2024	214	-13.4%
Dec-2024	170	+9.0%
Jan-2025	289	+12.9%

Historical New Listings by Month

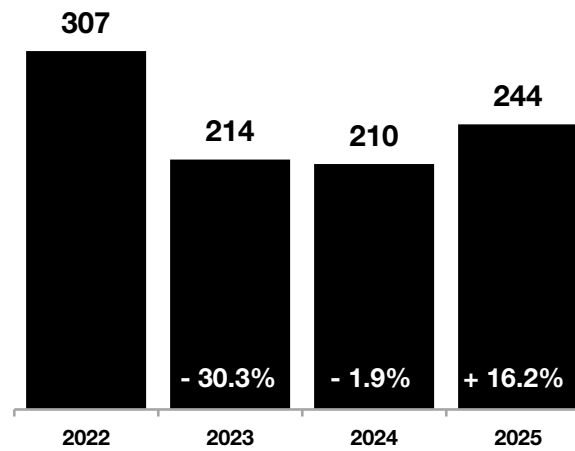


Pending Sales

January

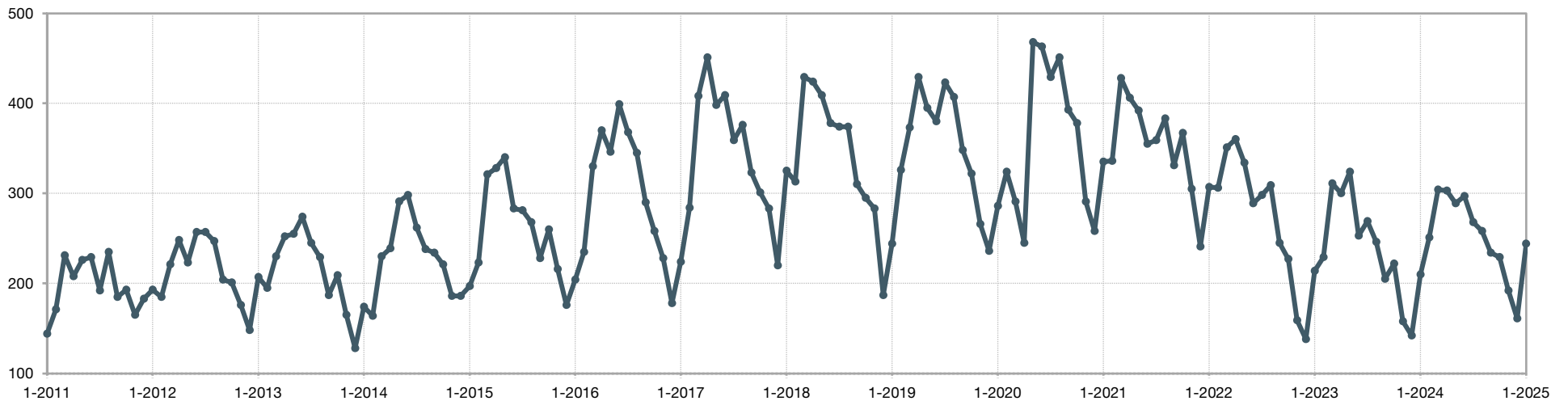


Year to Date



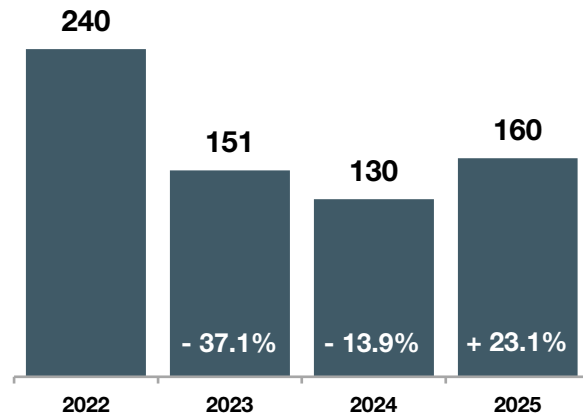
	Pending Sales	Percent Change from Previous Year
Feb-2024	251	+9.6%
Mar-2024	304	-2.3%
Apr-2024	303	+1.0%
May-2024	289	-10.8%
Jun-2024	297	+17.4%
Jul-2024	268	-0.4%
Aug-2024	258	+4.9%
Sep-2024	234	+14.1%
Oct-2024	229	+3.2%
Nov-2024	192	+21.5%
Dec-2024	161	+13.4%
Jan-2025	244	+16.2%

Historical Pending Sales by Month

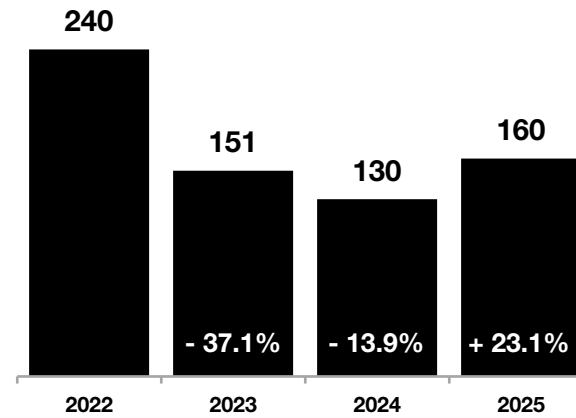


Sold Listings

January

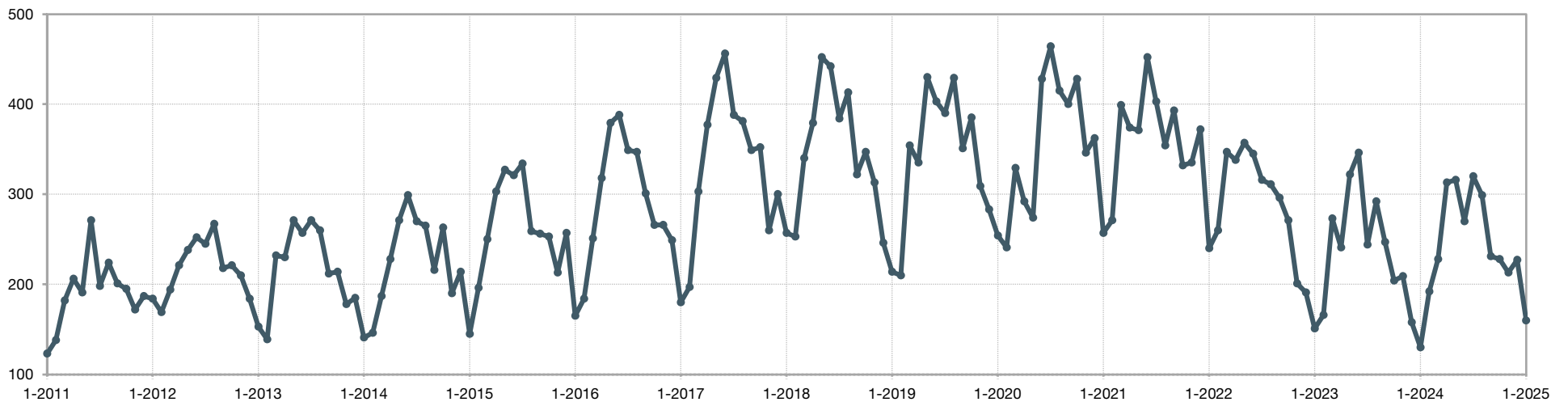


Year to Date



	Sold Listings	Percent Change from Previous Year
Feb-2024	192	+15.7%
Mar-2024	228	-16.5%
Apr-2024	313	+29.9%
May-2024	316	-1.9%
Jun-2024	270	-22.0%
Jul-2024	320	+31.1%
Aug-2024	299	+2.4%
Sep-2024	231	-6.5%
Oct-2024	228	+11.8%
Nov-2024	213	+1.9%
Dec-2024	227	+43.7%
Jan-2025	160	+23.1%

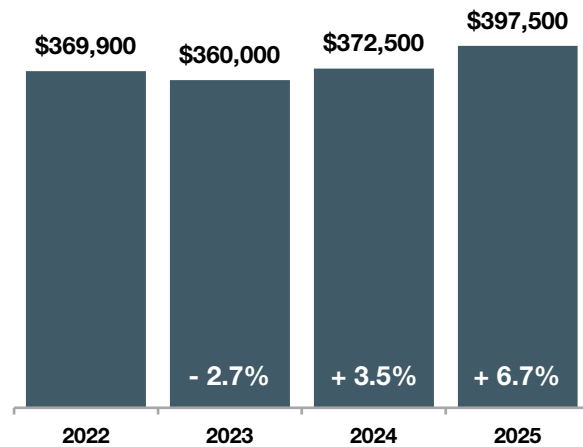
Historical Sold Listings by Month



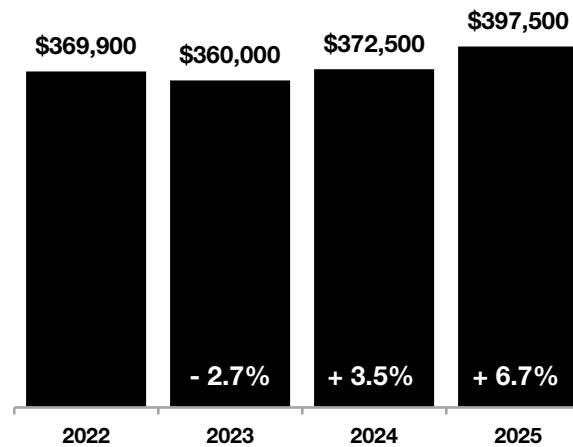
Median Sold Price



January



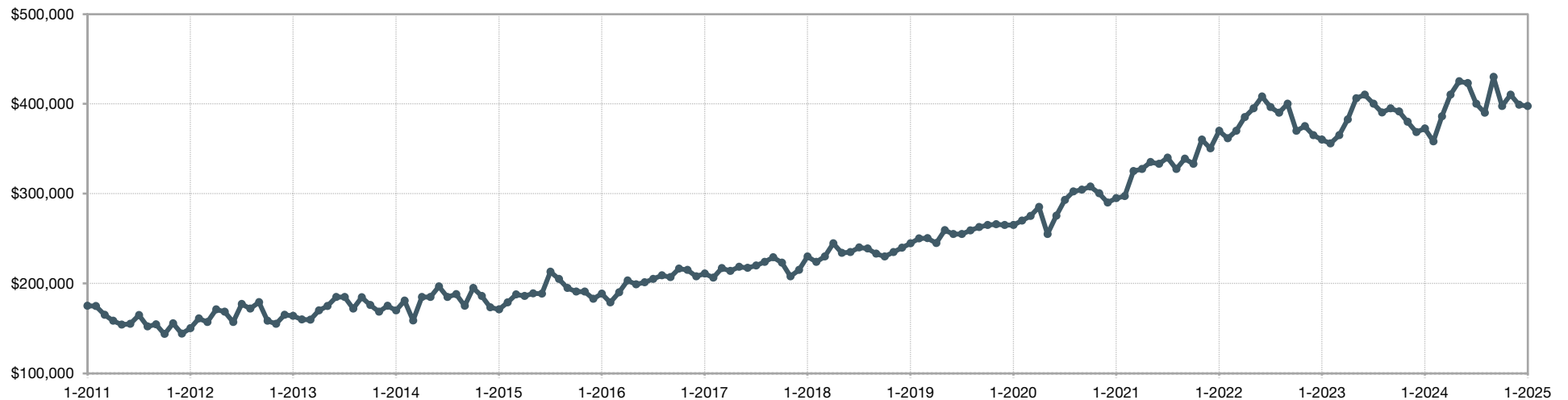
Year to Date



Percent Change
Median Sold Price from Previous Year

Feb-2024	\$358,000	+0.6%
Mar-2024	\$386,000	+5.8%
Apr-2024	\$410,000	+7.2%
May-2024	\$425,000	+4.7%
Jun-2024	\$422,950	+3.2%
Jul-2024	\$399,950	-0.0%
Aug-2024	\$390,000	-0.0%
Sep-2024	\$429,900	+8.8%
Oct-2024	\$397,430	+1.5%
Nov-2024	\$410,000	+7.9%
Dec-2024	\$399,000	+8.3%
Jan-2025	\$397,500	+6.7%

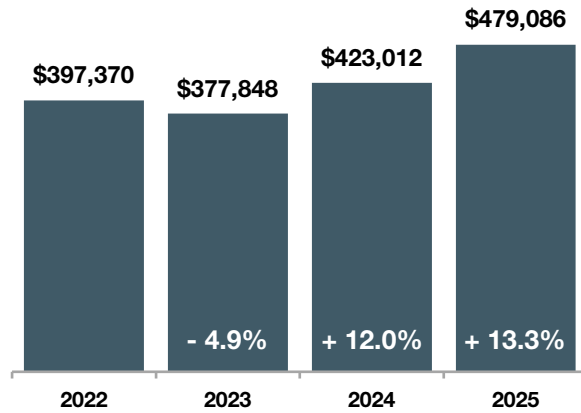
Historical Median Sold Price by Month



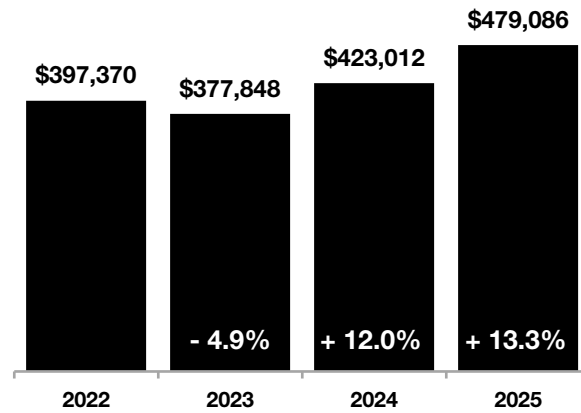
Average Sold Price



January



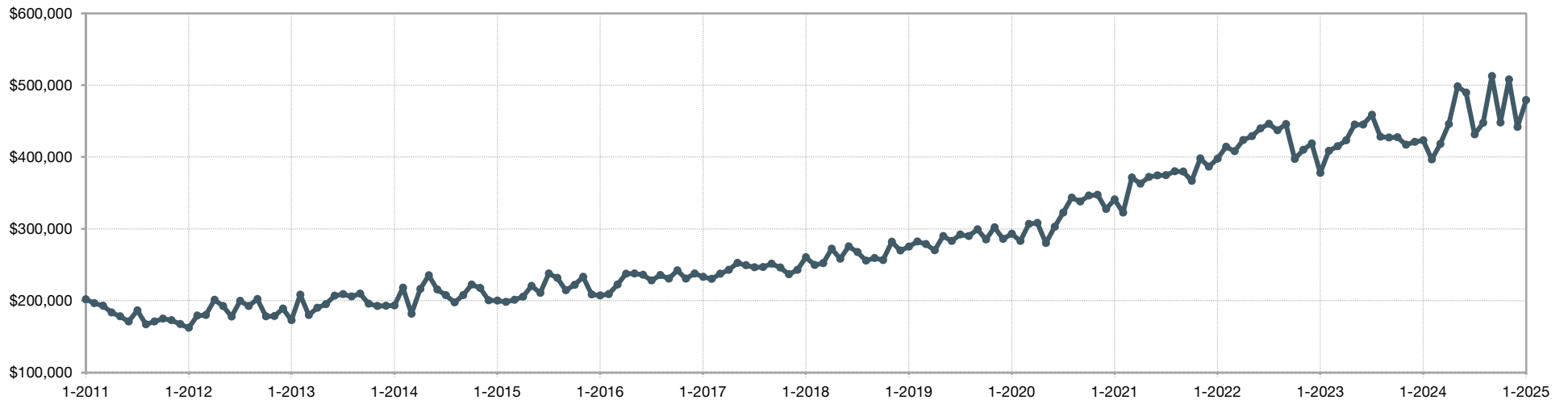
Year to Date



Average Sold Price from Previous Year

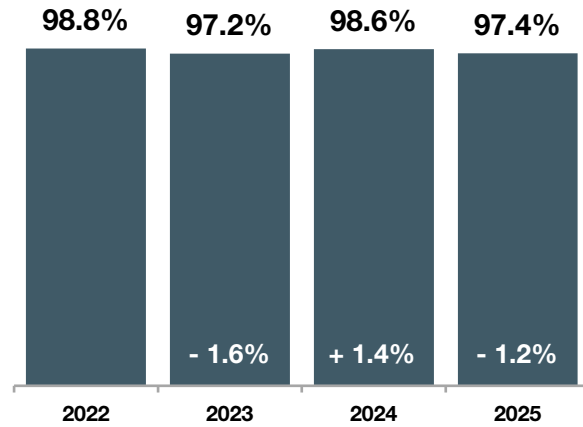
Month	Average Sold Price	Percent Change
Feb-2024	\$396,365	-2.9%
Mar-2024	\$418,033	+0.8%
Apr-2024	\$445,561	+5.3%
May-2024	\$498,199	+12.0%
Jun-2024	\$489,407	+10.0%
Jul-2024	\$431,153	-6.0%
Aug-2024	\$447,544	+4.6%
Sep-2024	\$512,436	+20.0%
Oct-2024	\$447,749	+4.7%
Nov-2024	\$507,625	+21.8%
Dec-2024	\$441,679	+4.9%
Jan-2025	\$479,086	+13.3%

Historical Average Sold Price by Month

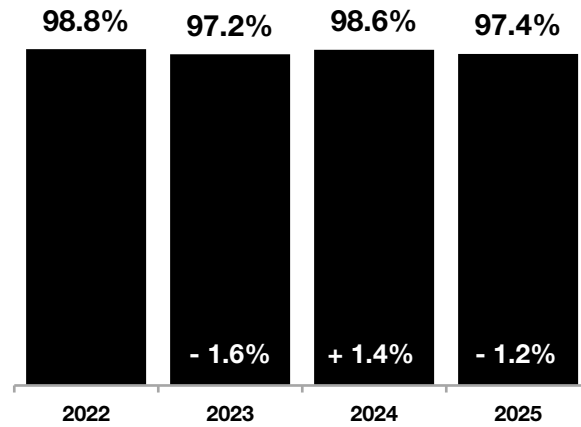


Percent of List Price Received

January



Year to Date



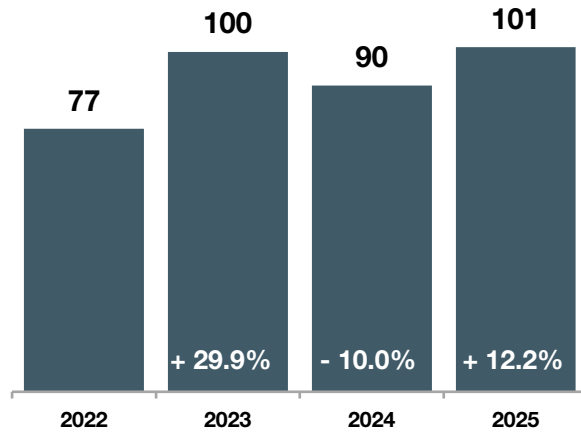
	Pct. of List Price Received	Percent Change from Previous Year
Feb-2024	98.0%	+0.4%
Mar-2024	97.9%	0.0%
Apr-2024	98.9%	+0.7%
May-2024	98.7%	+0.1%
Jun-2024	98.7%	-0.2%
Jul-2024	98.2%	-0.2%
Aug-2024	98.1%	-0.2%
Sep-2024	98.3%	0.0%
Oct-2024	98.4%	+0.6%
Nov-2024	97.6%	-0.5%
Dec-2024	98.3%	0.0%
Jan-2025	97.4%	-1.2%

Historical Percent of List Price Received by Month

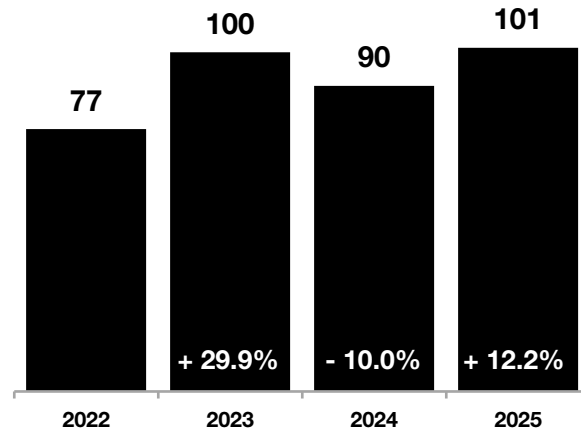


Days on Market Until Sale

January



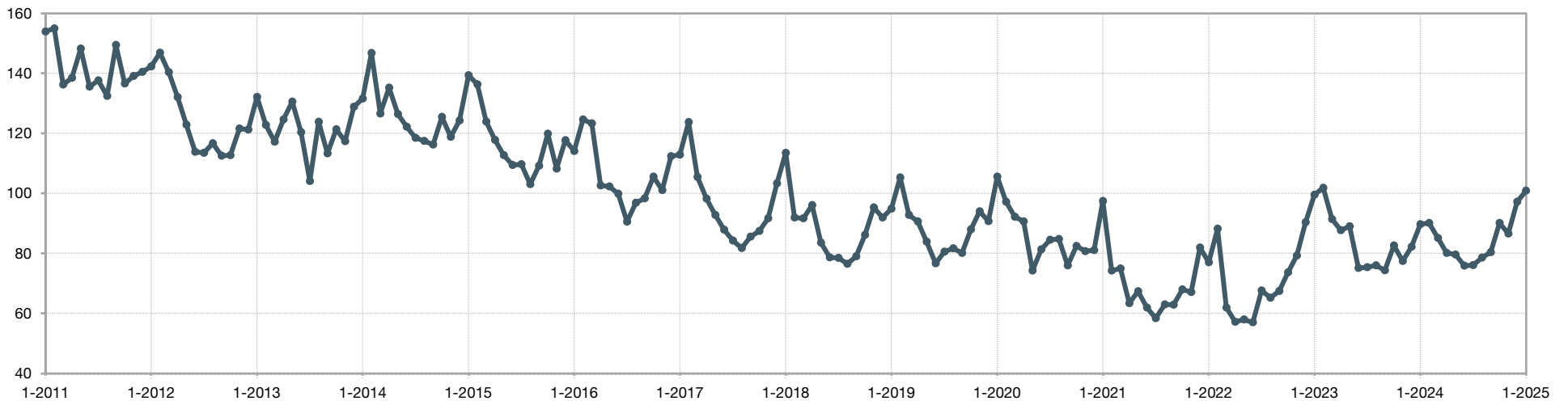
Year to Date



Percent Change Days on Market from Previous Year

Month	Days on Market	Percent Change
Feb-2024	90	-11.8%
Mar-2024	85	-6.6%
Apr-2024	80	-9.1%
May-2024	80	-10.1%
Jun-2024	76	+1.3%
Jul-2024	76	+1.3%
Aug-2024	79	+3.9%
Sep-2024	80	+8.1%
Oct-2024	90	+8.4%
Nov-2024	87	+13.0%
Dec-2024	97	+18.3%
Jan-2025	101	+12.2%

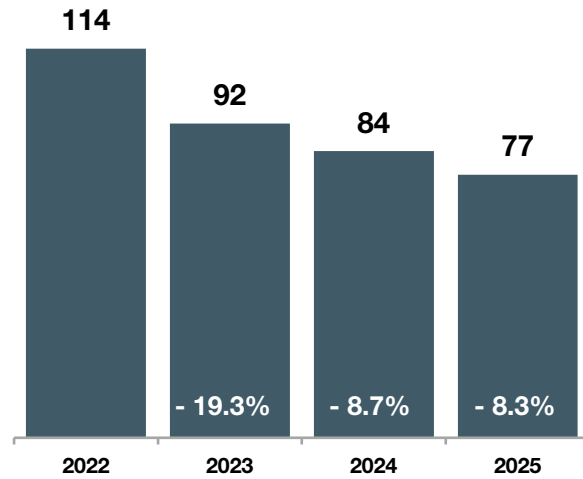
Historical Days on Market Until Sale by Month



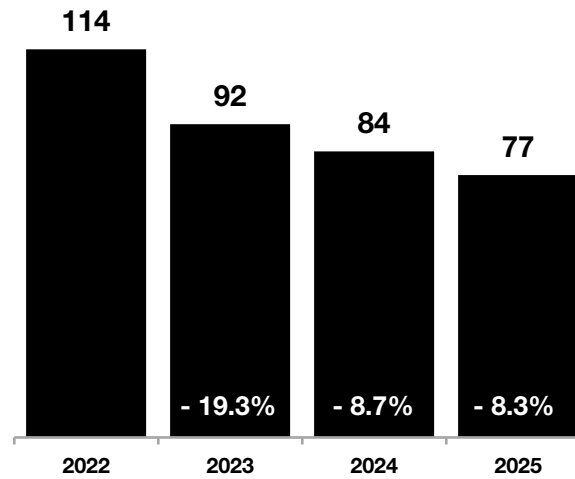
Housing Affordability Index



January



Year to Date



Percent Change
Affordability Index from Previous Year

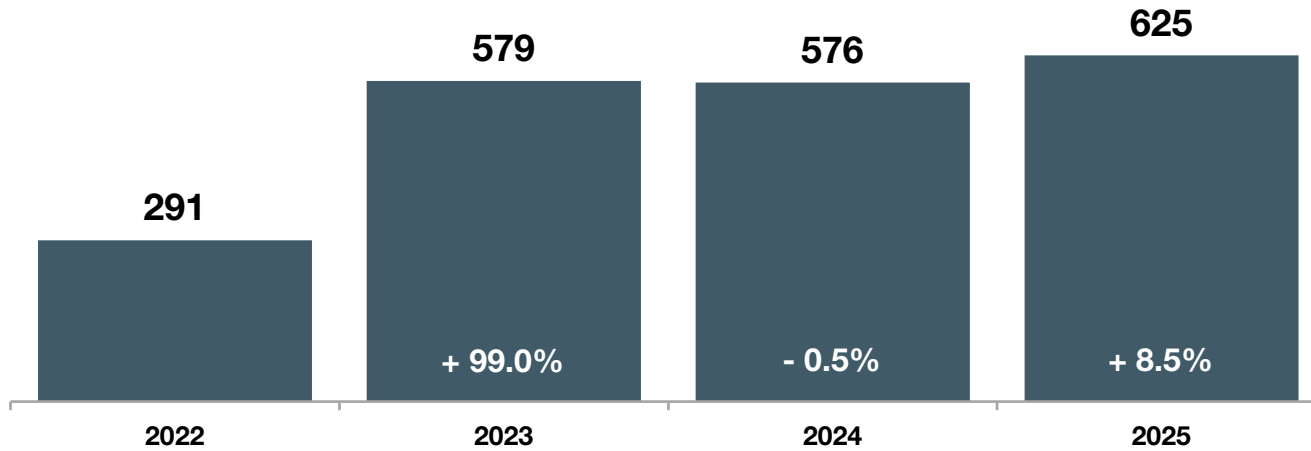
Month	Affordability Index	Percent Change from Previous Year
Feb-2024	86	-4.4%
Mar-2024	81	-9.0%
Apr-2024	74	-11.9%
May-2024	72	-7.7%
Jun-2024	73	-3.9%
Jul-2024	78	0.0%
Aug-2024	83	+7.8%
Sep-2024	77	+1.3%
Oct-2024	80	+9.6%
Nov-2024	76	-3.8%
Dec-2024	78	-9.3%
Jan-2025	77	-8.3%

Historical Housing Affordability Index by Month



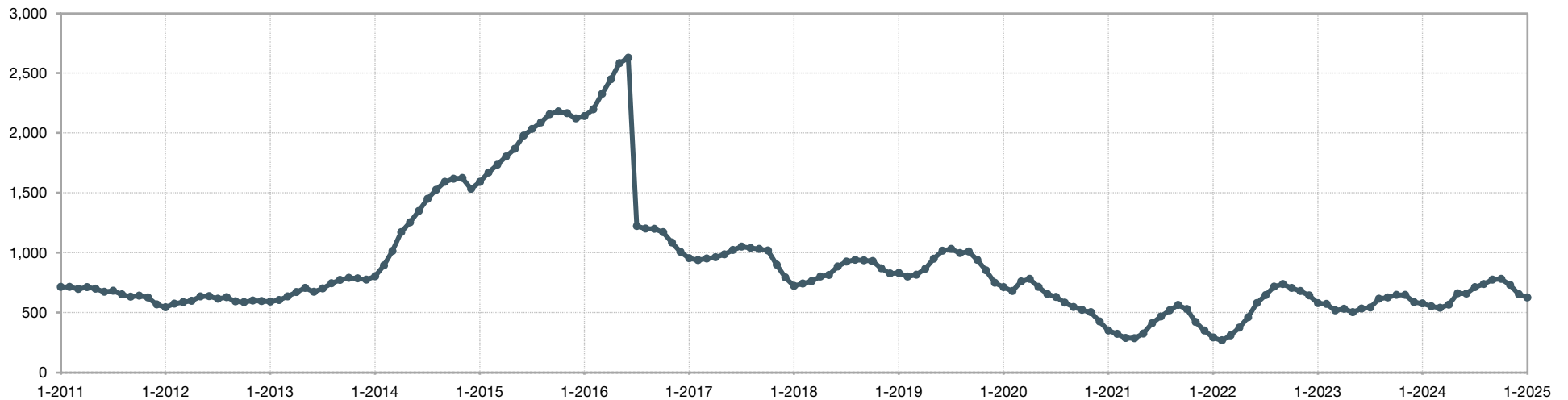
Inventory of Active Listings

January



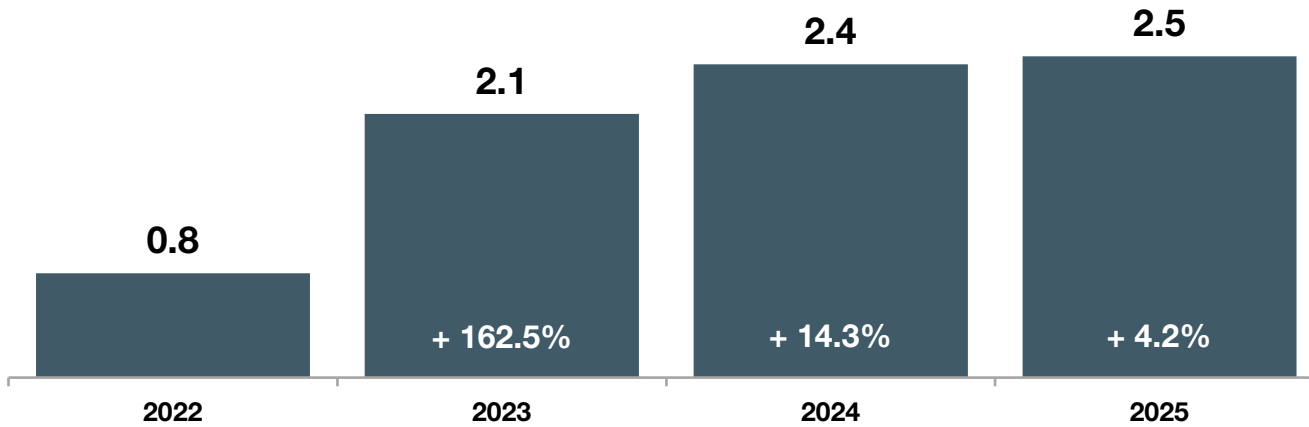
	Active Listings	Percent Change from Previous Year
Feb-2024	553	-3.2%
Mar-2024	540	+4.0%
Apr-2024	566	+6.8%
May-2024	660	+31.0%
Jun-2024	658	+23.5%
Jul-2024	711	+31.2%
Aug-2024	738	+20.0%
Sep-2024	775	+23.8%
Oct-2024	780	+20.6%
Nov-2024	731	+13.0%
Dec-2024	653	+11.1%
Jan-2025	625	+8.5%

Historical Inventory of Active Listings by Month



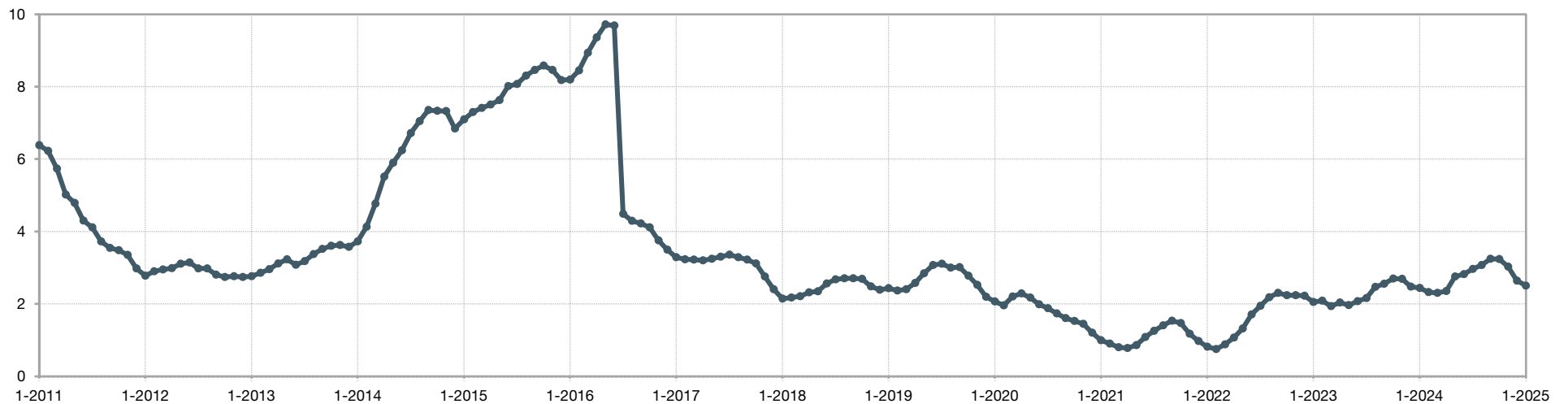
Months Supply of Inventory

January



	Months Supply	Percent Change from Previous Year
Feb-2024	2.3	+9.5%
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	2.6	+4.0%
Jan-2025	2.5	+4.2%

Historical Months Supply of Inventory by Month

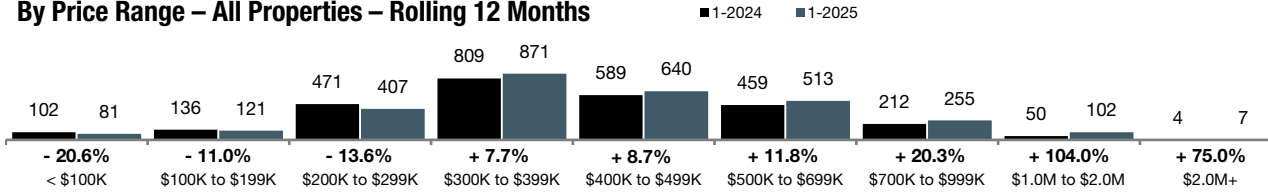


Sold Listings

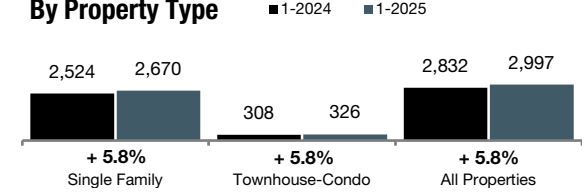
Actual sales that have closed in a given month.



By Price Range – All Properties – Rolling 12 Months



By Property Type



Rolling 12 Months

By Price Range	Single Family			Townhouse-Condo		
	1-2024	1-2025	Change	1-2024	1-2025	Change
\$99,999 and Below	100	81	-19.0%	2	0	-100.0%
\$100,000 to \$199,999	100	86	-14.0%	36	35	-2.8%
\$200,000 to \$299,999	348	298	-14.4%	123	109	-11.4%
\$300,000 to \$399,999	707	752	+6.4%	102	118	+15.7%
\$400,000 to \$499,999	557	596	+7.0%	32	44	+37.5%
\$500,000 to \$699,999	448	495	+10.5%	11	18	+63.6%
\$700,000 to \$999,999	210	253	+20.5%	2	2	0.0%
\$1,000,000 to \$1,999,999	50	102	+104.0%	0	0	--
\$2,000,000 and Above	4	7	+75.0%	0	0	--
All Price Ranges	2,524	2,670	+5.8%	308	326	+5.8%

Compared to Prior Month

By Price Range	Single Family			Townhouse-Condo		
	12-2024	1-2025	Change	12-2024	1-2025	Change
\$99,999 and Below	9	4	-55.6%	0	0	--
\$100,000 to \$199,999	7	5	-28.6%	1	3	+200.0%
\$200,000 to \$299,999	21	19	-9.5%	6	6	0.0%
\$300,000 to \$399,999	56	38	-32.1%	15	5	-66.7%
\$400,000 to \$499,999	49	29	-40.8%	2	1	-50.0%
\$500,000 to \$699,999	38	22	-42.1%	0	2	--
\$700,000 to \$999,999	17	16	-5.9%	0	0	--
\$1,000,000 to \$1,999,999	6	9	+50.0%	0	0	--
\$2,000,000 and Above	0	1	--	0	0	--
All Price Ranges	203	143	-29.6%	24	17	-29.2%

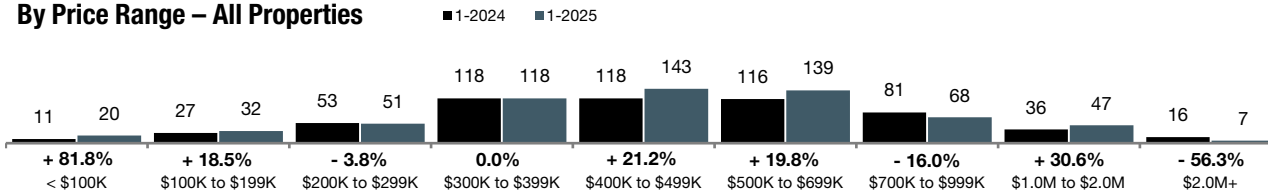
Year to Date

By Price Range	Single Family			Townhouse-Condo		
	1-2024	1-2025	Change	1-2024	1-2025	Change
\$99,999 and Below	6	4	-33.3%	0	0	--
\$100,000 to \$199,999	3	5	+66.7%	1	3	+200.0%
\$200,000 to \$299,999	21	19	-9.5%	10	6	-40.0%
\$300,000 to \$399,999	33	38	+15.2%	2	5	+150.0%
\$400,000 to \$499,999	23	29	+26.1%	1	1	0.0%
\$500,000 to \$699,999	20	22	+10.0%	1	2	+100.0%
\$700,000 to \$999,999	5	16	+220.0%	0	0	--
\$1,000,000 to \$1,999,999	4	9	+125.0%	0	0	--
\$2,000,000 and Above	0	1	--	0	0	--
All Price Ranges	115	143	+24.3%	15	17	+13.3%

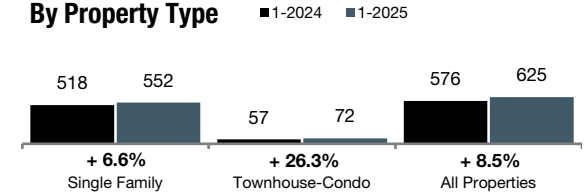
Inventory of Active Listings

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

By Price Range	Single Family			Townhouse-Condo		
	1-2024	1-2025	Change	1-2024	1-2025	Change
\$99,999 and Below	11	20	+81.8%	0	0	--
\$100,000 to \$199,999	22	26	+18.2%	5	6	+20.0%
\$200,000 to \$299,999	41	40	-2.4%	12	11	-8.3%
\$300,000 to \$399,999	107	94	-12.1%	10	24	+140.0%
\$400,000 to \$499,999	106	122	+15.1%	12	21	+75.0%
\$500,000 to \$699,999	103	132	+28.2%	13	6	-53.8%
\$700,000 to \$999,999	76	65	-14.5%	5	3	-40.0%
\$1,000,000 to \$1,999,999	36	46	+27.8%	0	1	--
\$2,000,000 and Above	16	7	-56.3%	0	0	--
All Price Ranges	518	552	+6.6%	57	72	+26.3%

Compared to Prior Month

By Price Range	Single Family			Townhouse-Condo		
	12-2024	1-2025	Change	12-2024	1-2025	Change
\$99,999 and Below	19	20	+5.3%	0	0	--
\$100,000 to \$199,999	28	26	-7.1%	7	6	-14.3%
\$200,000 to \$299,999	51	40	-21.6%	8	11	+37.5%
\$300,000 to \$399,999	104	94	-9.6%	20	24	+20.0%
\$400,000 to \$499,999	129	122	-5.4%	18	21	+16.7%
\$500,000 to \$699,999	127	132	+3.9%	8	6	-25.0%
\$700,000 to \$999,999	73	65	-11.0%	2	3	+50.0%
\$1,000,000 to \$1,999,999	47	46	-2.1%	1	1	0.0%
\$2,000,000 and Above	10	7	-30.0%	0	0	--
All Price Ranges	588	552	-6.1%	64	72	+12.5%

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.