

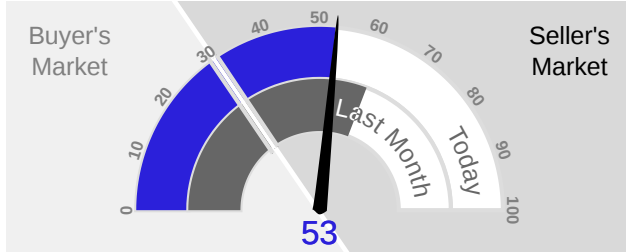


GRAND JUNCTION, CO
Single-Family Homes

This week the median list price for Grand Junction, CO is \$477,000 with the market action index hovering around 53. This is less than last month's market action index of 62. Inventory has increased to 258.

MARKET ACTION INDEX

This answers "How's the Market?" by comparing rate of sales versus inventory.



Strong Seller's Market

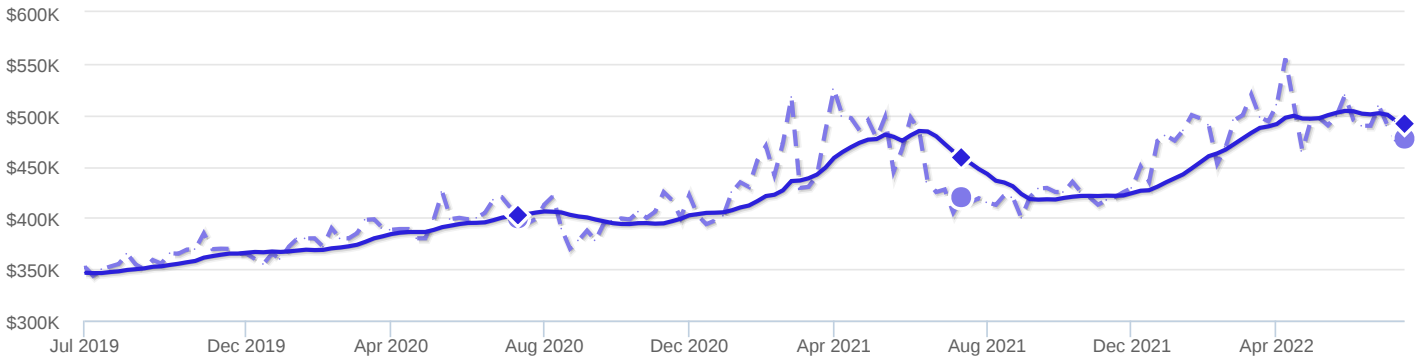
The market has been cooling over time and prices plateaued for a while. Despite the consistent decrease in MAI, we're in the Seller's zone. Watch for changes in MAI. If the MAI resumes its climb, prices will likely follow suit. If the MAI drops consistently or falls into the Buyer's zone, watch for downward pressure on prices.

REAL-TIME MARKET PROFILE

Median List Price		\$477,000
Median Price of New Listings		\$469,900
Per Square Foot		\$261
Average Days on Market		42
Median Days on Market		21
Price Decreased		41%
Price Increased		3%
Relisted		8%
Inventory		258
Median Rent		\$1,298
Market Action		53

Strong Seller's Market

MEDIAN LIST PRICE



— 7-Day Average — 90-Day Average

MARKET SEGMENTS

Each segment below represents approximately 25% of the market ordered by price.

Median Price	Sq. Ft.	Lot Size	Beds	Bath	Age	New	Absorbed	DOM
\$847,000	2,812	0.5 - 1 acre	4	3	19	4	6	31
\$549,973	2,048	0.25 - 0.5 acre	3	2.5	19	10	5	28
\$429,900	1,721	8,000 - 10,000 sqft	3	2	23	9	12	14
\$325,000	1,318	8,000 - 10,000 sqft	3	2	45	8	8	21