

Local Market Update for April 2024

A Research Tool Provided by the Colorado Association of REALTORS®



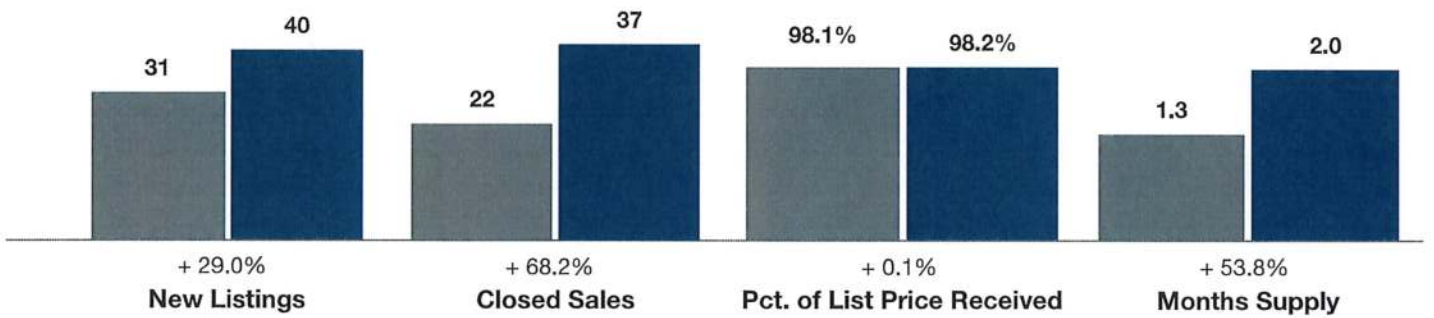
City

Key Metrics	April			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
New Listings	31	40	+ 29.0%	100	146	+ 46.0%
Sold Listings	22	37	+ 68.2%	100	90	- 10.0%
Median Sales Price*	\$297,450	\$350,000	+ 17.7%	\$310,500	\$323,000	+ 4.0%
Average Sales Price*	\$286,014	\$349,286	+ 22.1%	\$295,868	\$326,141	+ 10.2%
Percent of List Price Received*	98.1%	98.2%	+ 0.1%	97.2%	97.9%	+ 0.7%
Days on Market Until Sale	88	71	- 19.3%	93	73	- 21.5%
Inventory of Homes for Sale	38	53	+ 39.5%	--	--	--
Months Supply of Inventory	1.3	2.0	+ 53.8%	--	--	--

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

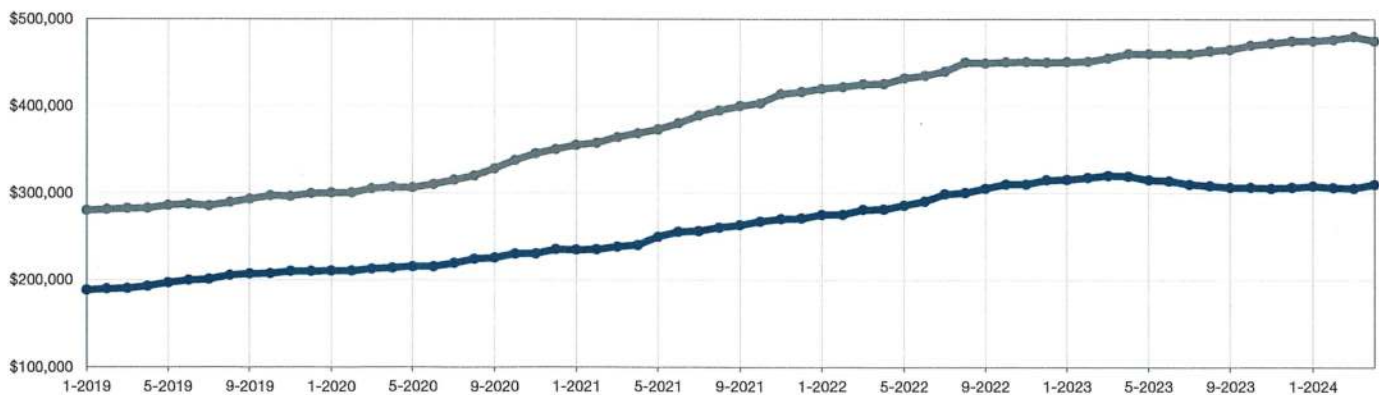
April

■ 2023 ■ 2024



Historical Median Sales Price Rolling 12-Month Calculation

GJARA —
City —



Local Market Update for April 2024

A Research Tool Provided by the Colorado Association of REALTORS®

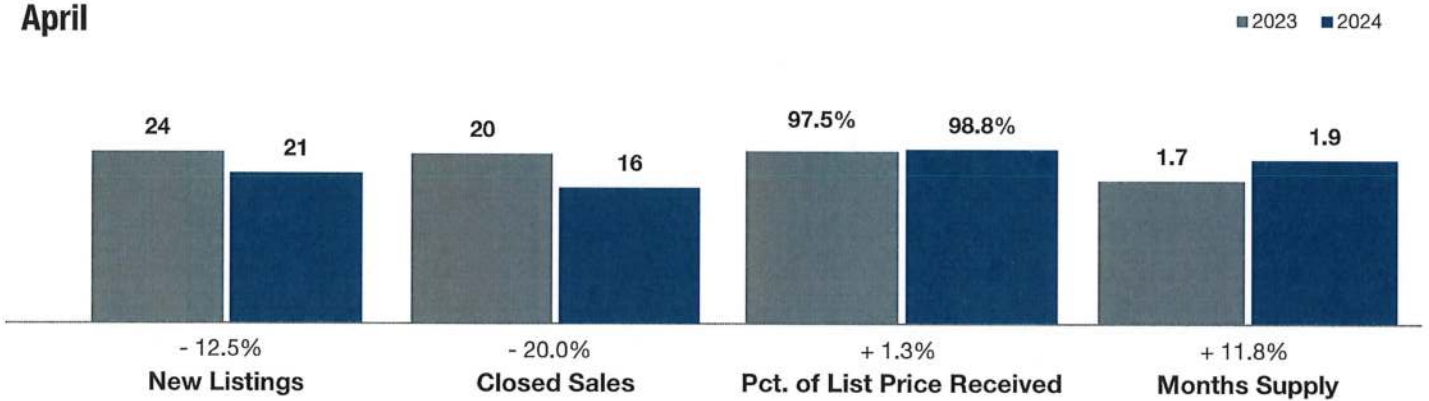


Clifton

Key Metrics	April			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
New Listings	24	21	- 12.5%	79	74	- 6.3%
Sold Listings	20	16	- 20.0%	60	66	+ 10.0%
Median Sales Price*	\$285,500	\$309,500	+ 8.4%	\$250,000	\$281,000	+ 12.4%
Average Sales Price*	\$266,025	\$286,998	+ 7.9%	\$261,491	\$263,251	+ 0.7%
Percent of List Price Received*	97.5%	98.8%	+ 1.3%	97.7%	97.9%	+ 0.2%
Days on Market Until Sale	106	75	- 29.2%	84	72	- 14.3%
Inventory of Homes for Sale	31	30	- 3.2%	--	--	--
Months Supply of Inventory	1.7	1.9	+ 11.8%	--	--	--

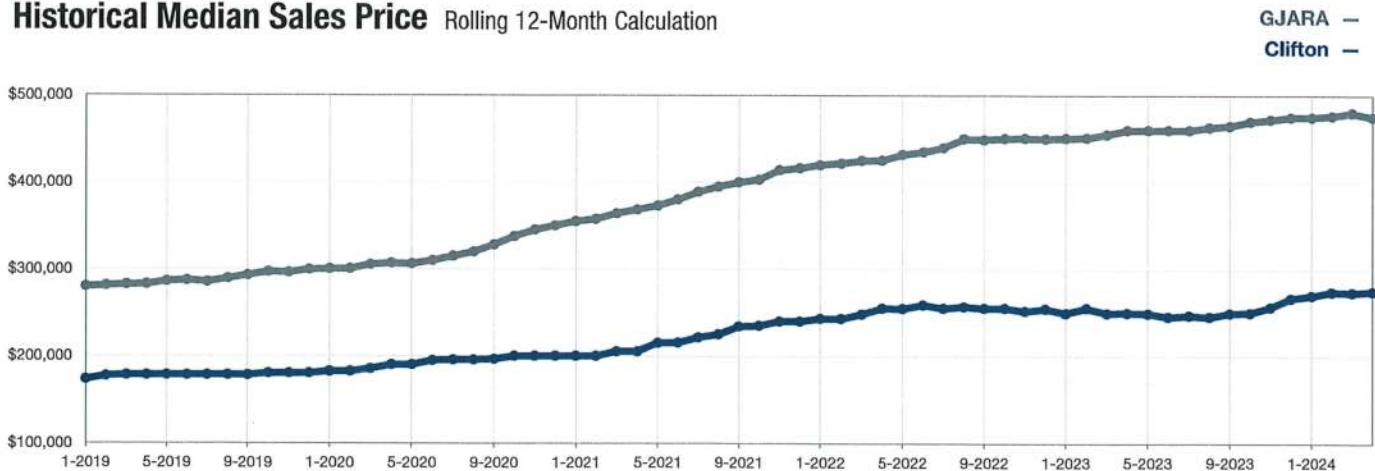
* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

April



Historical Median Sales Price

Rolling 12-Month Calculation



Local Market Update for April 2024

A Research Tool Provided by the Colorado Association of REALTORS®

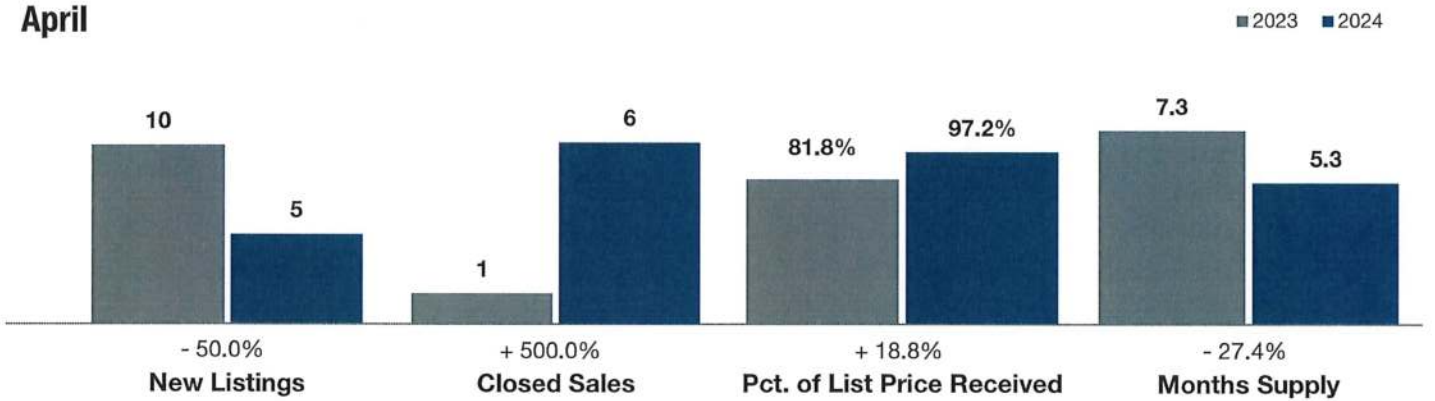


Collbran/Mesa/Vega

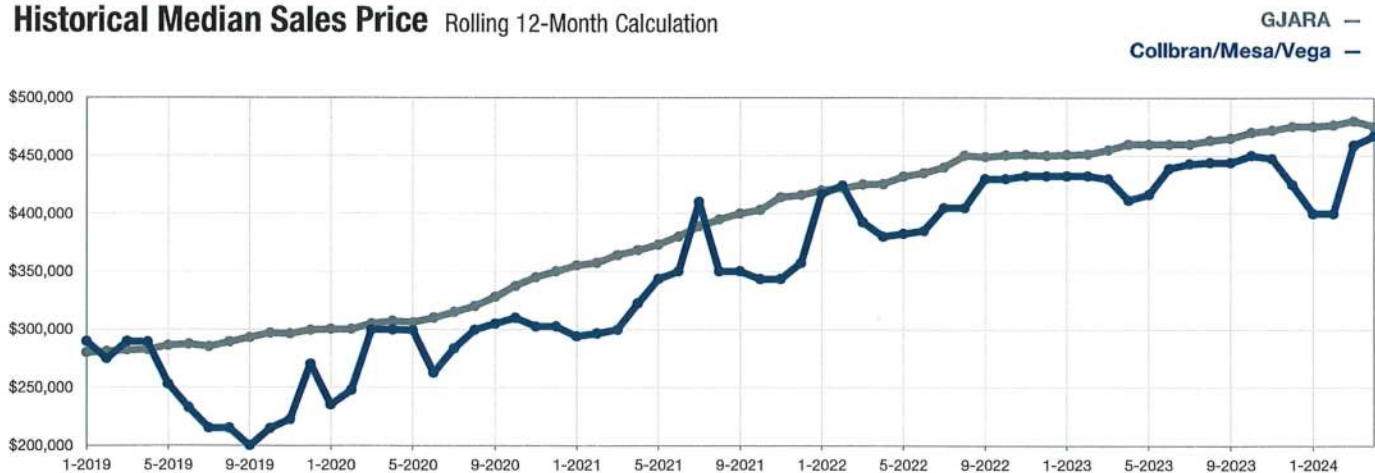
Key Metrics	April			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
New Listings	10	5	- 50.0%	20	17	- 15.0%
Sold Listings	1	6	+ 500.0%	6	12	+ 100.0%
Median Sales Price*	\$90,000	\$452,500	+ 402.8%	\$366,500	\$515,794	+ 40.7%
Average Sales Price*	\$90,000	\$543,817	+ 504.2%	\$382,000	\$584,541	+ 53.0%
Percent of List Price Received*	81.8%	97.2%	+ 18.8%	94.6%	94.3%	- 0.3%
Days on Market Until Sale	36	138	+ 283.3%	125	158	+ 26.4%
Inventory of Homes for Sale	28	20	- 28.6%	--	--	--
Months Supply of Inventory	7.3	5.3	- 27.4%	--	--	--

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

April



Historical Median Sales Price Rolling 12-Month Calculation



Local Market Update for April 2024

A Research Tool Provided by the Colorado Association of REALTORS®

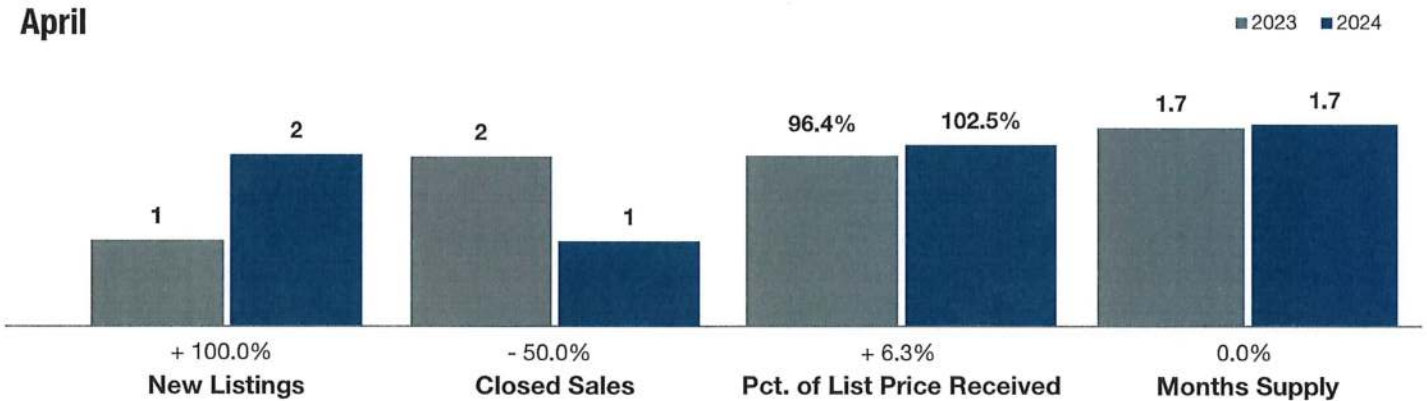


Debeque (Includes De-Beque Cutoff)

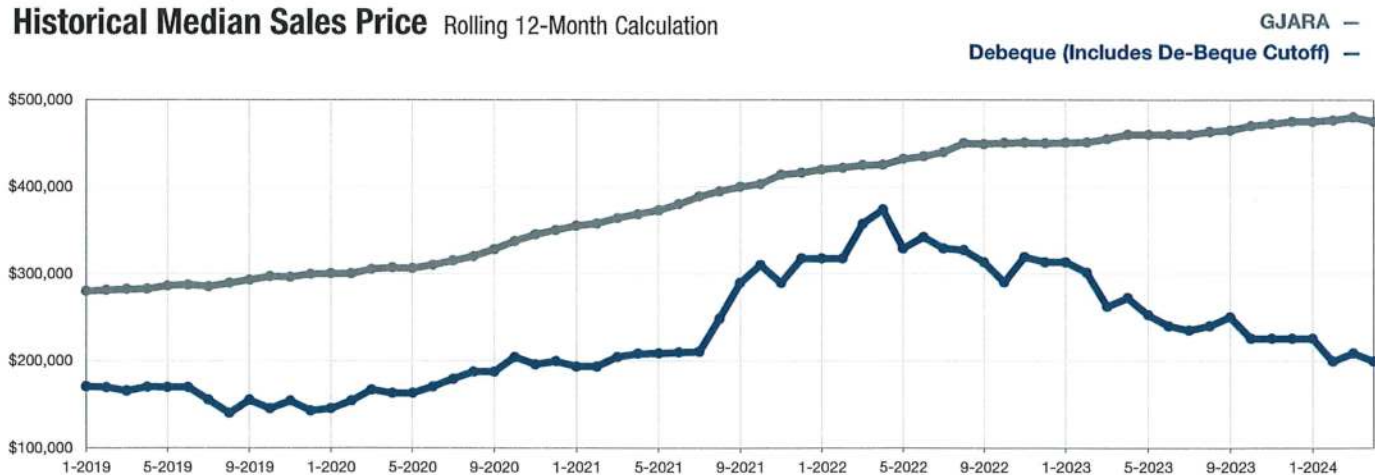
Key Metrics	April			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
New Listings	1	2	+ 100.0%	4	5	+ 25.0%
Sold Listings	2	1	- 50.0%	7	2	- 71.4%
Median Sales Price*	\$467,500	\$282,000	- 39.7%	\$281,900	\$250,000	- 11.3%
Average Sales Price*	\$467,500	\$282,000	- 39.7%	\$319,714	\$250,000	- 21.8%
Percent of List Price Received*	96.4%	102.5%	+ 6.3%	93.6%	97.7%	+ 4.4%
Days on Market Until Sale	83	52	- 37.3%	121	93	- 23.1%
Inventory of Homes for Sale	3	2	- 33.3%	--	--	--
Months Supply of Inventory	1.7	1.7	0.0%	--	--	--

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

April



Historical Median Sales Price Rolling 12-Month Calculation



Local Market Update for April 2024

A Research Tool Provided by the Colorado Association of REALTORS®

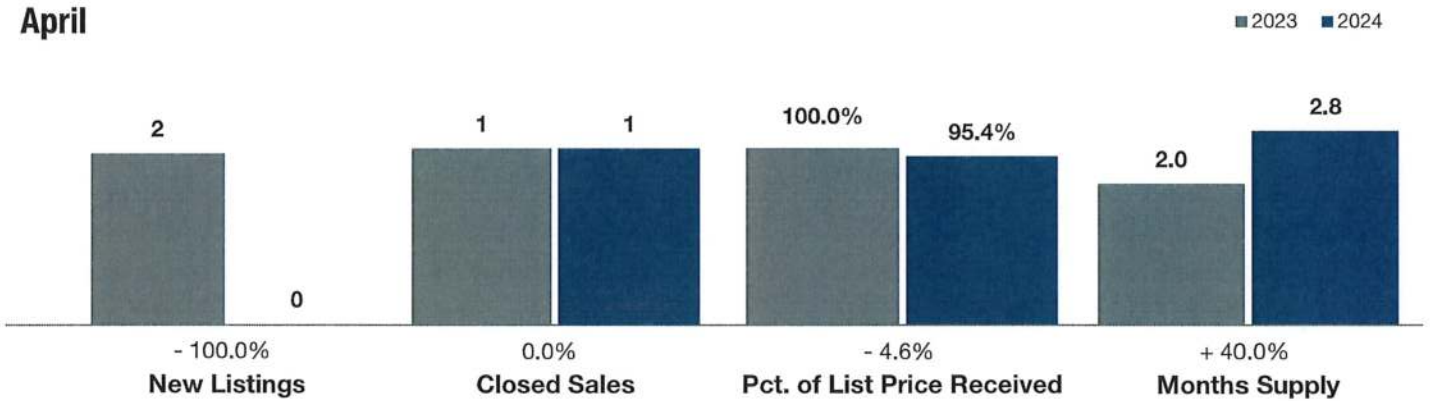


East Orchard Mesa

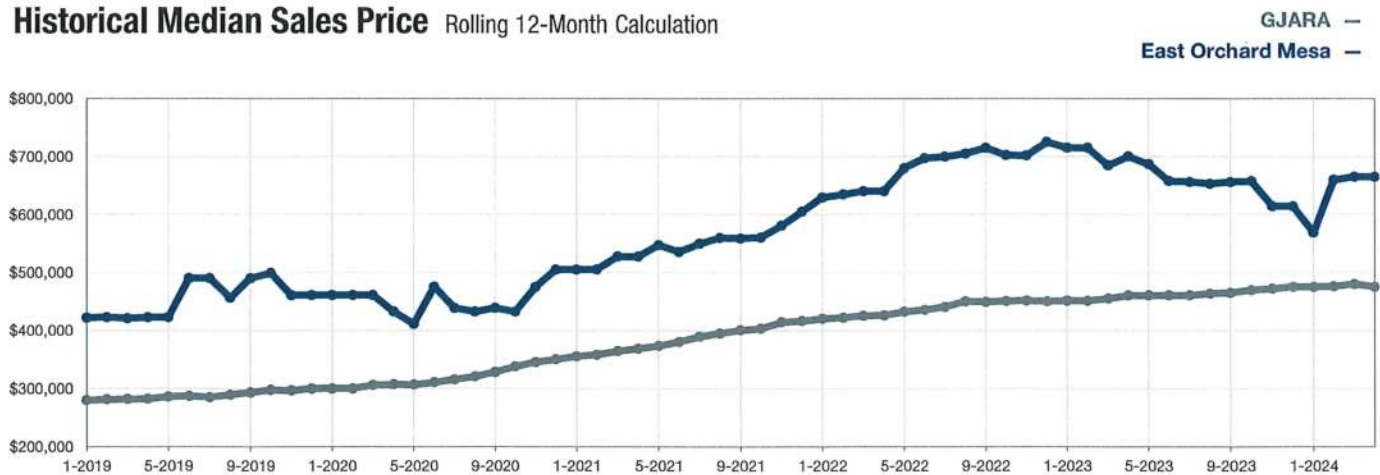
Key Metrics	April			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
New Listings	2	0	- 100.0%	9	4	- 55.6%
Sold Listings	1	1	0.0%	3	5	+ 66.7%
Median Sales Price*	\$700,000	\$1,193,000	+ 70.4%	\$325,000	\$825,000	+ 153.8%
Average Sales Price*	\$700,000	\$1,193,000	+ 70.4%	\$435,000	\$806,600	+ 85.4%
Percent of List Price Received*	100.0%	95.4%	- 4.6%	95.5%	94.5%	- 1.0%
Days on Market Until Sale	36	159	+ 341.7%	57	115	+ 101.8%
Inventory of Homes for Sale	4	4	0.0%	--	--	--
Months Supply of Inventory	2.0	2.8	+ 40.0%	--	--	--

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

April



Historical Median Sales Price Rolling 12-Month Calculation



Local Market Update for April 2024

A Research Tool Provided by the Colorado Association of REALTORS®

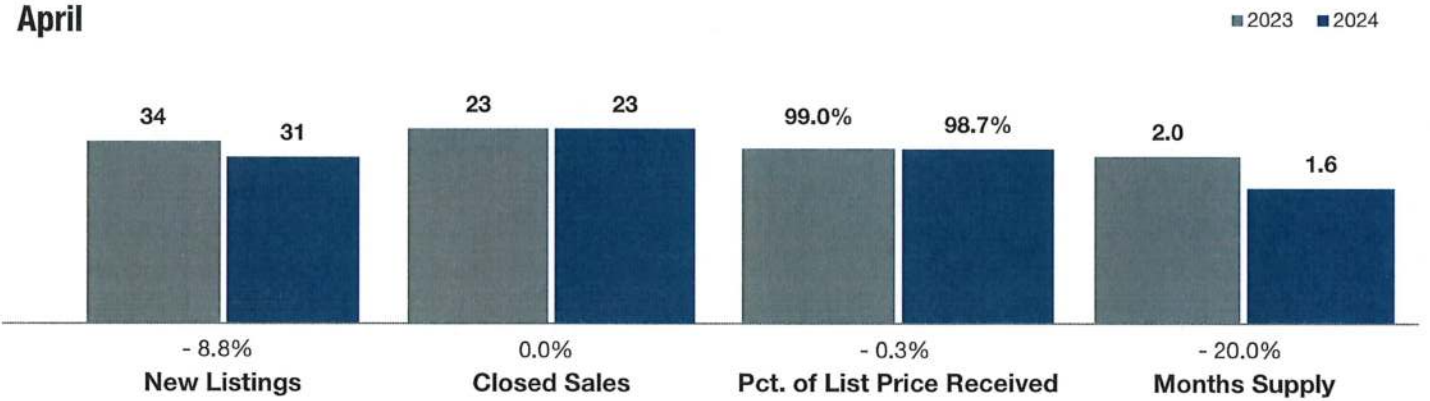


Fruita

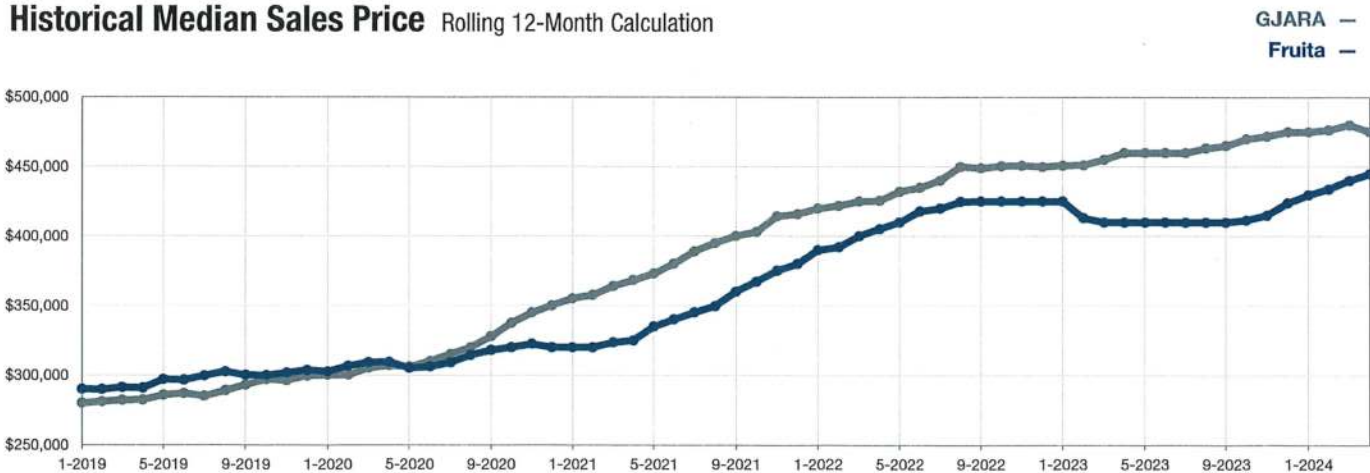
Key Metrics	April			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
New Listings	34	31	- 8.8%	110	105	- 4.5%
Sold Listings	23	23	0.0%	104	82	- 21.2%
Median Sales Price*	\$430,000	\$479,127	+ 11.4%	\$392,800	\$438,064	+ 11.5%
Average Sales Price*	\$434,917	\$481,512	+ 10.7%	\$403,117	\$447,921	+ 11.1%
Percent of List Price Received*	99.0%	98.7%	- 0.3%	98.1%	98.3%	+ 0.2%
Days on Market Until Sale	87	73	- 16.1%	98	80	- 18.4%
Inventory of Homes for Sale	59	39	- 33.9%	--	--	--
Months Supply of Inventory	2.0	1.6	- 20.0%	--	--	--

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

April



Historical Median Sales Price Rolling 12-Month Calculation



Local Market Update for April 2024

A Research Tool Provided by the Colorado Association of REALTORS®



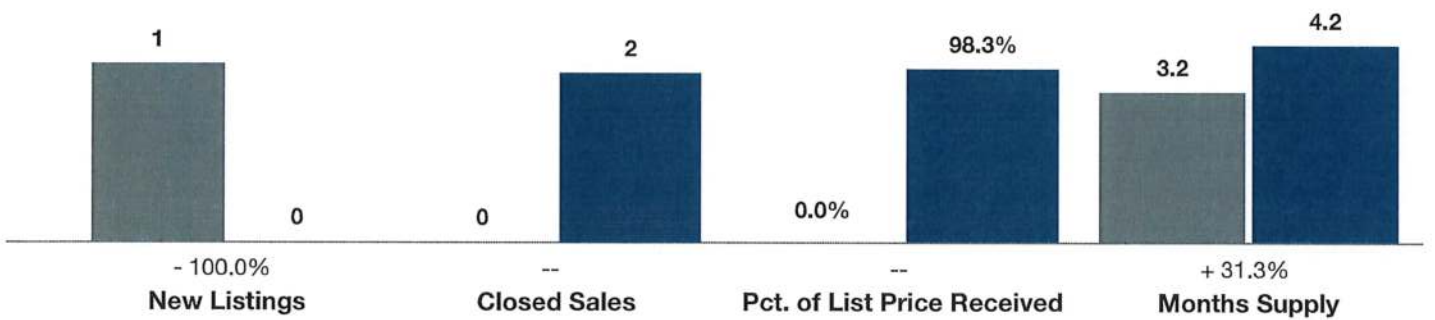
Glade Park

Key Metrics	April			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
New Listings	1	0	- 100.0%	4	5	+ 25.0%
Sold Listings	0	2	--	1	5	+ 400.0%
Median Sales Price*	\$0	\$441,500	--	\$725,000	\$458,000	- 36.8%
Average Sales Price*	\$0	\$441,500	--	\$725,000	\$539,400	- 25.6%
Percent of List Price Received*	0.0%	98.3%	--	91.8%	96.6%	+ 5.2%
Days on Market Until Sale	0	125	--	185	149	- 19.5%
Inventory of Homes for Sale	6	7	+ 16.7%	--	--	--
Months Supply of Inventory	3.2	4.2	+ 31.3%	--	--	--

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

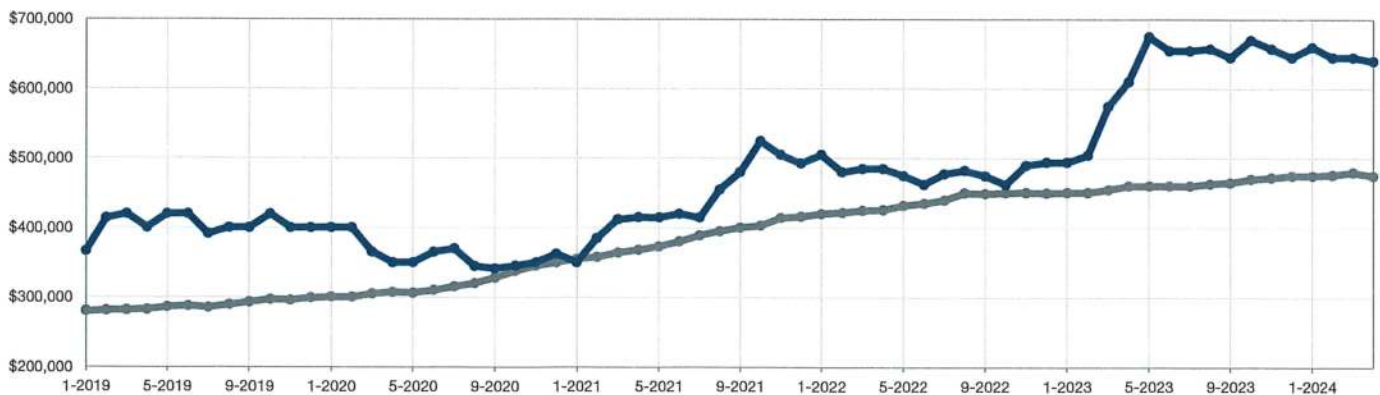
April

■ 2023 ■ 2024



Historical Median Sales Price Rolling 12-Month Calculation

— GJARA —
— Glade Park —



Local Market Update for April 2024

A Research Tool Provided by the Colorado Association of REALTORS®

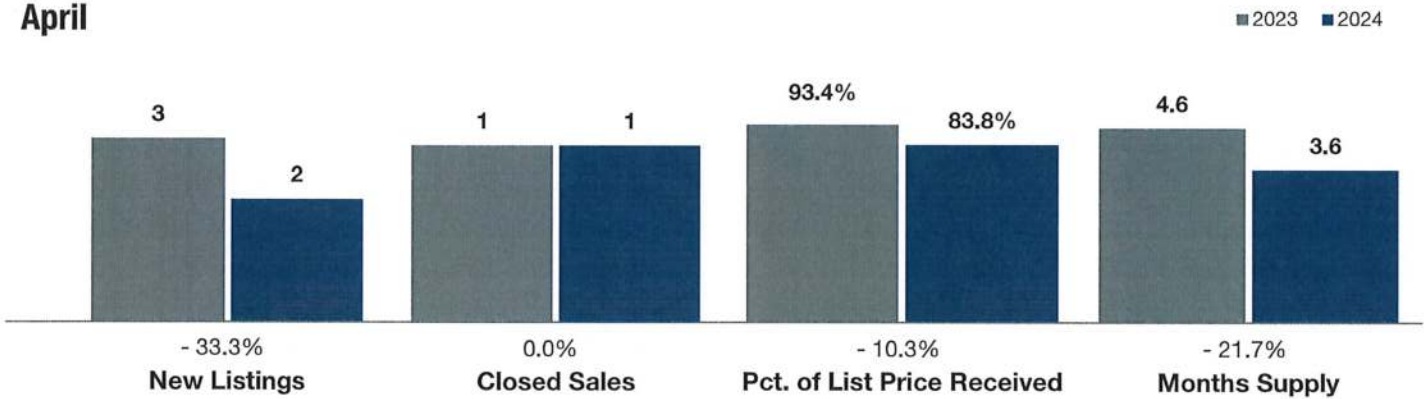


Loma

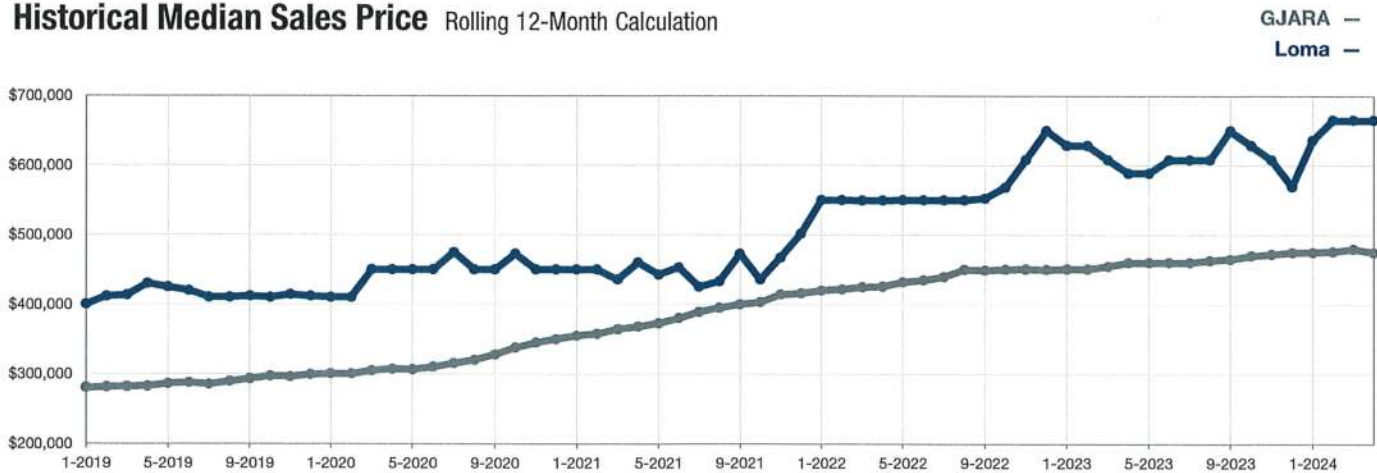
Key Metrics	April			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
New Listings	3	2	- 33.3%	9	6	- 33.3%
Sold Listings	1	1	0.0%	6	8	+ 33.3%
Median Sales Price*	\$420,000	\$335,000	- 20.2%	\$394,950	\$622,500	+ 57.6%
Average Sales Price*	\$420,000	\$335,000	- 20.2%	\$447,967	\$669,988	+ 49.6%
Percent of List Price Received*	93.4%	83.8%	- 10.3%	96.4%	96.8%	+ 0.4%
Days on Market Until Sale	241	92	- 61.8%	128	95	- 25.8%
Inventory of Homes for Sale	10	6	- 40.0%	--	--	--
Months Supply of Inventory	4.6	3.6	- 21.7%	--	--	--

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

April



Historical Median Sales Price Rolling 12-Month Calculation



Local Market Update for April 2024

A Research Tool Provided by the Colorado Association of REALTORS®



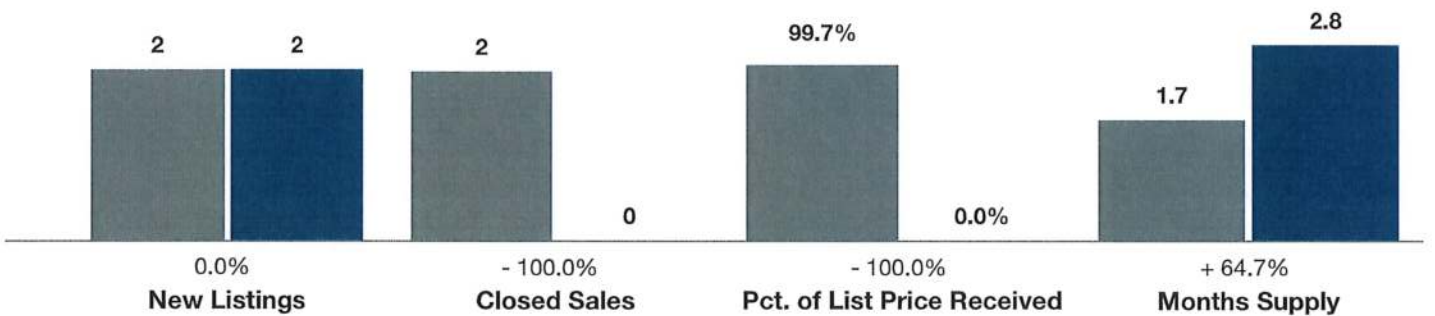
Mack

Key Metrics	April			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
New Listings	2	2	0.0%	5	5	0.0%
Sold Listings	2	0	- 100.0%	7	1	- 85.7%
Median Sales Price*	\$969,500	\$0	- 100.0%	\$325,000	\$250,500	- 22.9%
Average Sales Price*	\$969,500	\$0	- 100.0%	\$490,643	\$250,500	- 48.9%
Percent of List Price Received*	99.7%	0.0%	- 100.0%	96.7%	102.2%	+ 5.7%
Days on Market Until Sale	164	0	- 100.0%	148	136	- 8.1%
Inventory of Homes for Sale	5	5	0.0%	--	--	--
Months Supply of Inventory	1.7	2.8	+ 64.7%	--	--	--

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

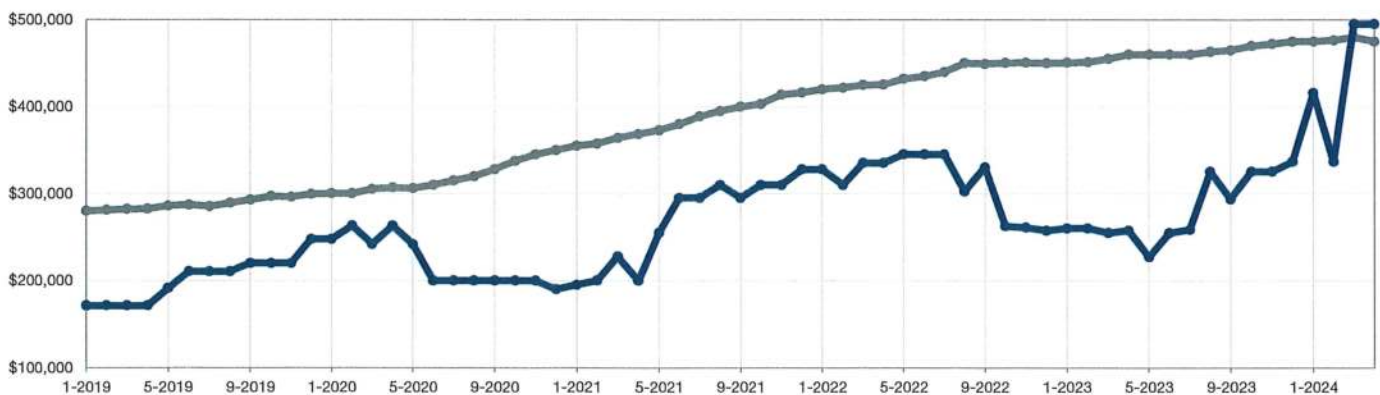
April

■ 2023 ■ 2024



Historical Median Sales Price Rolling 12-Month Calculation

GJARA —
Mack —



Local Market Update for April 2024

A Research Tool Provided by the Colorado Association of REALTORS®

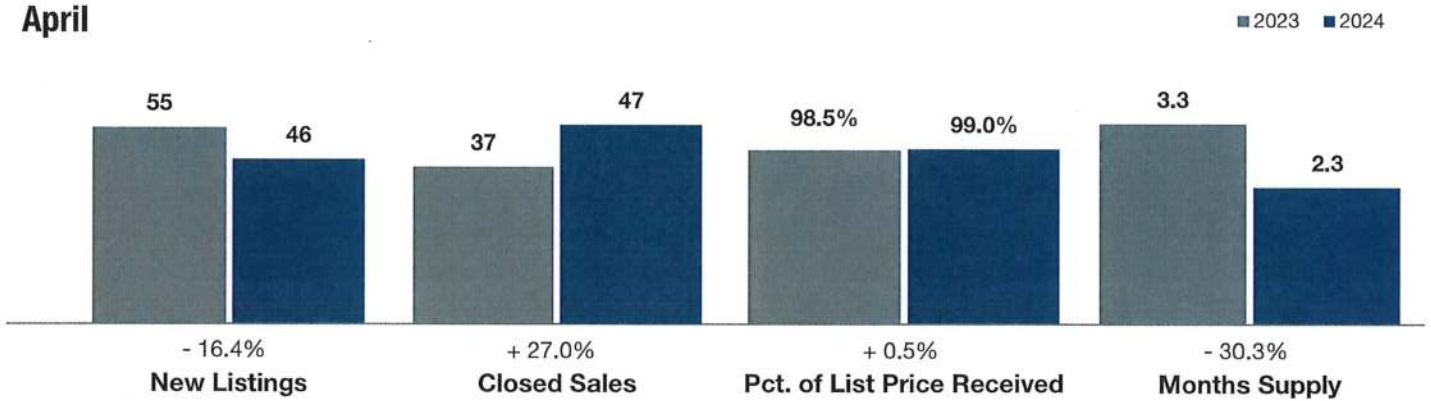


North

Key Metrics	April			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
New Listings	55	46	- 16.4%	169	171	+ 1.2%
Sold Listings	37	47	+ 27.0%	88	113	+ 28.4%
Median Sales Price*	\$415,000	\$495,000	+ 19.3%	\$435,750	\$489,127	+ 12.2%
Average Sales Price*	\$459,119	\$555,489	+ 21.0%	\$485,883	\$533,298	+ 9.8%
Percent of List Price Received*	98.5%	99.0%	+ 0.5%	98.0%	98.2%	+ 0.2%
Days on Market Until Sale	87	61	- 29.9%	86	82	- 4.7%
Inventory of Homes for Sale	99	75	- 24.2%	--	--	--
Months Supply of Inventory	3.3	2.3	- 30.3%	--	--	--

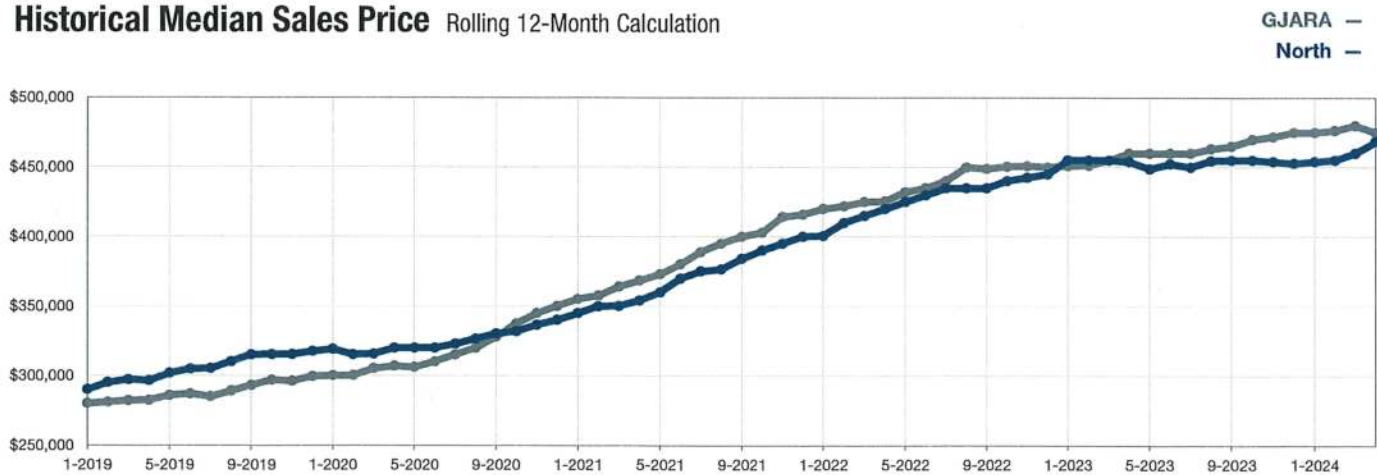
* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

April



Historical Median Sales Price

Rolling 12-Month Calculation



Local Market Update for April 2024

A Research Tool Provided by the Colorado Association of REALTORS®

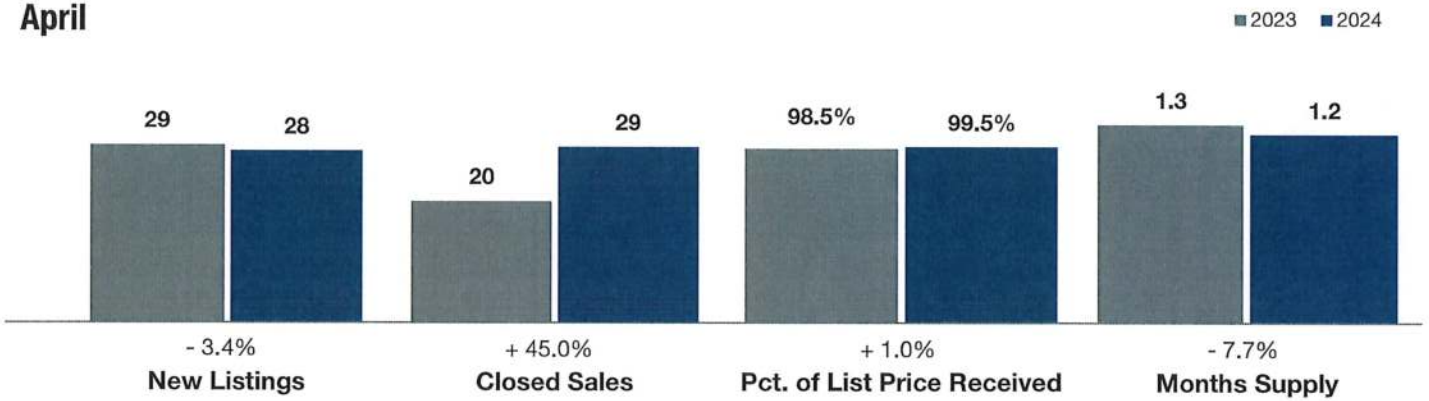


Northeast

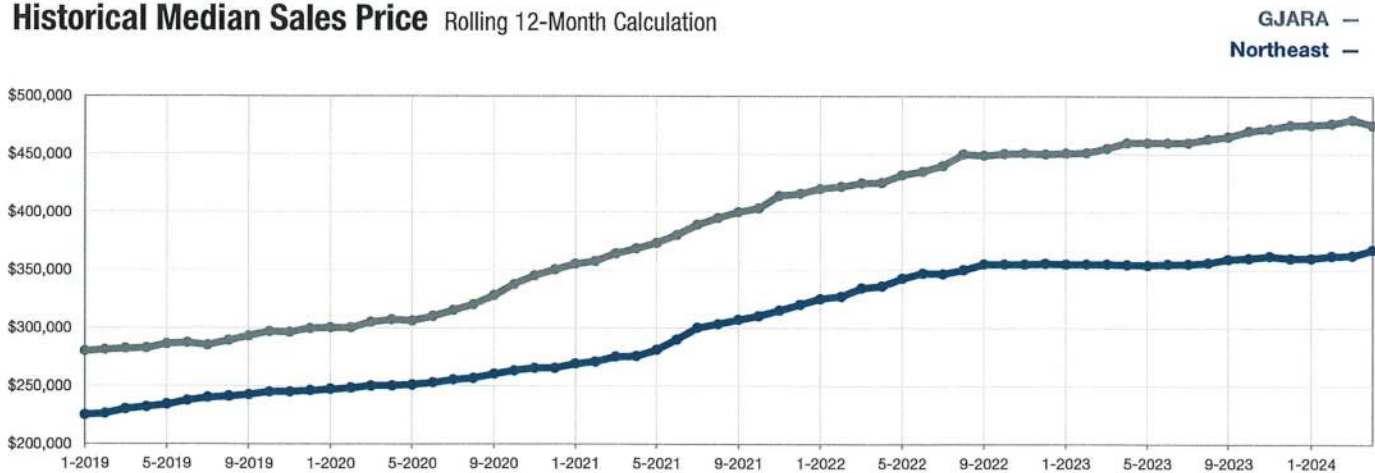
Key Metrics	April			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
New Listings	29	28	- 3.4%	105	129	+ 22.9%
Sold Listings	20	29	+ 45.0%	92	117	+ 27.2%
Median Sales Price*	\$339,000	\$405,855	+ 19.7%	\$340,000	\$370,000	+ 8.8%
Average Sales Price*	\$333,356	\$407,929	+ 22.4%	\$354,998	\$370,838	+ 4.5%
Percent of List Price Received*	98.5%	99.5%	+ 1.0%	98.2%	99.3%	+ 1.1%
Days on Market Until Sale	66	75	+ 13.6%	88	81	- 8.0%
Inventory of Homes for Sale	38	37	- 2.6%	--	--	--
Months Supply of Inventory	1.3	1.2	- 7.7%	--	--	--

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

April



Historical Median Sales Price Rolling 12-Month Calculation



Local Market Update for April 2024

A Research Tool Provided by the Colorado Association of REALTORS®

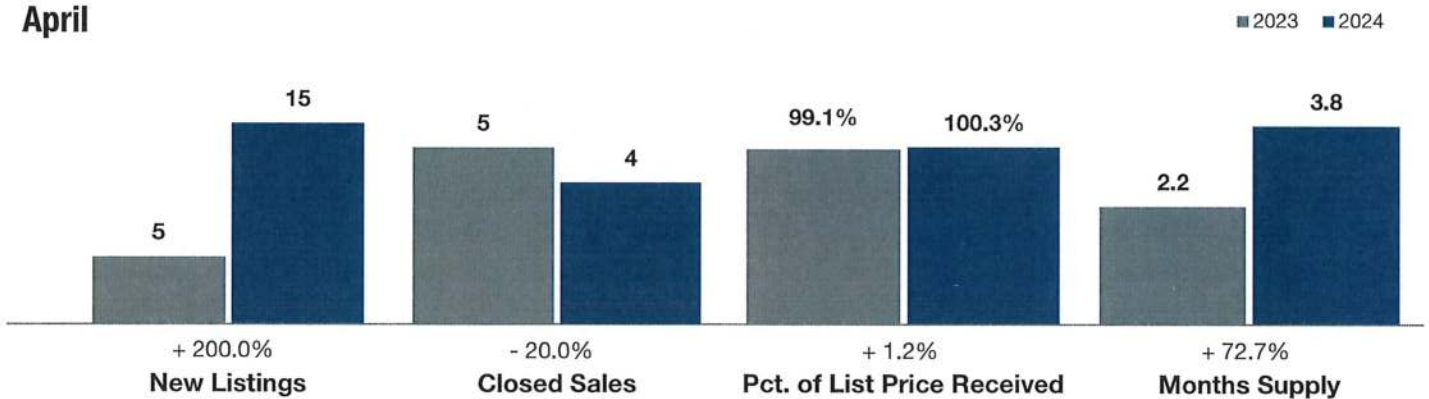


Northwest

Key Metrics	April			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
New Listings	5	15	+ 200.0%	28	33	+ 17.9%
Sold Listings	5	4	- 20.0%	24	10	- 58.3%
Median Sales Price*	\$675,000	\$565,450	- 16.2%	\$647,250	\$582,450	- 10.0%
Average Sales Price*	\$696,788	\$554,575	- 20.4%	\$697,918	\$581,580	- 16.7%
Percent of List Price Received*	99.1%	100.3%	+ 1.2%	96.9%	98.9%	+ 2.1%
Days on Market Until Sale	102	73	- 28.4%	113	71	- 37.2%
Inventory of Homes for Sale	13	15	+ 15.4%	--	--	--
Months Supply of Inventory	2.2	3.8	+ 72.7%	--	--	--

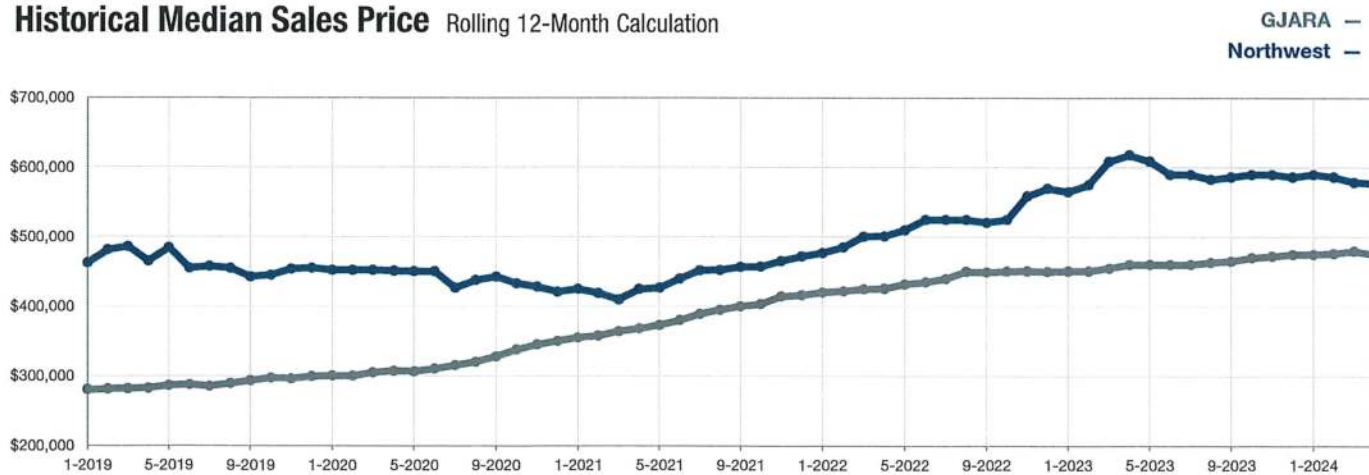
* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

April



Historical Median Sales Price

Rolling 12-Month Calculation



Local Market Update for April 2024

A Research Tool Provided by the Colorado Association of REALTORS®

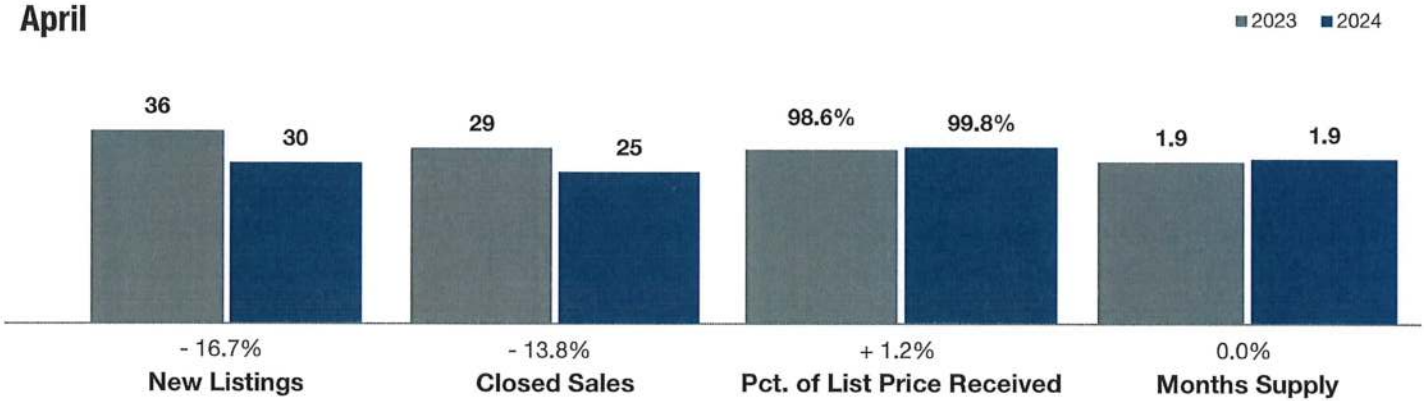


Orchard Mesa

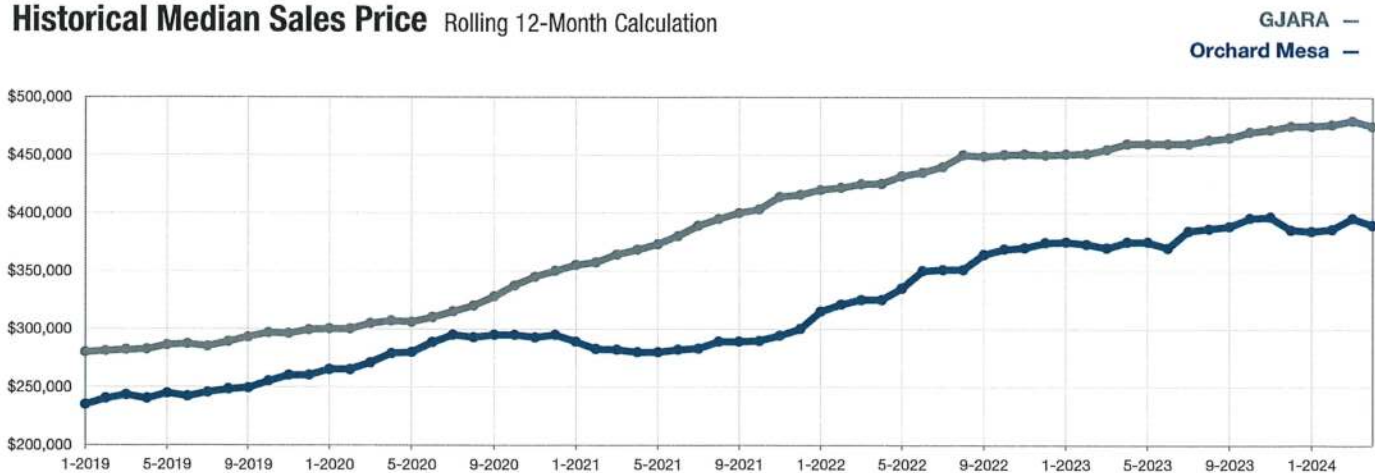
Key Metrics	April			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
New Listings	36	30	- 16.7%	109	112	+ 2.8%
Sold Listings	29	25	- 13.8%	82	68	- 17.1%
Median Sales Price*	\$415,000	\$379,900	- 8.5%	\$378,000	\$391,450	+ 3.6%
Average Sales Price*	\$408,943	\$376,317	- 8.0%	\$377,290	\$390,696	+ 3.6%
Percent of List Price Received*	98.6%	99.8%	+ 1.2%	98.6%	99.5%	+ 0.9%
Days on Market Until Sale	80	77	- 3.8%	87	78	- 10.3%
Inventory of Homes for Sale	50	44	- 12.0%	--	--	--
Months Supply of Inventory	1.9	1.9	0.0%	--	--	--

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

April



Historical Median Sales Price Rolling 12-Month Calculation



Local Market Update for April 2024

A Research Tool Provided by the Colorado Association of REALTORS®



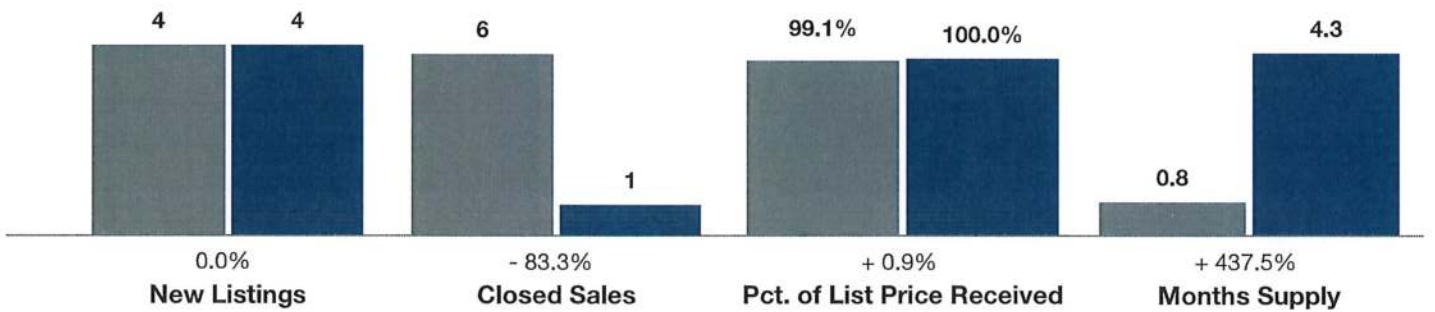
Outside Mesa County

Key Metrics	April			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
New Listings	4	4	0.0%	15	8	- 46.7%
Sold Listings	6	1	- 83.3%	10	3	- 70.0%
Median Sales Price*	\$253,875	\$109,900	- 56.7%	\$253,875	\$109,900	- 56.7%
Average Sales Price*	\$317,958	\$109,900	- 65.4%	\$456,975	\$166,250	- 63.6%
Percent of List Price Received*	99.1%	100.0%	+ 0.9%	97.4%	100.5%	+ 3.2%
Days on Market Until Sale	62	71	+ 14.5%	76	68	- 10.5%
Inventory of Homes for Sale	3	7	+ 133.3%	--	--	--
Months Supply of Inventory	0.8	4.3	+ 437.5%	--	--	--

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

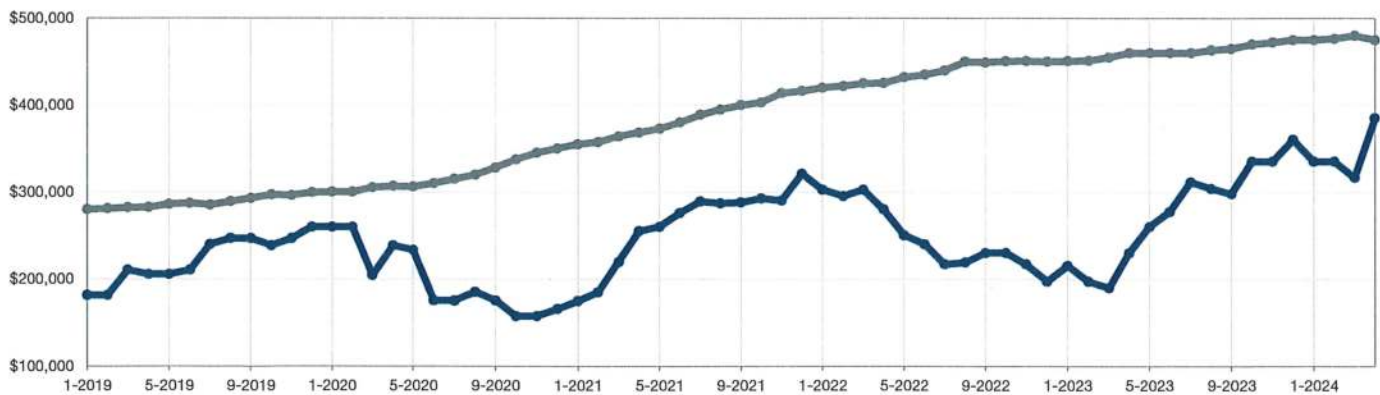
April

■ 2023 ■ 2024



Historical Median Sales Price Rolling 12-Month Calculation

GJARA —
Outside Mesa County —



Local Market Update for April 2024

A Research Tool Provided by the Colorado Association of REALTORS®

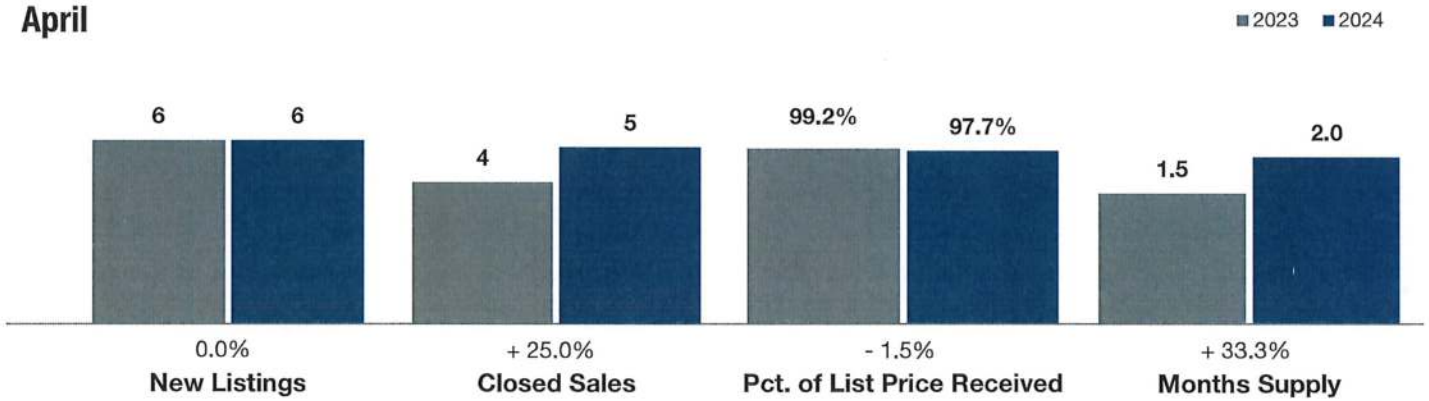


Palisade

Key Metrics	April			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
New Listings	6	6	0.0%	24	24	0.0%
Sold Listings	4	5	+ 25.0%	14	14	0.0%
Median Sales Price*	\$458,000	\$450,000	- 1.7%	\$508,500	\$437,500	- 14.0%
Average Sales Price*	\$463,800	\$478,000	+ 3.1%	\$472,916	\$353,786	- 25.2%
Percent of List Price Received*	99.2%	97.7%	- 1.5%	99.8%	96.6%	- 3.2%
Days on Market Until Sale	102	45	- 55.9%	103	70	- 32.0%
Inventory of Homes for Sale	10	10	0.0%	--	--	--
Months Supply of Inventory	1.5	2.0	+ 33.3%	--	--	--

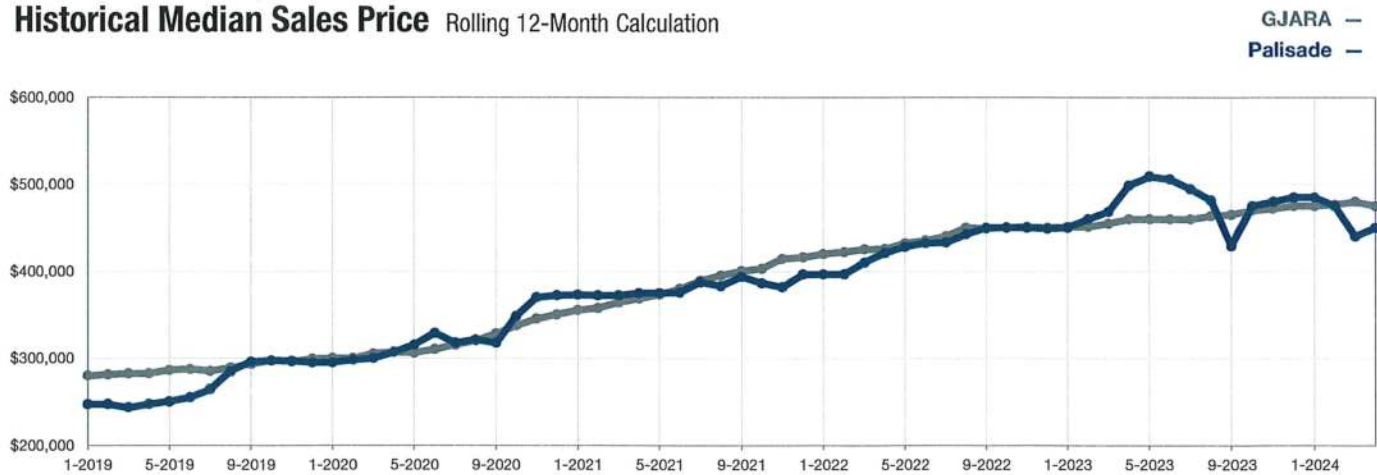
* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

April



Historical Median Sales Price

Rolling 12-Month Calculation



Local Market Update for April 2024

A Research Tool Provided by the Colorado Association of REALTORS®



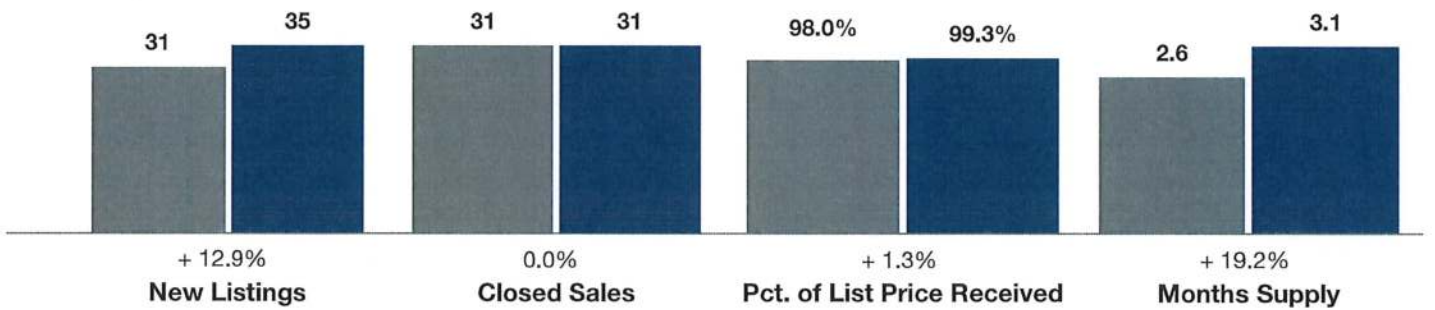
Redlands

Key Metrics	April			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
New Listings	31	35	+ 12.9%	125	109	- 12.8%
Sold Listings	31	31	0.0%	96	71	- 26.0%
Median Sales Price*	\$587,500	\$530,000	- 9.8%	\$575,750	\$590,000	+ 2.5%
Average Sales Price*	\$621,340	\$650,844	+ 4.7%	\$628,432	\$649,243	+ 3.3%
Percent of List Price Received*	98.0%	99.3%	+ 1.3%	97.9%	98.8%	+ 0.9%
Days on Market Until Sale	85	88	+ 3.5%	106	96	- 9.4%
Inventory of Homes for Sale	69	68	- 1.4%	--	--	--
Months Supply of Inventory	2.6	3.1	+ 19.2%	--	--	--

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

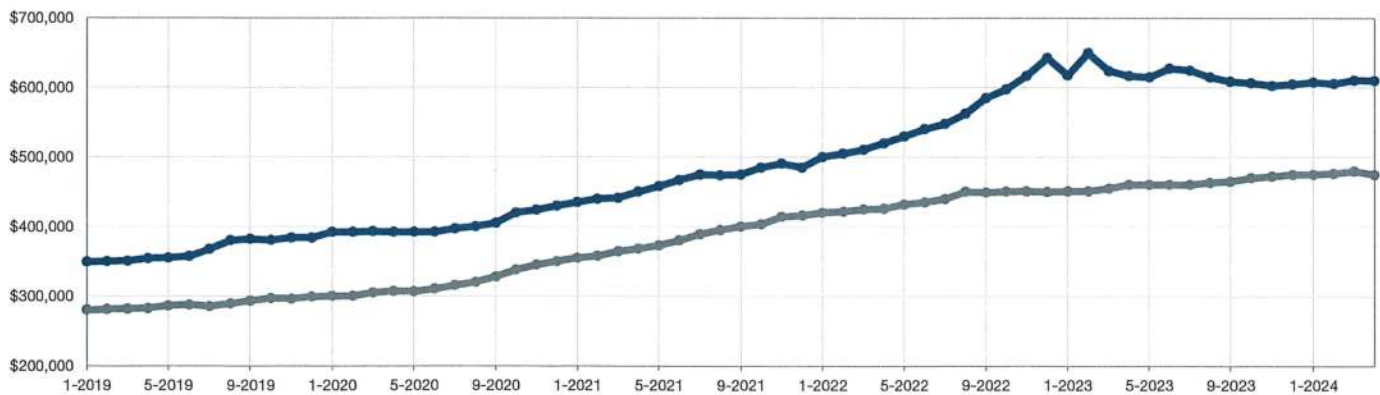
April

■ 2023 ■ 2024



Historical Median Sales Price Rolling 12-Month Calculation

— GJARA —
— Redlands —



Local Market Update for April 2024

A Research Tool Provided by the Colorado Association of REALTORS®



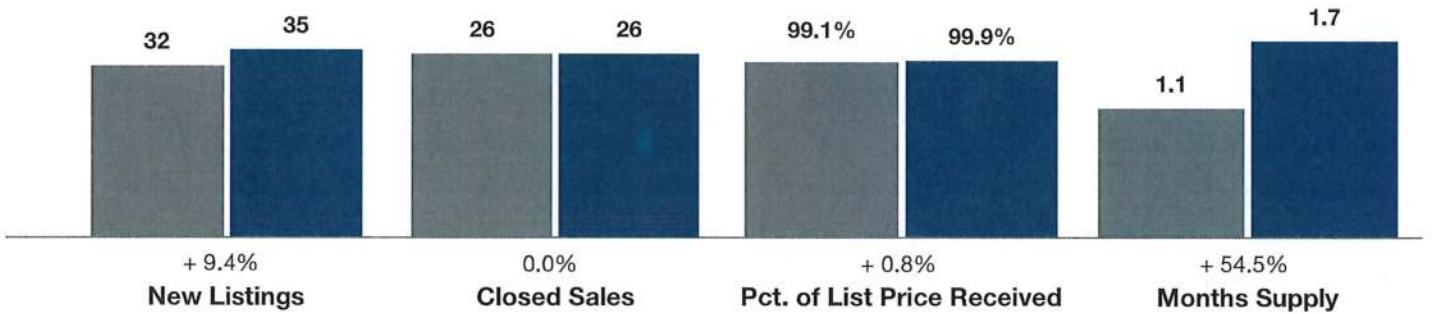
Southeast

Key Metrics	April			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
New Listings	32	35	+ 9.4%	103	123	+ 19.4%
Sold Listings	26	26	0.0%	90	84	- 6.7%
Median Sales Price*	\$344,700	\$334,875	- 2.9%	\$332,500	\$334,375	+ 0.6%
Average Sales Price*	\$339,224	\$329,056	- 3.0%	\$318,473	\$323,171	+ 1.5%
Percent of List Price Received*	99.1%	99.9%	+ 0.8%	98.6%	98.5%	- 0.1%
Days on Market Until Sale	75	57	- 24.0%	77	77	0.0%
Inventory of Homes for Sale	30	37	+ 23.3%	--	--	--
Months Supply of Inventory	1.1	1.7	+ 54.5%	--	--	--

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

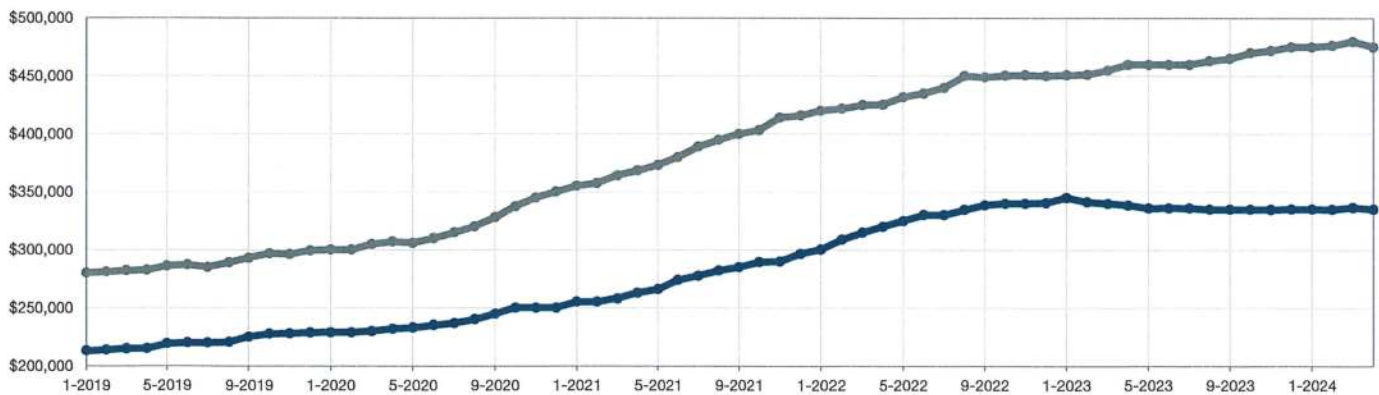
April

■ 2023 ■ 2024



Historical Median Sales Price Rolling 12-Month Calculation

GJARA —
Southeast —



Local Market Update for April 2024

A Research Tool Provided by the Colorado Association of REALTORS®



West Grand Junction

Key Metrics	April			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
Days on Market Until Sale	0	0	--	0	0	--
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	1.0	0.0	- 100.0%	--	--	--

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

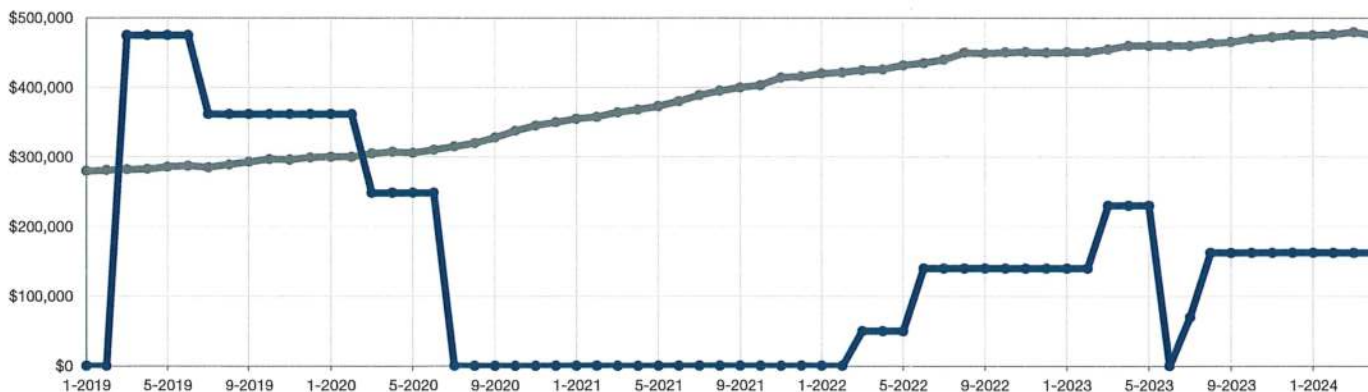
April

■ 2023 ■ 2024



Historical Median Sales Price Rolling 12-Month Calculation

GJARA —
West Grand Junction —



Local Market Update for April 2024

A Research Tool Provided by the Colorado Association of REALTORS®

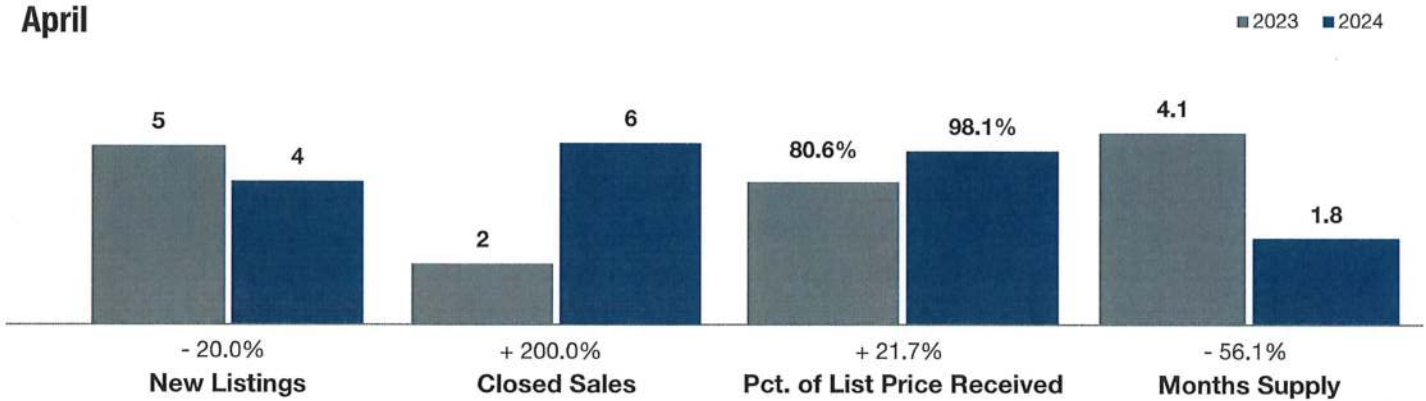


Whitewater/Gateway

Key Metrics	April			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
New Listings	5	4	- 20.0%	14	14	0.0%
Sold Listings	2	6	+ 200.0%	7	11	+ 57.1%
Median Sales Price*	\$665,750	\$449,250	- 32.5%	\$565,000	\$403,500	- 28.6%
Average Sales Price*	\$665,750	\$497,933	- 25.2%	\$627,357	\$476,000	- 24.1%
Percent of List Price Received*	80.6%	98.1%	+ 21.7%	91.8%	98.3%	+ 7.1%
Days on Market Until Sale	34	114	+ 235.3%	65	105	+ 61.5%
Inventory of Homes for Sale	10	5	- 50.0%	--	--	--
Months Supply of Inventory	4.1	1.8	- 56.1%	--	--	--

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

April



Historical Median Sales Price Rolling 12-Month Calculation

