

Local Market Update for September 2024

A Research Tool Provided by the Colorado Association of REALTORS®



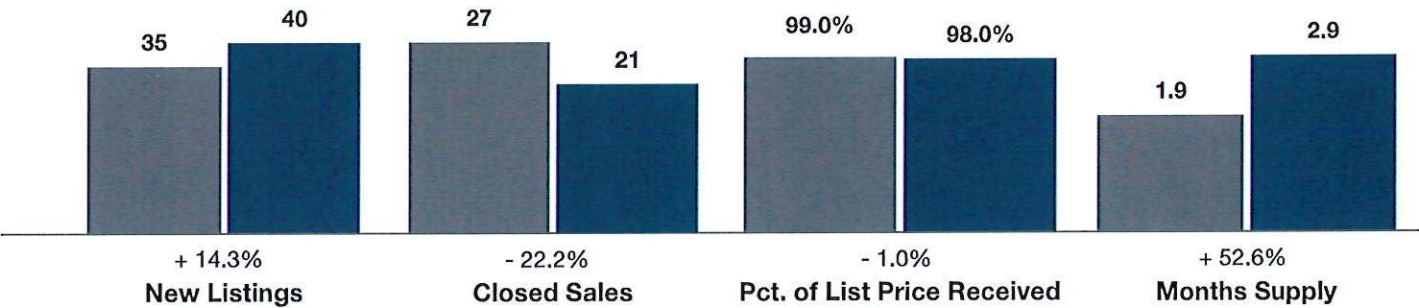
City

Key Metrics	September			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 09-2023	Thru 09-2024	Percent Change from Previous Year
New Listings	35	40	+ 14.3%	304	329	+ 8.2%
Sold Listings	27	21	- 22.2%	268	232	- 13.4%
Median Sales Price*	\$308,250	\$349,500	+ 13.4%	\$305,000	\$330,000	+ 8.2%
Average Sales Price*	\$320,915	\$317,209	- 1.2%	\$310,228	\$326,299	+ 5.2%
Percent of List Price Received*	99.0%	98.0%	- 1.0%	98.0%	98.1%	+ 0.1%
Days on Market Until Sale	49	54	+ 10.2%	70	66	- 5.7%
Inventory of Homes for Sale	56	71	+ 26.8%	--	--	--
Months Supply of Inventory	1.9	2.9	+ 52.6%	--	--	--

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

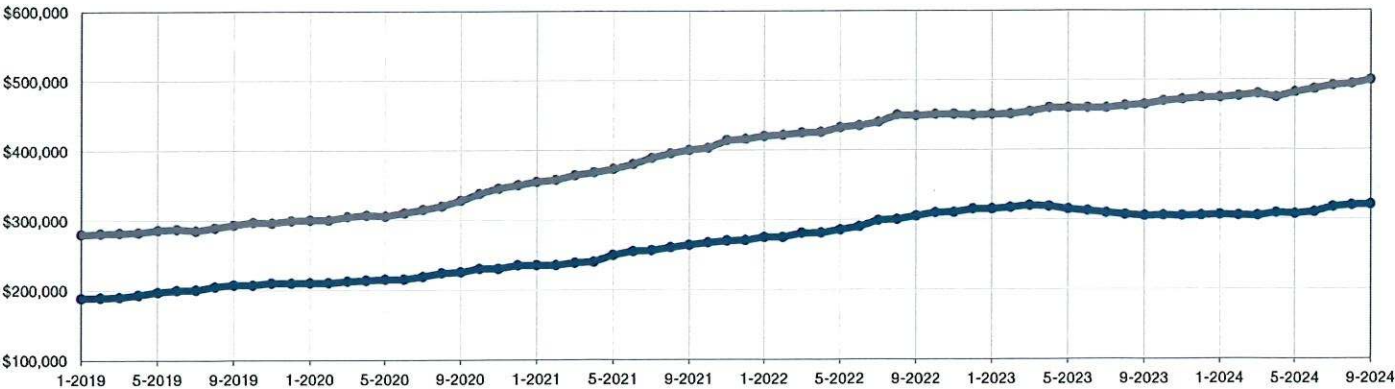
September

2023 2024



Historical Median Sales Price Rolling 12-Month Calculation

GJARA —
City —



Local Market Update for September 2024

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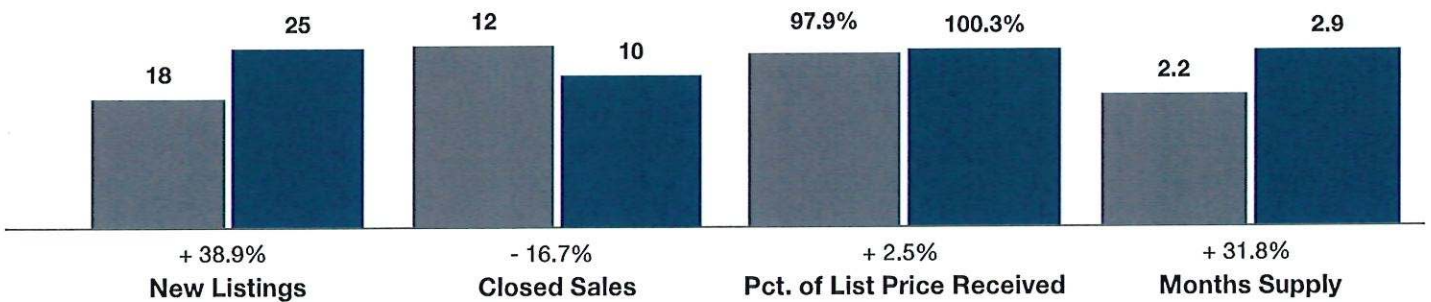
Clifton

Key Metrics	September			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 09-2023	Thru 09-2024	Percent Change from Previous Year
New Listings	18	25	+ 38.9%	184	194	+ 5.4%
Sold Listings	12	10	- 16.7%	141	153	+ 8.5%
Median Sales Price*	\$325,225	\$334,450	+ 2.8%	\$250,000	\$299,000	+ 19.6%
Average Sales Price*	\$330,079	\$374,662	+ 13.5%	\$256,149	\$297,095	+ 16.0%
Percent of List Price Received*	97.9%	100.3%	+ 2.5%	98.2%	98.0%	- 0.2%
Days on Market Until Sale	67	75	+ 11.9%	71	71	0.0%
Inventory of Homes for Sale	35	47	+ 34.3%	--	--	--
Months Supply of Inventory	2.2	2.9	+ 31.8%	--	--	--

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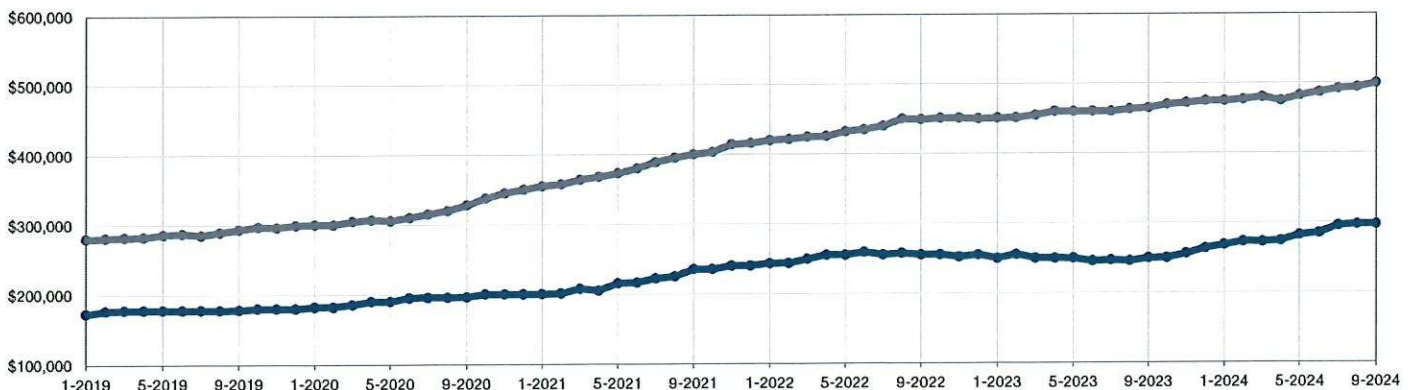
September

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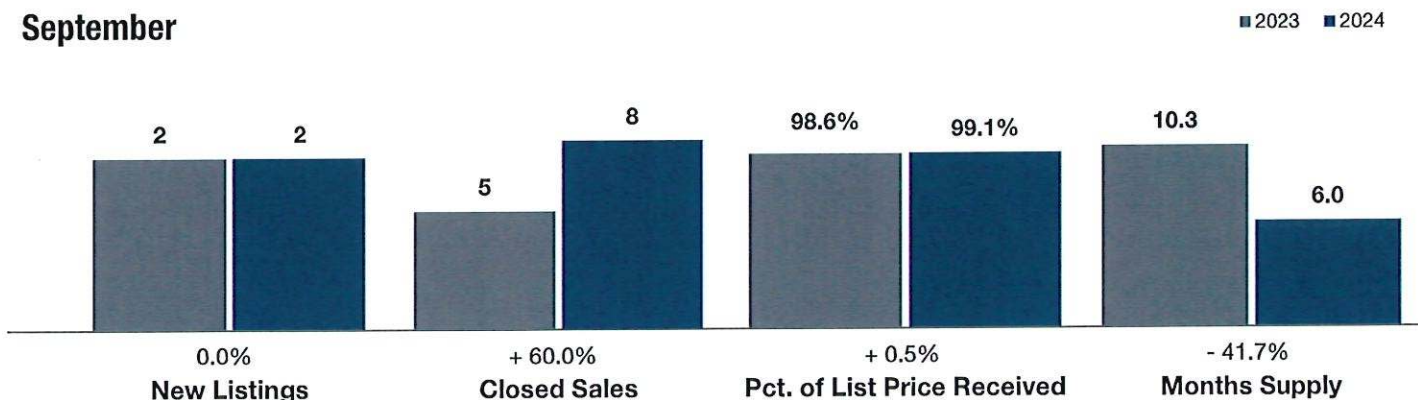


Collbran/Mesa/Vega

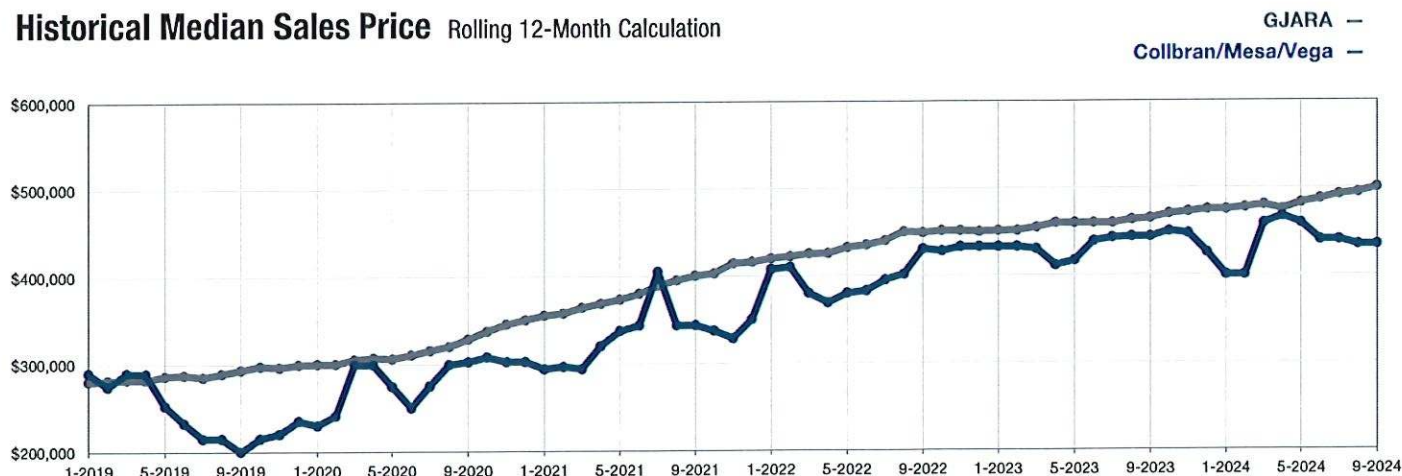
Key Metrics	September			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 09-2023	Thru 09-2024	Percent Change from Previous Year
New Listings	2	2	0.0%	54	68	+ 25.9%
Sold Listings	5	8	+ 60.0%	23	38	+ 65.2%
Median Sales Price*	\$481,000	\$430,000	- 10.6%	\$509,500	\$449,500	- 11.8%
Average Sales Price*	\$496,250	\$495,813	- 0.1%	\$472,445	\$530,079	+ 12.2%
Percent of List Price Received*	98.6%	99.1%	+ 0.5%	96.1%	96.4%	+ 0.3%
Days on Market Until Sale	121	67	- 44.6%	107	100	- 6.5%
Inventory of Homes for Sale	30	27	- 10.0%	--	--	--
Months Supply of Inventory	10.3	6.0	- 41.7%	--	--	--

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September



Historical Median Sales Price Rolling 12-Month Calculation



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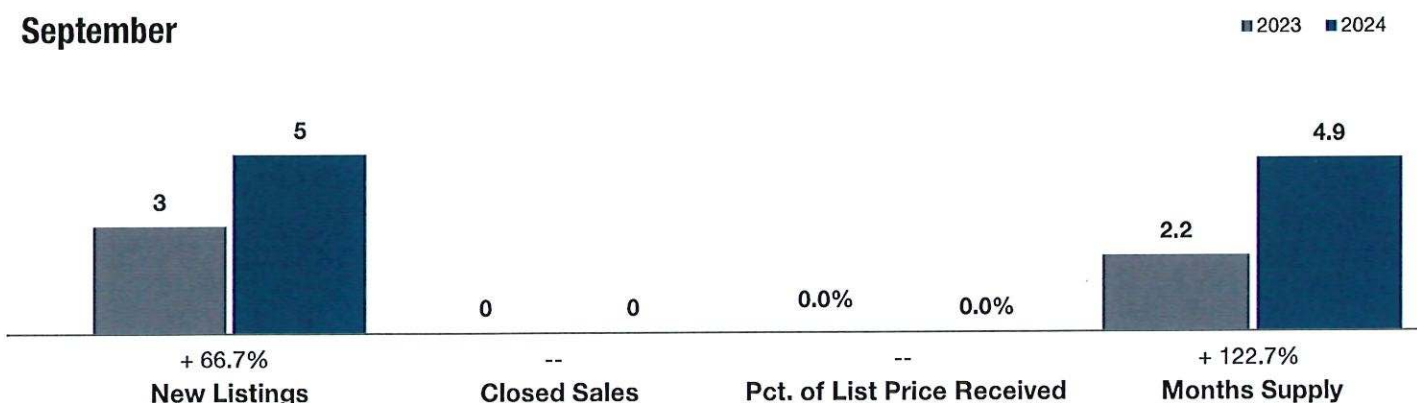


Debeque (Includes De-Beque Cutoff)

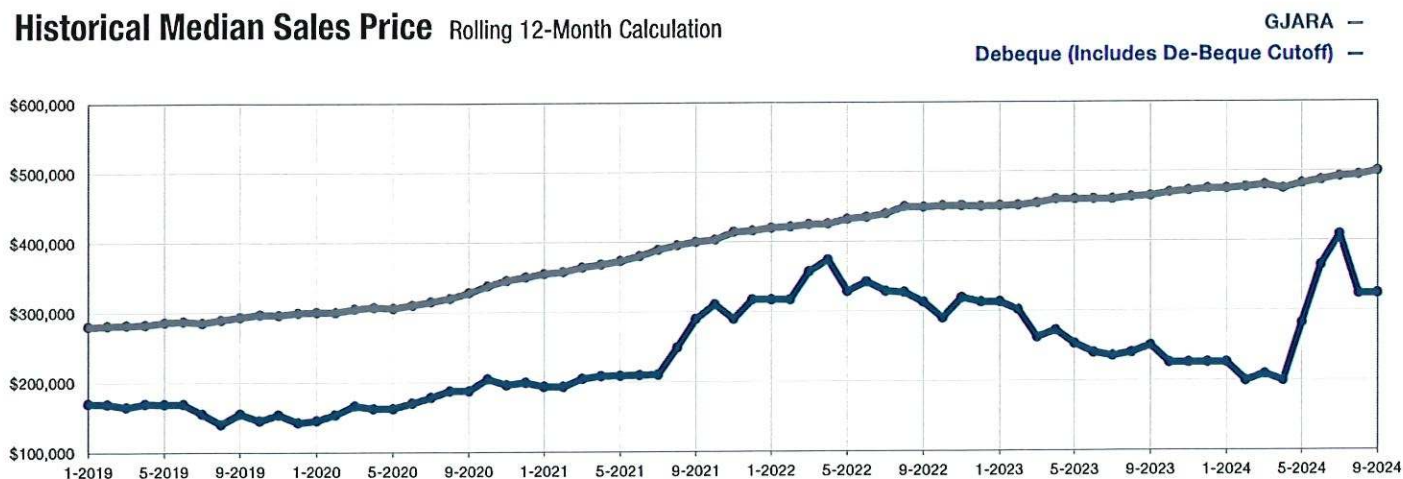
Key Metrics	September			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 09-2023	Thru 09-2024	Percent Change from Previous Year
New Listings	3	5	+ 66.7%	9	21	+ 133.3%
Sold Listings	0	0	--	11	9	- 18.2%
Median Sales Price*	\$0	\$0	--	\$250,000	\$365,000	+ 46.0%
Average Sales Price*	\$0	\$0	--	\$300,364	\$440,889	+ 46.8%
Percent of List Price Received*	0.0%	0.0%	--	93.5%	96.9%	+ 3.6%
Days on Market Until Sale	0	0	--	134	78	- 41.8%
Inventory of Homes for Sale	4	7	+ 75.0%	--	--	--
Months Supply of Inventory	2.2	4.9	+ 122.7%	--	--	--

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September



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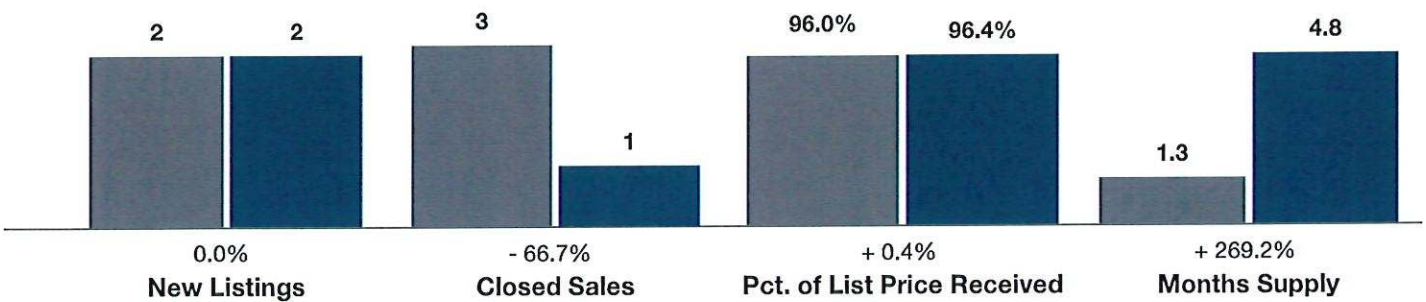
East Orchard Mesa

Key Metrics	September			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 09-2023	Thru 09-2024	Percent Change from Previous Year
New Listings	2	2	0.0%	19	17	- 10.5%
Sold Listings	3	1	- 66.7%	12	11	- 8.3%
Median Sales Price*	\$850,000	\$868,000	+ 2.1%	\$664,950	\$825,000	+ 24.1%
Average Sales Price*	\$763,267	\$868,000	+ 13.7%	\$614,600	\$789,636	+ 28.5%
Percent of List Price Received*	96.0%	96.4%	+ 0.4%	98.1%	93.3%	- 4.9%
Days on Market Until Sale	50	84	+ 68.0%	50	100	+ 100.0%
Inventory of Homes for Sale	2	7	+ 250.0%	--	--	--
Months Supply of Inventory	1.3	4.8	+ 269.2%	--	--	--

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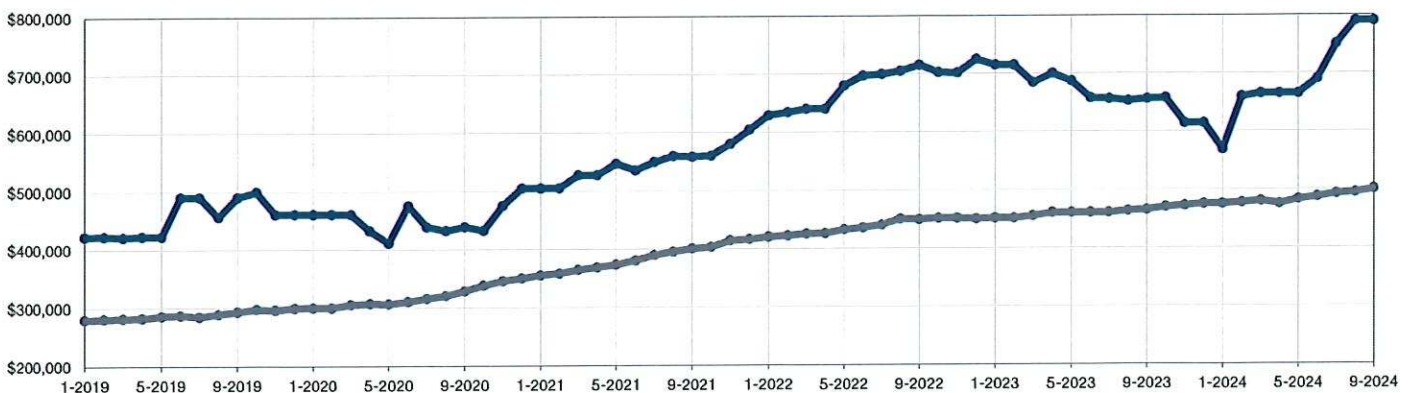
September

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East Orchard Mesa —



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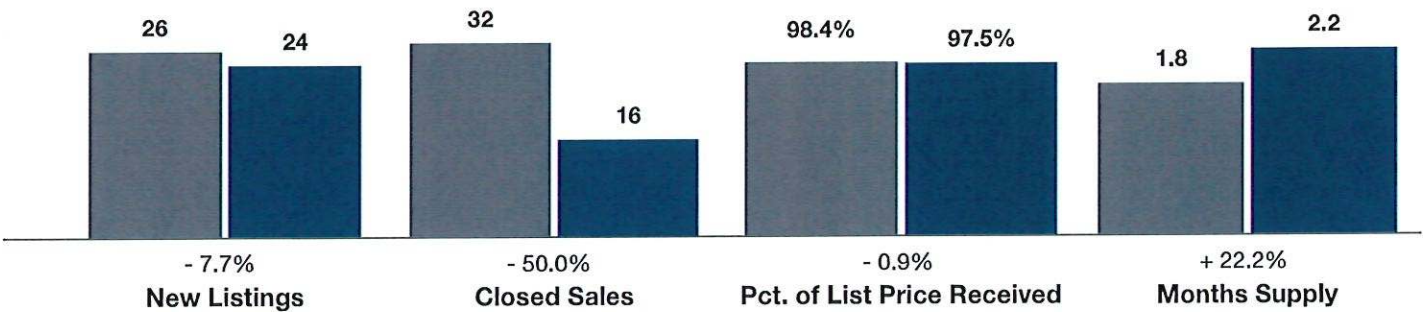
Fruita

Key Metrics	September			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 09-2023	Thru 09-2024	Percent Change from Previous Year
New Listings	26	24	- 7.7%	279	268	- 3.9%
Sold Listings	32	16	- 50.0%	253	216	- 14.6%
Median Sales Price*	\$453,750	\$482,000	+ 6.2%	\$415,000	\$454,132	+ 9.4%
Average Sales Price*	\$479,849	\$506,910	+ 5.6%	\$445,295	\$467,283	+ 4.9%
Percent of List Price Received*	98.4%	97.5%	- 0.9%	98.2%	97.9%	- 0.3%
Days on Market Until Sale	75	72	- 4.0%	87	71	- 18.4%
Inventory of Homes for Sale	48	51	+ 6.3%	--	--	--
Months Supply of Inventory	1.8	2.2	+ 22.2%	--	--	--

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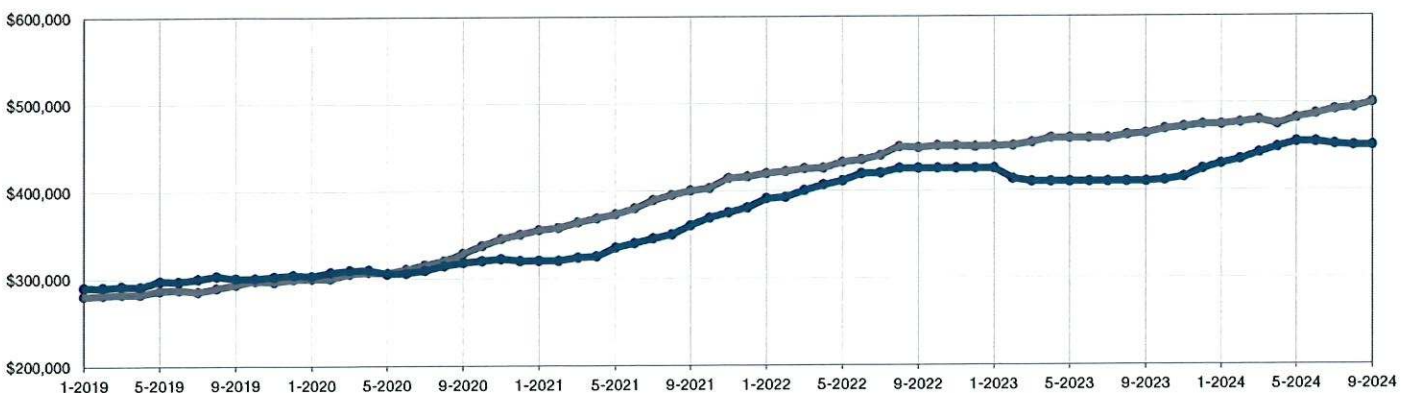
September

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Fruita —



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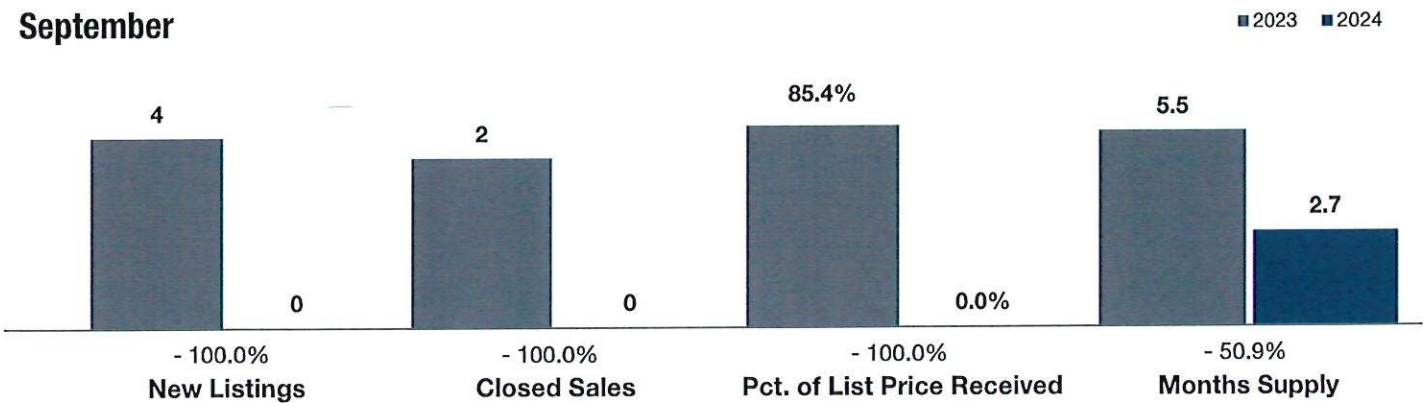


Glade Park

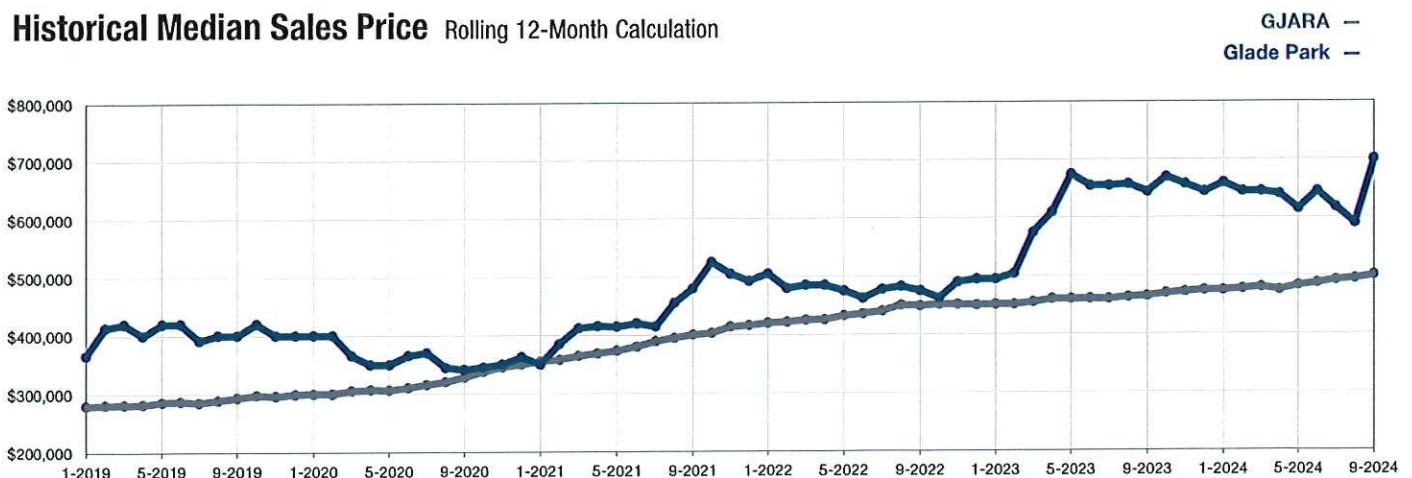
Key Metrics	September			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 09-2023	Thru 09-2024	Percent Change from Previous Year
New Listings	4	0	- 100.0%	17	17	0.0%
Sold Listings	2	0	- 100.0%	10	12	+ 20.0%
Median Sales Price*	\$402,000	\$0	- 100.0%	\$642,500	\$647,000	+ 0.7%
Average Sales Price*	\$402,000	\$0	- 100.0%	\$620,900	\$637,388	+ 2.7%
Percent of List Price Received*	85.4%	0.0%	- 100.0%	94.9%	94.6%	- 0.3%
Days on Market Until Sale	252	0	- 100.0%	141	136	- 3.5%
Inventory of Homes for Sale	8	5	- 37.5%	--	--	--
Months Supply of Inventory	5.5	2.7	- 50.9%	--	--	--

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September



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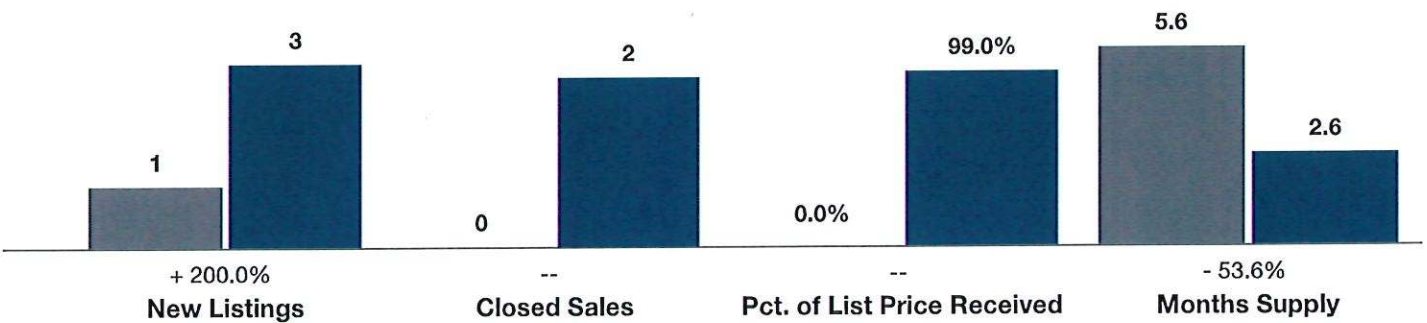
Loma

Key Metrics	September			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 09-2023	Thru 09-2024	Percent Change from Previous Year
New Listings	1	3	+ 200.0%	19	19	0.0%
Sold Listings	0	2	--	11	19	+ 72.7%
Median Sales Price*	\$0	\$751,000	--	\$570,000	\$580,000	+ 1.8%
Average Sales Price*	\$0	\$751,000	--	\$568,300	\$584,258	+ 2.8%
Percent of List Price Received*	0.0%	99.0%	--	96.8%	97.1%	+ 0.3%
Days on Market Until Sale	0	62	--	117	96	- 17.9%
Inventory of Homes for Sale	10	5	- 50.0%	--	--	--
Months Supply of Inventory	5.6	2.6	- 53.6%	--	--	--

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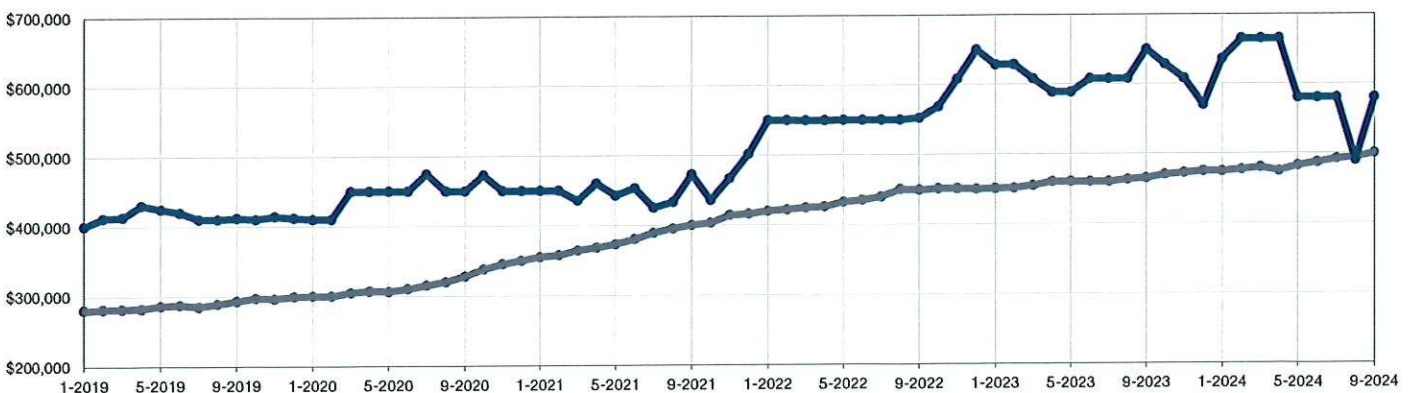
September

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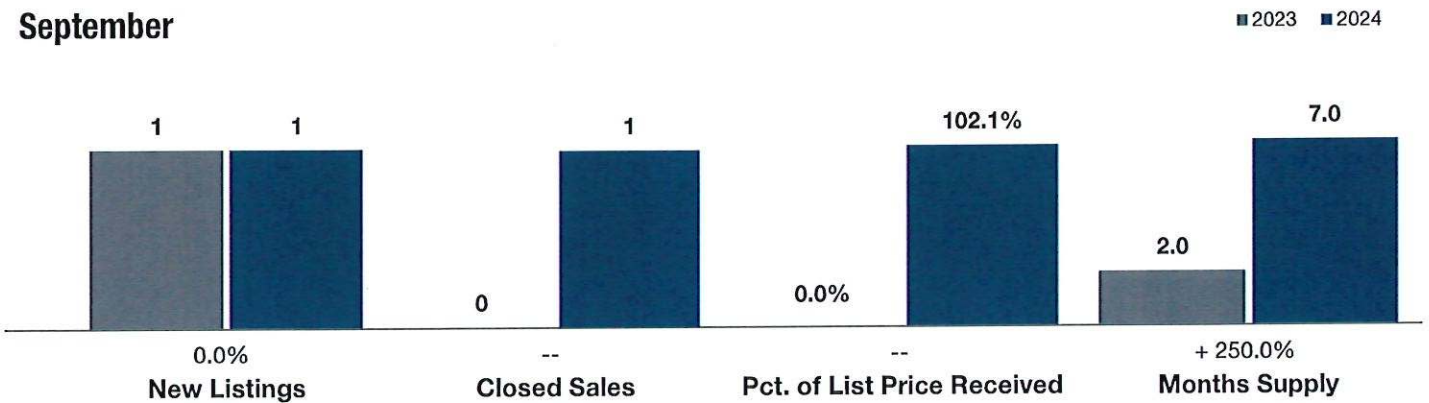


Mack

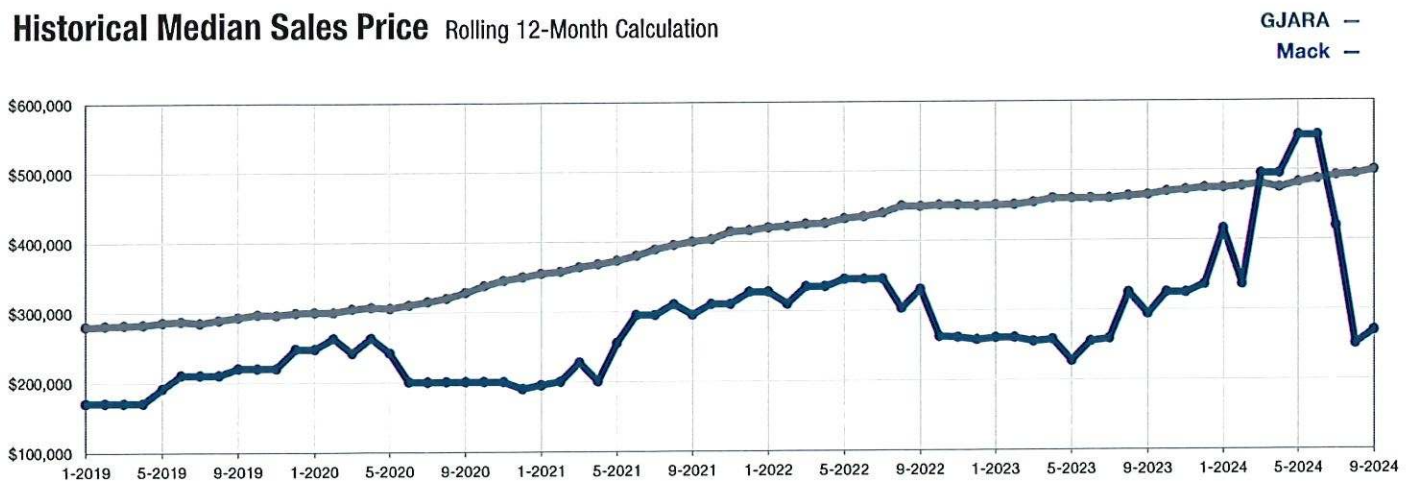
Key Metrics	September			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 09-2023	Thru 09-2024	Percent Change from Previous Year
New Listings	1	1	0.0%	12	15	+ 25.0%
Sold Listings	0	1	--	14	5	- 64.3%
Median Sales Price*	\$0	\$408,400	--	\$415,750	\$288,690	- 30.6%
Average Sales Price*	\$0	\$408,400	--	\$501,521	\$338,567	- 32.5%
Percent of List Price Received*	0.0%	102.1%	--	97.9%	97.4%	- 0.5%
Days on Market Until Sale	0	168	--	126	107	- 15.1%
Inventory of Homes for Sale	5	7	+ 40.0%	--	--	--
Months Supply of Inventory	2.0	7.0	+ 250.0%	--	--	--

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September



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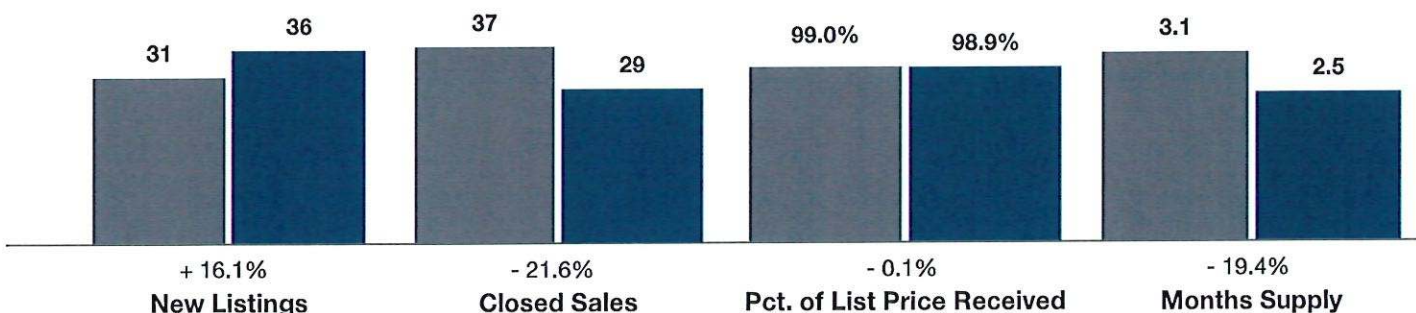
North

Key Metrics	September			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 09-2023	Thru 09-2024	Percent Change from Previous Year
New Listings	31	36	+ 16.1%	398	411	+ 3.3%
Sold Listings	37	29	- 21.6%	293	317	+ 8.2%
Median Sales Price*	\$425,000	\$555,000	+ 30.6%	\$454,000	\$510,000	+ 12.3%
Average Sales Price*	\$462,046	\$620,616	+ 34.3%	\$514,848	\$561,459	+ 9.1%
Percent of List Price Received*	99.0%	98.9%	- 0.1%	98.7%	98.3%	- 0.4%
Days on Market Until Sale	74	74	0.0%	79	80	+ 1.3%
Inventory of Homes for Sale	96	81	- 15.6%	--	--	--
Months Supply of Inventory	3.1	2.5	- 19.4%	--	--	--

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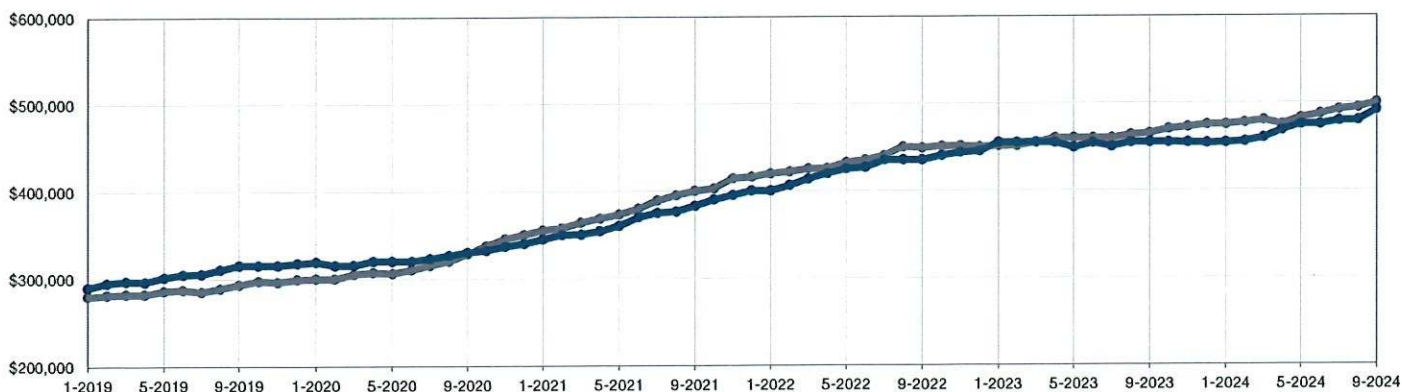
September

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Historical Median Sales Price Rolling 12-Month Calculation

GJARA —
North —



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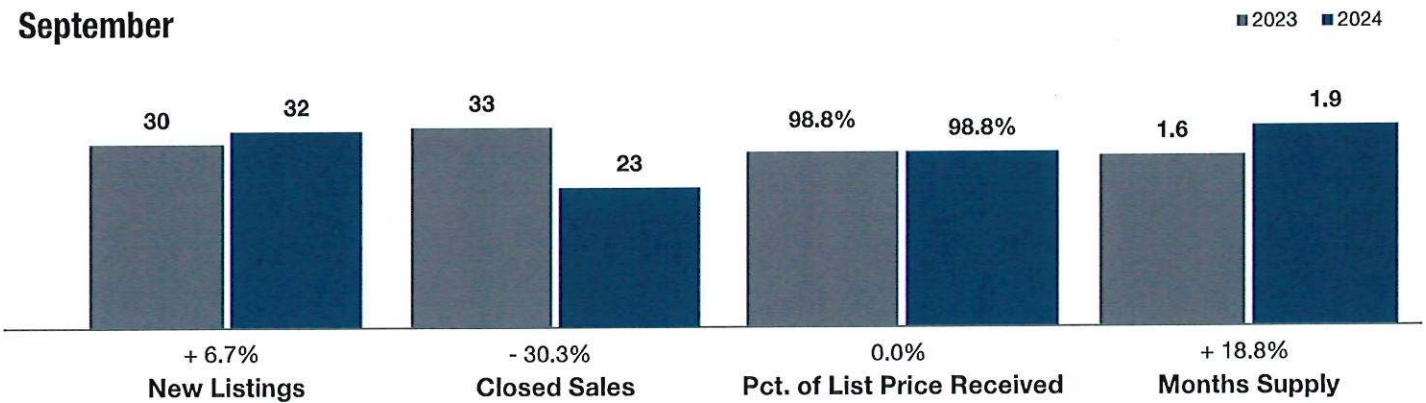


Northeast

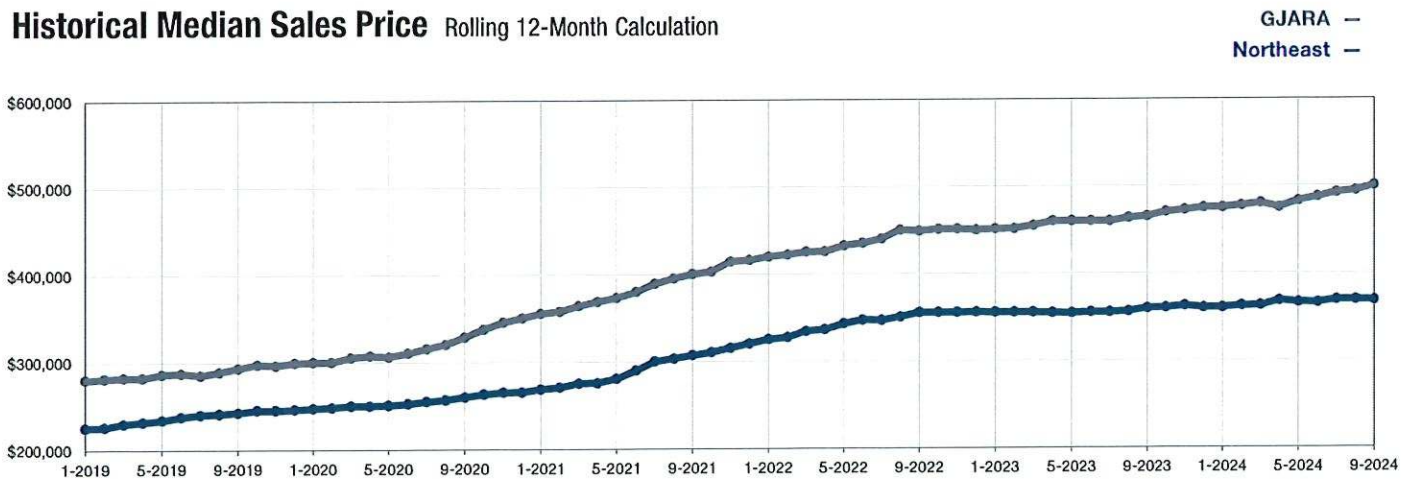
Key Metrics	September			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 09-2023	Thru 09-2024	Percent Change from Previous Year
New Listings	30	32	+ 6.7%	281	308	+ 9.6%
Sold Listings	33	23	- 30.3%	261	276	+ 5.7%
Median Sales Price*	\$370,950	\$360,000	- 3.0%	\$365,000	\$371,200	+ 1.7%
Average Sales Price*	\$367,450	\$372,941	+ 1.5%	\$374,293	\$379,867	+ 1.5%
Percent of List Price Received*	98.8%	98.8%	0.0%	98.7%	99.5%	+ 0.8%
Days on Market Until Sale	75	61	- 18.7%	81	74	- 8.6%
Inventory of Homes for Sale	45	55	+ 22.2%	--	--	--
Months Supply of Inventory	1.6	1.9	+ 18.8%	--	--	--

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September



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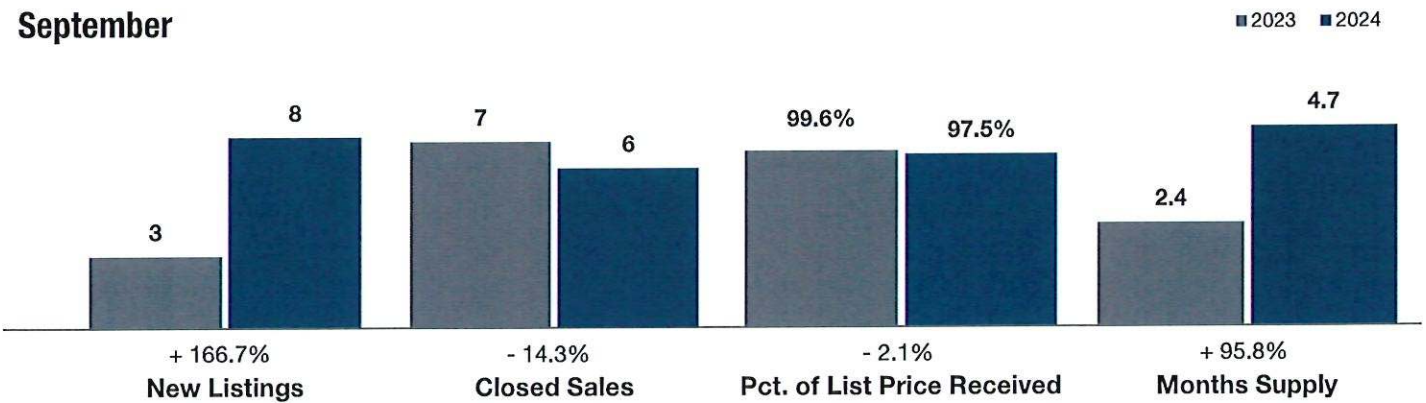


Northwest

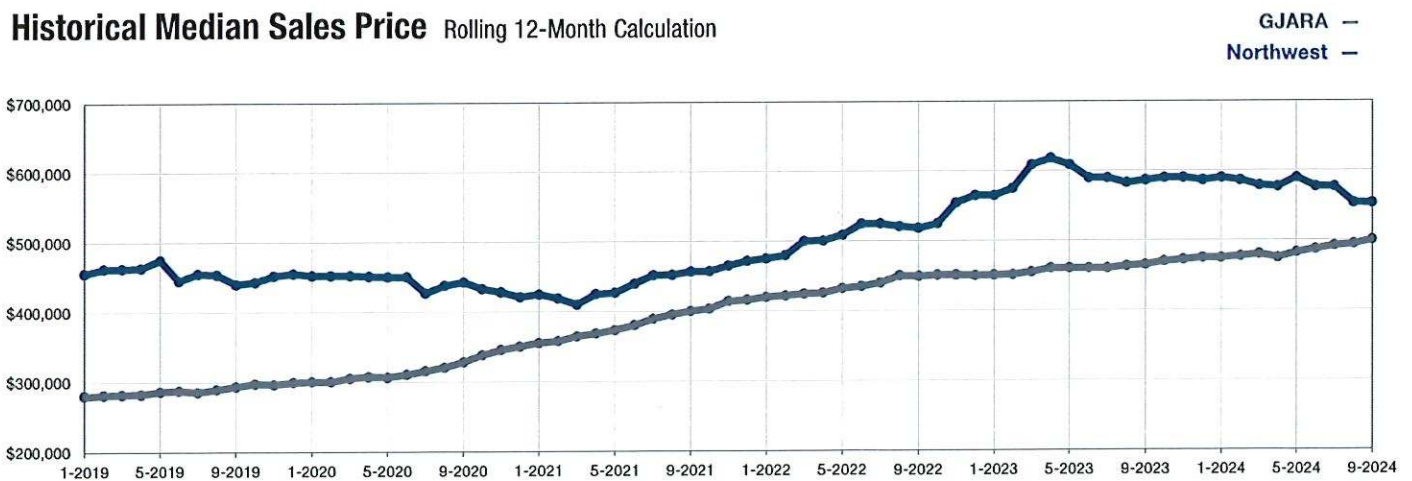
Key Metrics	September			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 09-2023	Thru 09-2024	Percent Change from Previous Year
New Listings	3	8	+ 166.7%	55	86	+ 56.4%
Sold Listings	7	6	- 14.3%	54	43	- 20.4%
Median Sales Price*	\$554,000	\$599,963	+ 8.3%	\$581,000	\$544,900	- 6.2%
Average Sales Price*	\$608,543	\$731,654	+ 20.2%	\$656,022	\$601,114	- 8.4%
Percent of List Price Received*	99.6%	97.5%	- 2.1%	98.4%	98.4%	0.0%
Days on Market Until Sale	92	107	+ 16.3%	113	96	- 15.0%
Inventory of Homes for Sale	13	20	+ 53.8%	--	--	--
Months Supply of Inventory	2.4	4.7	+ 95.8%	--	--	--

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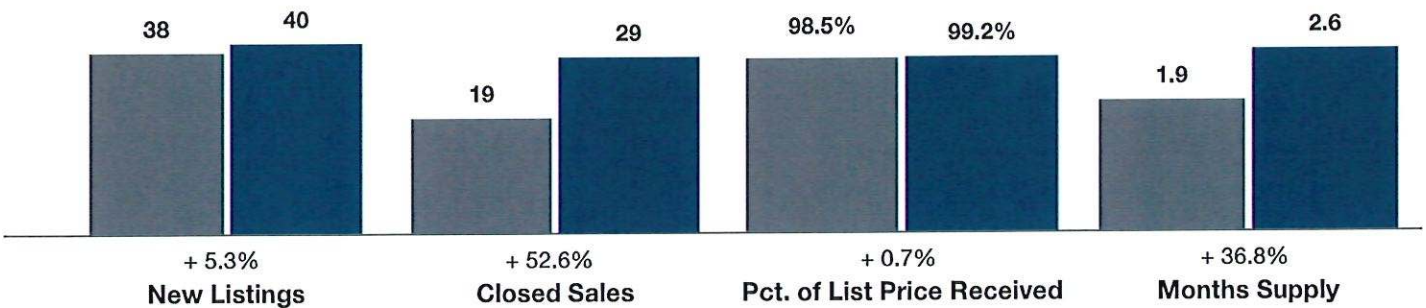
Orchard Mesa

Key Metrics	September			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 09-2023	Thru 09-2024	Percent Change from Previous Year
New Listings	38	40	+ 5.3%	268	306	+ 14.2%
Sold Listings	19	29	+ 52.6%	231	222	- 3.9%
Median Sales Price*	\$366,500	\$415,000	+ 13.2%	\$393,250	\$399,900	+ 1.7%
Average Sales Price*	\$393,872	\$409,832	+ 4.1%	\$397,778	\$407,480	+ 2.4%
Percent of List Price Received*	98.5%	99.2%	+ 0.7%	98.5%	99.3%	+ 0.8%
Days on Market Until Sale	63	89	+ 41.3%	81	81	0.0%
Inventory of Homes for Sale	49	60	+ 22.4%	--	--	--
Months Supply of Inventory	1.9	2.6	+ 36.8%	--	--	--

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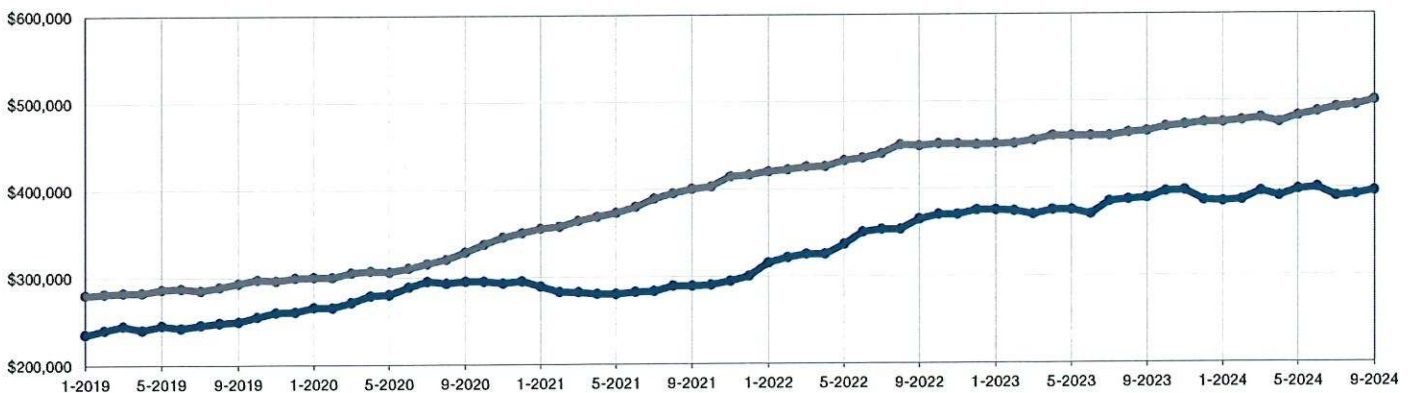
September

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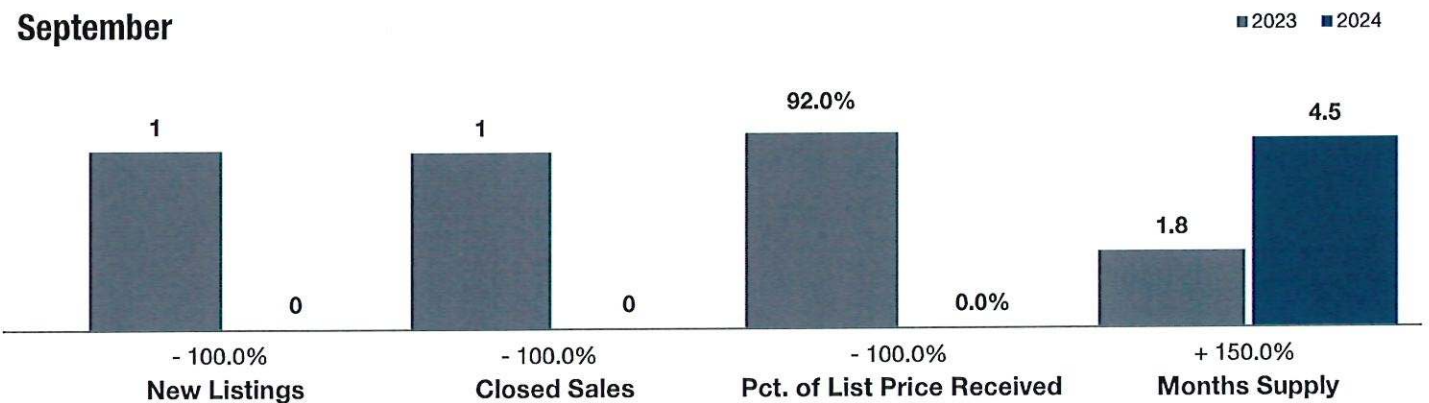


Outside Mesa County

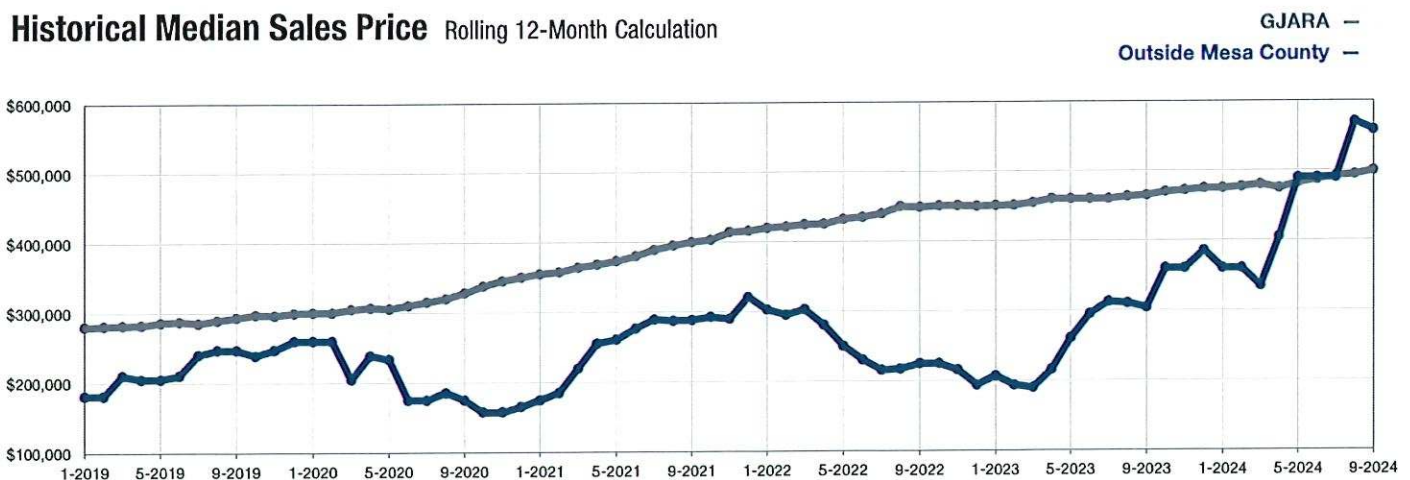
Key Metrics	September			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 09-2023	Thru 09-2024	Percent Change from Previous Year
New Listings	1	0	- 100.0%	22	17	- 22.7%
Sold Listings	1	0	- 100.0%	18	7	- 61.1%
Median Sales Price*	\$1,817,000	\$0	- 100.0%	\$316,500	\$583,000	+ 84.2%
Average Sales Price*	\$1,817,000	\$0	- 100.0%	\$509,953	\$600,536	+ 17.8%
Percent of List Price Received*	92.0%	0.0%	- 100.0%	97.3%	99.7%	+ 2.5%
Days on Market Until Sale	109	0	- 100.0%	79	87	+ 10.1%
Inventory of Homes for Sale	4	7	+ 75.0%	--	--	--
Months Supply of Inventory	1.8	4.5	+ 150.0%	--	--	--

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September



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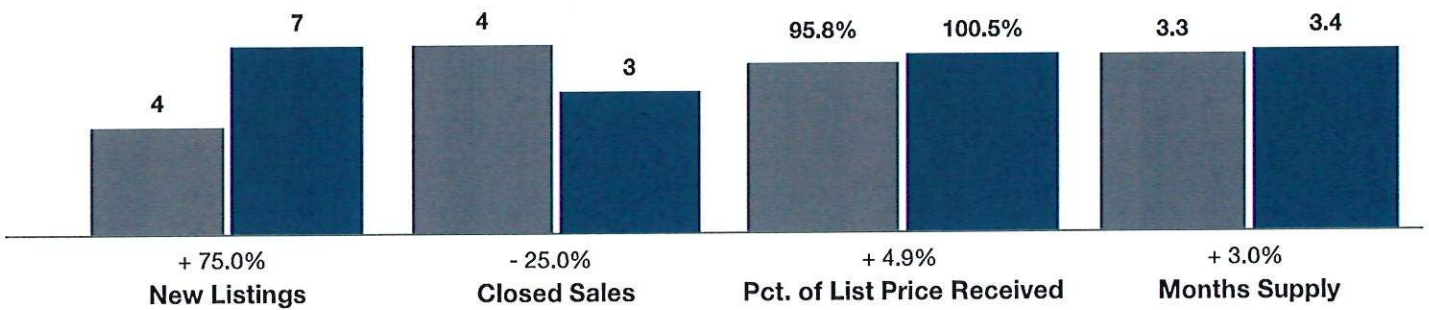
Palisade

Key Metrics	September			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 09-2023	Thru 09-2024	Percent Change from Previous Year
New Listings	4	7	+ 75.0%	61	61	0.0%
Sold Listings	4	3	- 25.0%	46	40	- 13.0%
Median Sales Price*	\$103,750	\$510,000	+ 391.6%	\$482,500	\$445,000	- 7.8%
Average Sales Price*	\$201,625	\$381,667	+ 89.3%	\$460,371	\$445,850	- 3.2%
Percent of List Price Received*	95.8%	100.5%	+ 4.9%	97.9%	97.1%	- 0.8%
Days on Market Until Sale	117	38	- 67.5%	87	65	- 25.3%
Inventory of Homes for Sale	17	16	- 5.9%	--	--	--
Months Supply of Inventory	3.3	3.4	+ 3.0%	--	--	--

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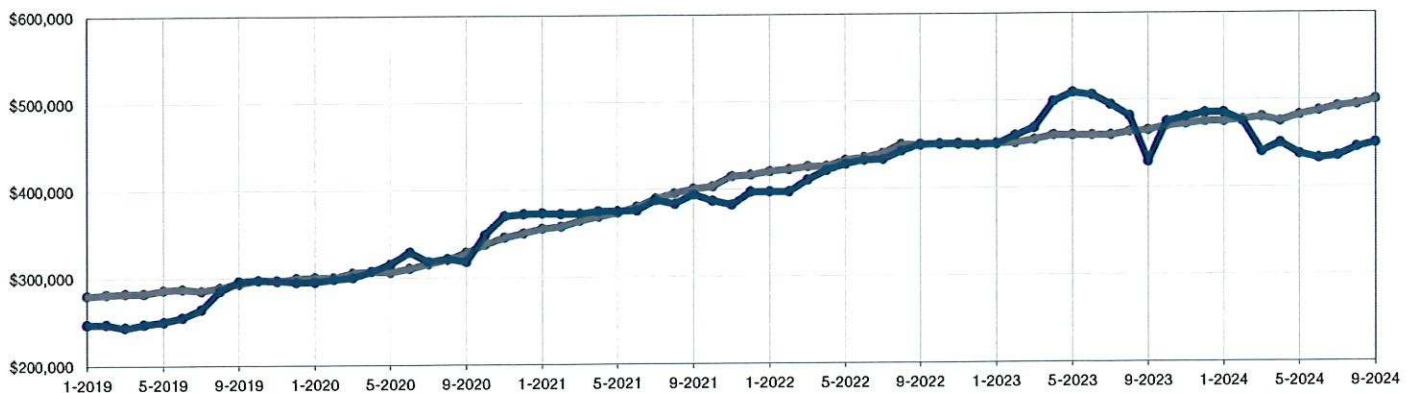
September

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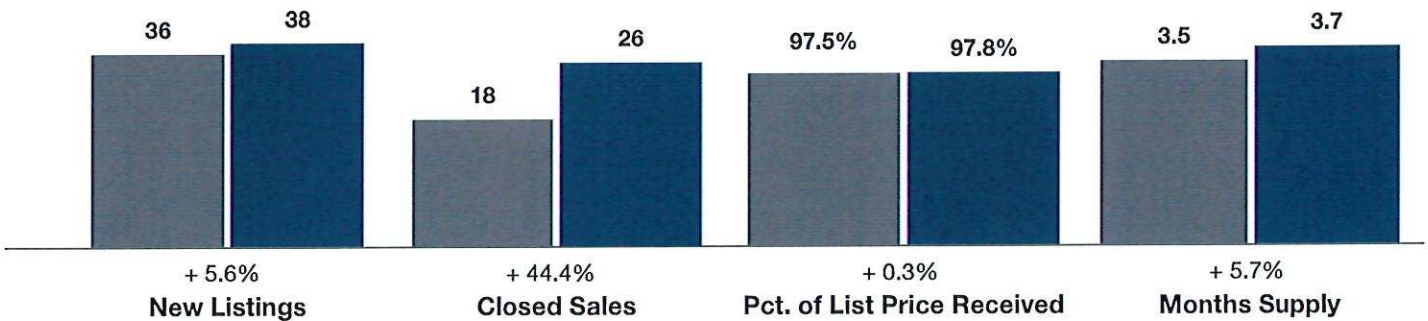
Redlands

Key Metrics	September			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 09-2023	Thru 09-2024	Percent Change from Previous Year
New Listings	36	38	+ 5.6%	291	296	+ 1.7%
Sold Listings	18	26	+ 44.4%	236	211	- 10.6%
Median Sales Price*	\$495,000	\$810,000	+ 63.6%	\$596,400	\$624,000	+ 4.6%
Average Sales Price*	\$565,142	\$1,028,208	+ 81.9%	\$649,933	\$737,929	+ 13.5%
Percent of List Price Received*	97.5%	97.8%	+ 0.3%	98.4%	98.0%	- 0.4%
Days on Market Until Sale	92	97	+ 5.4%	96	94	- 2.1%
Inventory of Homes for Sale	85	83	- 2.4%	--	--	--
Months Supply of Inventory	3.5	3.7	+ 5.7%	--	--	--

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

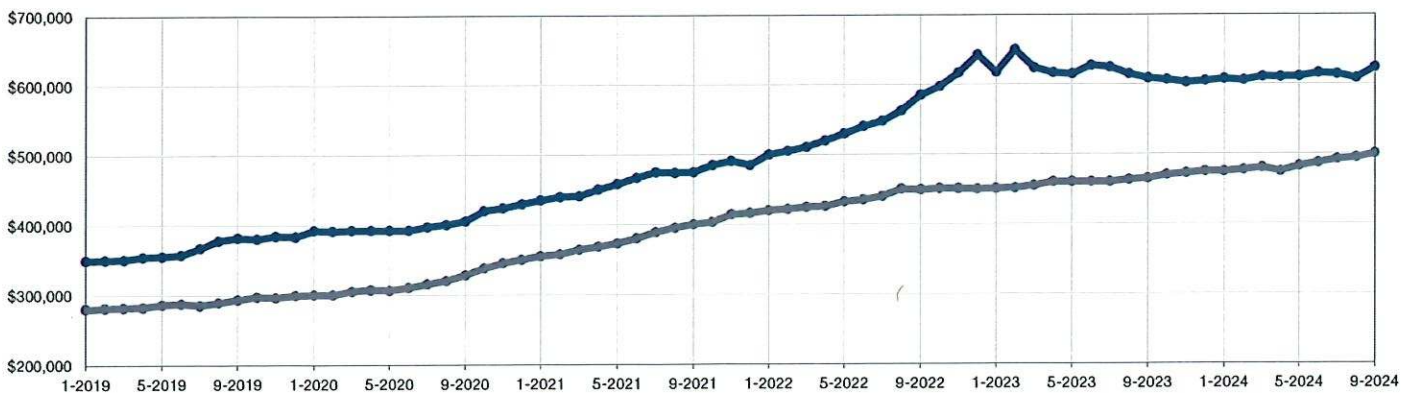
September

■ 2023 ■ 2024



Historical Median Sales Price Rolling 12-Month Calculation

GJARA —
Redlands —



Local Market Update for September 2024

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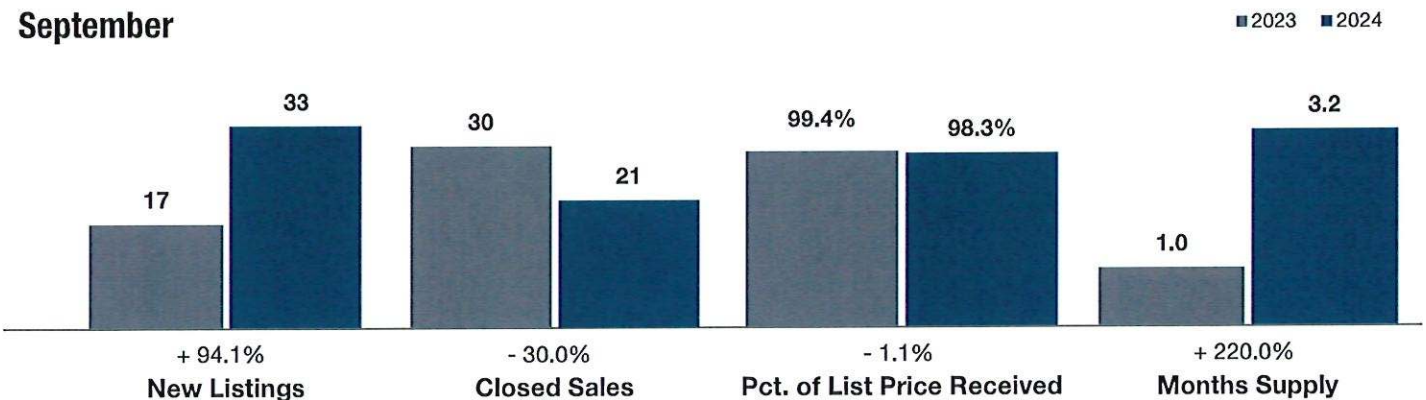


Southeast

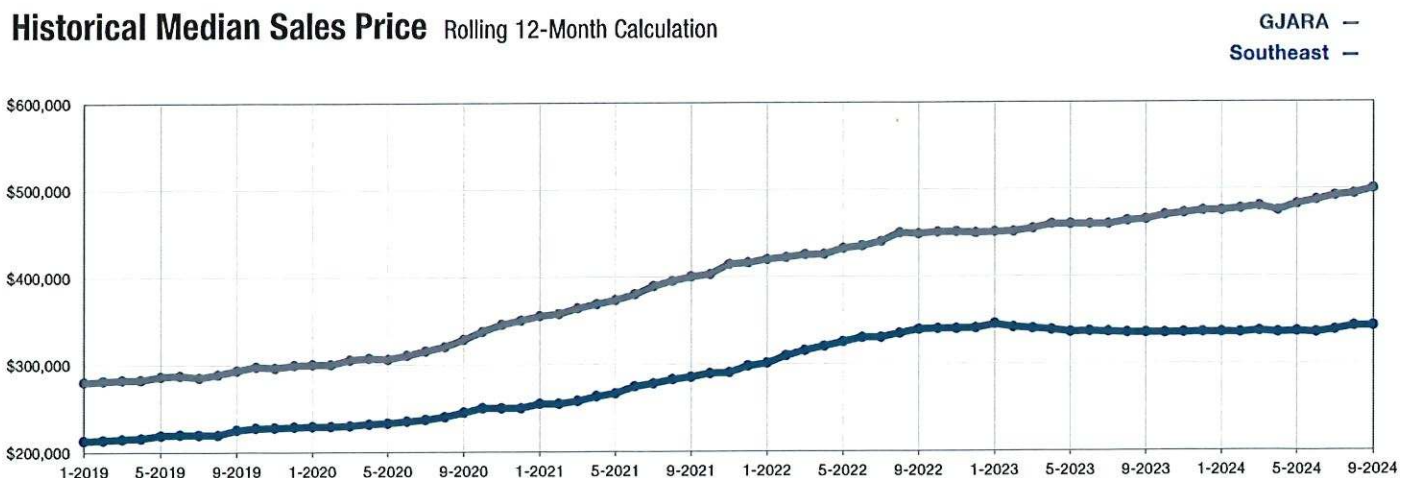
Key Metrics	September			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 09-2023	Thru 09-2024	Percent Change from Previous Year
New Listings	17	33	+ 94.1%	238	316	+ 32.8%
Sold Listings	30	21	- 30.0%	233	229	- 1.7%
Median Sales Price*	\$356,000	\$359,900	+ 1.1%	\$336,650	\$345,000	+ 2.5%
Average Sales Price*	\$359,156	\$322,105	- 10.3%	\$324,704	\$329,858	+ 1.6%
Percent of List Price Received*	99.4%	98.3%	- 1.1%	99.1%	98.8%	- 0.3%
Days on Market Until Sale	60	75	+ 25.0%	72	71	- 1.4%
Inventory of Homes for Sale	24	73	+ 204.2%	--	--	--
Months Supply of Inventory	1.0	3.2	+ 220.0%	--	--	--

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

September



Historical Median Sales Price Rolling 12-Month Calculation



Local Market Update for September 2024

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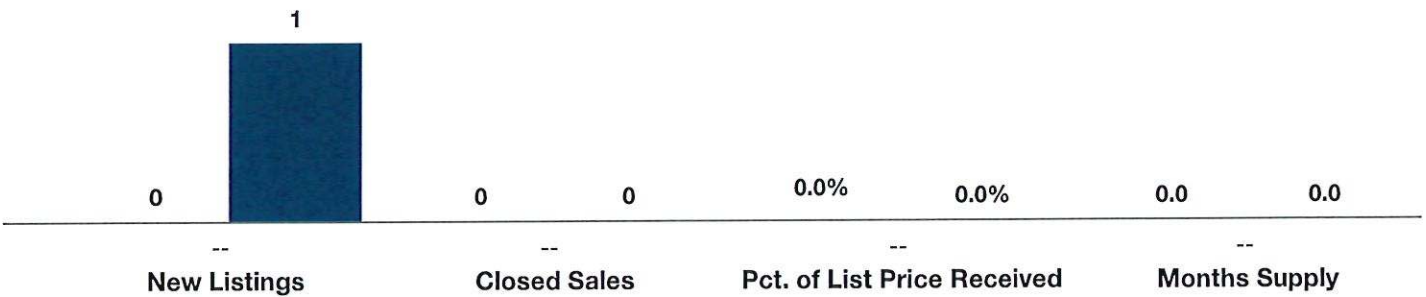
West Grand Junction

Key Metrics	September			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 09-2023	Thru 09-2024	Percent Change from Previous Year
New Listings	0	1	--	1	2	+ 100.0%
Sold Listings	0	0	--	2	0	- 100.0%
Median Sales Price*	\$0	\$0	--	\$162,500	\$0	- 100.0%
Average Sales Price*	\$0	\$0	--	\$162,500	\$0	- 100.0%
Percent of List Price Received*	0.0%	0.0%	--	90.9%	0.0%	- 100.0%
Days on Market Until Sale	0	0	--	179	0	- 100.0%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	0.0	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.

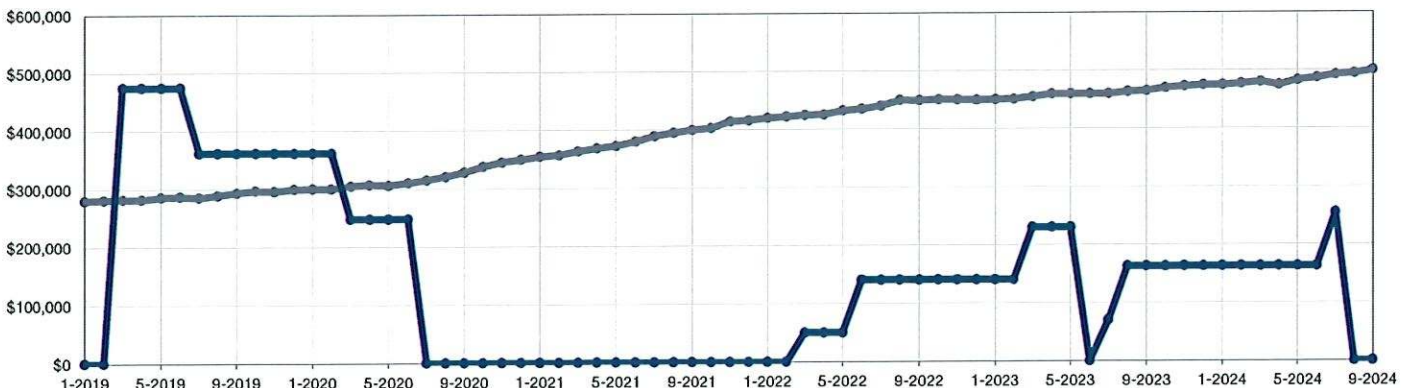
September

■ 2023 ■ 2024



Historical Median Sales Price Rolling 12-Month Calculation

GJARA —
West Grand Junction —



Local Market Update for September 2024

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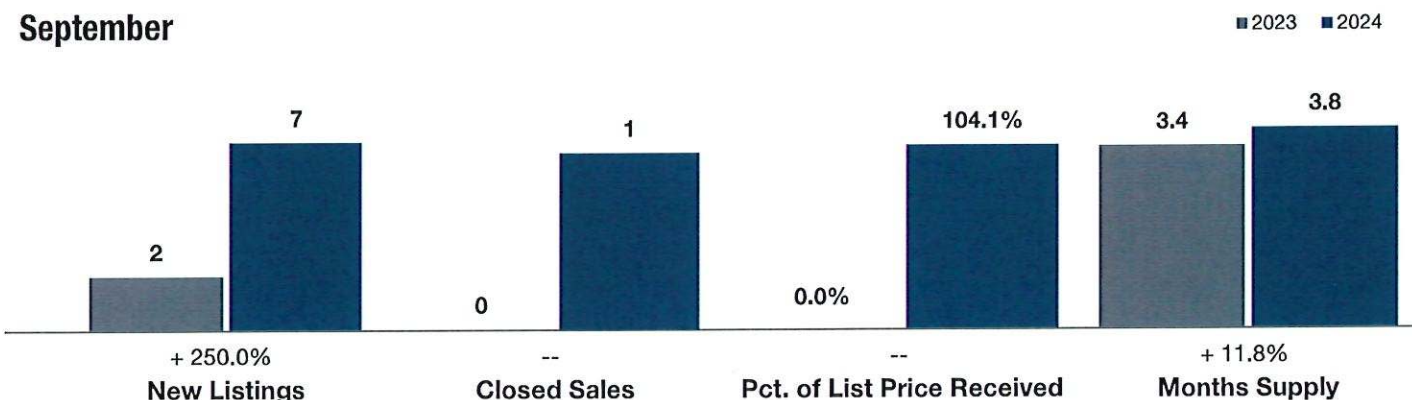


Whitewater/Gateway

Key Metrics	September			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 09-2023	Thru 09-2024	Percent Change from Previous Year
New Listings	2	7	+ 250.0%	27	35	+ 29.6%
Sold Listings	0	1	--	20	26	+ 30.0%
Median Sales Price*	\$0	\$374,690	--	\$552,500	\$400,000	- 27.6%
Average Sales Price*	\$0	\$374,690	--	\$605,008	\$459,343	- 24.1%
Percent of List Price Received*	0.0%	104.1%	--	95.2%	100.1%	+ 5.1%
Days on Market Until Sale	0	70	--	83	91	+ 9.6%
Inventory of Homes for Sale	10	11	+ 10.0%	--	--	--
Months Supply of Inventory	3.4	3.8	+ 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.

September



Historical Median Sales Price Rolling 12-Month Calculation

