

Local Market Update for April 2026

A Research Tool Provided by the Colorado Association of REALTORS®



City

Key Metrics	April			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 04-2025	Thru 04-2026	Percent Change from Previous Year
New Listings	37	50	+ 35.1%	163	174	+ 6.7%
Sold Listings	46	25	- 45.7%	126	91	- 27.8%
Median Sales Price*	\$317,750	\$350,000	+ 10.1%	\$329,950	\$352,235	+ 6.8%
Average Sales Price*	\$319,617	\$331,630	+ 3.8%	\$326,916	\$338,310	+ 3.5%
Percent of List Price Received*	98.0%	97.9%	- 0.1%	98.0%	97.6%	- 0.4%
Days on Market Until Sale	77	91	+ 18.2%	77	85	+ 10.4%
Inventory of Homes for Sale	53	87	+ 64.2%	--	--	--
Months Supply of Inventory	1.8	3.1	+ 72.2%	--	--	--

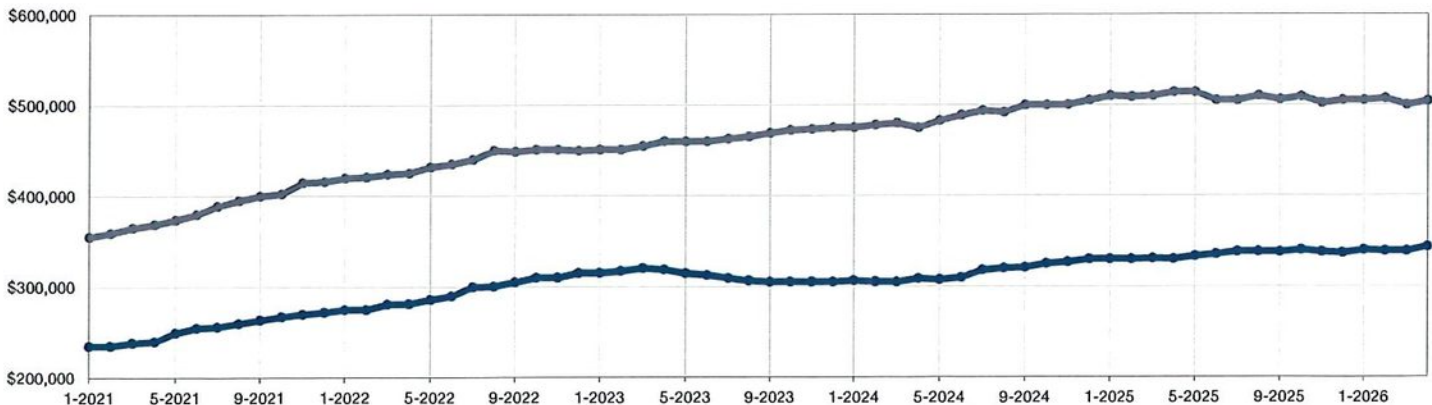
* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.



Historical Median Sales Price

Rolling 12-Month Calculation

GJARA —
City —



Local Market Update for April 2026

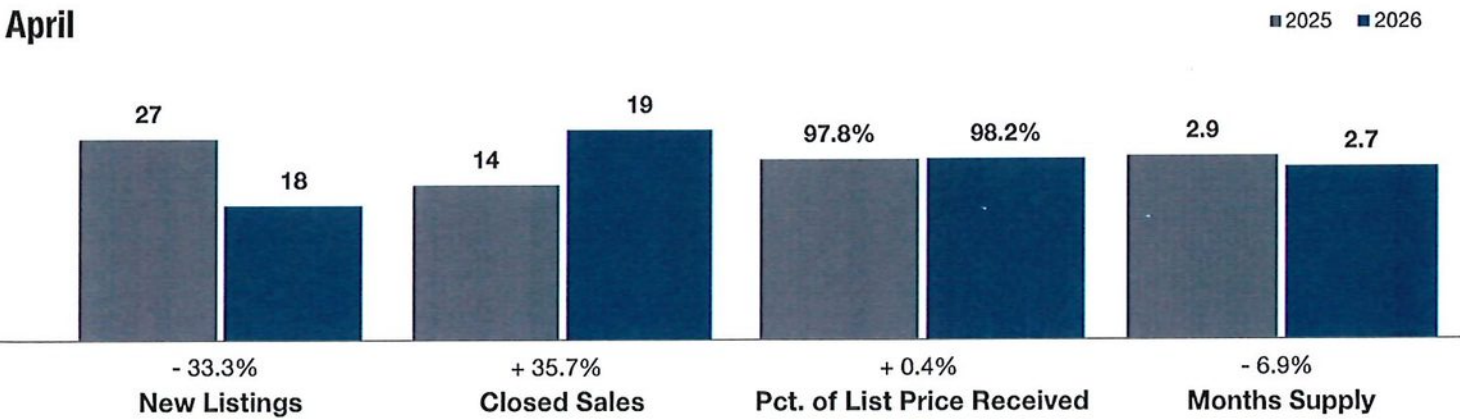
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Clifton

Key Metrics	April			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 04-2025	Thru 04-2026	Percent Change from Previous Year
New Listings	27	18	- 33.3%	100	76	- 24.0%
Sold Listings	14	19	+ 35.7%	68	56	- 17.6%
Median Sales Price*	\$296,000	\$339,500	+ 14.7%	\$294,250	\$320,750	+ 9.0%
Average Sales Price*	\$325,821	\$335,408	+ 2.9%	\$296,131	\$313,551	+ 5.9%
Percent of List Price Received*	97.8%	98.2%	+ 0.4%	97.3%	98.5%	+ 1.2%
Days on Market Until Sale	92	122	+ 32.6%	93	118	+ 26.9%
Inventory of Homes for Sale	48	44	- 8.3%	--	--	--
Months Supply of Inventory	2.9	2.7	- 6.9%	--	--	--

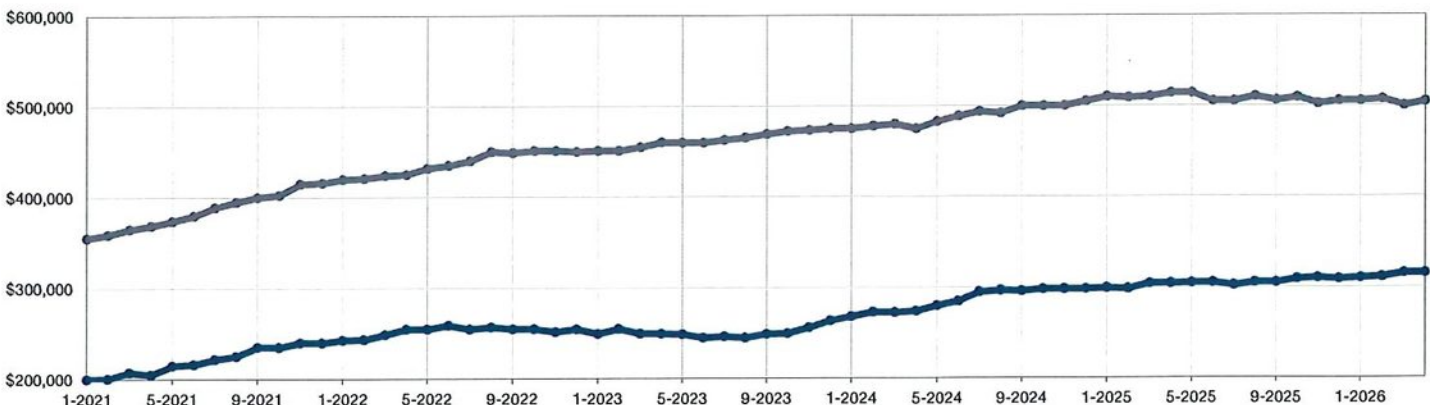
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Historical Median Sales Price

Rolling 12-Month Calculation

GJARA —
Clifton —



Local Market Update for April 2026

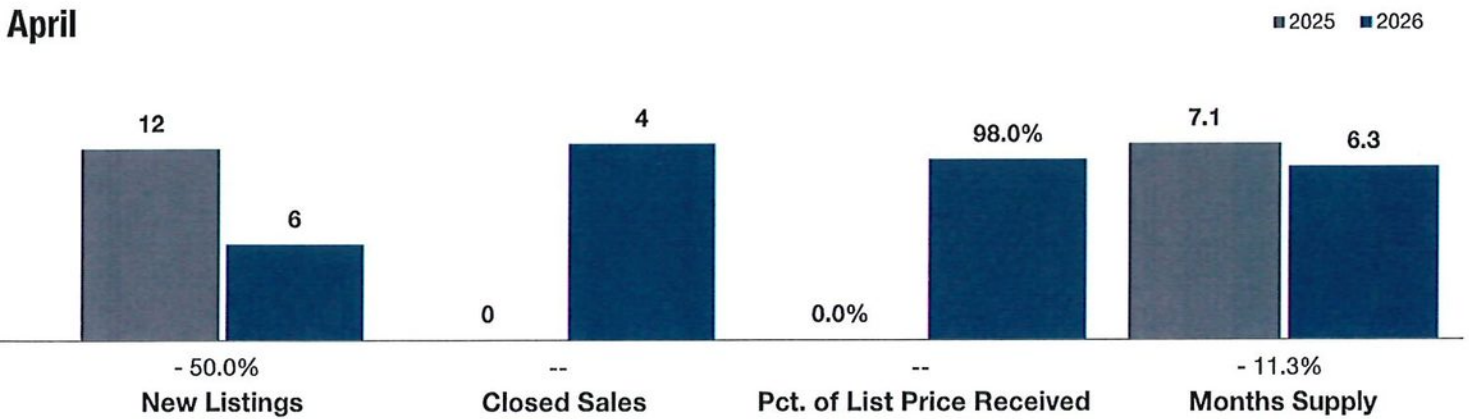
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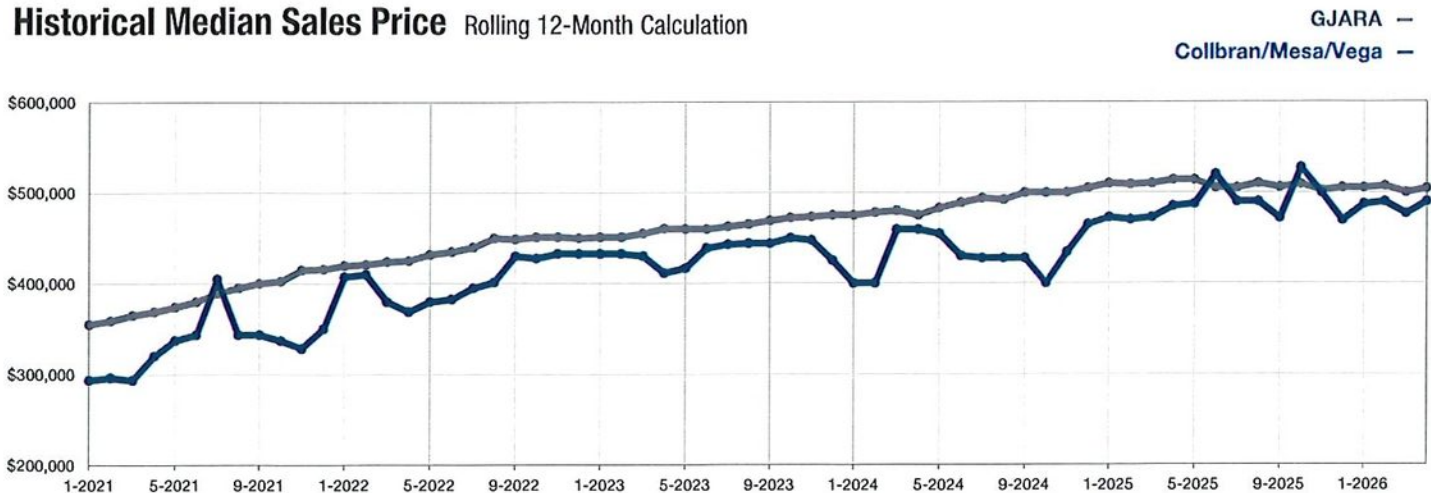
Collbran/Mesa/Vega

Key Metrics	April			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 04-2025	Thru 04-2026	Percent Change from Previous Year
New Listings	12	6	- 50.0%	25	20	- 20.0%
Sold Listings	0	4	--	6	14	+ 133.3%
Median Sales Price*	\$0	\$748,000	--	\$785,000	\$637,500	- 18.8%
Average Sales Price*	\$0	\$718,000	--	\$964,833	\$617,464	- 36.0%
Percent of List Price Received*	0.0%	98.0%	--	96.9%	95.3%	- 1.7%
Days on Market Until Sale	0	89	--	219	190	- 13.2%
Inventory of Homes for Sale	32	23	- 28.1%	--	--	--
Months Supply of Inventory	7.1	6.3	- 11.3%	--	--	--

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Historical Median Sales Price Rolling 12-Month Calculation



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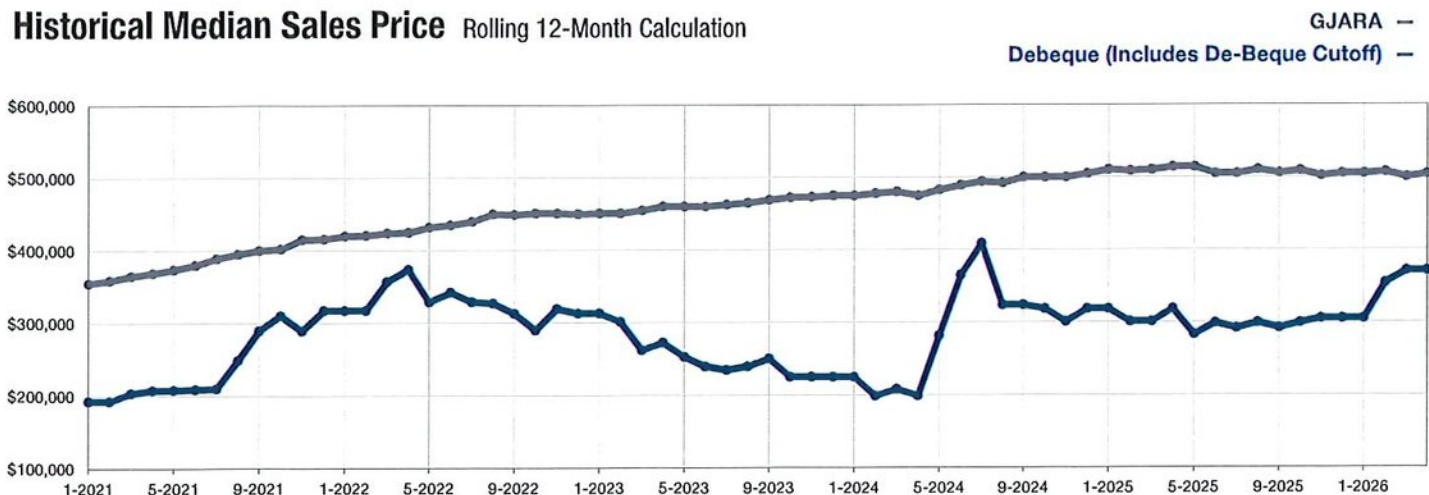
Debeque (Includes De-Beque Cutoff)

Key Metrics	April			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 04-2025	Thru 04-2026	Percent Change from Previous Year
New Listings	4	1	- 75.0%	6	5	- 16.7%
Sold Listings	0	0	--	4	4	0.0%
Median Sales Price*	\$0	\$0	--	\$263,750	\$424,900	+ 61.1%
Average Sales Price*	\$0	\$0	--	\$309,375	\$497,967	+ 61.0%
Percent of List Price Received*	0.0%	0.0%	--	101.3%	100.9%	- 0.4%
Days on Market Until Sale	0	0	--	102	105	+ 2.9%
Inventory of Homes for Sale	7	5	- 28.6%	--	--	--
Months Supply of Inventory	4.2	2.9	- 31.0%	--	--	--

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Historical Median Sales Price Rolling 12-Month Calculation



Local Market Update for April 2026

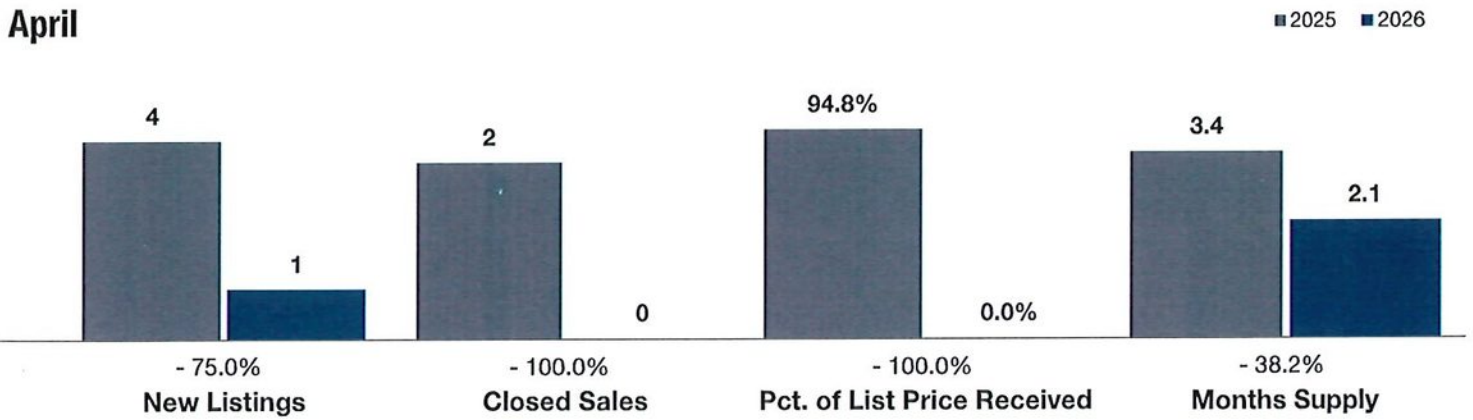
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East Orchard Mesa

Key Metrics	April			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 04-2025	Thru 04-2026	Percent Change from Previous Year
New Listings	4	1	- 75.0%	10	4	- 60.0%
Sold Listings	2	0	- 100.0%	7	2	- 71.4%
Median Sales Price*	\$704,000	\$0	- 100.0%	\$670,000	\$594,500	- 11.3%
Average Sales Price*	\$704,000	\$0	- 100.0%	\$658,557	\$594,500	- 9.7%
Percent of List Price Received*	94.8%	0.0%	- 100.0%	97.7%	100.0%	+ 2.4%
Days on Market Until Sale	132	0	- 100.0%	160	36	- 77.5%
Inventory of Homes for Sale	6	4	- 33.3%	--	--	--
Months Supply of Inventory	3.4	2.1	- 38.2%	--	--	--

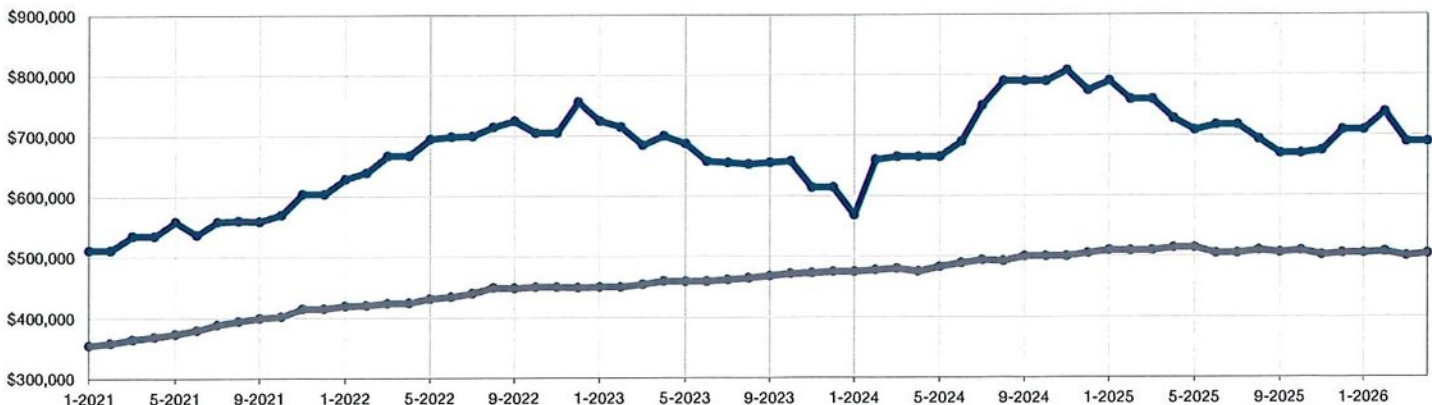
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Historical Median Sales Price

Rolling 12-Month Calculation

GJARA —
East Orchard Mesa —



Local Market Update for April 2026

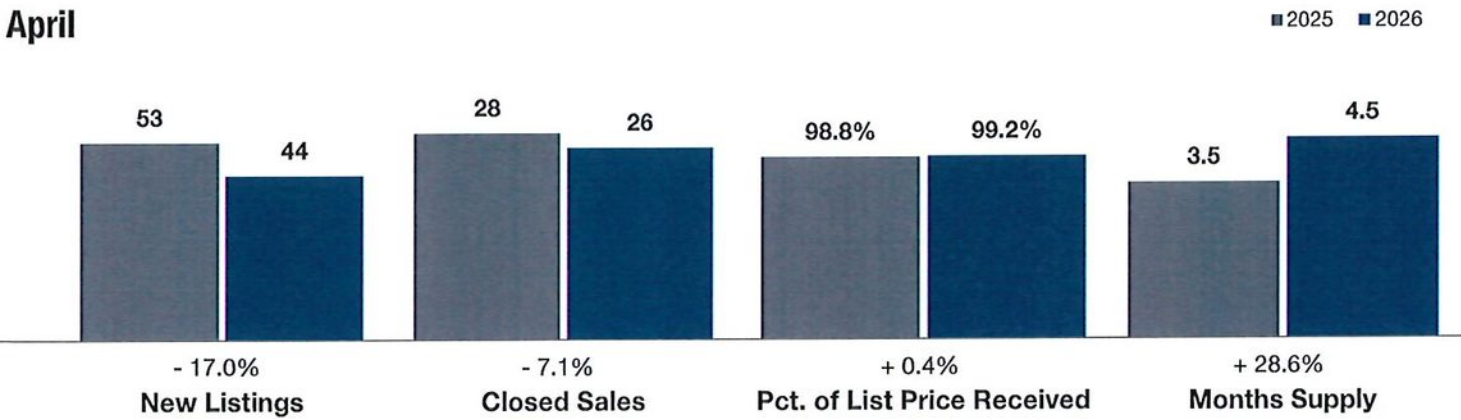
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Fruita

Key Metrics	April			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 04-2025	Thru 04-2026	Percent Change from Previous Year
New Listings	53	44	- 17.0%	157	173	+ 10.2%
Sold Listings	28	26	- 7.1%	81	88	+ 8.6%
Median Sales Price*	\$462,450	\$495,750	+ 7.2%	\$453,127	\$485,000	+ 7.0%
Average Sales Price*	\$502,131	\$549,455	+ 9.4%	\$503,346	\$511,226	+ 1.6%
Percent of List Price Received*	98.8%	99.2%	+ 0.4%	98.2%	98.7%	+ 0.5%
Days on Market Until Sale	77	78	+ 1.3%	81	89	+ 9.9%
Inventory of Homes for Sale	82	108	+ 31.7%	--	--	--
Months Supply of Inventory	3.5	4.5	+ 28.6%	--	--	--

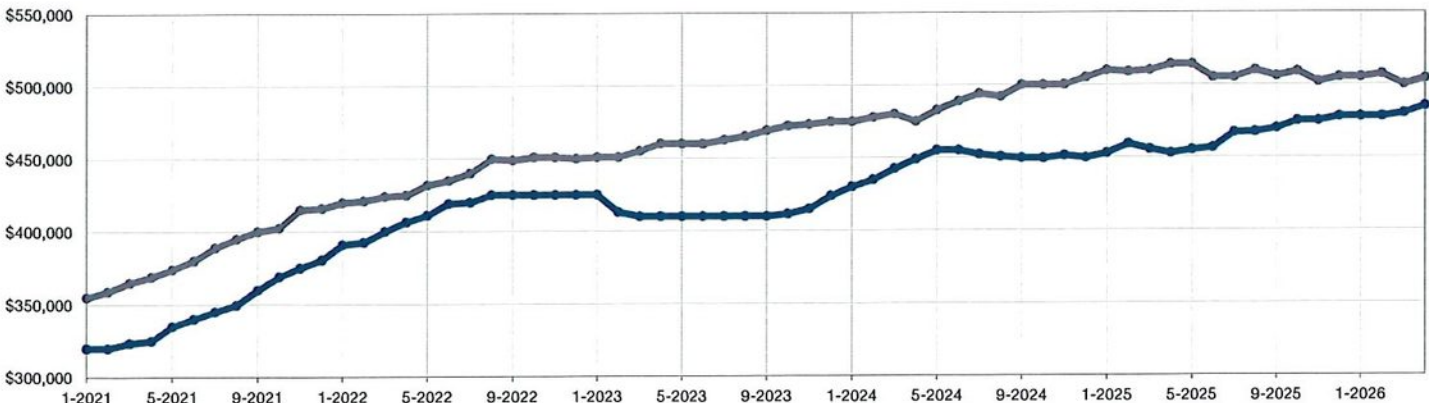
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Historical Median Sales Price

Rolling 12-Month Calculation

GJARA —
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Local Market Update for April 2026

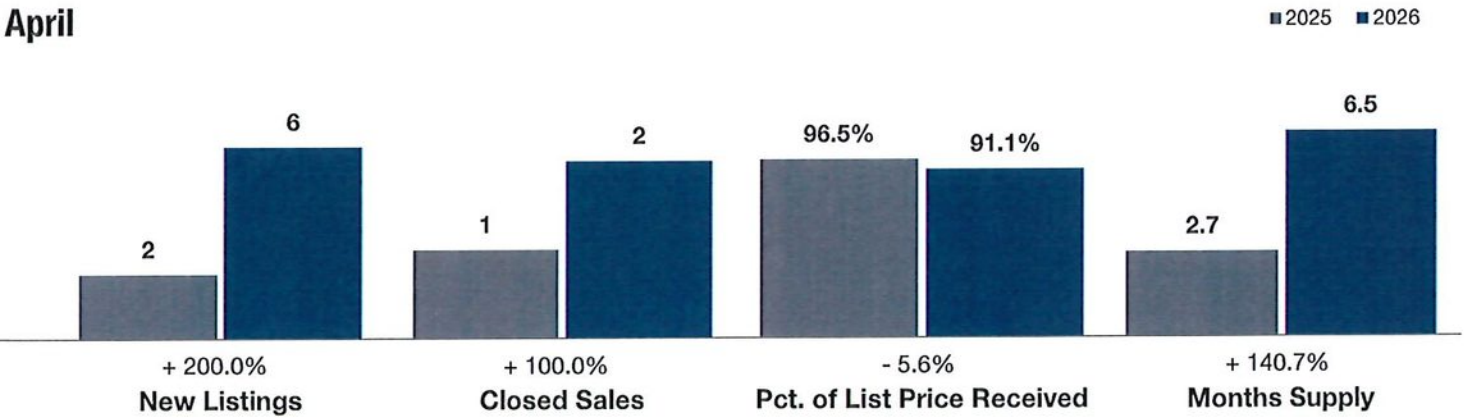
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Glade Park

Key Metrics	April			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 04-2025	Thru 04-2026	Percent Change from Previous Year
New Listings	2	6	+ 200.0%	10	15	+ 50.0%
Sold Listings	1	2	+ 100.0%	2	9	+ 350.0%
Median Sales Price*	\$835,000	\$202,500	- 75.7%	\$642,500	\$425,000	- 33.9%
Average Sales Price*	\$835,000	\$202,500	- 75.7%	\$642,500	\$447,667	- 30.3%
Percent of List Price Received*	96.5%	91.1%	- 5.6%	94.3%	94.3%	0.0%
Days on Market Until Sale	67	33	- 50.7%	137	101	- 26.3%
Inventory of Homes for Sale	5	13	+ 160.0%	--	--	--
Months Supply of Inventory	2.7	6.5	+ 140.7%	--	--	--

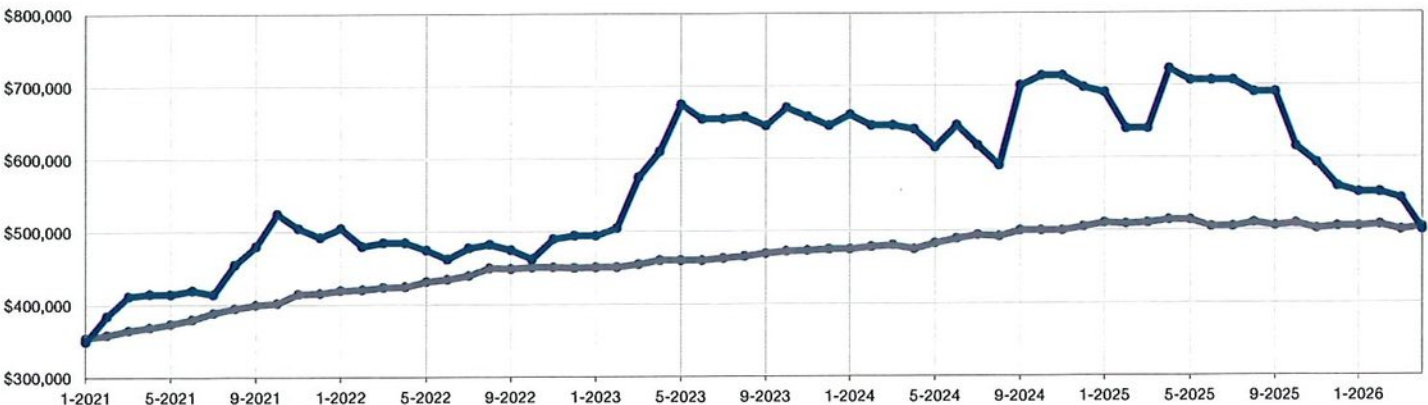
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Historical Median Sales Price

Rolling 12-Month Calculation

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Glade Park —



Local Market Update for April 2026

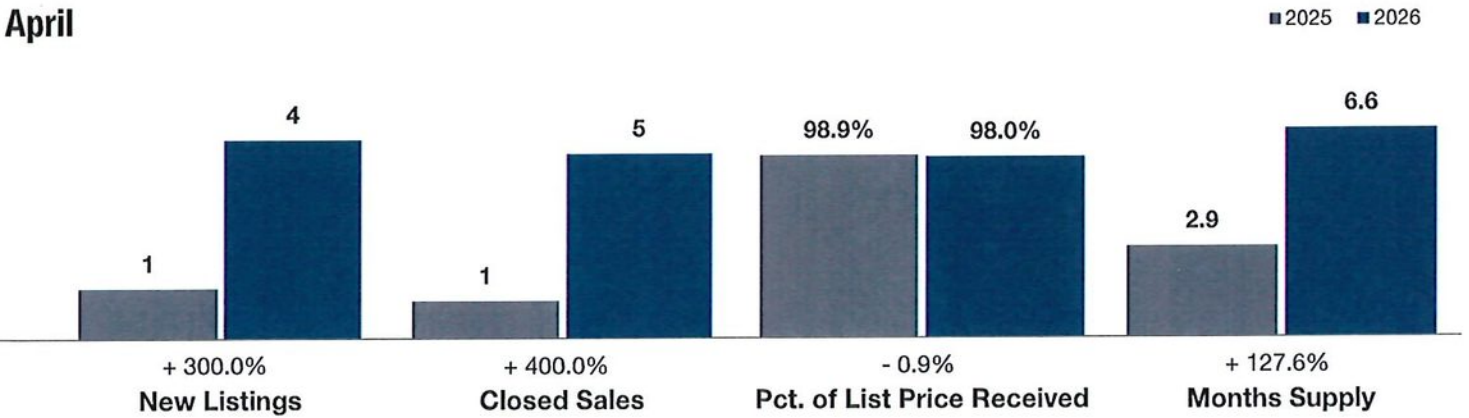
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Loma

Key Metrics	April			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 04-2025	Thru 04-2026	Percent Change from Previous Year
New Listings	1	4	+ 300.0%	9	18	+ 100.0%
Sold Listings	1	5	+ 400.0%	9	10	+ 11.1%
Median Sales Price*	\$430,000	\$600,000	+ 39.5%	\$480,000	\$627,500	+ 30.7%
Average Sales Price*	\$430,000	\$593,400	+ 38.0%	\$547,556	\$606,800	+ 10.8%
Percent of List Price Received*	98.9%	98.0%	- 0.9%	98.6%	97.8%	- 0.8%
Days on Market Until Sale	1	139	+ 13800.0%	105	104	- 1.0%
Inventory of Homes for Sale	6	15	+ 150.0%	--	--	--
Months Supply of Inventory	2.9	6.6	+ 127.6%	--	--	--

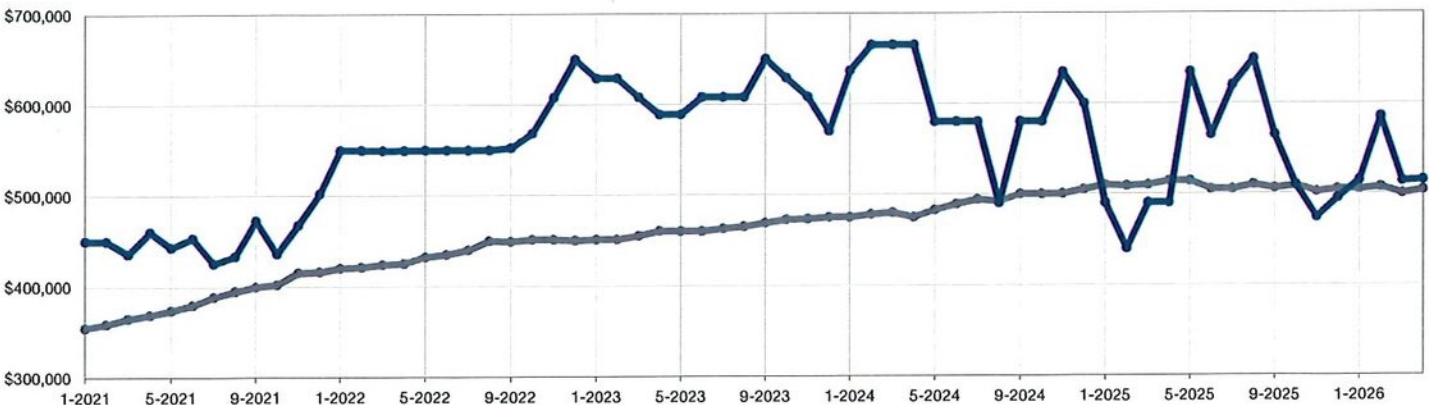
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Historical Median Sales Price

Rolling 12-Month Calculation

GJARA —
Loma —



Local Market Update for April 2026

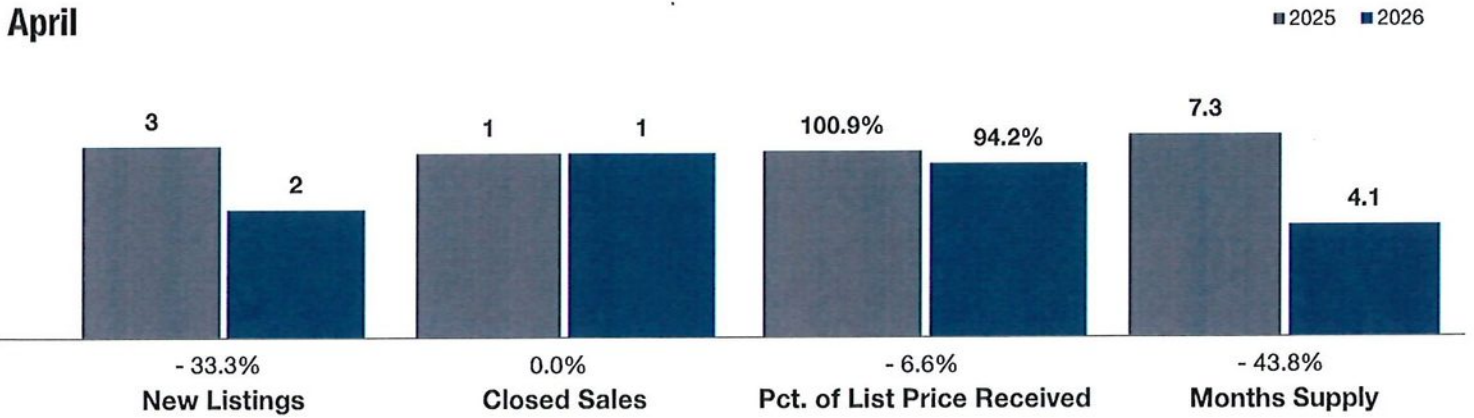
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Mack

Key Metrics	April			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 04-2025	Thru 04-2026	Percent Change from Previous Year
New Listings	3	2	- 33.3%	11	7	- 36.4%
Sold Listings	1	1	0.0%	5	5	0.0%
Median Sales Price*	\$555,000	\$405,000	- 27.0%	\$555,000	\$405,000	- 27.0%
Average Sales Price*	\$555,000	\$405,000	- 27.0%	\$592,970	\$479,000	- 19.2%
Percent of List Price Received*	100.9%	94.2%	- 6.6%	99.0%	98.3%	- 0.7%
Days on Market Until Sale	101	100	- 1.0%	108	105	- 2.8%
Inventory of Homes for Sale	11	7	- 36.4%	--	--	--
Months Supply of Inventory	7.3	4.1	- 43.8%	--	--	--

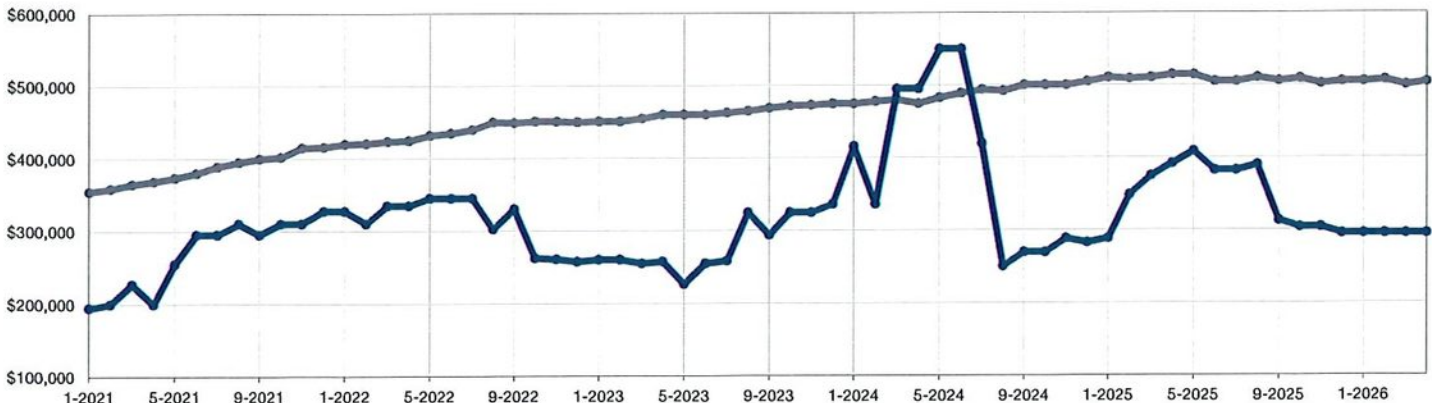
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Historical Median Sales Price

Rolling 12-Month Calculation

GJARA —
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Local Market Update for April 2026

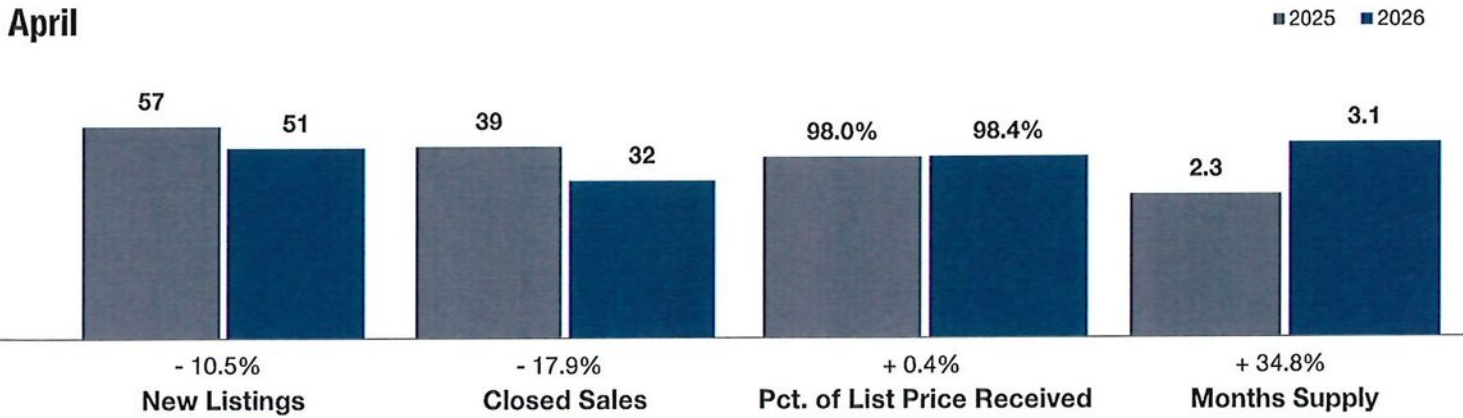
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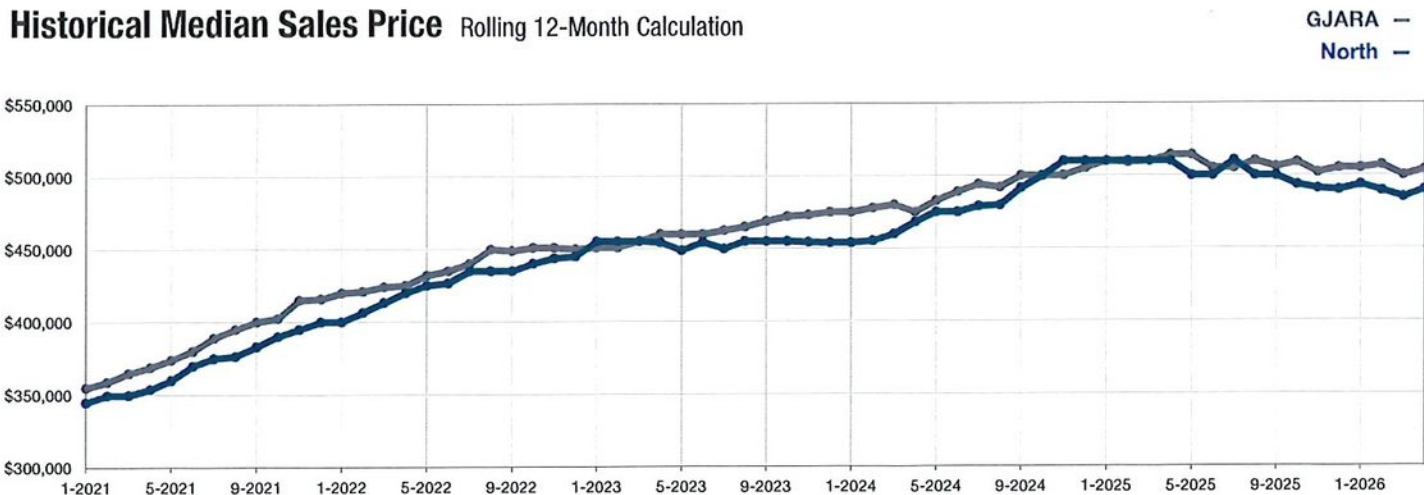
North

Key Metrics	April			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 04-2025	Thru 04-2026	Percent Change from Previous Year
New Listings	57	51	- 10.5%	168	171	+ 1.8%
Sold Listings	39	32	- 17.9%	119	104	- 12.6%
Median Sales Price*	\$470,000	\$520,000	+ 10.6%	\$480,000	\$459,064	- 4.4%
Average Sales Price*	\$507,680	\$585,452	+ 15.3%	\$501,034	\$567,590	+ 13.3%
Percent of List Price Received*	98.0%	98.4%	+ 0.4%	97.7%	98.1%	+ 0.4%
Days on Market Until Sale	91	126	+ 38.5%	98	118	+ 20.4%
Inventory of Homes for Sale	75	94	+ 25.3%	--	--	--
Months Supply of Inventory	2.3	3.1	+ 34.8%	--	--	--

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Historical Median Sales Price Rolling 12-Month Calculation



Local Market Update for April 2026

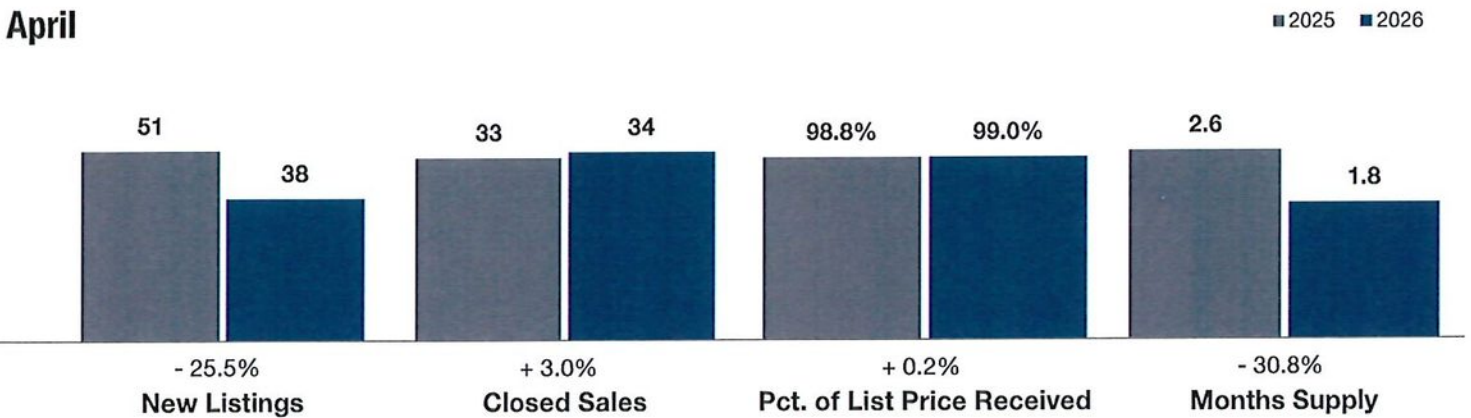
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Northeast

Key Metrics	April			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 04-2025	Thru 04-2026	Percent Change from Previous Year
New Listings	51	38	- 25.5%	160	135	- 15.6%
Sold Listings	33	34	+ 3.0%	111	102	- 8.1%
Median Sales Price*	\$375,000	\$379,250	+ 1.1%	\$385,000	\$387,500	+ 0.6%
Average Sales Price*	\$397,263	\$393,872	- 0.9%	\$399,756	\$403,952	+ 1.0%
Percent of List Price Received*	98.8%	99.0%	+ 0.2%	98.7%	98.7%	0.0%
Days on Market Until Sale	71	79	+ 11.3%	82	101	+ 23.2%
Inventory of Homes for Sale	70	55	- 21.4%	--	--	--
Months Supply of Inventory	2.6	1.8	- 30.8%	--	--	--

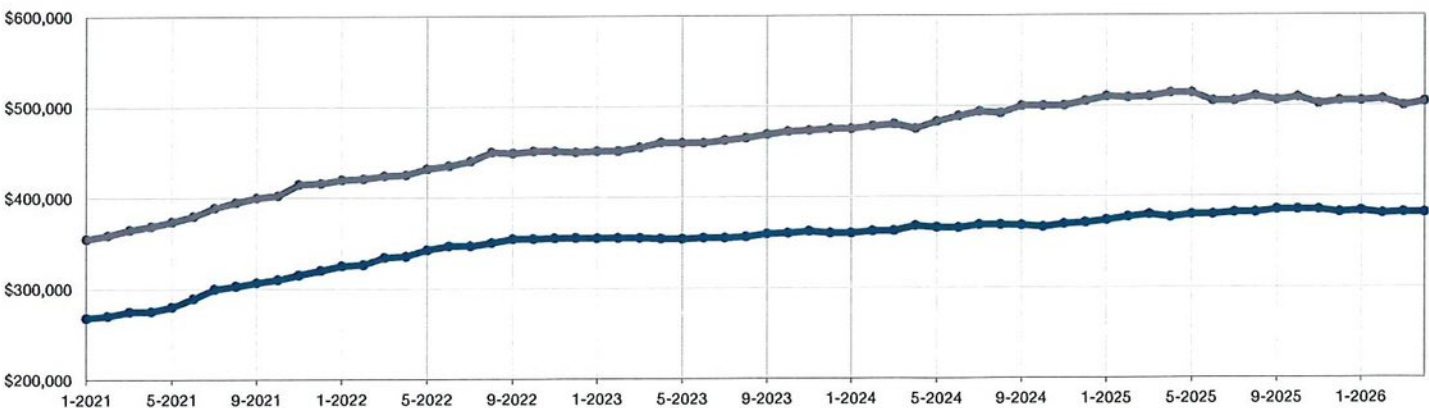
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Historical Median Sales Price

Rolling 12-Month Calculation

GJARA —
Northeast —



Local Market Update for April 2026

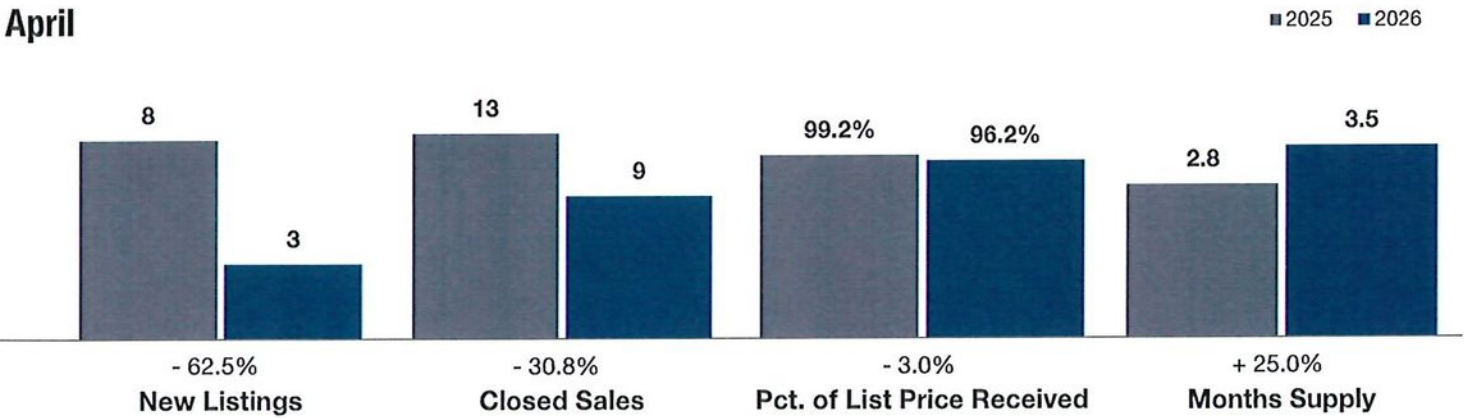
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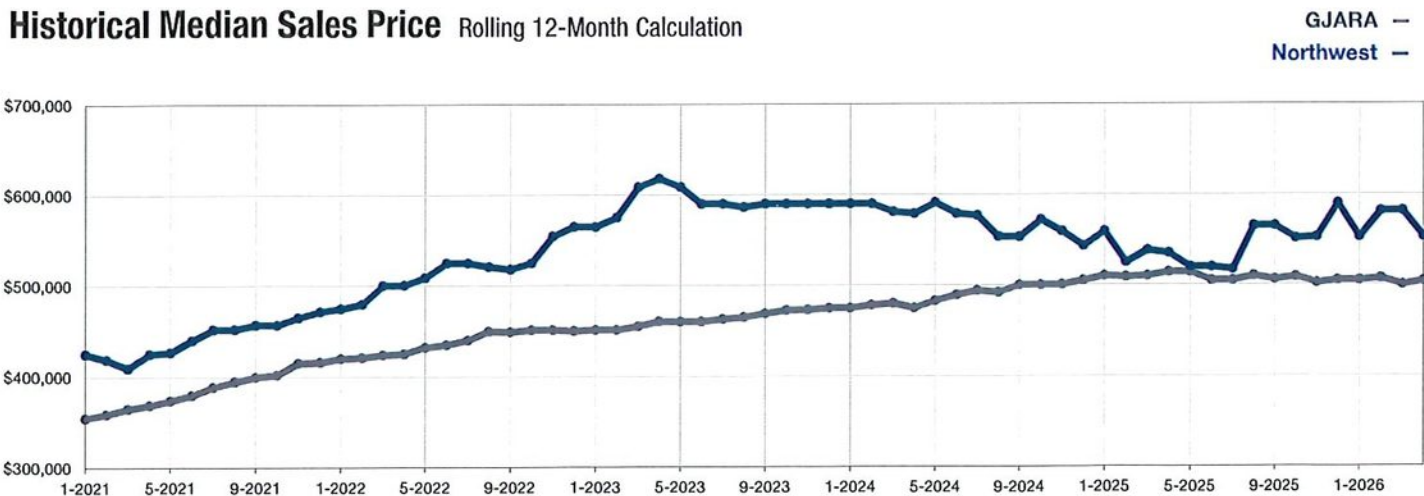
Northwest

Key Metrics	April			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 04-2025	Thru 04-2026	Percent Change from Previous Year
New Listings	8	3	- 62.5%	45	31	- 31.1%
Sold Listings	13	9	- 30.8%	35	21	- 40.0%
Median Sales Price*	\$499,900	\$369,500	- 26.1%	\$535,000	\$434,900	- 18.7%
Average Sales Price*	\$585,829	\$665,378	+ 13.6%	\$642,109	\$582,799	- 9.2%
Percent of List Price Received*	99.2%	96.2%	- 3.0%	99.5%	98.1%	- 1.4%
Days on Market Until Sale	145	182	+ 25.5%	120	168	+ 40.0%
Inventory of Homes for Sale	21	24	+ 14.3%	--	--	--
Months Supply of Inventory	2.8	3.5	+ 25.0%	--	--	--

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Historical Median Sales Price Rolling 12-Month Calculation



Local Market Update for April 2026

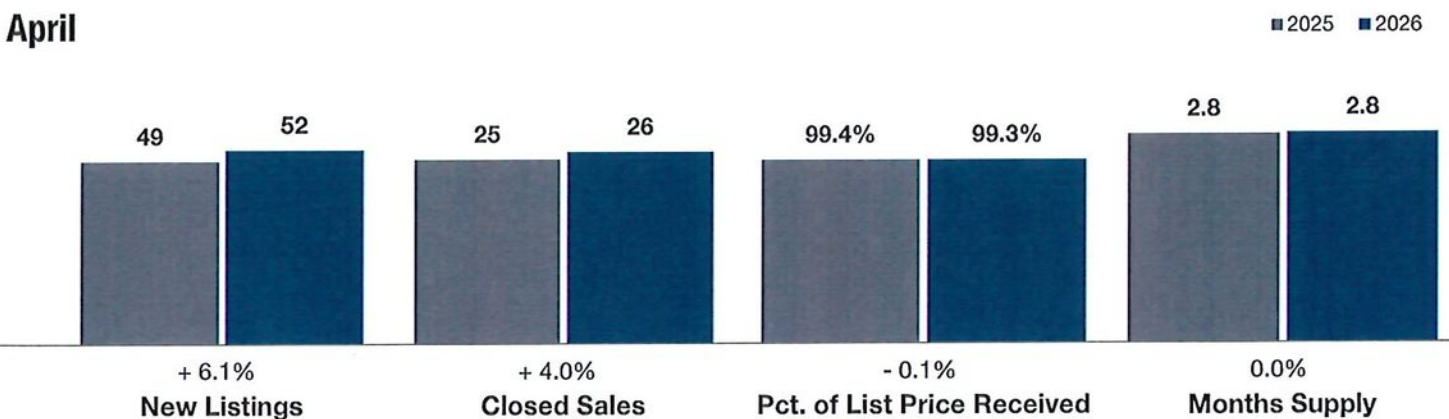
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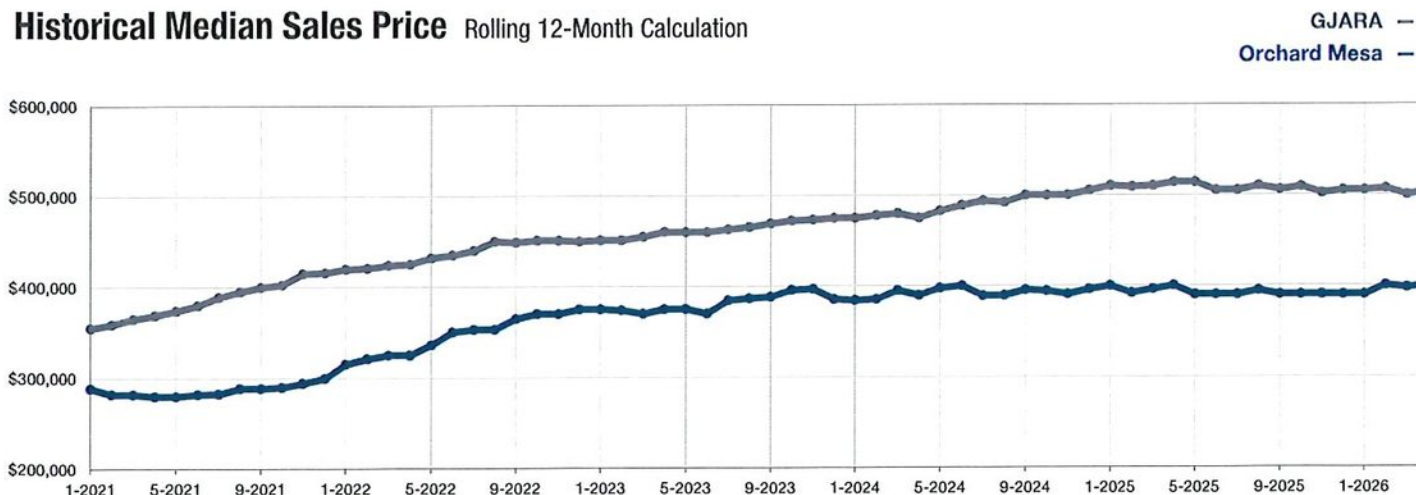
Orchard Mesa

Key Metrics	April			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 04-2025	Thru 04-2026	Percent Change from Previous Year
New Listings	49	52	+ 6.1%	129	153	+ 18.6%
Sold Listings	25	26	+ 4.0%	75	88	+ 17.3%
Median Sales Price*	\$410,000	\$408,950	- 0.3%	\$402,900	\$406,450	+ 0.9%
Average Sales Price*	\$417,411	\$425,588	+ 2.0%	\$408,155	\$413,296	+ 1.3%
Percent of List Price Received*	99.4%	99.3%	- 0.1%	99.4%	99.1%	- 0.3%
Days on Market Until Sale	79	95	+ 20.3%	94	93	- 1.1%
Inventory of Homes for Sale	73	71	- 2.7%	--	--	--
Months Supply of Inventory	2.8	2.8	0.0%	--	--	--

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Historical Median Sales Price Rolling 12-Month Calculation



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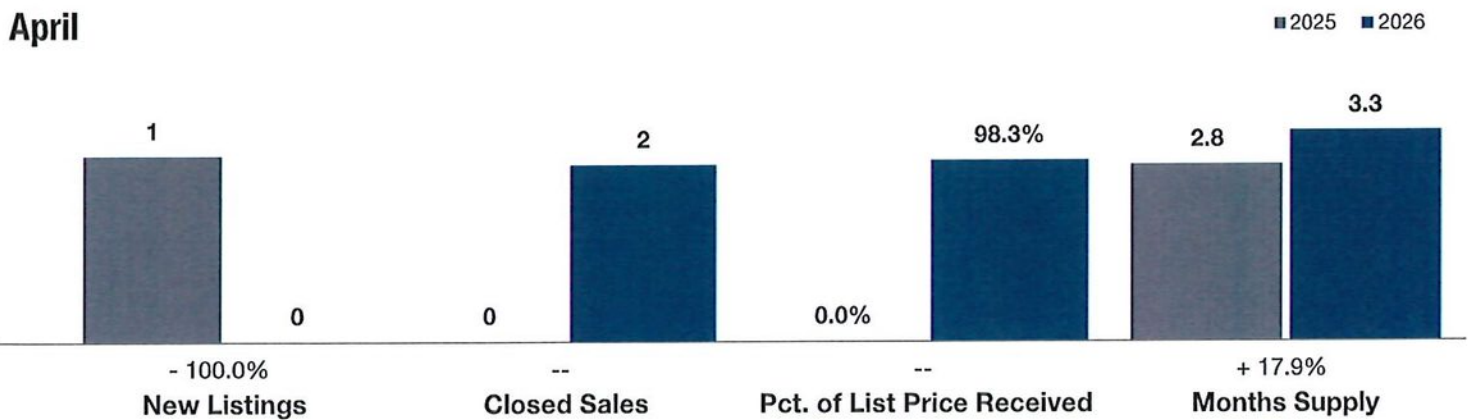
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Outside Mesa County

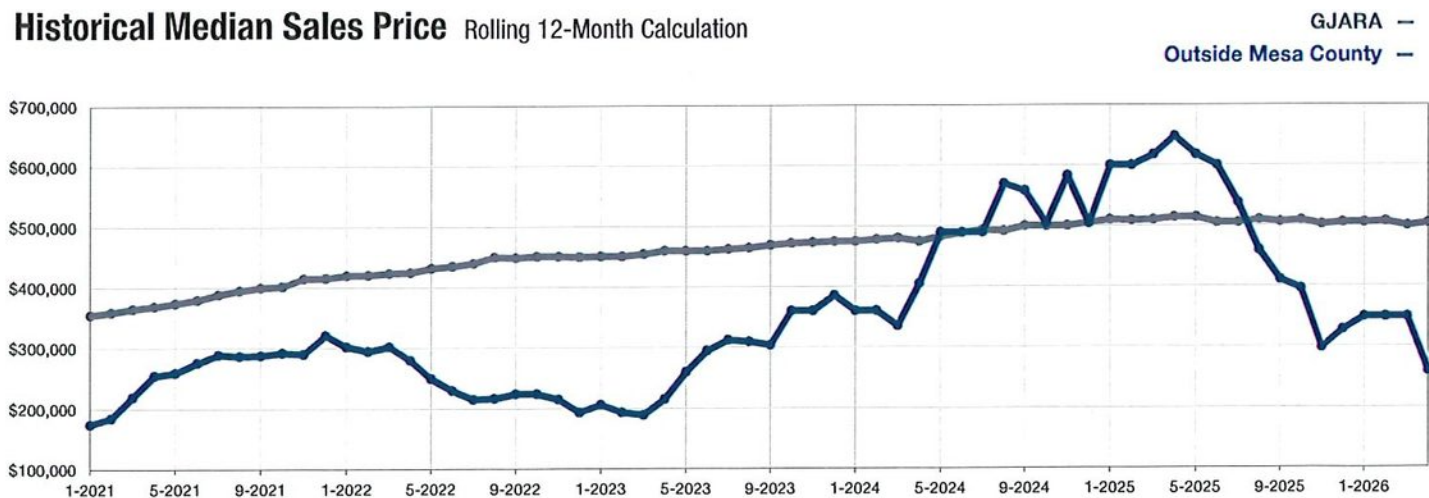
Key Metrics	April			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 04-2025	Thru 04-2026	Percent Change from Previous Year
New Listings	1	0	- 100.0%	3	6	+ 100.0%
Sold Listings	0	2	--	1	4	+ 300.0%
Median Sales Price*	\$0	\$210,500	--	\$678,500	\$301,500	- 55.6%
Average Sales Price*	\$0	\$210,500	--	\$678,500	\$291,250	- 57.1%
Percent of List Price Received*	0.0%	98.3%	--	99.8%	97.1%	- 2.7%
Days on Market Until Sale	0	281	--	241	221	- 8.3%
Inventory of Homes for Sale	4	6	+ 50.0%	--	--	--
Months Supply of Inventory	2.8	3.3	+ 17.9%	--	--	--

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Historical Median Sales Price

Rolling 12-Month Calculation



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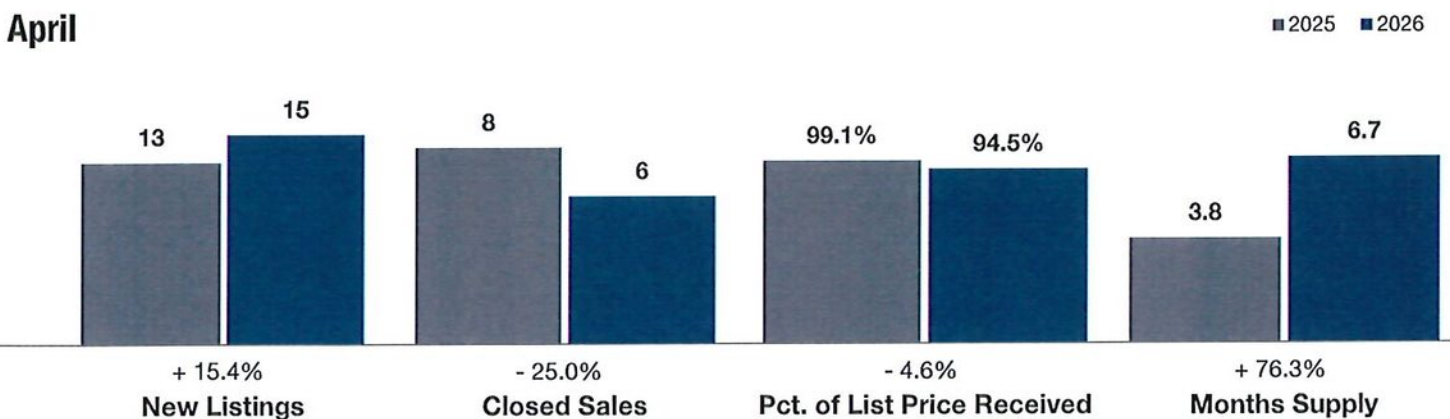
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Palisade

Key Metrics	April			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 04-2025	Thru 04-2026	Percent Change from Previous Year
New Listings	13	15	+ 15.4%	33	48	+ 45.5%
Sold Listings	8	6	- 25.0%	19	19	0.0%
Median Sales Price*	\$497,000	\$475,000	- 4.4%	\$525,000	\$445,000	- 15.2%
Average Sales Price*	\$456,500	\$399,292	- 12.5%	\$524,508	\$446,303	- 14.9%
Percent of List Price Received*	99.1%	94.5%	- 4.6%	98.8%	96.5%	- 2.3%
Days on Market Until Sale	130	170	+ 30.8%	106	144	+ 35.8%
Inventory of Homes for Sale	18	33	+ 83.3%	--	--	--
Months Supply of Inventory	3.8	6.7	+ 76.3%	--	--	--

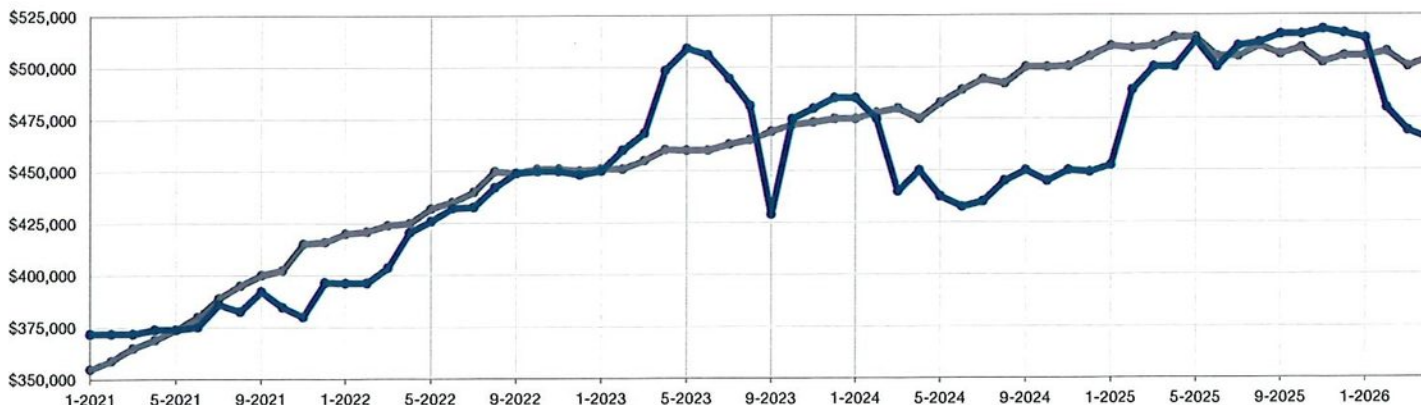
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GJARA —
Palisade —



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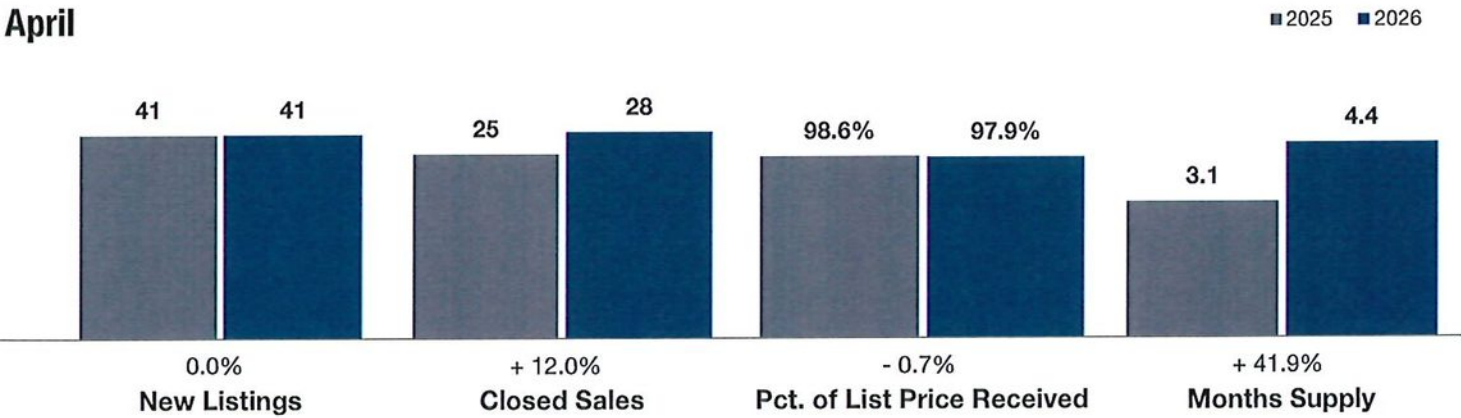
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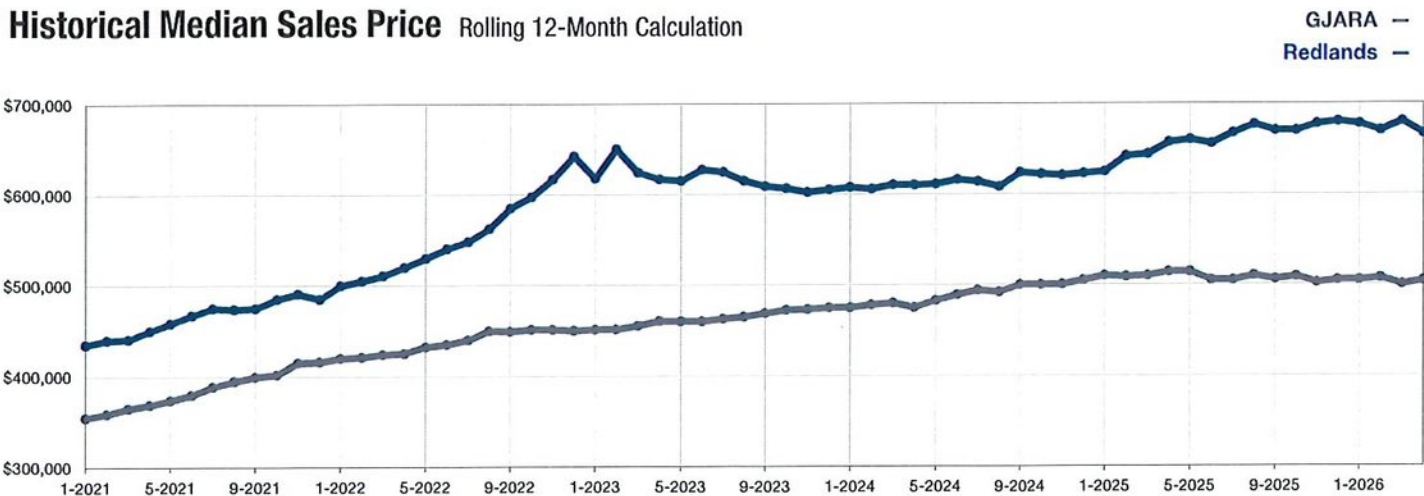
Redlands

Key Metrics	April			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 04-2025	Thru 04-2026	Percent Change from Previous Year
New Listings	41	41	0.0%	124	159	+ 28.2%
Sold Listings	25	28	+ 12.0%	75	74	- 1.3%
Median Sales Price*	\$749,900	\$619,000	- 17.5%	\$699,000	\$652,500	- 6.7%
Average Sales Price*	\$829,908	\$655,367	- 21.0%	\$747,560	\$693,774	- 7.2%
Percent of List Price Received*	98.6%	97.9%	- 0.7%	98.6%	97.7%	- 0.9%
Days on Market Until Sale	105	81	- 22.9%	110	104	- 5.5%
Inventory of Homes for Sale	71	102	+ 43.7%	--	--	--
Months Supply of Inventory	3.1	4.4	+ 41.9%	--	--	--

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



Historical Median Sales Price Rolling 12-Month Calculation



Local Market Update for April 2026

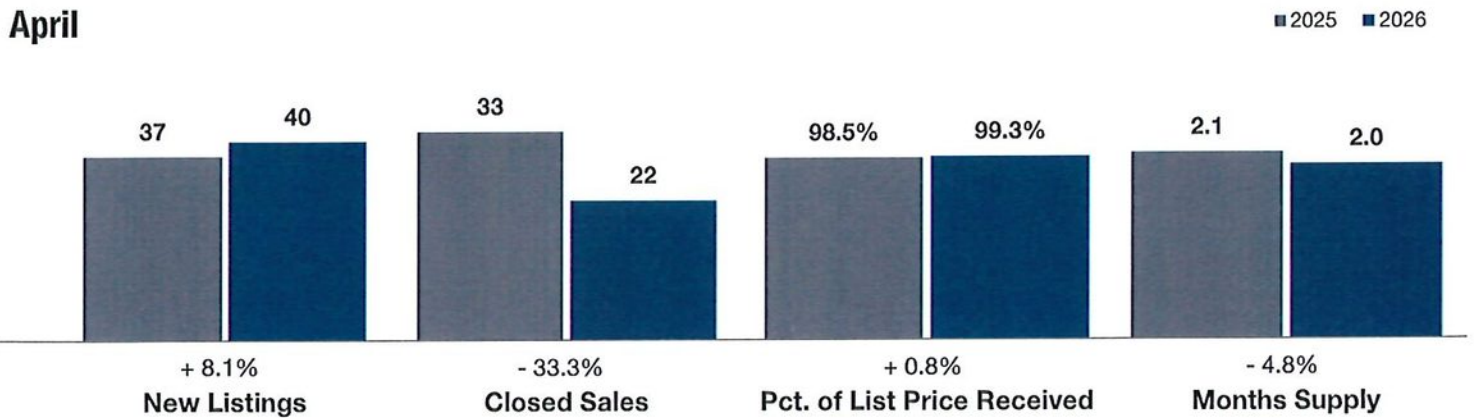
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Southeast

Key Metrics	April			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 04-2025	Thru 04-2026	Percent Change from Previous Year
New Listings	37	40	+ 8.1%	141	136	- 3.5%
Sold Listings	33	22	- 33.3%	113	94	- 16.8%
Median Sales Price*	\$334,000	\$335,000	+ 0.3%	\$343,000	\$362,250	+ 5.6%
Average Sales Price*	\$305,073	\$324,968	+ 6.5%	\$328,797	\$332,242	+ 1.0%
Percent of List Price Received*	98.5%	99.3%	+ 0.8%	98.7%	98.9%	+ 0.2%
Days on Market Until Sale	64	59	- 7.8%	84	87	+ 3.6%
Inventory of Homes for Sale	57	49	- 14.0%	--	--	--
Months Supply of Inventory	2.1	2.0	- 4.8%	--	--	--

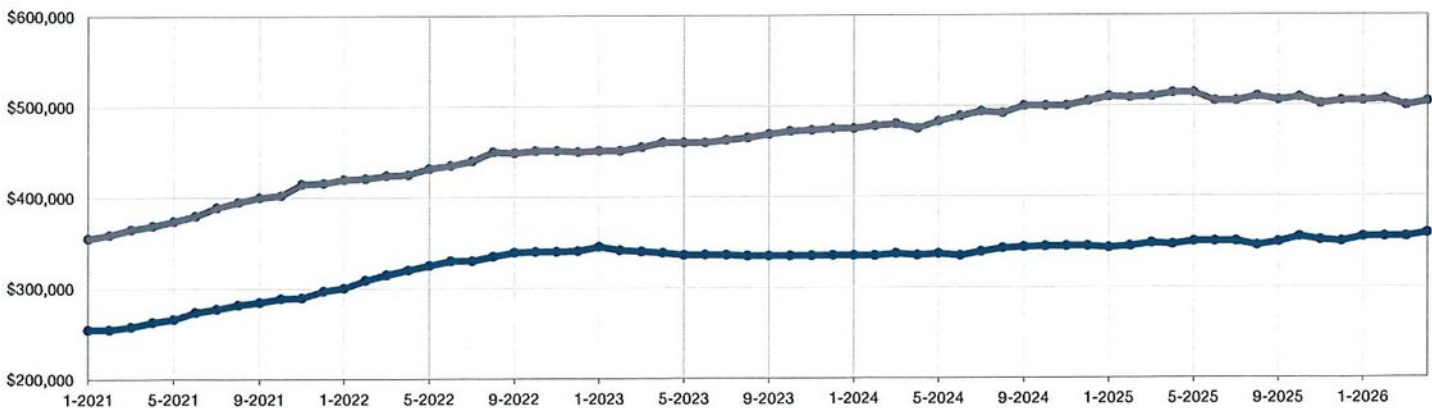
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Historical Median Sales Price

Rolling 12-Month Calculation

GJARA —
Southeast —



Local Market Update for April 2026

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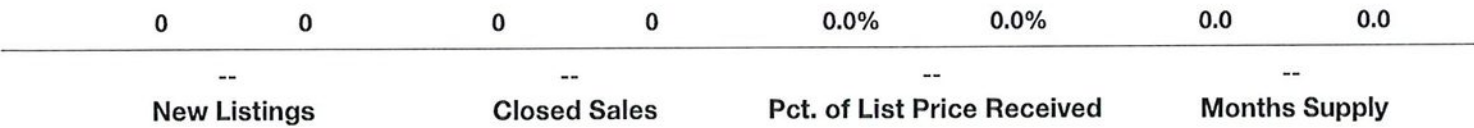
West Grand Junction

Key Metrics	April			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 04-2025	Thru 04-2026	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	0	0	--	--	--	--
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.

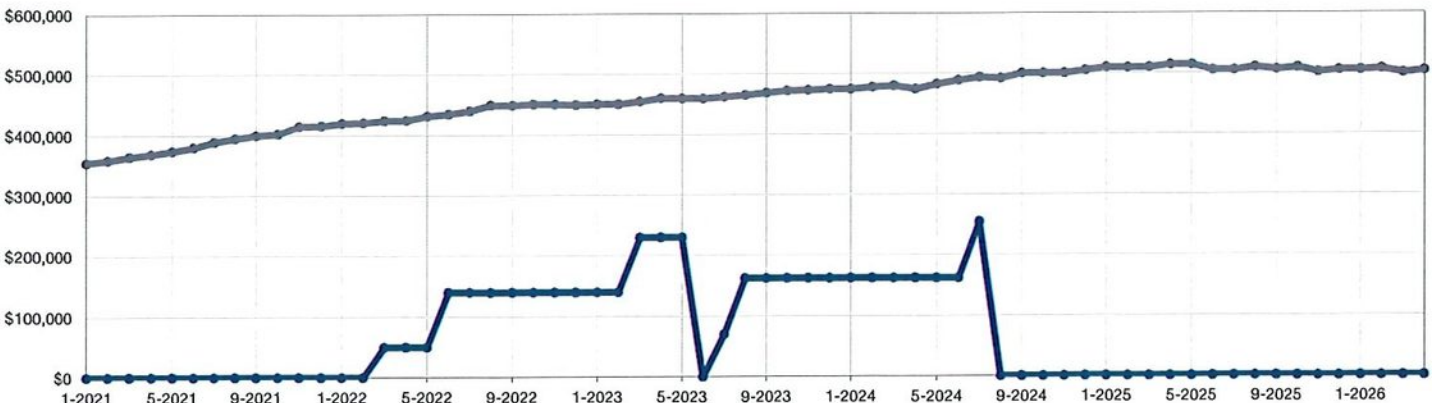
April

■ 2025 ■ 2026



Historical Median Sales Price Rolling 12-Month Calculation

GJARA —
West Grand Junction —



Local Market Update for April 2026

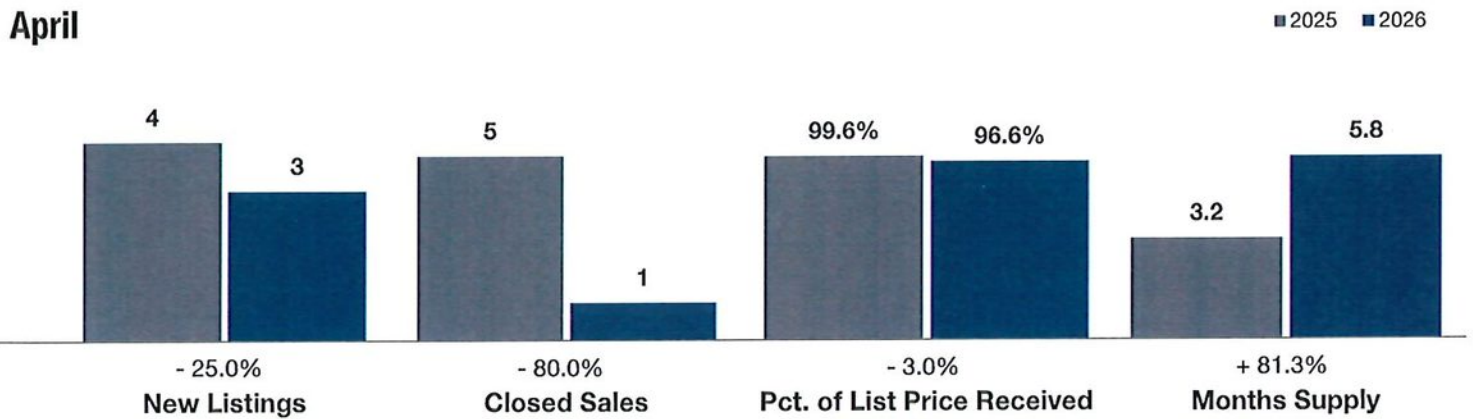
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Whitewater/Gateway

Key Metrics	April			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 04-2025	Thru 04-2026	Percent Change from Previous Year
New Listings	4	3	- 25.0%	13	11	- 15.4%
Sold Listings	5	1	- 80.0%	10	10	0.0%
Median Sales Price*	\$615,000	\$700,000	+ 13.8%	\$596,250	\$449,000	- 24.7%
Average Sales Price*	\$710,980	\$700,000	- 1.5%	\$690,390	\$493,030	- 28.6%
Percent of List Price Received*	99.6%	96.6%	- 3.0%	98.2%	95.6%	- 2.6%
Days on Market Until Sale	138	245	+ 77.5%	137	146	+ 6.6%
Inventory of Homes for Sale	9	13	+ 44.4%	--	--	--
Months Supply of Inventory	3.2	5.8	+ 81.3%	--	--	--

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



Historical Median Sales Price

Rolling 12-Month Calculation

GJARA —
Whitewater/Gateway —

