

Local Market Update for August 2023

A Research Tool Provided by the Colorado Association of REALTORS®



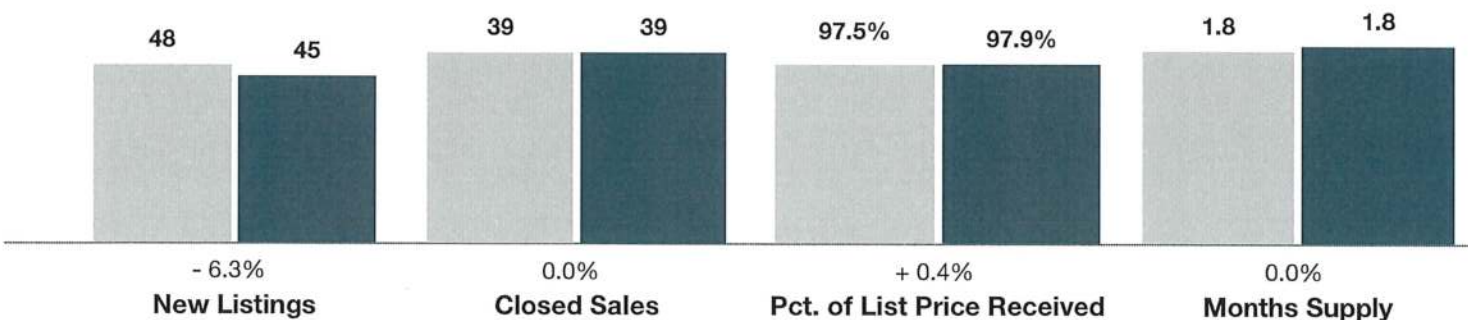
City

Key Metrics	August			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
New Listings	48	45	- 6.3%	356	270	- 24.2%
Sold Listings	39	39	0.0%	279	238	- 14.7%
Median Sales Price*	\$303,000	\$299,900	- 1.0%	\$320,000	\$306,450	- 4.2%
Average Sales Price*	\$291,654	\$324,898	+ 11.4%	\$317,438	\$311,808	- 1.8%
Percent of List Price Received*	97.5%	97.9%	+ 0.4%	99.8%	97.9%	- 1.9%
Days on Market Until Sale	53	51	- 3.8%	56	72	+ 28.6%
Inventory of Homes for Sale	69	52	- 24.6%	--	--	--
Months Supply of Inventory	1.8	1.8	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.

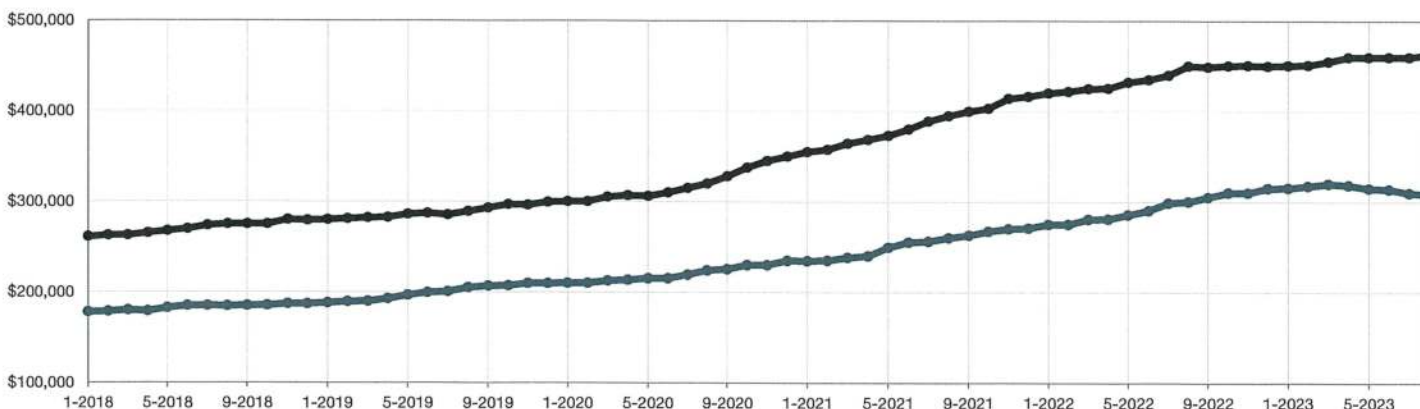
August

■ 2022 ■ 2023



Historical Median Sales Price Rolling 12-Month Calculation

GJARA —
City —



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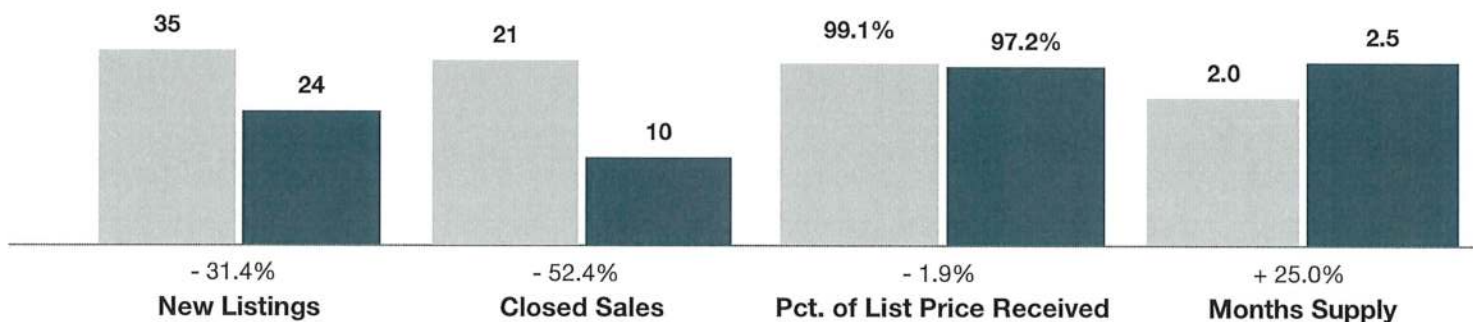
Clifton

Key Metrics	August			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
New Listings	35	24	- 31.4%	235	168	- 28.5%
Sold Listings	21	10	- 52.4%	176	129	- 26.7%
Median Sales Price*	\$275,000	\$292,000	+ 6.2%	\$258,000	\$245,000	- 5.0%
Average Sales Price*	\$270,167	\$244,010	- 9.7%	\$243,765	\$249,256	+ 2.3%
Percent of List Price Received*	99.1%	97.2%	- 1.9%	98.3%	98.3%	0.0%
Days on Market Until Sale	51	47	- 7.8%	52	71	+ 36.5%
Inventory of Homes for Sale	47	42	- 10.6%	--	--	--
Months Supply of Inventory	2.0	2.5	+ 25.0%	--	--	--

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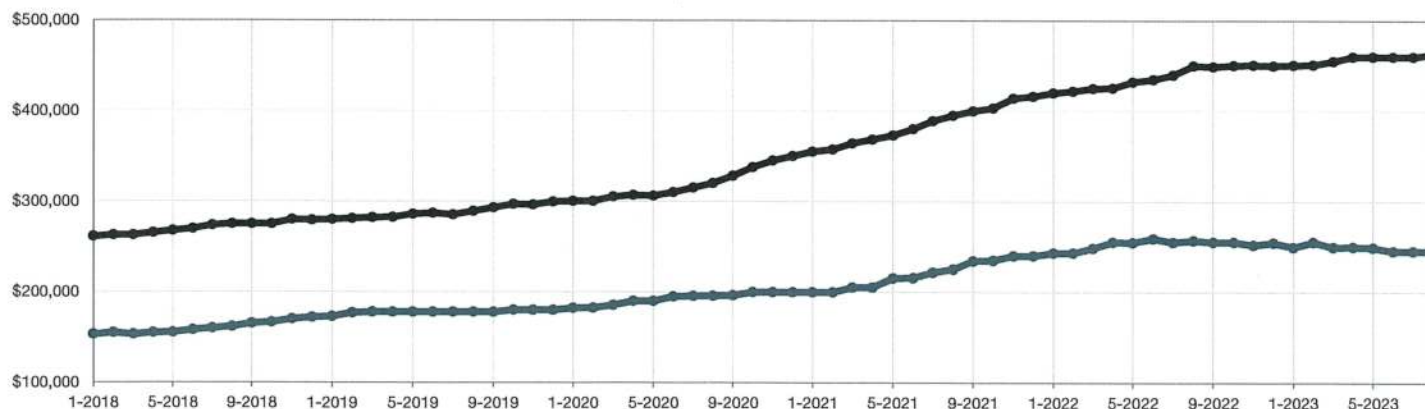
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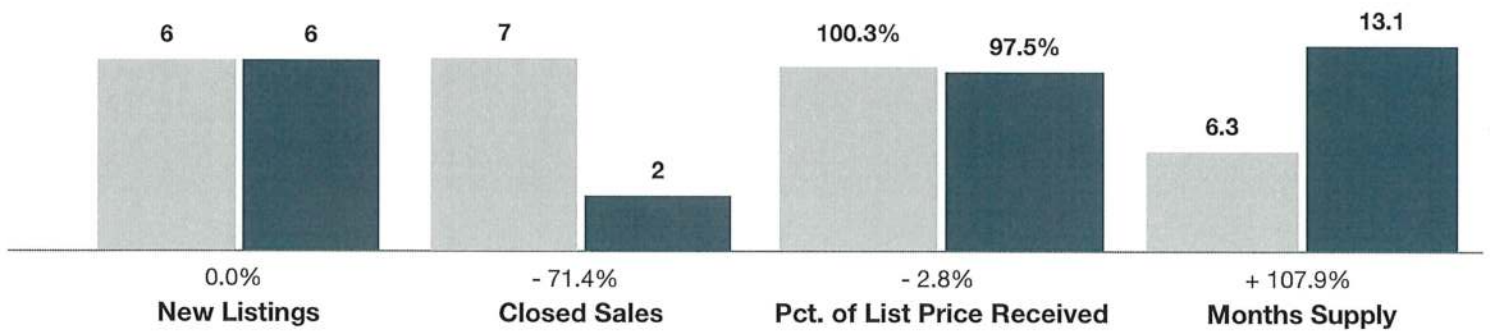
Collbran/Mesa/Vega

Key Metrics	August			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
New Listings	6	6	0.0%	60	54	- 10.0%
Sold Listings	7	2	- 71.4%	36	18	- 50.0%
Median Sales Price*	\$398,000	\$472,500	+ 18.7%	\$427,500	\$509,500	+ 19.2%
Average Sales Price*	\$469,200	\$472,500	+ 0.7%	\$532,997	\$467,156	- 12.4%
Percent of List Price Received*	100.3%	97.5%	- 2.8%	97.4%	95.5%	- 2.0%
Days on Market Until Sale	79	199	+ 151.9%	101	103	+ 2.0%
Inventory of Homes for Sale	28	37	+ 32.1%	--	--	--
Months Supply of Inventory	6.3	13.1	+ 107.9%	--	--	--

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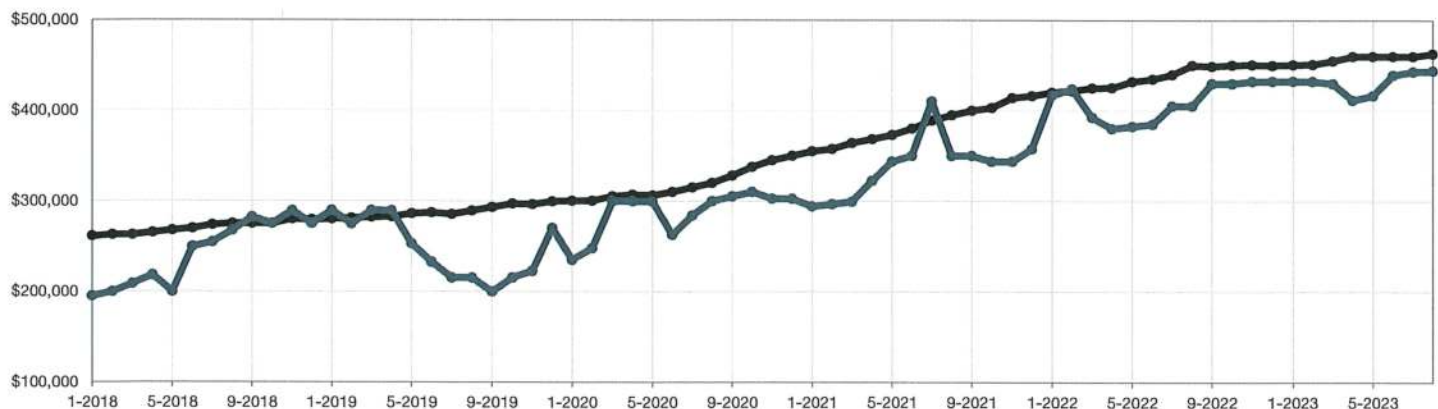
August

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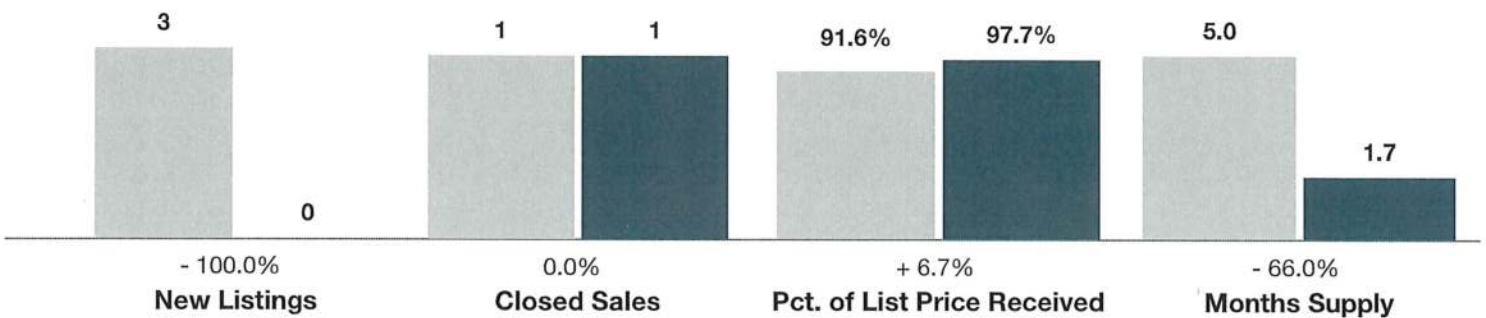
Debeque (Includes De-Beque Cutoff)

Key Metrics	August			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
New Listings	3	0	- 100.0%	19	7	- 63.2%
Sold Listings	1	1	0.0%	10	11	+ 10.0%
Median Sales Price*	\$240,000	\$517,000	+ 115.4%	\$327,000	\$250,000	- 23.5%
Average Sales Price*	\$240,000	\$517,000	+ 115.4%	\$368,900	\$300,364	- 18.6%
Percent of List Price Received*	91.6%	97.7%	+ 6.7%	99.2%	93.5%	- 5.7%
Days on Market Until Sale	66	95	+ 43.9%	83	134	+ 61.4%
Inventory of Homes for Sale	10	3	- 70.0%	--	--	--
Months Supply of Inventory	5.0	1.7	- 66.0%	--	--	--

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August

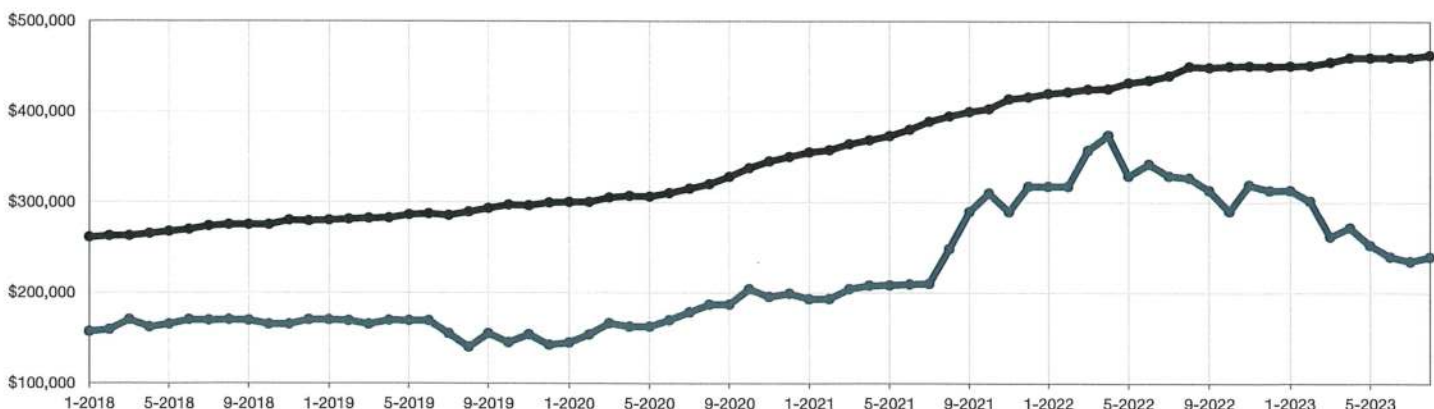
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Historical Median Sales Price Rolling 12-Month Calculation

GJARA —

Debeque (Includes De-Beque Cutoff) —



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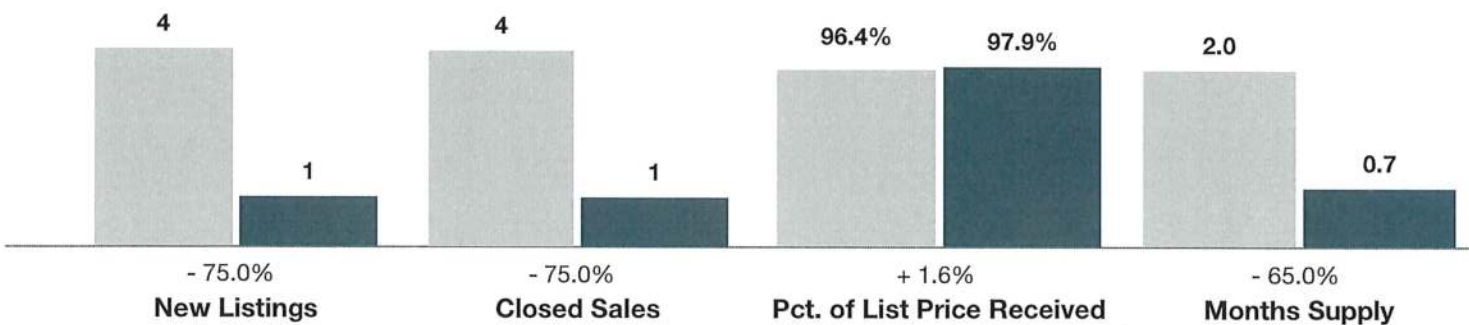
East Orchard Mesa

Key Metrics	August			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
New Listings	4	1	- 75.0%	23	17	- 26.1%
Sold Listings	4	1	- 75.0%	17	9	- 47.1%
Median Sales Price*	\$875,000	\$710,000	- 18.9%	\$793,500	\$660,000	- 16.8%
Average Sales Price*	\$995,000	\$710,000	- 28.6%	\$860,438	\$565,044	- 34.3%
Percent of List Price Received*	96.4%	97.9%	+ 1.6%	96.7%	98.8%	+ 2.2%
Days on Market Until Sale	43	42	- 2.3%	127	49	- 61.4%
Inventory of Homes for Sale	4	1	- 75.0%	--	--	--
Months Supply of Inventory	2.0	0.7	- 65.0%	--	--	--

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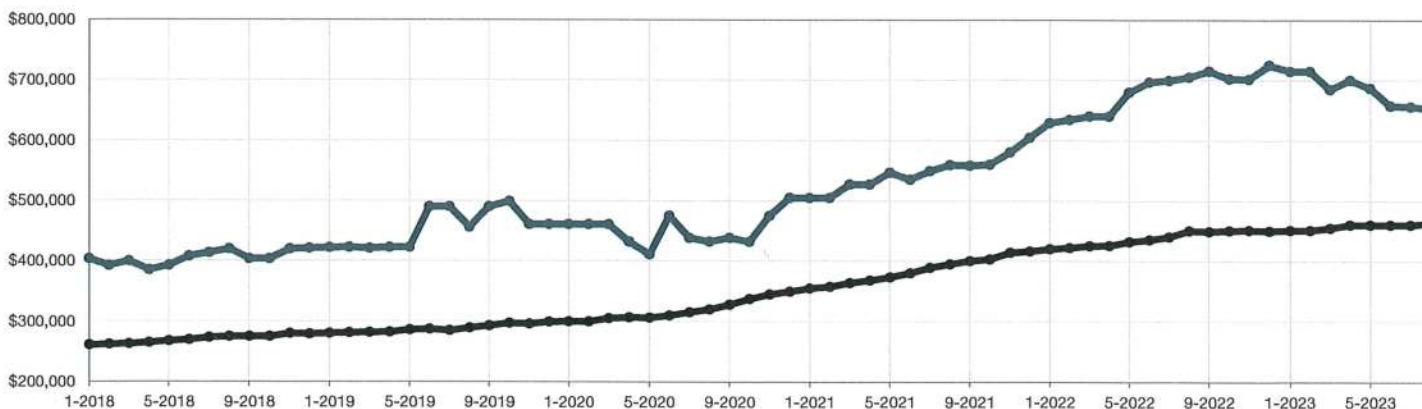
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Historical Median Sales Price Rolling 12-Month Calculation

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East Orchard Mesa —



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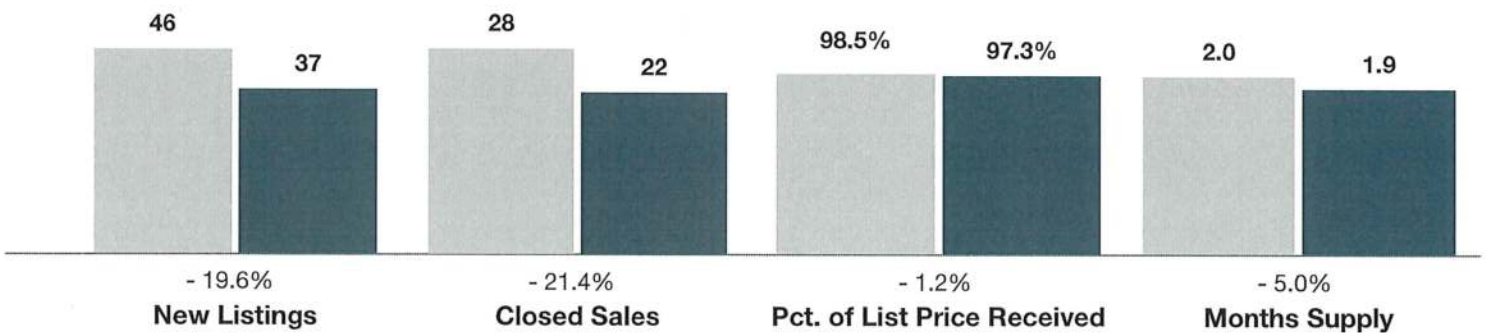
Fruita

Key Metrics	August			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
New Listings	46	37	- 19.6%	354	243	- 31.4%
Sold Listings	28	22	- 21.4%	291	218	- 25.1%
Median Sales Price*	\$412,500	\$396,564	- 3.9%	\$430,000	\$411,500	- 4.3%
Average Sales Price*	\$448,088	\$453,059	+ 1.1%	\$460,003	\$440,480	- 4.2%
Percent of List Price Received*	98.5%	97.3%	- 1.2%	99.6%	98.2%	- 1.4%
Days on Market Until Sale	61	68	+ 11.5%	63	88	+ 39.7%
Inventory of Homes for Sale	73	50	- 31.5%	--	--	--
Months Supply of Inventory	2.0	1.9	- 5.0%	--	--	--

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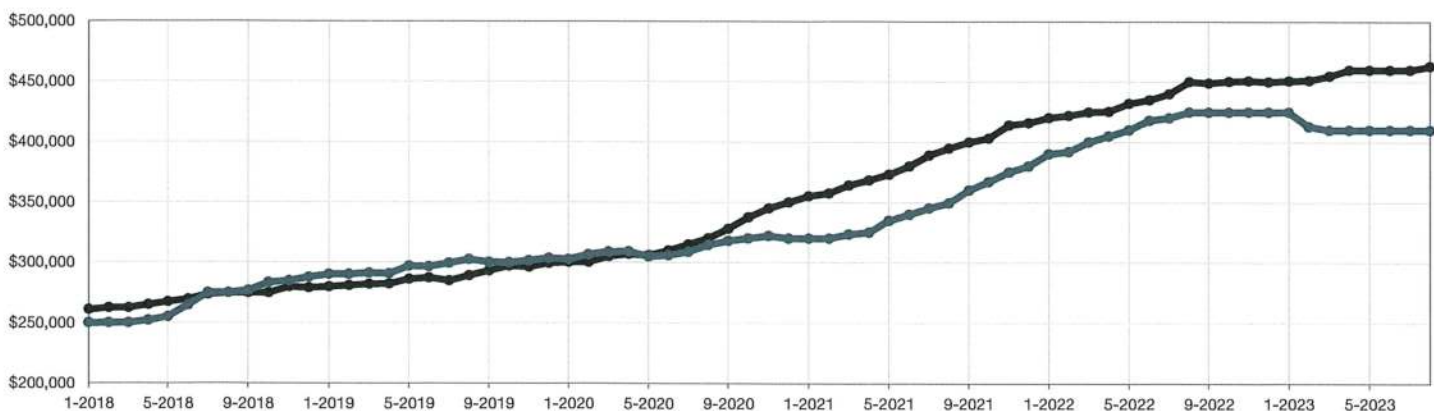
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Historical Median Sales Price Rolling 12-Month Calculation

GJARA —
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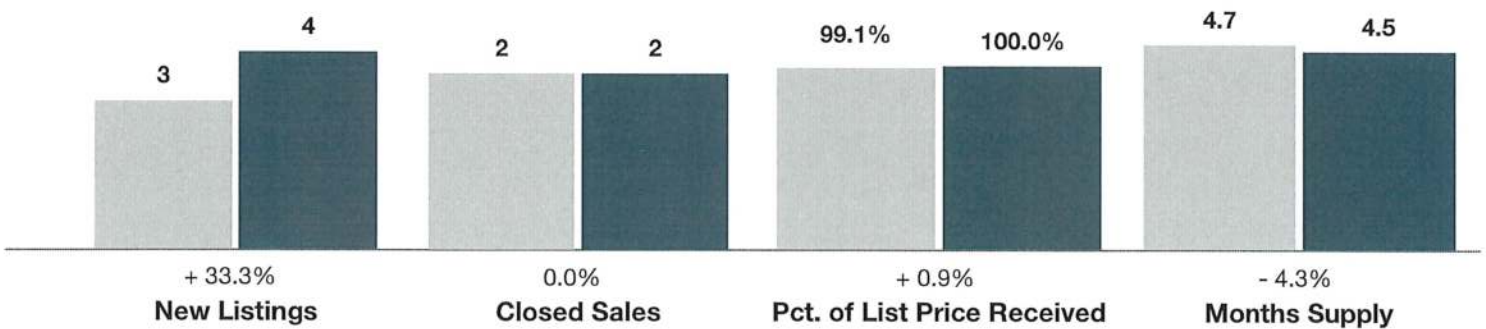
Glade Park

Key Metrics	August			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
New Listings	3	4	+ 33.3%	23	13	- 43.5%
Sold Listings	2	2	0.0%	16	8	- 50.0%
Median Sales Price*	\$1,570,000	\$755,000	- 51.9%	\$482,500	\$660,000	+ 36.8%
Average Sales Price*	\$1,570,000	\$755,000	- 51.9%	\$651,678	\$675,625	+ 3.7%
Percent of List Price Received*	99.1%	100.0%	+ 0.9%	99.0%	97.2%	- 1.8%
Days on Market Until Sale	96	85	- 11.5%	108	113	+ 4.6%
Inventory of Homes for Sale	11	8	- 27.3%	--	--	--
Months Supply of Inventory	4.7	4.5	- 4.3%	--	--	--

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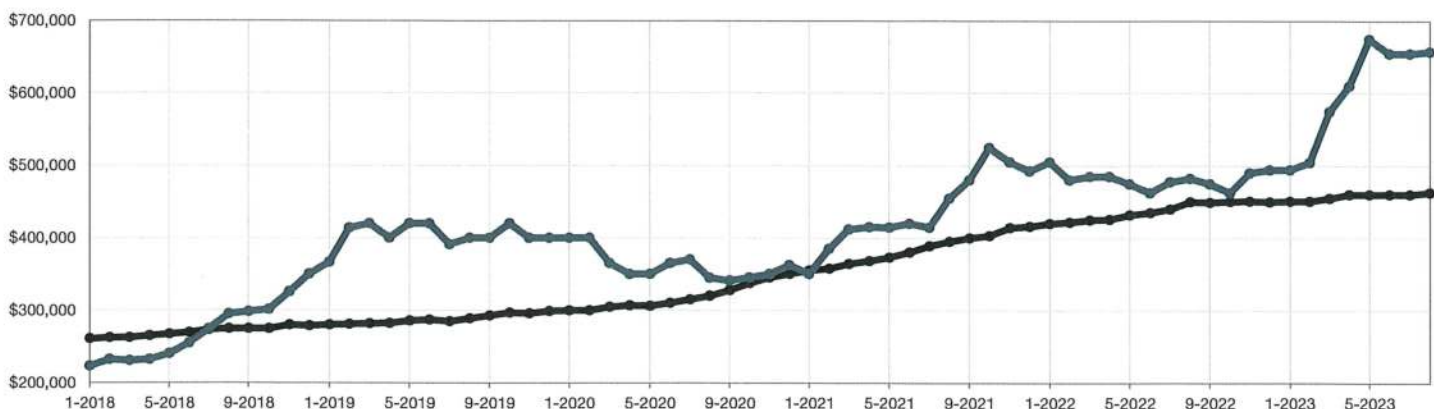
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Historical Median Sales Price Rolling 12-Month Calculation

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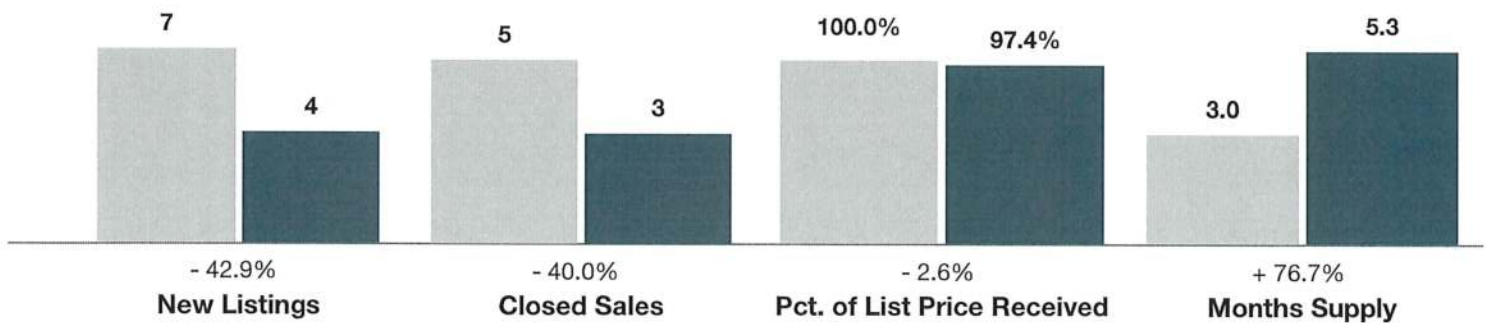
Loma

Key Metrics	August			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
New Listings	7	4	- 42.9%	32	19	- 40.6%
Sold Listings	5	3	- 40.0%	21	11	- 47.6%
Median Sales Price*	\$649,900	\$705,500	+ 8.6%	\$602,450	\$570,000	- 5.4%
Average Sales Price*	\$671,480	\$673,500	+ 0.3%	\$605,760	\$568,300	- 6.2%
Percent of List Price Received*	100.0%	97.4%	- 2.6%	98.1%	96.8%	- 1.3%
Days on Market Until Sale	106	147	+ 38.7%	95	117	+ 23.2%
Inventory of Homes for Sale	9	10	+ 11.1%	--	--	--
Months Supply of Inventory	3.0	5.3	+ 76.7%	--	--	--

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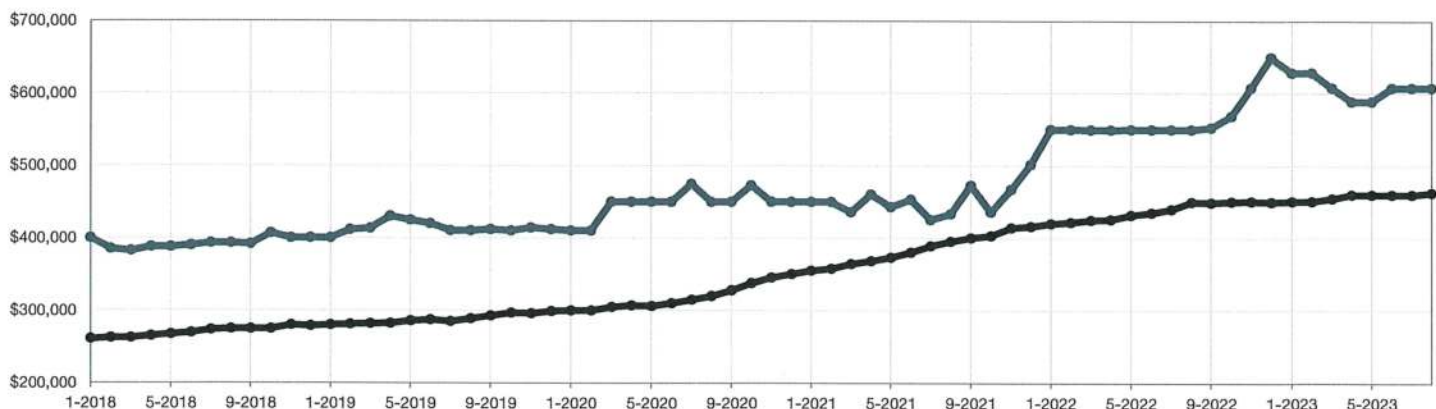
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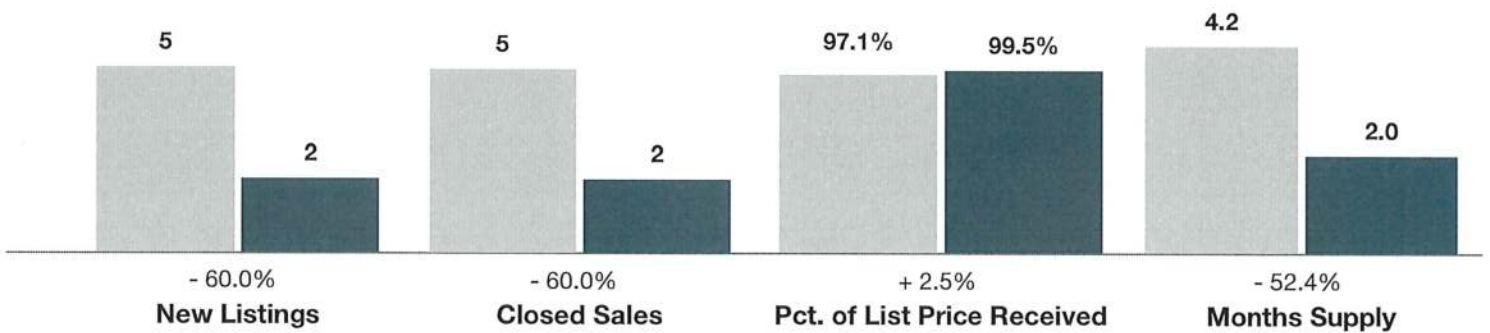
Mack

Key Metrics	August			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
New Listings	5	2	- 60.0%	31	11	- 64.5%
Sold Listings	5	2	- 60.0%	17	12	- 29.4%
Median Sales Price*	\$171,000	\$638,500	+ 273.4%	\$260,000	\$415,750	+ 59.9%
Average Sales Price*	\$353,900	\$638,500	+ 80.4%	\$361,700	\$504,283	+ 39.4%
Percent of List Price Received*	97.1%	99.5%	+ 2.5%	99.1%	98.3%	- 0.8%
Days on Market Until Sale	78	78	0.0%	76	124	+ 63.2%
Inventory of Homes for Sale	11	5	- 54.5%	--	--	--
Months Supply of Inventory	4.2	2.0	- 52.4%	--	--	--

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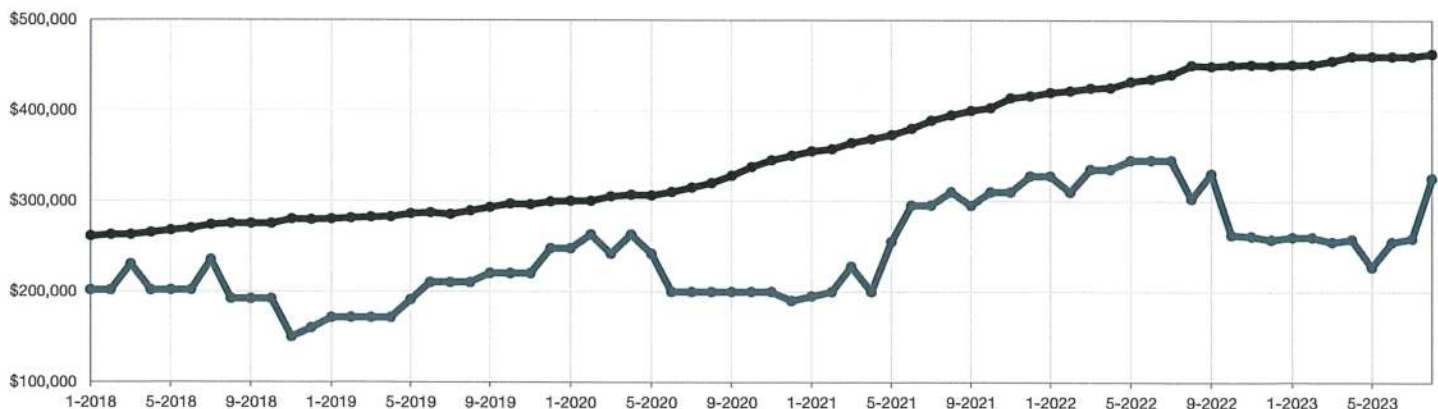
August

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Historical Median Sales Price Rolling 12-Month Calculation

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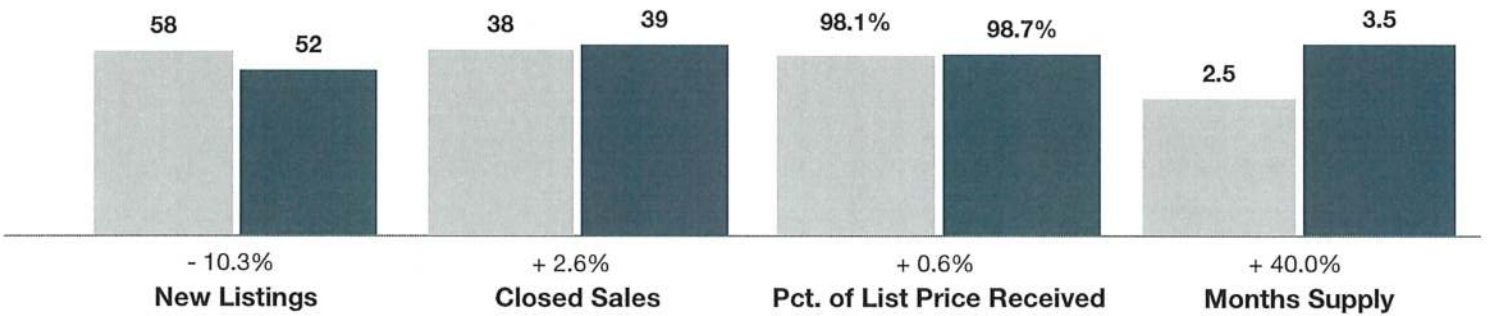
North

Key Metrics	August			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
New Listings	58	52	- 10.3%	395	372	- 5.8%
Sold Listings	38	39	+ 2.6%	317	258	- 18.6%
Median Sales Price*	\$429,000	\$495,127	+ 15.4%	\$442,170	\$454,182	+ 2.7%
Average Sales Price*	\$471,475	\$538,118	+ 14.1%	\$493,117	\$518,541	+ 5.2%
Percent of List Price Received*	98.1%	98.7%	+ 0.6%	99.5%	98.6%	- 0.9%
Days on Market Until Sale	61	81	+ 32.8%	62	80	+ 29.0%
Inventory of Homes for Sale	99	107	+ 8.1%	--	--	--
Months Supply of Inventory	2.5	3.5	+ 40.0%	--	--	--

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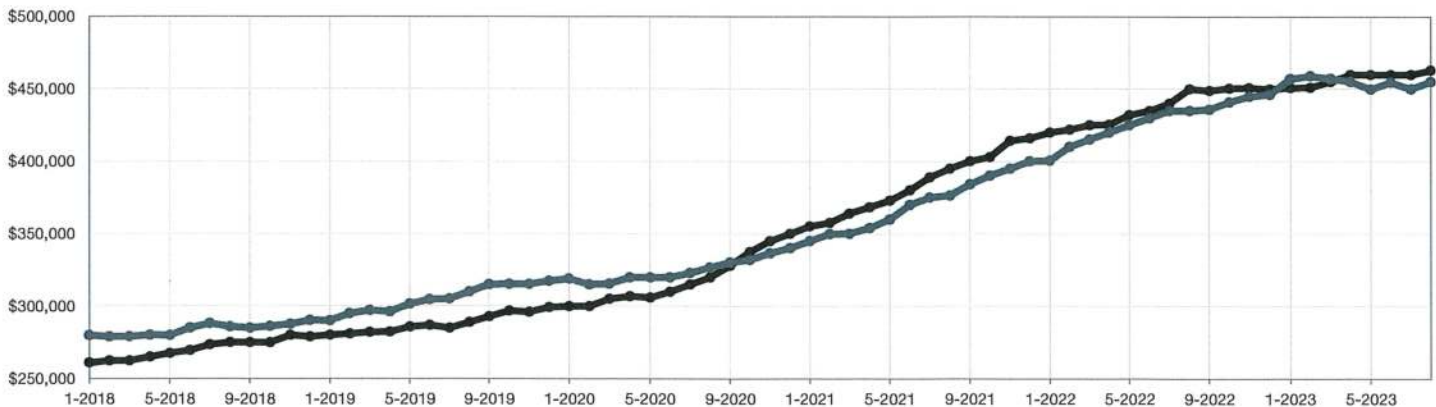
August

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Historical Median Sales Price Rolling 12-Month Calculation

GJARA —
North —



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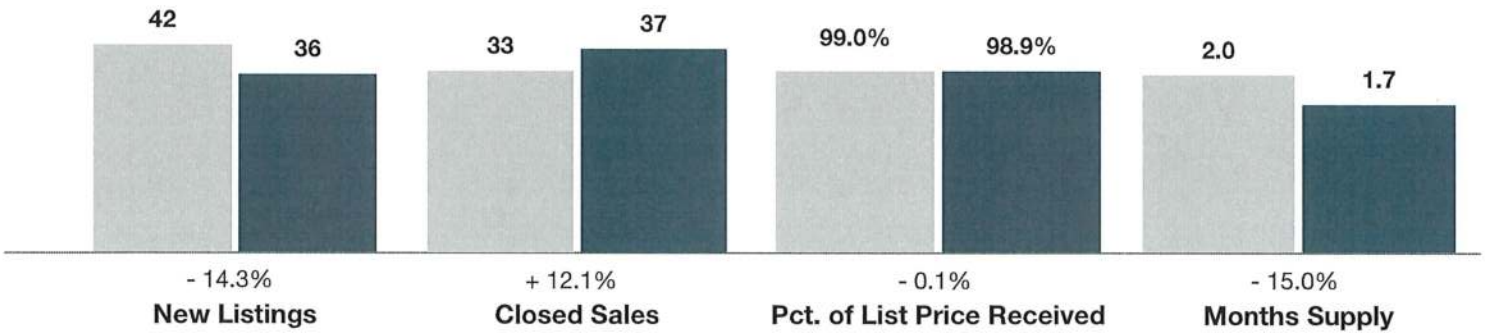
Northeast

Key Metrics	August			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
New Listings	42	36	- 14.3%	354	249	- 29.7%
Sold Listings	33	37	+ 12.1%	272	222	- 18.4%
Median Sales Price*	\$364,000	\$367,900	+ 1.1%	\$362,500	\$363,500	+ 0.3%
Average Sales Price*	\$387,299	\$390,637	+ 0.9%	\$368,959	\$375,704	+ 1.8%
Percent of List Price Received*	99.0%	98.9%	- 0.1%	100.8%	98.7%	- 2.1%
Days on Market Until Sale	64	73	+ 14.1%	59	82	+ 39.0%
Inventory of Homes for Sale	80	46	- 42.5%	--	--	--
Months Supply of Inventory	2.0	1.7	- 15.0%	--	--	--

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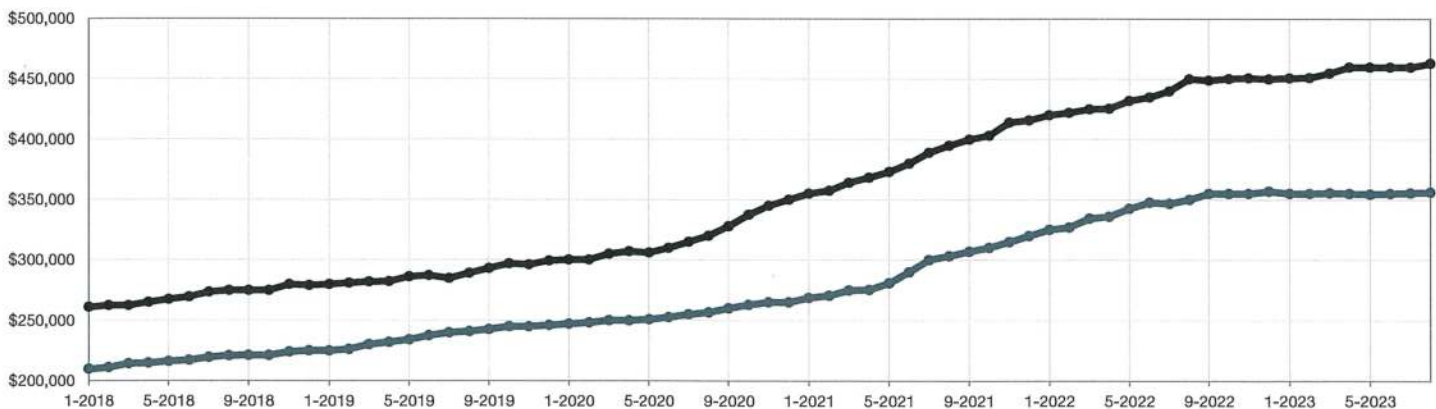
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Current as of September 6, 2023. All data from the Grand Junction Multiple Listing Service. Report © 2023 ShowingTime.

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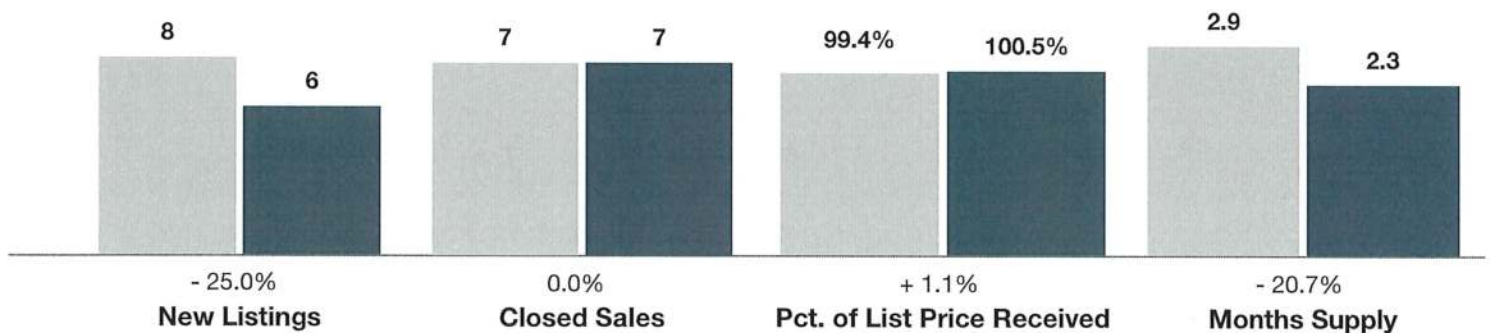
Northwest

Key Metrics	August			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
New Listings	8	6	- 25.0%	58	51	- 12.1%
Sold Listings	7	7	0.0%	45	47	+ 4.4%
Median Sales Price*	\$497,000	\$514,900	+ 3.6%	\$564,900	\$590,000	+ 4.4%
Average Sales Price*	\$540,821	\$599,414	+ 10.8%	\$637,891	\$663,093	+ 4.0%
Percent of List Price Received*	99.4%	100.5%	+ 1.1%	98.9%	98.2%	- 0.7%
Days on Market Until Sale	71	64	- 9.9%	89	116	+ 30.3%
Inventory of Homes for Sale	20	13	- 35.0%	--	--	--
Months Supply of Inventory	2.9	2.3	- 20.7%	--	--	--

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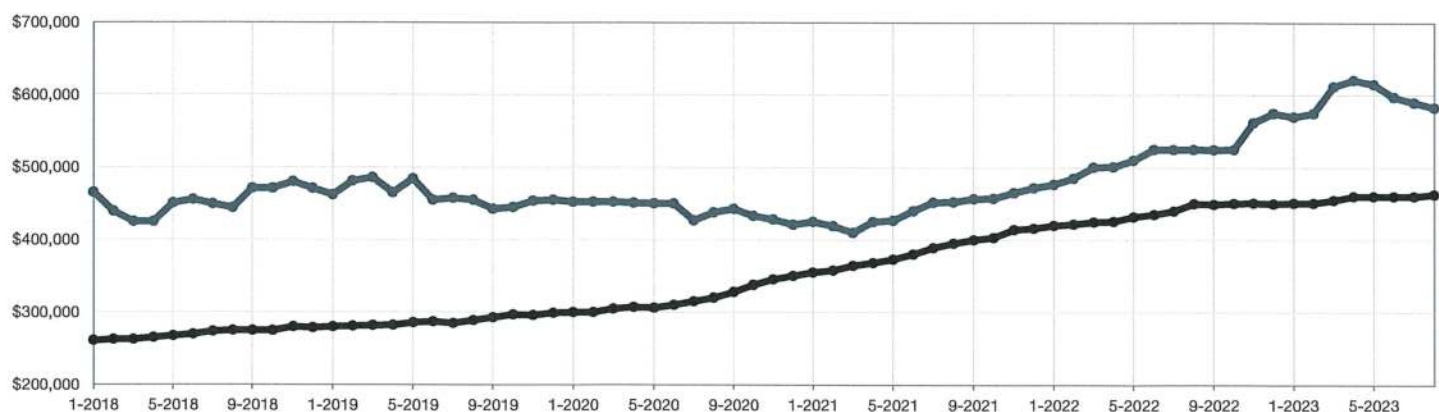
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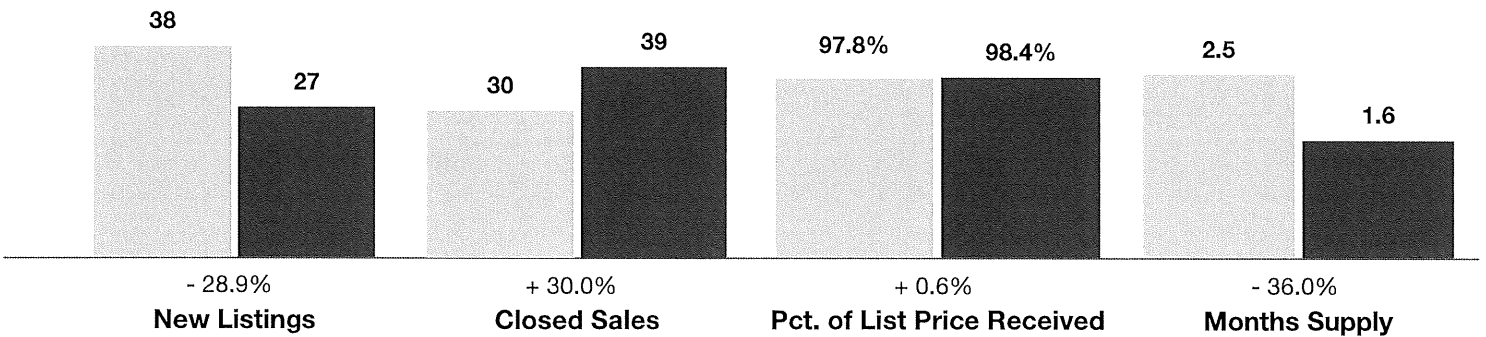
Orchard Mesa

Key Metrics	August			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
New Listings	38	27	- 28.9%	278	231	- 16.9%
Sold Listings	30	39	+ 30.0%	210	210	0.0%
Median Sales Price*	\$331,327	\$379,000	+ 14.4%	\$373,500	\$393,250	+ 5.3%
Average Sales Price*	\$353,257	\$377,908	+ 7.0%	\$388,924	\$396,510	+ 2.0%
Percent of List Price Received*	97.8%	98.4%	+ 0.6%	99.7%	98.4%	- 1.3%
Days on Market Until Sale	59	79	+ 33.9%	59	83	+ 40.7%
Inventory of Homes for Sale	69	44	- 36.2%	--	--	--
Months Supply of Inventory	2.5	1.6	- 36.0%	--	--	--

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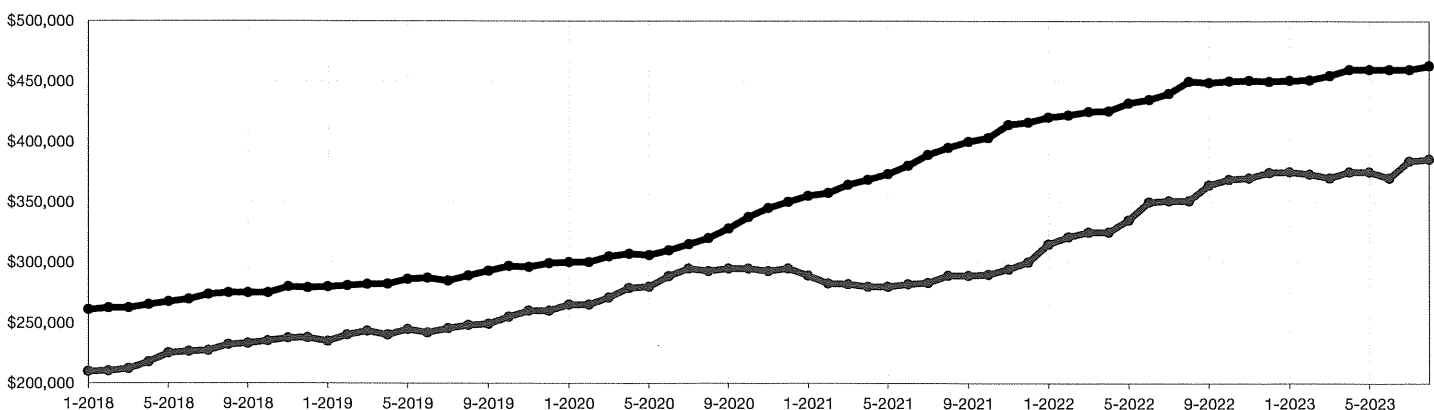
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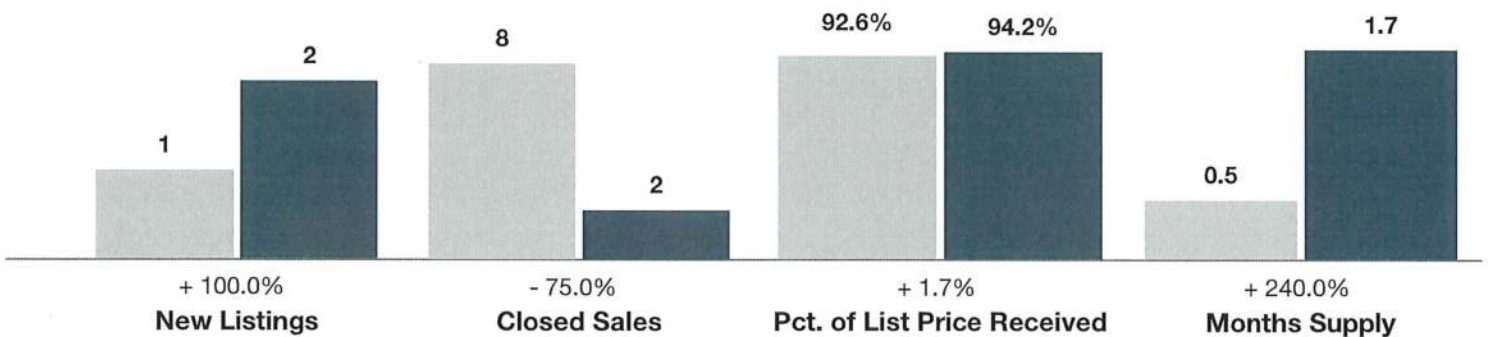
Outside Mesa County

Key Metrics	August			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
New Listings	1	2	+ 100.0%	27	21	- 22.2%
Sold Listings	8	2	- 75.0%	33	15	- 54.5%
Median Sales Price*	\$239,500	\$199,000	- 16.9%	\$189,500	\$260,000	+ 37.2%
Average Sales Price*	\$320,000	\$199,000	- 37.8%	\$274,101	\$429,010	+ 56.5%
Percent of List Price Received*	92.6%	94.2%	+ 1.7%	96.0%	97.4%	+ 1.5%
Days on Market Until Sale	69	128	+ 85.5%	95	80	- 15.8%
Inventory of Homes for Sale	2	4	+ 100.0%	--	--	--
Months Supply of Inventory	0.5	1.7	+ 240.0%	--	--	--

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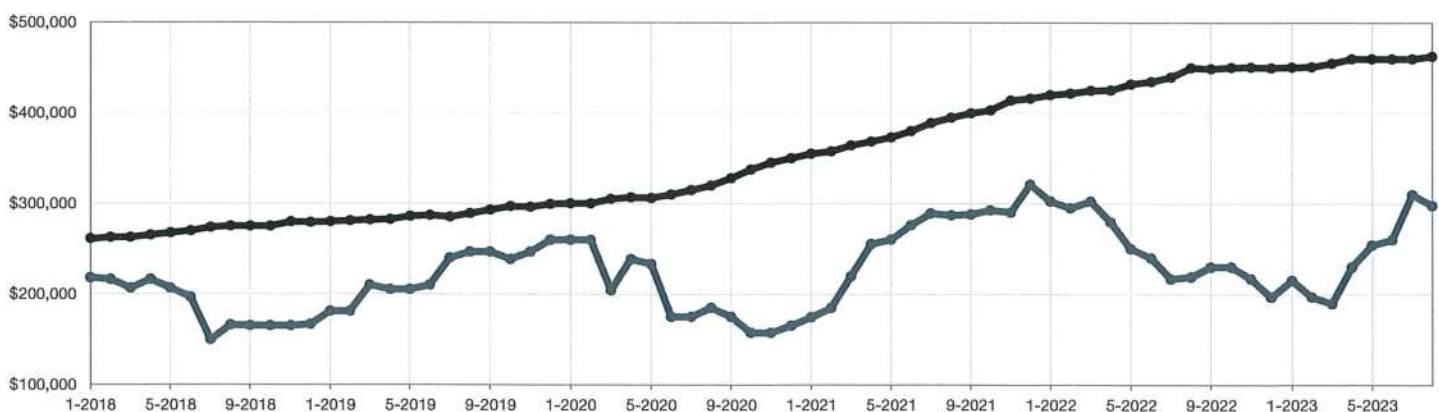
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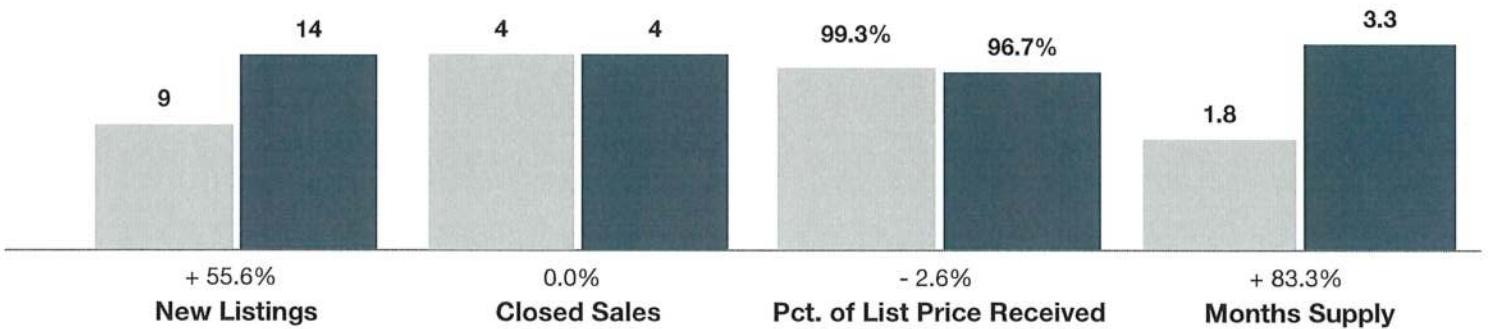
Palisade

Key Metrics	August			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
New Listings	9	14	+ 55.6%	93	57	- 38.7%
Sold Listings	4	4	0.0%	78	42	- 46.2%
Median Sales Price*	\$607,500	\$404,500	- 33.4%	\$449,014	\$494,500	+ 10.1%
Average Sales Price*	\$617,250	\$358,750	- 41.9%	\$442,089	\$485,014	+ 9.7%
Percent of List Price Received*	99.3%	96.7%	- 2.6%	99.5%	98.1%	- 1.4%
Days on Market Until Sale	140	53	- 62.1%	64	85	+ 32.8%
Inventory of Homes for Sale	15	18	+ 20.0%	--	--	--
Months Supply of Inventory	1.8	3.3	+ 83.3%	--	--	--

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

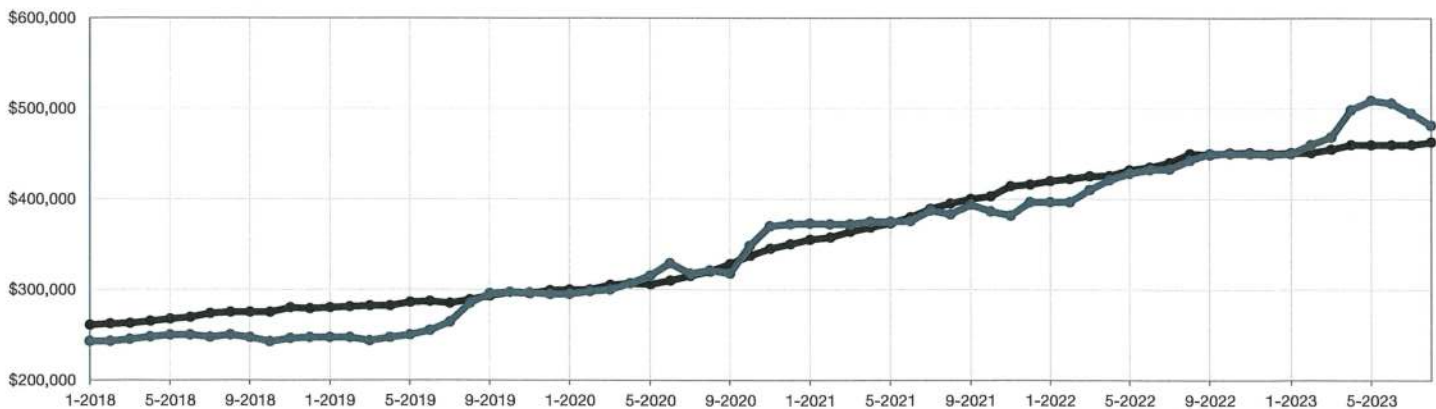
August

■ 2022 ■ 2023



Historical Median Sales Price Rolling 12-Month Calculation

GJARA —
Palisade —



Local Market Update for August 2023

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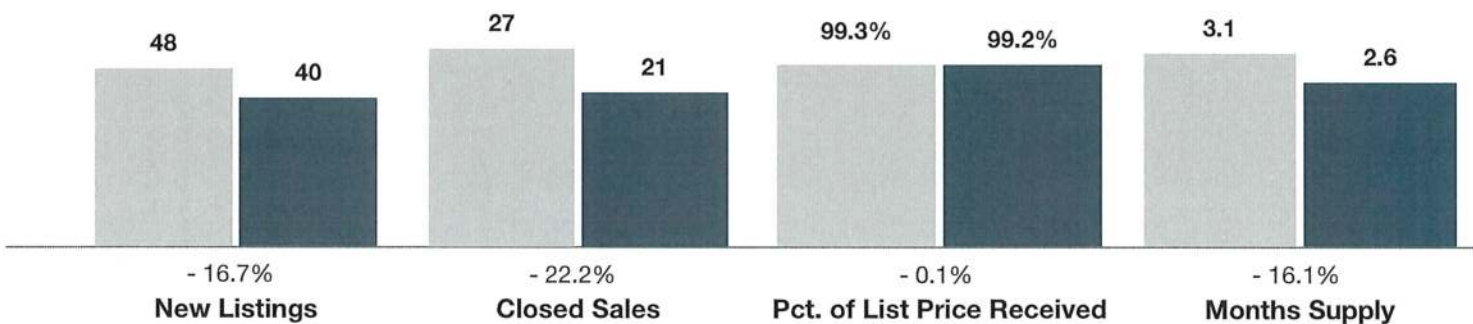
Redlands

Key Metrics	August			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
New Listings	48	40	- 16.7%	333	255	- 23.4%
Sold Listings	27	21	- 22.2%	237	214	- 9.7%
Median Sales Price*	\$779,900	\$681,500	- 12.6%	\$640,000	\$611,250	- 4.5%
Average Sales Price*	\$759,536	\$689,876	- 9.2%	\$656,914	\$659,595	+ 0.4%
Percent of List Price Received*	99.3%	99.2%	- 0.1%	99.3%	98.5%	- 0.8%
Days on Market Until Sale	81	86	+ 6.2%	70	97	+ 38.6%
Inventory of Homes for Sale	93	67	- 28.0%	--	--	--
Months Supply of Inventory	3.1	2.6	- 16.1%	--	--	--

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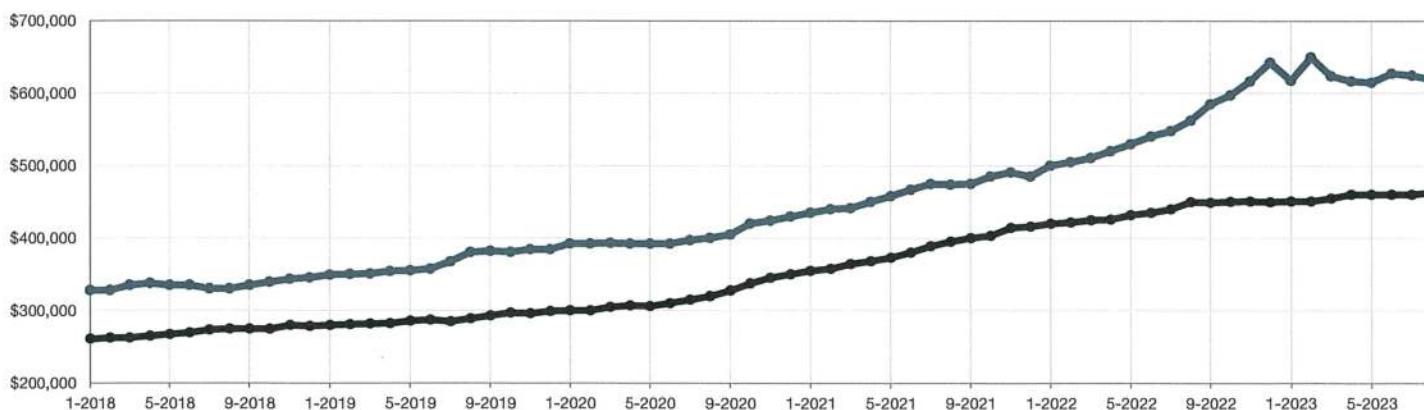
August

■ 2022 ■ 2023



Historical Median Sales Price Rolling 12-Month Calculation

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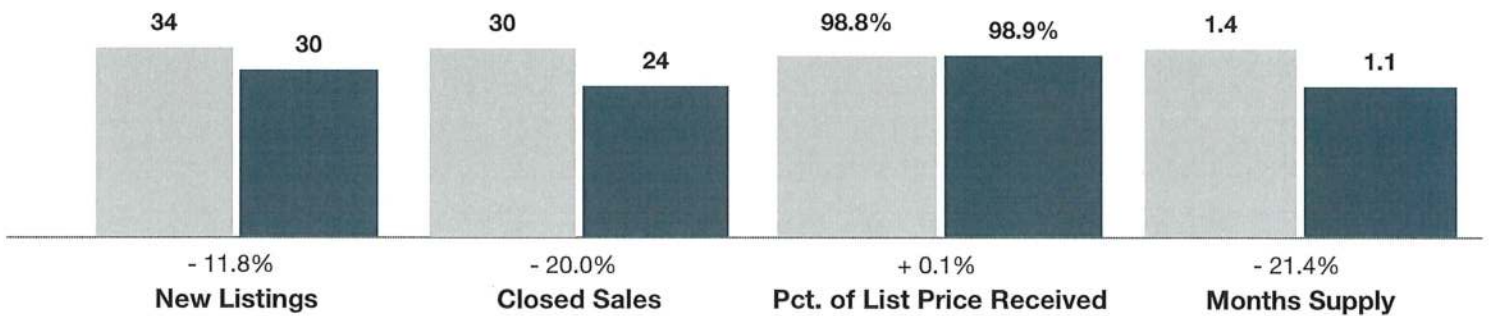
Southeast

Key Metrics	August			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
New Listings	34	30	- 11.8%	347	217	- 37.5%
Sold Listings	30	24	- 20.0%	296	197	- 33.4%
Median Sales Price*	\$340,250	\$323,750	- 4.8%	\$349,450	\$336,200	- 3.8%
Average Sales Price*	\$346,204	\$308,038	- 11.0%	\$334,641	\$322,092	- 3.7%
Percent of List Price Received*	98.8%	98.9%	+ 0.1%	99.7%	99.0%	- 0.7%
Days on Market Until Sale	53	64	+ 20.8%	54	75	+ 38.9%
Inventory of Homes for Sale	52	26	- 50.0%	--	--	--
Months Supply of Inventory	1.4	1.1	- 21.4%	--	--	--

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

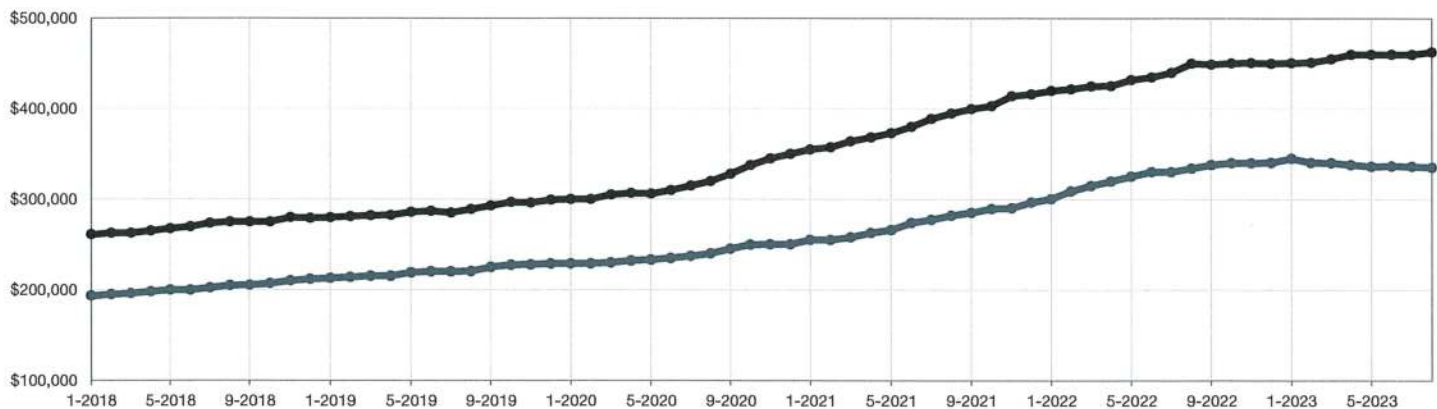
August

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Historical Median Sales Price Rolling 12-Month Calculation

GJARA —
Southeast —



Local Market Update for August 2023

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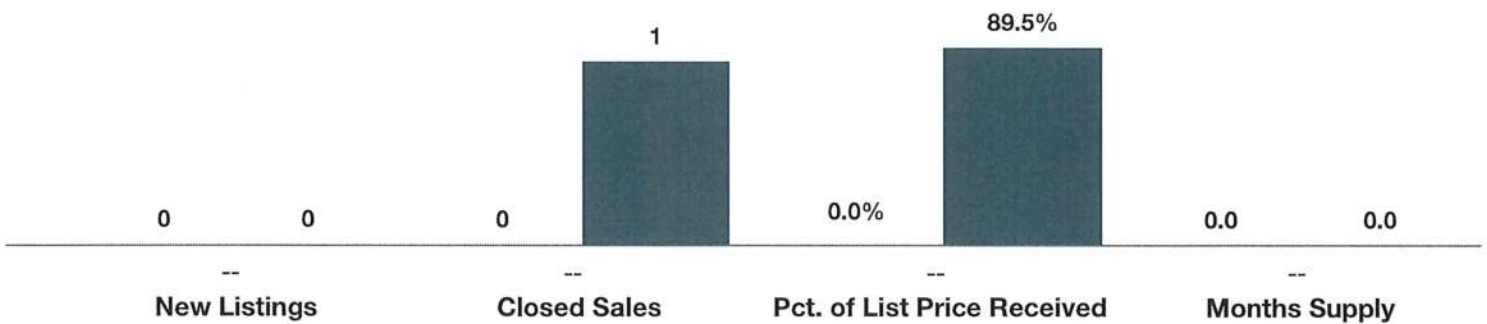
West Grand Junction

Key Metrics	August			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
New Listings	0	0	--	4	1	- 75.0%
Sold Listings	0	1	--	2	2	0.0%
Median Sales Price*	\$0	\$255,000	--	\$139,950	\$162,500	+ 16.1%
Average Sales Price*	\$0	\$255,000	--	\$139,950	\$162,500	+ 16.1%
Percent of List Price Received*	0.0%	89.5%	--	98.1%	90.9%	- 7.3%
Days on Market Until Sale	0	293	--	84	179	+ 113.1%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--

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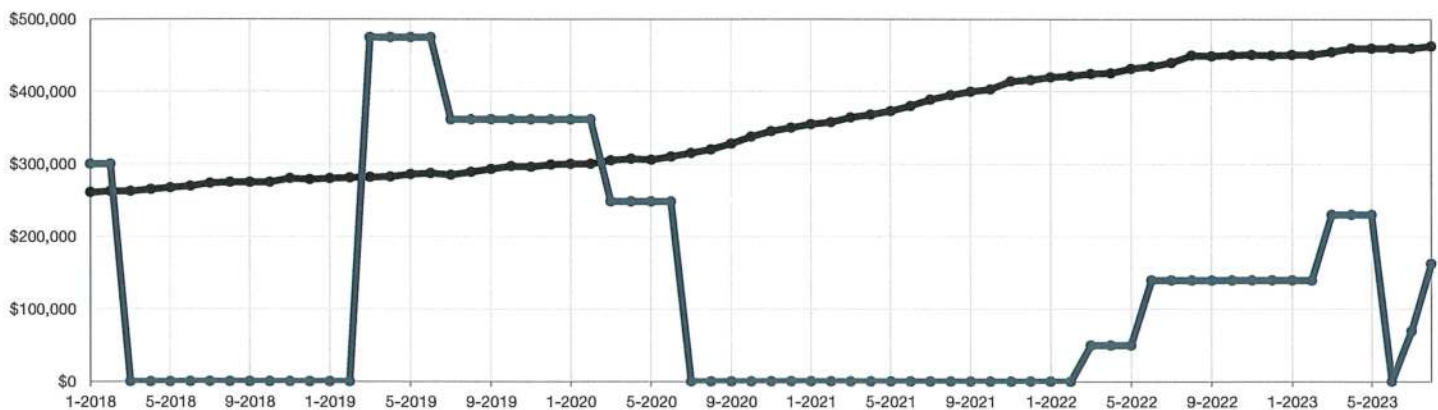
August

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Historical Median Sales Price Rolling 12-Month Calculation

GJARA —
West Grand Junction —



Local Market Update for August 2023

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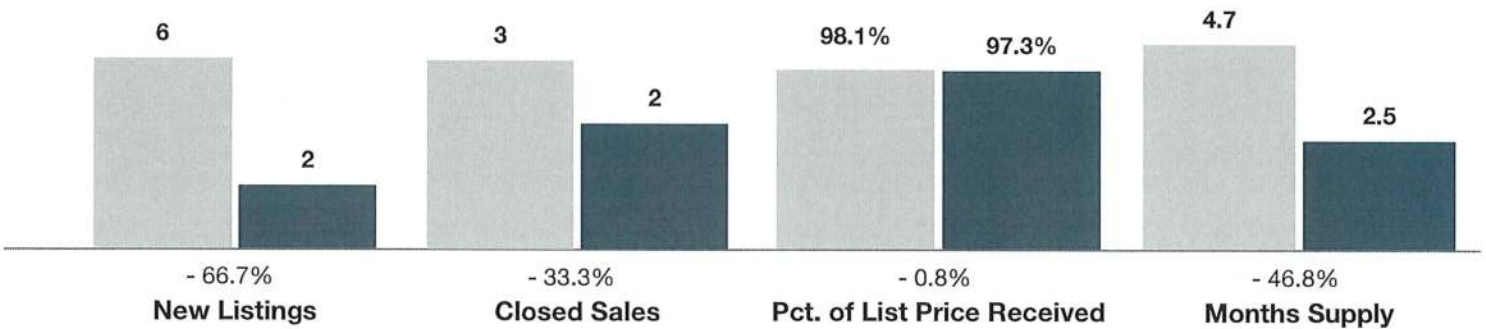
Whitewater/Gateway

Key Metrics	August			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
New Listings	6	2	- 66.7%	34	25	- 26.5%
Sold Listings	3	2	- 33.3%	23	20	- 13.0%
Median Sales Price*	\$390,000	\$649,575	+ 66.6%	\$550,000	\$552,500	+ 0.5%
Average Sales Price*	\$443,333	\$649,575	+ 46.5%	\$521,791	\$605,008	+ 15.9%
Percent of List Price Received*	98.1%	97.3%	- 0.8%	97.8%	95.2%	- 2.7%
Days on Market Until Sale	63	51	- 19.0%	94	83	- 11.7%
Inventory of Homes for Sale	14	7	- 50.0%	--	--	--
Months Supply of Inventory	4.7	2.5	- 46.8%	--	--	--

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August

■ 2022 ■ 2023



Historical Median Sales Price Rolling 12-Month Calculation

GJARA —
Whitewater/Gateway —

