

Local Market Update for August 2025

A Research Tool Provided by the Colorado Association of REALTORS®



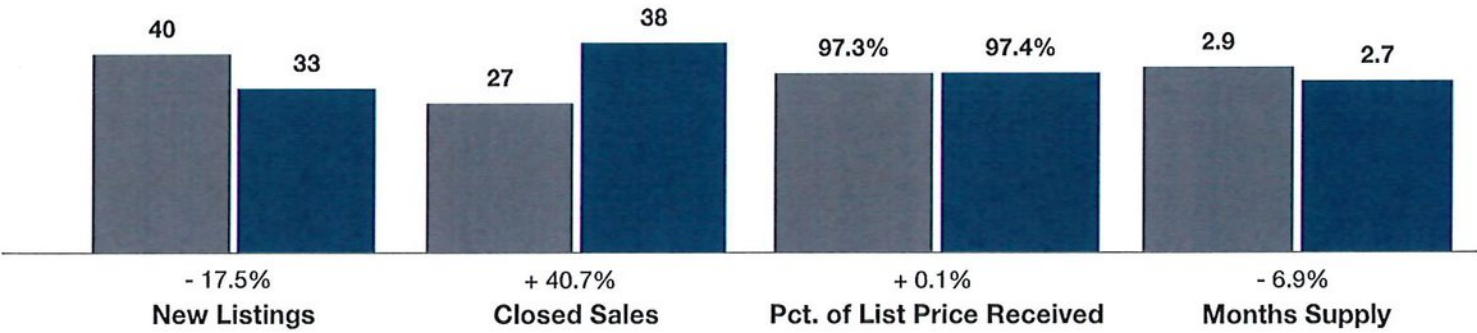
City

Key Metrics	August			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 08-2024	Thru 08-2025	Percent Change from Previous Year
New Listings	40	33	- 17.5%	288	343	+ 19.1%
Sold Listings	27	38	+ 40.7%	210	272	+ 29.5%
Median Sales Price*	\$312,000	\$323,875	+ 3.8%	\$329,950	\$339,750	+ 3.0%
Average Sales Price*	\$297,020	\$330,357	+ 11.2%	\$326,976	\$344,462	+ 5.3%
Percent of List Price Received*	97.3%	97.4%	+ 0.1%	98.1%	98.3%	+ 0.2%
Days on Market Until Sale	63	80	+ 27.0%	67	78	+ 16.4%
Inventory of Homes for Sale	73	84	+ 15.1%	--	--	--
Months Supply of Inventory	2.9	2.7	- 6.9%	--	--	--

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

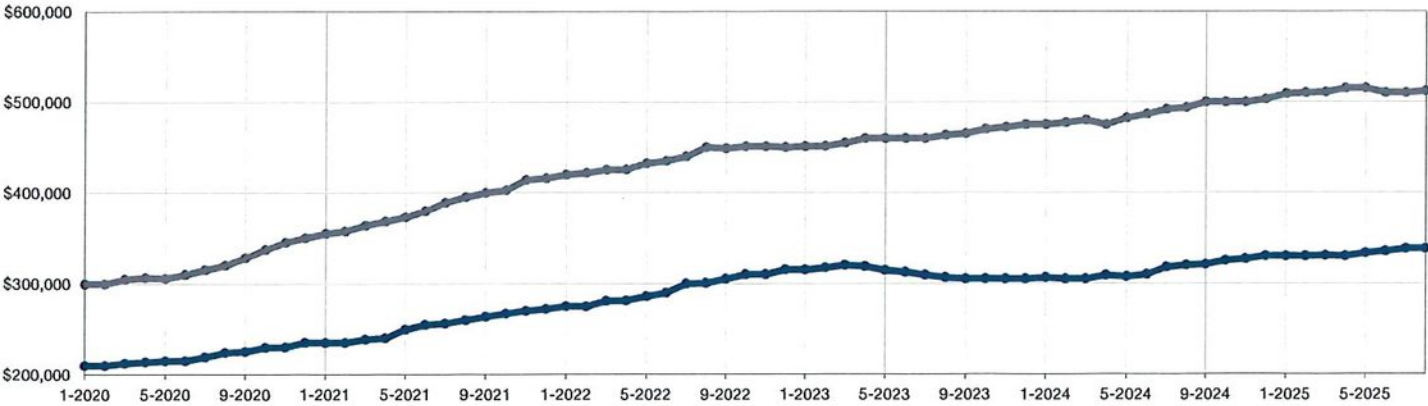
August

■ 2024 ■ 2025



Historical Median Sales Price Rolling 12-Month Calculation

GJARA —
City —



Local Market Update for August 2025

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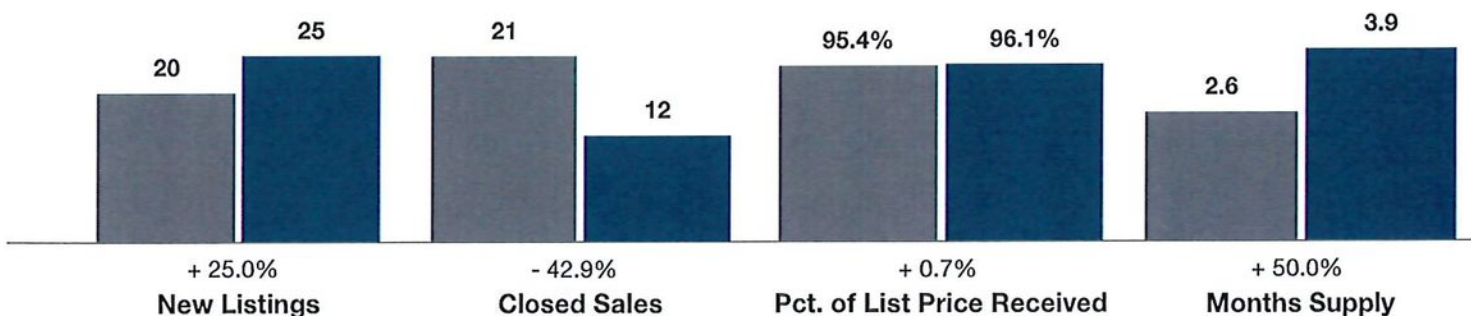
Clifton

Key Metrics	August			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 08-2024	Thru 08-2025	Percent Change from Previous Year
New Listings	20	25	+ 25.0%	170	202	+ 18.8%
Sold Listings	21	12	- 42.9%	143	135	- 5.6%
Median Sales Price*	\$300,000	\$331,000	+ 10.3%	\$297,000	\$305,000	+ 2.7%
Average Sales Price*	\$302,210	\$290,658	- 3.8%	\$290,692	\$295,424	+ 1.6%
Percent of List Price Received*	95.4%	96.1%	+ 0.7%	97.9%	98.0%	+ 0.1%
Days on Market Until Sale	68	57	- 16.2%	71	83	+ 16.9%
Inventory of Homes for Sale	43	62	+ 44.2%	--	--	--
Months Supply of Inventory	2.6	3.9	+ 50.0%	--	--	--

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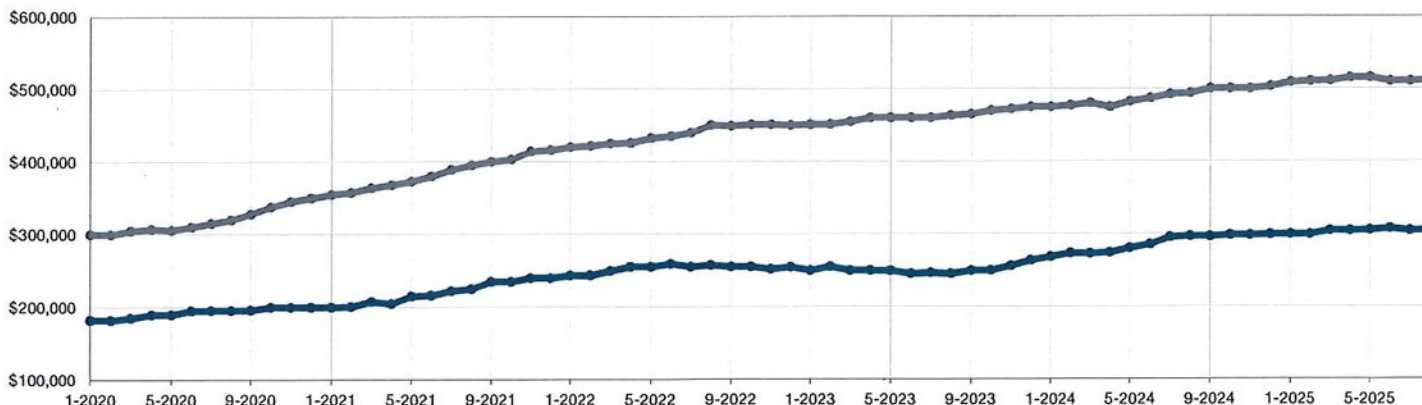
August

■ 2024 ■ 2025



Historical Median Sales Price Rolling 12-Month Calculation

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Clifton —



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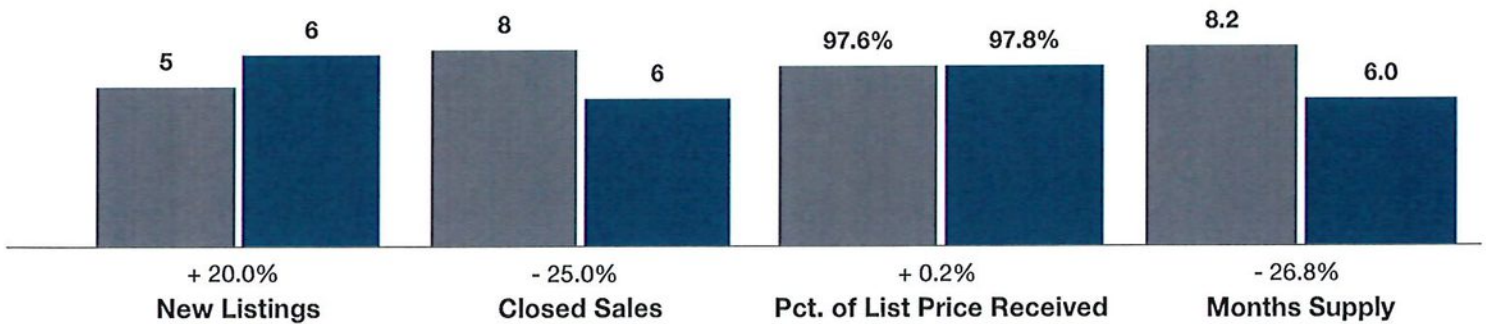
Collbran/Mesa/Vega

Key Metrics	August			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 08-2024	Thru 08-2025	Percent Change from Previous Year
New Listings	5	6	+ 20.0%	67	56	- 16.4%
Sold Listings	8	6	- 25.0%	32	25	- 21.9%
Median Sales Price*	\$402,000	\$331,000	- 17.7%	\$434,500	\$474,000	+ 9.1%
Average Sales Price*	\$421,750	\$462,167	+ 9.6%	\$517,234	\$679,650	+ 31.4%
Percent of List Price Received*	97.6%	97.8%	+ 0.2%	96.0%	97.1%	+ 1.1%
Days on Market Until Sale	61	66	+ 8.2%	111	148	+ 33.3%
Inventory of Homes for Sale	36	27	- 25.0%	--	--	--
Months Supply of Inventory	8.2	6.0	- 26.8%	--	--	--

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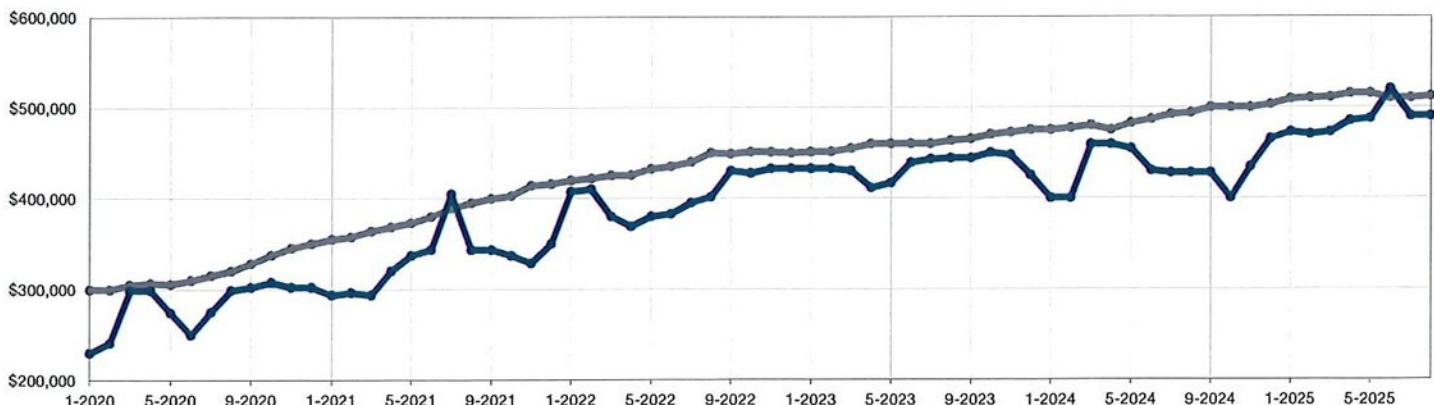
August

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Historical Median Sales Price Rolling 12-Month Calculation

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Collbran/Mesa/Vega —



Local Market Update for August 2025

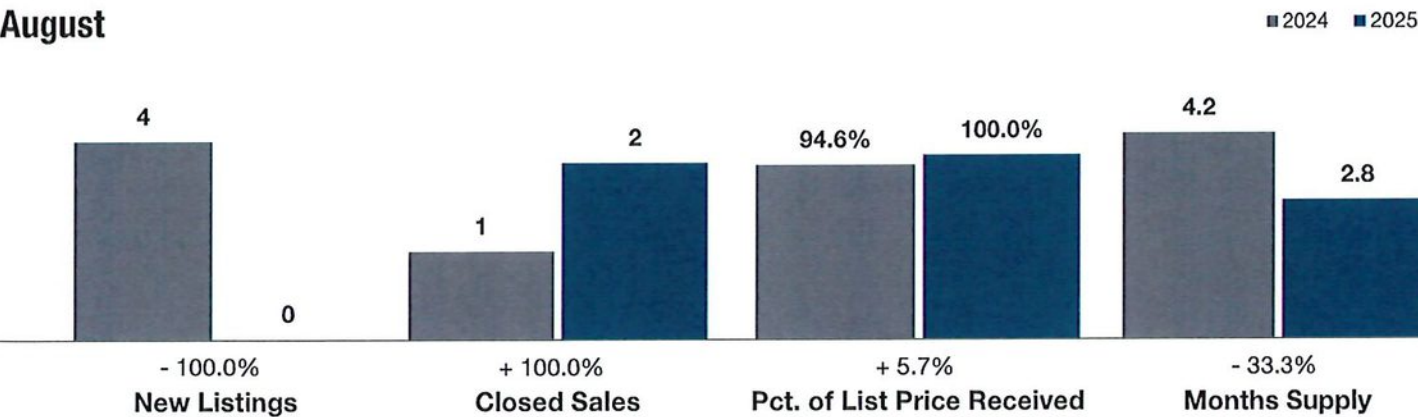
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Debeque (Includes De-Beque Cutoff)

Key Metrics	August			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 08-2024	Thru 08-2025	Percent Change from Previous Year
New Listings	4	0	- 100.0%	16	15	- 6.3%
Sold Listings	1	2	+ 100.0%	9	13	+ 44.4%
Median Sales Price*	\$260,000	\$292,000	+ 12.3%	\$365,000	\$299,000	- 18.1%
Average Sales Price*	\$260,000	\$292,000	+ 12.3%	\$440,889	\$334,692	- 24.1%
Percent of List Price Received*	94.6%	100.0%	+ 5.7%	96.9%	99.4%	+ 2.6%
Days on Market Until Sale	42	85	+ 102.4%	78	96	+ 23.1%
Inventory of Homes for Sale	6	6	0.0%	--	--	--
Months Supply of Inventory	4.2	2.8	- 33.3%	--	--	--

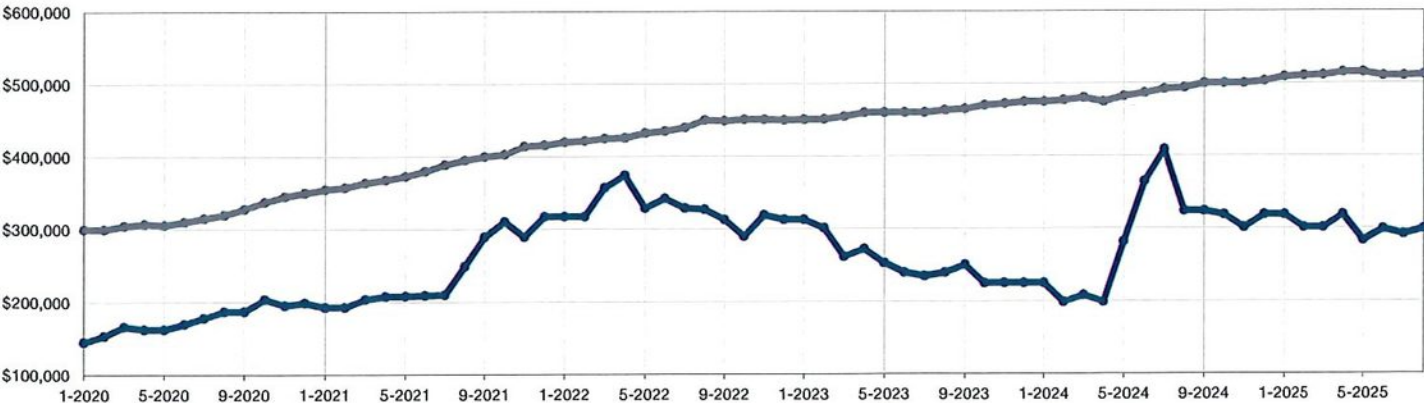
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Historical Median Sales Price

Rolling 12-Month Calculation

GJARA —
Debeque (Includes De-Beque Cutoff) —



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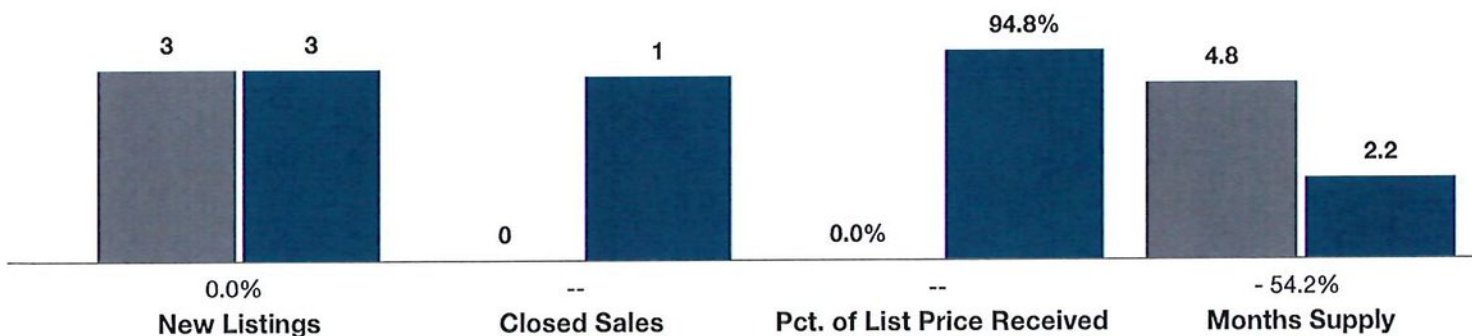
East Orchard Mesa

Key Metrics	August			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 08-2024	Thru 08-2025	Percent Change from Previous Year
New Listings	3	3	0.0%	16	16	0.0%
Sold Listings	0	1	--	10	16	+ 60.0%
Median Sales Price*	\$0	\$218,000	--	\$807,500	\$649,500	- 19.6%
Average Sales Price*	\$0	\$218,000	--	\$781,800	\$799,181	+ 2.2%
Percent of List Price Received*	0.0%	94.8%	--	93.0%	95.8%	+ 3.0%
Days on Market Until Sale	0	84	--	102	116	+ 13.7%
Inventory of Homes for Sale	8	4	- 50.0%	--	--	--
Months Supply of Inventory	4.8	2.2	- 54.2%	--	--	--

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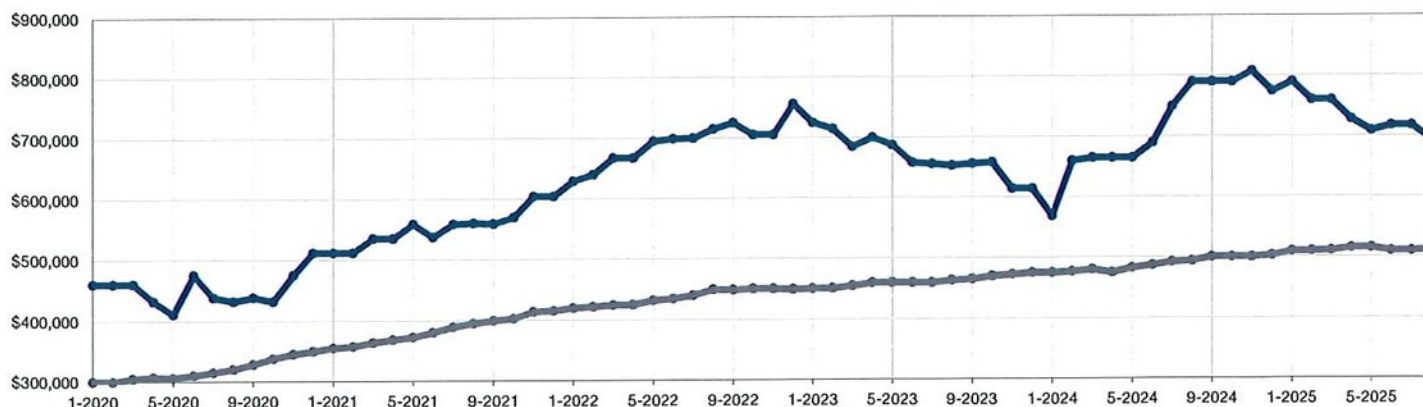
August

■ 2024 ■ 2025



Historical Median Sales Price Rolling 12-Month Calculation

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East Orchard Mesa —



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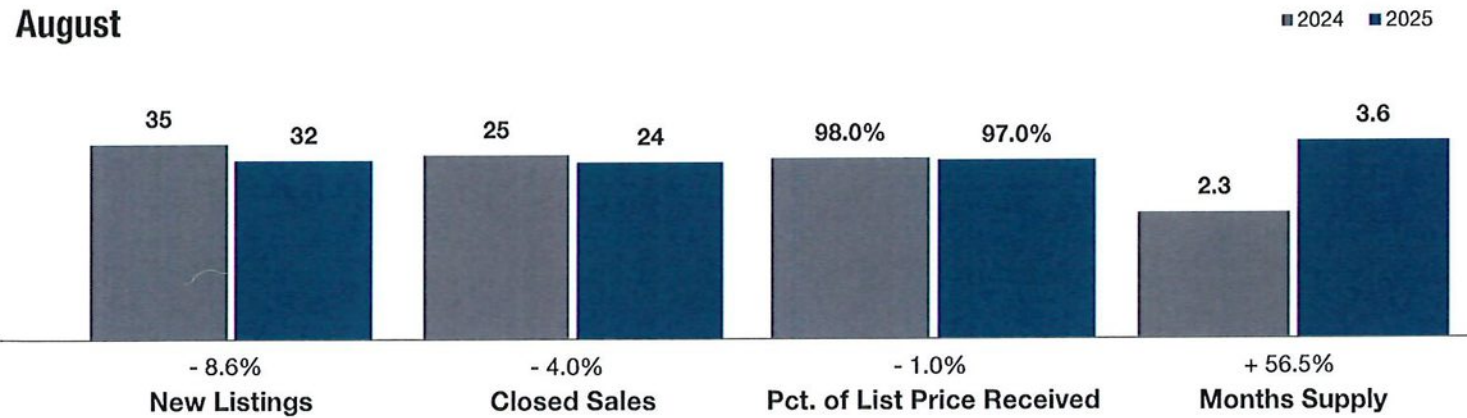


Fruita

Key Metrics	August			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 08-2024	Thru 08-2025	Percent Change from Previous Year
New Listings	35	32	- 8.6%	243	294	+ 21.0%
Sold Listings	25	24	- 4.0%	200	189	- 5.5%
Median Sales Price*	\$439,127	\$446,950	+ 1.8%	\$450,582	\$475,500	+ 5.5%
Average Sales Price*	\$452,014	\$426,743	- 5.6%	\$464,113	\$519,904	+ 12.0%
Percent of List Price Received*	98.0%	97.0%	- 1.0%	97.9%	98.3%	+ 0.4%
Days on Market Until Sale	79	84	+ 6.3%	71	75	+ 5.6%
Inventory of Homes for Sale	56	81	+ 44.6%	--	--	--
Months Supply of Inventory	2.3	3.6	+ 56.5%	--	--	--

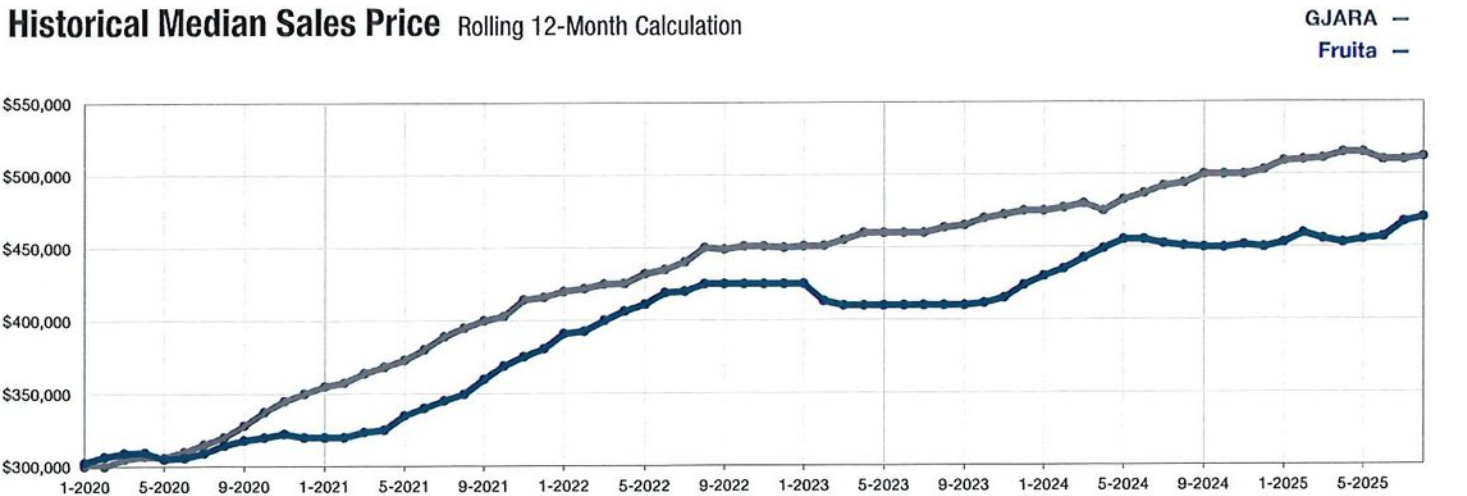
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August



Historical Median Sales Price

Rolling 12-Month Calculation



Local Market Update for August 2025

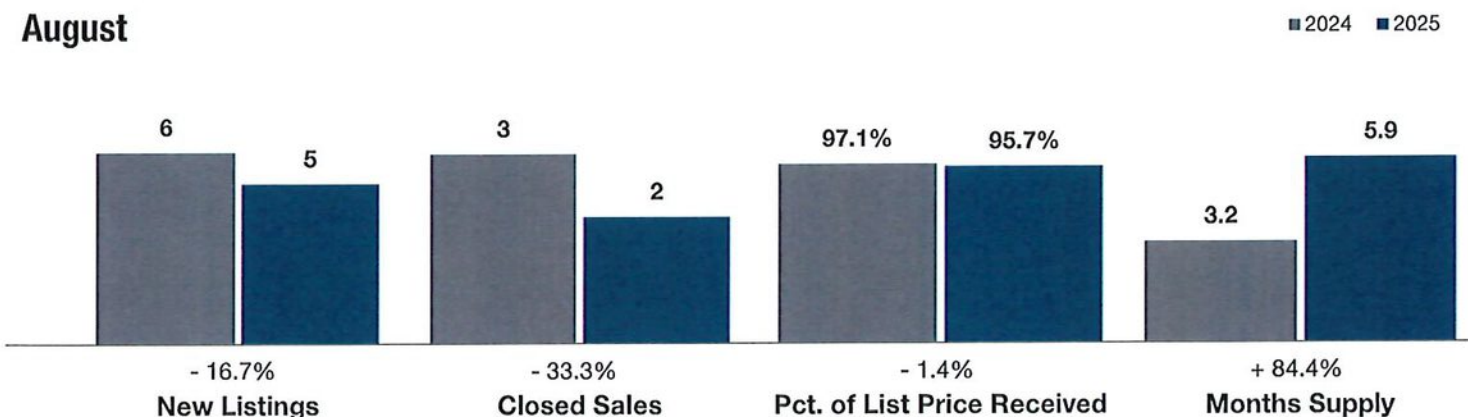
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Glade Park

Key Metrics	August			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 08-2024	Thru 08-2025	Percent Change from Previous Year
New Listings	6	5	- 16.7%	16	27	+ 68.8%
Sold Listings	3	2	- 33.3%	12	11	- 8.3%
Median Sales Price*	\$724,751	\$580,000	- 20.0%	\$647,000	\$670,500	+ 3.6%
Average Sales Price*	\$716,550	\$580,000	- 19.1%	\$637,388	\$688,976	+ 8.1%
Percent of List Price Received*	97.1%	95.7%	- 1.4%	94.6%	96.1%	+ 1.6%
Days on Market Until Sale	118	93	- 21.2%	136	85	- 37.5%
Inventory of Homes for Sale	6	11	+ 83.3%	--	--	--
Months Supply of Inventory	3.2	5.9	+ 84.4%	--	--	--

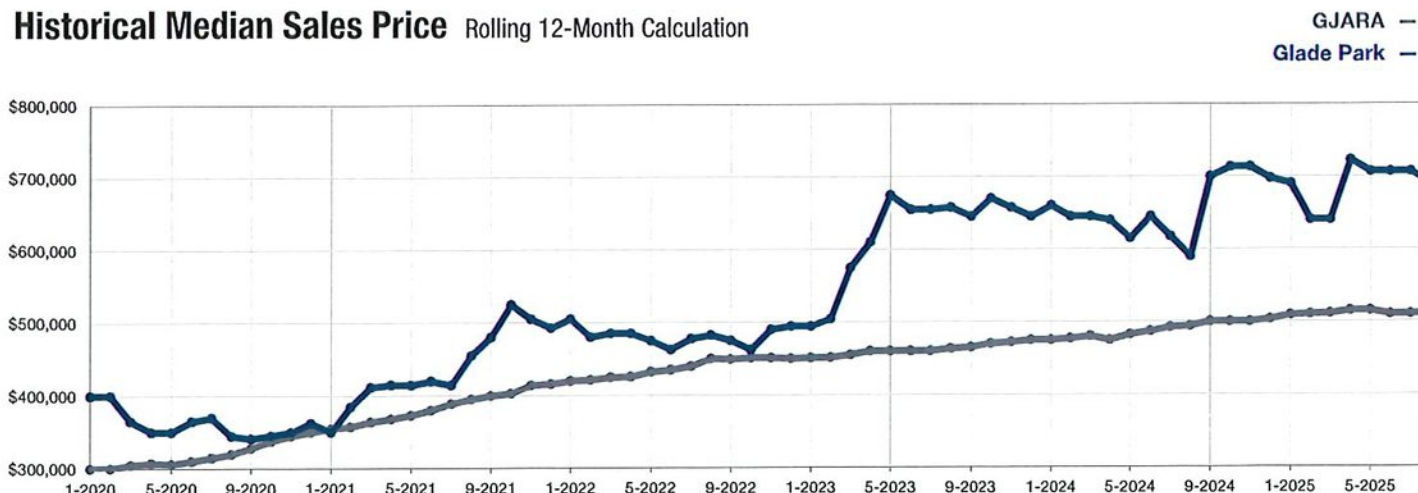
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August



Historical Median Sales Price

Rolling 12-Month Calculation



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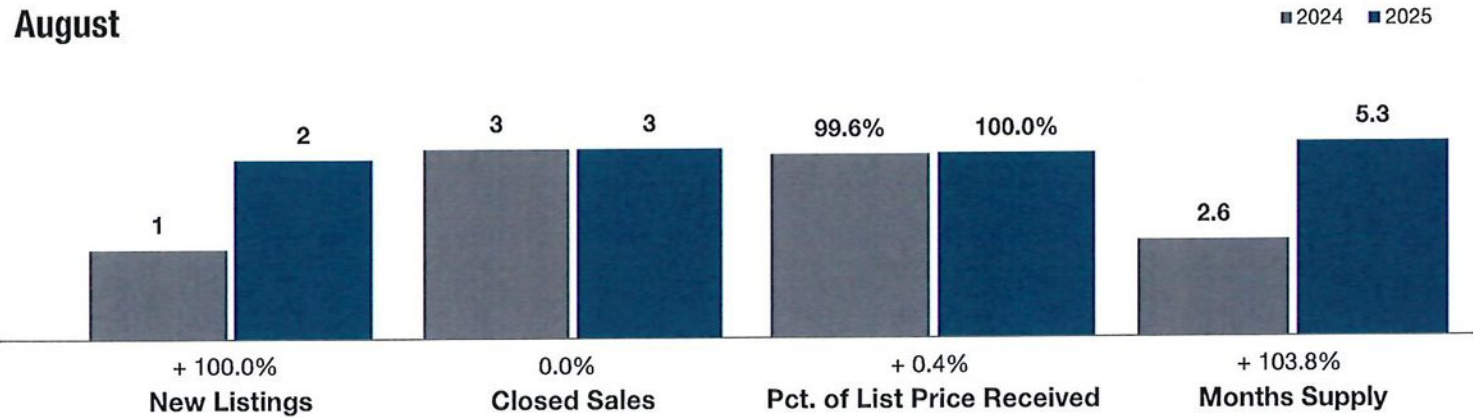


Loma

Key Metrics	August			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 08-2024	Thru 08-2025	Percent Change from Previous Year
New Listings	1	2	+ 100.0%	14	29	+ 107.1%
Sold Listings	3	3	0.0%	17	18	+ 5.9%
Median Sales Price*	\$400,000	\$664,900	+ 66.2%	\$490,000	\$587,450	+ 19.9%
Average Sales Price*	\$476,667	\$594,967	+ 24.8%	\$564,641	\$606,778	+ 7.5%
Percent of List Price Received*	99.6%	100.0%	+ 0.4%	96.9%	98.7%	+ 1.9%
Days on Market Until Sale	128	33	- 74.2%	100	96	- 4.0%
Inventory of Homes for Sale	5	11	+ 120.0%	--	--	--
Months Supply of Inventory	2.6	5.3	+ 103.8%	--	--	--

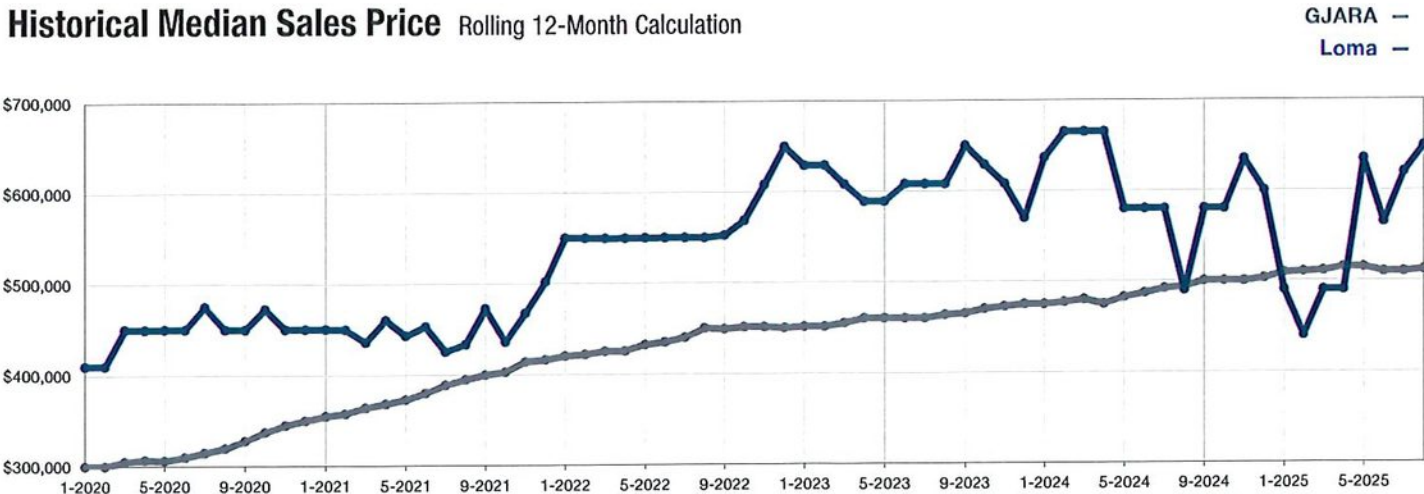
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August



Historical Median Sales Price

Rolling 12-Month Calculation



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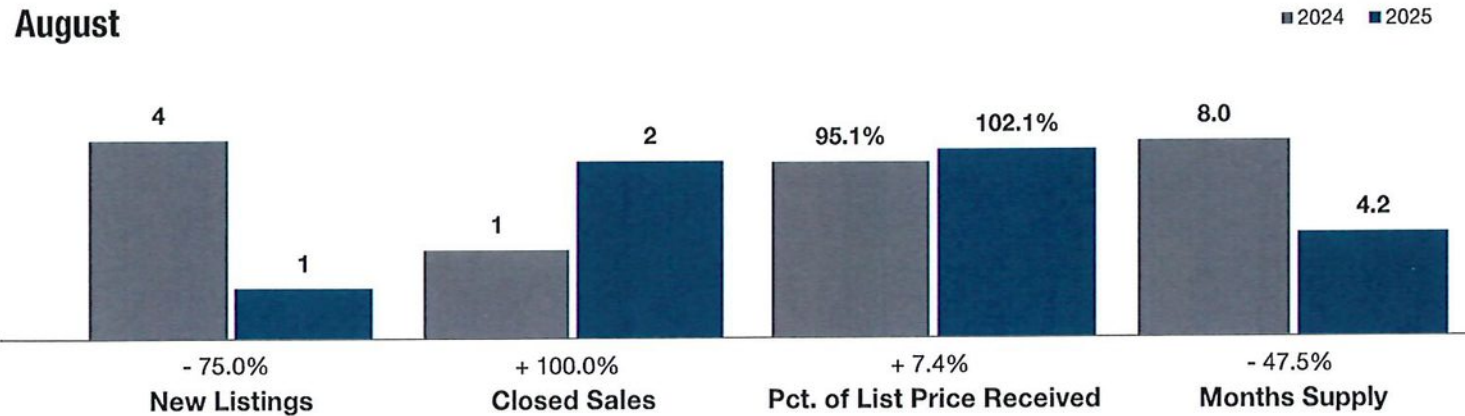


Mack

Key Metrics	August			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 08-2024	Thru 08-2025	Percent Change from Previous Year
New Listings	4	1	- 75.0%	15	24	+ 60.0%
Sold Listings	1	2	+ 100.0%	4	13	+ 225.0%
Median Sales Price*	\$190,244	\$469,000	+ 146.5%	\$269,595	\$390,000	+ 44.7%
Average Sales Price*	\$190,244	\$469,000	+ 146.5%	\$321,109	\$486,373	+ 51.5%
Percent of List Price Received*	95.1%	102.1%	+ 7.4%	96.2%	99.1%	+ 3.0%
Days on Market Until Sale	70	59	- 15.7%	92	97	+ 5.4%
Inventory of Homes for Sale	8	8	0.0%	--	--	--
Months Supply of Inventory	8.0	4.2	- 47.5%	--	--	--

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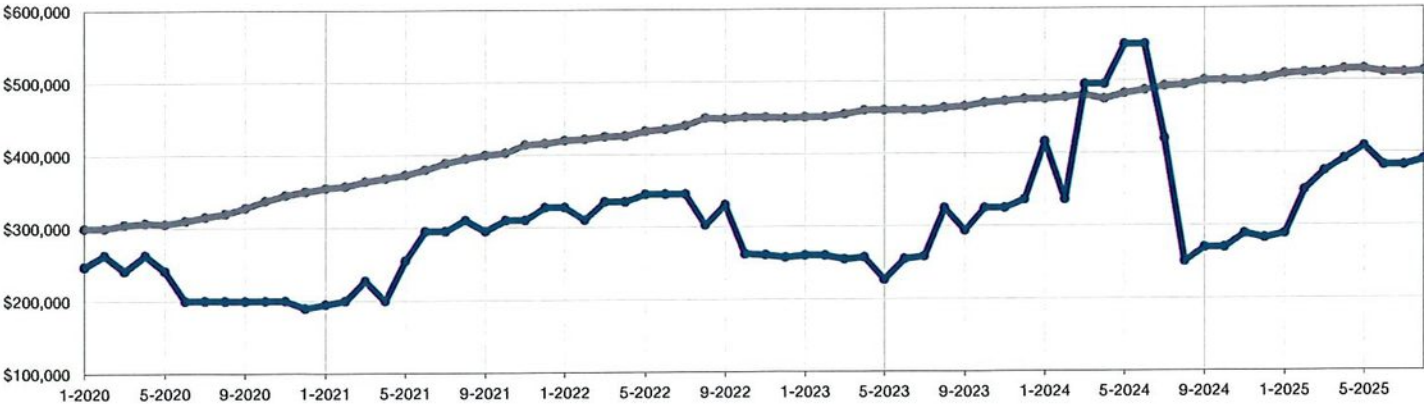
August



Historical Median Sales Price

Rolling 12-Month Calculation

GJARA —
Mack —



Local Market Update for August 2025

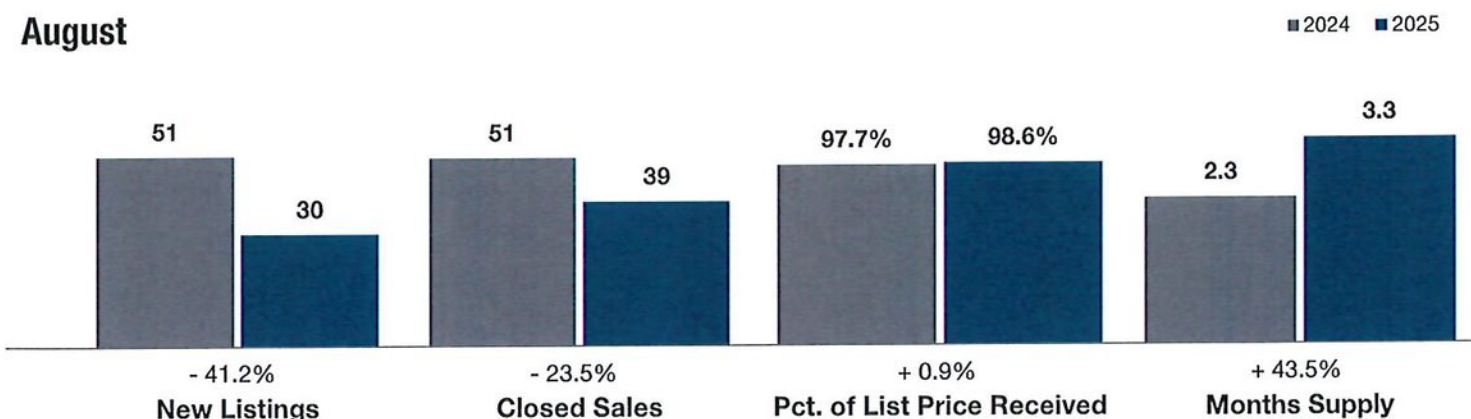
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North

Key Metrics	August			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 08-2024	Thru 08-2025	Percent Change from Previous Year
New Listings	51	30	- 41.2%	376	368	- 2.1%
Sold Listings	51	39	- 23.5%	288	279	- 3.1%
Median Sales Price*	\$542,000	\$485,000	- 10.5%	\$506,138	\$496,719	- 1.9%
Average Sales Price*	\$566,156	\$565,303	- 0.2%	\$555,502	\$539,344	- 2.9%
Percent of List Price Received*	97.7%	98.6%	+ 0.9%	98.3%	98.2%	- 0.1%
Days on Market Until Sale	75	70	- 6.7%	80	83	+ 3.8%
Inventory of Homes for Sale	78	104	+ 33.3%	--	--	--
Months Supply of Inventory	2.3	3.3	+ 43.5%	--	--	--

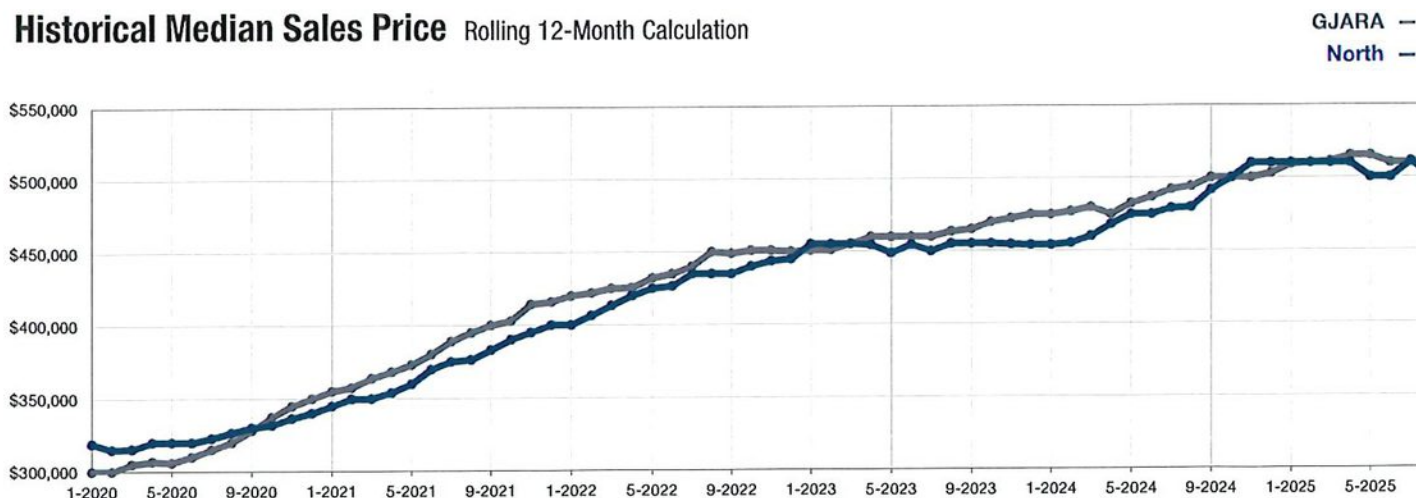
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August



Historical Median Sales Price

Rolling 12-Month Calculation



Local Market Update for August 2025

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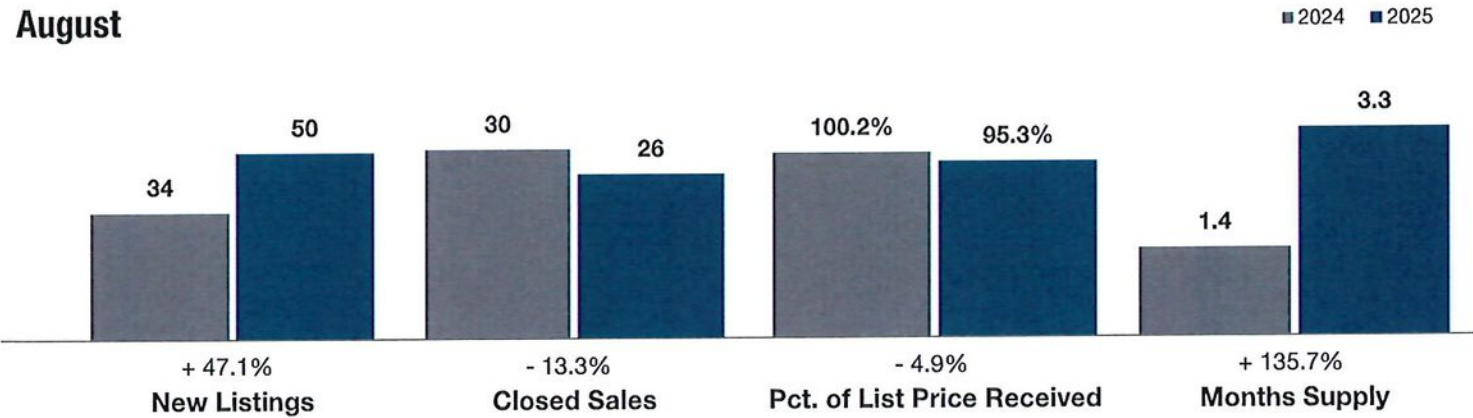


Northeast

Key Metrics	August			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 08-2024	Thru 08-2025	Percent Change from Previous Year
New Listings	34	50	+ 47.1%	276	341	+ 23.6%
Sold Listings	30	26	- 13.3%	253	249	- 1.6%
Median Sales Price*	\$364,575	\$372,450	+ 2.2%	\$371,900	\$385,000	+ 3.5%
Average Sales Price*	\$379,896	\$373,508	- 1.7%	\$380,575	\$397,254	+ 4.4%
Percent of List Price Received*	100.2%	95.3%	- 4.9%	99.6%	98.4%	- 1.2%
Days on Market Until Sale	68	79	+ 16.2%	75	76	+ 1.3%
Inventory of Homes for Sale	42	91	+ 116.7%	--	--	--
Months Supply of Inventory	1.4	3.3	+ 135.7%	--	--	--

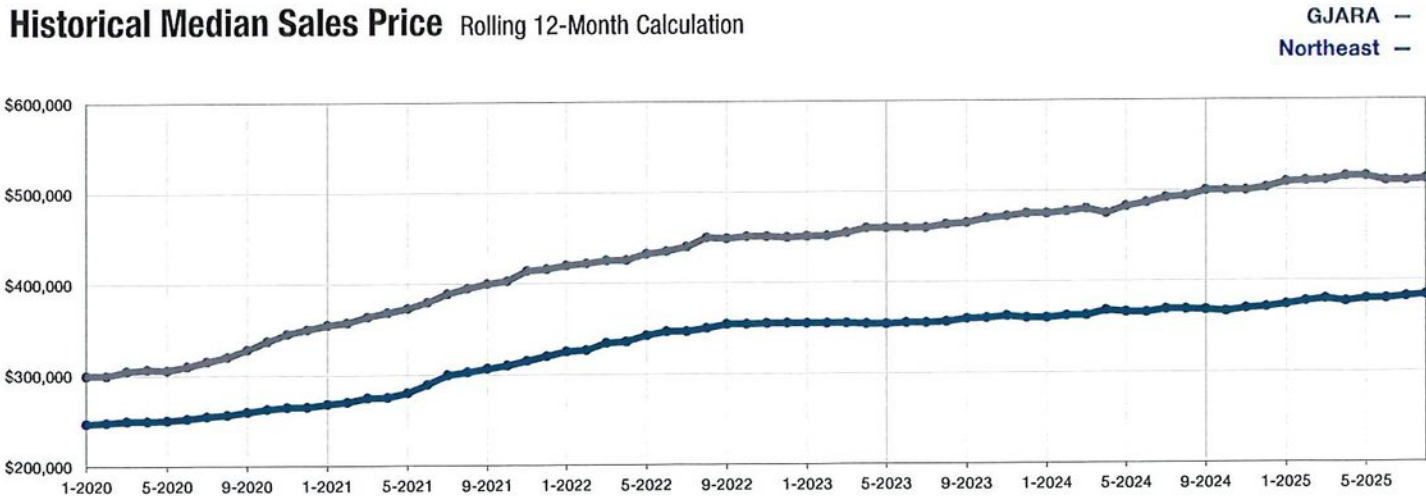
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August



Historical Median Sales Price

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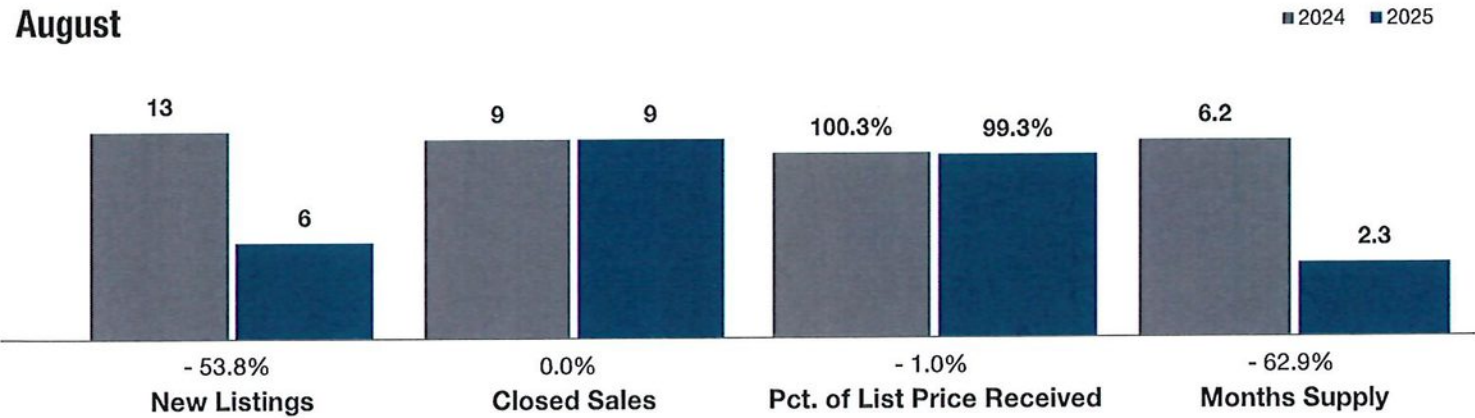


Northwest

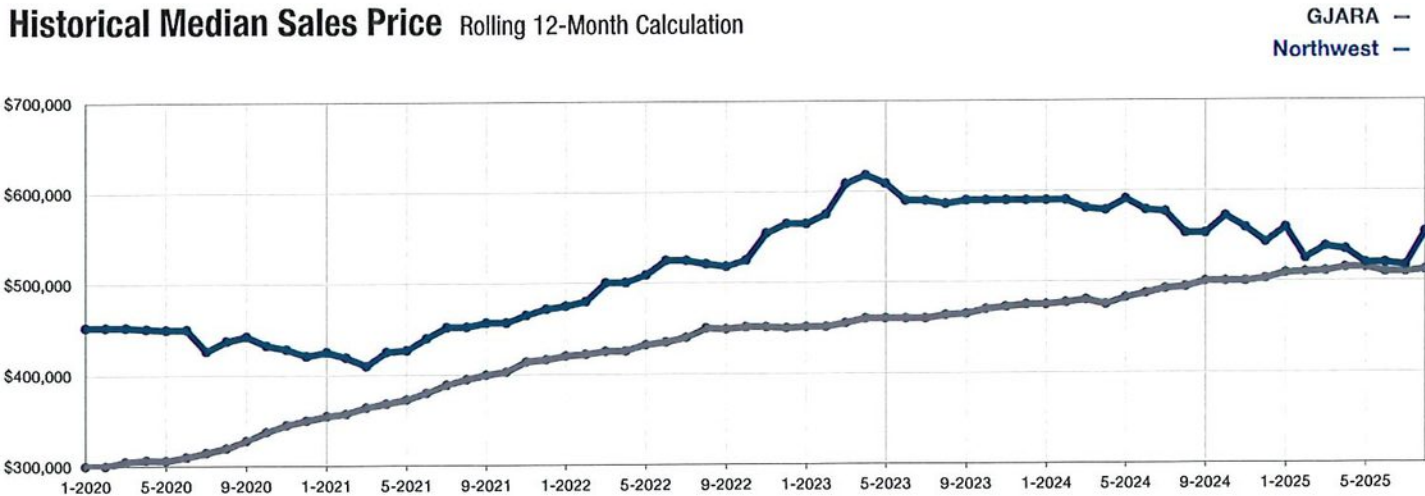
Key Metrics	August			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 08-2024	Thru 08-2025	Percent Change from Previous Year
New Listings	13	6	- 53.8%	78	87	+ 11.5%
Sold Listings	9	9	0.0%	37	79	+ 113.5%
Median Sales Price*	\$329,900	\$715,000	+ 116.7%	\$544,900	\$565,000	+ 3.7%
Average Sales Price*	\$396,791	\$707,289	+ 78.3%	\$579,946	\$719,382	+ 24.0%
Percent of List Price Received*	100.3%	99.3%	- 1.0%	98.6%	98.6%	0.0%
Days on Market Until Sale	104	78	- 25.0%	95	112	+ 17.9%
Inventory of Homes for Sale	27	21	- 22.2%	--	--	--
Months Supply of Inventory	6.2	2.3	- 62.9%	--	--	--

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August



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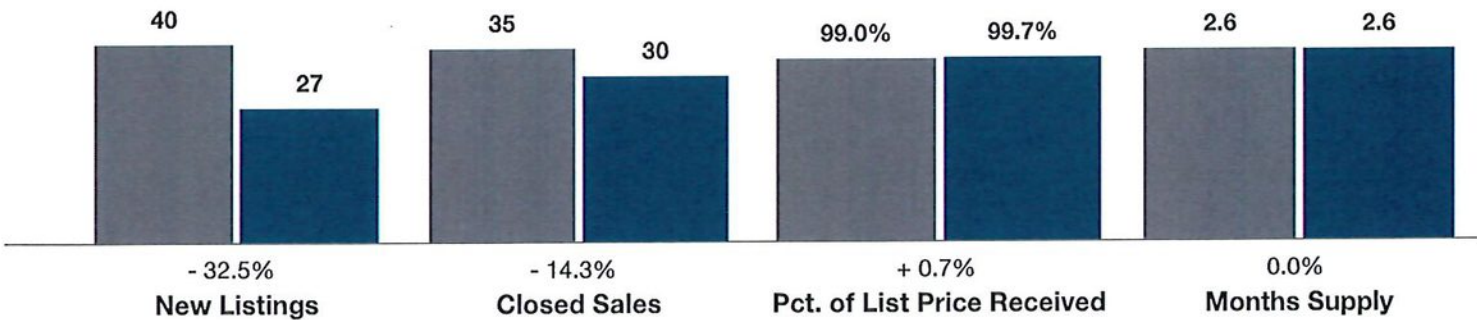
Orchard Mesa

Key Metrics	August			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 08-2024	Thru 08-2025	Percent Change from Previous Year
New Listings	40	27	- 32.5%	268	269	+ 0.4%
Sold Listings	35	30	- 14.3%	196	194	- 1.0%
Median Sales Price*	\$369,000	\$417,550	+ 13.2%	\$396,753	\$401,450	+ 1.2%
Average Sales Price*	\$385,332	\$442,374	+ 14.8%	\$404,977	\$413,264	+ 2.0%
Percent of List Price Received*	99.0%	99.7%	+ 0.7%	99.3%	99.1%	- 0.2%
Days on Market Until Sale	63	92	+ 46.0%	80	86	+ 7.5%
Inventory of Homes for Sale	59	65	+ 10.2%	--	--	--
Months Supply of Inventory	2.6	2.6	0.0%	--	--	--

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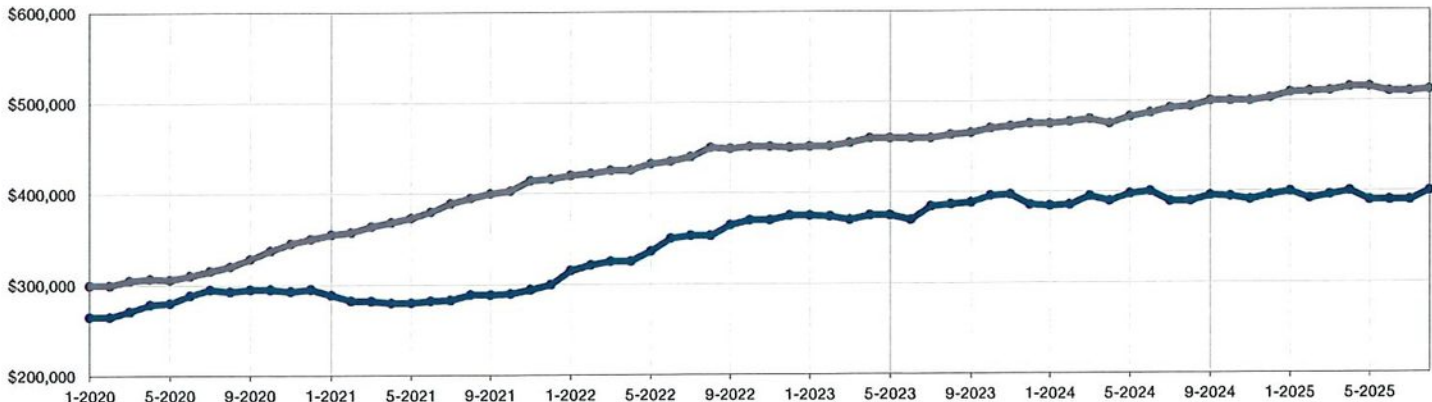
August

■ 2024 ■ 2025



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GJARA —
Orchard Mesa —



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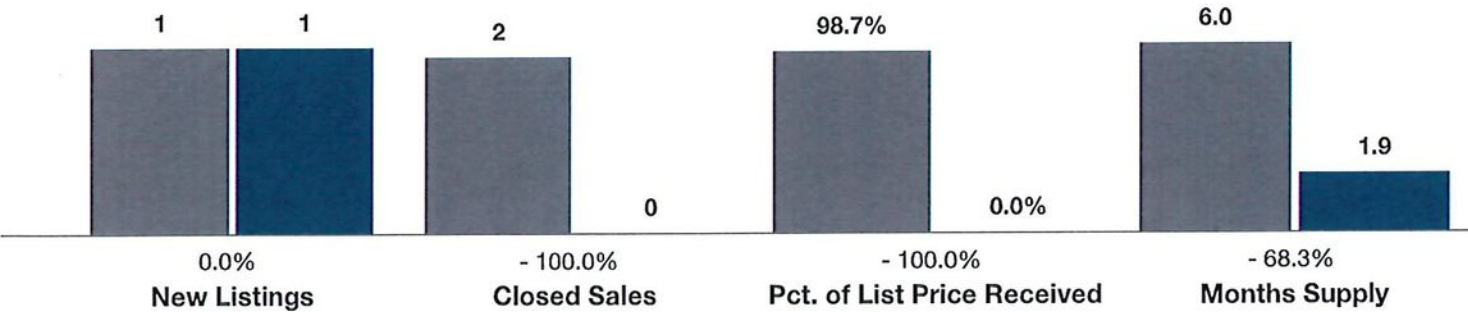
Outside Mesa County

Key Metrics	August			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 08-2024	Thru 08-2025	Percent Change from Previous Year
New Listings	1	1	0.0%	17	10	- 41.2%
Sold Listings	2	0	- 100.0%	7	3	- 57.1%
Median Sales Price*	\$854,000	\$0	- 100.0%	\$583,000	\$493,500	- 15.4%
Average Sales Price*	\$854,000	\$0	- 100.0%	\$600,536	\$450,333	- 25.0%
Percent of List Price Received*	98.7%	0.0%	- 100.0%	99.7%	98.8%	- 0.9%
Days on Market Until Sale	86	0	- 100.0%	87	160	+ 83.9%
Inventory of Homes for Sale	9	3	- 66.7%	--	--	--
Months Supply of Inventory	6.0	1.9	- 68.3%	--	--	--

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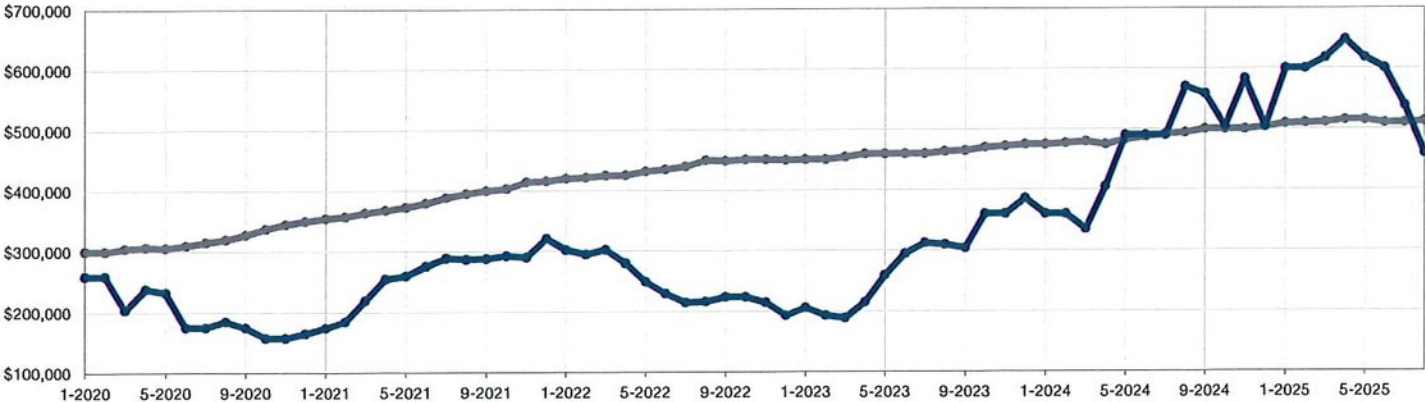
August

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GJARA —
Outside Mesa County —



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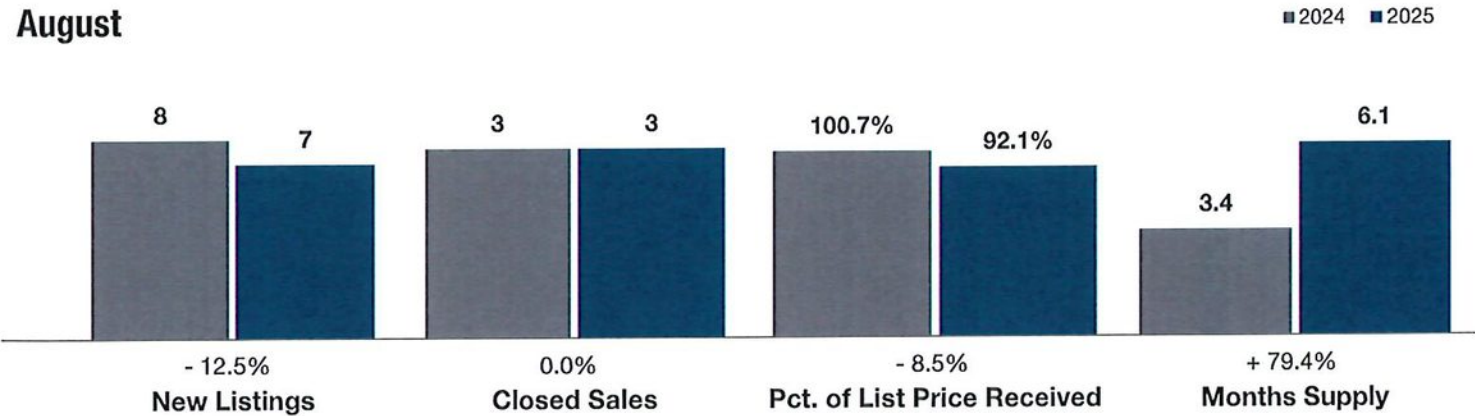
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Palisade

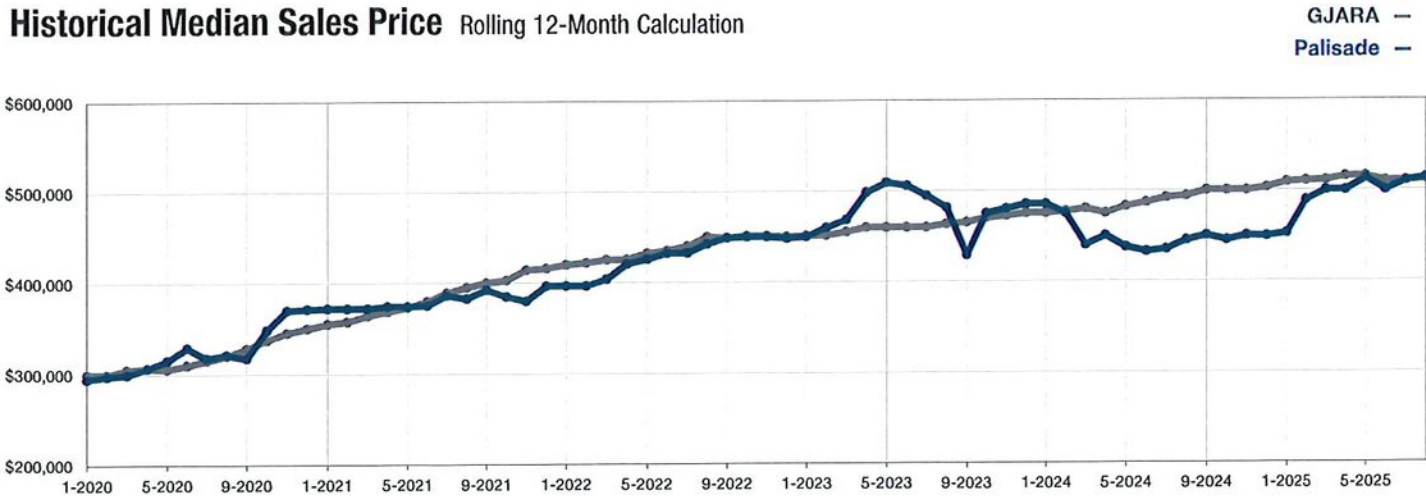
Key Metrics	August			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 08-2024	Thru 08-2025	Percent Change from Previous Year
New Listings	8	7	- 12.5%	53	73	+ 37.7%
Sold Listings	3	3	0.0%	37	46	+ 24.3%
Median Sales Price*	\$500,000	\$567,500	+ 13.5%	\$440,000	\$515,500	+ 17.2%
Average Sales Price*	\$609,333	\$437,167	- 28.3%	\$451,054	\$497,277	+ 10.2%
Percent of List Price Received*	100.7%	92.1%	- 8.5%	96.8%	97.4%	+ 0.6%
Days on Market Until Sale	132	103	- 22.0%	67	86	+ 28.4%
Inventory of Homes for Sale	16	31	+ 93.8%	--	--	--
Months Supply of Inventory	3.4	6.1	+ 79.4%	--	--	--

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August



Historical Median Sales Price Rolling 12-Month Calculation



Local Market Update for August 2025

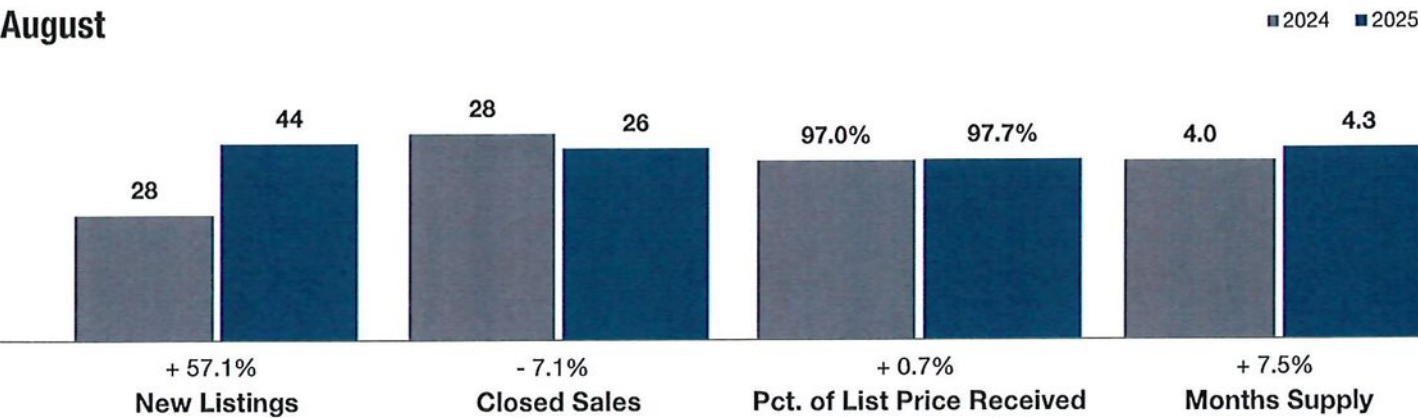
A Research Tool Provided by the Colorado Association of REALTORS®



Redlands

Key Metrics	August			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 08-2024	Thru 08-2025	Percent Change from Previous Year
New Listings	28	44	+ 57.1%	258	292	+ 13.2%
Sold Listings	28	26	- 7.1%	185	187	+ 1.1%
Median Sales Price*	\$540,950	\$685,000	+ 26.6%	\$612,500	\$690,000	+ 12.7%
Average Sales Price*	\$666,187	\$822,410	+ 23.5%	\$697,133	\$756,499	+ 8.5%
Percent of List Price Received*	97.0%	97.7%	+ 0.7%	98.0%	98.5%	+ 0.5%
Days on Market Until Sale	116	77	- 33.6%	93	96	+ 3.2%
Inventory of Homes for Sale	87	100	+ 14.9%	--	--	--
Months Supply of Inventory	4.0	4.3	+ 7.5%	--	--	--

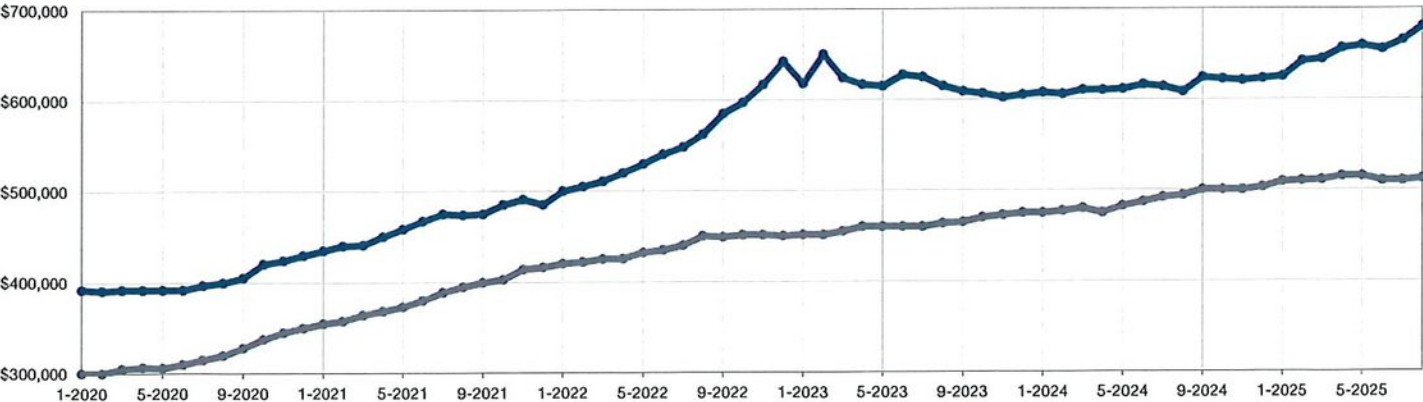
* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.



Historical Median Sales Price

Rolling 12-Month Calculation

GJARA —
Redlands —



Local Market Update for August 2025

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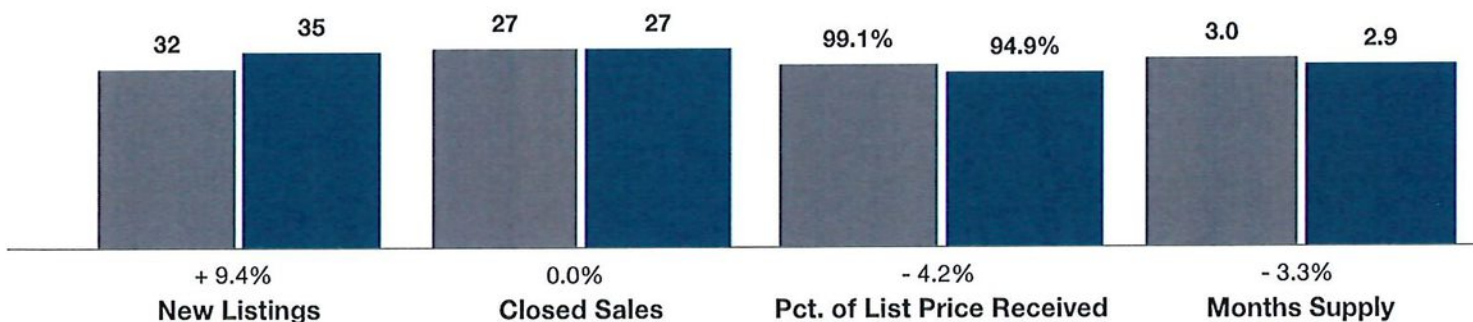
Southeast

Key Metrics	August			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 08-2024	Thru 08-2025	Percent Change from Previous Year
New Listings	32	35	+ 9.4%	286	281	- 1.7%
Sold Listings	27	27	0.0%	210	206	- 1.9%
Median Sales Price*	\$347,000	\$300,000	- 13.5%	\$344,950	\$345,500	+ 0.2%
Average Sales Price*	\$315,158	\$276,204	- 12.4%	\$331,396	\$325,171	- 1.9%
Percent of List Price Received*	99.1%	94.9%	- 4.2%	98.9%	98.4%	- 0.5%
Days on Market Until Sale	59	67	+ 13.6%	70	80	+ 14.3%
Inventory of Homes for Sale	70	71	+ 1.4%	--	--	--
Months Supply of Inventory	3.0	2.9	- 3.3%	--	--	--

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

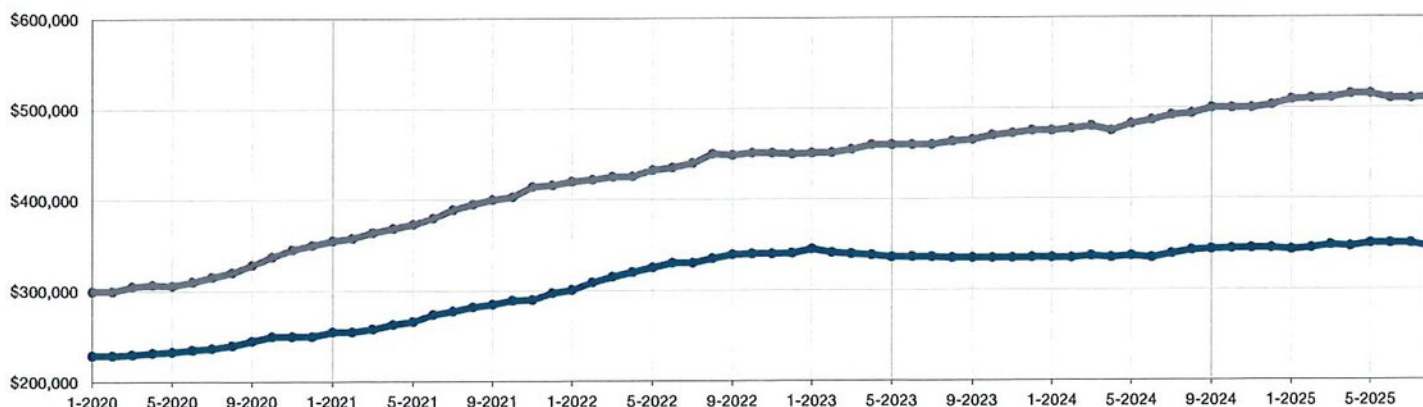
August

■ 2024 ■ 2025



Historical Median Sales Price Rolling 12-Month Calculation

GJARA —
Southeast —



Local Market Update for August 2025

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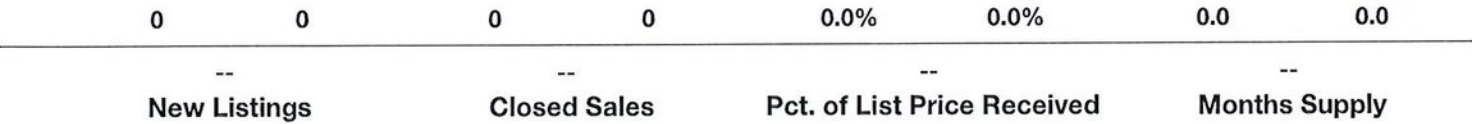
West Grand Junction

Key Metrics	August			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 08-2024	Thru 08-2025	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.

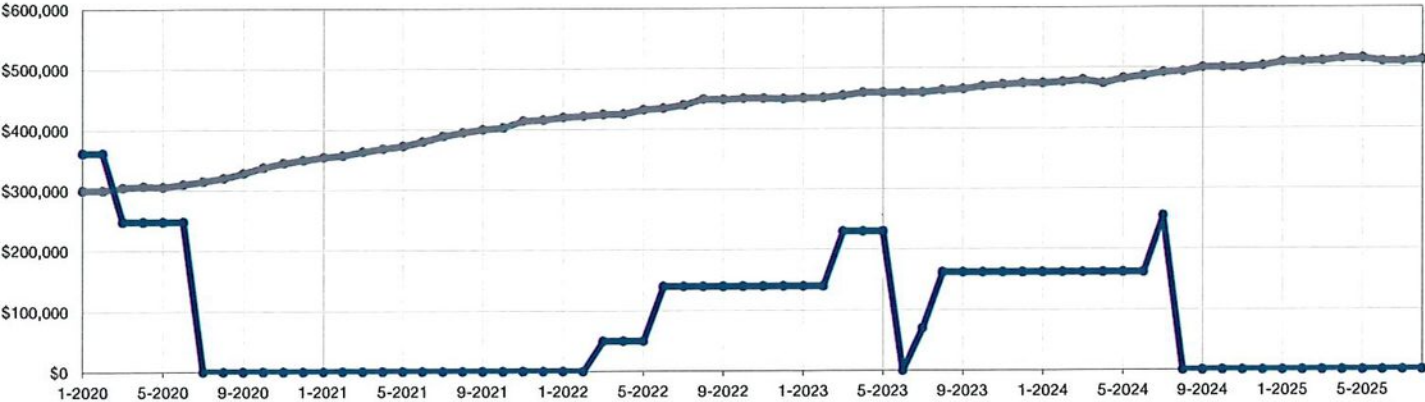
August

■ 2024 ■ 2025



Historical Median Sales Price Rolling 12-Month Calculation

GJARA —
West Grand Junction —



Local Market Update for August 2025

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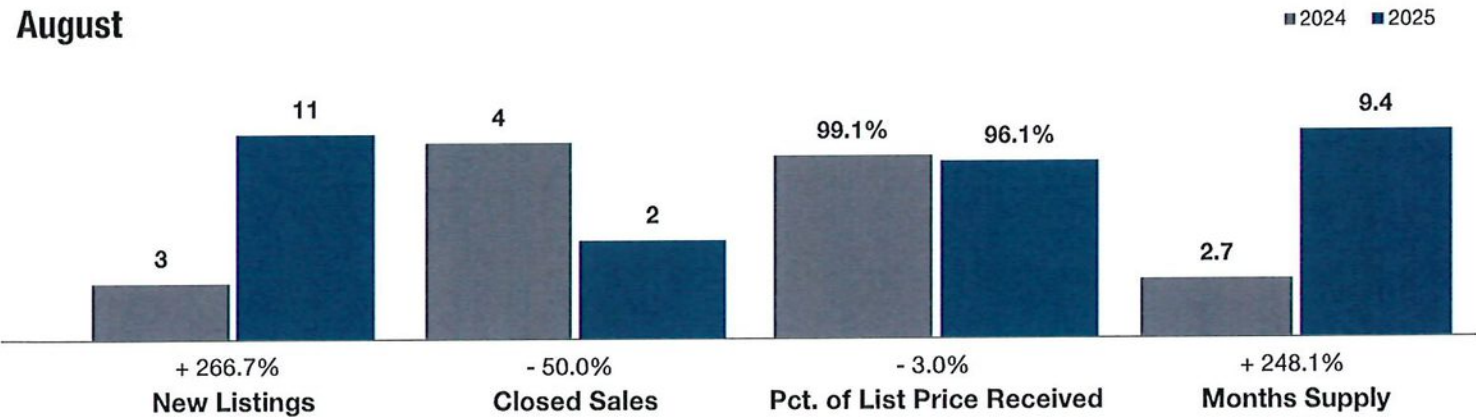


Whitewater/Gateway

Key Metrics	August			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 08-2024	Thru 08-2025	Percent Change from Previous Year
New Listings	3	11	+ 266.7%	28	31	+ 10.7%
Sold Listings	4	2	- 50.0%	25	15	- 40.0%
Median Sales Price*	\$431,750	\$608,500	+ 40.9%	\$401,750	\$615,000	+ 53.1%
Average Sales Price*	\$424,450	\$608,500	+ 43.4%	\$462,870	\$678,013	+ 46.5%
Percent of List Price Received*	99.1%	96.1%	- 3.0%	99.9%	98.0%	- 1.9%
Days on Market Until Sale	36	39	+ 8.3%	92	134	+ 45.7%
Inventory of Homes for Sale	8	18	+ 125.0%	--	--	--
Months Supply of Inventory	2.7	9.4	+ 248.1%	--	--	--

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

August



Historical Median Sales Price

Rolling 12-Month Calculation

