

Local Market Update for December 2025

A Research Tool Provided by the Colorado Association of REALTORS®



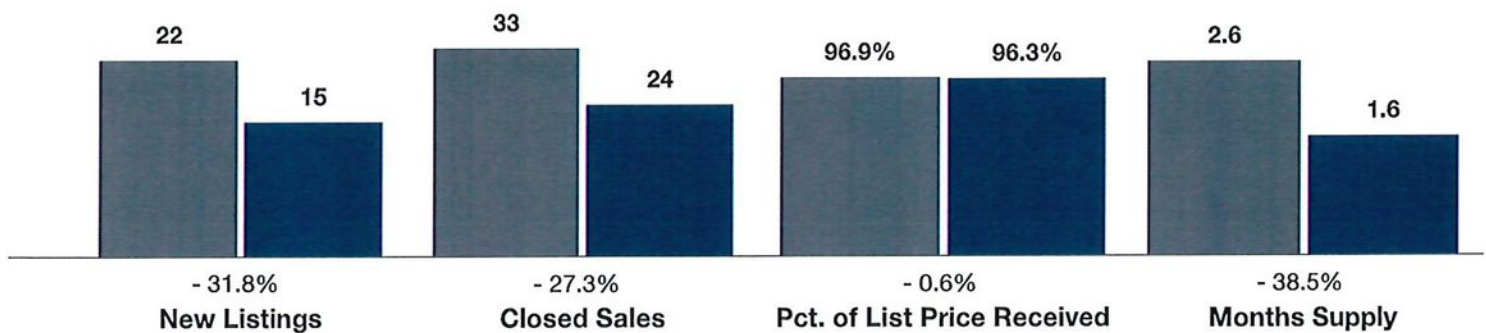
City

Key Metrics	December			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
New Listings	22	15	- 31.8%	412	446	+ 8.3%
Sold Listings	33	24	- 27.3%	309	370	+ 19.7%
Median Sales Price*	\$335,000	\$317,500	- 5.2%	\$330,000	\$336,750	+ 2.0%
Average Sales Price*	\$385,615	\$336,203	- 12.8%	\$332,779	\$341,856	+ 2.7%
Percent of List Price Received*	96.9%	96.3%	- 0.6%	97.8%	97.8%	0.0%
Days on Market Until Sale	98	104	+ 6.1%	72	79	+ 9.7%
Inventory of Homes for Sale	68	50	- 26.5%	--	--	--
Months Supply of Inventory	2.6	1.6	- 38.5%	--	--	--

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

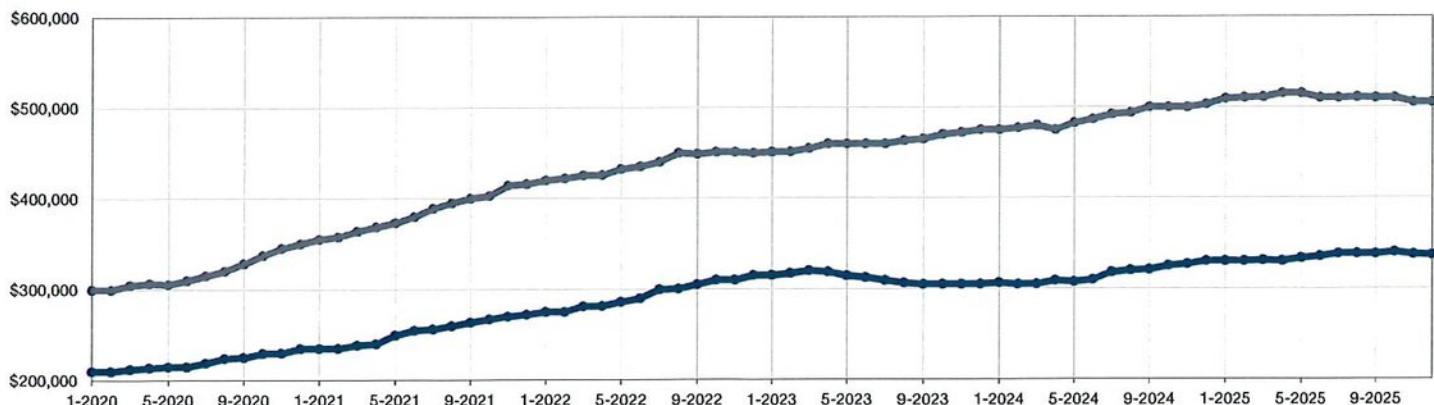
December

■ 2024 ■ 2025



Historical Median Sales Price Rolling 12-Month Calculation

GJARA —
City —



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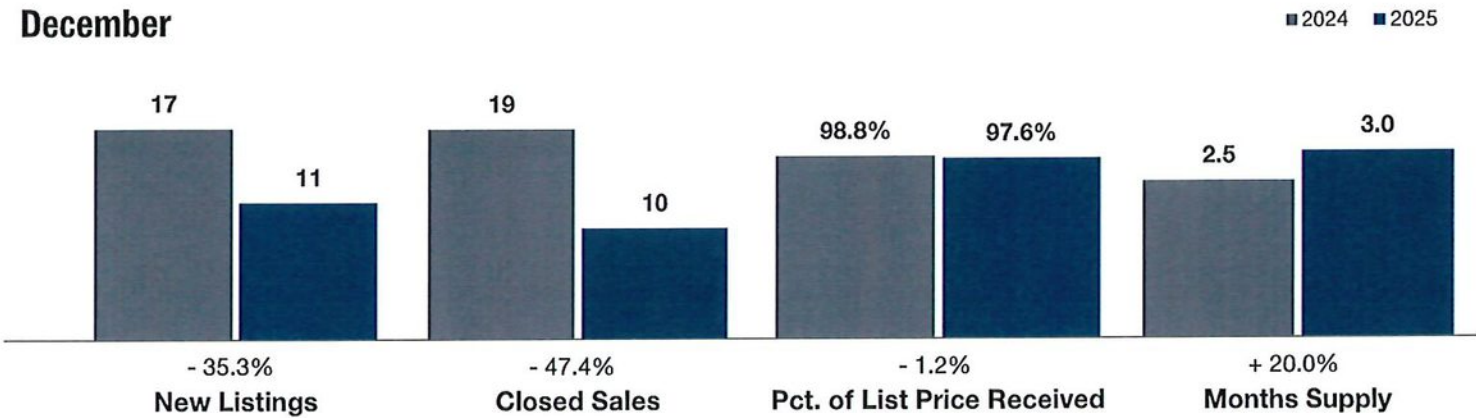


Clifton

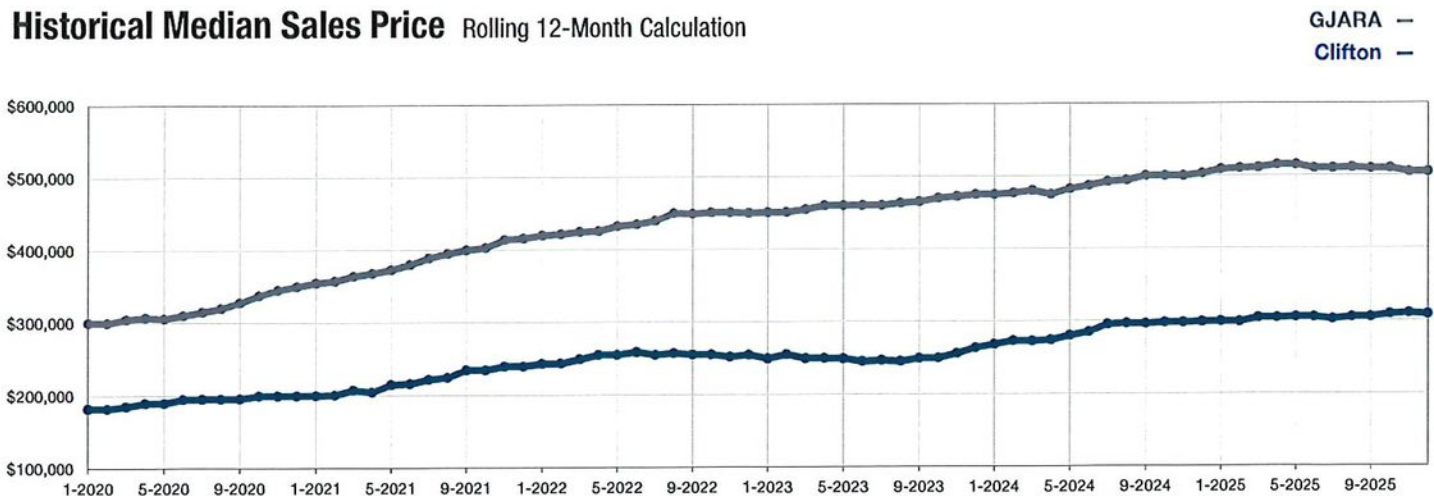
Key Metrics	December			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
New Listings	17	11	- 35.3%	245	271	+ 10.6%
Sold Listings	19	10	- 47.4%	198	203	+ 2.5%
Median Sales Price*	\$329,000	\$276,500	- 16.0%	\$298,500	\$308,500	+ 3.4%
Average Sales Price*	\$312,180	\$266,990	- 14.5%	\$295,612	\$301,992	+ 2.2%
Percent of List Price Received*	98.8%	97.6%	- 1.2%	98.2%	98.1%	- 0.1%
Days on Market Until Sale	83	93	+ 12.0%	72	87	+ 20.8%
Inventory of Homes for Sale	41	50	+ 22.0%	--	--	--
Months Supply of Inventory	2.5	3.0	+ 20.0%	--	--	--

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December



Historical Median Sales Price Rolling 12-Month Calculation



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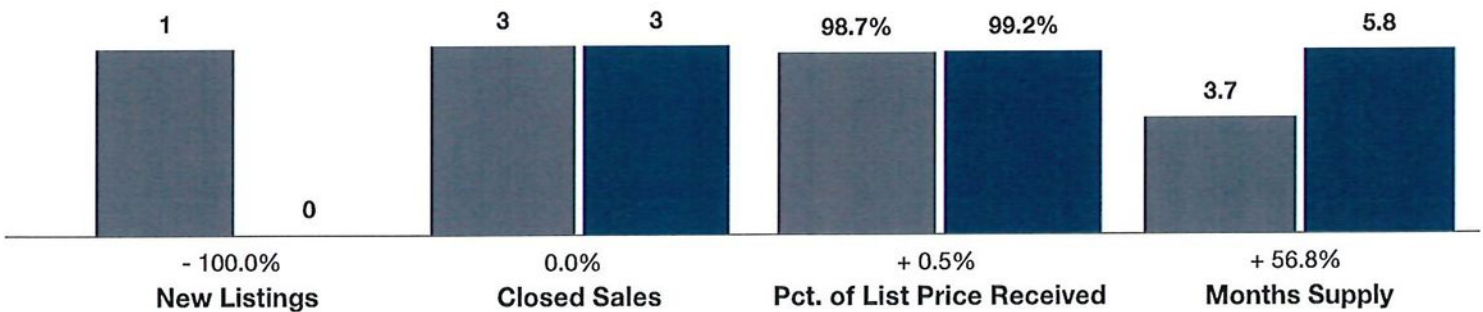
Collbran/Mesa/Vega

Key Metrics	December			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
New Listings	1	0	- 100.0%	77	70	- 9.1%
Sold Listings	3	3	0.0%	52	36	- 30.8%
Median Sales Price*	\$667,500	\$512,000	- 23.3%	\$465,000	\$469,500	+ 1.0%
Average Sales Price*	\$640,833	\$422,000	- 34.1%	\$523,894	\$608,688	+ 16.2%
Percent of List Price Received*	98.7%	99.2%	+ 0.5%	96.4%	97.1%	+ 0.7%
Days on Market Until Sale	129	74	- 42.6%	108	130	+ 20.4%
Inventory of Homes for Sale	16	21	+ 31.3%	--	--	--
Months Supply of Inventory	3.7	5.8	+ 56.8%	--	--	--

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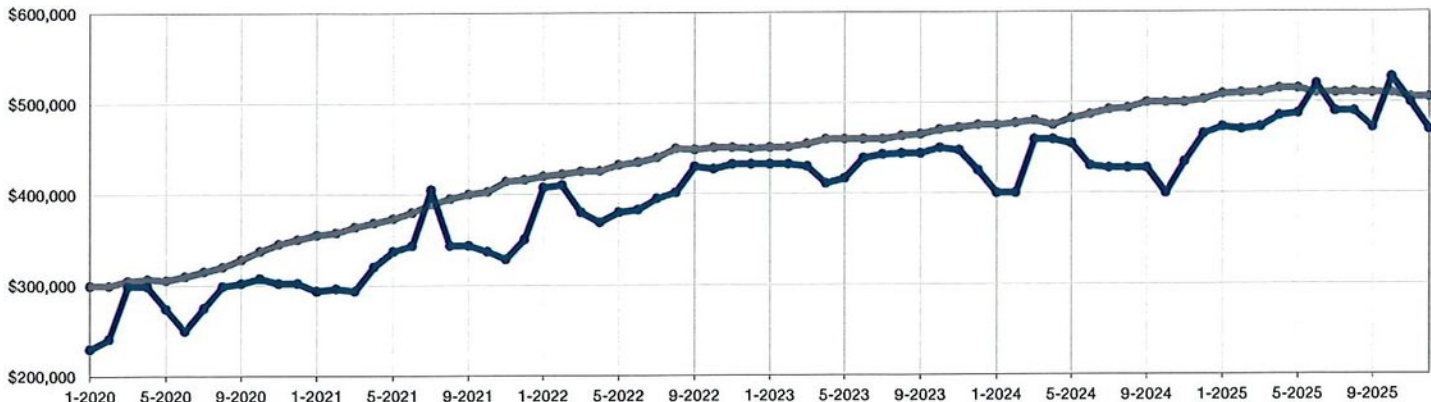
December

■ 2024 ■ 2025



Historical Median Sales Price Rolling 12-Month Calculation

GJARA —
Collbran/Mesa/Vega —



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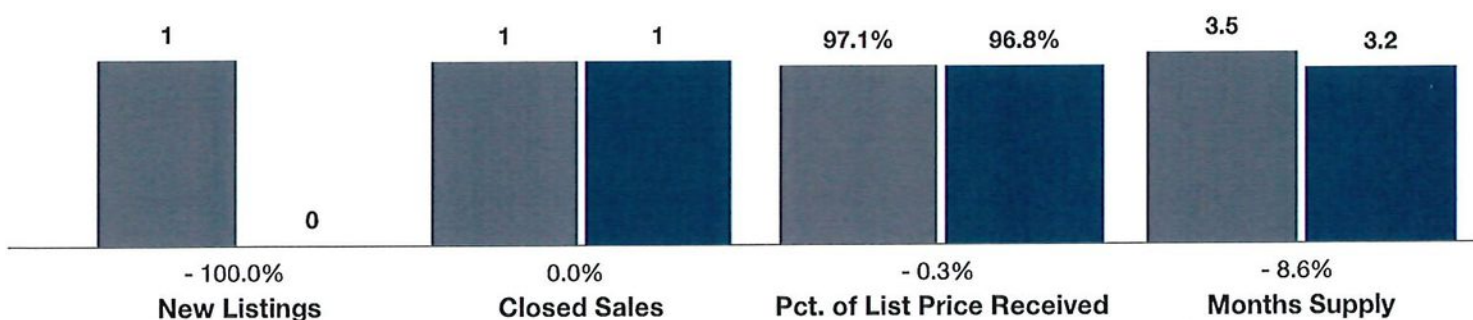
Debeque (Includes De-Beque Cutoff)

Key Metrics	December			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
New Listings	1	0	- 100.0%	24	20	- 16.7%
Sold Listings	1	1	0.0%	13	17	+ 30.8%
Median Sales Price*	\$335,000	\$463,500	+ 38.4%	\$318,750	\$305,000	- 4.3%
Average Sales Price*	\$335,000	\$463,500	+ 38.4%	\$382,817	\$362,912	- 5.2%
Percent of List Price Received*	97.1%	96.8%	- 0.3%	97.5%	99.2%	+ 1.7%
Days on Market Until Sale	88	48	- 45.5%	78	98	+ 25.6%
Inventory of Homes for Sale	5	6	+ 20.0%	--	--	--
Months Supply of Inventory	3.5	3.2	- 8.6%	--	--	--

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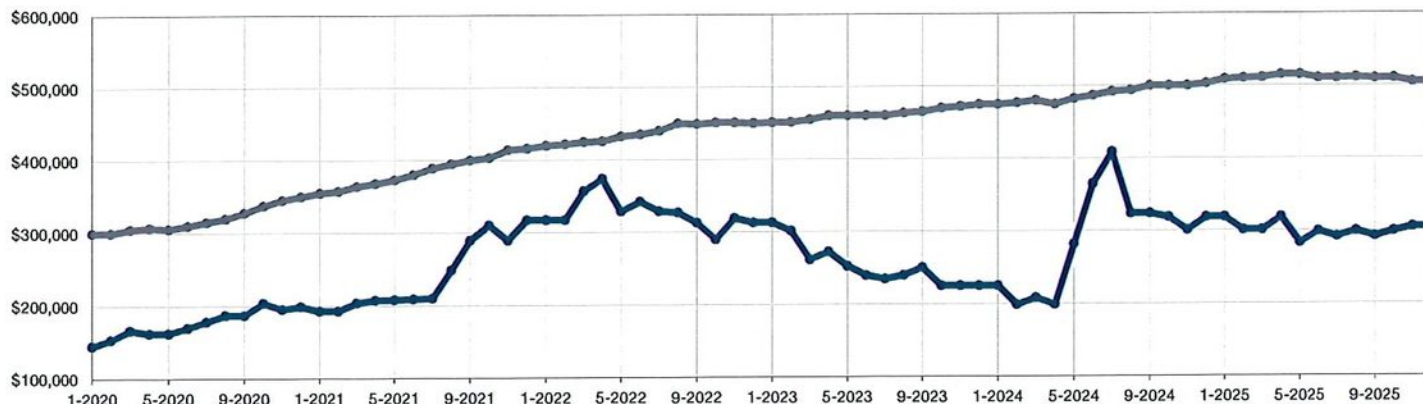
December

■ 2024 ■ 2025



Historical Median Sales Price Rolling 12-Month Calculation

GJARA —
Debeque (Includes De-Beque Cutoff) —



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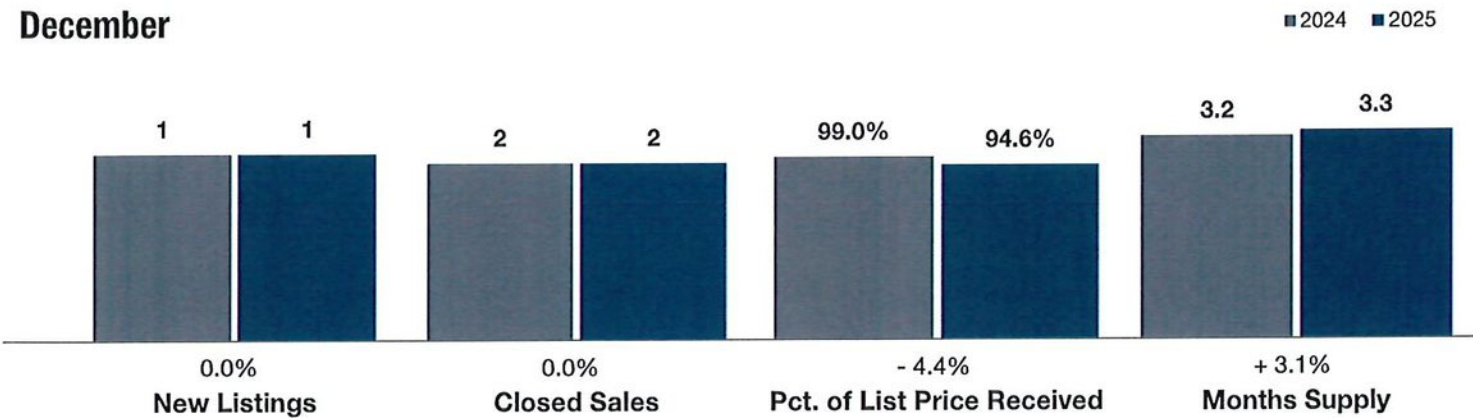


East Orchard Mesa

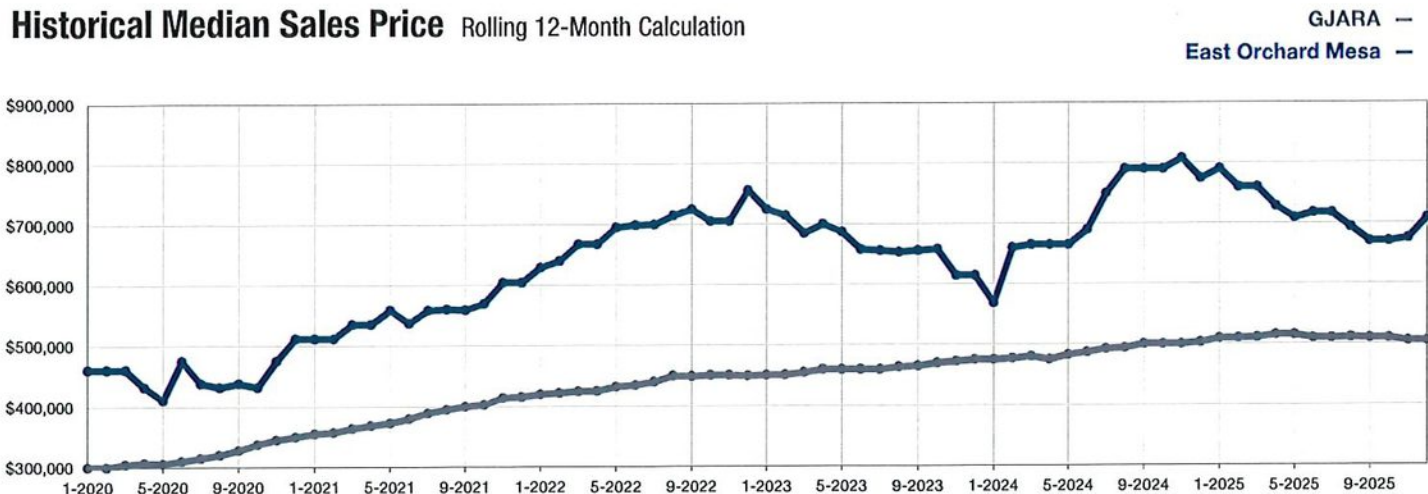
Key Metrics	December			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
New Listings	1	1	0.0%	22	21	- 4.5%
Sold Listings	2	2	0.0%	14	20	+ 42.9%
Median Sales Price*	\$542,500	\$767,500	+ 41.5%	\$775,000	\$708,750	- 8.5%
Average Sales Price*	\$542,500	\$767,500	+ 41.5%	\$749,179	\$802,120	+ 7.1%
Percent of List Price Received*	99.0%	94.6%	- 4.4%	94.5%	95.5%	+ 1.1%
Days on Market Until Sale	98	106	+ 8.2%	98	110	+ 12.2%
Inventory of Homes for Sale	5	6	+ 20.0%	--	--	--
Months Supply of Inventory	3.2	3.3	+ 3.1%	--	--	--

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December



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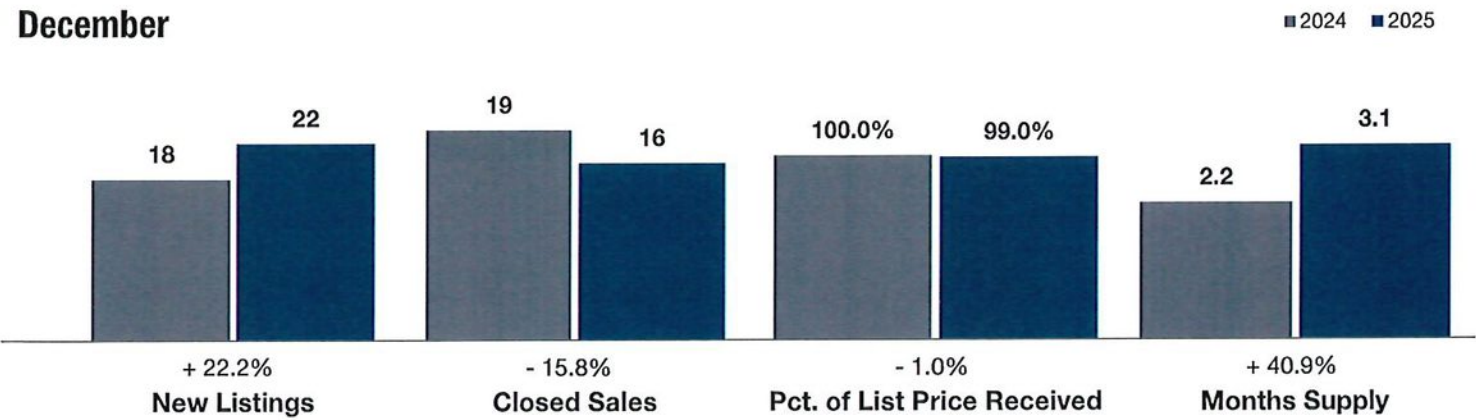


Fruita

Key Metrics	December			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
New Listings	18	22	+ 22.2%	330	399	+ 20.9%
Sold Listings	19	16	- 15.8%	283	277	- 2.1%
Median Sales Price*	\$440,000	\$502,250	+ 14.1%	\$449,900	\$478,000	+ 6.2%
Average Sales Price*	\$469,990	\$529,687	+ 12.7%	\$474,129	\$517,350	+ 9.1%
Percent of List Price Received*	100.0%	99.0%	- 1.0%	98.0%	98.3%	+ 0.3%
Days on Market Until Sale	71	78	+ 9.9%	74	77	+ 4.1%
Inventory of Homes for Sale	51	71	+ 39.2%	--	--	--
Months Supply of Inventory	2.2	3.1	+ 40.9%	--	--	--

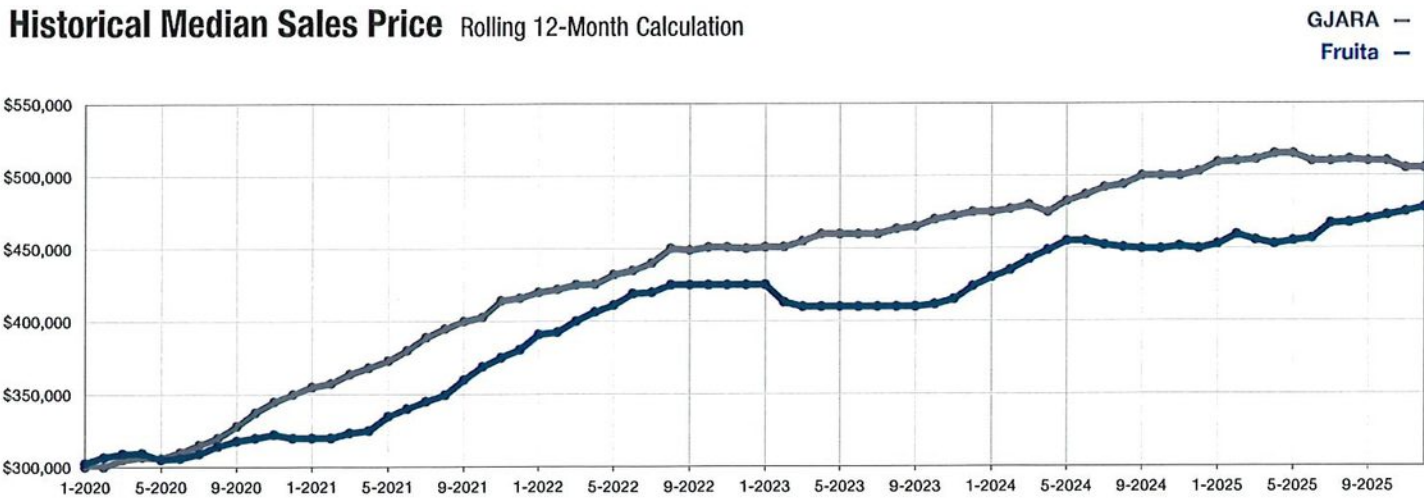
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December



Historical Median Sales Price

Rolling 12-Month Calculation



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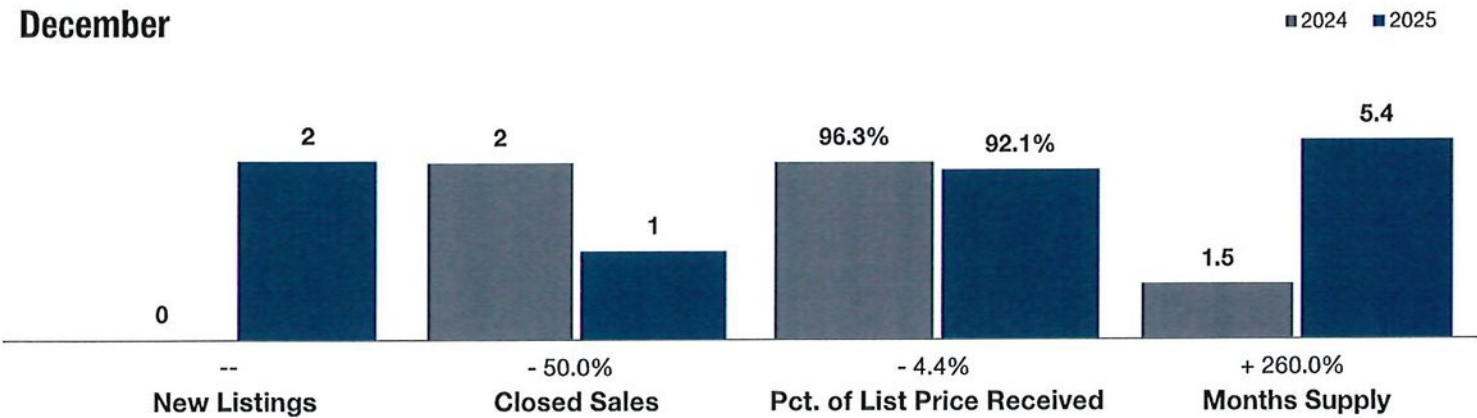


Glade Park

Key Metrics	December			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
New Listings	0	2	--	17	33	+ 94.1%
Sold Listings	2	1	- 50.0%	16	15	- 6.3%
Median Sales Price*	\$610,250	\$395,000	- 35.3%	\$697,250	\$560,000	- 19.7%
Average Sales Price*	\$610,250	\$395,000	- 35.3%	\$677,603	\$625,249	- 7.7%
Percent of List Price Received*	96.3%	92.1%	- 4.4%	95.0%	95.6%	+ 0.6%
Days on Market Until Sale	165	138	- 16.4%	171	94	- 45.0%
Inventory of Homes for Sale	3	9	+ 200.0%	--	--	--
Months Supply of Inventory	1.5	5.4	+ 260.0%	--	--	--

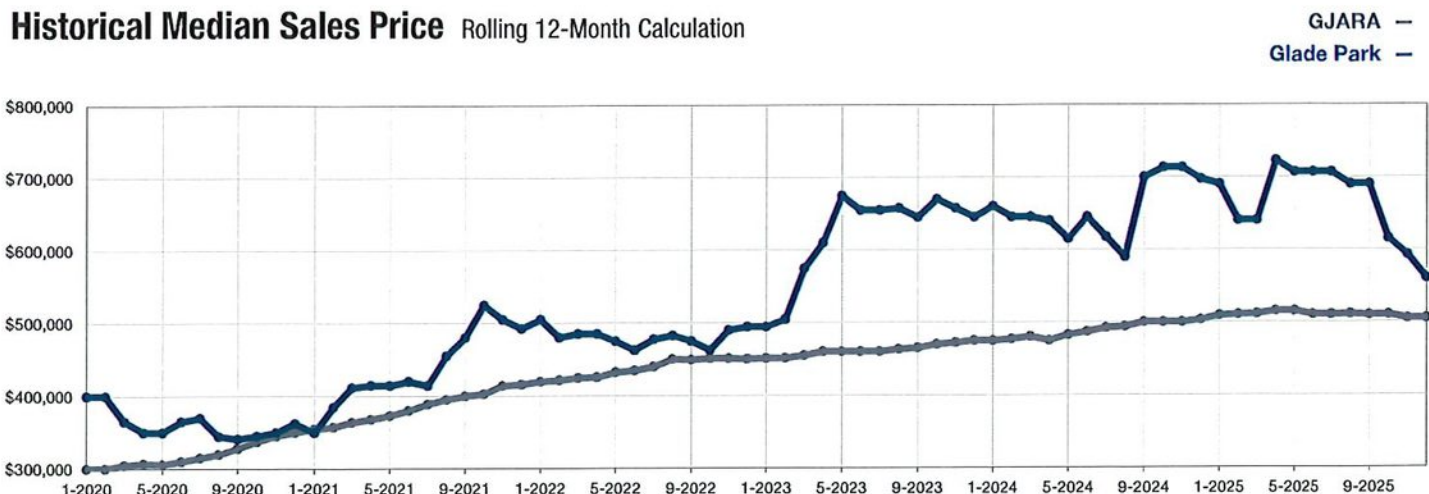
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December



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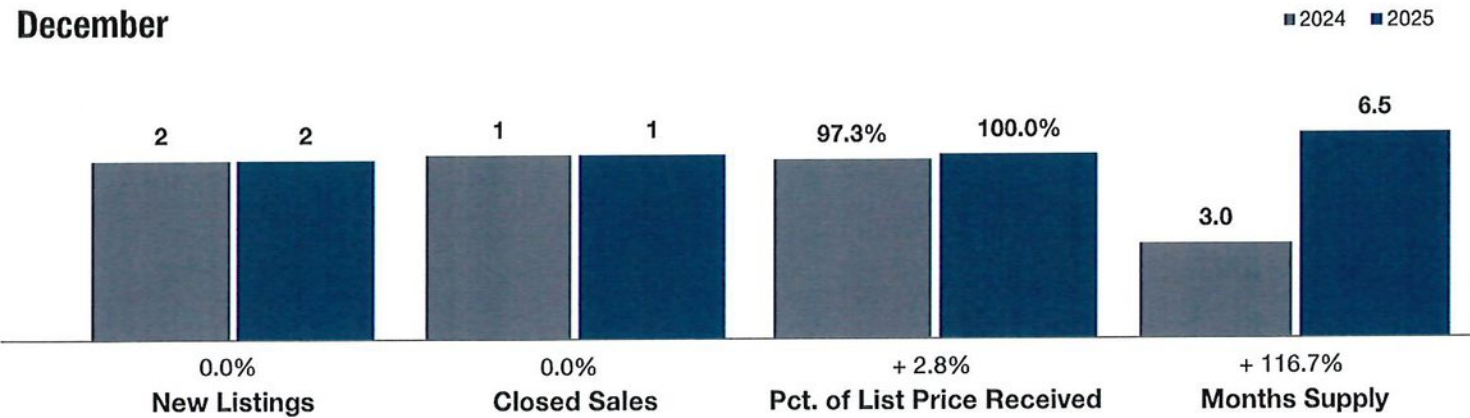


Loma

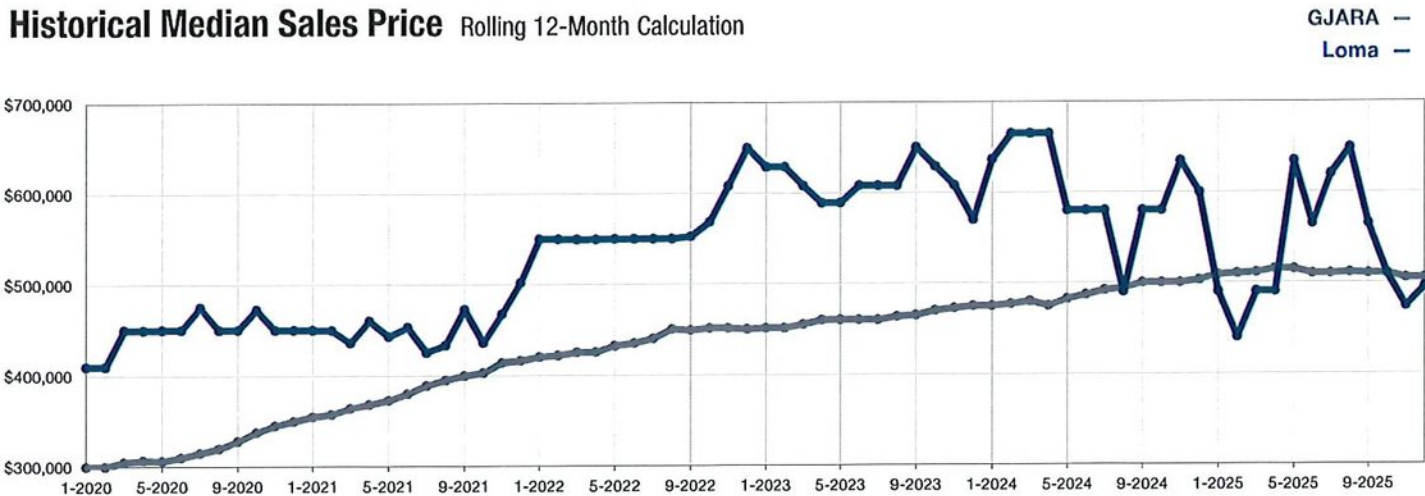
Key Metrics	December			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
New Listings	2	2	0.0%	24	43	+ 79.2%
Sold Listings	1	1	0.0%	24	24	0.0%
Median Sales Price*	\$330,000	\$515,000	+ 56.1%	\$600,000	\$495,000	- 17.5%
Average Sales Price*	\$330,000	\$515,000	+ 56.1%	\$577,496	\$563,369	- 2.4%
Percent of List Price Received*	97.3%	100.0%	+ 2.8%	97.1%	98.6%	+ 1.5%
Days on Market Until Sale	26	64	+ 146.2%	91	93	+ 2.2%
Inventory of Homes for Sale	6	13	+ 116.7%	--	--	--
Months Supply of Inventory	3.0	6.5	+ 116.7%	--	--	--

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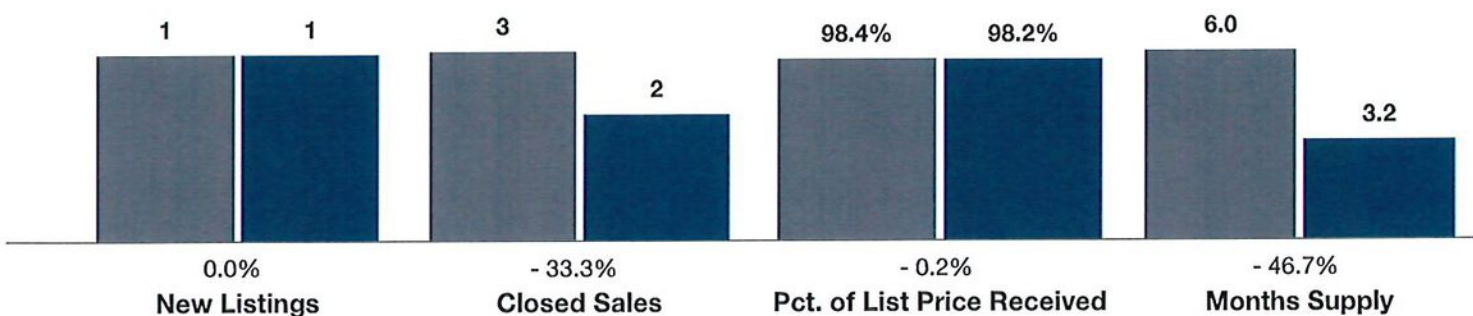
Mack

Key Metrics	December			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
New Listings	1	1	0.0%	22	29	+ 31.8%
Sold Listings	3	2	- 33.3%	8	19	+ 137.5%
Median Sales Price*	\$276,500	\$196,500	- 28.9%	\$282,595	\$295,000	+ 4.4%
Average Sales Price*	\$387,167	\$196,500	- 49.2%	\$356,792	\$402,150	+ 12.7%
Percent of List Price Received*	98.4%	98.2%	- 0.2%	97.8%	98.7%	+ 0.9%
Days on Market Until Sale	79	115	+ 45.6%	97	96	- 1.0%
Inventory of Homes for Sale	8	6	- 25.0%	--	--	--
Months Supply of Inventory	6.0	3.2	- 46.7%	--	--	--

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December

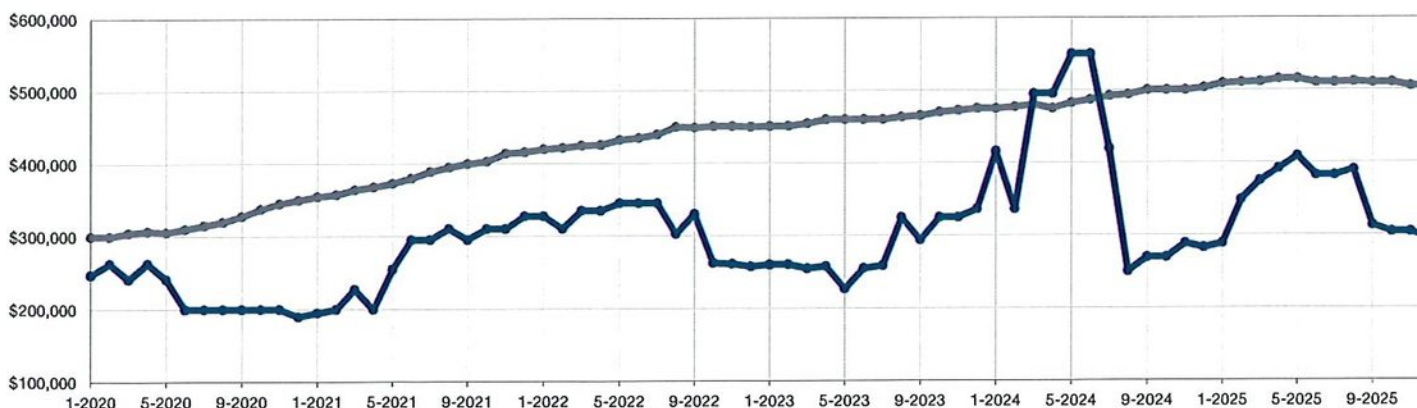
■ 2024 ■ 2025



Historical Median Sales Price

Rolling 12-Month Calculation

GJARA —
Mack —



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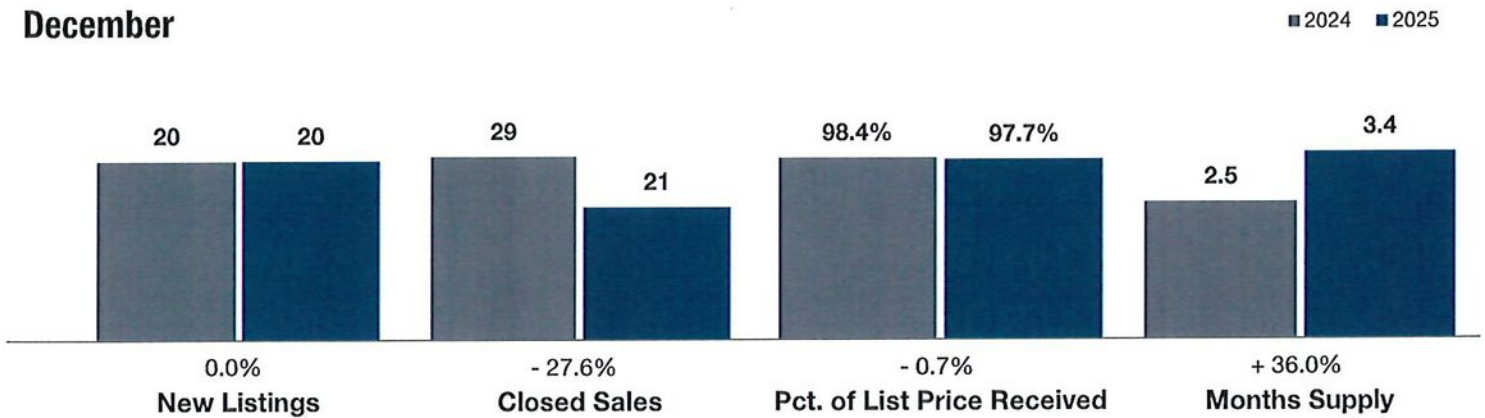


North

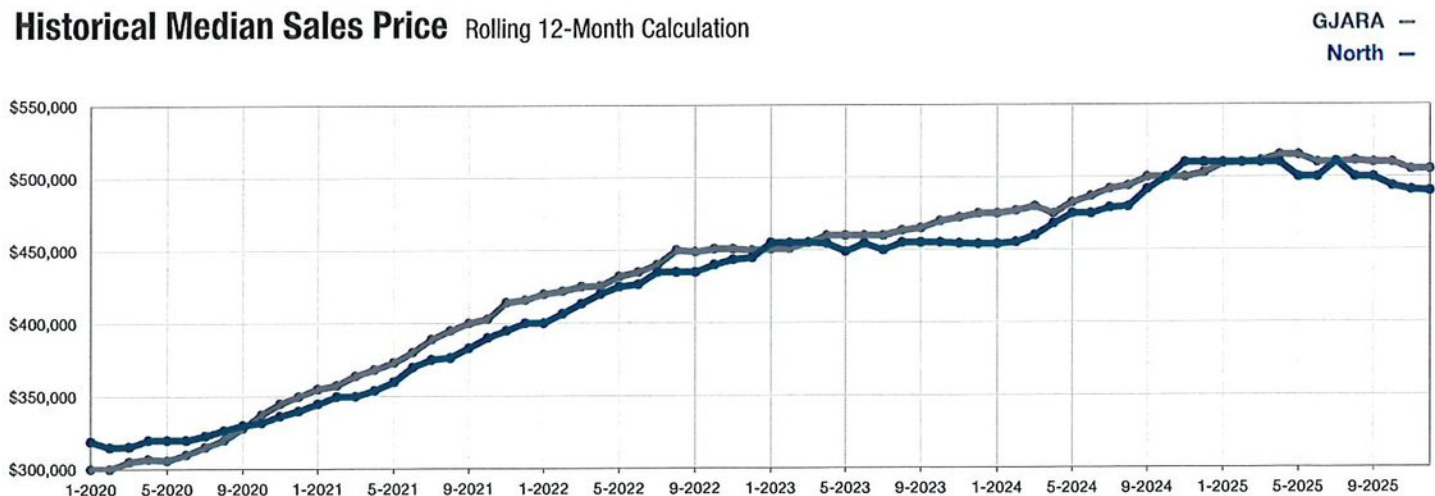
Key Metrics	December			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
New Listings	20	20	0.0%	499	511	+ 2.4%
Sold Listings	29	21	- 27.6%	392	380	- 3.1%
Median Sales Price*	\$493,000	\$470,000	- 4.7%	\$510,000	\$490,000	- 3.9%
Average Sales Price*	\$544,816	\$527,822	- 3.1%	\$557,115	\$539,911	- 3.1%
Percent of List Price Received*	98.4%	97.7%	- 0.7%	98.3%	98.1%	- 0.2%
Days on Market Until Sale	103	70	- 32.0%	82	83	+ 1.2%
Inventory of Homes for Sale	81	107	+ 32.1%	--	--	--
Months Supply of Inventory	2.5	3.4	+ 36.0%	--	--	--

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December



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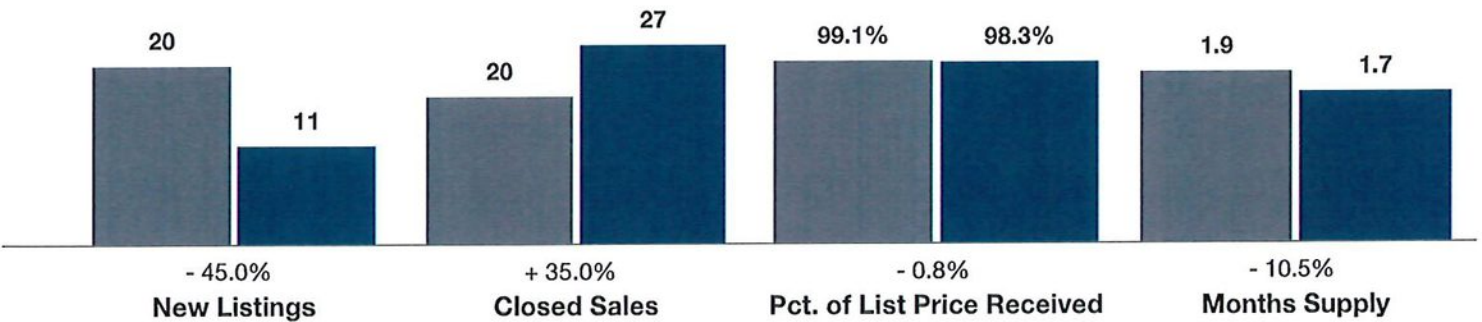
Northeast

Key Metrics	December			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
New Listings	20	11	- 45.0%	386	436	+ 13.0%
Sold Listings	20	27	+ 35.0%	335	366	+ 9.3%
Median Sales Price*	\$381,324	\$375,000	- 1.7%	\$371,000	\$383,200	+ 3.3%
Average Sales Price*	\$391,427	\$363,467	- 7.1%	\$381,789	\$395,693	+ 3.6%
Percent of List Price Received*	99.1%	98.3%	- 0.8%	99.5%	98.2%	- 1.3%
Days on Market Until Sale	70	72	+ 2.9%	75	76	+ 1.3%
Inventory of Homes for Sale	54	52	- 3.7%	--	--	--
Months Supply of Inventory	1.9	1.7	- 10.5%	--	--	--

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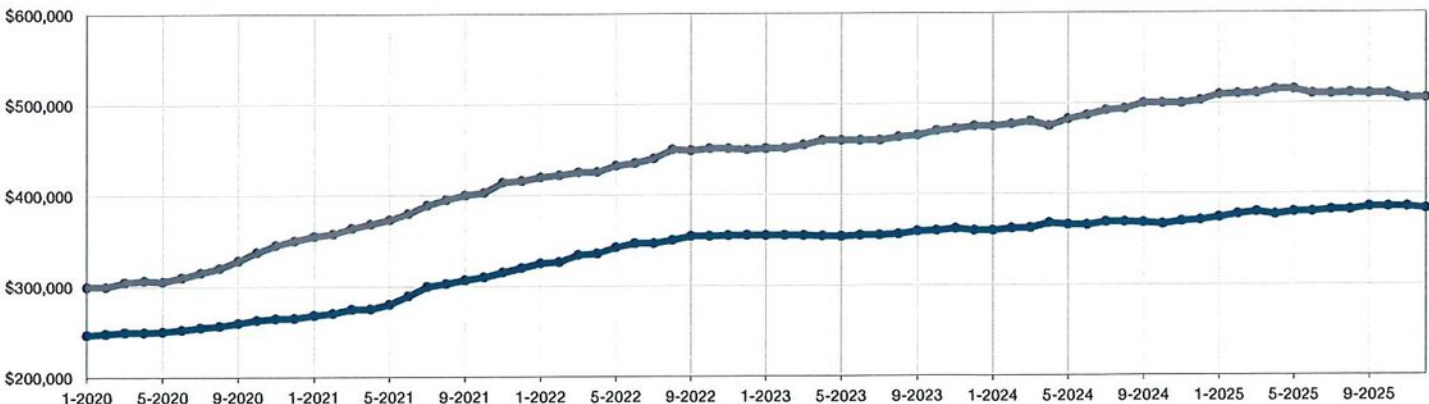
December

■ 2024 ■ 2025



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GJARA —
Northeast —



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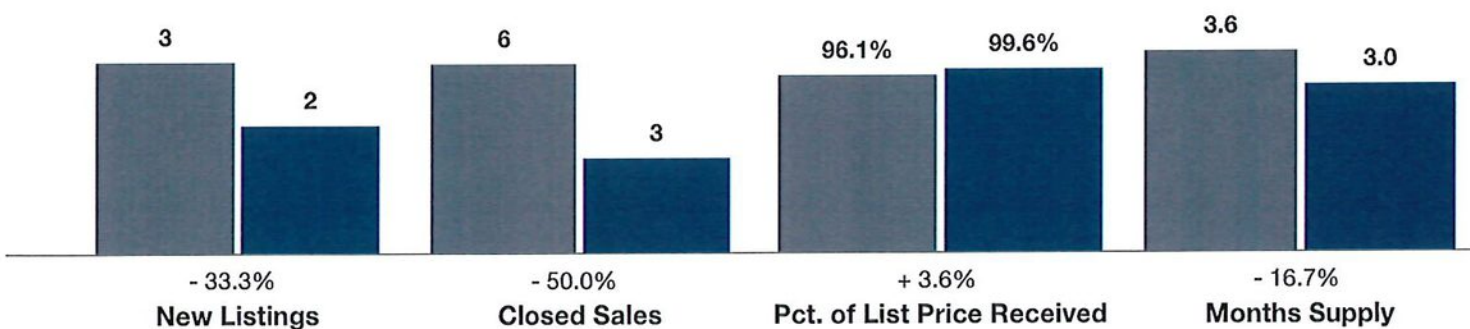
Northwest

Key Metrics	December			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
New Listings	3	2	- 33.3%	114	111	- 2.6%
Sold Listings	6	3	- 50.0%	66	95	+ 43.9%
Median Sales Price*	\$329,108	\$930,000	+ 182.6%	\$543,339	\$587,700	+ 8.2%
Average Sales Price*	\$392,169	\$760,217	+ 93.8%	\$586,180	\$710,465	+ 21.2%
Percent of List Price Received*	96.1%	99.6%	+ 3.6%	98.3%	98.6%	+ 0.3%
Days on Market Until Sale	143	109	- 23.8%	109	116	+ 6.4%
Inventory of Homes for Sale	20	24	+ 20.0%	--	--	--
Months Supply of Inventory	3.6	3.0	- 16.7%	--	--	--

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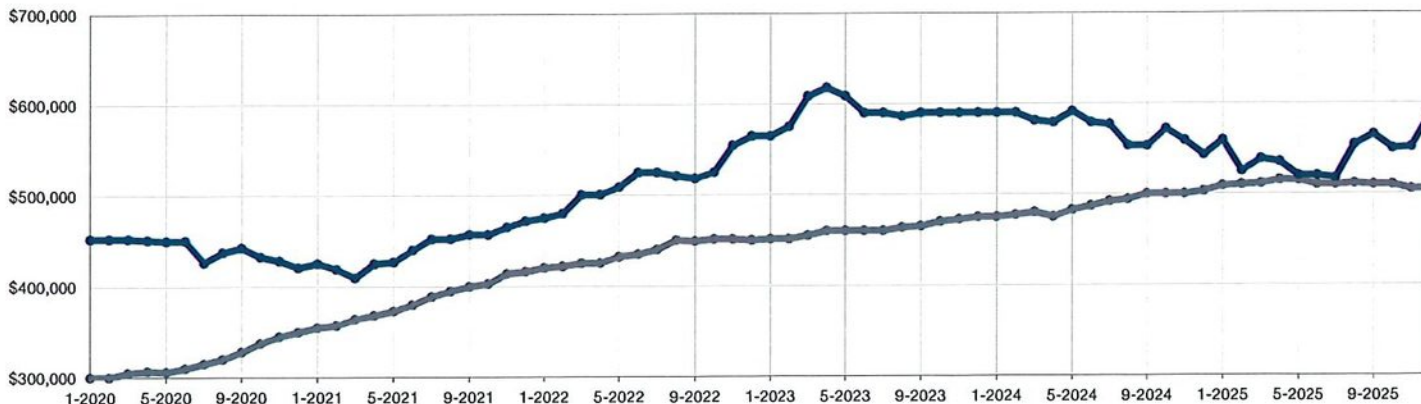
December

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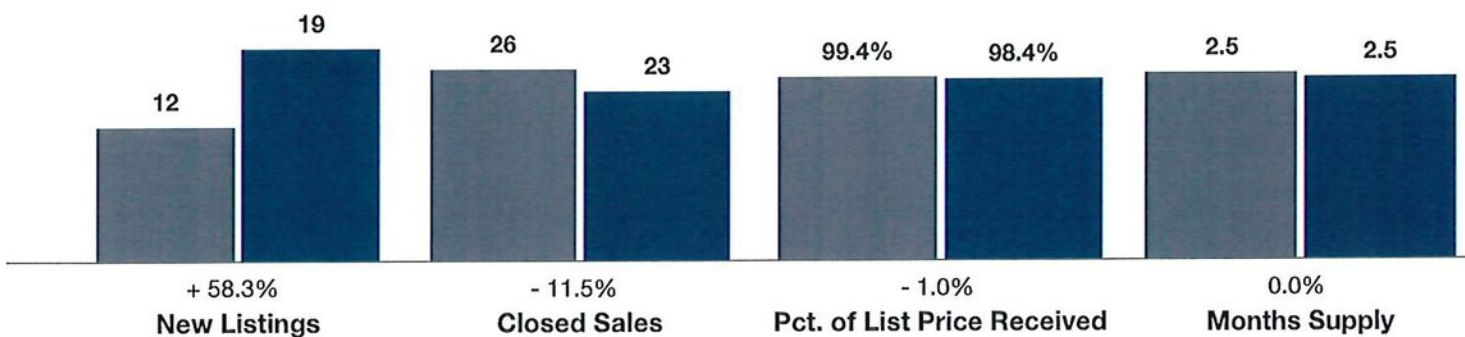
Orchard Mesa

Key Metrics	December			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
New Listings	12	19	+ 58.3%	383	371	- 3.1%
Sold Listings	26	23	- 11.5%	303	281	- 7.3%
Median Sales Price*	\$371,000	\$375,000	+ 1.1%	\$396,005	\$390,127	- 1.5%
Average Sales Price*	\$399,772	\$374,913	- 6.2%	\$407,935	\$411,662	+ 0.9%
Percent of List Price Received*	99.4%	98.4%	- 1.0%	99.2%	99.0%	- 0.2%
Days on Market Until Sale	89	88	- 1.1%	80	86	+ 7.5%
Inventory of Homes for Sale	64	58	- 9.4%	--	--	--
Months Supply of Inventory	2.5	2.5	0.0%	--	--	--

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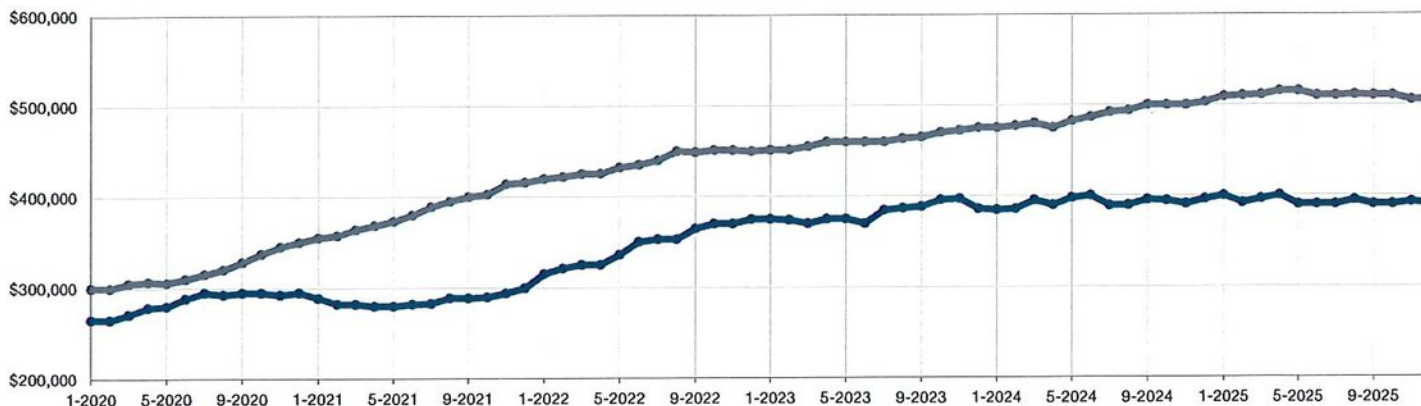
December

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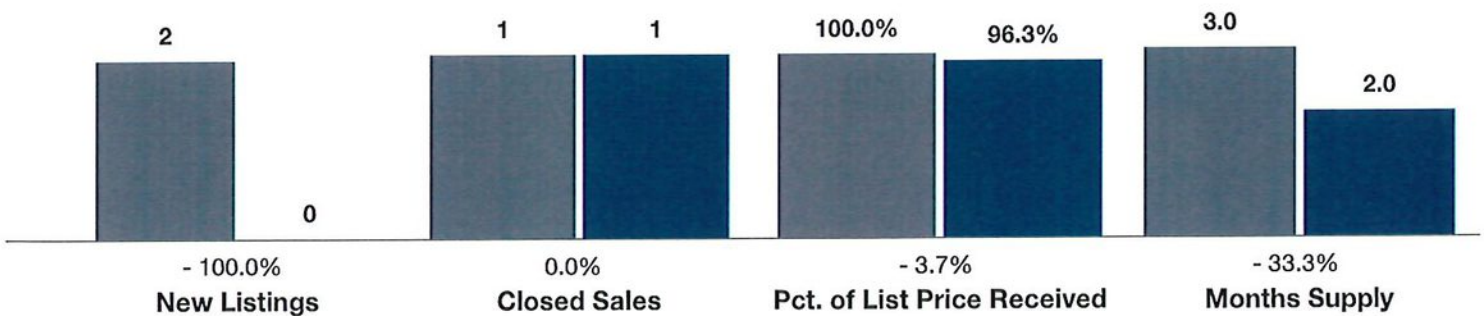
Outside Mesa County

Key Metrics	December			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
New Listings	2	0	- 100.0%	19	14	- 26.3%
Sold Listings	1	1	0.0%	12	6	- 50.0%
Median Sales Price*	\$35,000	\$260,000	+ 642.9%	\$504,000	\$328,000	- 34.9%
Average Sales Price*	\$35,000	\$260,000	+ 642.9%	\$1,223,475	\$367,833	- 69.9%
Percent of List Price Received*	100.0%	96.3%	- 3.7%	97.7%	95.5%	- 2.3%
Days on Market Until Sale	12	30	+ 150.0%	107	110	+ 2.8%
Inventory of Homes for Sale	4	3	- 25.0%	--	--	--
Months Supply of Inventory	3.0	2.0	- 33.3%	--	--	--

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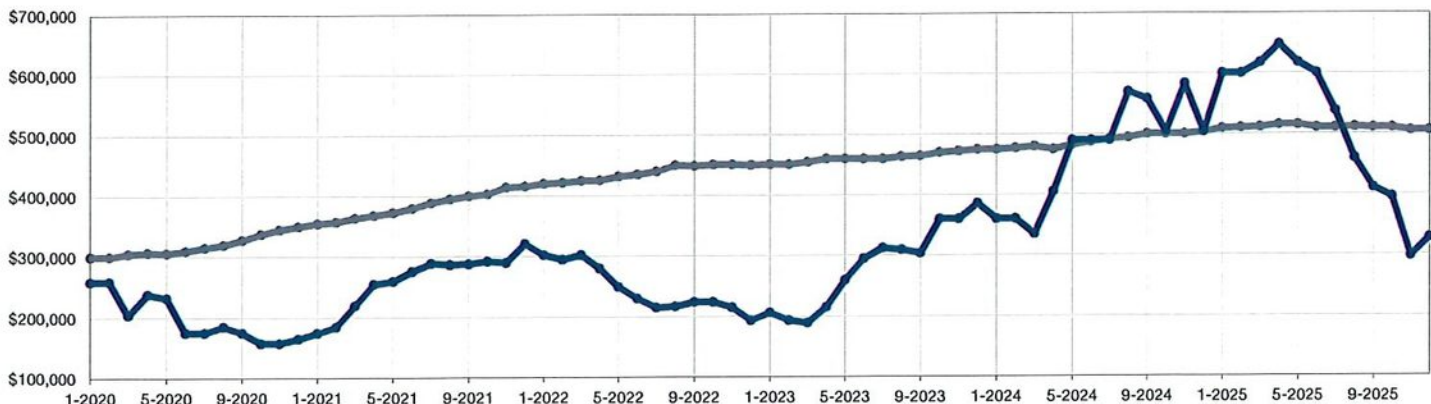
December

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Outside Mesa County —



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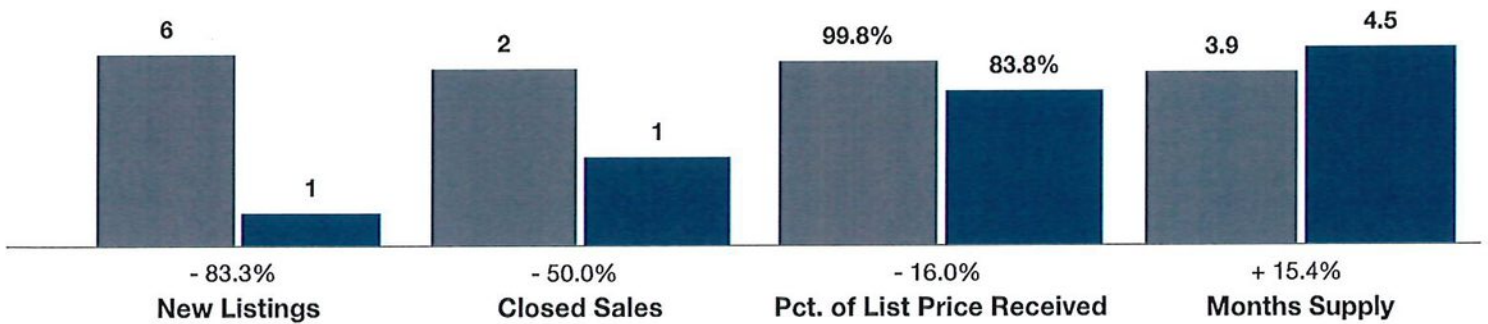
Palisade

Key Metrics	December			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
New Listings	6	1	- 83.3%	77	90	+ 16.9%
Sold Listings	2	1	- 50.0%	52	59	+ 13.5%
Median Sales Price*	\$533,750	\$285,000	- 46.6%	\$449,250	\$516,000	+ 14.9%
Average Sales Price*	\$533,750	\$285,000	- 46.6%	\$446,827	\$504,013	+ 12.8%
Percent of List Price Received*	99.8%	83.8%	- 16.0%	97.1%	96.8%	- 0.3%
Days on Market Until Sale	35	35	0.0%	64	86	+ 34.4%
Inventory of Homes for Sale	17	22	+ 29.4%	--	--	--
Months Supply of Inventory	3.9	4.5	+ 15.4%	--	--	--

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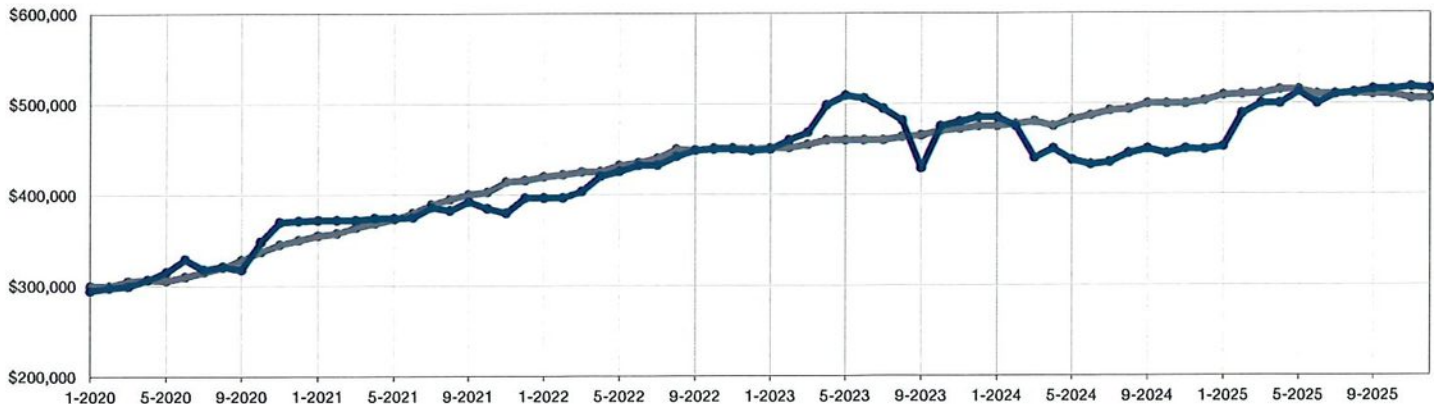
December

■ 2024 ■ 2025



Historical Median Sales Price Rolling 12-Month Calculation

GJARA —
Palisade —



Local Market Update for December 2025

A Research Tool Provided by the Colorado Association of REALTORS®

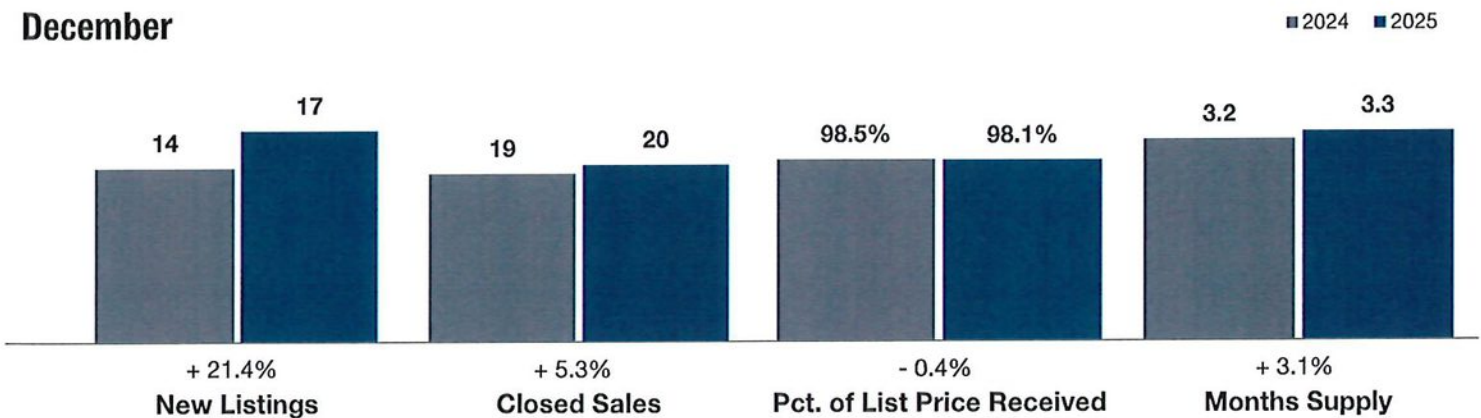


Redlands

Key Metrics	December			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
New Listings	14	17	+ 21.4%	359	389	+ 8.4%
Sold Listings	19	20	+ 5.3%	275	279	+ 1.5%
Median Sales Price*	\$670,000	\$724,500	+ 8.1%	\$623,000	\$680,000	+ 9.1%
Average Sales Price*	\$754,615	\$701,513	- 7.0%	\$725,288	\$738,849	+ 1.9%
Percent of List Price Received*	98.5%	98.1%	- 0.4%	98.0%	98.0%	0.0%
Days on Market Until Sale	109	120	+ 10.1%	94	98	+ 4.3%
Inventory of Homes for Sale	73	77	+ 5.5%	--	--	--
Months Supply of Inventory	3.2	3.3	+ 3.1%	--	--	--

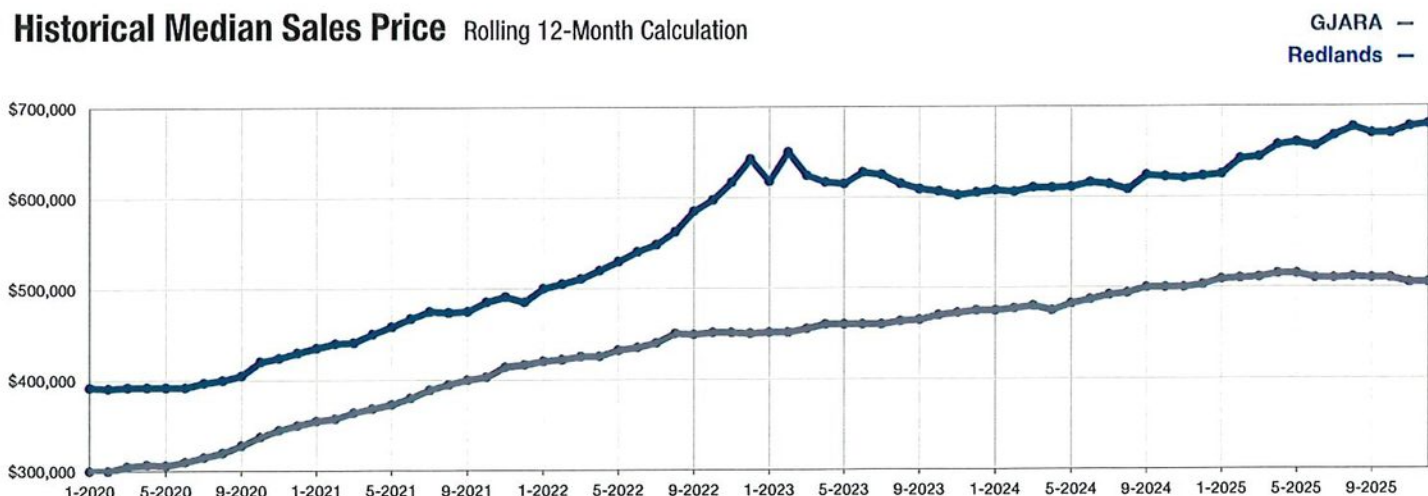
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December



Historical Median Sales Price

Rolling 12-Month Calculation



Local Market Update for December 2025

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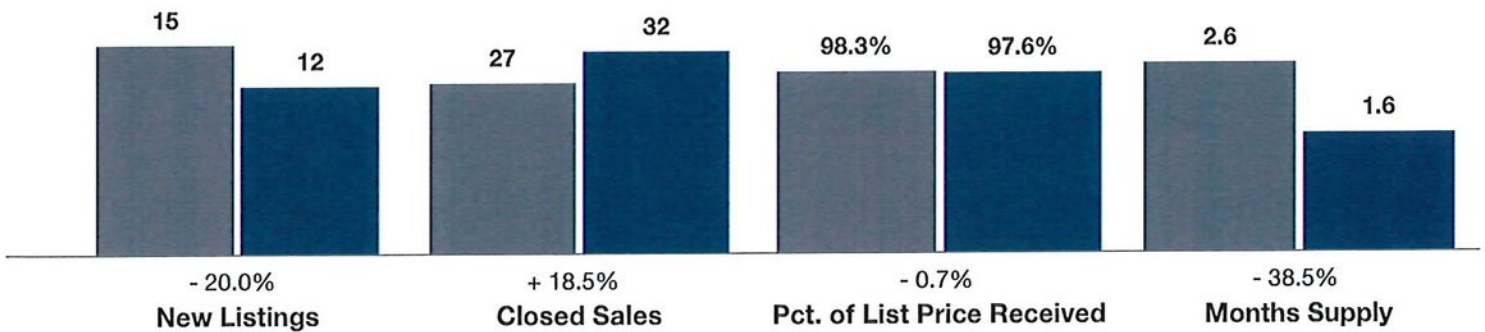
Southeast

Key Metrics	December			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
New Listings	15	12	- 20.0%	392	378	- 3.6%
Sold Listings	27	32	+ 18.5%	299	312	+ 4.3%
Median Sales Price*	\$336,900	\$349,950	+ 3.9%	\$345,000	\$351,500	+ 1.9%
Average Sales Price*	\$311,670	\$300,537	- 3.6%	\$327,474	\$326,341	- 0.3%
Percent of List Price Received*	98.3%	97.6%	- 0.7%	98.7%	98.3%	- 0.4%
Days on Market Until Sale	93	98	+ 5.4%	75	82	+ 9.3%
Inventory of Homes for Sale	64	42	- 34.4%	--	--	--
Months Supply of Inventory	2.6	1.6	- 38.5%	--	--	--

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

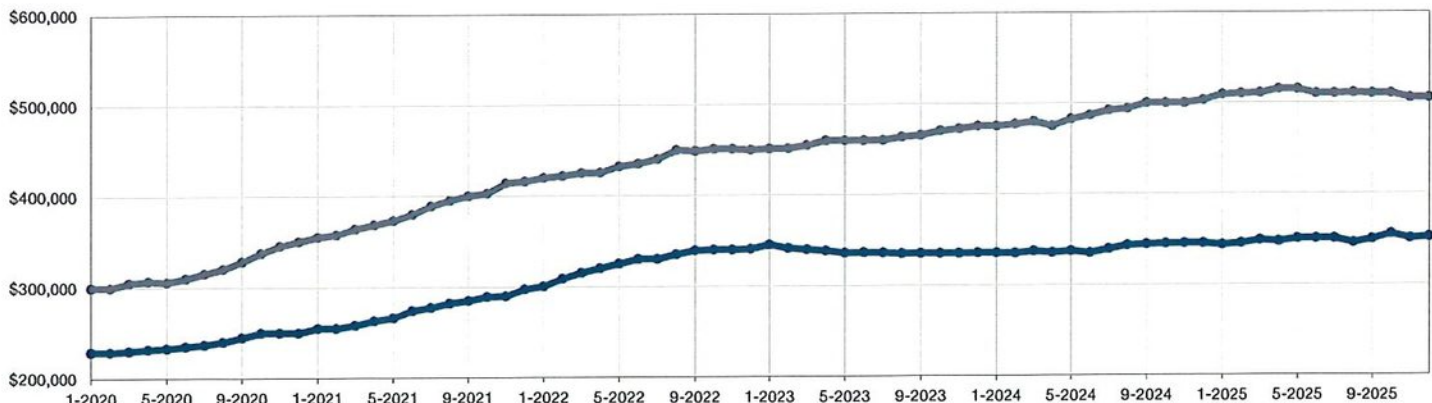
December

■ 2024 ■ 2025



Historical Median Sales Price Rolling 12-Month Calculation

GJARA —
Southeast —



Local Market Update for December 2025

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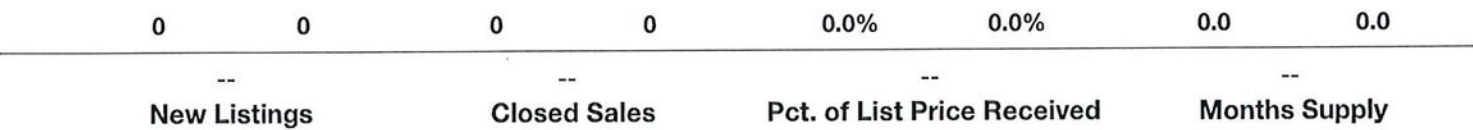
West Grand Junction

Key Metrics	December			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	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.

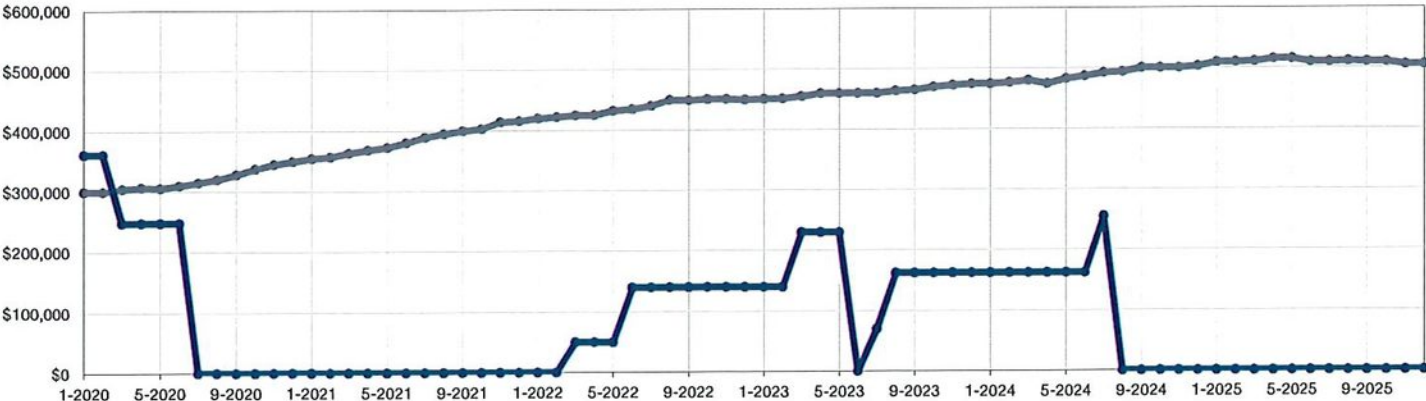
December

2024 2025



Historical Median Sales Price Rolling 12-Month Calculation

GJARA —
West Grand Junction —



Local Market Update for December 2025

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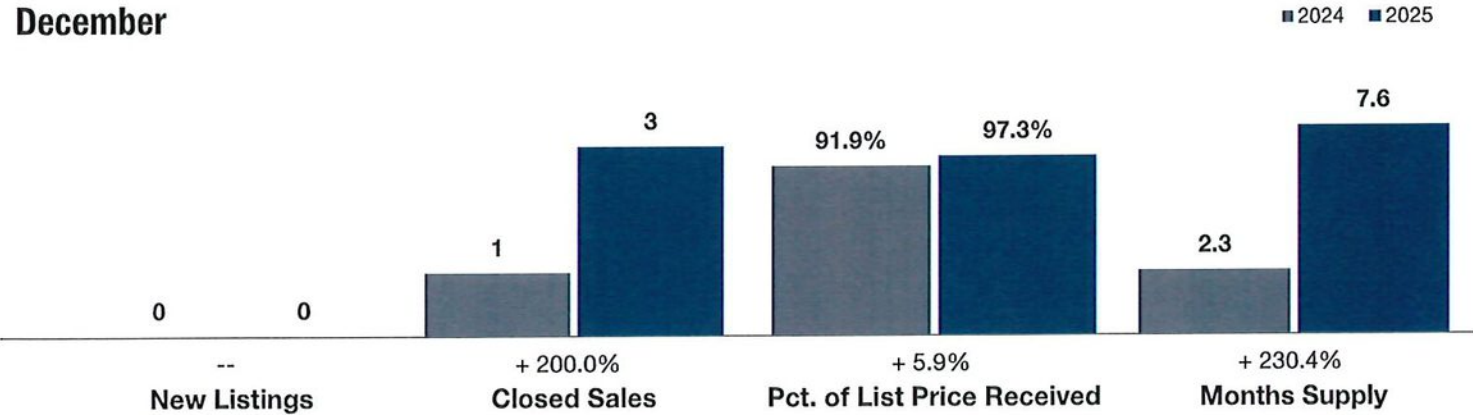


Whitewater/Gateway

Key Metrics	December			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
New Listings	0	0	--	37	48	+ 29.7%
Sold Listings	1	3	+ 200.0%	33	27	- 18.2%
Median Sales Price*	\$340,000	\$670,000	+ 97.1%	\$401,750	\$577,500	+ 43.7%
Average Sales Price*	\$340,000	\$619,467	+ 82.2%	\$478,936	\$584,204	+ 22.0%
Percent of List Price Received*	91.9%	97.3%	+ 5.9%	99.6%	96.9%	- 2.7%
Days on Market Until Sale	238	107	- 55.0%	95	114	+ 20.0%
Inventory of Homes for Sale	7	17	+ 142.9%	--	--	--
Months Supply of Inventory	2.3	7.6	+ 230.4%	--	--	--

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

December



Historical Median Sales Price Rolling 12-Month Calculation

