

# Local Market Update for February 2024

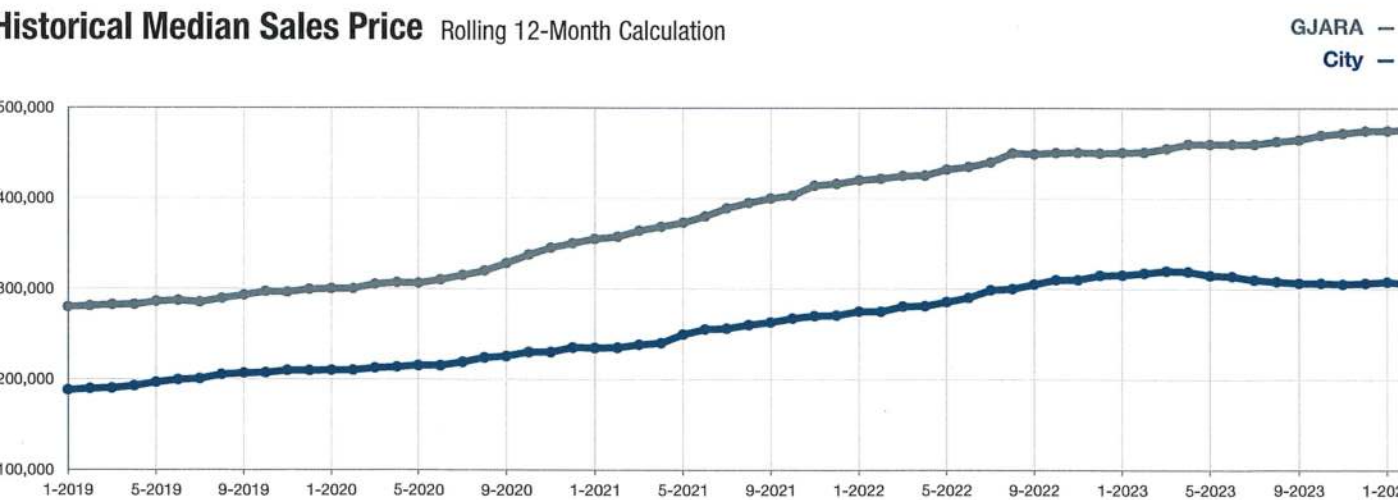
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## City

Key Metrics	February			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
New Listings	19	41	+ 115.8%	38	66	+ 73.7%
Sold Listings	22	24	+ 9.1%	44	33	- 25.0%
Median Sales Price*	\$301,000	\$297,000	- 1.3%	\$300,000	\$299,000	- 0.3%
Average Sales Price*	\$305,142	\$285,104	- 6.6%	\$302,362	\$294,194	- 2.7%
Percent of List Price Received*	97.4%	98.2%	+ 0.8%	96.5%	98.3%	+ 1.9%
Days on Market Until Sale	91	81	- 11.0%	98	83	- 15.3%
Inventory of Homes for Sale	50	50	0.0%	--	--	--
Months Supply of Inventory	1.5	1.9	+ 26.7%	--	--	--

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



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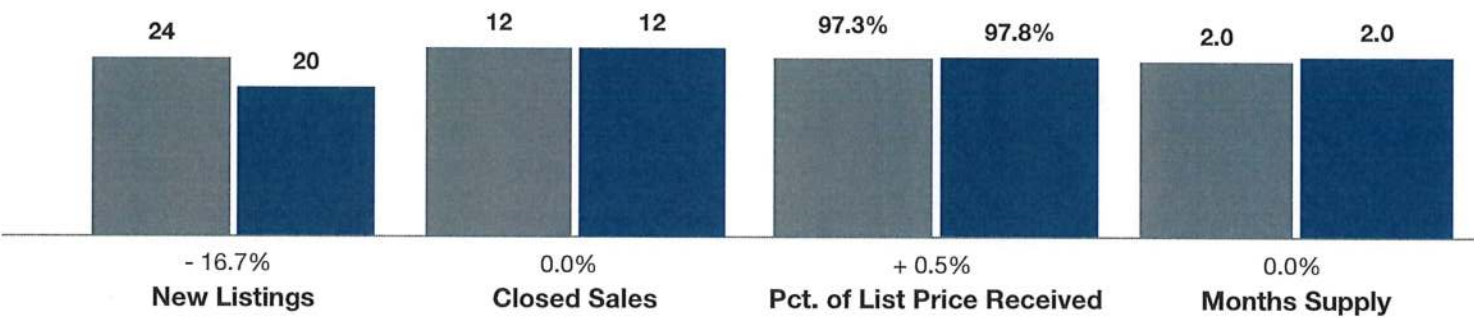
## Clifton

Key Metrics	February			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
New Listings	24	20	- 16.7%	41	36	- 12.2%
Sold Listings	12	12	0.0%	26	28	+ 7.7%
Median Sales Price*	\$225,350	<b>\$302,500</b>	+ 34.2%	\$242,500	<b>\$286,850</b>	+ 18.3%
Average Sales Price*	\$235,208	<b>\$316,733</b>	+ 34.7%	\$252,510	<b>\$287,102</b>	+ 13.7%
Percent of List Price Received*	97.3%	<b>97.8%</b>	+ 0.5%	97.6%	<b>96.9%</b>	- 0.7%
Days on Market Until Sale	98	<b>74</b>	- 24.5%	81	<b>73</b>	- 9.9%
Inventory of Homes for Sale	39	<b>31</b>	- 20.5%	--	--	--
Months Supply of Inventory	2.0	<b>2.0</b>	0.0%	--	--	--

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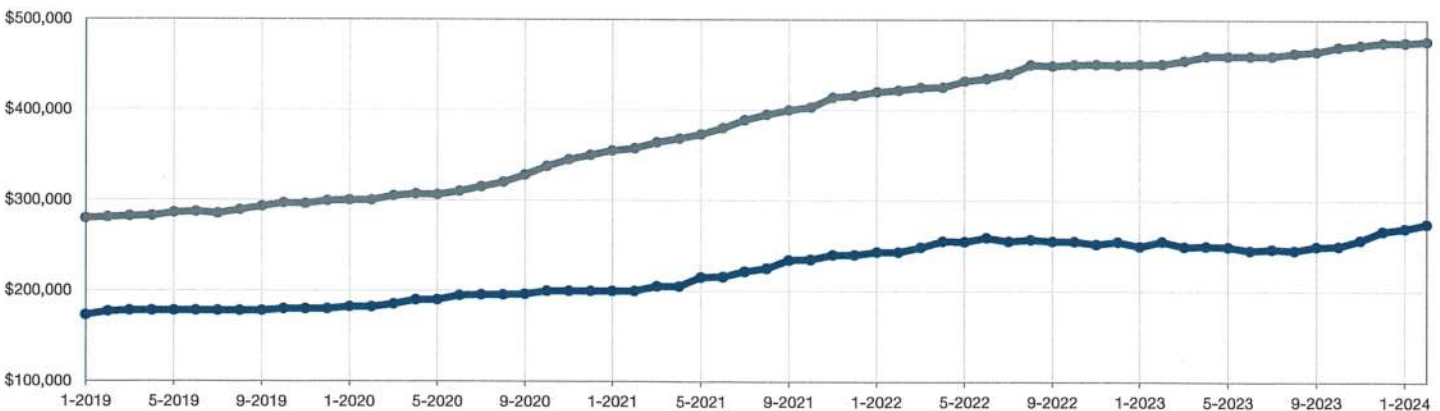
### February

■ 2023 ■ 2024



### Historical Median Sales Price Rolling 12-Month Calculation

GJARA —  
Clifton —



# Local Market Update for February 2024

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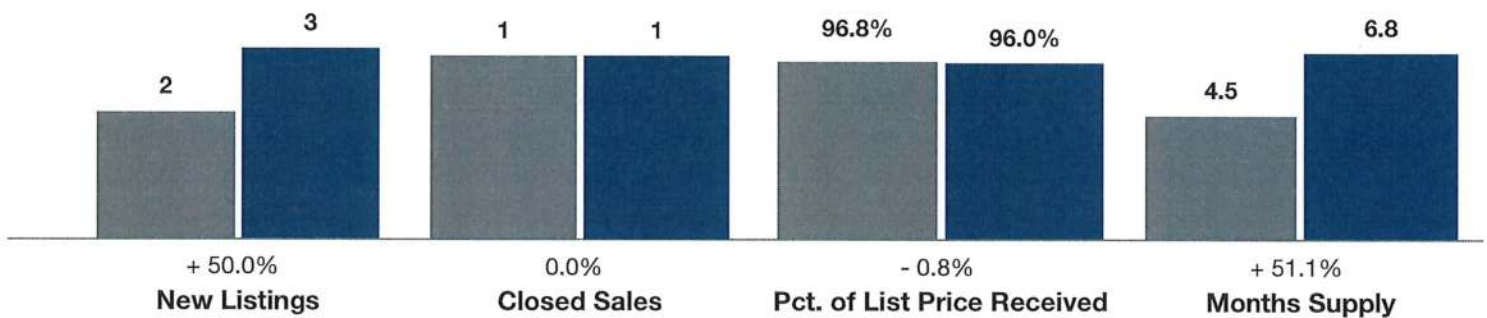
## Collbran/Mesa/Vega

Key Metrics	February			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
New Listings	2	3	+ 50.0%	6	10	+ 66.7%
Sold Listings	1	1	0.0%	2	3	+ 50.0%
Median Sales Price*	\$750,000	\$556,588	- 25.8%	\$655,000	\$556,588	- 15.0%
Average Sales Price*	\$750,000	\$556,588	- 25.8%	\$655,000	\$518,863	- 20.8%
Percent of List Price Received*	96.8%	96.0%	- 0.8%	95.5%	92.4%	- 3.2%
Days on Market Until Sale	424	254	- 40.1%	254	207	- 18.5%
Inventory of Homes for Sale	18	22	+ 22.2%	--	--	--
Months Supply of Inventory	4.5	6.8	+ 51.1%	--	--	--

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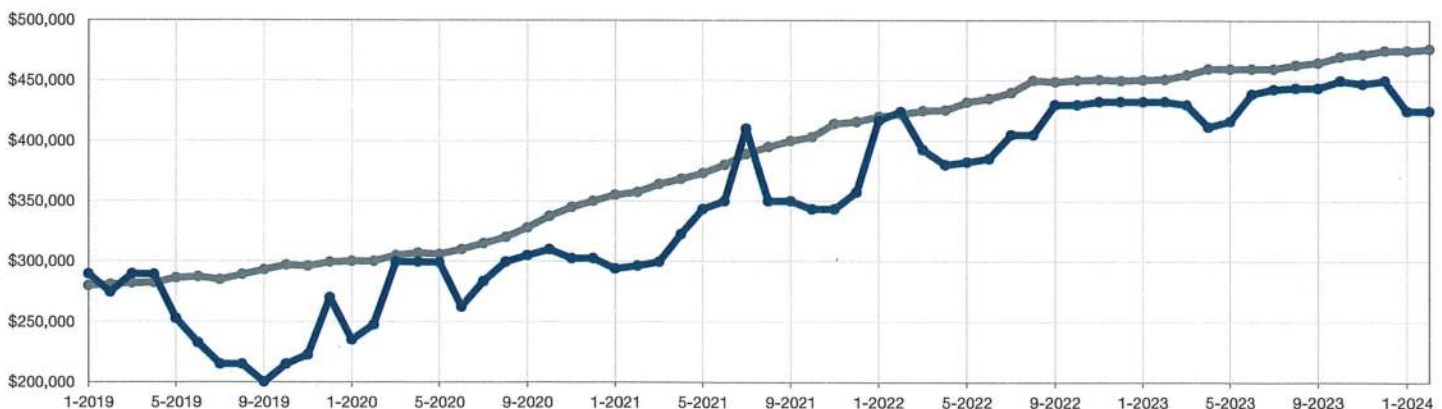
### February

■ 2023 ■ 2024



### Historical Median Sales Price Rolling 12-Month Calculation

GJARA —  
Collbran/Mesa/Vega —





# Local Market Update for February 2024

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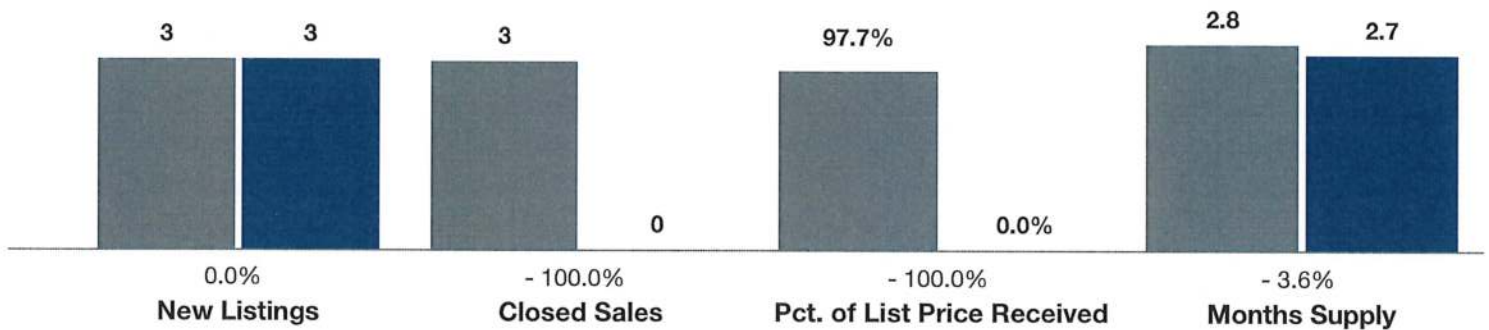
## Debeque (Includes De-Beque Cutoff)

Key Metrics	February			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
New Listings	3	3	0.0%	3	3	0.0%
Sold Listings	3	0	- 100.0%	3	0	- 100.0%
Median Sales Price*	\$281,900	\$0	- 100.0%	\$281,900	\$0	- 100.0%
Average Sales Price*	\$307,467	\$0	- 100.0%	\$307,467	\$0	- 100.0%
Percent of List Price Received*	97.7%	0.0%	- 100.0%	97.7%	0.0%	- 100.0%
Days on Market Until Sale	128	0	- 100.0%	128	0	- 100.0%
Inventory of Homes for Sale	5	4	- 20.0%	--	--	--
Months Supply of Inventory	2.8	2.7	- 3.6%	--	--	--

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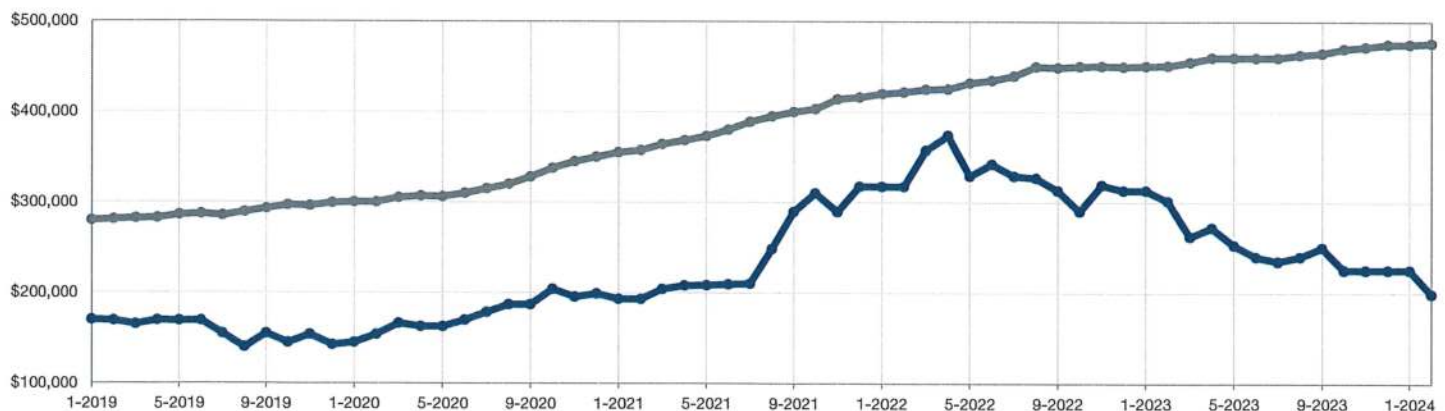
### February

■ 2023 ■ 2024



### Historical Median Sales Price Rolling 12-Month Calculation

GJARA —  
Debeque (Includes De-Beque Cutoff) —



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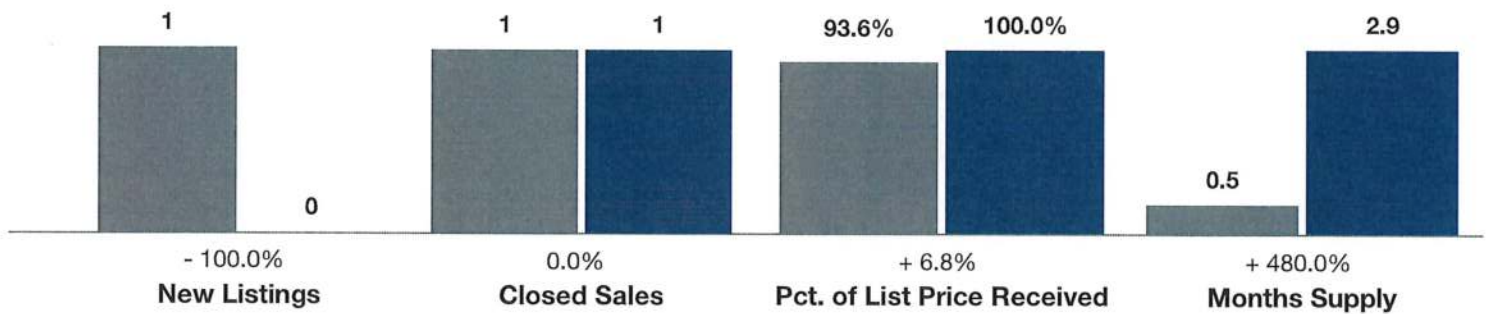
## East Orchard Mesa

Key Metrics	February			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
New Listings	1	0	- 100.0%	4	1	- 75.0%
Sold Listings	1	1	0.0%	1	2	+ 100.0%
Median Sales Price*	\$280,000	<b>\$825,000</b>	+ 194.6%	\$280,000	<b>\$520,000</b>	+ 85.7%
Average Sales Price*	\$280,000	<b>\$825,000</b>	+ 194.6%	\$280,000	<b>\$520,000</b>	+ 85.7%
Percent of List Price Received*	93.6%	<b>100.0%</b>	+ 6.8%	93.6%	<b>95.8%</b>	+ 2.4%
Days on Market Until Sale	54	<b>82</b>	+ 51.9%	54	<b>64</b>	+ 18.5%
Inventory of Homes for Sale	1	<b>4</b>	+ 300.0%	--	--	--
Months Supply of Inventory	0.5	<b>2.9</b>	+ 480.0%	--	--	--

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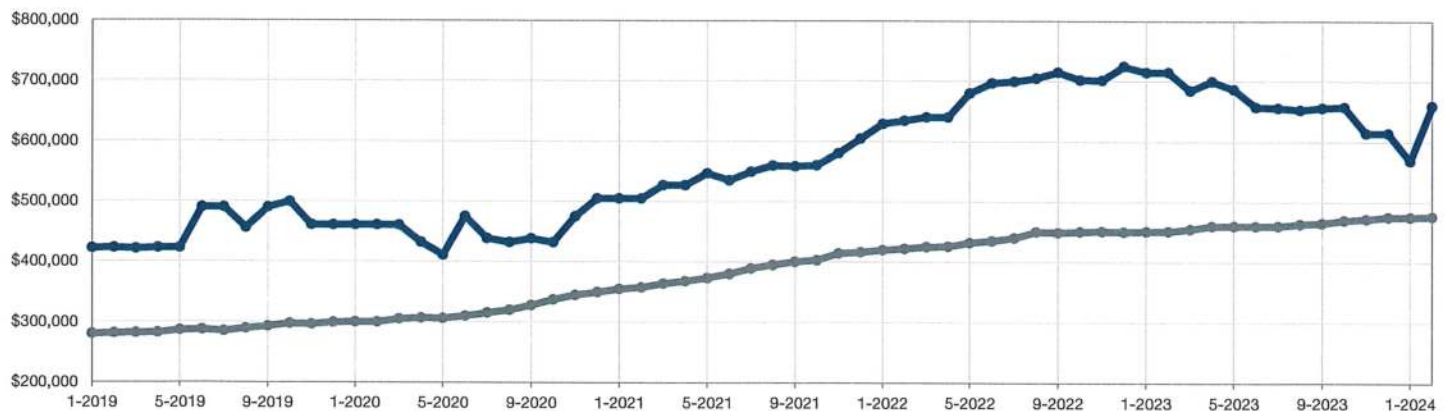
### February

■ 2023 ■ 2024



### Historical Median Sales Price Rolling 12-Month Calculation

GJARA —  
East Orchard Mesa —



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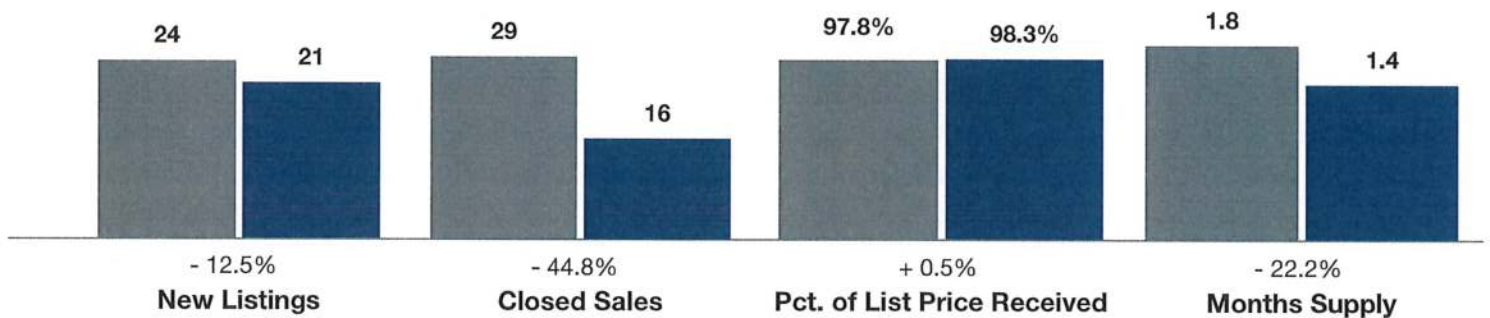
## Fruita

Key Metrics	February			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
New Listings	24	21	- 12.5%	51	43	- 15.7%
Sold Listings	29	16	- 44.8%	56	30	- 46.4%
Median Sales Price*	\$370,000	\$395,950	+ 7.0%	\$367,500	\$395,500	+ 7.6%
Average Sales Price*	\$393,145	\$395,823	+ 0.7%	\$385,789	\$404,478	+ 4.8%
Percent of List Price Received*	97.8%	98.3%	+ 0.5%	97.6%	98.3%	+ 0.7%
Days on Market Until Sale	95	92	- 3.2%	105	83	- 21.0%
Inventory of Homes for Sale	59	34	- 42.4%	--	--	--
Months Supply of Inventory	1.8	1.4	- 22.2%	--	--	--

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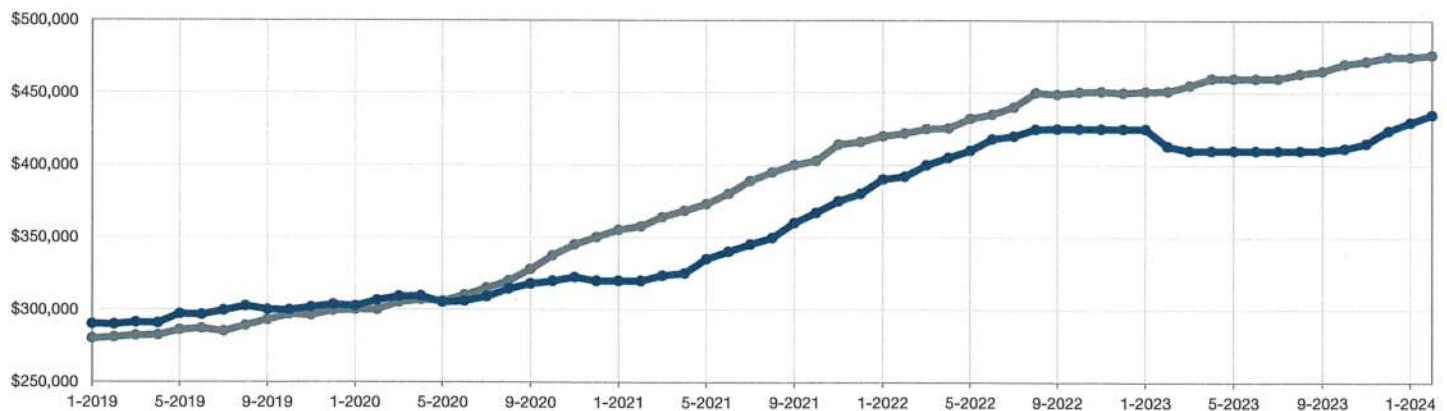
### February

■ 2023 ■ 2024



### Historical Median Sales Price Rolling 12-Month Calculation

GJARA —  
Fruita —





# Local Market Update for February 2024

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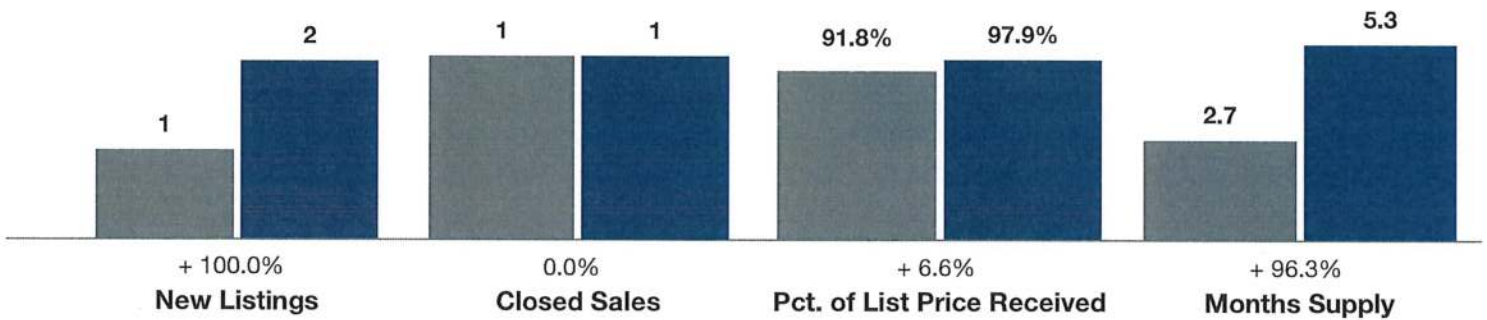
## Glade Park

Key Metrics	February			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
New Listings	1	2	+ 100.0%	2	3	+ 50.0%
Sold Listings	1	1	0.0%	1	2	+ 100.0%
Median Sales Price*	\$725,000	\$704,000	- 2.9%	\$725,000	\$744,500	+ 2.7%
Average Sales Price*	\$725,000	\$704,000	- 2.9%	\$725,000	\$744,500	+ 2.7%
Percent of List Price Received*	91.8%	97.9%	+ 6.6%	91.8%	98.6%	+ 7.4%
Days on Market Until Sale	185	171	- 7.6%	185	155	- 16.2%
Inventory of Homes for Sale	6	8	+ 33.3%	--	--	--
Months Supply of Inventory	2.7	5.3	+ 96.3%	--	--	--

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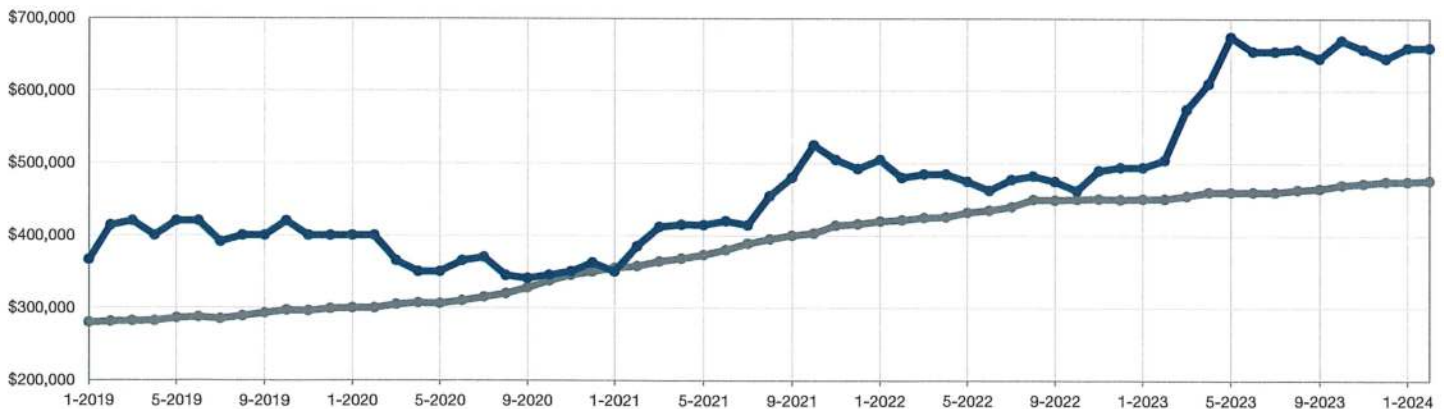
### February

■ 2023 ■ 2024



### Historical Median Sales Price Rolling 12-Month Calculation

GJARA —  
Glade Park —



# Local Market Update for February 2024

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**Grand Junction Area**  
REALTOR® ASSOCIATION

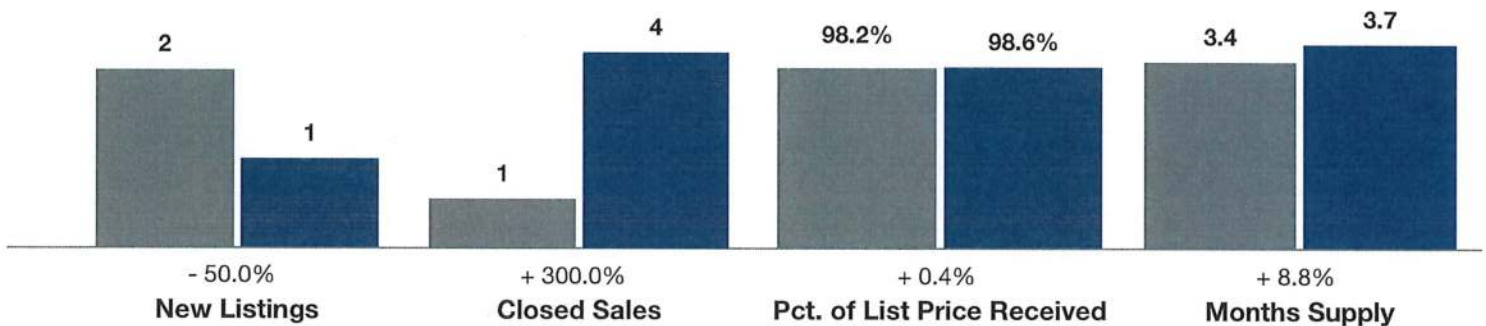
## Loma

Key Metrics	February			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
New Listings	2	1	- 50.0%	5	4	- 20.0%
Sold Listings	1	4	+ 300.0%	2	6	+ 200.0%
Median Sales Price*	\$378,000	\$652,500	+ 72.6%	\$389,000	\$695,000	+ 78.7%
Average Sales Price*	\$378,000	\$588,750	+ 55.8%	\$389,000	\$786,667	+ 102.2%
Percent of List Price Received*	98.2%	98.6%	+ 0.4%	93.6%	98.4%	+ 5.1%
Days on Market Until Sale	53	150	+ 183.0%	143	108	- 24.5%
Inventory of Homes for Sale	8	7	- 12.5%	--	--	--
Months Supply of Inventory	3.4	3.7	+ 8.8%	--	--	--

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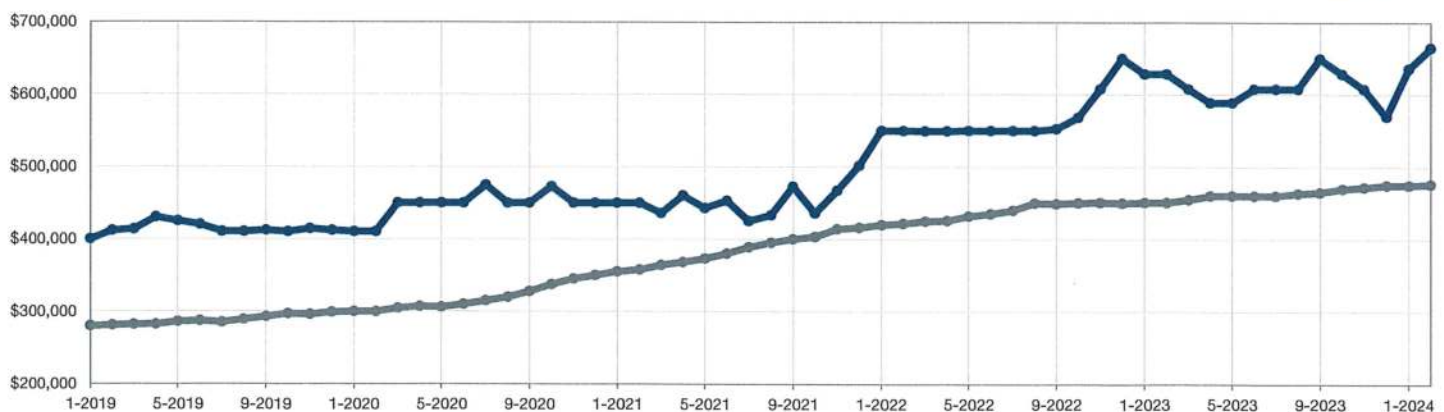
### February

■ 2023 ■ 2024



### Historical Median Sales Price Rolling 12-Month Calculation

GJARA —  
Loma —





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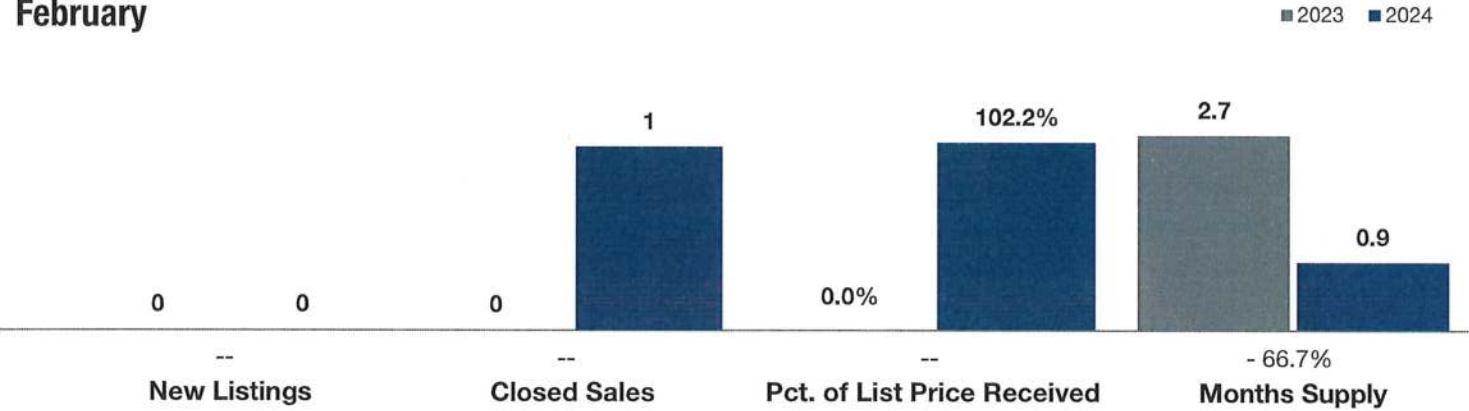


## Mack

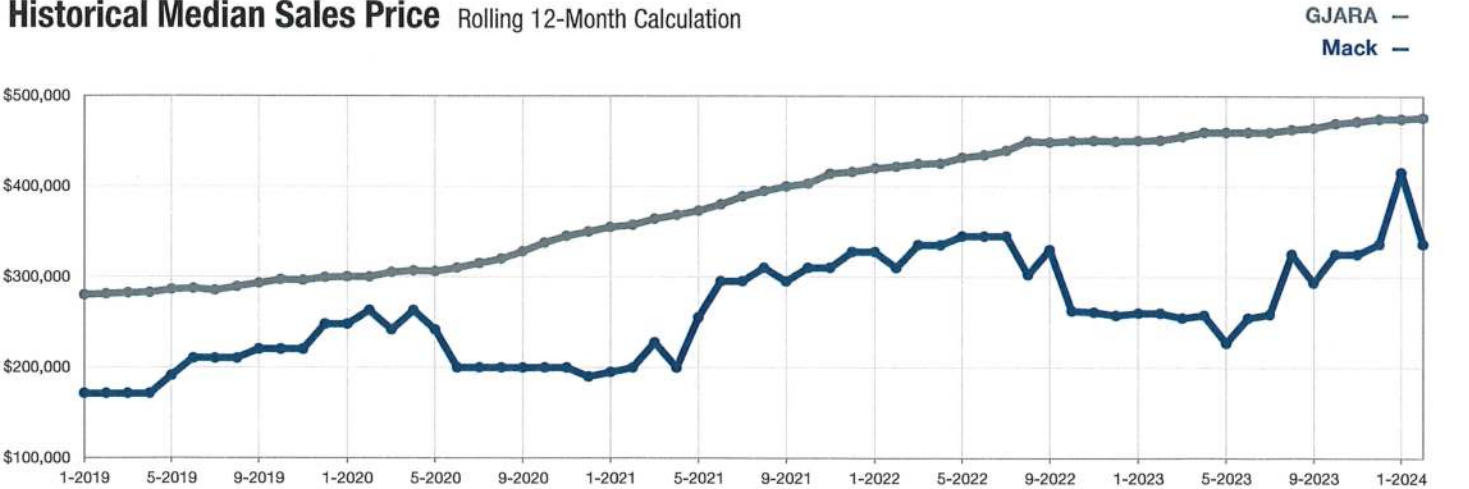
Key Metrics	February			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
New Listings	0	0	--	2	1	- 50.0%
Sold Listings	0	1	--	1	1	0.0%
Median Sales Price*	\$0	\$250,500	--	\$325,000	\$250,500	- 22.9%
Average Sales Price*	\$0	\$250,500	--	\$325,000	\$250,500	- 22.9%
Percent of List Price Received*	0.0%	102.2%	--	89.0%	102.2%	+ 14.8%
Days on Market Until Sale	0	136	--	131	136	+ 3.8%
Inventory of Homes for Sale	7	2	- 71.4%	--	--	--
Months Supply of Inventory	2.7	0.9	- 66.7%	--	--	--

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### February



### Historical Median Sales Price Rolling 12-Month Calculation



# Local Market Update for February 2024

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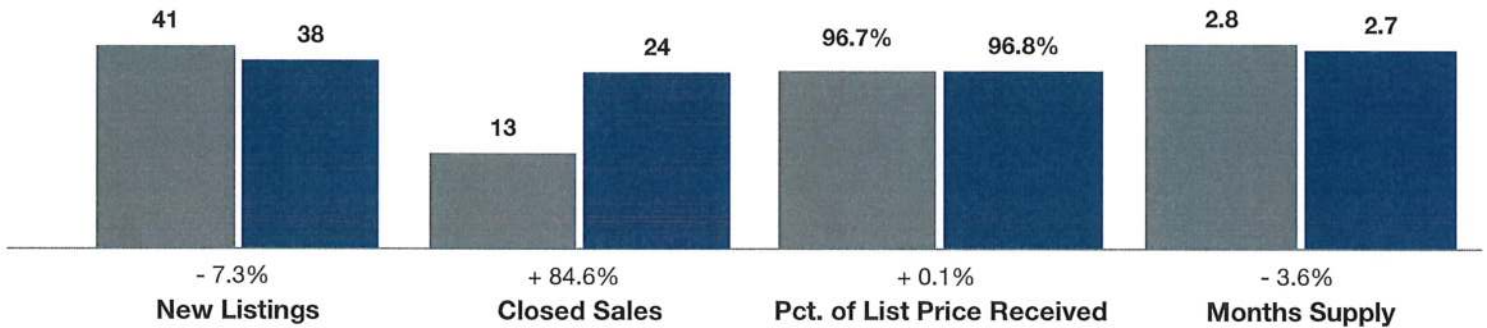
## North

Key Metrics	February			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
New Listings	41	38	- 7.3%	62	75	+ 21.0%
Sold Listings	13	24	+ 84.6%	27	40	+ 48.1%
Median Sales Price*	\$450,000	\$511,700	+ 13.7%	\$450,000	\$484,250	+ 7.6%
Average Sales Price*	\$642,092	\$505,589	- 21.3%	\$560,700	\$484,033	- 13.7%
Percent of List Price Received*	96.7%	96.8%	+ 0.1%	97.4%	97.0%	- 0.4%
Days on Market Until Sale	89	104	+ 16.9%	88	108	+ 22.7%
Inventory of Homes for Sale	89	87	- 2.2%	--	--	--
Months Supply of Inventory	2.8	2.7	- 3.6%	--	--	--

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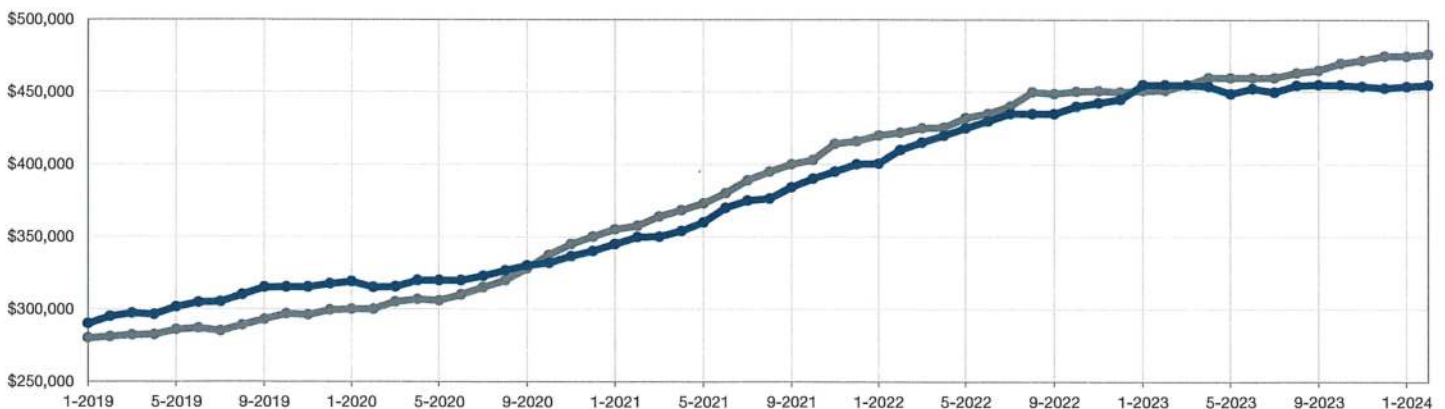
### February

■ 2023 ■ 2024



### Historical Median Sales Price Rolling 12-Month Calculation

GJARA —  
North —



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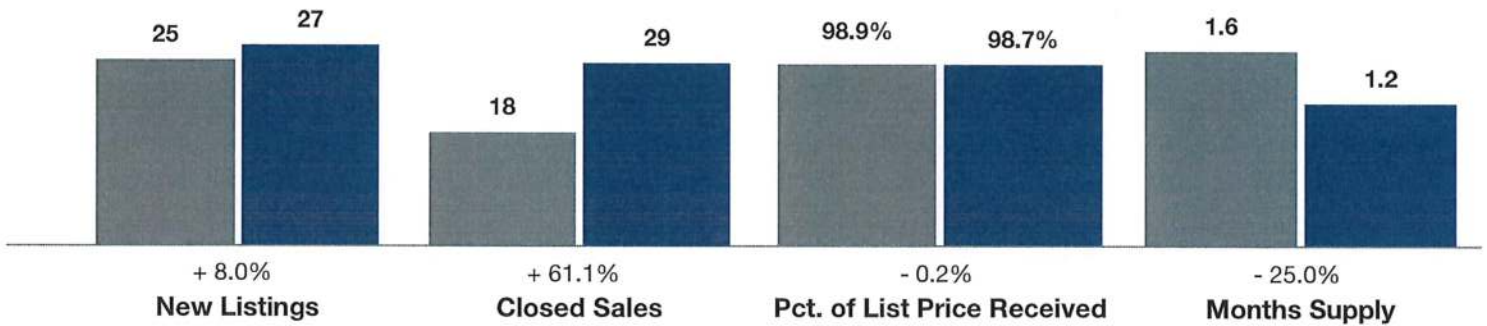
## Northeast

Key Metrics	February			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
New Listings	25	27	+ 8.0%	46	60	+ 30.4%
Sold Listings	18	29	+ 61.1%	40	48	+ 20.0%
Median Sales Price*	\$320,000	\$350,565	+ 9.6%	\$330,950	\$351,918	+ 6.3%
Average Sales Price*	\$315,672	\$356,446	+ 12.9%	\$343,674	\$350,263	+ 1.9%
Percent of List Price Received*	98.9%	98.7%	- 0.2%	97.9%	99.1%	+ 1.2%
Days on Market Until Sale	93	85	- 8.6%	100	81	- 19.0%
Inventory of Homes for Sale	50	33	- 34.0%	--	--	--
Months Supply of Inventory	1.6	1.2	- 25.0%	--	--	--

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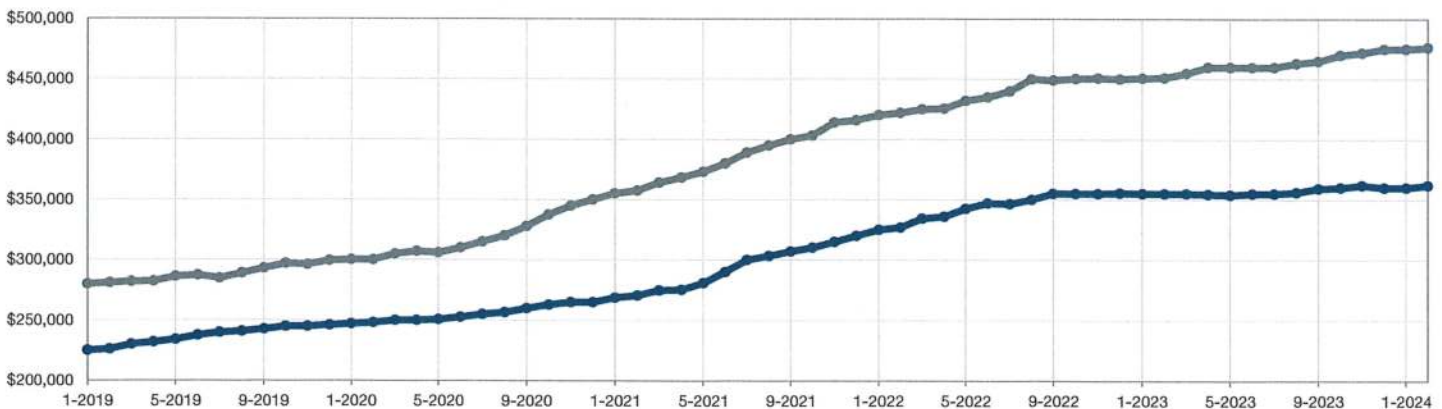
### February

■ 2023 ■ 2024



### Historical Median Sales Price Rolling 12-Month Calculation

GJARA —  
Northeast —





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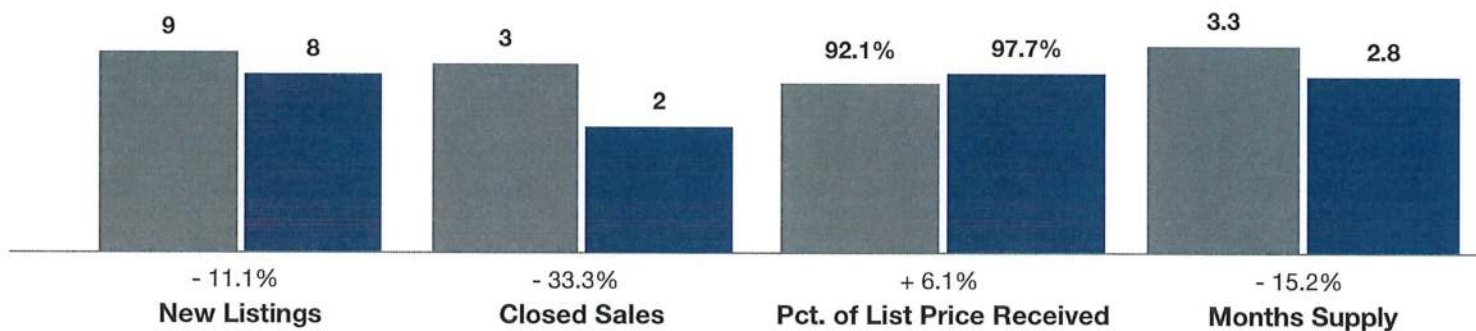
## Northwest

Key Metrics	February			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
New Listings	9	8	- 11.1%	18	11	- 38.9%
Sold Listings	3	2	- 33.3%	7	5	- 28.6%
Median Sales Price*	\$700,000	\$589,000	- 15.9%	\$499,900	\$553,000	+ 10.6%
Average Sales Price*	\$644,167	\$589,000	- 8.6%	\$604,771	\$590,500	- 2.4%
Percent of List Price Received*	92.1%	97.7%	+ 6.1%	96.2%	97.8%	+ 1.7%
Days on Market Until Sale	200	80	- 60.0%	147	78	- 46.9%
Inventory of Homes for Sale	17	14	- 17.6%	--	--	--
Months Supply of Inventory	3.3	2.8	- 15.2%	--	--	--

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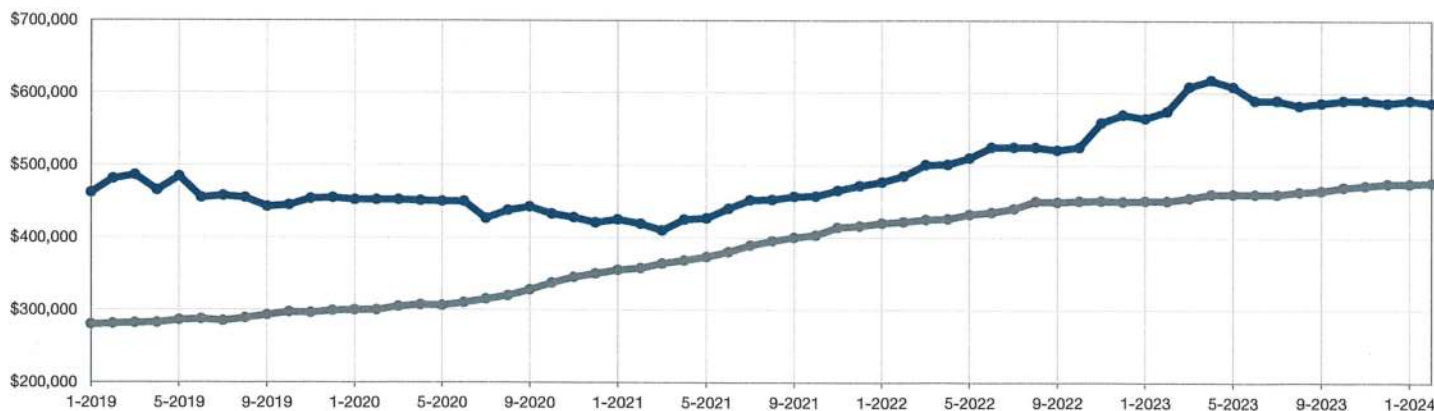
### February

■ 2023 ■ 2024



### Historical Median Sales Price Rolling 12-Month Calculation

GJARA —  
Northwest —



# Local Market Update for February 2024

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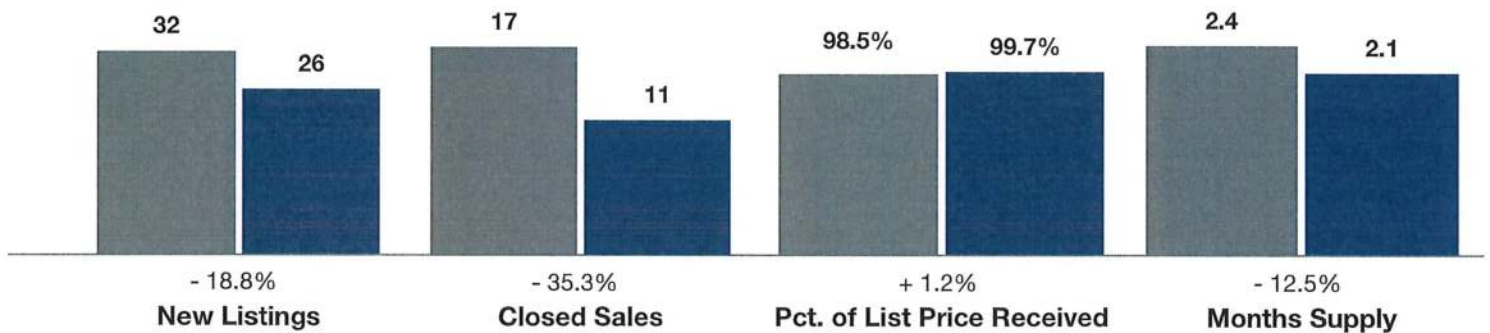
## Orchard Mesa

Key Metrics	February			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
New Listings	32	26	- 18.8%	50	51	+ 2.0%
Sold Listings	17	11	- 35.3%	27	20	- 25.9%
Median Sales Price*	\$335,000	<b>\$423,000</b>	+ 26.3%	\$353,580	<b>\$366,775</b>	+ 3.7%
Average Sales Price*	\$363,175	<b>\$412,005</b>	+ 13.4%	\$360,644	<b>\$395,528</b>	+ 9.7%
Percent of List Price Received*	98.5%	<b>99.7%</b>	+ 1.2%	98.4%	<b>99.9%</b>	+ 1.5%
Days on Market Until Sale	102	<b>66</b>	- 35.3%	95	<b>70</b>	- 26.3%
Inventory of Homes for Sale	63	<b>48</b>	- 23.8%	--	--	--
Months Supply of Inventory	2.4	<b>2.1</b>	- 12.5%	--	--	--

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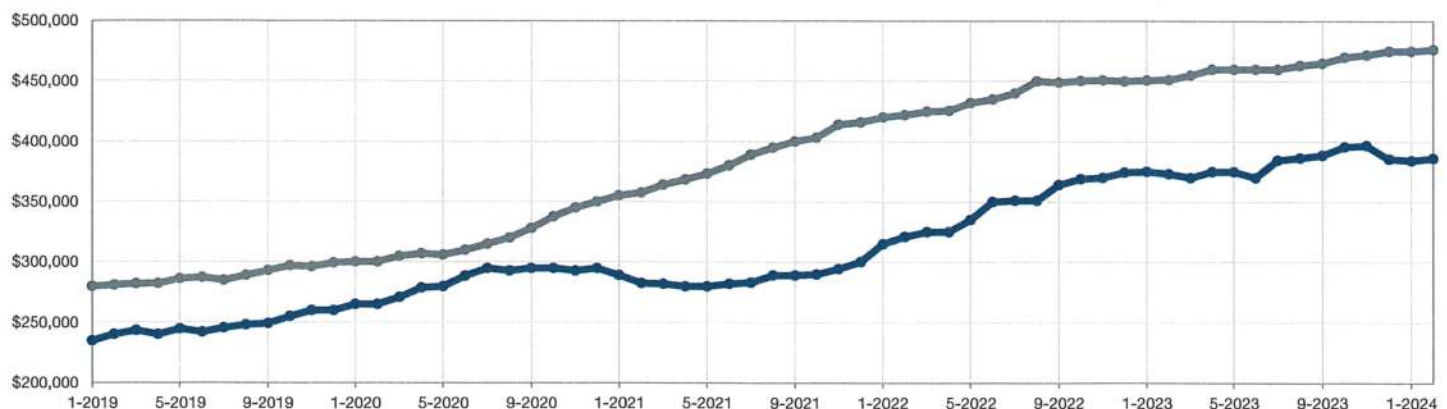
### February

■ 2023 ■ 2024



### Historical Median Sales Price Rolling 12-Month Calculation

GJARA —  
Orchard Mesa —



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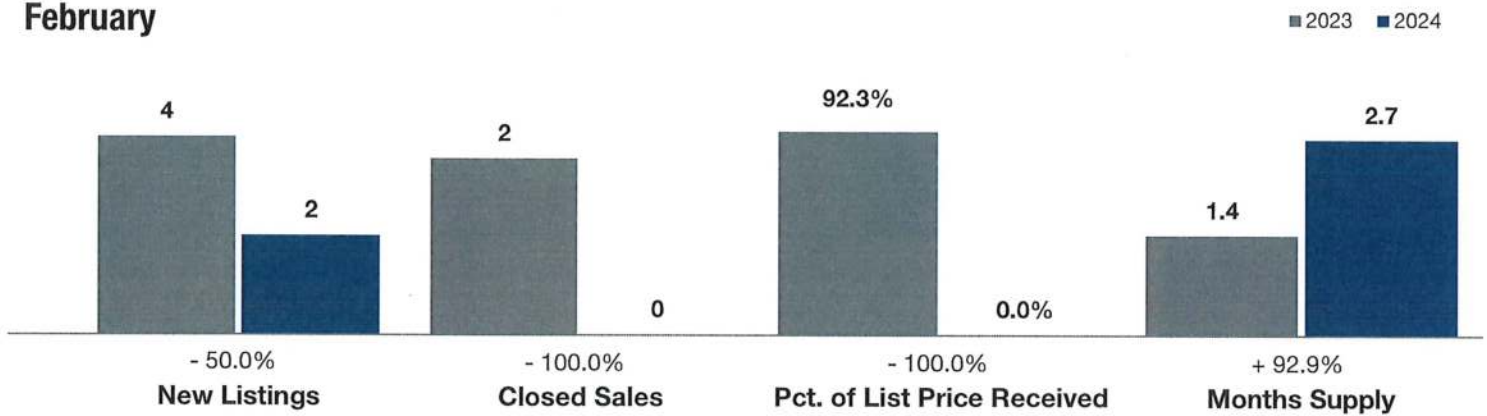


## Outside Mesa County

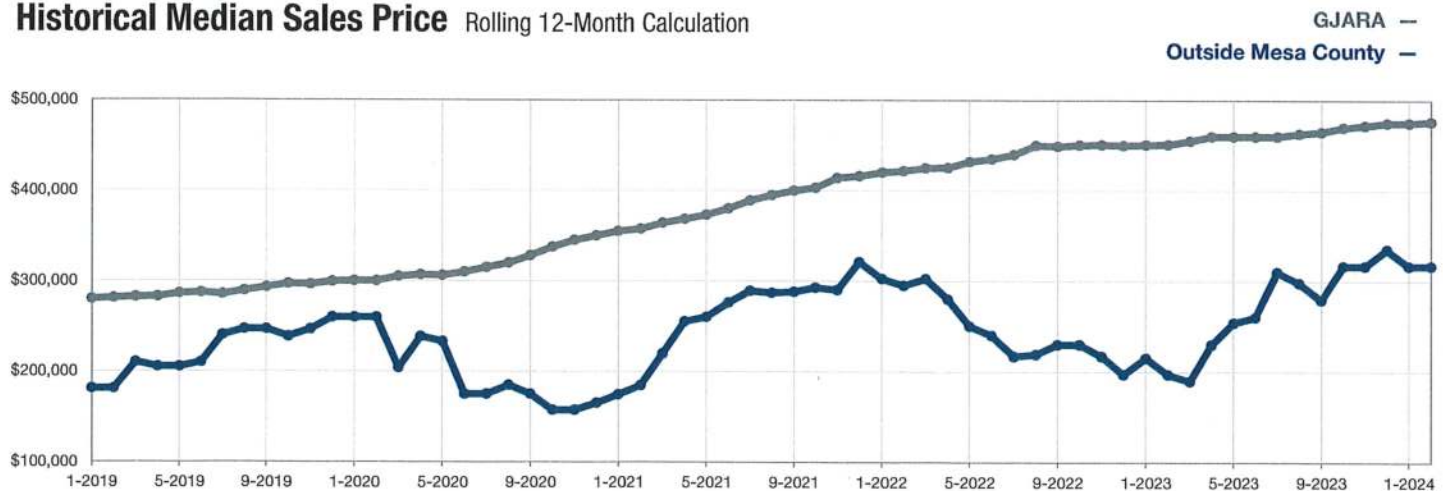
Key Metrics	February			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
New Listings	4	2	- 50.0%	8	2	- 75.0%
Sold Listings	2	0	- 100.0%	2	1	- 50.0%
Median Sales Price*	\$298,500	\$0	- 100.0%	\$298,500	\$279,000	- 6.5%
Average Sales Price*	\$298,500	\$0	- 100.0%	\$298,500	\$279,000	- 6.5%
Percent of List Price Received*	92.3%	0.0%	- 100.0%	92.3%	101.5%	+ 10.0%
Days on Market Until Sale	88	0	- 100.0%	88	90	+ 2.3%
Inventory of Homes for Sale	5	6	+ 20.0%	--	--	--
Months Supply of Inventory	1.4	2.7	+ 92.9%	--	--	--

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### February



### Historical Median Sales Price Rolling 12-Month Calculation





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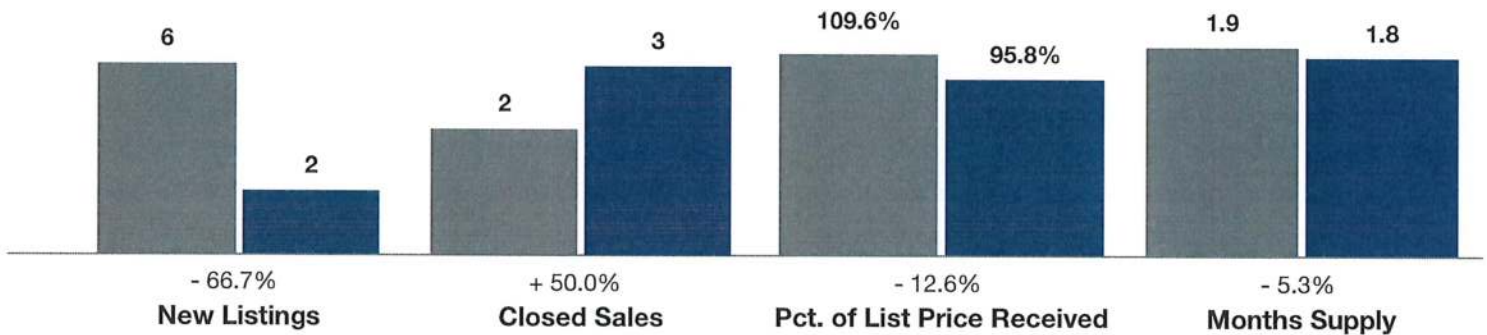
## Palisade

Key Metrics	February			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
New Listings	6	2	- 66.7%	13	6	- 53.8%
Sold Listings	2	3	+ 50.0%	6	5	- 16.7%
Median Sales Price*	\$467,500	<b>\$120,000</b>	- 74.3%	\$468,500	<b>\$370,000</b>	- 21.0%
Average Sales Price*	\$467,500	<b>\$210,000</b>	- 55.1%	\$418,417	<b>\$311,000</b>	- 25.7%
Percent of List Price Received*	109.6%	<b>95.8%</b>	- 12.6%	101.8%	<b>96.0%</b>	- 5.7%
Days on Market Until Sale	105	<b>86</b>	- 18.1%	96	<b>71</b>	- 26.0%
Inventory of Homes for Sale	15	<b>9</b>	- 40.0%	--	--	--
Months Supply of Inventory	1.9	<b>1.8</b>	- 5.3%	--	--	--

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

### February

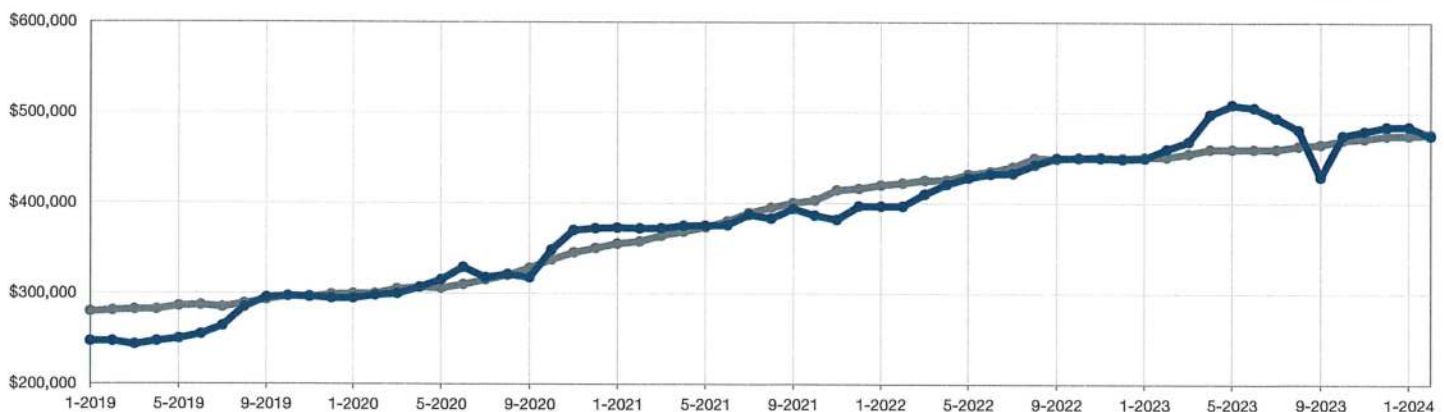
■ 2023 ■ 2024



### Historical Median Sales Price Rolling 12-Month Calculation

GJARA —

Palisade —



# Local Market Update for February 2024

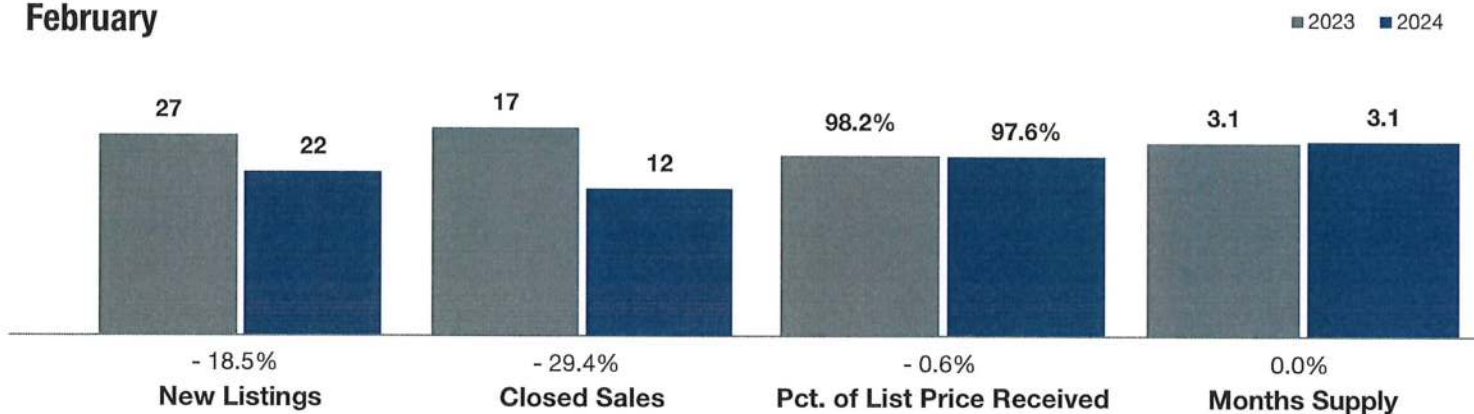
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## Redlands

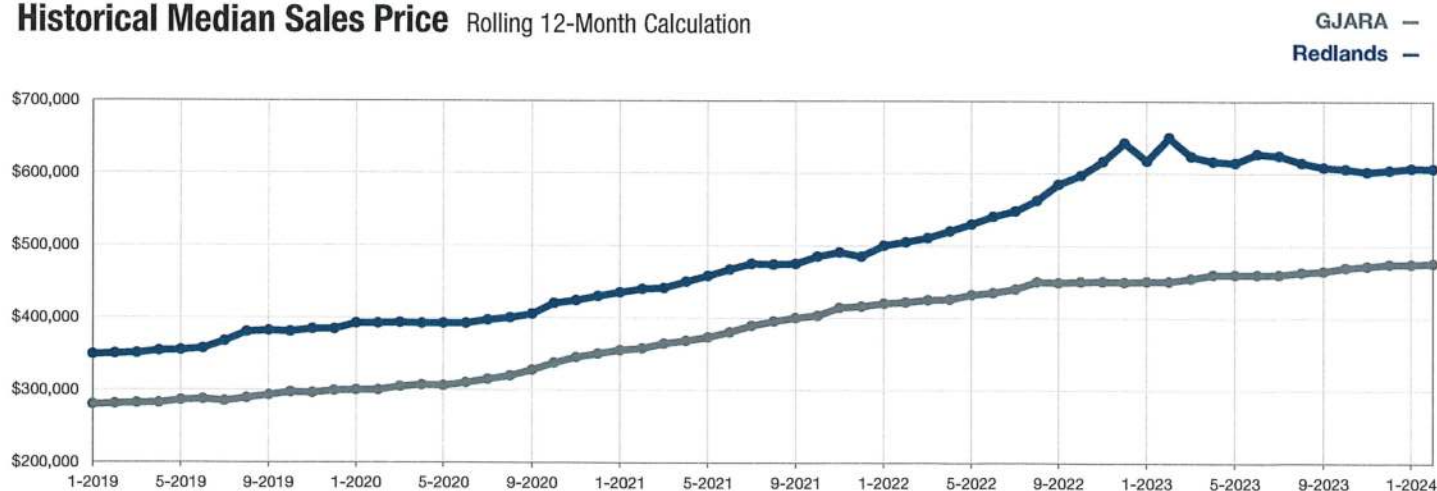
Key Metrics	February			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
New Listings	27	22	- 18.5%	53	44	- 17.0%
Sold Listings	17	12	- 29.4%	30	24	- 20.0%
Median Sales Price*	\$588,000	\$560,000	- 4.8%	\$579,350	\$560,000	- 3.3%
Average Sales Price*	\$750,652	\$637,325	- 15.1%	\$663,169	\$639,837	- 3.5%
Percent of List Price Received*	98.2%	97.6%	- 0.6%	97.7%	98.5%	+ 0.8%
Days on Market Until Sale	123	79	- 35.8%	122	88	- 27.9%
Inventory of Homes for Sale	78	73	- 6.4%	--	--	--
Months Supply of Inventory	3.1	3.1	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.

### February



### Historical Median Sales Price Rolling 12-Month Calculation



# Local Market Update for February 2024

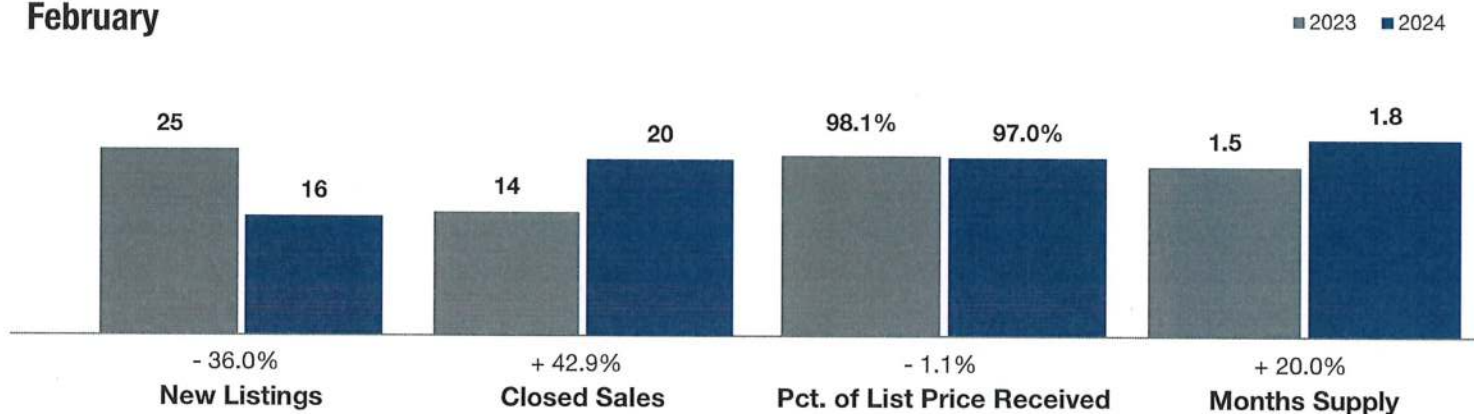
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## Southeast

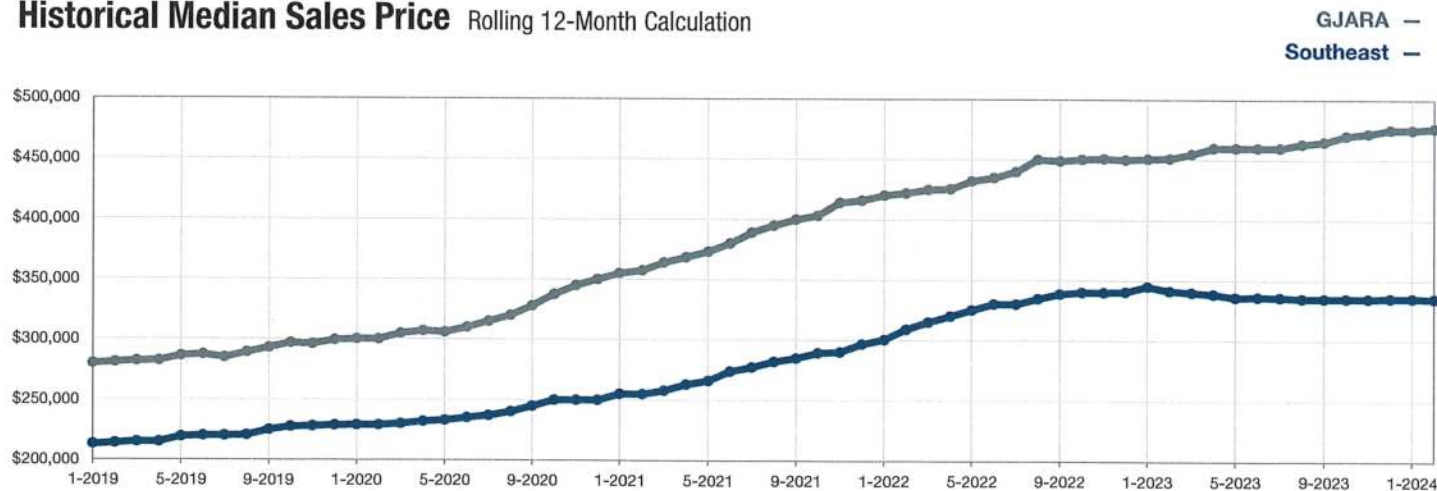
Key Metrics	February			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
New Listings	25	16	- 36.0%	44	47	+ 6.8%
Sold Listings	14	20	+ 42.9%	28	32	+ 14.3%
Median Sales Price*	\$306,000	<b>\$313,200</b>	+ 2.4%	\$313,000	<b>\$318,200</b>	+ 1.7%
Average Sales Price*	\$313,521	<b>\$293,978</b>	- 6.2%	\$321,265	<b>\$301,130</b>	- 6.3%
Percent of List Price Received*	98.1%	<b>97.0%</b>	- 1.1%	98.3%	<b>97.1%</b>	- 1.2%
Days on Market Until Sale	68	<b>87</b>	+ 27.9%	77	<b>85</b>	+ 10.4%
Inventory of Homes for Sale	45	<b>41</b>	- 8.9%	--	--	--
Months Supply of Inventory	1.5	<b>1.8</b>	+ 20.0%	--	--	--

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### February



### Historical Median Sales Price Rolling 12-Month Calculation





# Local Market Update for February 2024

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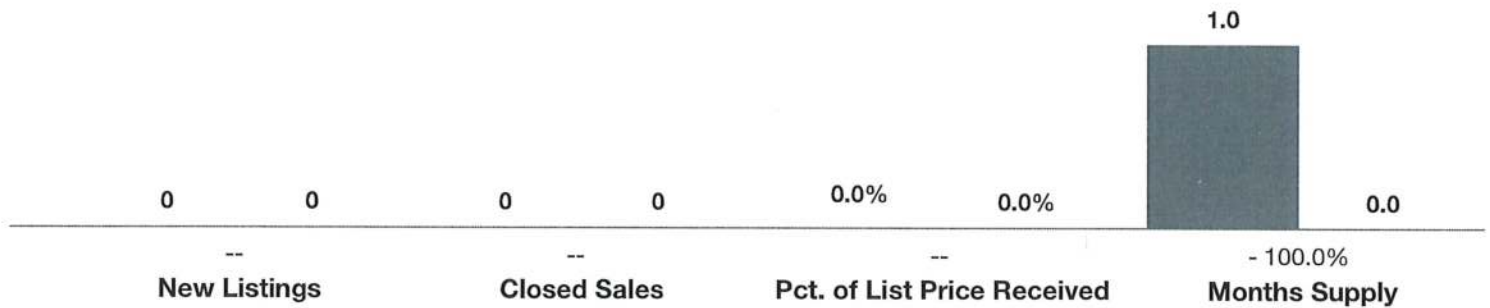
## West Grand Junction

Key Metrics	February			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	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	1	0	- 100.0%	--	--	--
Months Supply of Inventory	1.0	0.0	- 100.0%	--	--	--

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

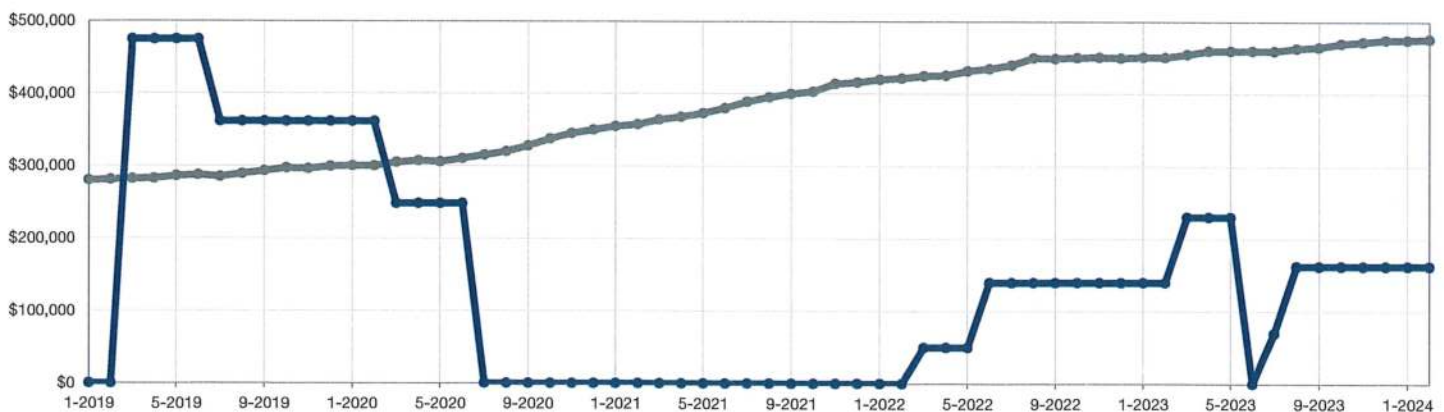
### February

■ 2023 ■ 2024



### Historical Median Sales Price Rolling 12-Month Calculation

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West Grand Junction —



# Local Market Update for February 2024

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**Grand Junction Area**  
REALTOR® ASSOCIATION

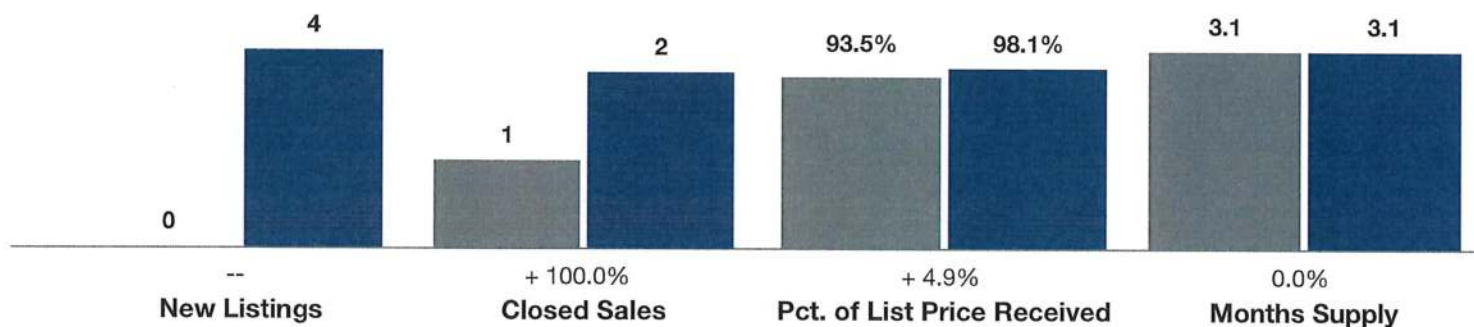
## Whitewater/Gateway

Key Metrics	February			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
New Listings	0	4	--	4	5	+ 25.0%
Sold Listings	1	2	+ 100.0%	1	3	+ 200.0%
Median Sales Price*	\$360,000	\$509,250	+ 41.5%	\$360,000	\$349,900	- 2.8%
Average Sales Price*	\$360,000	\$509,250	+ 41.5%	\$360,000	\$456,133	+ 26.7%
Percent of List Price Received*	93.5%	98.1%	+ 4.9%	93.5%	98.7%	+ 5.6%
Days on Market Until Sale	86	121	+ 40.7%	86	107	+ 24.4%
Inventory of Homes for Sale	8	8	0.0%	--	--	--
Months Supply of Inventory	3.1	3.1	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.

### February

■ 2023 ■ 2024



### Historical Median Sales Price Rolling 12-Month Calculation

GJARA —  
Whitewater/Gateway —

