

Local Market Update for February 2026

A Research Tool Provided by the Colorado Association of REALTORS®

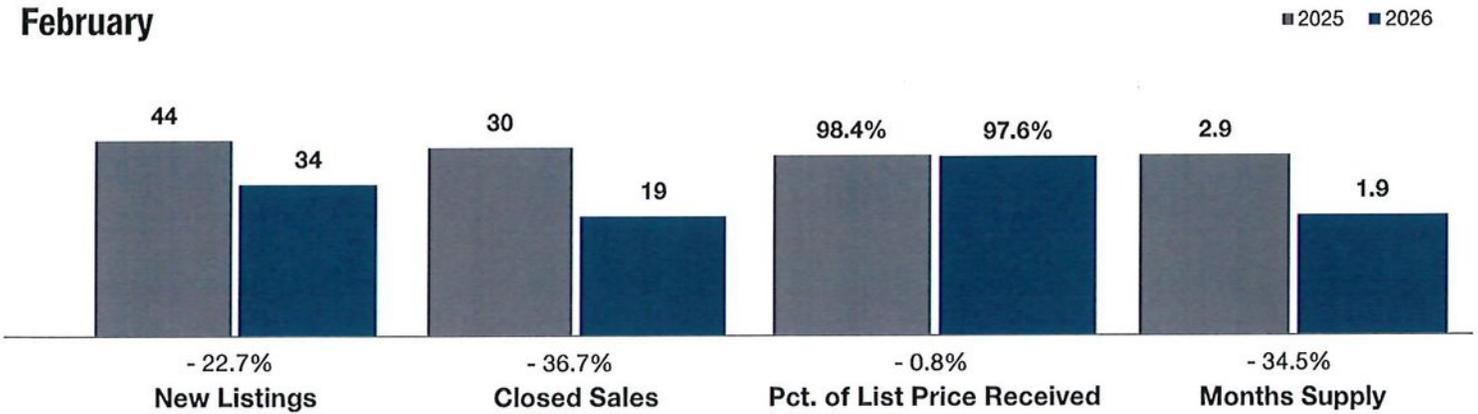


City

Key Metrics	February			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 02-2025	Thru 02-2026	Percent Change from Previous Year
New Listings	44	34	- 22.7%	87	67	- 23.0%
Sold Listings	30	19	- 36.7%	47	39	- 17.0%
Median Sales Price*	\$348,200	\$357,000	+ 2.5%	\$330,000	\$360,000	+ 9.1%
Average Sales Price*	\$365,038	\$344,989	- 5.5%	\$347,823	\$336,206	- 3.3%
Percent of List Price Received*	98.4%	97.6%	- 0.8%	98.2%	97.6%	- 0.6%
Days on Market Until Sale	95	71	- 25.3%	86	73	- 15.1%
Inventory of Homes for Sale	77	58	- 24.7%	--	--	--
Months Supply of Inventory	2.9	1.9	- 34.5%	--	--	--

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

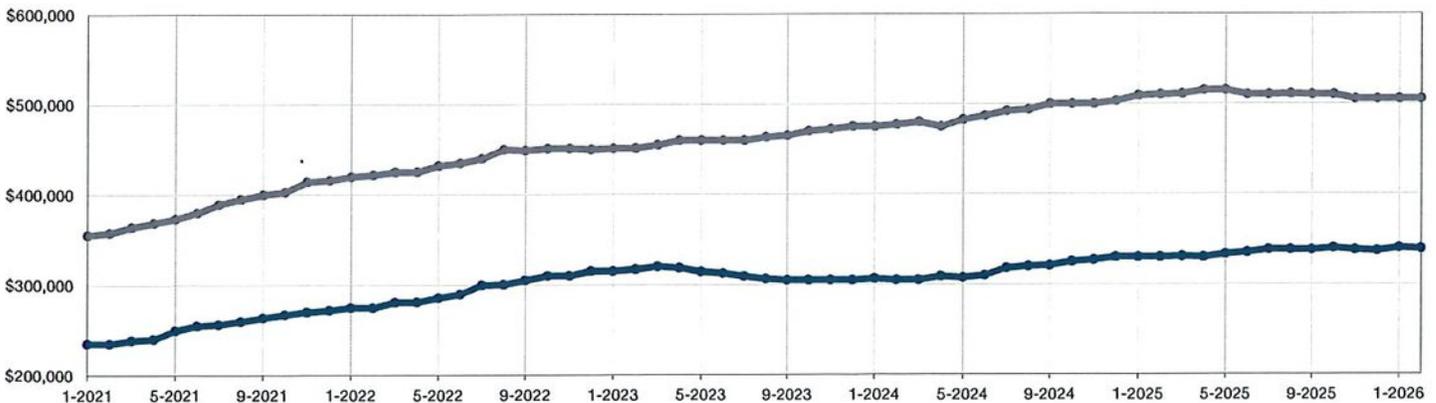
February



Historical Median Sales Price

Rolling 12-Month Calculation

GJARA —
City —



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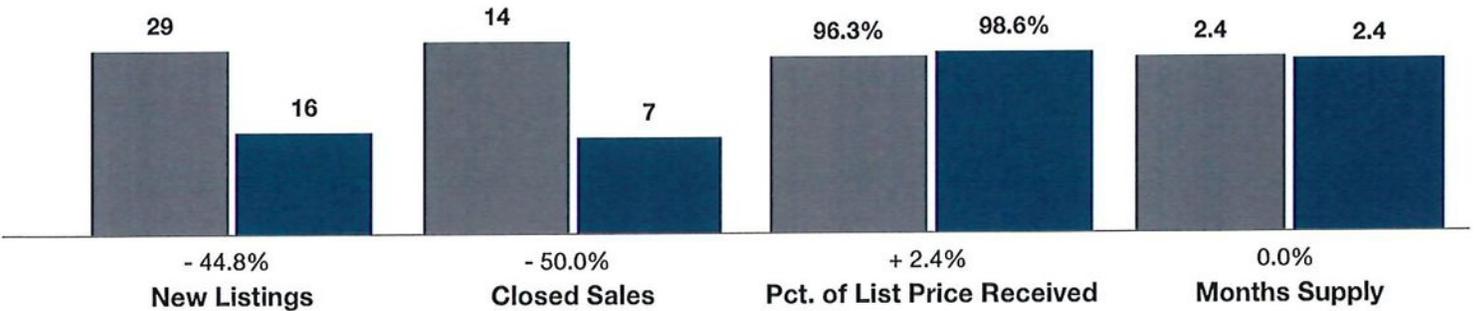
Clifton

Key Metrics	February			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 02-2025	Thru 02-2026	Percent Change from Previous Year
New Listings	29	16	- 44.8%	49	30	- 38.8%
Sold Listings	14	7	- 50.0%	31	19	- 38.7%
Median Sales Price*	\$263,250	\$314,000	+ 19.3%	\$283,660	\$300,000	+ 5.8%
Average Sales Price*	\$269,125	\$280,829	+ 4.3%	\$271,965	\$280,800	+ 3.2%
Percent of List Price Received*	96.3%	98.6%	+ 2.4%	96.6%	98.1%	+ 1.6%
Days on Market Until Sale	84	124	+ 47.6%	96	121	+ 26.0%
Inventory of Homes for Sale	40	38	- 5.0%	--	--	--
Months Supply of Inventory	2.4	2.4	0.0%	--	--	--

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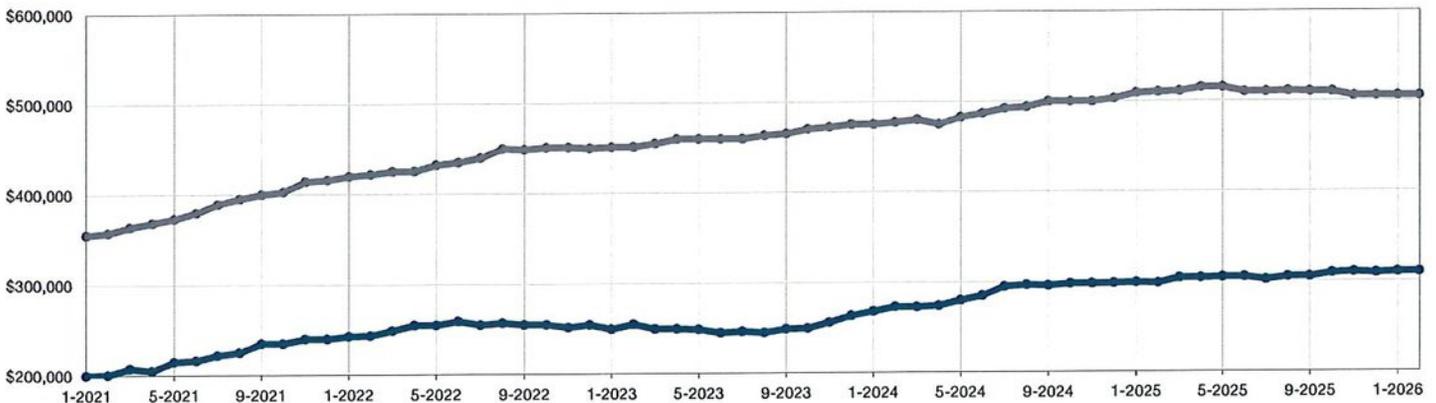
February

■ 2025 ■ 2026



Historical Median Sales Price Rolling 12-Month Calculation

GJARA —
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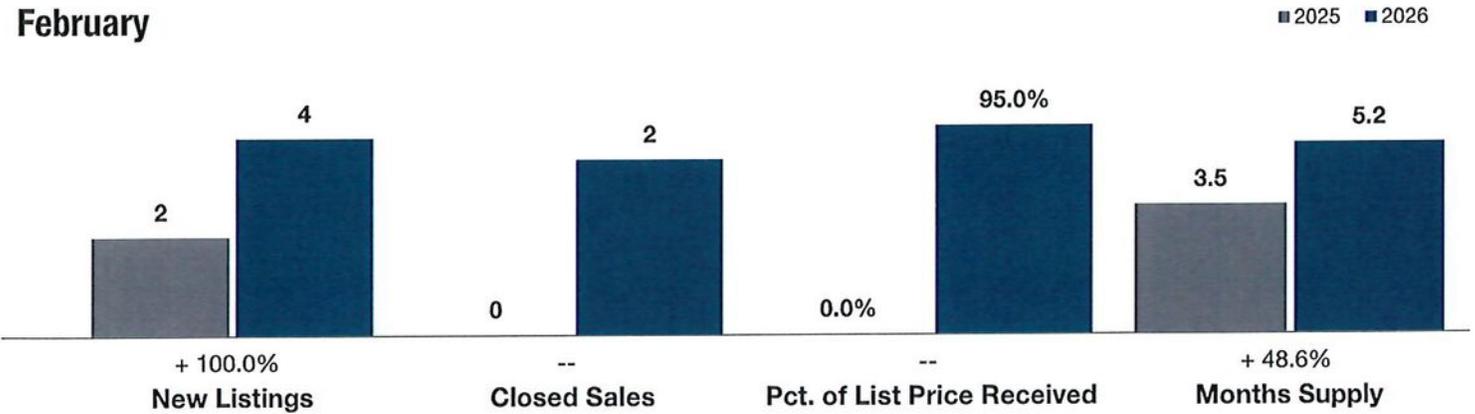


Collbran/Mesa/Vega

Key Metrics	February			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 02-2025	Thru 02-2026	Percent Change from Previous Year
New Listings	2	4	+ 100.0%	5	8	+ 60.0%
Sold Listings	0	2	--	4	6	+ 50.0%
Median Sales Price*	\$0	\$698,500	--	\$997,000	\$665,000	- 33.3%
Average Sales Price*	\$0	\$698,500	--	\$1,126,000	\$657,083	- 41.6%
Percent of List Price Received*	0.0%	95.0%	--	96.0%	91.6%	- 4.6%
Days on Market Until Sale	0	213	--	232	326	+ 40.5%
Inventory of Homes for Sale	17	18	+ 5.9%	--	--	--
Months Supply of Inventory	3.5	5.2	+ 48.6%	--	--	--

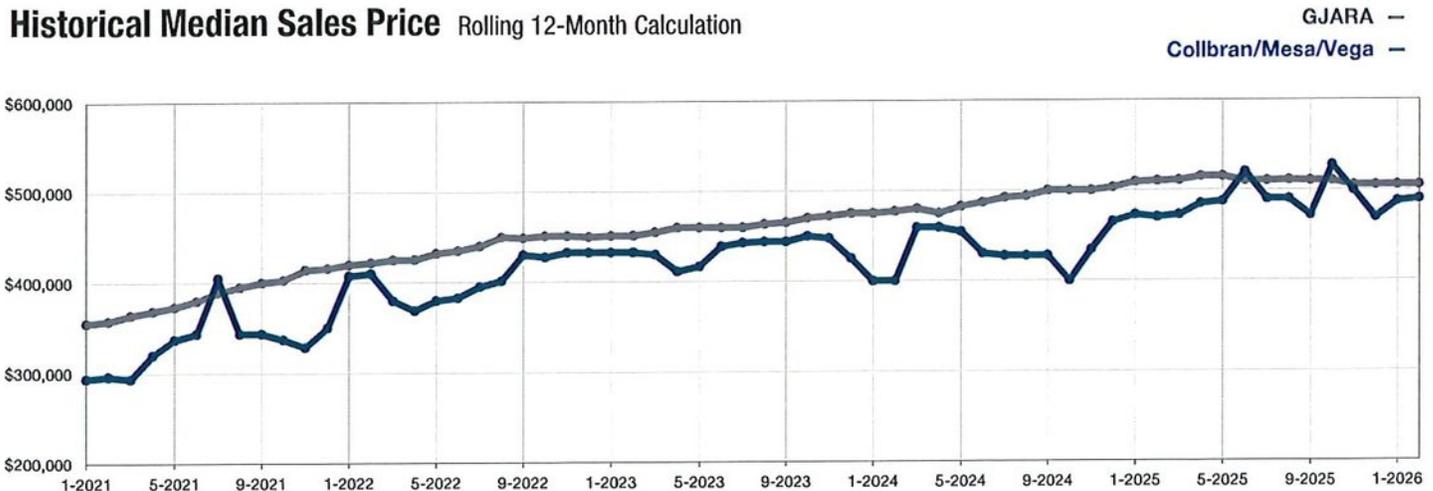
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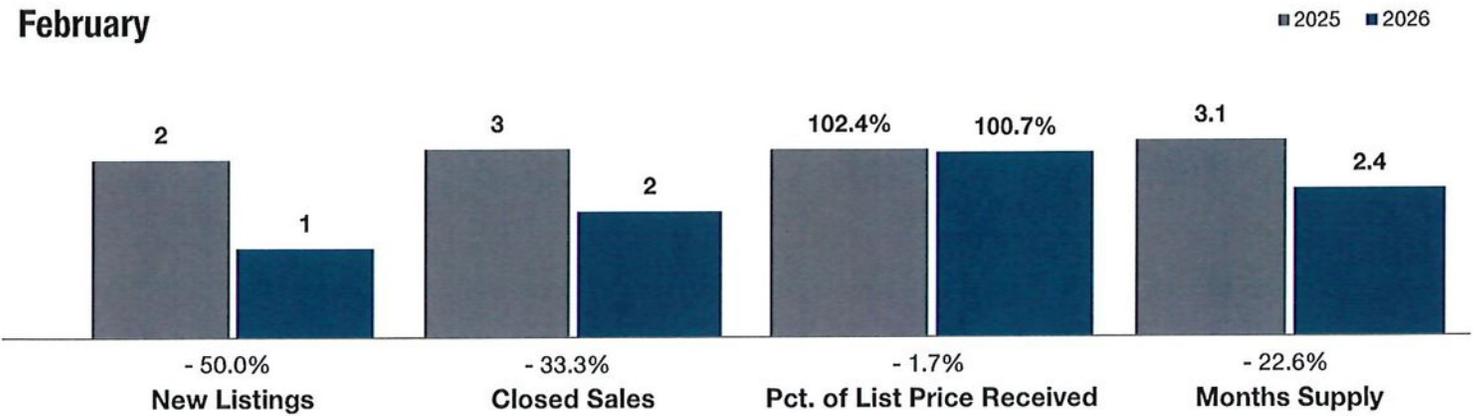


Debeque (Includes De-Beque Cutoff)

Key Metrics	February			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 02-2025	Thru 02-2026	Percent Change from Previous Year
New Listings	2	1	- 50.0%	2	2	0.0%
Sold Listings	3	2	- 33.3%	3	3	0.0%
Median Sales Price*	\$277,500	\$562,450	+ 102.7%	\$277,500	\$562,450	+ 102.7%
Average Sales Price*	\$329,167	\$562,450	+ 70.9%	\$329,167	\$562,450	+ 70.9%
Percent of List Price Received*	102.4%	100.7%	- 1.7%	102.4%	100.7%	- 1.7%
Days on Market Until Sale	123	136	+ 10.6%	123	121	- 1.6%
Inventory of Homes for Sale	5	4	- 20.0%	--	--	--
Months Supply of Inventory	3.1	2.4	- 22.6%	--	--	--

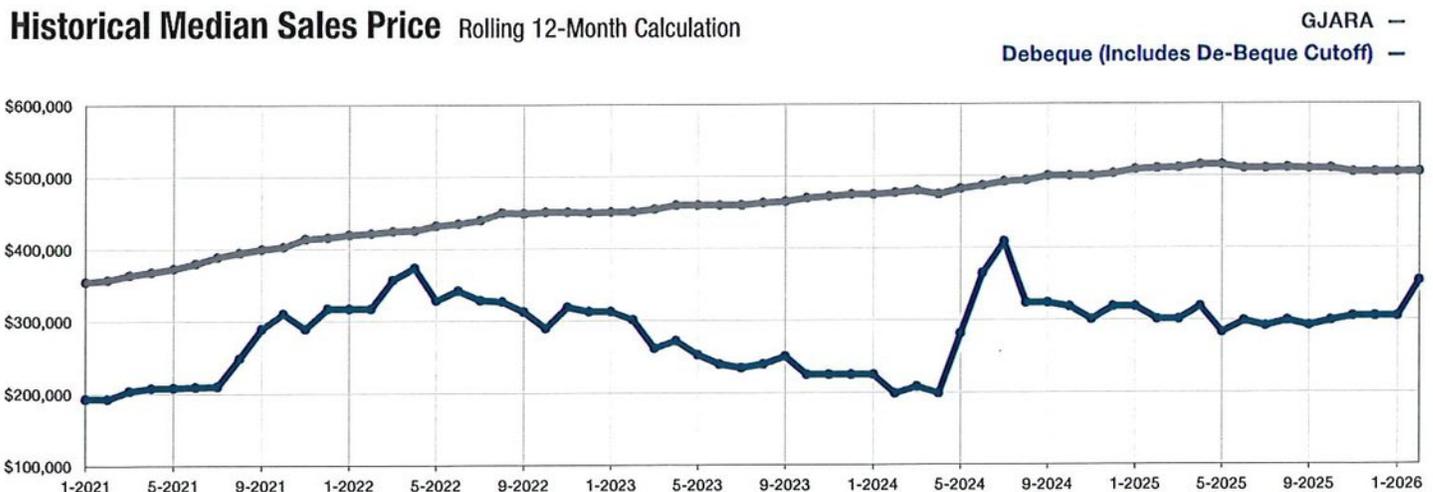
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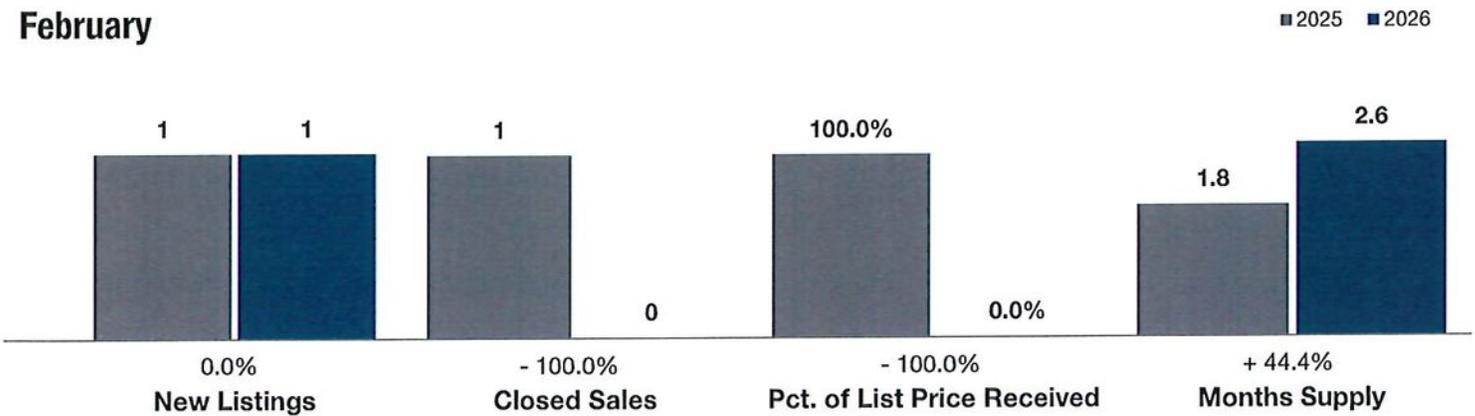


East Orchard Mesa

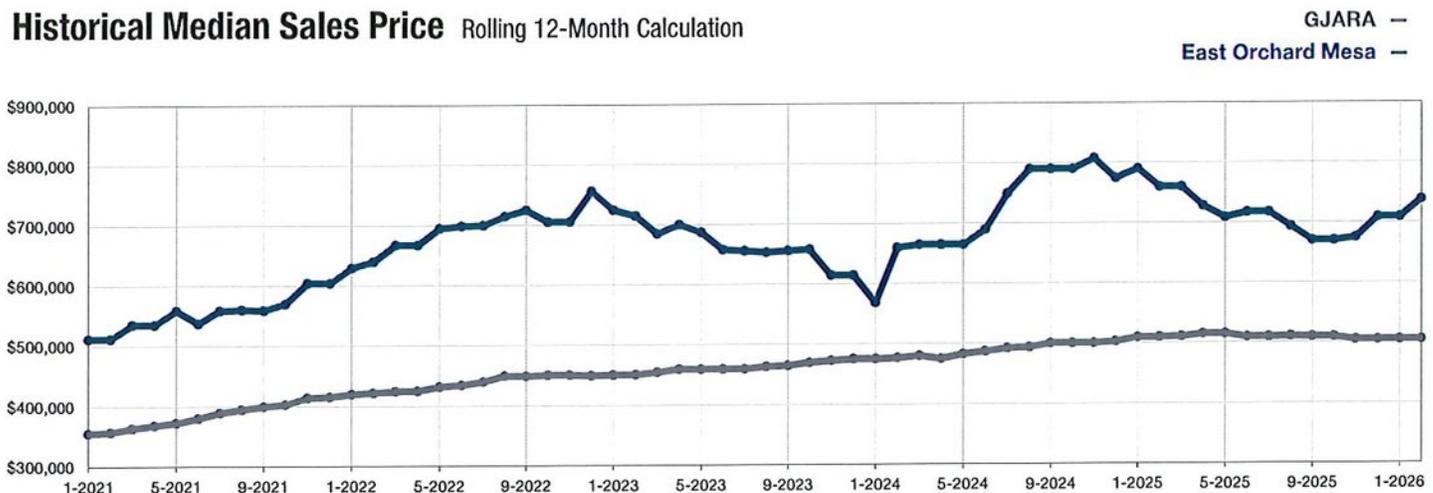
Key Metrics	February			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 02-2025	Thru 02-2026	Percent Change from Previous Year
New Listings	1	1	0.0%	3	3	0.0%
Sold Listings	1	0	- 100.0%	3	0	- 100.0%
Median Sales Price*	\$584,900	\$0	- 100.0%	\$584,900	\$0	- 100.0%
Average Sales Price*	\$584,900	\$0	- 100.0%	\$596,633	\$0	- 100.0%
Percent of List Price Received*	100.0%	0.0%	- 100.0%	99.6%	0.0%	- 100.0%
Days on Market Until Sale	43	0	- 100.0%	95	0	- 100.0%
Inventory of Homes for Sale	3	5	+ 66.7%	--	--	--
Months Supply of Inventory	1.8	2.6	+ 44.4%	--	--	--

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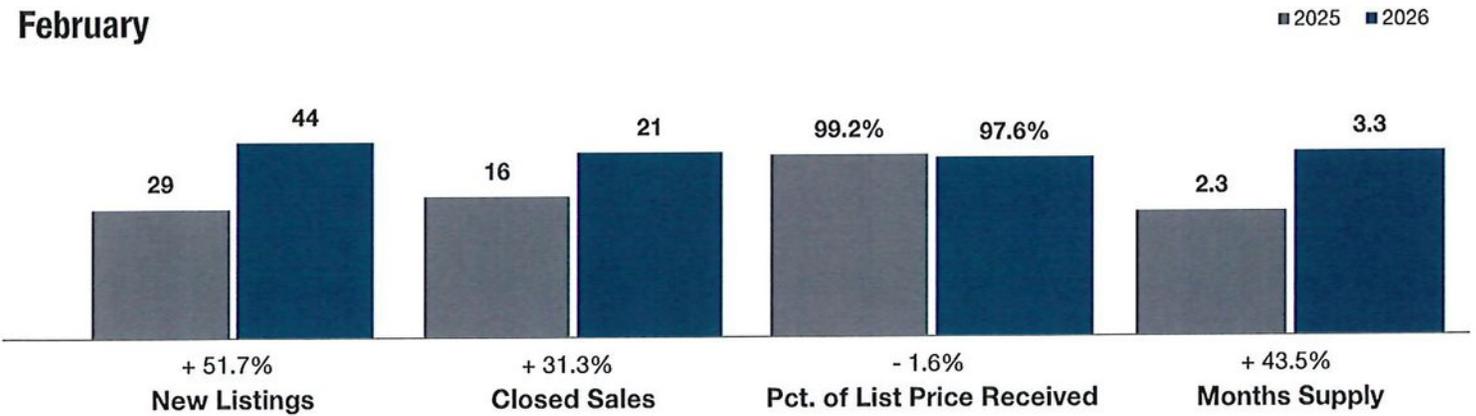


Fruita

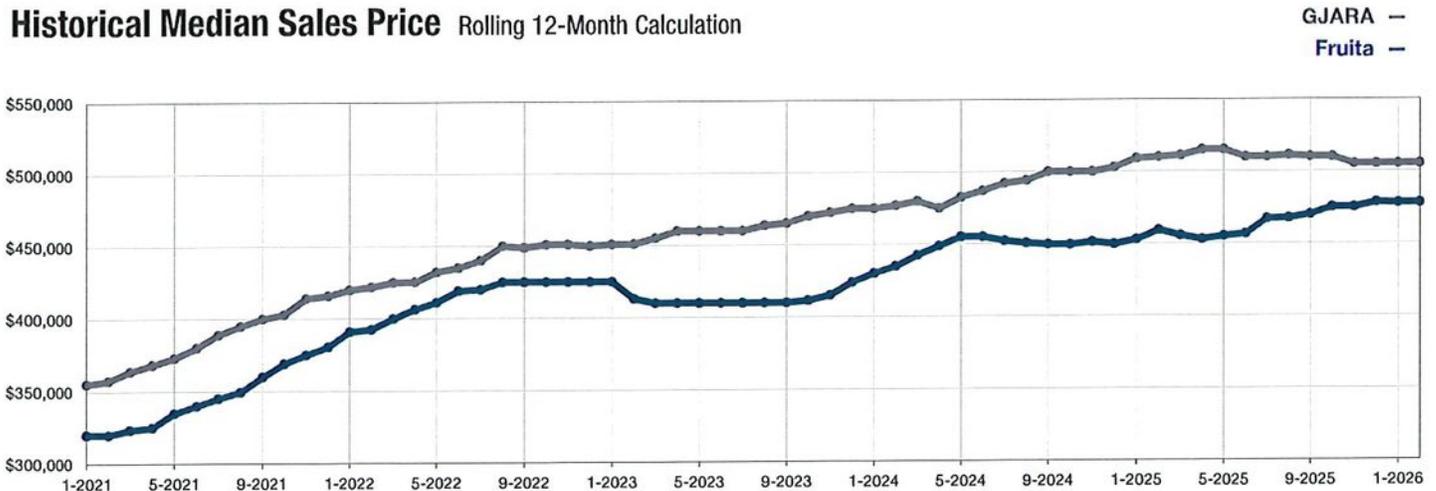
Key Metrics	February			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 02-2025	Thru 02-2026	Percent Change from Previous Year
New Listings	29	44	+ 51.7%	59	76	+ 28.8%
Sold Listings	16	21	+ 31.3%	29	34	+ 17.2%
Median Sales Price*	\$462,550	\$457,500	- 1.1%	\$470,100	\$463,000	- 1.5%
Average Sales Price*	\$503,345	\$450,976	- 10.4%	\$559,195	\$474,707	- 15.1%
Percent of List Price Received*	99.2%	97.6%	- 1.6%	97.5%	98.0%	+ 0.5%
Days on Market Until Sale	64	85	+ 32.8%	84	94	+ 11.9%
Inventory of Homes for Sale	53	79	+ 49.1%	--	--	--
Months Supply of Inventory	2.3	3.3	+ 43.5%	--	--	--

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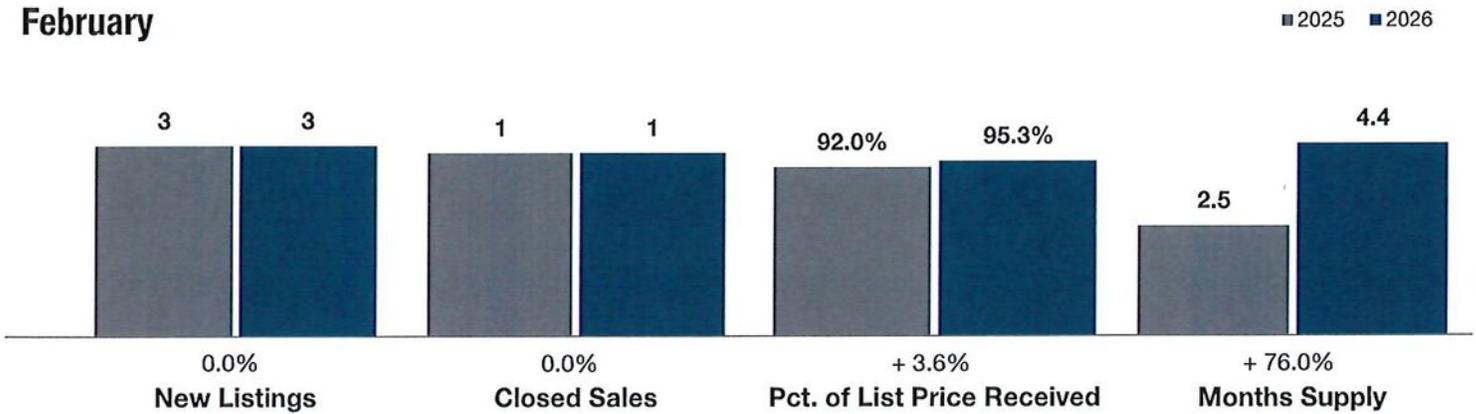


Glade Park

Key Metrics	February			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 02-2025	Thru 02-2026	Percent Change from Previous Year
New Listings	3	3	0.0%	5	4	- 20.0%
Sold Listings	1	1	0.0%	1	2	+ 100.0%
Median Sales Price*	\$450,000	\$305,000	- 32.2%	\$450,000	\$417,500	- 7.2%
Average Sales Price*	\$450,000	\$305,000	- 32.2%	\$450,000	\$417,500	- 7.2%
Percent of List Price Received*	92.0%	95.3%	+ 3.6%	92.0%	95.9%	+ 4.2%
Days on Market Until Sale	207	82	- 60.4%	207	156	- 24.6%
Inventory of Homes for Sale	5	7	+ 40.0%	--	--	--
Months Supply of Inventory	2.5	4.4	+ 76.0%	--	--	--

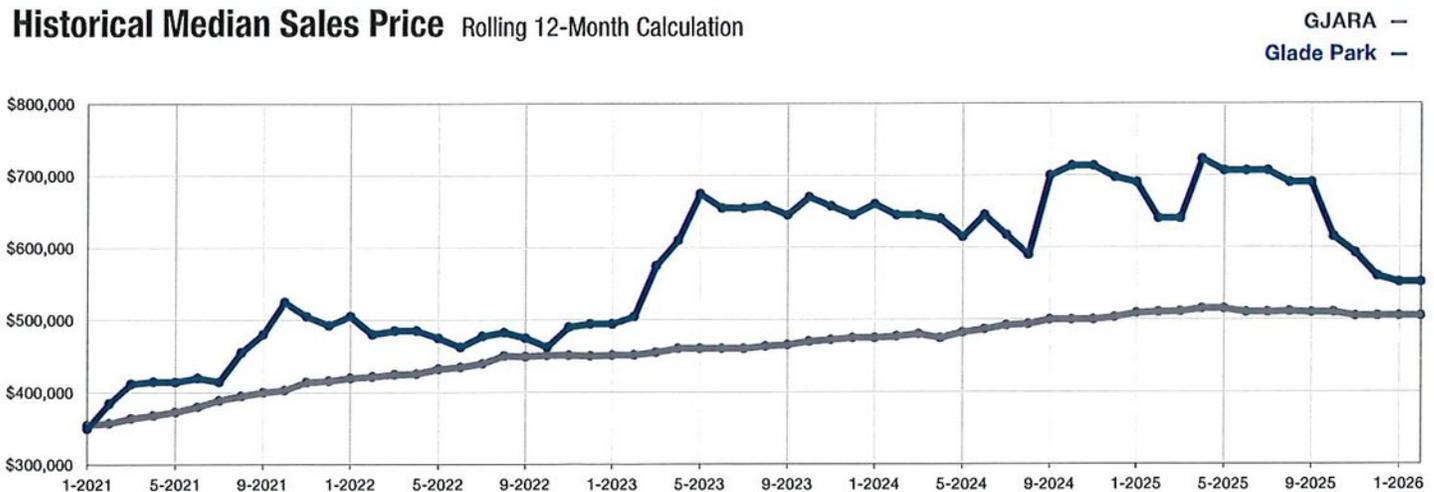
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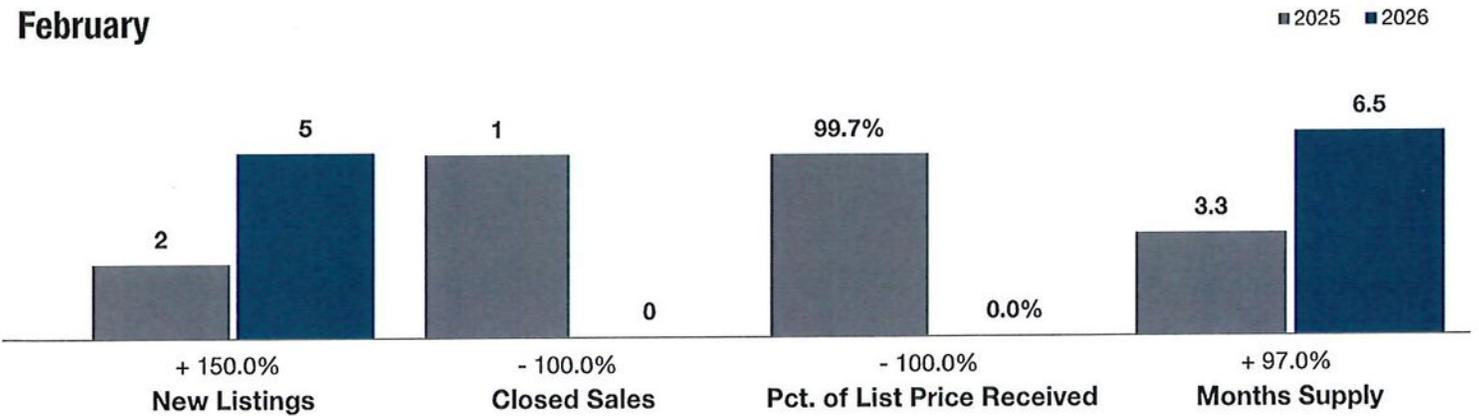


Loma

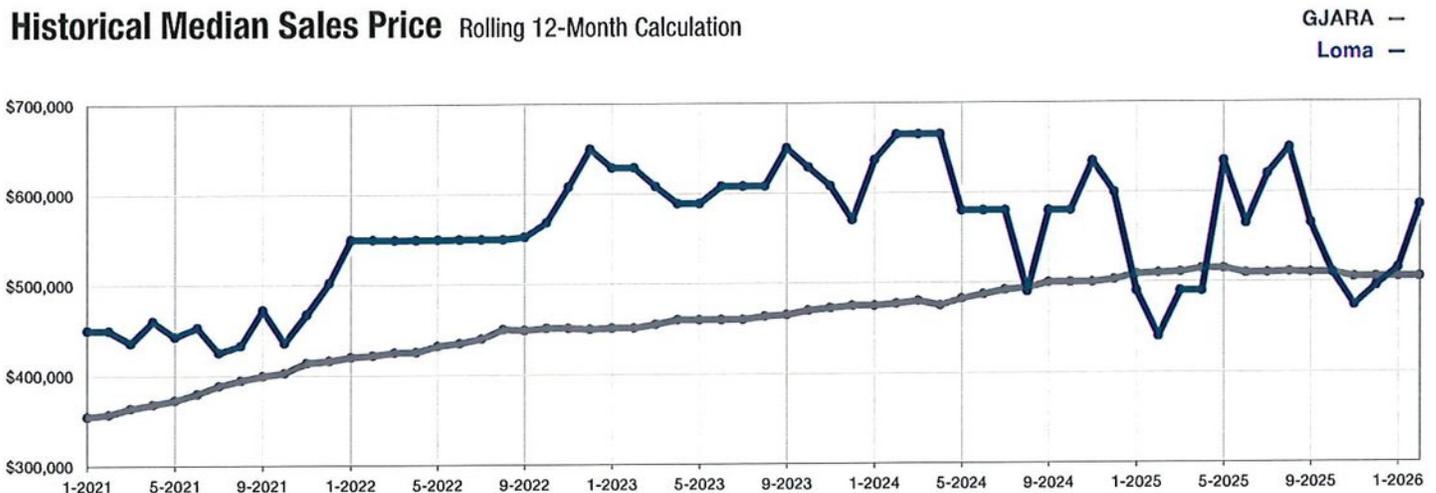
Key Metrics	February			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 02-2025	Thru 02-2026	Percent Change from Previous Year
New Listings	2	5	+ 150.0%	6	10	+ 66.7%
Sold Listings	1	0	- 100.0%	4	2	- 50.0%
Median Sales Price*	\$398,000	\$0	- 100.0%	\$439,000	\$722,500	+ 64.6%
Average Sales Price*	\$398,000	\$0	- 100.0%	\$440,750	\$722,500	+ 63.9%
Percent of List Price Received*	99.7%	0.0%	- 100.0%	99.7%	97.1%	- 2.6%
Days on Market Until Sale	543	0	- 100.0%	168	88	- 47.6%
Inventory of Homes for Sale	6	13	+ 116.7%	--	--	--
Months Supply of Inventory	3.3	6.5	+ 97.0%	--	--	--

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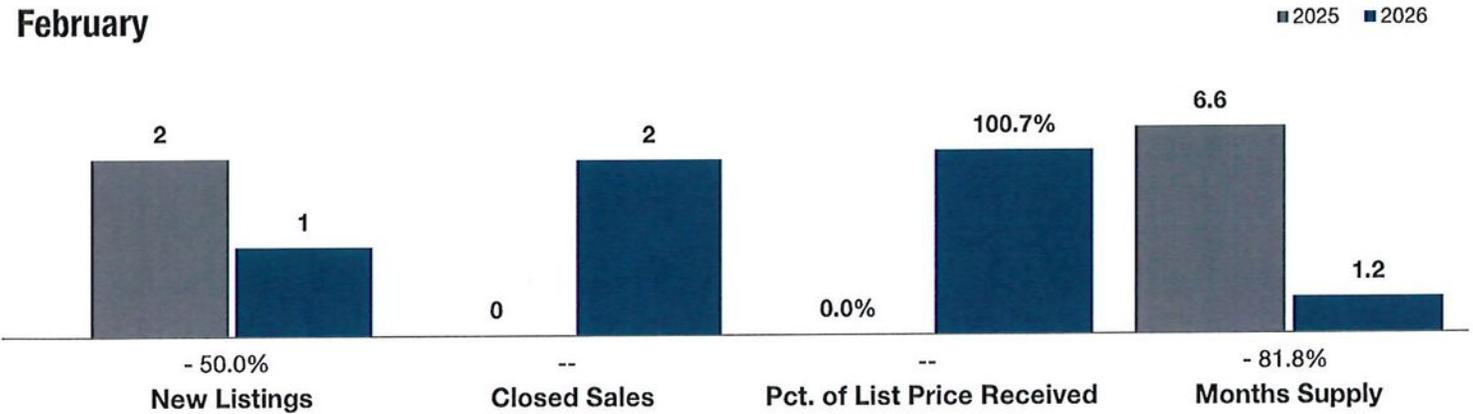


Mack

Key Metrics	February			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 02-2025	Thru 02-2026	Percent Change from Previous Year
New Listings	2	1	- 50.0%	6	2	- 66.7%
Sold Listings	0	2	--	3	3	0.0%
Median Sales Price*	\$0	\$242,500	--	\$725,000	\$302,000	- 58.3%
Average Sales Price*	\$0	\$242,500	--	\$678,333	\$486,667	- 28.3%
Percent of List Price Received*	0.0%	100.7%	--	98.4%	99.7%	+ 1.3%
Days on Market Until Sale	0	52	--	123	118	- 4.1%
Inventory of Homes for Sale	11	2	- 81.8%	--	--	--
Months Supply of Inventory	6.6	1.2	- 81.8%	--	--	--

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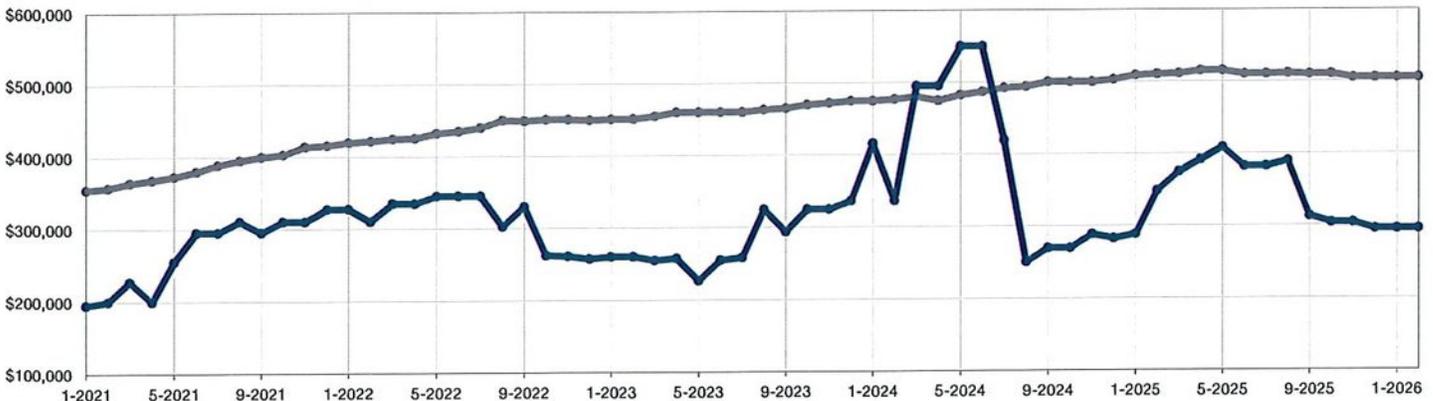
February



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GJARA —
Mack —



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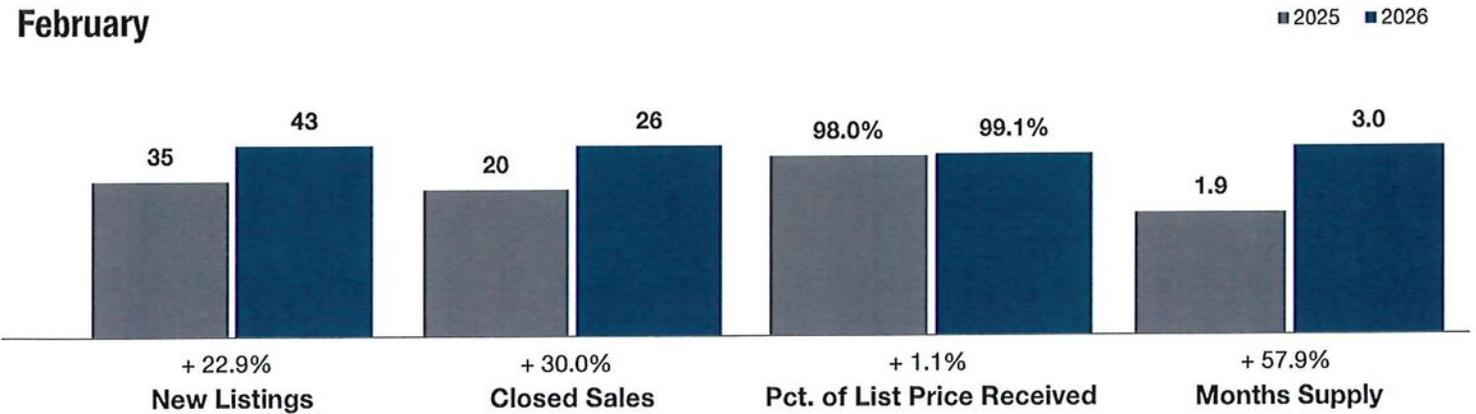


North

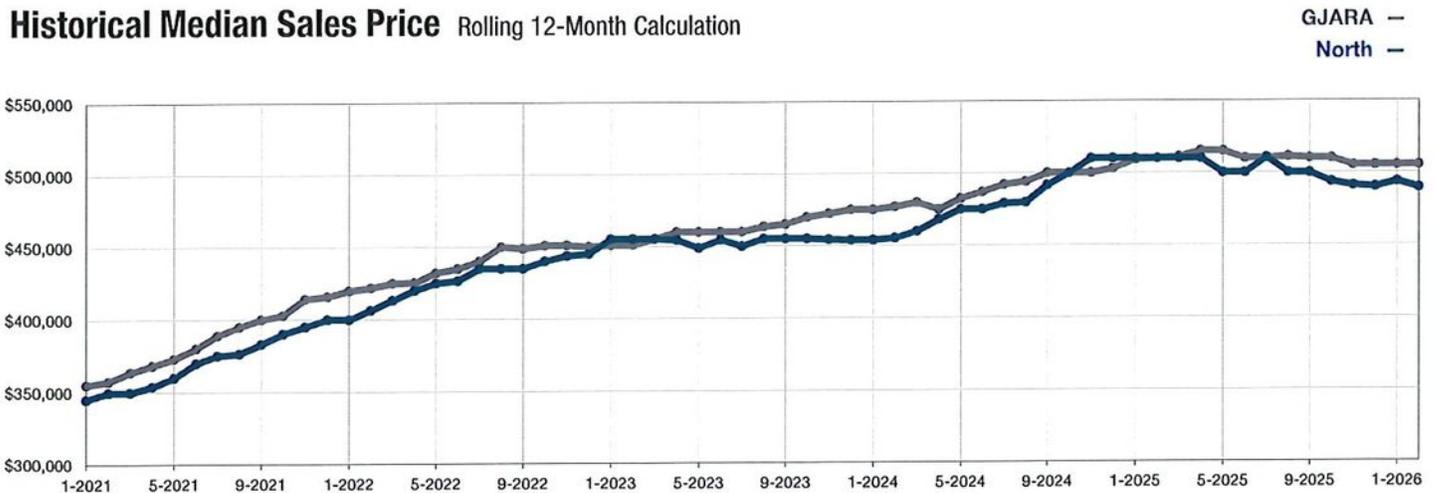
Key Metrics	February			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 02-2025	Thru 02-2026	Percent Change from Previous Year
New Listings	35	43	+ 22.9%	71	73	+ 2.8%
Sold Listings	20	26	+ 30.0%	42	45	+ 7.1%
Median Sales Price*	\$515,000	\$461,950	- 10.3%	\$498,360	\$471,000	- 5.5%
Average Sales Price*	\$545,753	\$547,163	+ 0.3%	\$492,464	\$548,903	+ 11.5%
Percent of List Price Received*	98.0%	99.1%	+ 1.1%	97.7%	98.3%	+ 0.6%
Days on Market Until Sale	122	116	- 4.9%	105	116	+ 10.5%
Inventory of Homes for Sale	64	96	+ 50.0%	--	--	--
Months Supply of Inventory	1.9	3.0	+ 57.9%	--	--	--

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February



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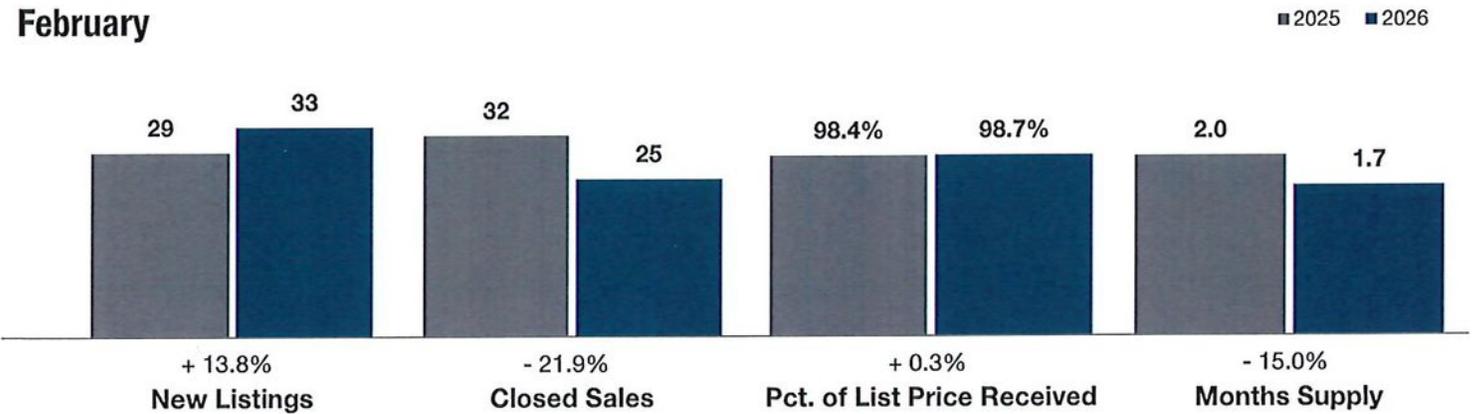


Northeast

Key Metrics	February			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 02-2025	Thru 02-2026	Percent Change from Previous Year
New Listings	29	33	+ 13.8%	61	61	0.0%
Sold Listings	32	25	- 21.9%	55	40	- 27.3%
Median Sales Price*	\$397,000	\$419,900	+ 5.8%	\$391,000	\$404,950	+ 3.6%
Average Sales Price*	\$409,569	\$420,837	+ 2.8%	\$393,396	\$415,556	+ 5.6%
Percent of List Price Received*	98.4%	98.7%	+ 0.3%	98.1%	98.8%	+ 0.7%
Days on Market Until Sale	90	127	+ 41.1%	92	125	+ 35.9%
Inventory of Homes for Sale	58	50	- 13.8%	--	--	--
Months Supply of Inventory	2.0	1.7	- 15.0%	--	--	--

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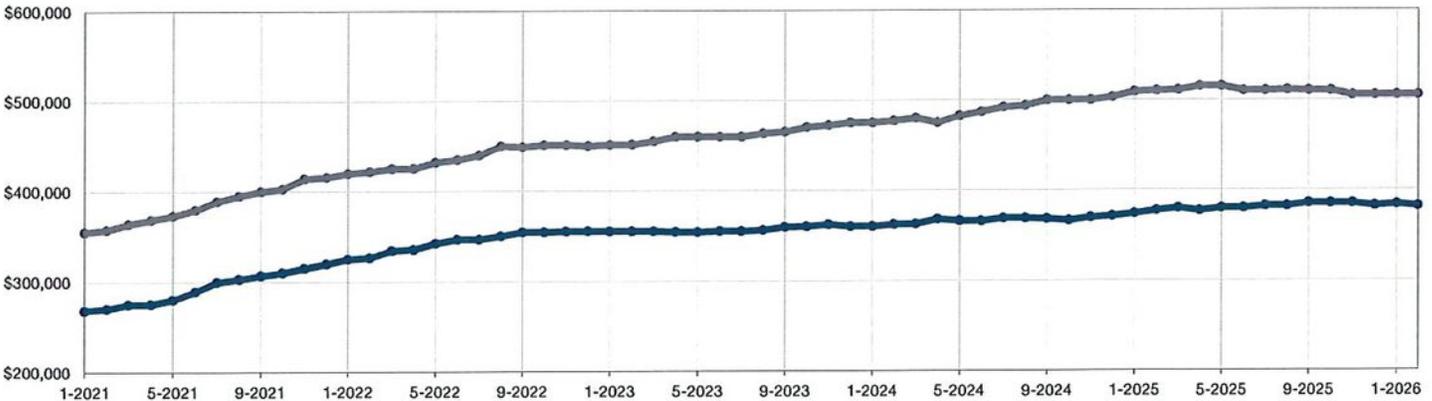
February



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GJARA —
Northeast —



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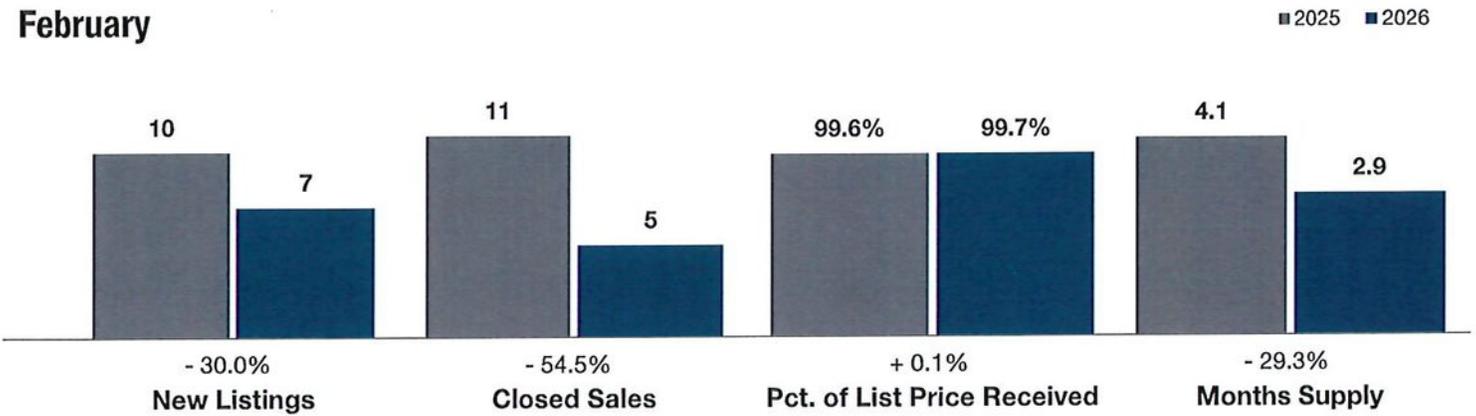


Northwest

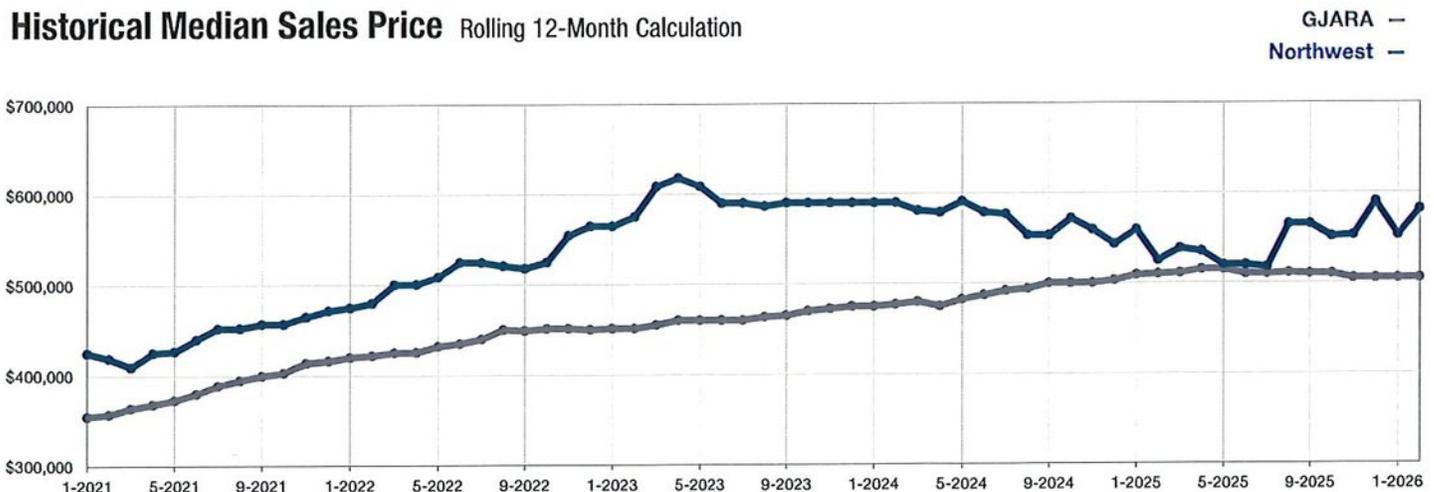
Key Metrics	February			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 02-2025	Thru 02-2026	Percent Change from Previous Year
New Listings	10	7	- 30.0%	27	10	- 63.0%
Sold Listings	11	5	- 54.5%	16	10	- 37.5%
Median Sales Price*	\$339,900	\$494,900	+ 45.6%	\$438,700	\$422,450	- 3.7%
Average Sales Price*	\$473,591	\$483,460	+ 2.1%	\$625,587	\$461,548	- 26.2%
Percent of List Price Received*	99.6%	99.7%	+ 0.1%	98.7%	100.3%	+ 1.6%
Days on Market Until Sale	121	166	+ 37.2%	114	179	+ 57.0%
Inventory of Homes for Sale	26	22	- 15.4%	--	--	--
Months Supply of Inventory	4.1	2.9	- 29.3%	--	--	--

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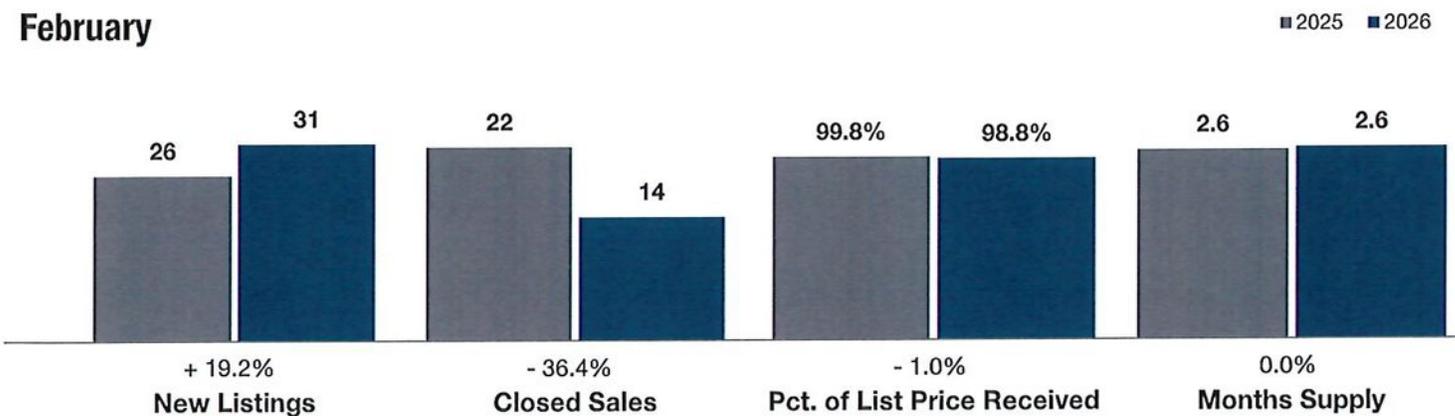


Orchard Mesa

Key Metrics	February			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 02-2025	Thru 02-2026	Percent Change from Previous Year
New Listings	26	31	+ 19.2%	48	65	+ 35.4%
Sold Listings	22	14	- 36.4%	31	30	- 3.2%
Median Sales Price*	\$338,700	\$375,000	+ 10.7%	\$345,000	\$375,000	+ 8.7%
Average Sales Price*	\$362,915	\$367,750	+ 1.3%	\$371,730	\$390,030	+ 4.9%
Percent of List Price Received*	99.8%	98.8%	- 1.0%	100.1%	98.8%	- 1.3%
Days on Market Until Sale	95	89	- 6.3%	90	92	+ 2.2%
Inventory of Homes for Sale	67	62	- 7.5%	--	--	--
Months Supply of Inventory	2.6	2.6	0.0%	--	--	--

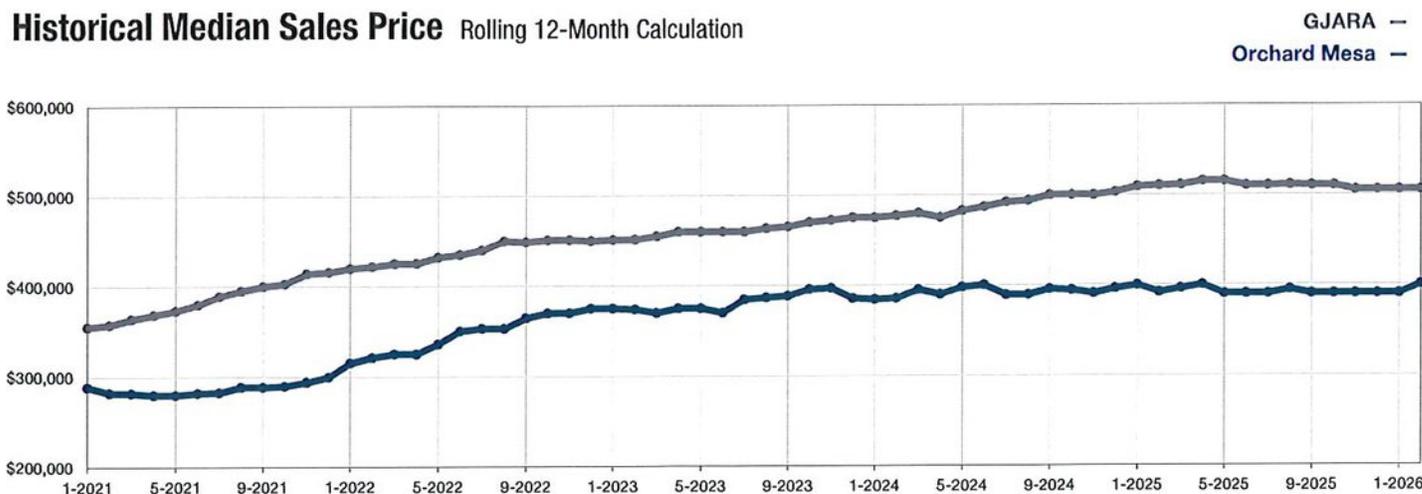
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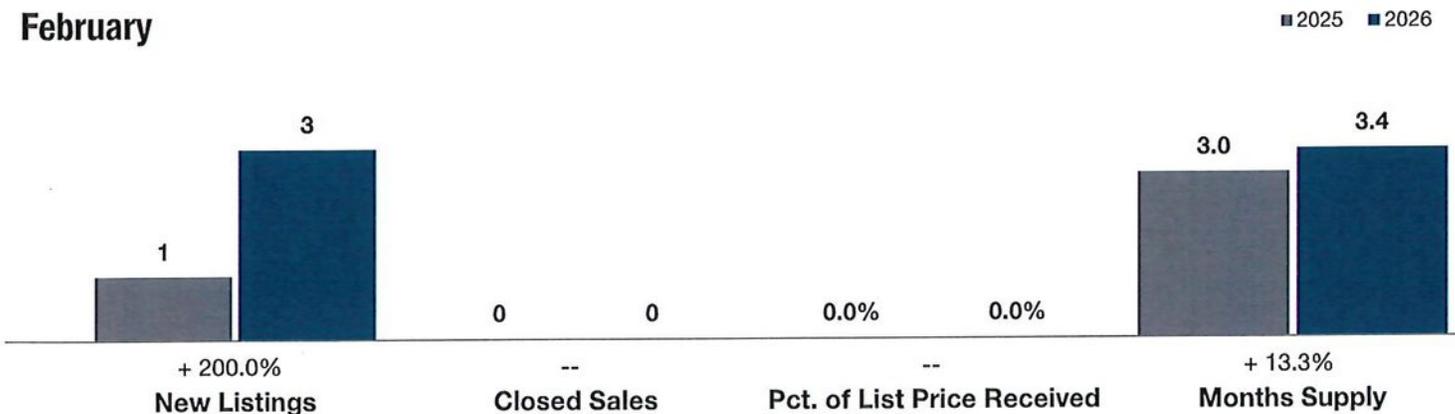


Outside Mesa County

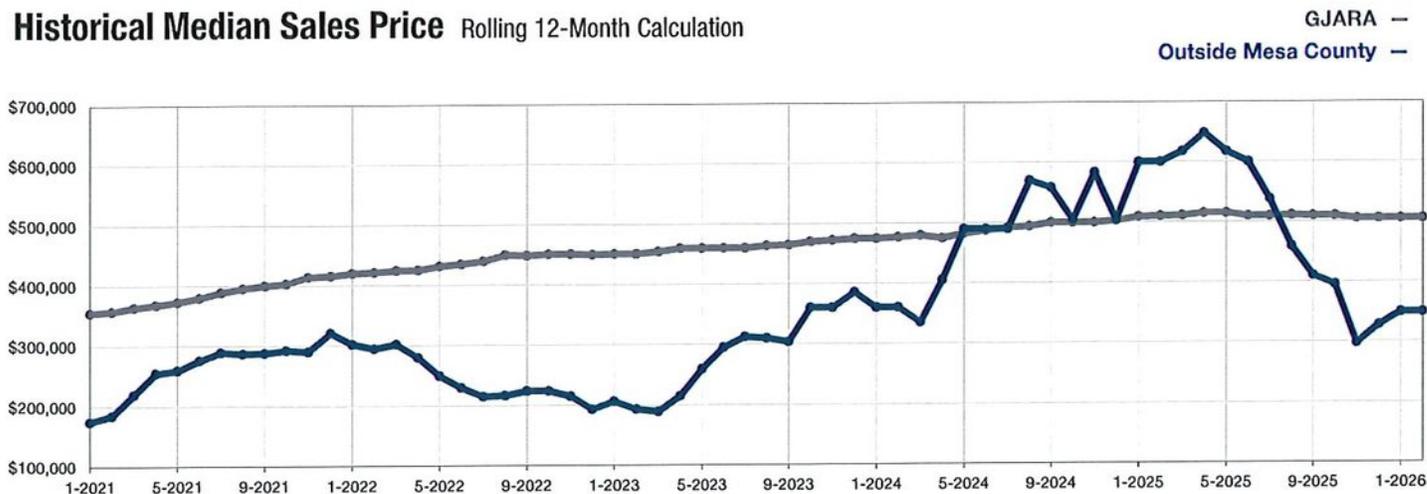
Key Metrics	February			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 02-2025	Thru 02-2026	Percent Change from Previous Year
New Listings	1	3	+ 200.0%	2	3	+ 50.0%
Sold Listings	0	0	--	1	2	+ 100.0%
Median Sales Price*	\$0	\$0	--	\$678,500	\$372,000	- 45.2%
Average Sales Price*	\$0	\$0	--	\$678,500	\$372,000	- 45.2%
Percent of List Price Received*	0.0%	0.0%	--	99.8%	96.0%	- 3.8%
Days on Market Until Sale	0	0	--	241	162	- 32.8%
Inventory of Homes for Sale	4	6	+ 50.0%	--	--	--
Months Supply of Inventory	3.0	3.4	+ 13.3%	--	--	--

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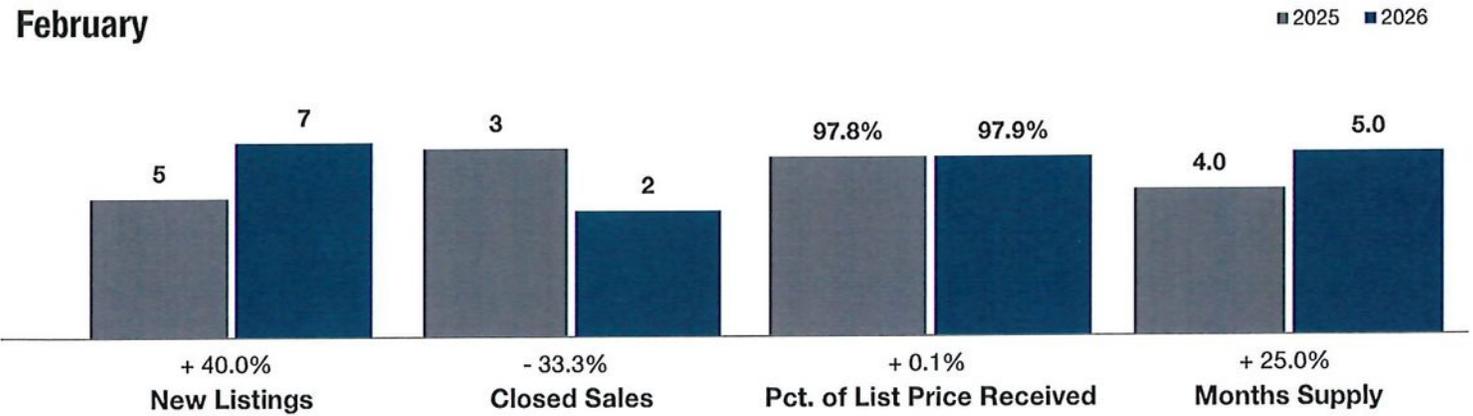


Palisade

Key Metrics	February			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 02-2025	Thru 02-2026	Percent Change from Previous Year
New Listings	5	7	+ 40.0%	9	21	+ 133.3%
Sold Listings	3	2	- 33.3%	7	8	+ 14.3%
Median Sales Price*	\$635,000	\$434,750	- 31.5%	\$555,000	\$442,250	- 20.3%
Average Sales Price*	\$666,667	\$434,750	- 34.8%	\$616,379	\$514,250	- 16.6%
Percent of List Price Received*	97.8%	97.9%	+ 0.1%	98.6%	96.5%	- 2.1%
Days on Market Until Sale	135	140	+ 3.7%	88	162	+ 84.1%
Inventory of Homes for Sale	18	25	+ 38.9%	--	--	--
Months Supply of Inventory	4.0	5.0	+ 25.0%	--	--	--

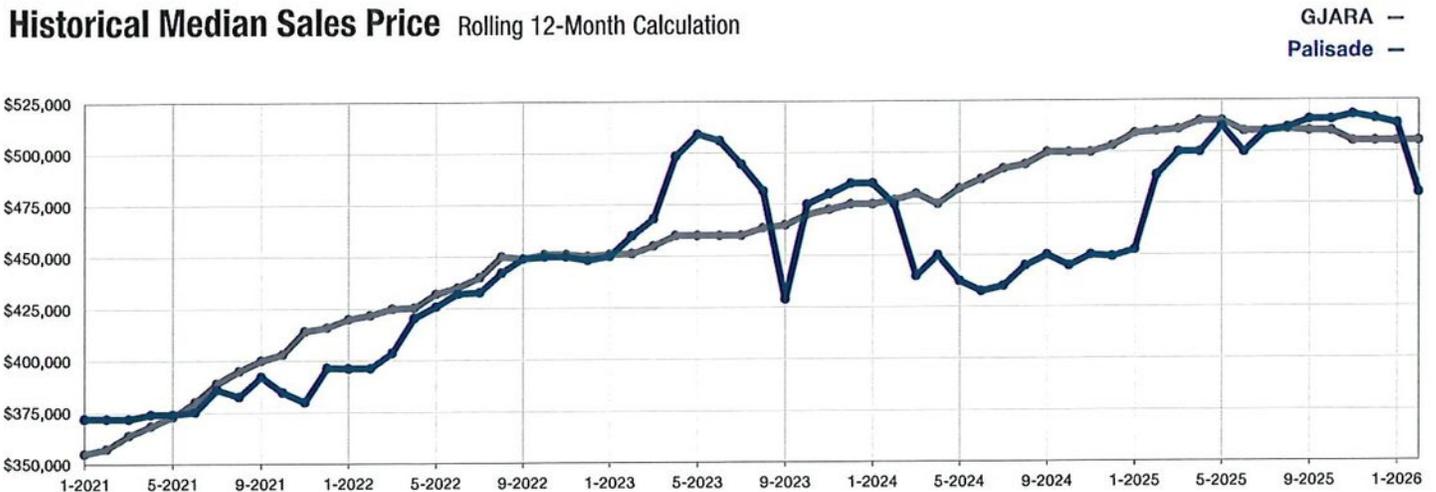
* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

February



Historical Median Sales Price

Rolling 12-Month Calculation



Local Market Update for February 2026

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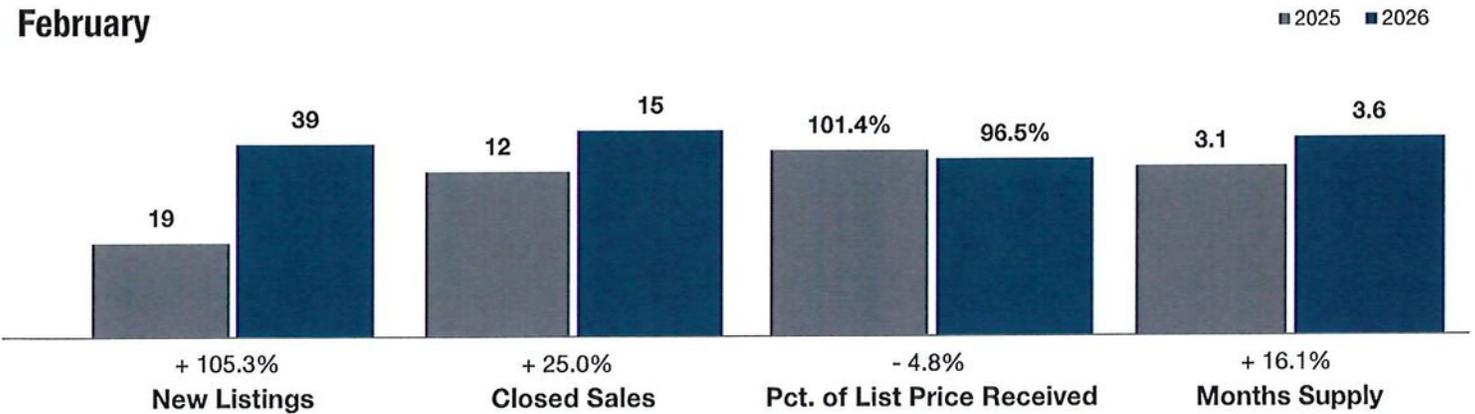


Redlands

Key Metrics	February			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 02-2025	Thru 02-2026	Percent Change from Previous Year
New Listings	19	39	+ 105.3%	49	67	+ 36.7%
Sold Listings	12	15	+ 25.0%	30	24	- 20.0%
Median Sales Price*	\$700,000	\$724,900	+ 3.6%	\$690,226	\$647,500	- 6.2%
Average Sales Price*	\$775,505	\$735,203	- 5.2%	\$726,778	\$679,710	- 6.5%
Percent of List Price Received*	101.4%	96.5%	- 4.8%	99.0%	97.2%	- 1.8%
Days on Market Until Sale	130	138	+ 6.2%	136	125	- 8.1%
Inventory of Homes for Sale	72	82	+ 13.9%	--	--	--
Months Supply of Inventory	3.1	3.6	+ 16.1%	--	--	--

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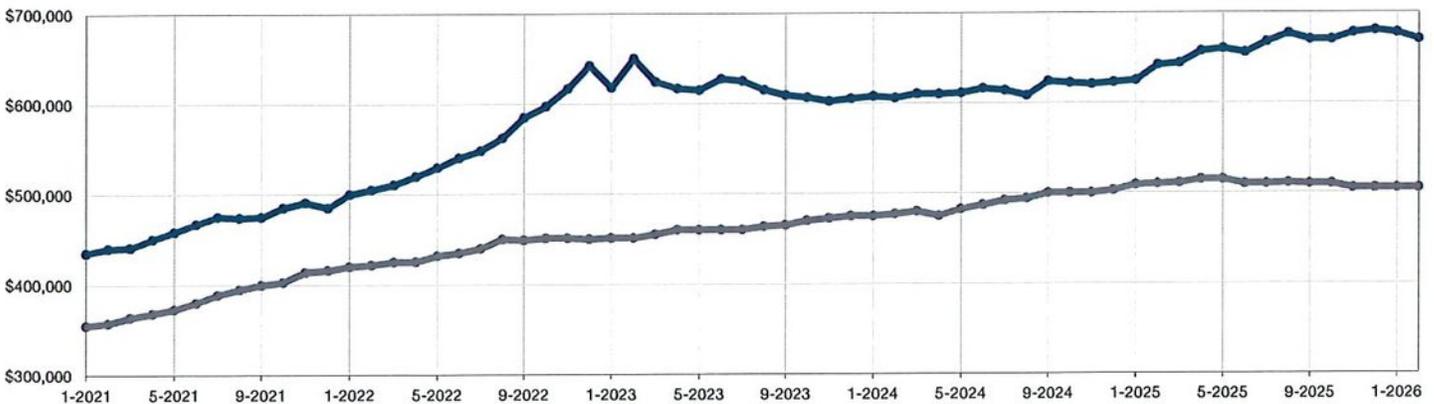
February



Historical Median Sales Price

Rolling 12-Month Calculation

GJARA —
Redlands —



Local Market Update for February 2026

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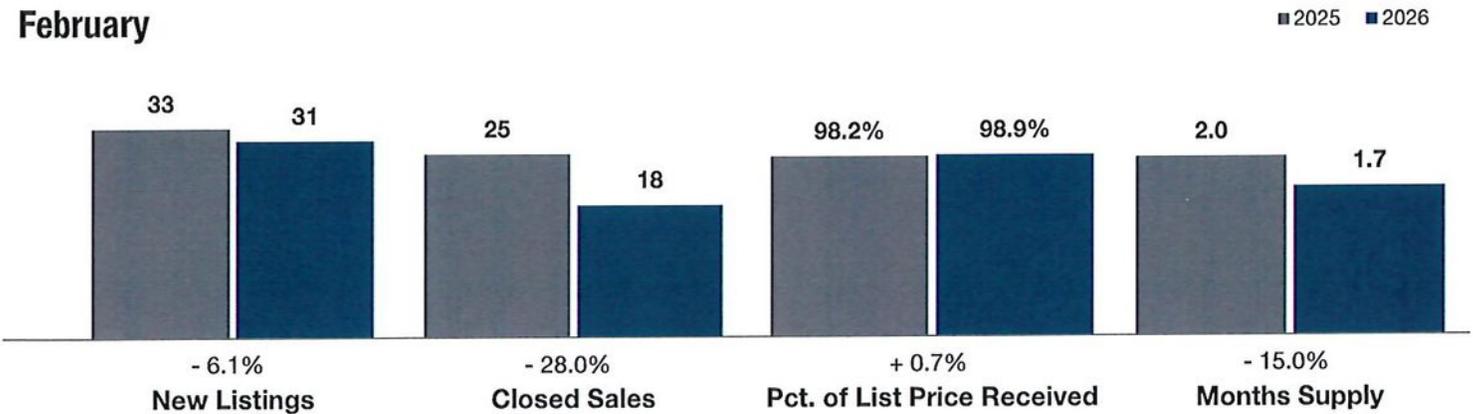


Southeast

Key Metrics	February			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 02-2025	Thru 02-2026	Percent Change from Previous Year
New Listings	33	31	- 6.1%	65	59	- 9.2%
Sold Listings	25	18	- 28.0%	41	37	- 9.8%
Median Sales Price*	\$329,900	\$359,500	+ 9.0%	\$336,700	\$362,000	+ 7.5%
Average Sales Price*	\$318,553	\$303,404	- 4.8%	\$323,196	\$332,670	+ 2.9%
Percent of List Price Received*	98.2%	98.9%	+ 0.7%	98.0%	98.2%	+ 0.2%
Days on Market Until Sale	94	104	+ 10.6%	93	105	+ 12.9%
Inventory of Homes for Sale	52	44	- 15.4%	--	--	--
Months Supply of Inventory	2.0	1.7	- 15.0%	--	--	--

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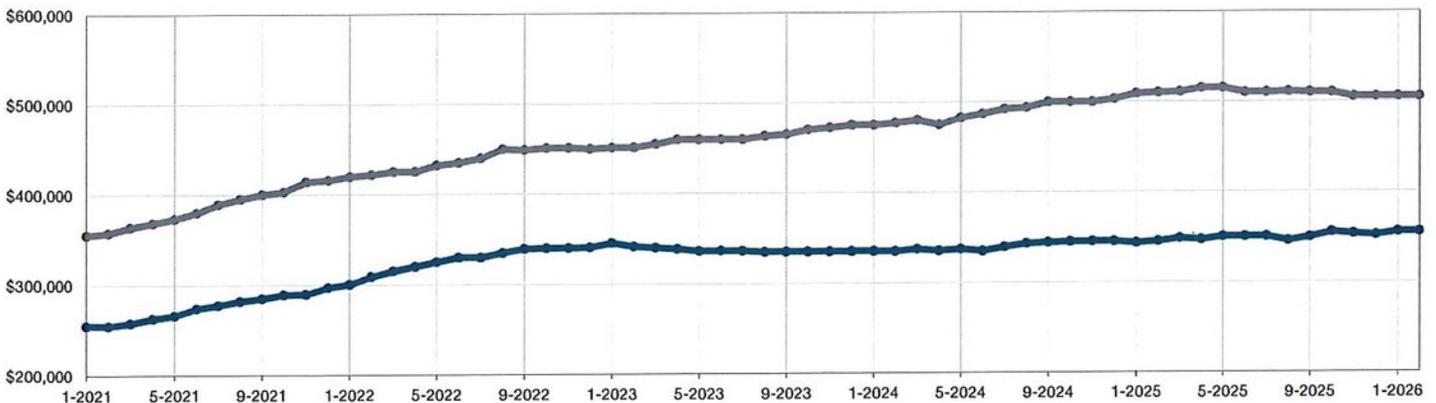
February



Historical Median Sales Price

Rolling 12-Month Calculation

GJARA —
Southeast —



Local Market Update for February 2026

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West Grand Junction

Key Metrics	February			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 02-2025	Thru 02-2026	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.

February

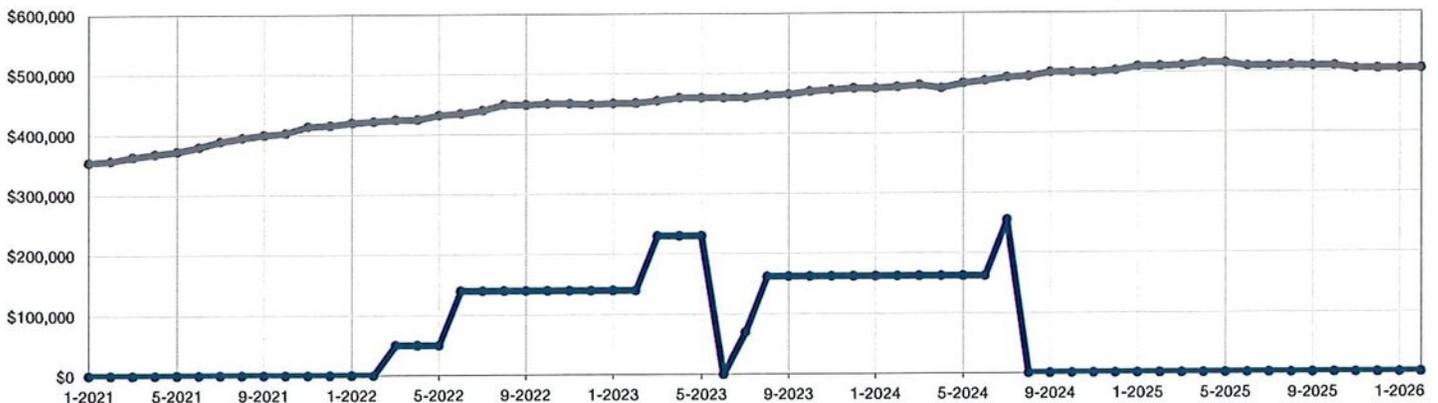
■ 2025 ■ 2026



Historical Median Sales Price

Rolling 12-Month Calculation

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Local Market Update for February 2026

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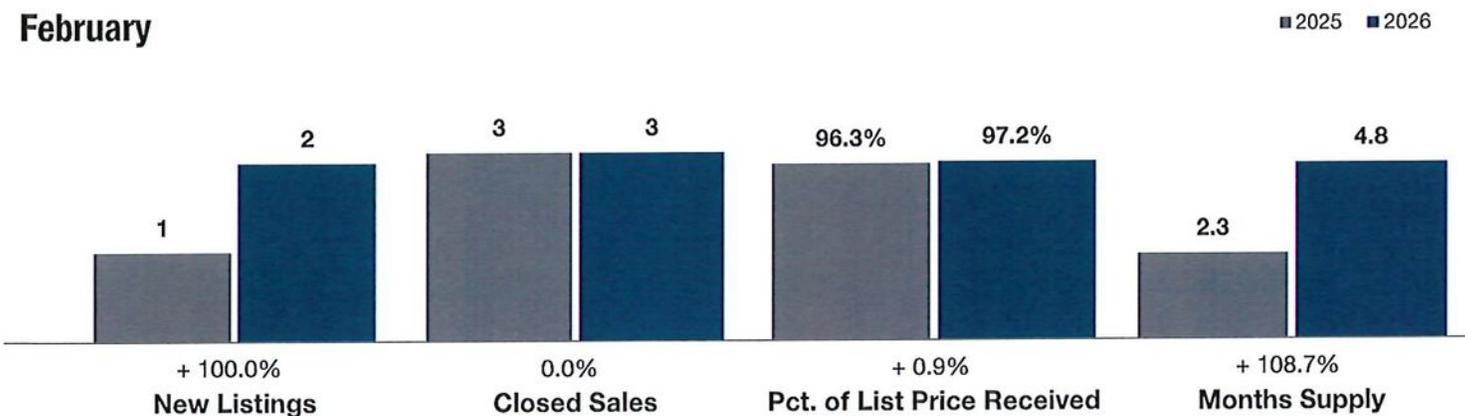


Whitewater/Gateway

Key Metrics	February			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 02-2025	Thru 02-2026	Percent Change from Previous Year
New Listings	1	2	+ 100.0%	6	5	- 16.7%
Sold Listings	3	3	0.0%	4	7	+ 75.0%
Median Sales Price*	\$577,500	\$423,000	- 26.8%	\$723,750	\$370,000	- 48.9%
Average Sales Price*	\$603,000	\$487,667	- 19.1%	\$714,750	\$427,900	- 40.1%
Percent of List Price Received*	96.3%	97.2%	+ 0.9%	96.1%	94.2%	- 2.0%
Days on Market Until Sale	120	153	+ 27.5%	122	117	- 4.1%
Inventory of Homes for Sale	7	12	+ 71.4%	--	--	--
Months Supply of Inventory	2.3	4.8	+ 108.7%	--	--	--

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February



Historical Median Sales Price

Rolling 12-Month Calculation

GJARA —
Whitewater/Gateway —

