

# Local Market Update for January 2026

A Research Tool Provided by the Colorado Association of REALTORS®

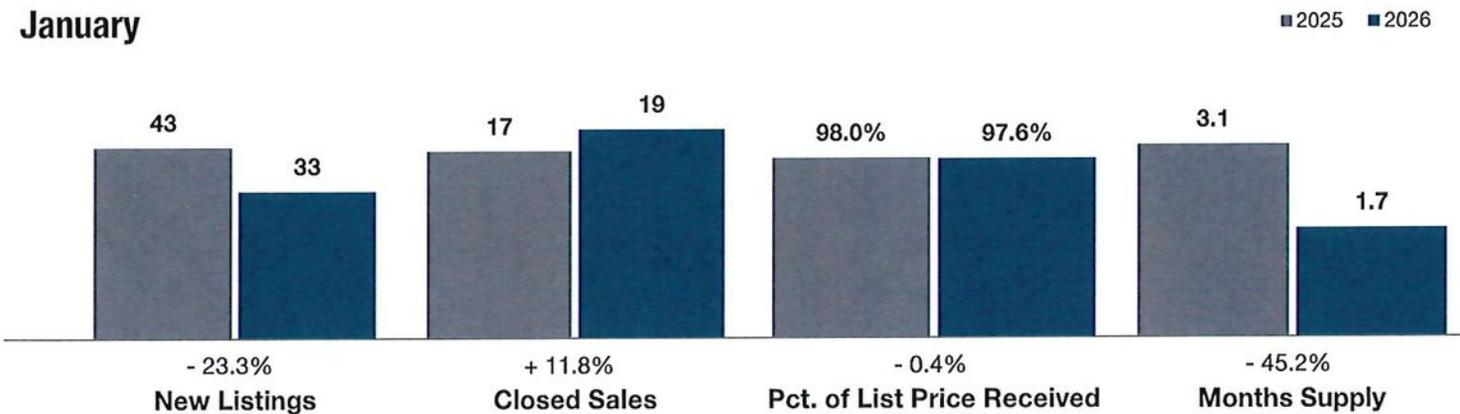


## City

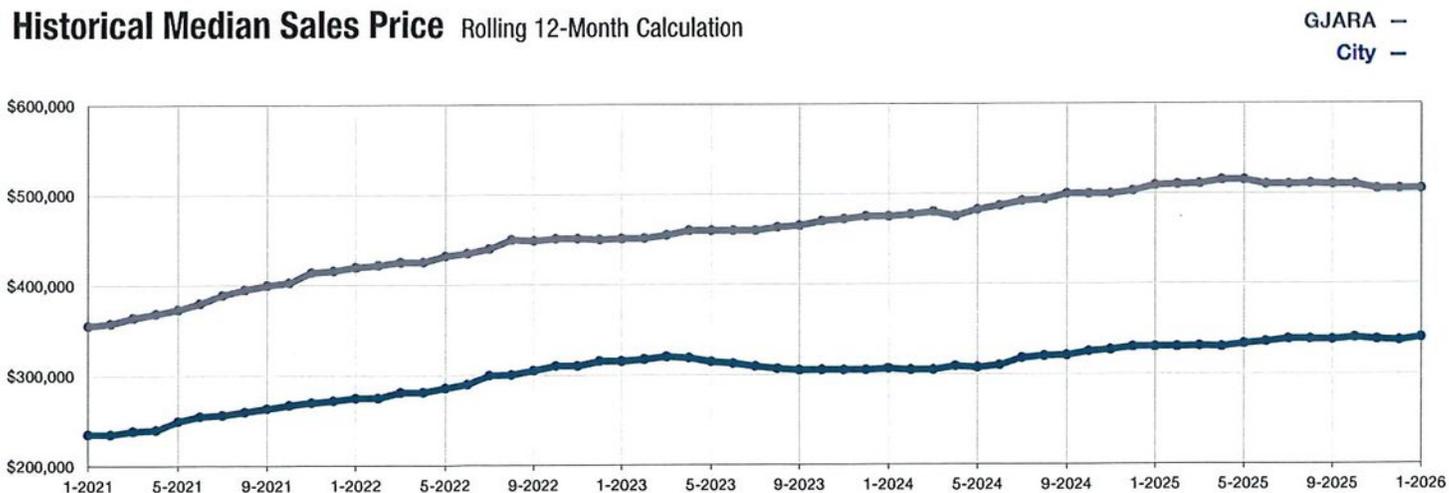
Key Metrics	January			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 01-2025	Thru 01-2026	Percent Change from Previous Year
New Listings	43	33	- 23.3%	43	33	- 23.3%
Sold Listings	17	19	+ 11.8%	17	19	+ 11.8%
Median Sales Price*	\$310,000	\$360,000	+ 16.1%	\$310,000	\$360,000	+ 16.1%
Average Sales Price*	\$317,445	\$322,748	+ 1.7%	\$317,445	\$322,748	+ 1.7%
Percent of List Price Received*	98.0%	97.6%	- 0.4%	98.0%	97.6%	- 0.4%
Days on Market Until Sale	71	69	- 2.8%	71	69	- 2.8%
Inventory of Homes for Sale	81	54	- 33.3%	--	--	--
Months Supply of Inventory	3.1	1.7	- 45.2%	--	--	--

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

## January



## Historical Median Sales Price Rolling 12-Month Calculation



# Local Market Update for January 2026

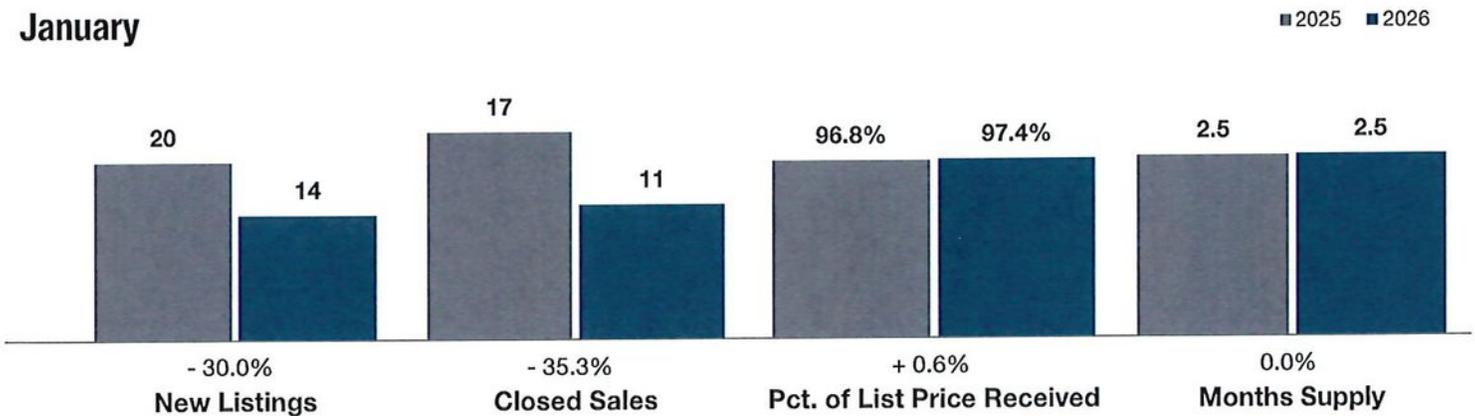
A Research Tool Provided by the Colorado Association of REALTORS®

## Clifton

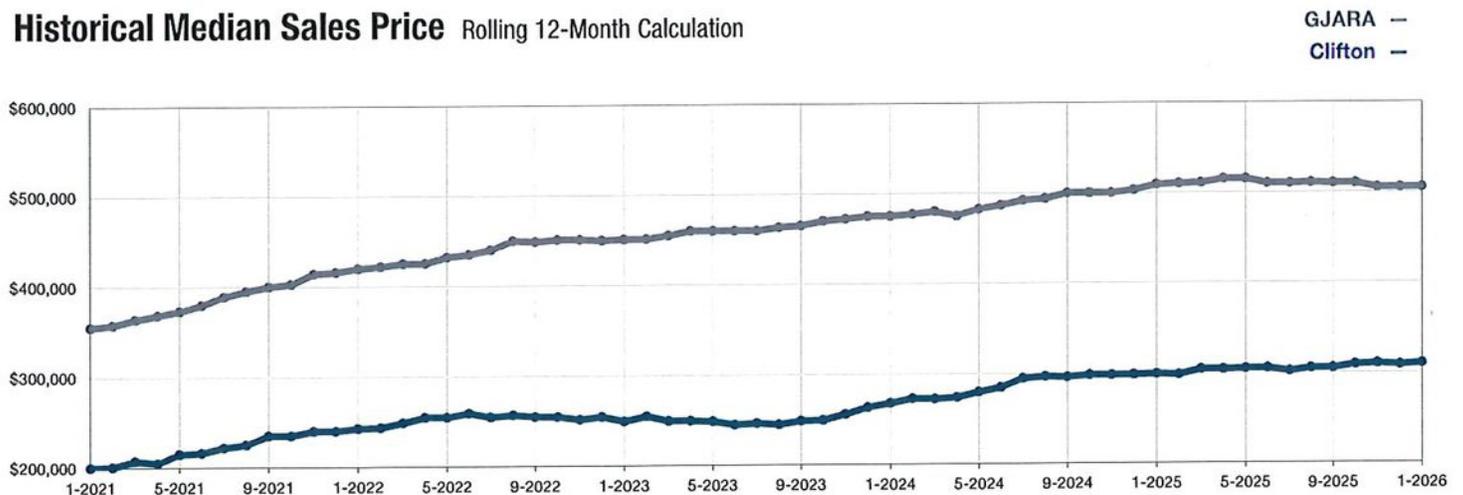
Key Metrics	January			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 01-2025	Thru 01-2026	Percent Change from Previous Year
New Listings	20	14	- 30.0%	20	14	- 30.0%
Sold Listings	17	11	- 35.3%	17	11	- 35.3%
Median Sales Price*	\$285,000	\$275,000	- 3.5%	\$285,000	\$275,000	- 3.5%
Average Sales Price*	\$274,304	\$279,036	+ 1.7%	\$274,304	\$279,036	+ 1.7%
Percent of List Price Received*	96.8%	97.4%	+ 0.6%	96.8%	97.4%	+ 0.6%
Days on Market Until Sale	106	125	+ 17.9%	106	125	+ 17.9%
Inventory of Homes for Sale	41	41	0.0%	--	--	--
Months Supply of Inventory	2.5	2.5	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.

### January



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



# Local Market Update for January 2026

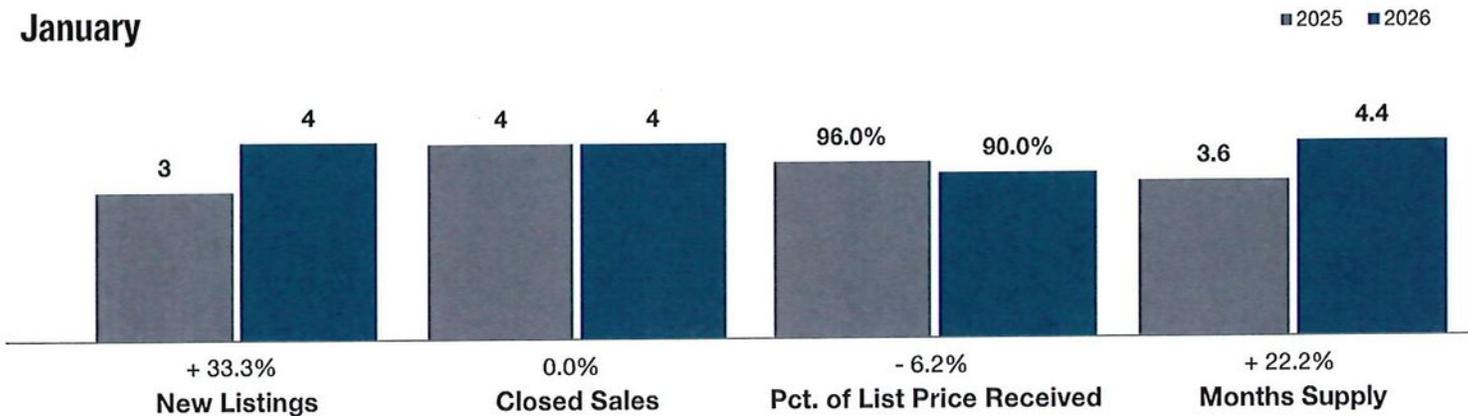
A Research Tool Provided by the Colorado Association of REALTORS®

## Collbran/Mesa/Vega

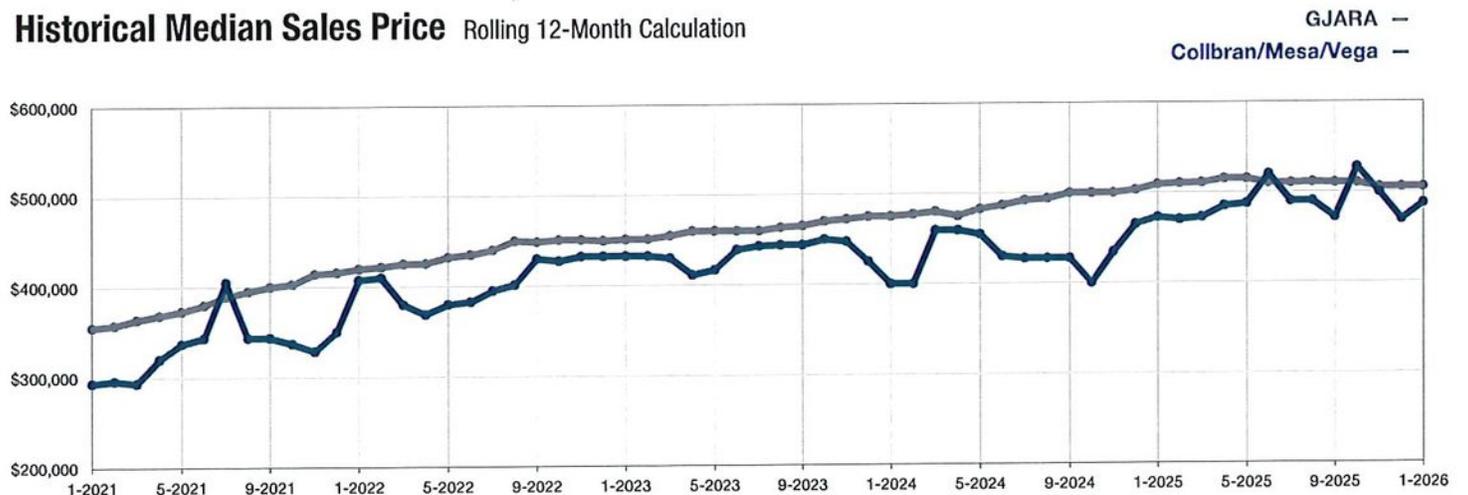
Key Metrics	January			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 01-2025	Thru 01-2026	Percent Change from Previous Year
New Listings	3	4	+ 33.3%	3	4	+ 33.3%
Sold Listings	4	4	0.0%	4	4	0.0%
Median Sales Price*	\$997,000	\$665,000	- 33.3%	\$997,000	\$665,000	- 33.3%
Average Sales Price*	\$1,126,000	\$636,375	- 43.5%	\$1,126,000	\$636,375	- 43.5%
Percent of List Price Received*	96.0%	90.0%	- 6.2%	96.0%	90.0%	- 6.2%
Days on Market Until Sale	232	382	+ 64.7%	232	382	+ 64.7%
Inventory of Homes for Sale	16	16	0.0%	--	--	--
Months Supply of Inventory	3.6	4.4	+ 22.2%	--	--	--

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

### January



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



# Local Market Update for January 2026

A Research Tool Provided by the Colorado Association of REALTORS®

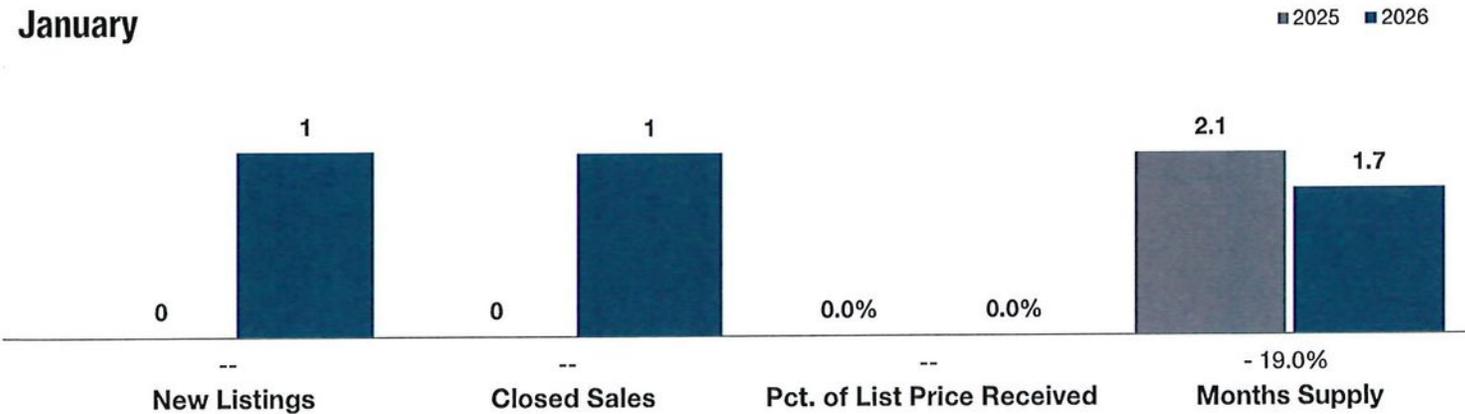


## Debeque (Includes De-Beque Cutoff)

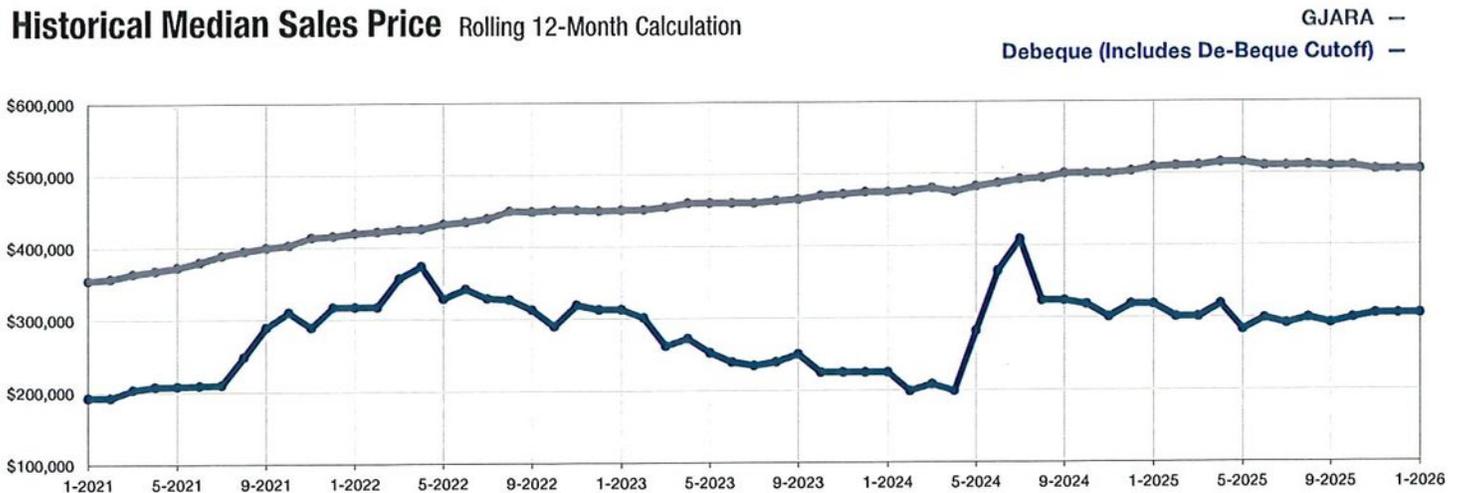
Key Metrics	January			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 01-2025	Thru 01-2026	Percent Change from Previous Year
New Listings	0	1	--	0	1	--
Sold Listings	0	1	--	0	1	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
Days on Market Until Sale	0	91	--	0	91	--
Inventory of Homes for Sale	3	3	0.0%	--	--	--
Months Supply of Inventory	2.1	1.7	- 19.0%	--	--	--

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

### January



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



# Local Market Update for January 2026

A Research Tool Provided by the Colorado Association of REALTORS®

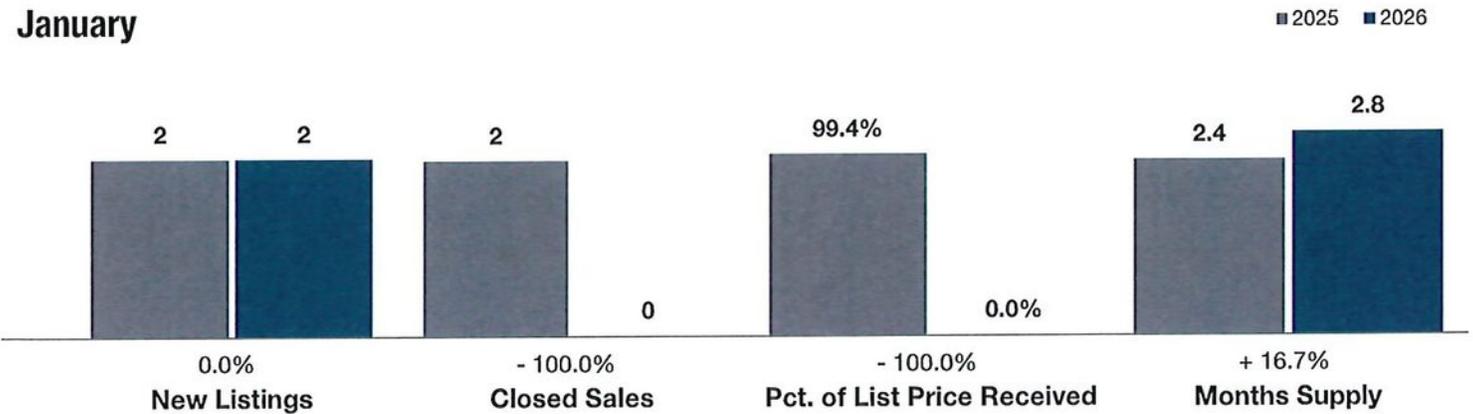


## East Orchard Mesa

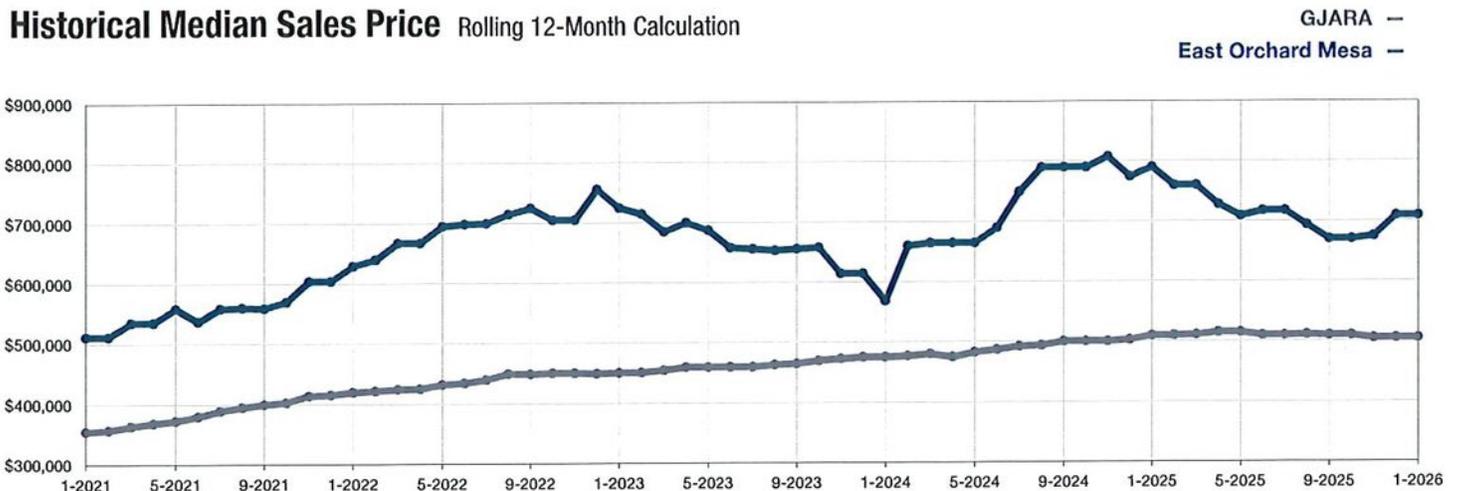
Key Metrics	January			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 01-2025	Thru 01-2026	Percent Change from Previous Year
New Listings	2	2	0.0%	2	2	0.0%
Sold Listings	2	0	- 100.0%	2	0	- 100.0%
Median Sales Price*	\$602,500	\$0	- 100.0%	\$602,500	\$0	- 100.0%
Average Sales Price*	\$602,500	\$0	- 100.0%	\$602,500	\$0	- 100.0%
Percent of List Price Received*	99.4%	0.0%	- 100.0%	99.4%	0.0%	- 100.0%
Days on Market Until Sale	122	0	- 100.0%	122	0	- 100.0%
Inventory of Homes for Sale	4	5	+ 25.0%	--	--	--
Months Supply of Inventory	2.4	2.8	+ 16.7%	--	--	--

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

### January



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



# Local Market Update for January 2026

A Research Tool Provided by the Colorado Association of REALTORS®

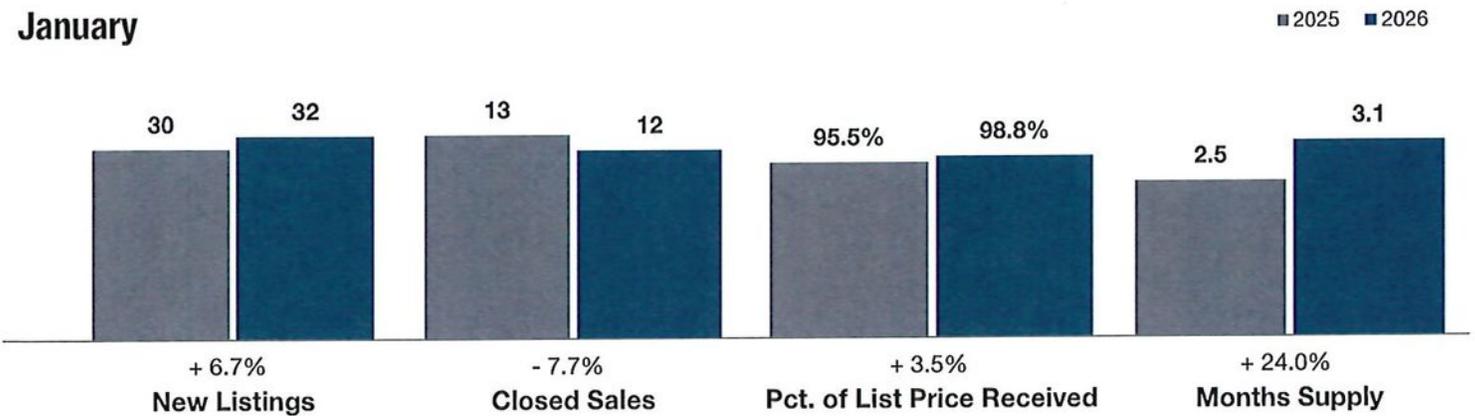


## Fruita

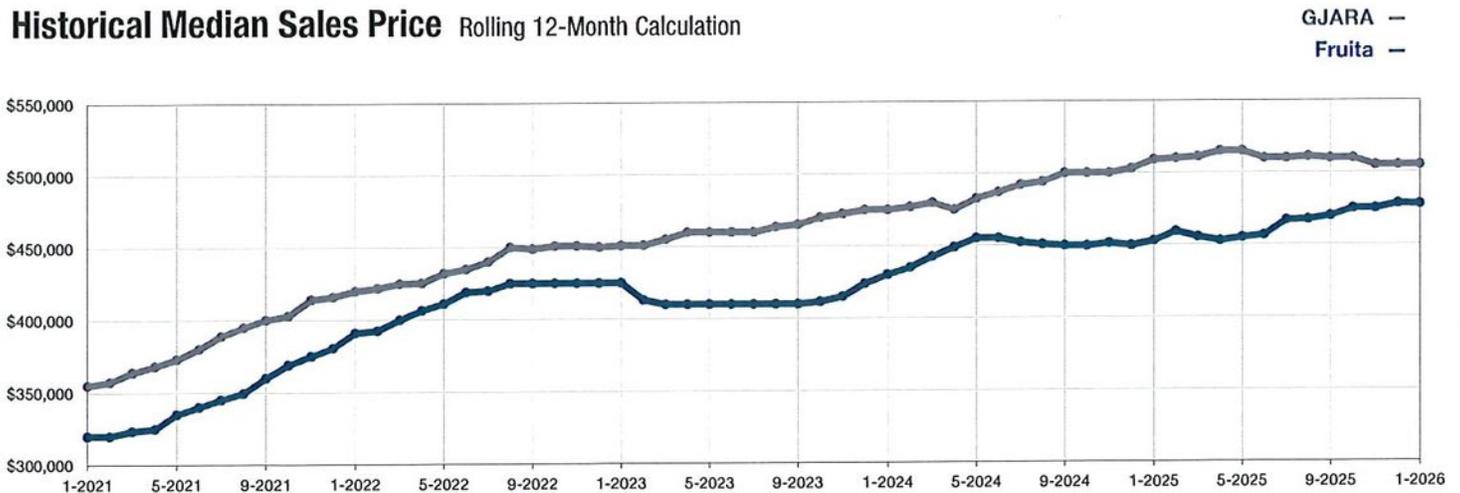
Key Metrics	January			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 01-2025	Thru 01-2026	Percent Change from Previous Year
New Listings	30	32	+ 6.7%	30	32	+ 6.7%
Sold Listings	13	12	- 7.7%	13	12	- 7.7%
Median Sales Price*	\$525,000	\$471,500	- 10.2%	\$525,000	\$471,500	- 10.2%
Average Sales Price*	\$627,933	\$515,900	- 17.8%	\$627,933	\$515,900	- 17.8%
Percent of List Price Received*	95.5%	98.8%	+ 3.5%	95.5%	98.8%	+ 3.5%
Days on Market Until Sale	108	105	- 2.8%	108	105	- 2.8%
Inventory of Homes for Sale	58	72	+ 24.1%	--	--	--
Months Supply of Inventory	2.5	3.1	+ 24.0%	--	--	--

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

### January



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



# Local Market Update for January 2026

A Research Tool Provided by the Colorado Association of REALTORS®

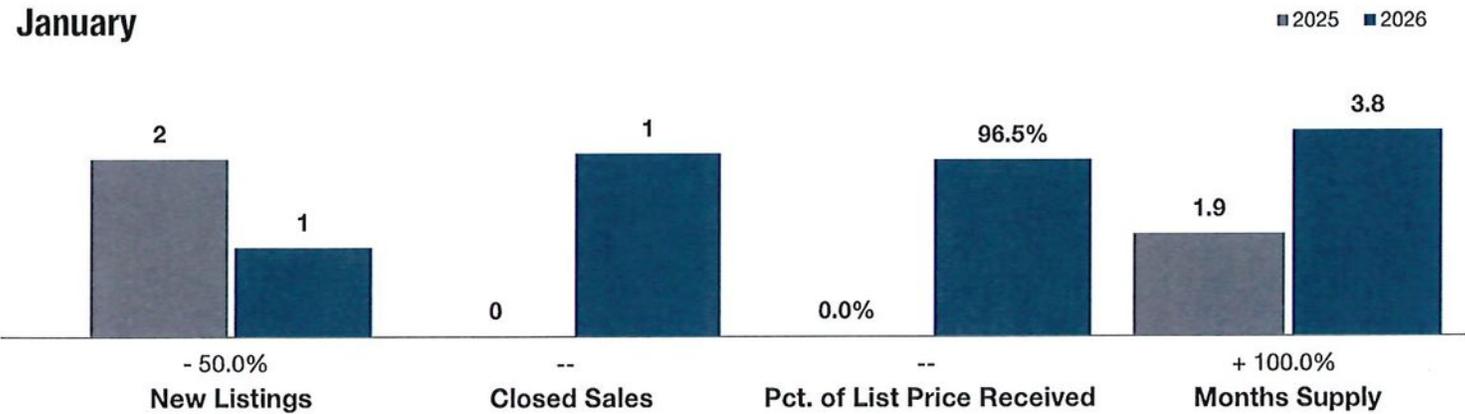


## Glade Park

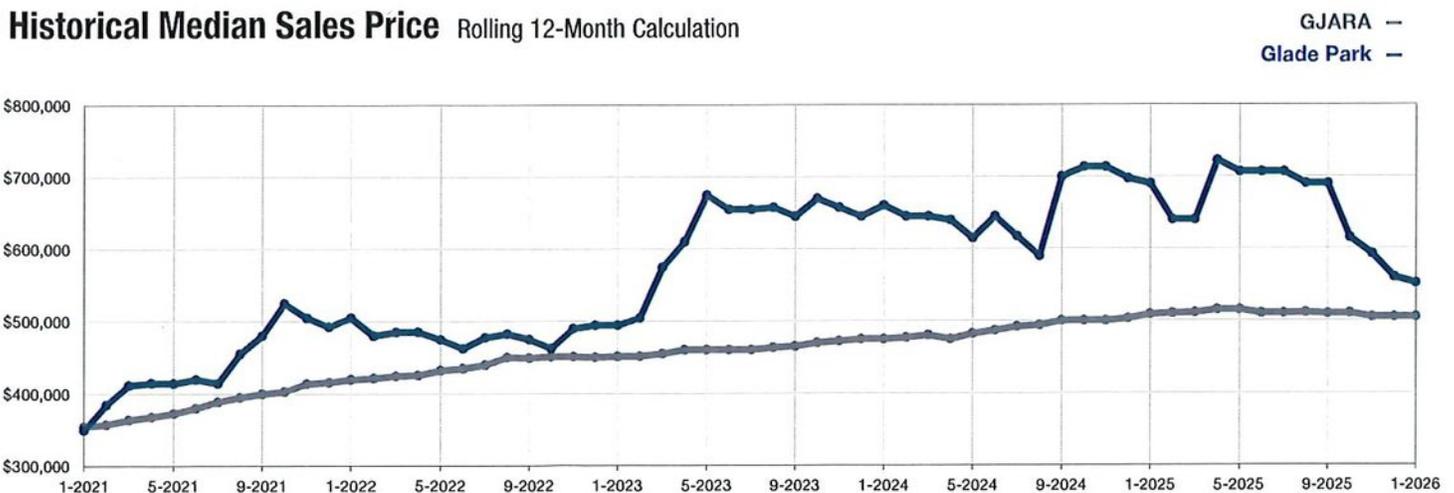
Key Metrics	January			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 01-2025	Thru 01-2026	Percent Change from Previous Year
New Listings	2	1	- 50.0%	2	1	- 50.0%
Sold Listings	0	1	--	0	1	--
Median Sales Price*	\$0	\$530,000	--	\$0	\$530,000	--
Average Sales Price*	\$0	\$530,000	--	\$0	\$530,000	--
Percent of List Price Received*	0.0%	96.5%	--	0.0%	96.5%	--
Days on Market Until Sale	0	229	--	0	229	--
Inventory of Homes for Sale	4	6	+ 50.0%	--	--	--
Months Supply of Inventory	1.9	3.8	+ 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.

### January



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



# Local Market Update for January 2026

A Research Tool Provided by the Colorado Association of REALTORS®

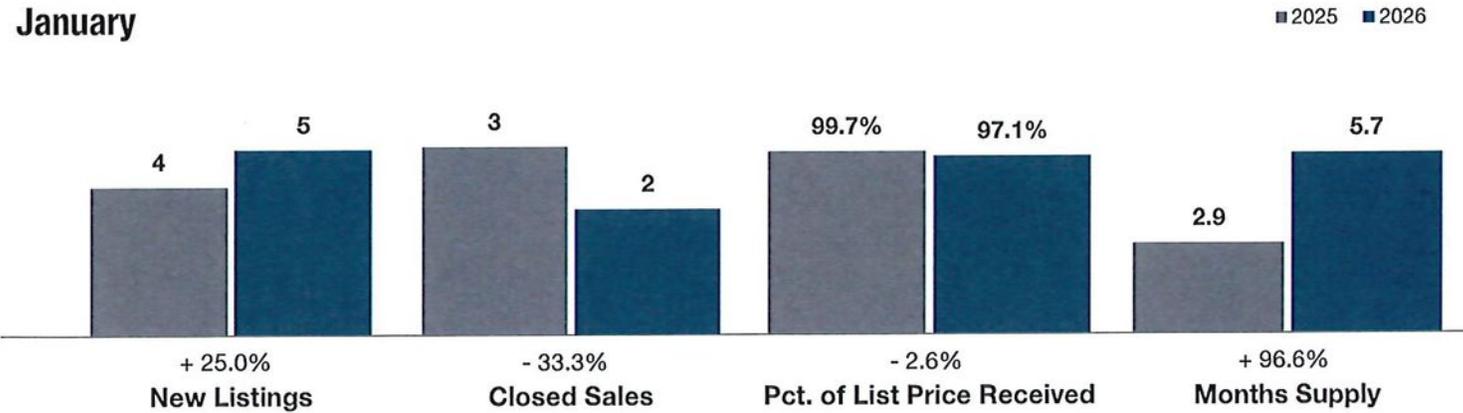


## Loma

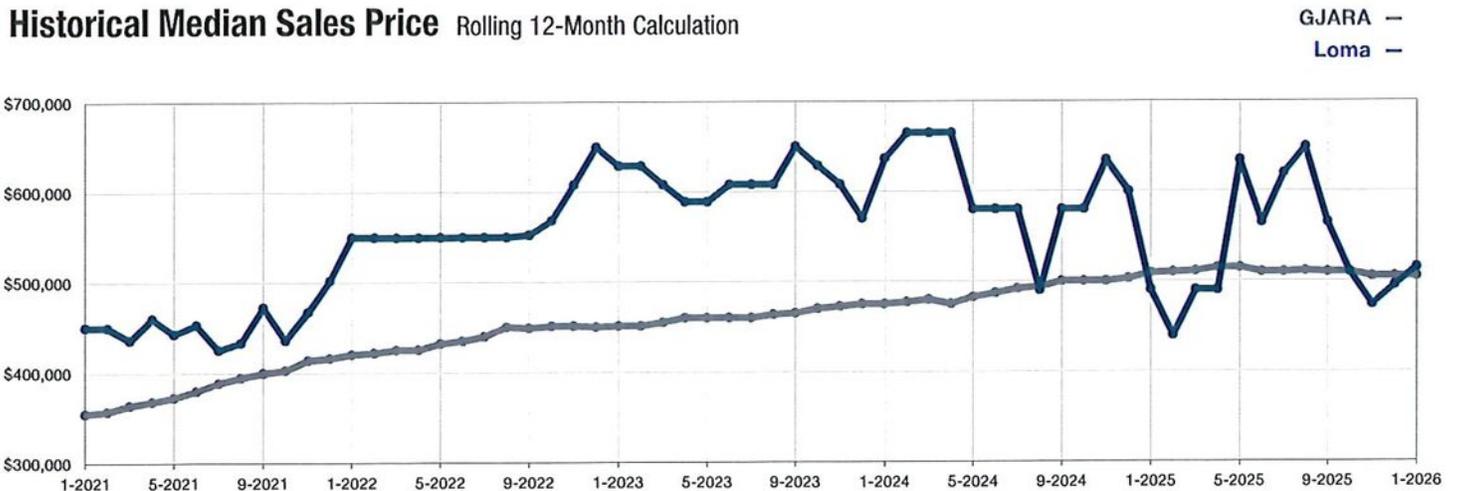
Key Metrics	January			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 01-2025	Thru 01-2026	Percent Change from Previous Year
New Listings	4	5	+ 25.0%	4	5	+ 25.0%
Sold Listings	3	2	- 33.3%	3	2	- 33.3%
Median Sales Price*	\$480,000	\$722,500	+ 50.5%	\$480,000	\$722,500	+ 50.5%
Average Sales Price*	\$455,000	\$722,500	+ 58.8%	\$455,000	\$722,500	+ 58.8%
Percent of List Price Received*	99.7%	97.1%	- 2.6%	99.7%	97.1%	- 2.6%
Days on Market Until Sale	43	88	+ 104.7%	43	88	+ 104.7%
Inventory of Homes for Sale	6	11	+ 83.3%	--	--	--
Months Supply of Inventory	2.9	5.7	+ 96.6%	--	--	--

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

### January



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



# Local Market Update for January 2026

A Research Tool Provided by the Colorado Association of REALTORS®

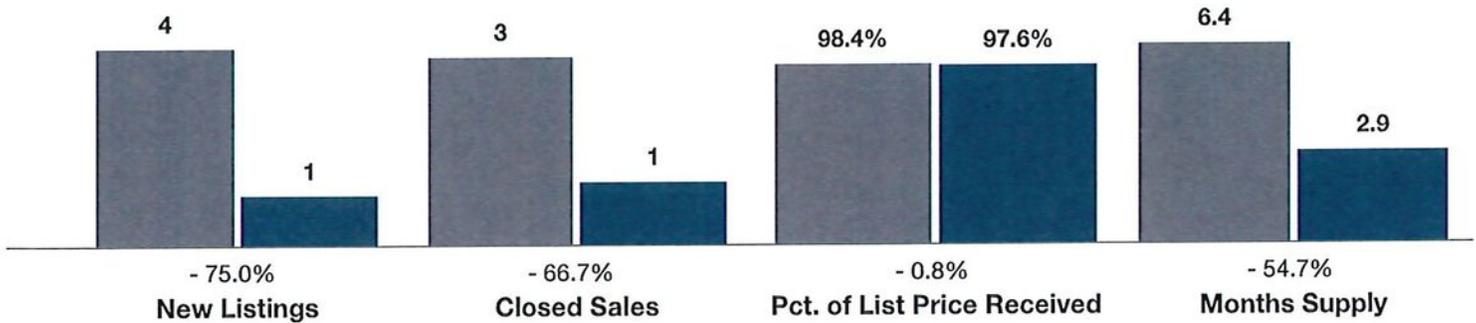
## Mack

Key Metrics	January			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 01-2025	Thru 01-2026	Percent Change from Previous Year
New Listings	4	1	- 75.0%	4	1	- 75.0%
Sold Listings	3	1	- 66.7%	3	1	- 66.7%
Median Sales Price*	\$725,000	\$975,000	+ 34.5%	\$725,000	\$975,000	+ 34.5%
Average Sales Price*	\$678,333	\$975,000	+ 43.7%	\$678,333	\$975,000	+ 43.7%
Percent of List Price Received*	98.4%	97.6%	- 0.8%	98.4%	97.6%	- 0.8%
Days on Market Until Sale	123	249	+ 102.4%	123	249	+ 102.4%
Inventory of Homes for Sale	10	5	- 50.0%	--	--	--
Months Supply of Inventory	6.4	2.9	- 54.7%	--	--	--

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

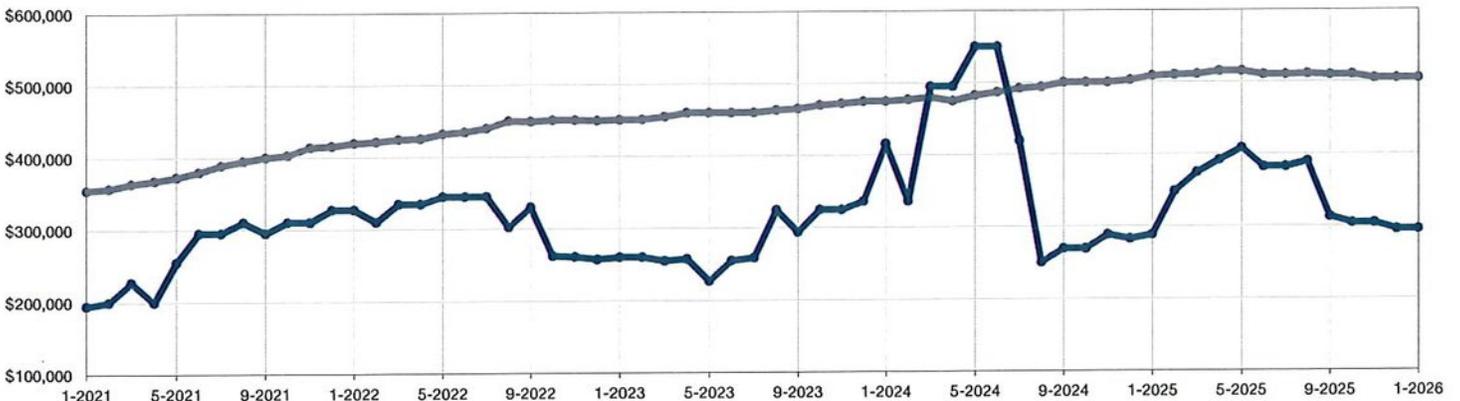
### January

■ 2025 ■ 2026



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

GJARA —  
Mack —



# Local Market Update for January 2026

A Research Tool Provided by the Colorado Association of REALTORS®

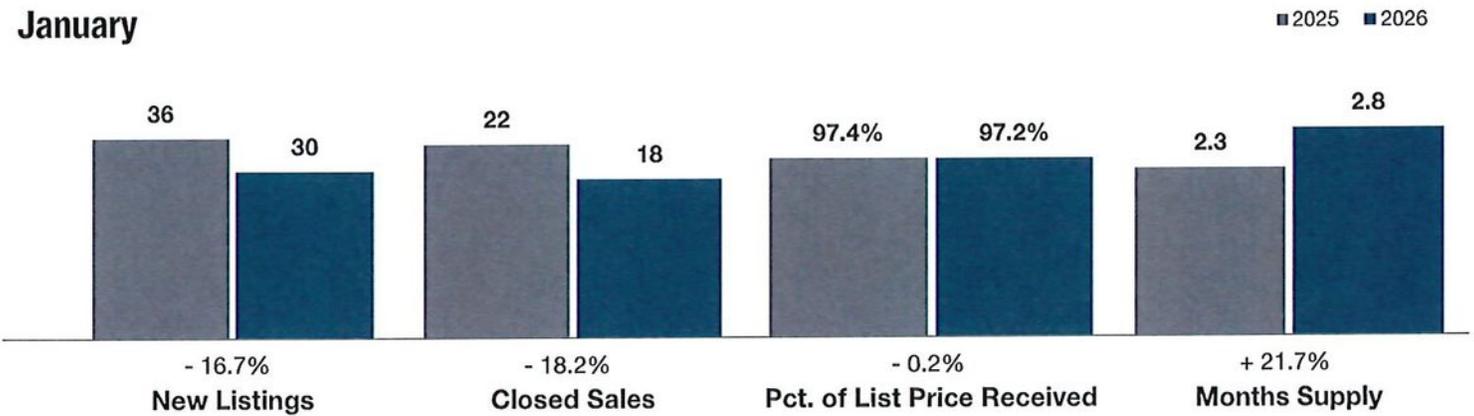


## North

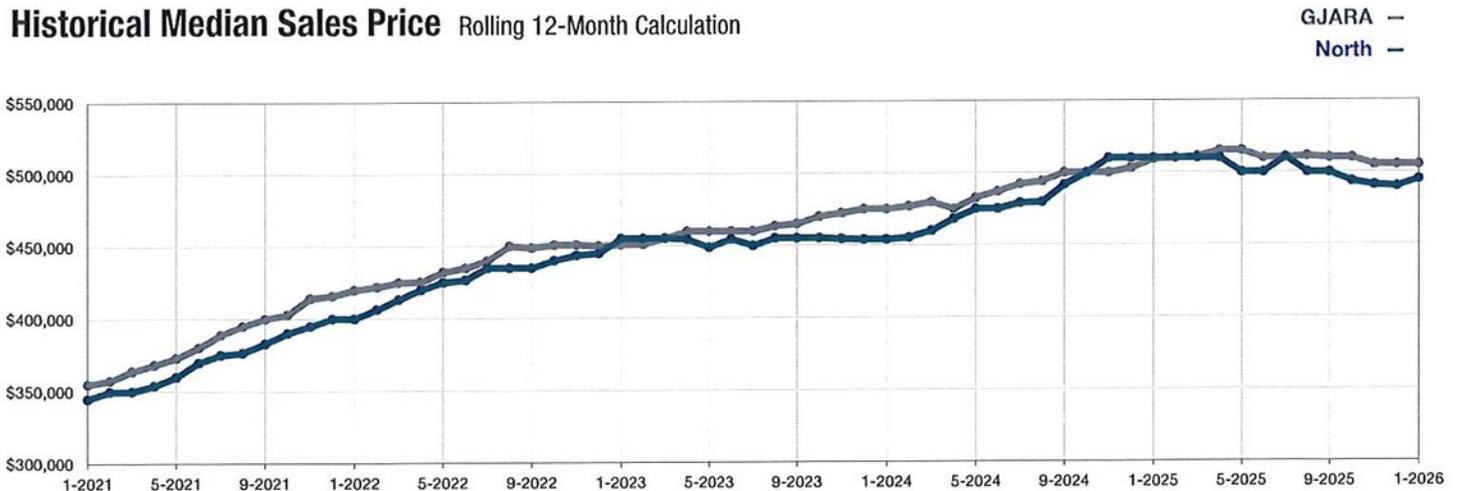
Key Metrics	January			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 01-2025	Thru 01-2026	Percent Change from Previous Year
New Listings	36	30	- 16.7%	36	30	- 16.7%
Sold Listings	22	18	- 18.2%	22	18	- 18.2%
Median Sales Price*	\$414,250	\$455,000	+ 9.8%	\$414,250	\$455,000	+ 9.8%
Average Sales Price*	\$444,019	\$555,744	+ 25.2%	\$444,019	\$555,744	+ 25.2%
Percent of List Price Received*	97.4%	97.2%	- 0.2%	97.4%	97.2%	- 0.2%
Days on Market Until Sale	90	118	+ 31.1%	90	118	+ 31.1%
Inventory of Homes for Sale	76	89	+ 17.1%	--	--	--
Months Supply of Inventory	2.3	2.8	+ 21.7%	--	--	--

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

### January



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



# Local Market Update for January 2026

A Research Tool Provided by the Colorado Association of REALTORS®

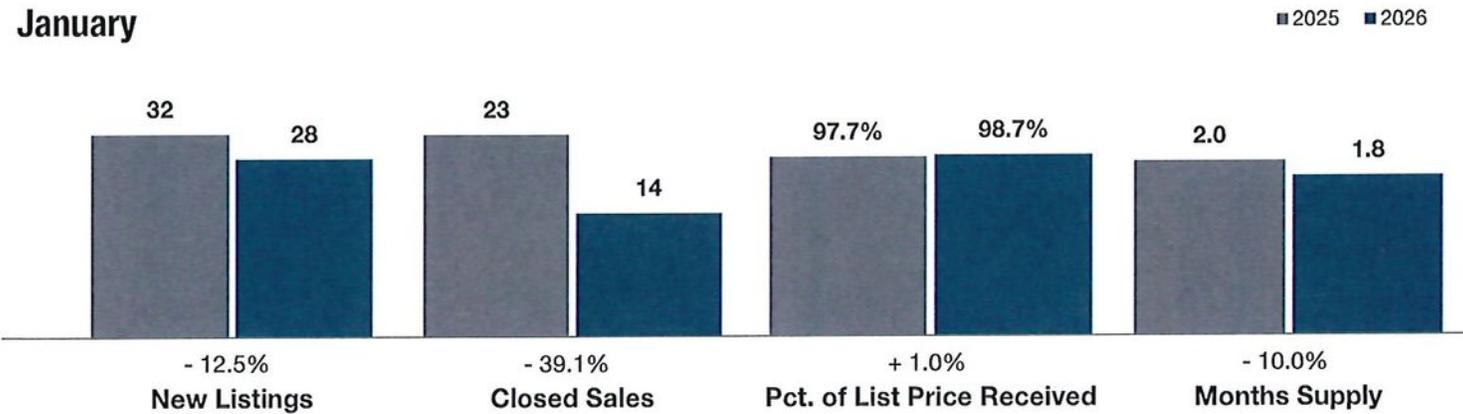


## Northeast

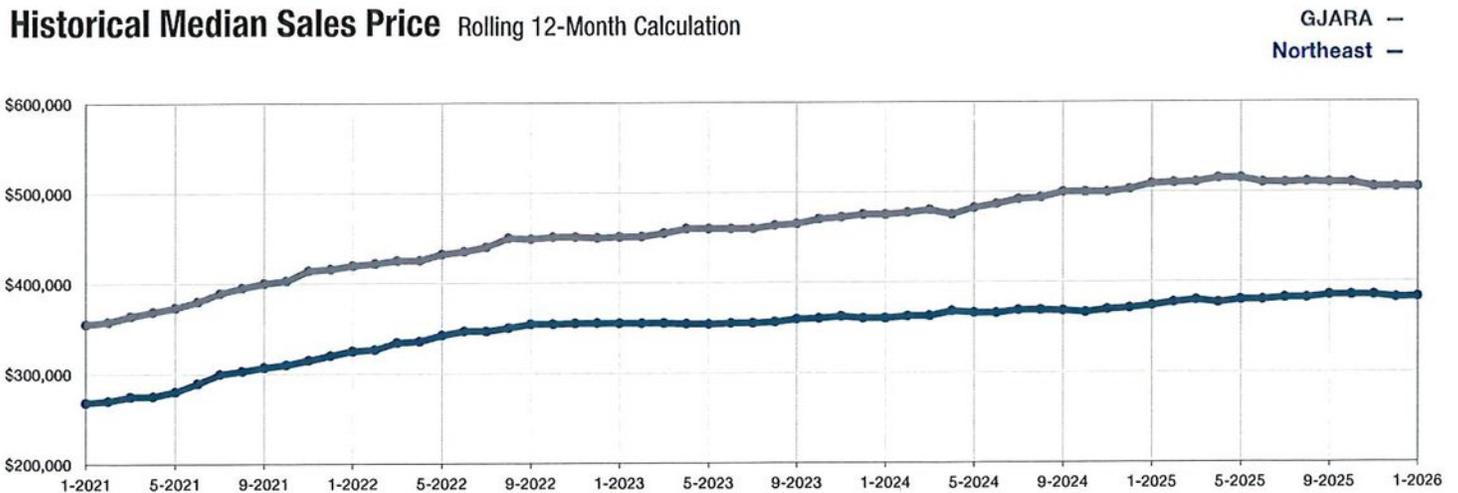
Key Metrics	January			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 01-2025	Thru 01-2026	Percent Change from Previous Year
New Listings	32	28	- 12.5%	32	28	- 12.5%
Sold Listings	23	14	- 39.1%	23	14	- 39.1%
Median Sales Price*	\$374,500	\$370,000	- 1.2%	\$374,500	\$370,000	- 1.2%
Average Sales Price*	\$370,896	\$400,836	+ 8.1%	\$370,896	\$400,836	+ 8.1%
Percent of List Price Received*	97.7%	98.7%	+ 1.0%	97.7%	98.7%	+ 1.0%
Days on Market Until Sale	94	129	+ 37.2%	94	129	+ 37.2%
Inventory of Homes for Sale	56	54	- 3.6%	--	--	--
Months Supply of Inventory	2.0	1.8	- 10.0%	--	--	--

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

### January



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



# Local Market Update for January 2026

A Research Tool Provided by the Colorado Association of REALTORS®

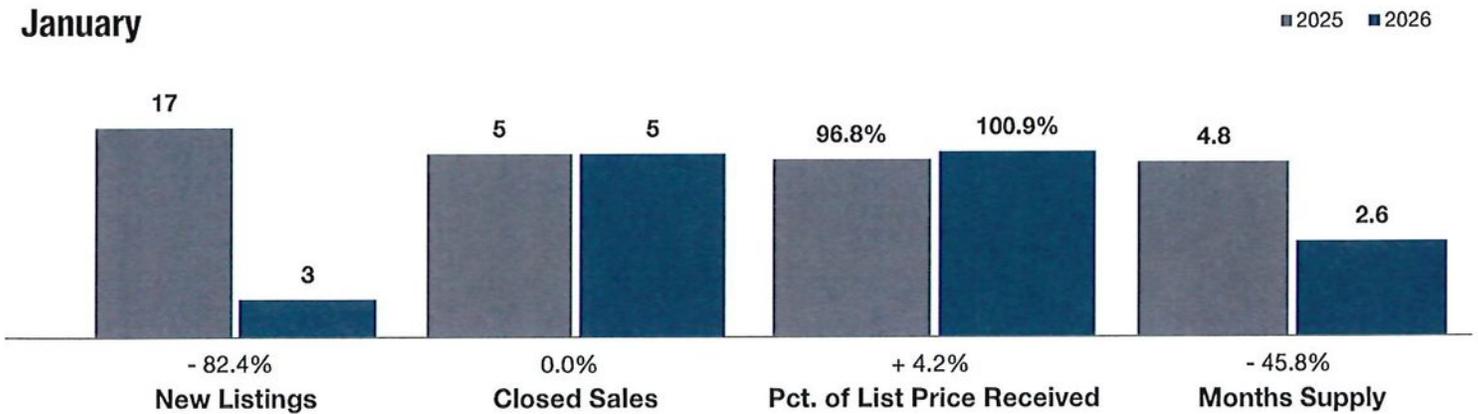


## Northwest

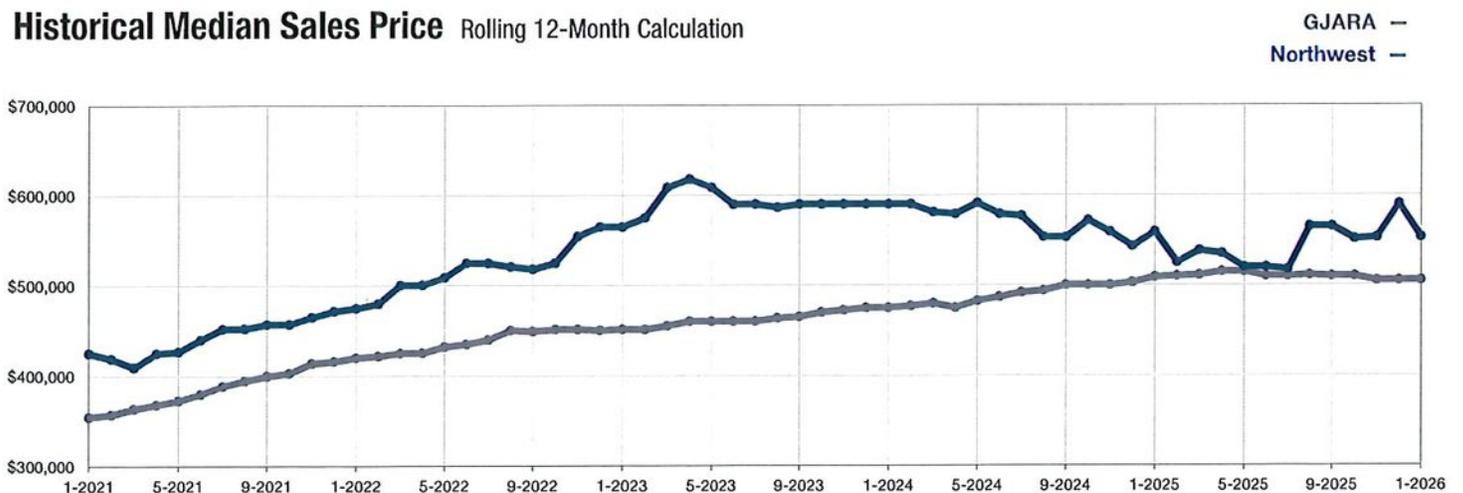
Key Metrics	January			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 01-2025	Thru 01-2026	Percent Change from Previous Year
New Listings	17	3	- 82.4%	17	3	- 82.4%
Sold Listings	5	5	0.0%	5	5	0.0%
Median Sales Price*	\$1,100,000	\$349,900	- 68.2%	\$1,100,000	\$349,900	- 68.2%
Average Sales Price*	\$959,980	\$439,636	- 54.2%	\$959,980	\$439,636	- 54.2%
Percent of List Price Received*	96.8%	100.9%	+ 4.2%	96.8%	100.9%	+ 4.2%
Days on Market Until Sale	99	192	+ 93.9%	99	192	+ 93.9%
Inventory of Homes for Sale	27	21	- 22.2%	--	--	--
Months Supply of Inventory	4.8	2.6	- 45.8%	--	--	--

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

### January



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



# Local Market Update for January 2026

A Research Tool Provided by the Colorado Association of REALTORS®

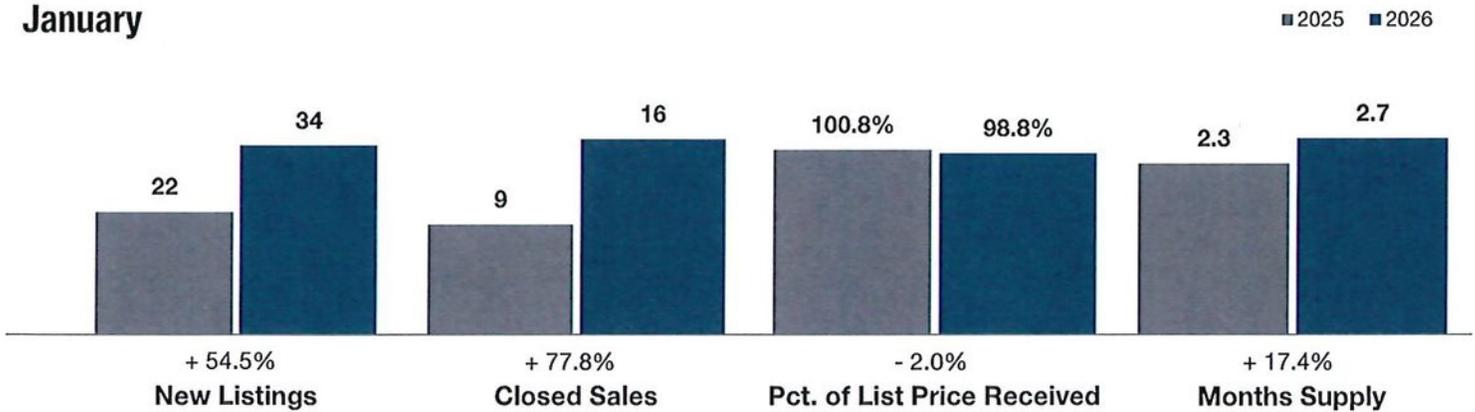


## Orchard Mesa

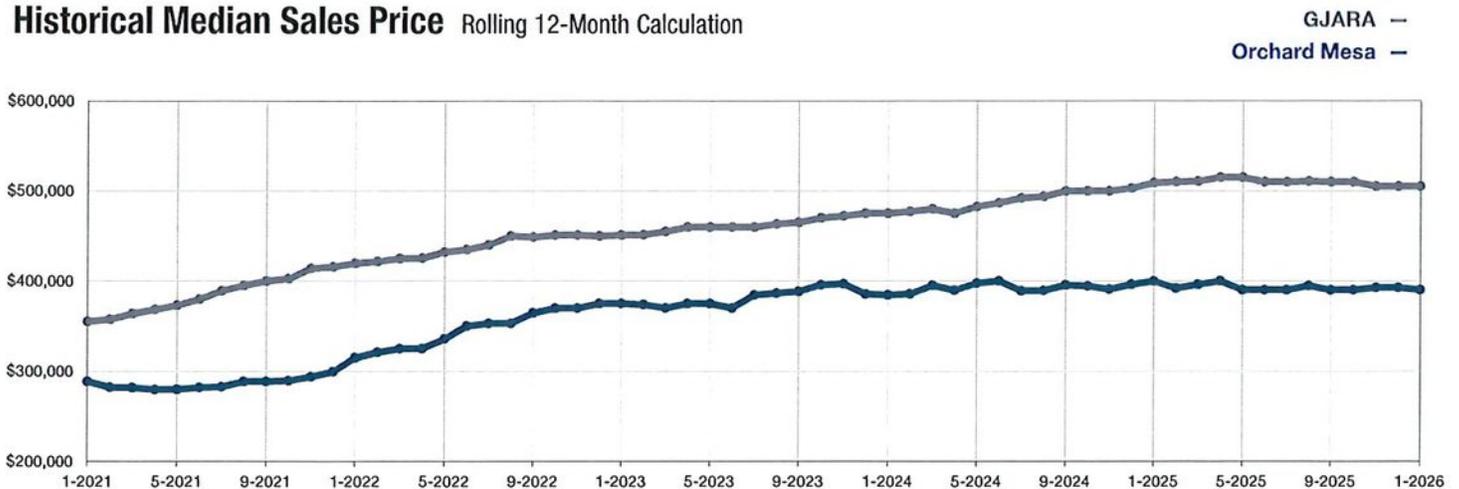
Key Metrics	January			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 01-2025	Thru 01-2026	Percent Change from Previous Year
New Listings	22	34	+ 54.5%	22	34	+ 54.5%
Sold Listings	9	16	+ 77.8%	9	16	+ 77.8%
Median Sales Price*	\$422,897	\$387,000	- 8.5%	\$422,897	\$387,000	- 8.5%
Average Sales Price*	\$393,280	\$409,525	+ 4.1%	\$393,280	\$409,525	+ 4.1%
Percent of List Price Received*	100.8%	98.8%	- 2.0%	100.8%	98.8%	- 2.0%
Days on Market Until Sale	80	94	+ 17.5%	80	94	+ 17.5%
Inventory of Homes for Sale	59	65	+ 10.2%	--	--	--
Months Supply of Inventory	2.3	2.7	+ 17.4%	--	--	--

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

### January



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



# Local Market Update for January 2026

A Research Tool Provided by the Colorado Association of REALTORS®

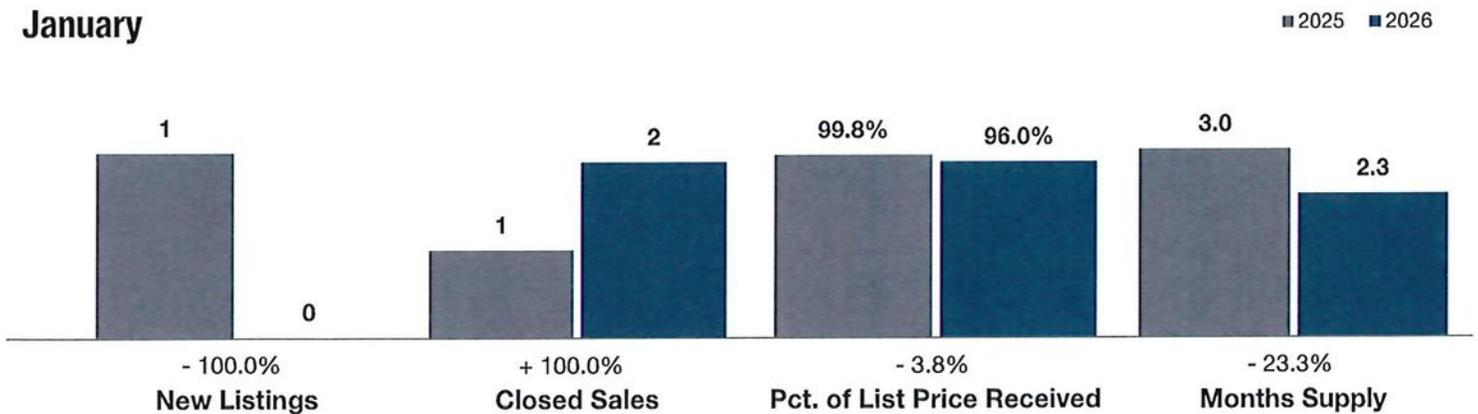


## Outside Mesa County

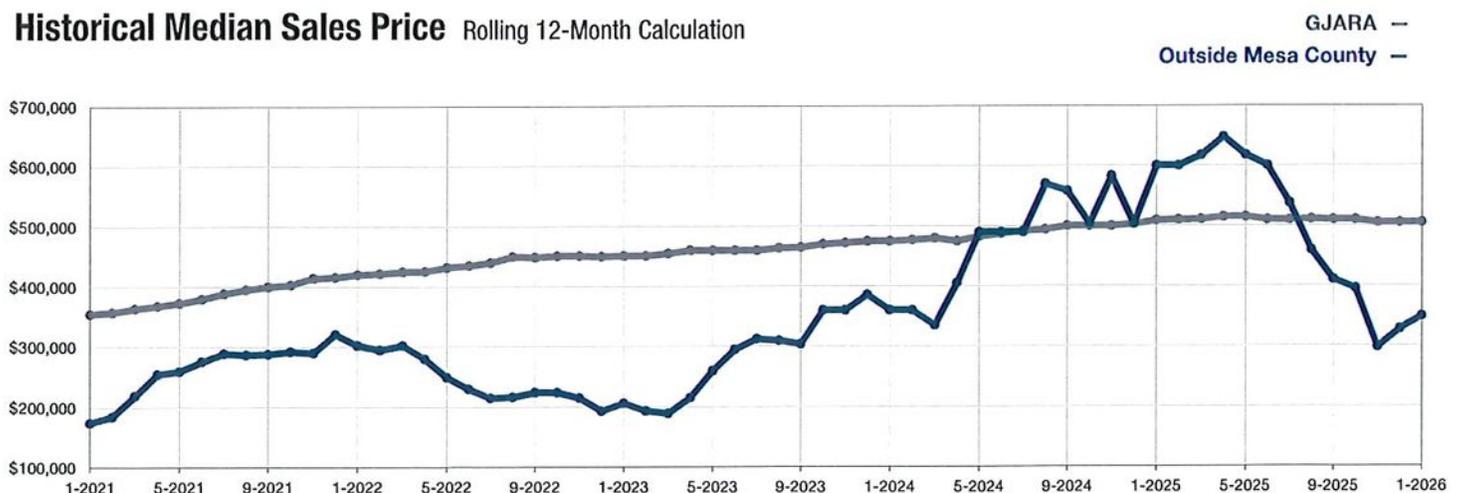
Key Metrics	January			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 01-2025	Thru 01-2026	Percent Change from Previous Year
New Listings	1	0	- 100.0%	1	0	- 100.0%
Sold Listings	1	2	+ 100.0%	1	2	+ 100.0%
Median Sales Price*	\$678,500	\$372,000	- 45.2%	\$678,500	\$372,000	- 45.2%
Average Sales Price*	\$678,500	\$372,000	- 45.2%	\$678,500	\$372,000	- 45.2%
Percent of List Price Received*	99.8%	96.0%	- 3.8%	99.8%	96.0%	- 3.8%
Days on Market Until Sale	241	162	- 32.8%	241	162	- 32.8%
Inventory of Homes for Sale	4	4	0.0%	--	--	--
Months Supply of Inventory	3.0	2.3	- 23.3%	--	--	--

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

### January



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



# Local Market Update for January 2026

A Research Tool Provided by the Colorado Association of REALTORS®

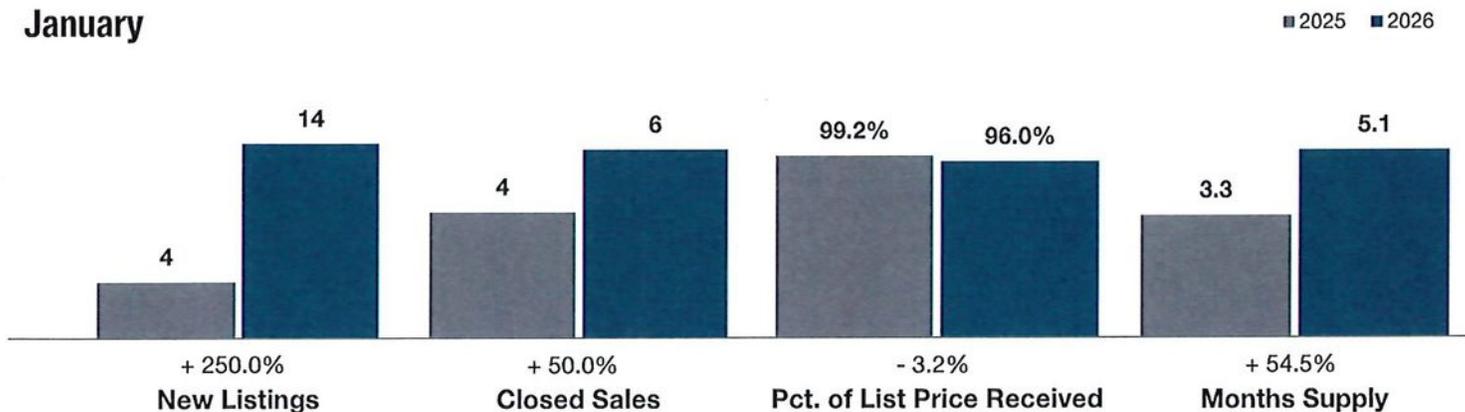


## Palisade

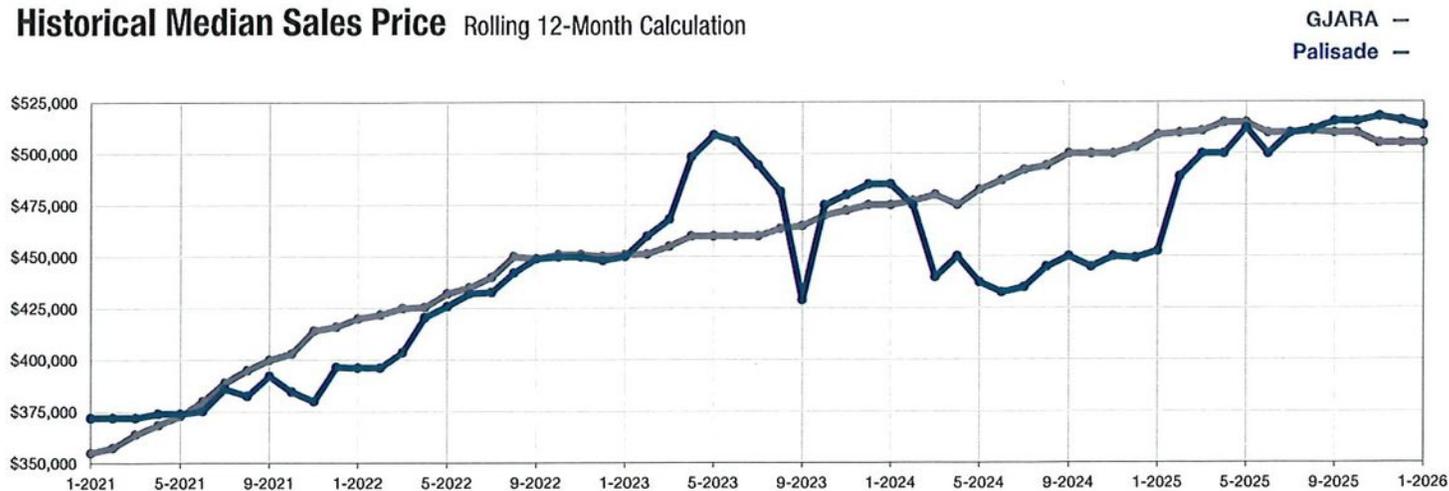
Key Metrics	January			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 01-2025	Thru 01-2026	Percent Change from Previous Year
New Listings	4	14	+ 250.0%	4	14	+ 250.0%
Sold Listings	4	6	+ 50.0%	4	6	+ 50.0%
Median Sales Price*	\$537,450	\$470,000	- 12.6%	\$537,450	\$470,000	- 12.6%
Average Sales Price*	\$578,663	\$540,750	- 6.6%	\$578,663	\$540,750	- 6.6%
Percent of List Price Received*	99.2%	96.0%	- 3.2%	99.2%	96.0%	- 3.2%
Days on Market Until Sale	53	169	+ 218.9%	53	169	+ 218.9%
Inventory of Homes for Sale	15	26	+ 73.3%	--	--	--
Months Supply of Inventory	3.3	5.1	+ 54.5%	--	--	--

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

### January



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



# Local Market Update for January 2026

A Research Tool Provided by the Colorado Association of REALTORS®

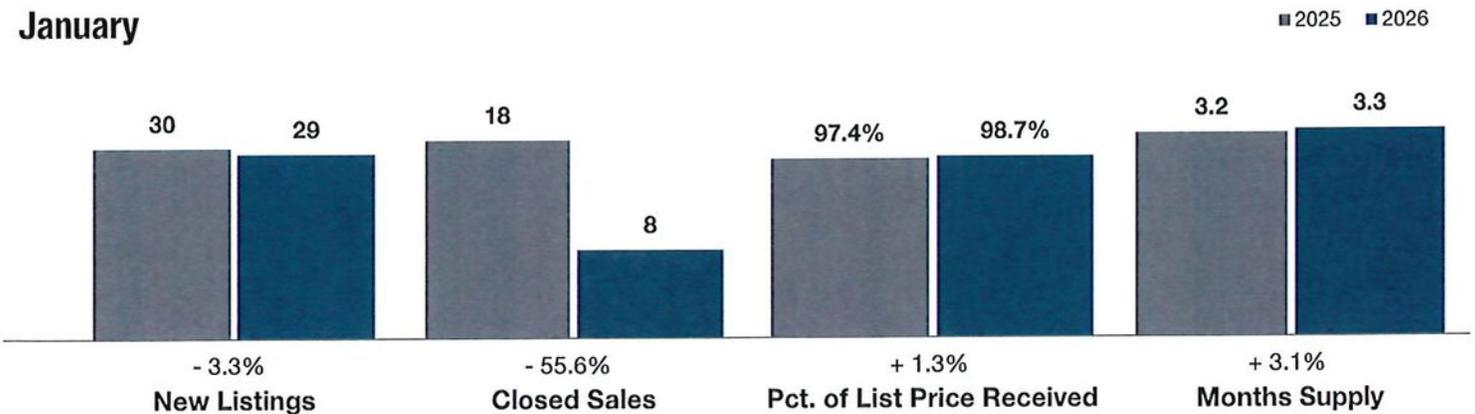


## Redlands

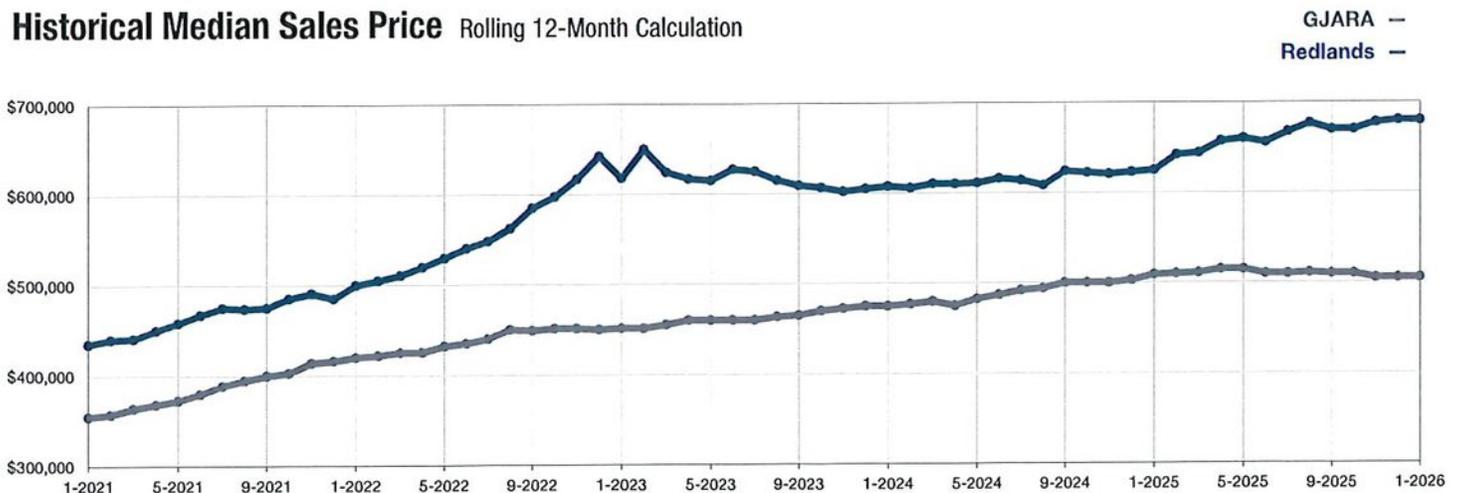
Key Metrics	January			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 01-2025	Thru 01-2026	Percent Change from Previous Year
New Listings	30	29	- 3.3%	30	29	- 3.3%
Sold Listings	18	8	- 55.6%	18	8	- 55.6%
Median Sales Price*	\$658,000	\$526,000	- 20.1%	\$658,000	\$526,000	- 20.1%
Average Sales Price*	\$694,293	\$579,375	- 16.6%	\$694,293	\$579,375	- 16.6%
Percent of List Price Received*	97.4%	98.7%	+ 1.3%	97.4%	98.7%	+ 1.3%
Days on Market Until Sale	139	103	- 25.9%	139	103	- 25.9%
Inventory of Homes for Sale	76	74	- 2.6%	--	--	--
Months Supply of Inventory	3.2	3.3	+ 3.1%	--	--	--

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

### January



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



# Local Market Update for January 2026

A Research Tool Provided by the Colorado Association of REALTORS®

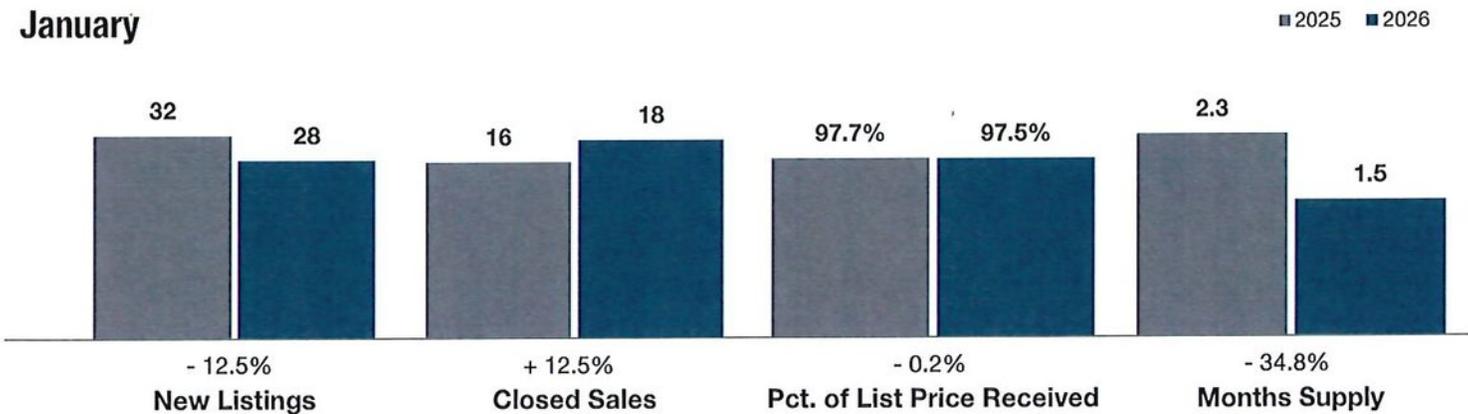


## Southeast

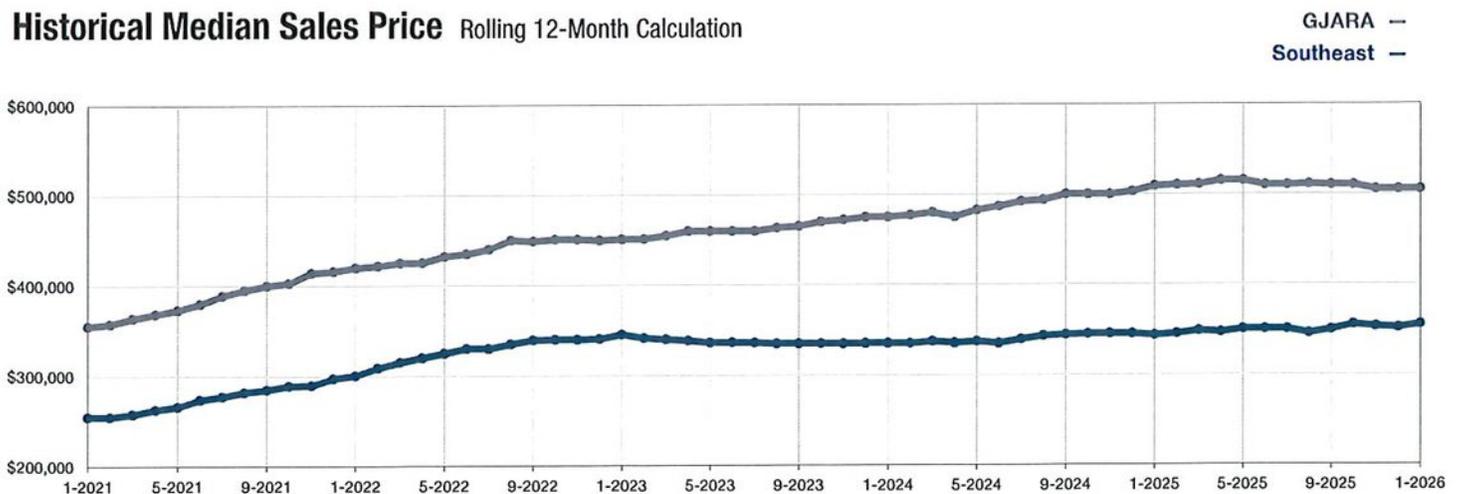
Key Metrics	January			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 01-2025	Thru 01-2026	Percent Change from Previous Year
New Listings	32	28	- 12.5%	32	28	- 12.5%
Sold Listings	16	18	+ 12.5%	16	18	+ 12.5%
Median Sales Price*	\$336,850	\$360,000	+ 6.9%	\$336,850	\$360,000	+ 6.9%
Average Sales Price*	\$330,450	\$359,028	+ 8.6%	\$330,450	\$359,028	+ 8.6%
Percent of List Price Received*	97.7%	97.5%	- 0.2%	97.7%	97.5%	- 0.2%
Days on Market Until Sale	91	99	+ 8.8%	91	99	+ 8.8%
Inventory of Homes for Sale	58	41	- 29.3%	--	--	--
Months Supply of Inventory	2.3	1.5	- 34.8%	--	--	--

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

### January



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



# Local Market Update for January 2026

A Research Tool Provided by the Colorado Association of REALTORS®



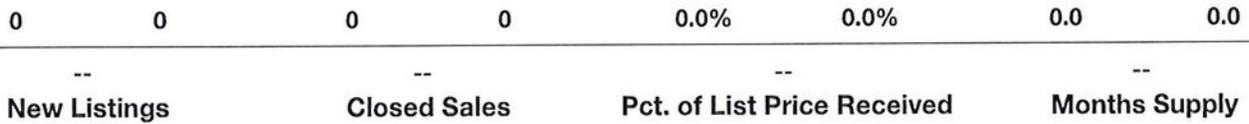
## West Grand Junction

Key Metrics	January			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 01-2025	Thru 01-2026	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.

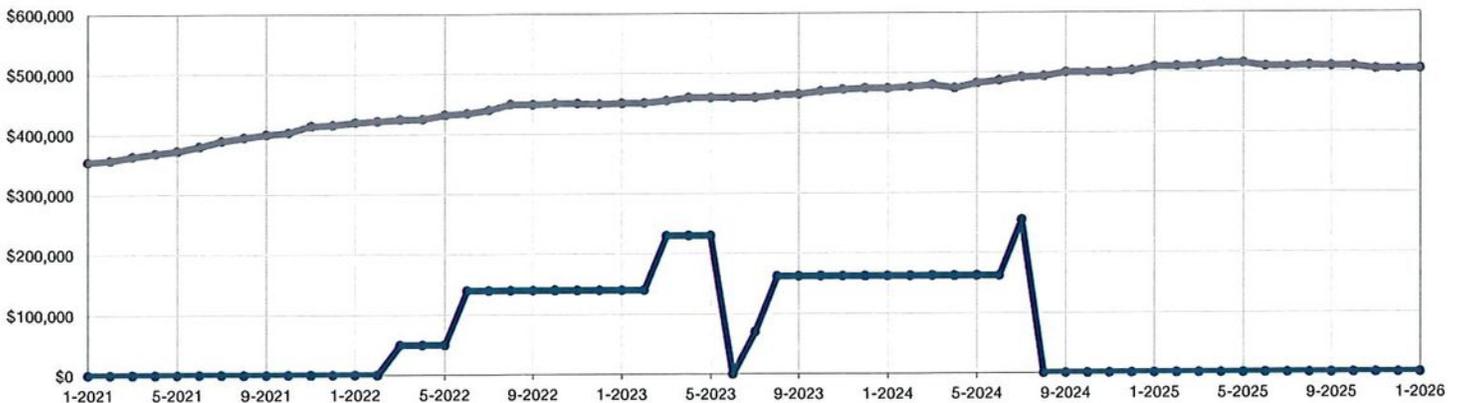
### January

■ 2025 ■ 2026



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

GJARA —  
West Grand Junction —



# Local Market Update for January 2026

A Research Tool Provided by the Colorado Association of REALTORS®

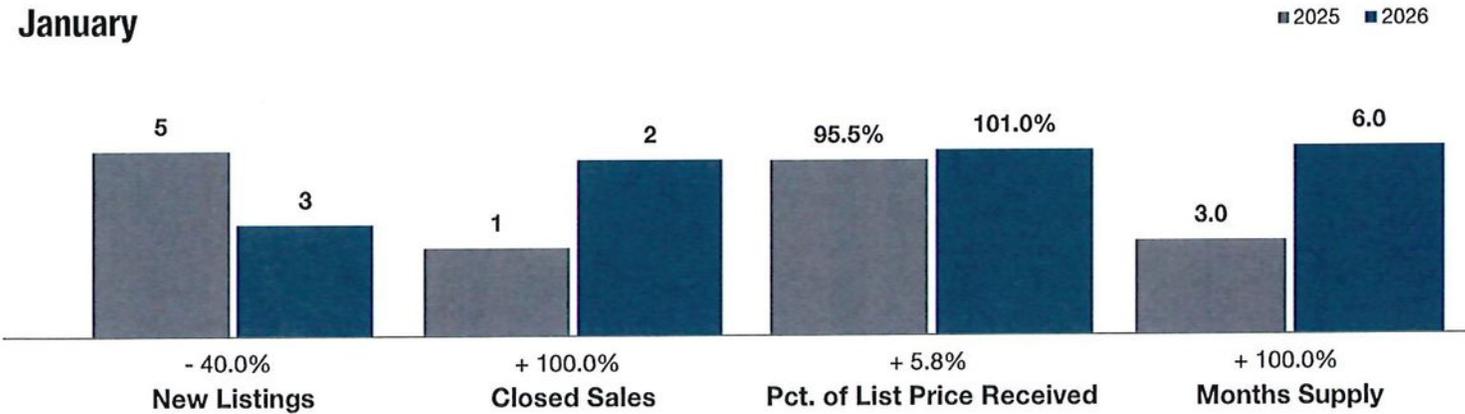


## Whitewater/Gateway

Key Metrics	January			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 01-2025	Thru 01-2026	Percent Change from Previous Year
New Listings	5	3	- 40.0%	5	3	- 40.0%
Sold Listings	1	2	+ 100.0%	1	2	+ 100.0%
Median Sales Price*	\$1,050,000	\$366,650	- 65.1%	\$1,050,000	\$366,650	- 65.1%
Average Sales Price*	\$1,050,000	\$366,650	- 65.1%	\$1,050,000	\$366,650	- 65.1%
Percent of List Price Received*	95.5%	101.0%	+ 5.8%	95.5%	101.0%	+ 5.8%
Days on Market Until Sale	125	74	- 40.8%	125	74	- 40.8%
Inventory of Homes for Sale	9	14	+ 55.6%	--	--	--
Months Supply of Inventory	3.0	6.0	+ 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.

### January



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

