

Local Market Update for July 2025

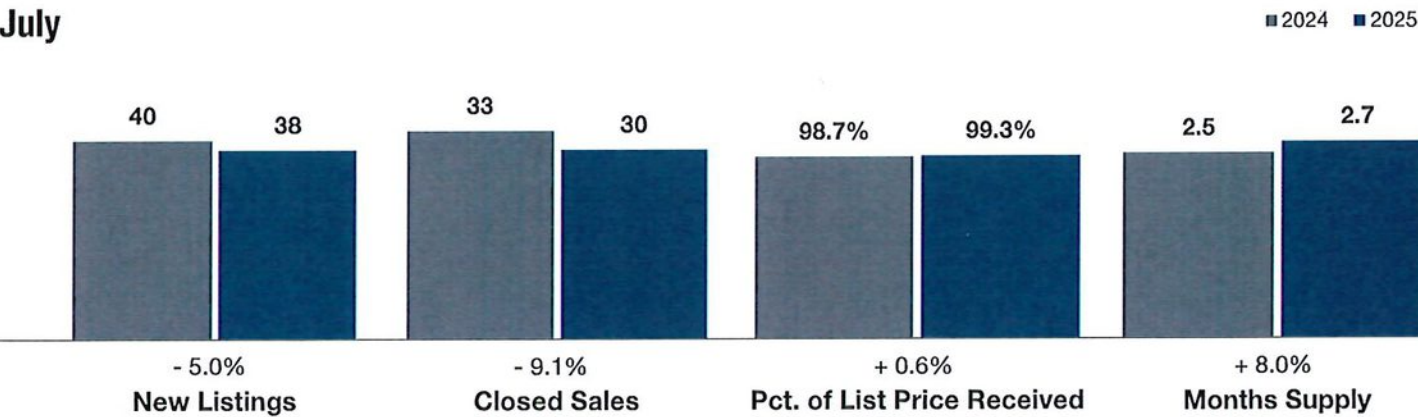
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City

Key Metrics	July			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 07-2024	Thru 07-2025	Percent Change from Previous Year
New Listings	40	38	- 5.0%	248	306	+ 23.4%
Sold Listings	33	30	- 9.1%	183	234	+ 27.9%
Median Sales Price*	\$349,000	\$343,150	- 1.7%	\$330,000	\$339,950	+ 3.0%
Average Sales Price*	\$349,503	\$400,210	+ 14.5%	\$331,396	\$346,885	+ 4.7%
Percent of List Price Received*	98.7%	99.3%	+ 0.6%	98.2%	98.5%	+ 0.3%
Days on Market Until Sale	60	65	+ 8.3%	68	78	+ 14.7%
Inventory of Homes for Sale	65	80	+ 23.1%	--	--	--
Months Supply of Inventory	2.5	2.7	+ 8.0%	--	--	--

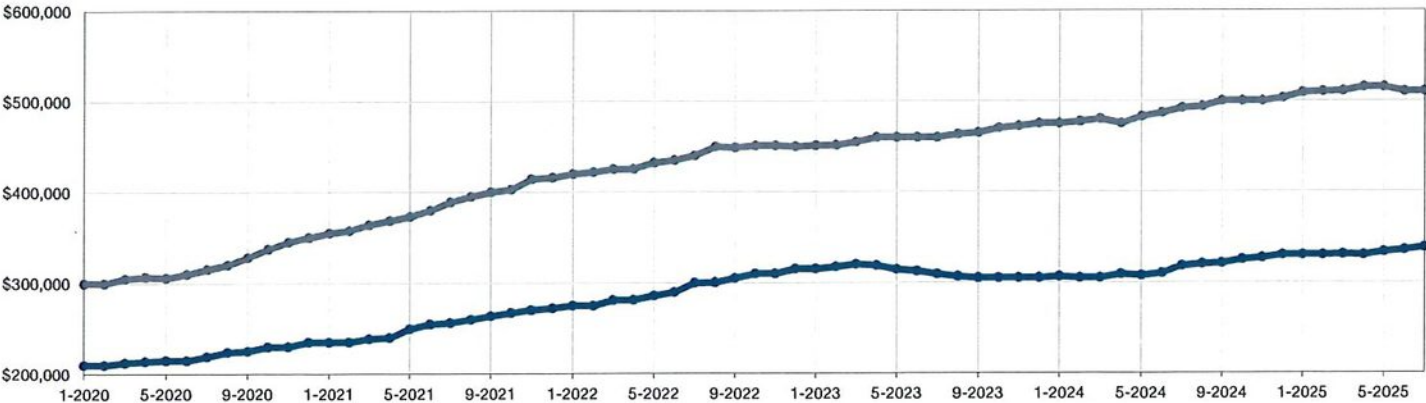
* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.



Historical Median Sales Price

Rolling 12-Month Calculation

GJARA —
City —



Local Market Update for July 2025

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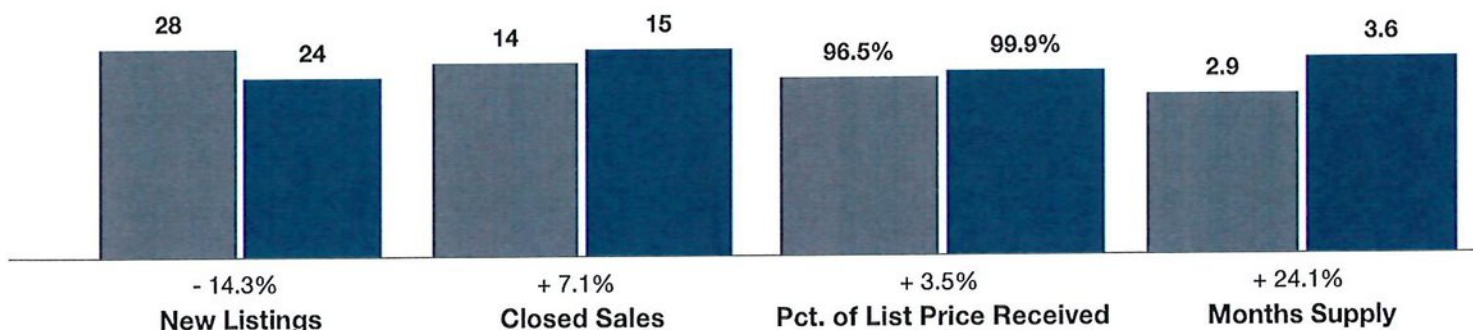
Clifton

Key Metrics	July			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 07-2024	Thru 07-2025	Percent Change from Previous Year
New Listings	28	24	- 14.3%	150	178	+ 18.7%
Sold Listings	14	15	+ 7.1%	122	123	+ 0.8%
Median Sales Price*	\$328,750	\$304,100	- 7.5%	\$295,500	\$304,100	+ 2.9%
Average Sales Price*	\$359,429	\$301,478	- 16.1%	\$288,710	\$295,889	+ 2.5%
Percent of List Price Received*	96.5%	99.9%	+ 3.5%	98.3%	98.2%	- 0.1%
Days on Market Until Sale	78	84	+ 7.7%	71	86	+ 21.1%
Inventory of Homes for Sale	45	59	+ 31.1%	--	--	--
Months Supply of Inventory	2.9	3.6	+ 24.1%	--	--	--

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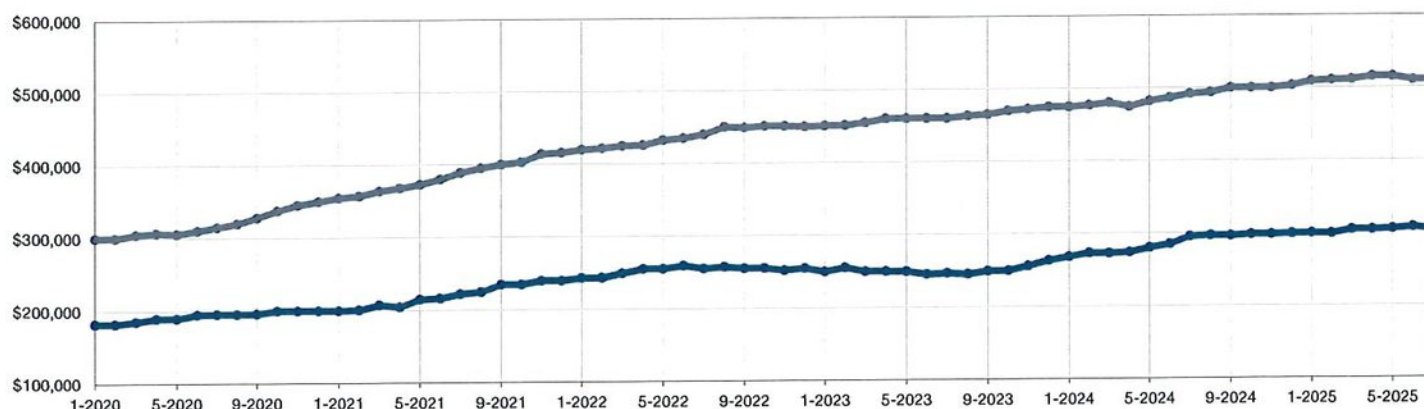
July

■ 2024 ■ 2025



Historical Median Sales Price Rolling 12-Month Calculation

GJARA —
Clifton —



Local Market Update for July 2025

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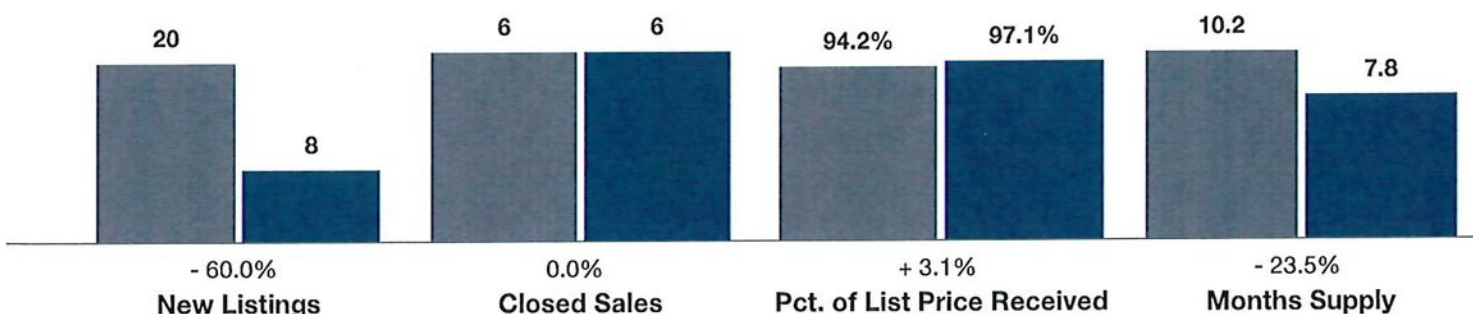
Collbran/Mesa/Vega

Key Metrics	July			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 07-2024	Thru 07-2025	Percent Change from Previous Year
New Listings	20	8	- 60.0%	62	50	- 19.4%
Sold Listings	6	6	0.0%	24	18	- 25.0%
Median Sales Price*	\$435,000	\$499,500	+ 14.8%	\$445,000	\$642,500	+ 44.4%
Average Sales Price*	\$615,000	\$527,375	- 14.2%	\$549,062	\$767,125	+ 39.7%
Percent of List Price Received*	94.2%	97.1%	+ 3.1%	95.5%	97.0%	+ 1.6%
Days on Market Until Sale	103	123	+ 19.4%	127	172	+ 35.4%
Inventory of Homes for Sale	40	36	- 10.0%	--	--	--
Months Supply of Inventory	10.2	7.8	- 23.5%	--	--	--

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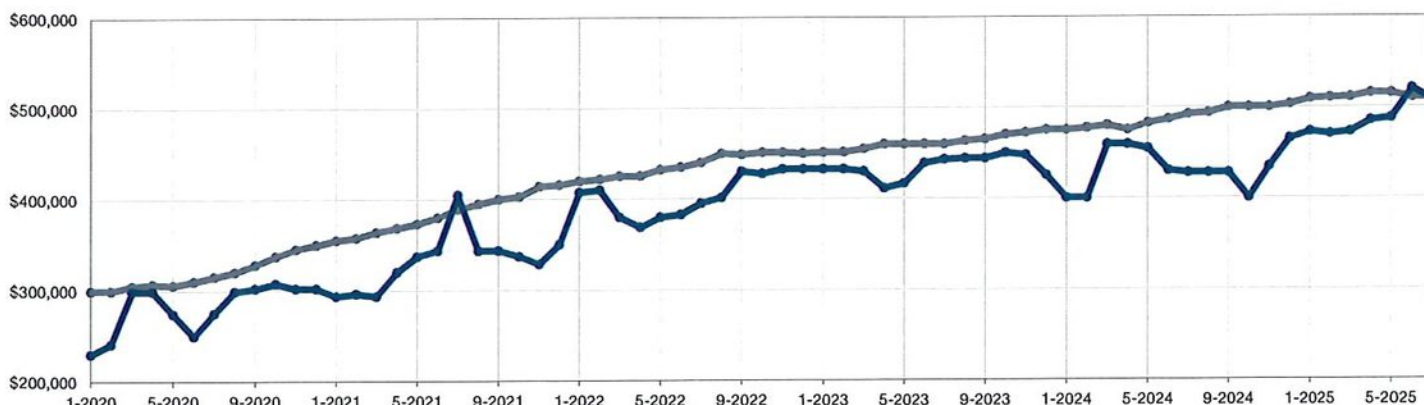
July

■ 2024 ■ 2025



Historical Median Sales Price Rolling 12-Month Calculation

GJARA —
Collbran/Mesa/Vega —



Local Market Update for July 2025

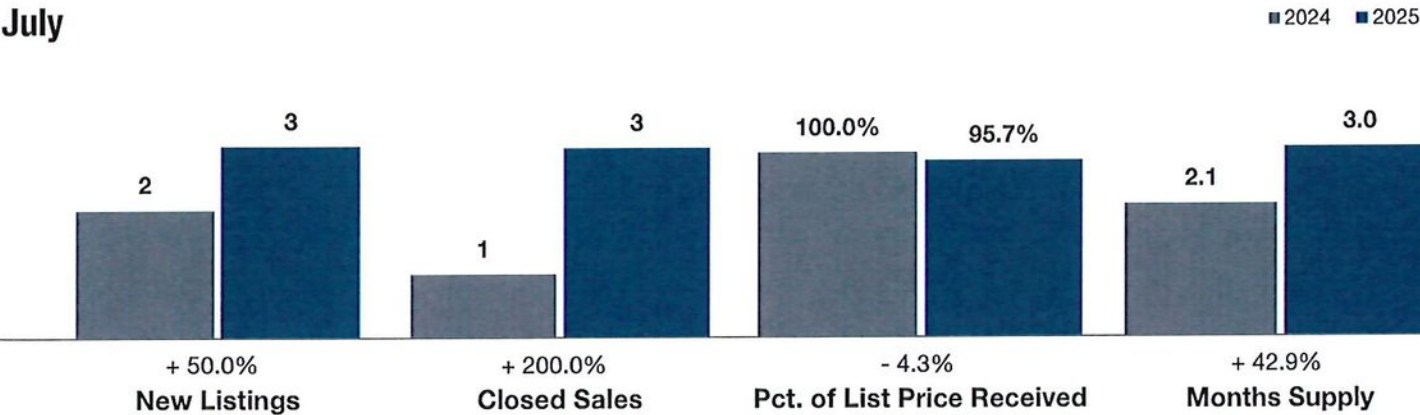
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Debeque (Includes De-Beque Cutoff)

Key Metrics	July			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 07-2024	Thru 07-2025	Percent Change from Previous Year
New Listings	2	3	+ 50.0%	12	15	+ 25.0%
Sold Listings	1	3	+ 200.0%	8	11	+ 37.5%
Median Sales Price*	\$618,000	\$305,000	- 50.6%	\$408,750	\$305,000	- 25.4%
Average Sales Price*	\$618,000	\$285,000	- 53.9%	\$463,500	\$342,455	- 26.1%
Percent of List Price Received*	100.0%	95.7%	- 4.3%	97.2%	99.3%	+ 2.2%
Days on Market Until Sale	28	90	+ 221.4%	83	98	+ 18.1%
Inventory of Homes for Sale	3	6	+ 100.0%	--	--	--
Months Supply of Inventory	2.1	3.0	+ 42.9%	--	--	--

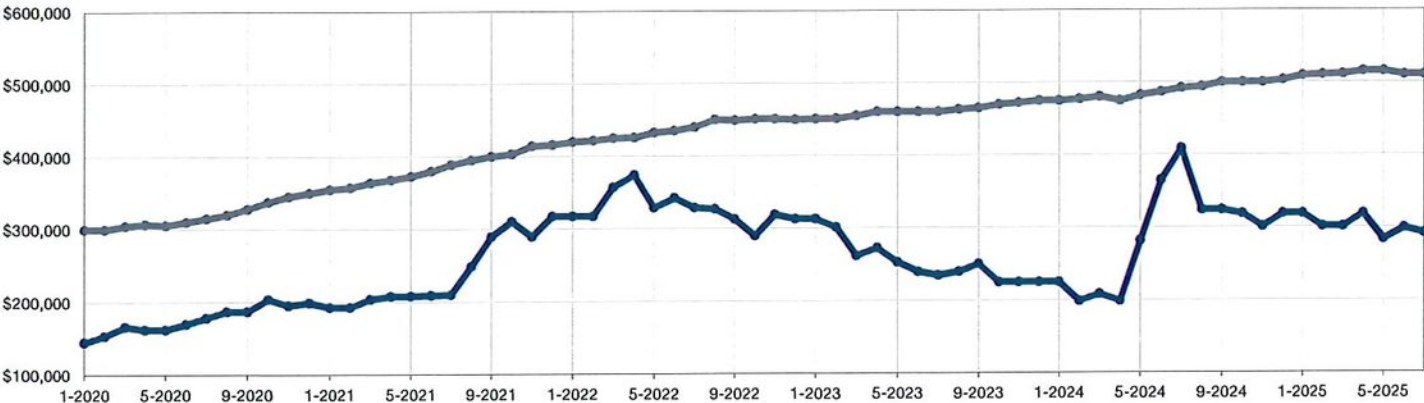
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Historical Median Sales Price

Rolling 12-Month Calculation

GJARA —
Debeque (Includes De-Beque Cutoff) —



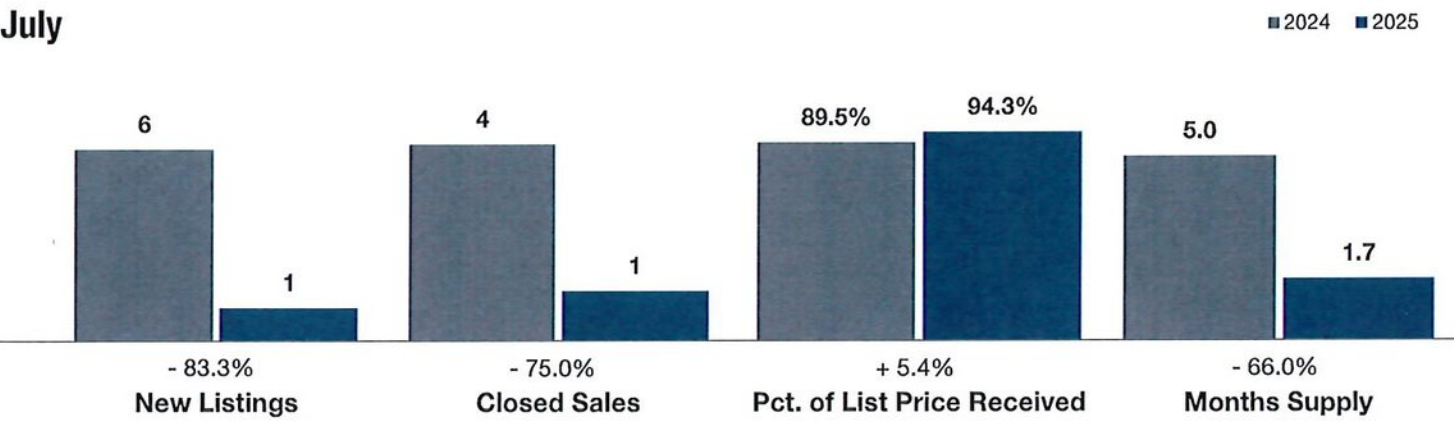
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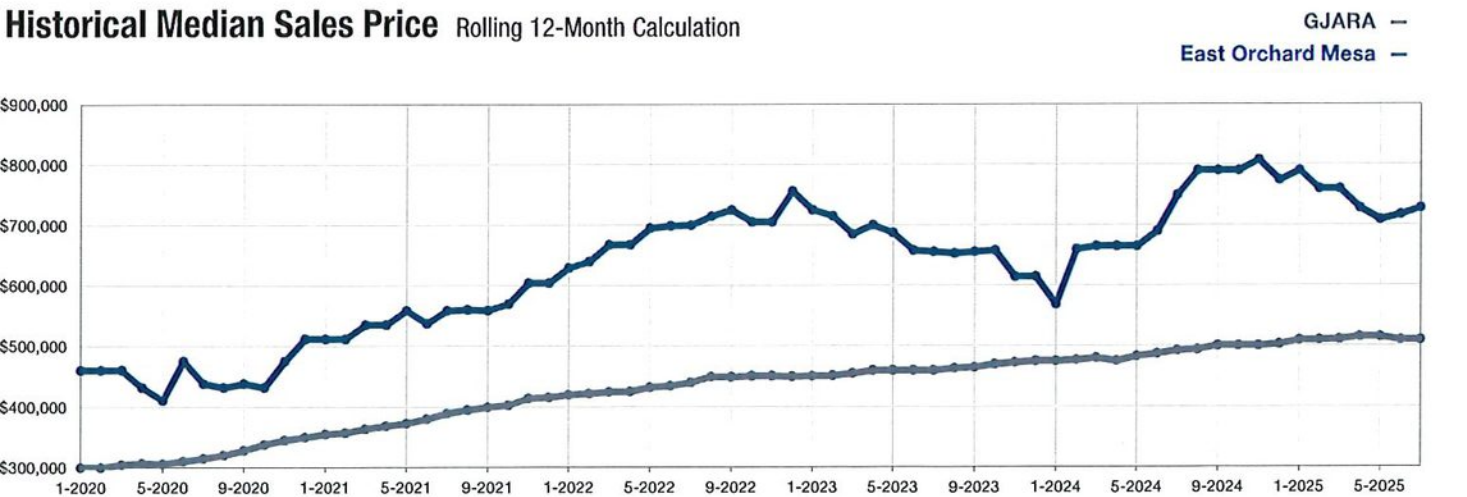
East Orchard Mesa

Key Metrics	July			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 07-2024	Thru 07-2025	Percent Change from Previous Year
New Listings	6	1	- 83.3%	13	13	0.0%
Sold Listings	4	1	- 75.0%	10	14	+ 40.0%
Median Sales Price*	\$745,000	\$2,500,000	+ 235.6%	\$807,500	\$704,000	- 12.8%
Average Sales Price*	\$727,500	\$2,500,000	+ 243.6%	\$781,800	\$872,779	+ 11.6%
Percent of List Price Received*	89.5%	94.3%	+ 5.4%	93.0%	95.5%	+ 2.7%
Days on Market Until Sale	96	55	- 42.7%	102	126	+ 23.5%
Inventory of Homes for Sale	8	3	- 62.5%	--	--	--
Months Supply of Inventory	5.0	1.7	- 66.0%	--	--	--

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Historical Median Sales Price Rolling 12-Month Calculation



Local Market Update for July 2025

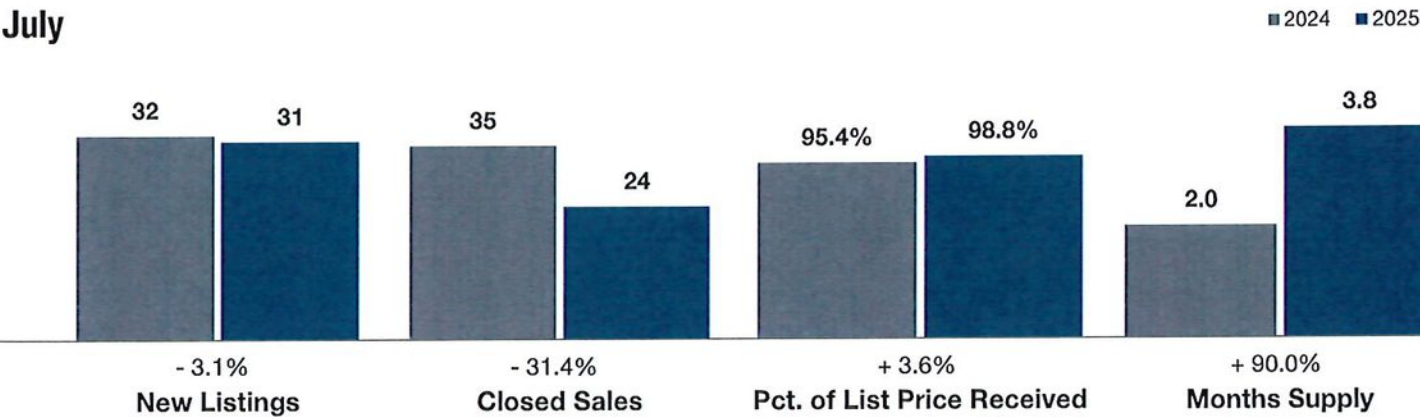
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Fruita

Key Metrics	July			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 07-2024	Thru 07-2025	Percent Change from Previous Year
New Listings	32	31	- 3.1%	208	262	+ 26.0%
Sold Listings	35	24	- 31.4%	175	163	- 6.9%
Median Sales Price*	\$436,000	\$578,500	+ 32.7%	\$457,000	\$480,000	+ 5.0%
Average Sales Price*	\$431,577	\$609,889	+ 41.3%	\$465,842	\$531,841	+ 14.2%
Percent of List Price Received*	95.4%	98.8%	+ 3.6%	97.9%	98.5%	+ 0.6%
Days on Market Until Sale	61	57	- 6.6%	70	73	+ 4.3%
Inventory of Homes for Sale	50	86	+ 72.0%	--	--	--
Months Supply of Inventory	2.0	3.8	+ 90.0%	--	--	--

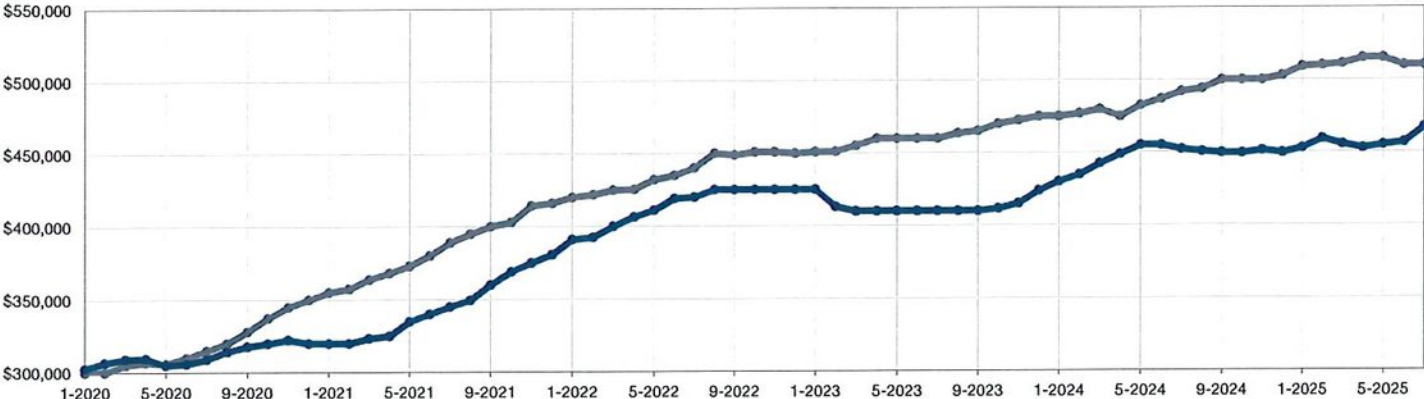
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Historical Median Sales Price

Rolling 12-Month Calculation

GJARA —
Fruita —



Local Market Update for July 2025

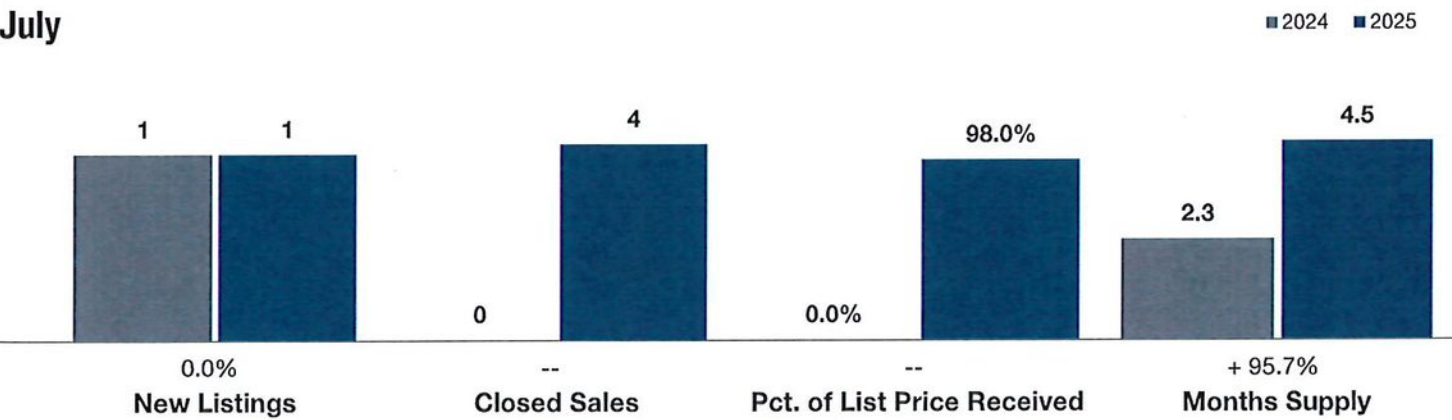
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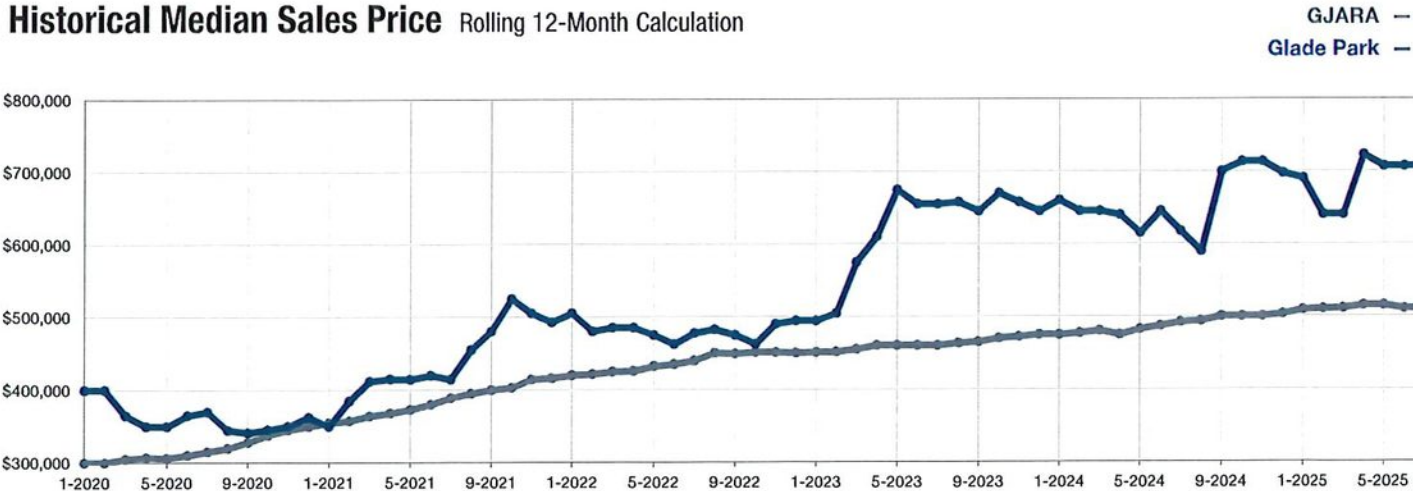
Glade Park

Key Metrics	July			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 07-2024	Thru 07-2025	Percent Change from Previous Year
New Listings	1	1	0.0%	10	22	+ 120.0%
Sold Listings	0	4	--	9	9	0.0%
Median Sales Price*	\$0	\$691,619	--	\$590,000	\$670,500	+ 13.6%
Average Sales Price*	\$0	\$695,810	--	\$611,000	\$713,193	+ 16.7%
Percent of List Price Received*	0.0%	98.0%	--	93.8%	96.1%	+ 2.5%
Days on Market Until Sale	0	49	--	142	83	- 41.5%
Inventory of Homes for Sale	4	9	+ 125.0%	--	--	--
Months Supply of Inventory	2.3	4.5	+ 95.7%	--	--	--

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Historical Median Sales Price Rolling 12-Month Calculation



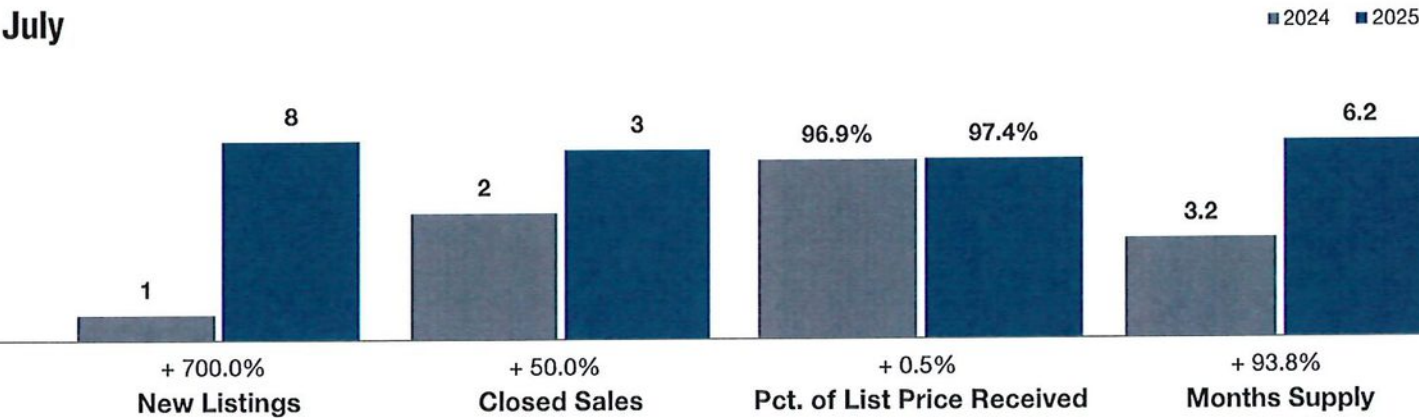
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Loma

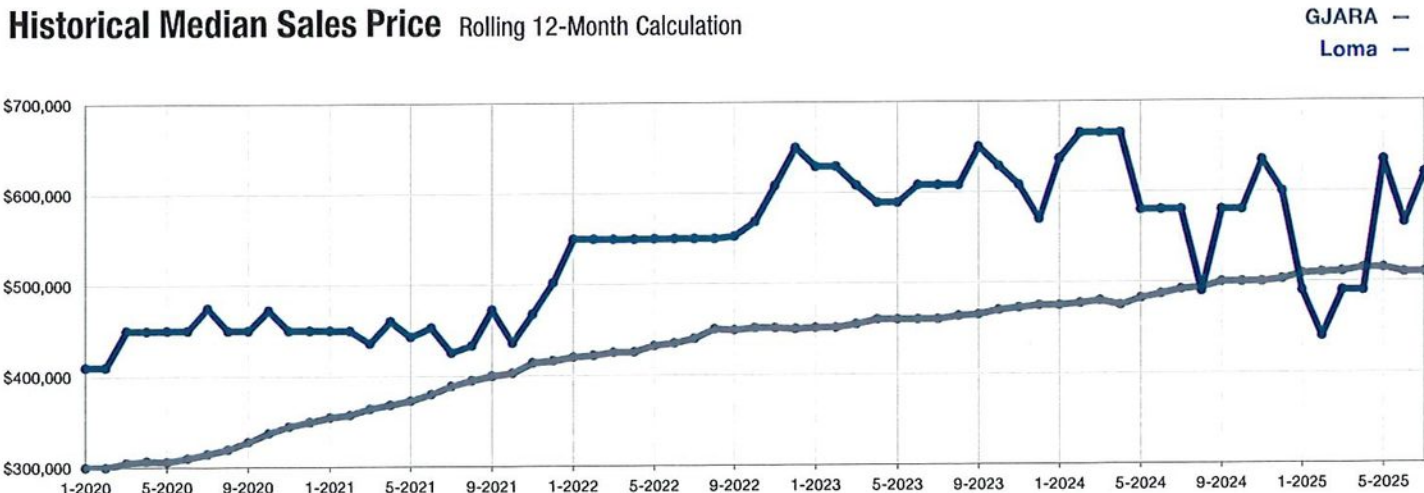
Key Metrics	July			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 07-2024	Thru 07-2025	Percent Change from Previous Year
New Listings	1	8	+ 700.0%	13	27	+ 107.7%
Sold Listings	2	3	+ 50.0%	14	15	+ 7.1%
Median Sales Price*	\$607,500	\$729,900	+ 20.1%	\$535,000	\$510,000	- 4.7%
Average Sales Price*	\$607,500	\$716,367	+ 17.9%	\$583,493	\$609,140	+ 4.4%
Percent of List Price Received*	96.9%	97.4%	+ 0.5%	96.3%	98.5%	+ 2.3%
Days on Market Until Sale	152	130	- 14.5%	93	108	+ 16.1%
Inventory of Homes for Sale	6	13	+ 116.7%	--	--	--
Months Supply of Inventory	3.2	6.2	+ 93.8%	--	--	--

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Rolling 12-Month Calculation



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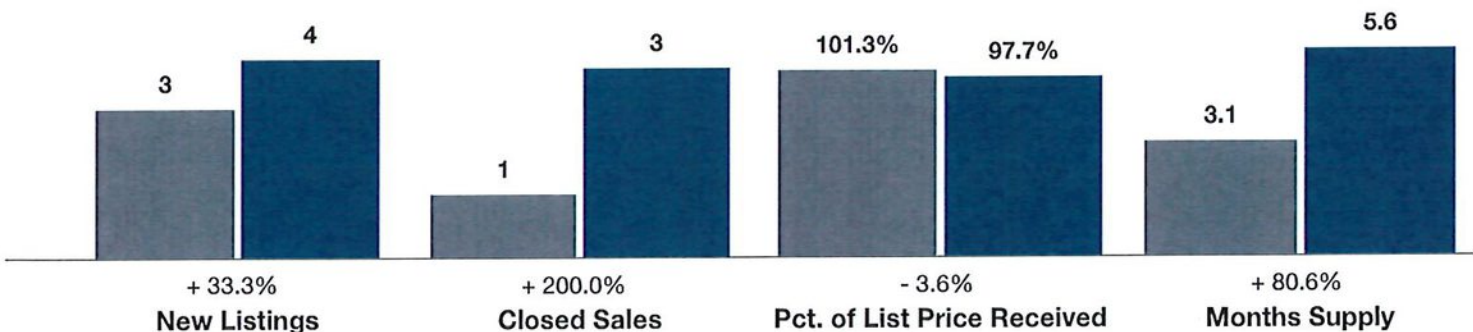
Mack

Key Metrics	July			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 07-2024	Thru 07-2025	Percent Change from Previous Year
New Listings	3	4	+ 33.3%	11	23	+ 109.1%
Sold Listings	1	3	+ 200.0%	3	11	+ 266.7%
Median Sales Price*	\$288,690	\$215,000	- 25.5%	\$288,690	\$390,000	+ 35.1%
Average Sales Price*	\$288,690	\$383,000	+ 32.7%	\$364,730	\$489,532	+ 34.2%
Percent of List Price Received*	101.3%	97.7%	- 3.6%	96.5%	98.5%	+ 2.1%
Days on Market Until Sale	57	139	+ 143.9%	100	104	+ 4.0%
Inventory of Homes for Sale	5	10	+ 100.0%	--	--	--
Months Supply of Inventory	3.1	5.6	+ 80.6%	--	--	--

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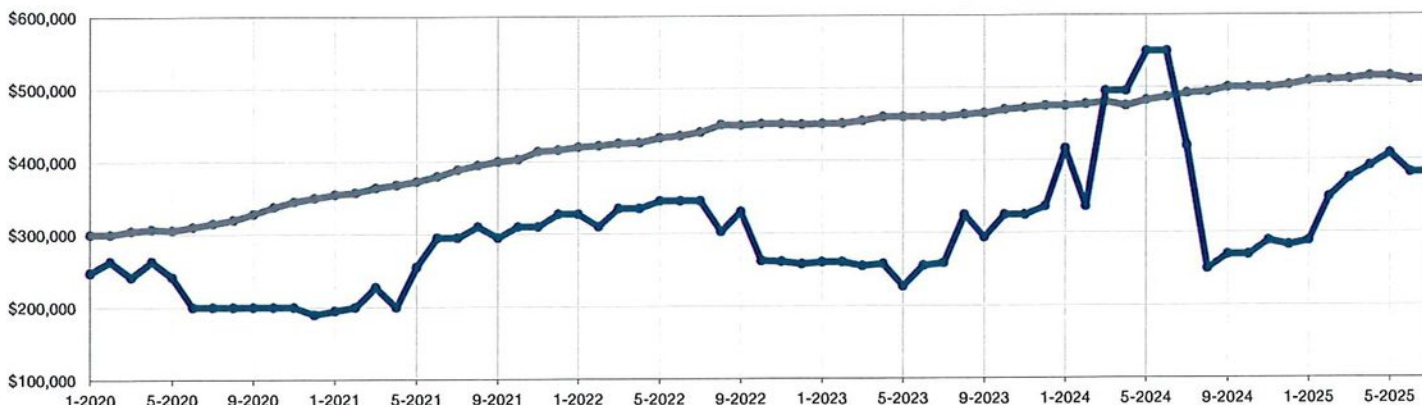
July

■ 2024 ■ 2025



Historical Median Sales Price Rolling 12-Month Calculation

GJARA —
Mack —



Local Market Update for July 2025

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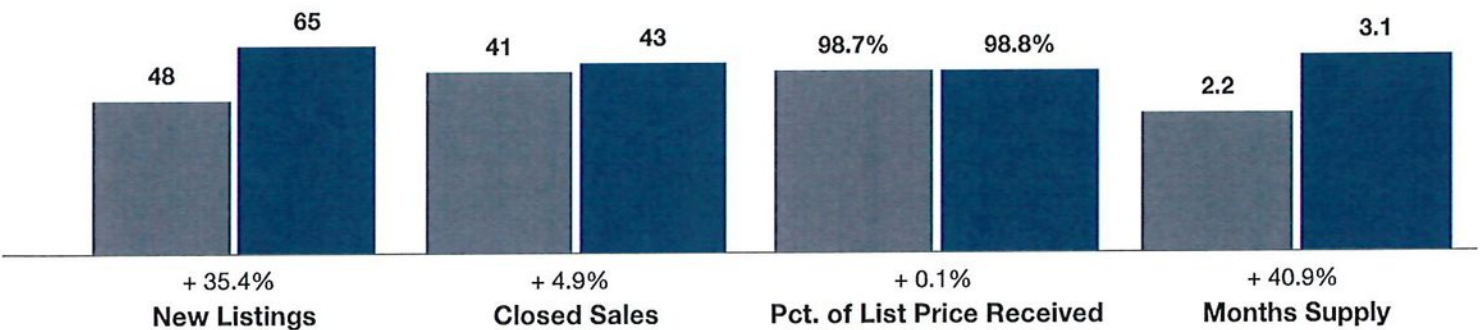
North

Key Metrics	July			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 07-2024	Thru 07-2025	Percent Change from Previous Year
New Listings	48	65	+ 35.4%	325	336	+ 3.4%
Sold Listings	41	43	+ 4.9%	237	238	+ 0.4%
Median Sales Price*	\$453,900	\$574,900	+ 26.7%	\$498,000	\$502,500	+ 0.9%
Average Sales Price*	\$522,746	\$615,825	+ 17.8%	\$553,210	\$534,841	- 3.3%
Percent of List Price Received*	98.7%	98.8%	+ 0.1%	98.4%	98.1%	- 0.3%
Days on Market Until Sale	66	76	+ 15.2%	81	86	+ 6.2%
Inventory of Homes for Sale	72	102	+ 41.7%	--	--	--
Months Supply of Inventory	2.2	3.1	+ 40.9%	--	--	--

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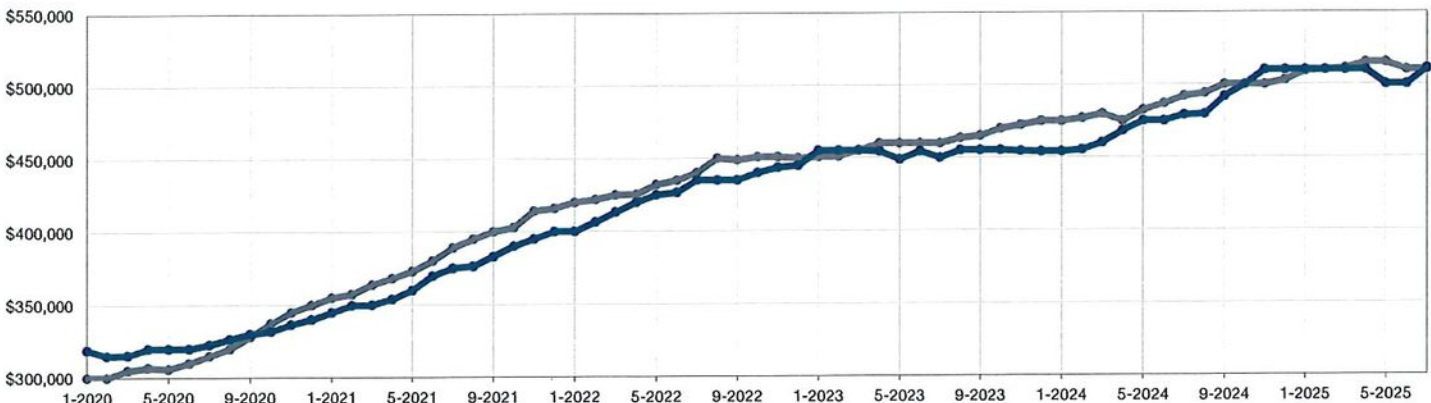
July

■ 2024 ■ 2025



Historical Median Sales Price Rolling 12-Month Calculation

GJARA —
North —



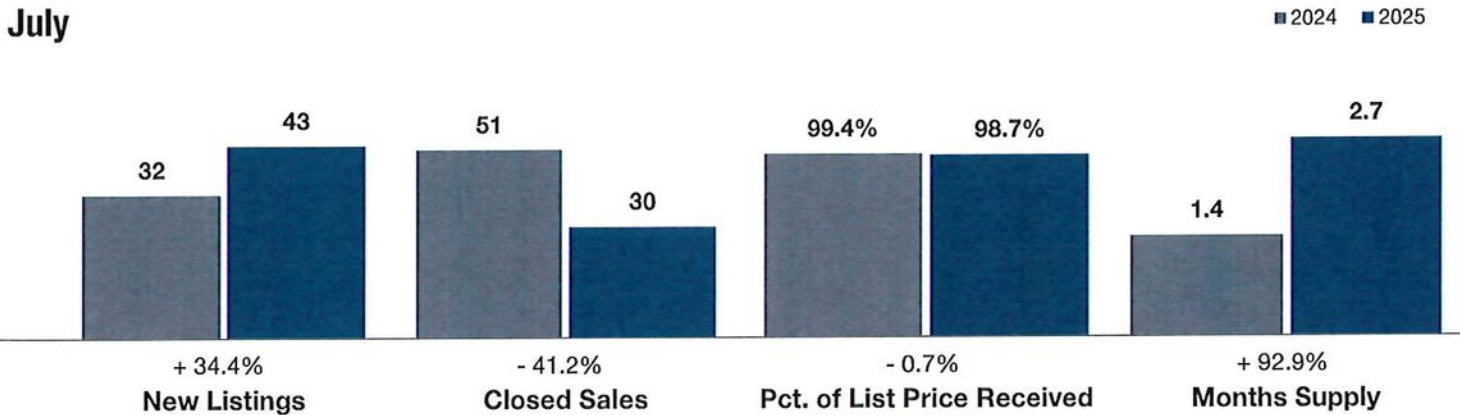
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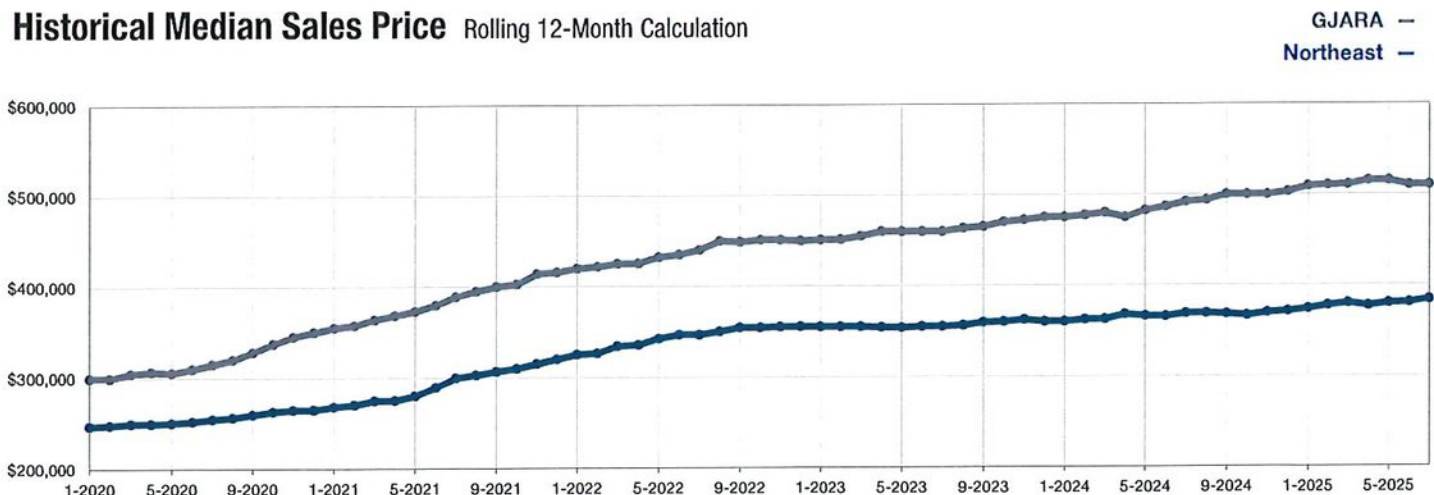
Northeast

Key Metrics	July			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 07-2024	Thru 07-2025	Percent Change from Previous Year
New Listings	32	43	+ 34.4%	242	288	+ 19.0%
Sold Listings	51	30	- 41.2%	223	219	- 1.8%
Median Sales Price*	\$391,830	\$416,950	+ 6.4%	\$374,000	\$391,000	+ 4.5%
Average Sales Price*	\$396,065	\$417,946	+ 5.5%	\$380,666	\$400,487	+ 5.2%
Percent of List Price Received*	99.4%	98.7%	- 0.7%	99.5%	98.7%	- 0.8%
Days on Market Until Sale	80	67	- 16.3%	76	76	0.0%
Inventory of Homes for Sale	42	74	+ 76.2%	--	--	--
Months Supply of Inventory	1.4	2.7	+ 92.9%	--	--	--

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Historical Median Sales Price Rolling 12-Month Calculation



Local Market Update for July 2025

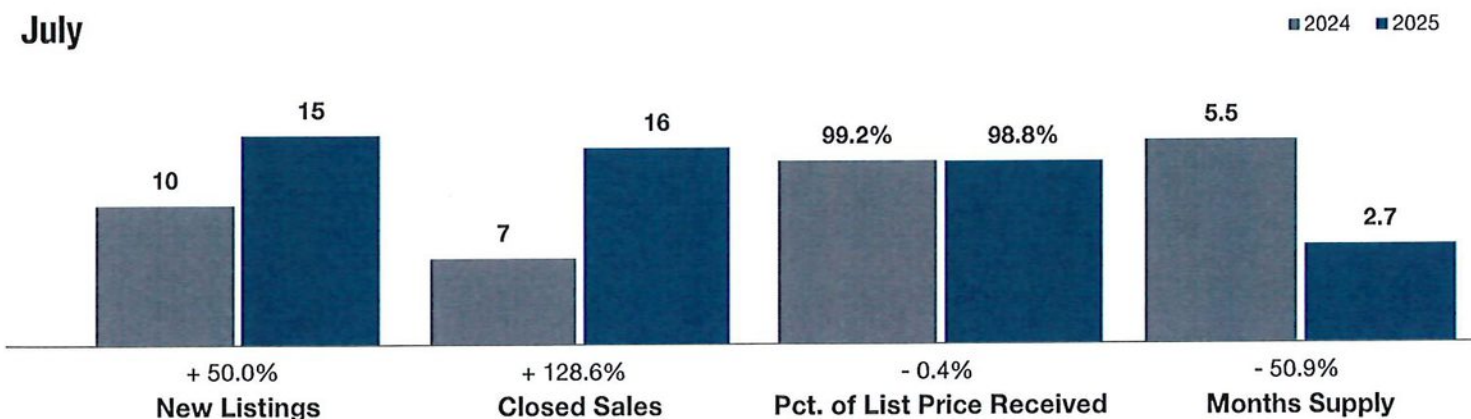
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Northwest

Key Metrics	July			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 07-2024	Thru 07-2025	Percent Change from Previous Year
New Listings	10	15	+ 50.0%	65	81	+ 24.6%
Sold Listings	7	16	+ 128.6%	28	70	+ 150.0%
Median Sales Price*	\$544,900	\$515,000	- 5.5%	\$582,450	\$536,200	- 7.9%
Average Sales Price*	\$563,900	\$724,990	+ 28.6%	\$638,817	\$720,936	+ 12.9%
Percent of List Price Received*	99.2%	98.8%	- 0.4%	98.1%	98.5%	+ 0.4%
Days on Market Until Sale	107	96	- 10.3%	91	116	+ 27.5%
Inventory of Homes for Sale	23	24	+ 4.3%	--	--	--
Months Supply of Inventory	5.5	2.7	- 50.9%	--	--	--

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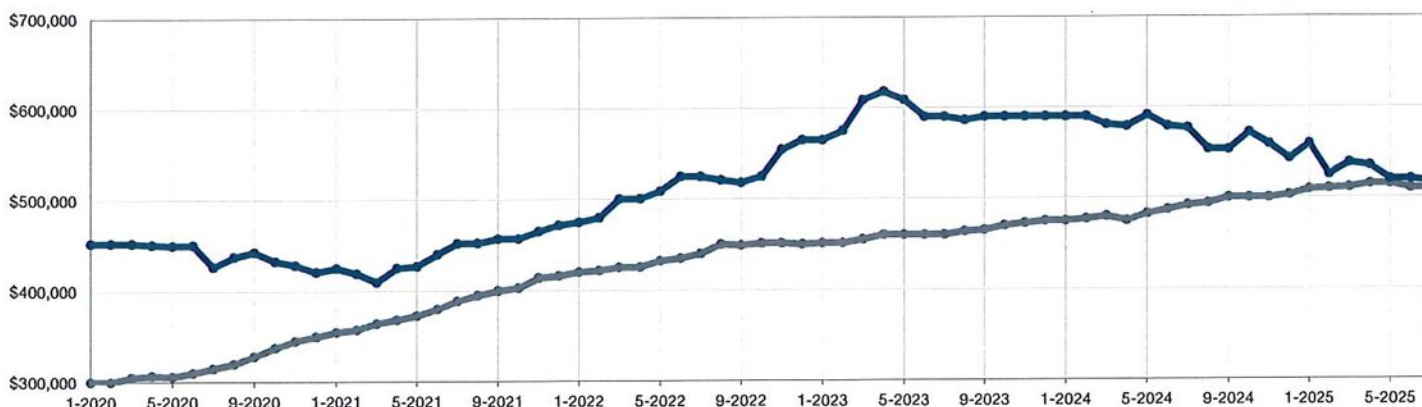
July



Historical Median Sales Price

Rolling 12-Month Calculation

GJARA —
Northwest —



Local Market Update for July 2025

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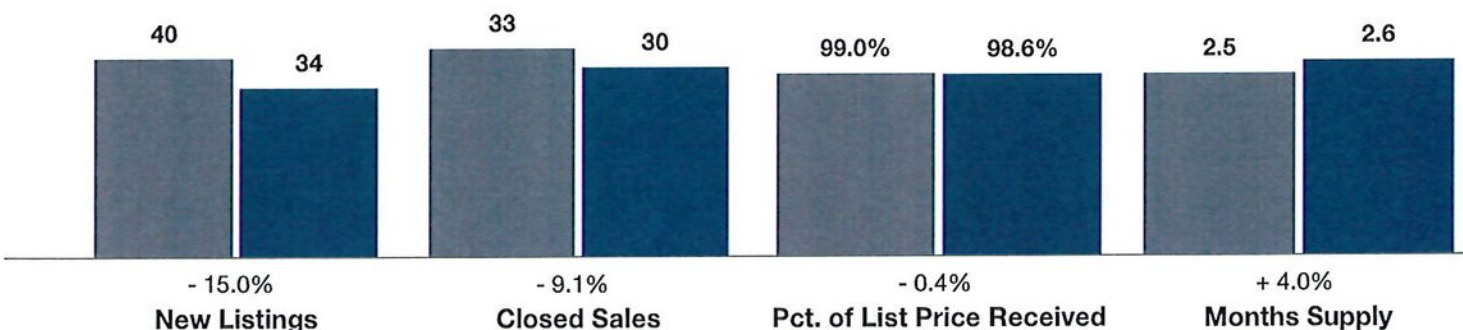
Orchard Mesa

Key Metrics	July			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 07-2024	Thru 07-2025	Percent Change from Previous Year
New Listings	40	34	- 15.0%	228	241	+ 5.7%
Sold Listings	33	30	- 9.1%	161	162	+ 0.6%
Median Sales Price*	\$373,600	\$374,514	+ 0.2%	\$404,900	\$395,014	- 2.4%
Average Sales Price*	\$400,707	\$415,529	+ 3.7%	\$409,248	\$409,308	+ 0.0%
Percent of List Price Received*	99.0%	98.6%	- 0.4%	99.4%	99.1%	- 0.3%
Days on Market Until Sale	96	86	- 10.4%	84	85	+ 1.2%
Inventory of Homes for Sale	57	67	+ 17.5%	--	--	--
Months Supply of Inventory	2.5	2.6	+ 4.0%	--	--	--

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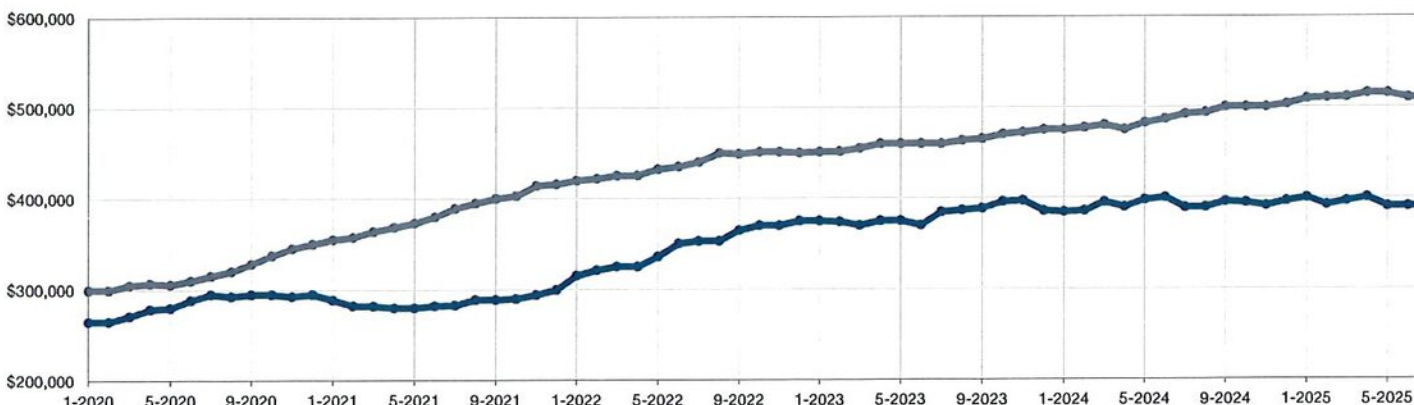
July

■ 2024 ■ 2025



Historical Median Sales Price Rolling 12-Month Calculation

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Orchard Mesa —



Local Market Update for July 2025

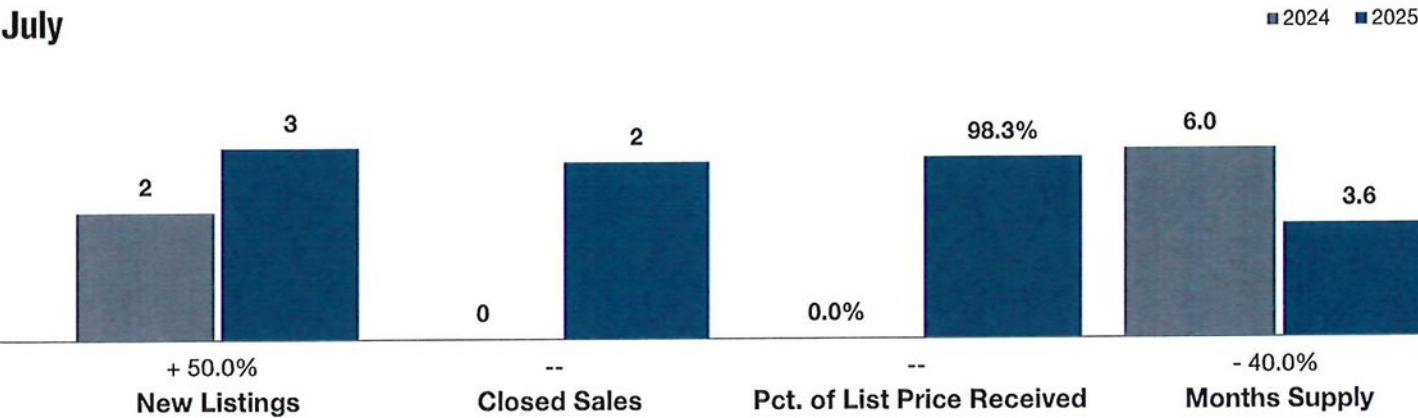
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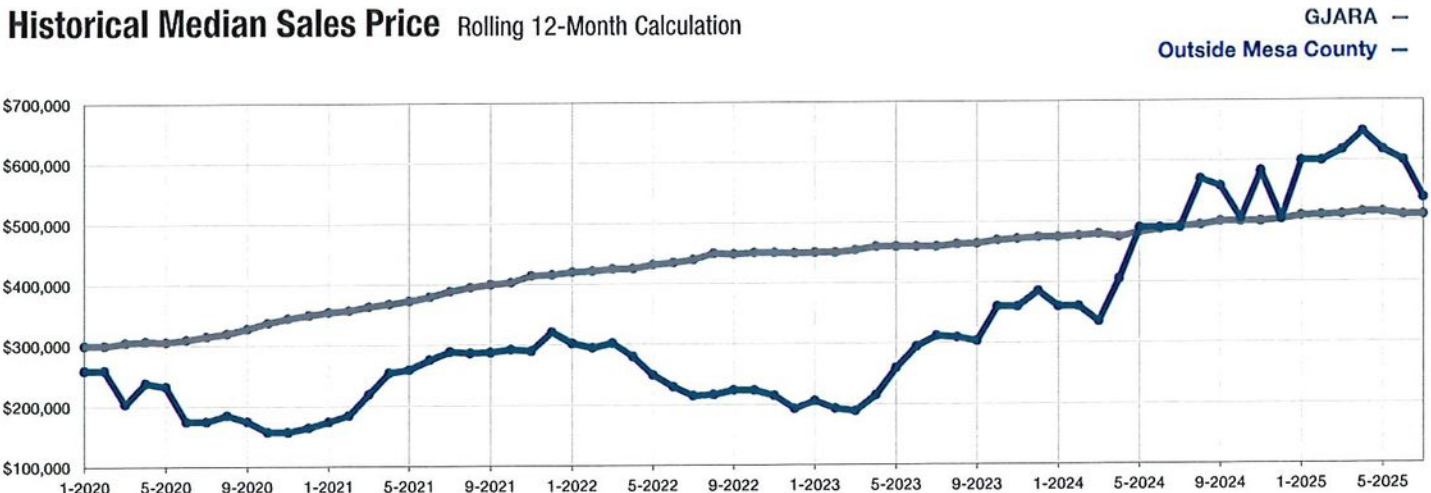
Outside Mesa County

Key Metrics	July			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 07-2024	Thru 07-2025	Percent Change from Previous Year
New Listings	2	3	+ 50.0%	16	9	- 43.8%
Sold Listings	0	2	--	5	3	- 40.0%
Median Sales Price*	\$0	\$336,250	--	\$279,000	\$493,500	+ 76.9%
Average Sales Price*	\$0	\$336,250	--	\$499,150	\$450,333	- 9.8%
Percent of List Price Received*	0.0%	98.3%	--	100.1%	98.8%	- 1.3%
Days on Market Until Sale	0	120	--	87	160	+ 83.9%
Inventory of Homes for Sale	9	6	- 33.3%	--	--	--
Months Supply of Inventory	6.0	3.6	- 40.0%	--	--	--

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Historical Median Sales Price Rolling 12-Month Calculation



Local Market Update for July 2025

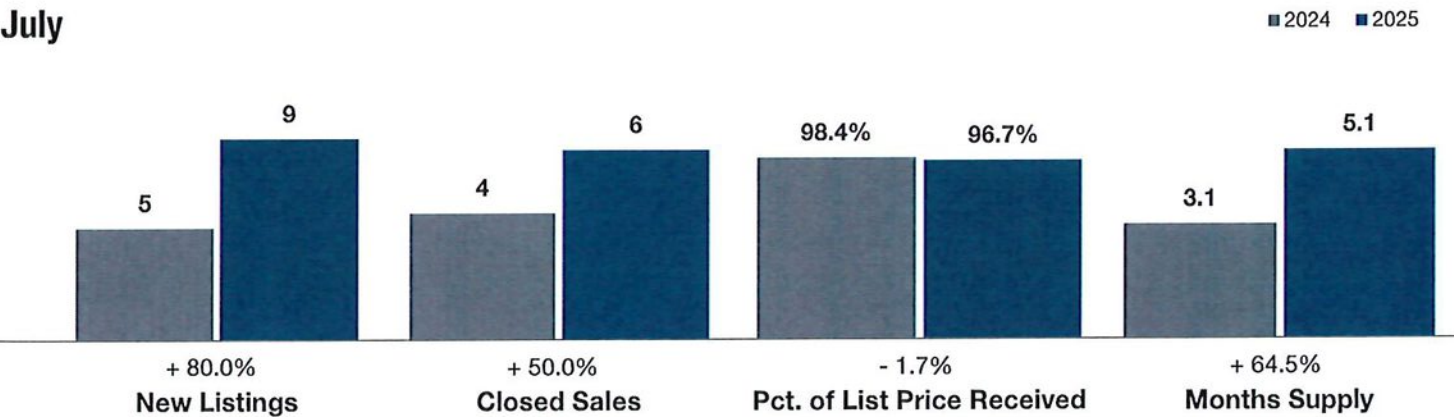
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Palisade

Key Metrics	July			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 07-2024	Thru 07-2025	Percent Change from Previous Year
New Listings	5	9	+ 80.0%	45	66	+ 46.7%
Sold Listings	4	6	+ 50.0%	34	43	+ 26.5%
Median Sales Price*	\$441,250	\$421,750	- 4.4%	\$437,500	\$515,000	+ 17.7%
Average Sales Price*	\$364,375	\$399,417	+ 9.6%	\$437,088	\$501,471	+ 14.7%
Percent of List Price Received*	98.4%	96.7%	- 1.7%	96.4%	97.8%	+ 1.5%
Days on Market Until Sale	40	73	+ 82.5%	62	85	+ 37.1%
Inventory of Homes for Sale	15	26	+ 73.3%	--	--	--
Months Supply of Inventory	3.1	5.1	+ 64.5%	--	--	--

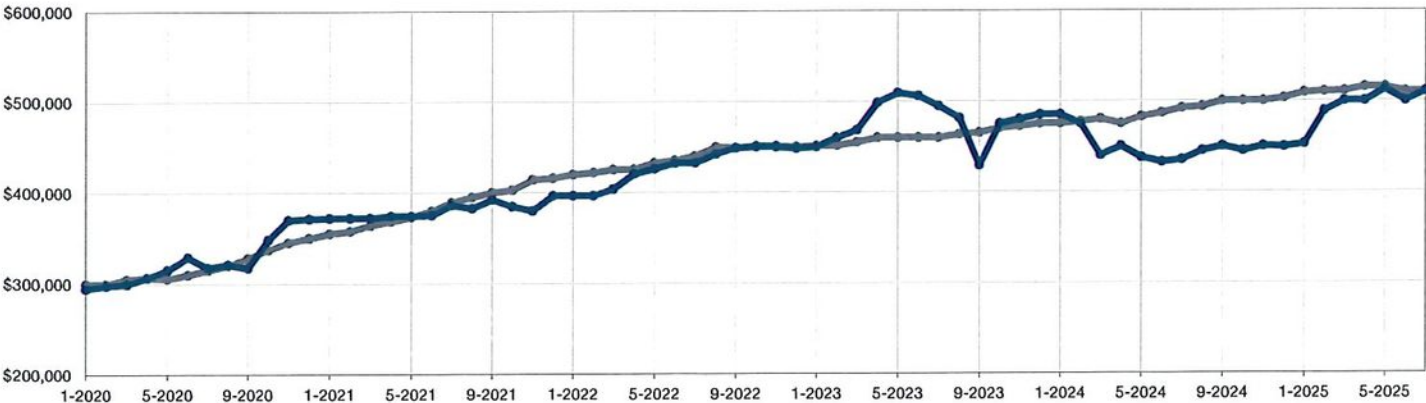
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Historical Median Sales Price

Rolling 12-Month Calculation

GJARA —
Palisade —



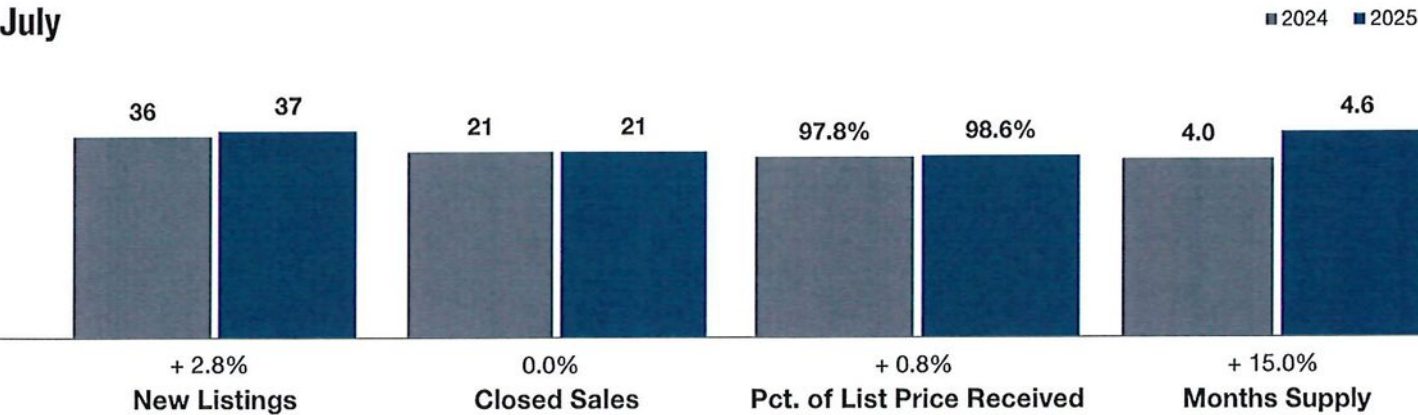
Local Market Update for July 2025

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Redlands

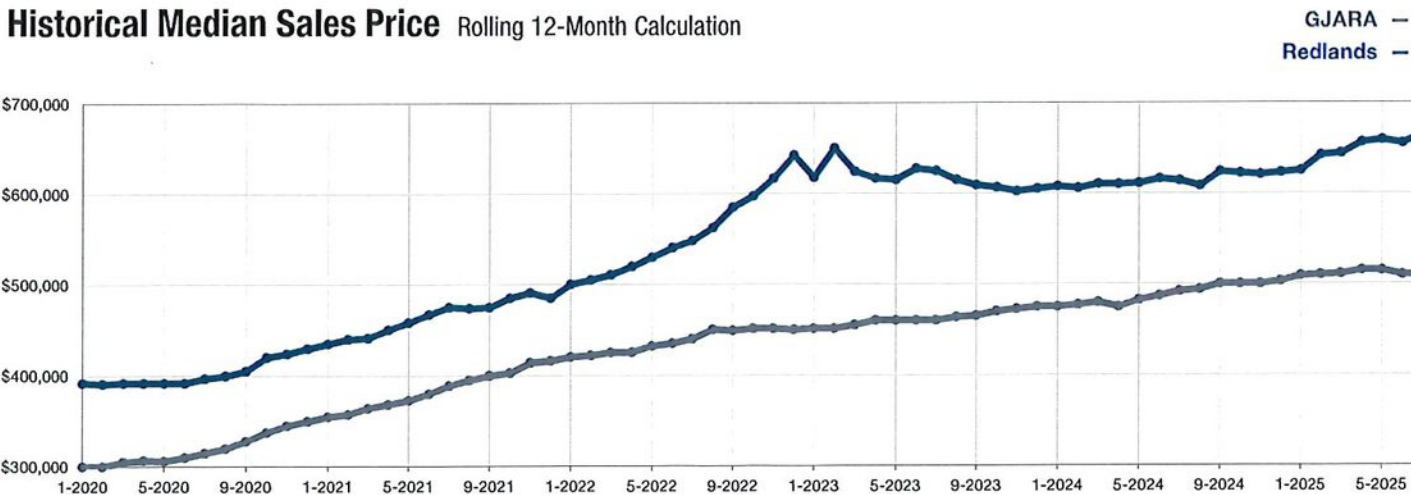
Key Metrics	July			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 07-2024	Thru 07-2025	Percent Change from Previous Year
New Listings	36	37	+ 2.8%	230	247	+ 7.4%
Sold Listings	21	21	0.0%	157	161	+ 2.5%
Median Sales Price*	\$550,000	\$750,660	+ 36.5%	\$616,000	\$695,451	+ 12.9%
Average Sales Price*	\$558,090	\$806,707	+ 44.5%	\$702,652	\$745,855	+ 6.1%
Percent of List Price Received*	97.8%	98.6%	+ 0.8%	98.1%	98.7%	+ 0.6%
Days on Market Until Sale	69	93	+ 34.8%	89	99	+ 11.2%
Inventory of Homes for Sale	85	108	+ 27.1%	--	--	--
Months Supply of Inventory	4.0	4.6	+ 15.0%	--	--	--

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



Historical Median Sales Price

Rolling 12-Month Calculation



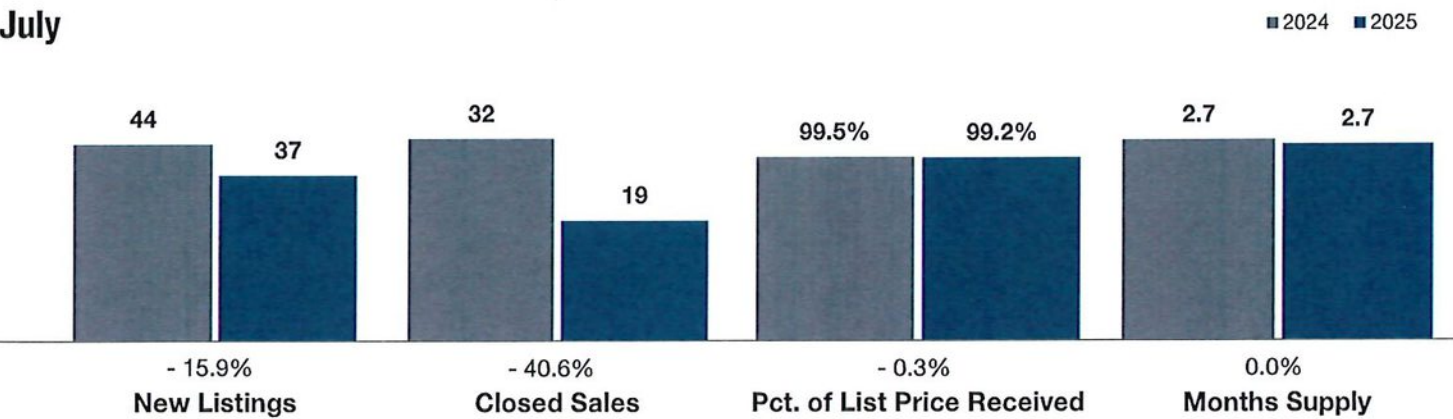
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Southeast

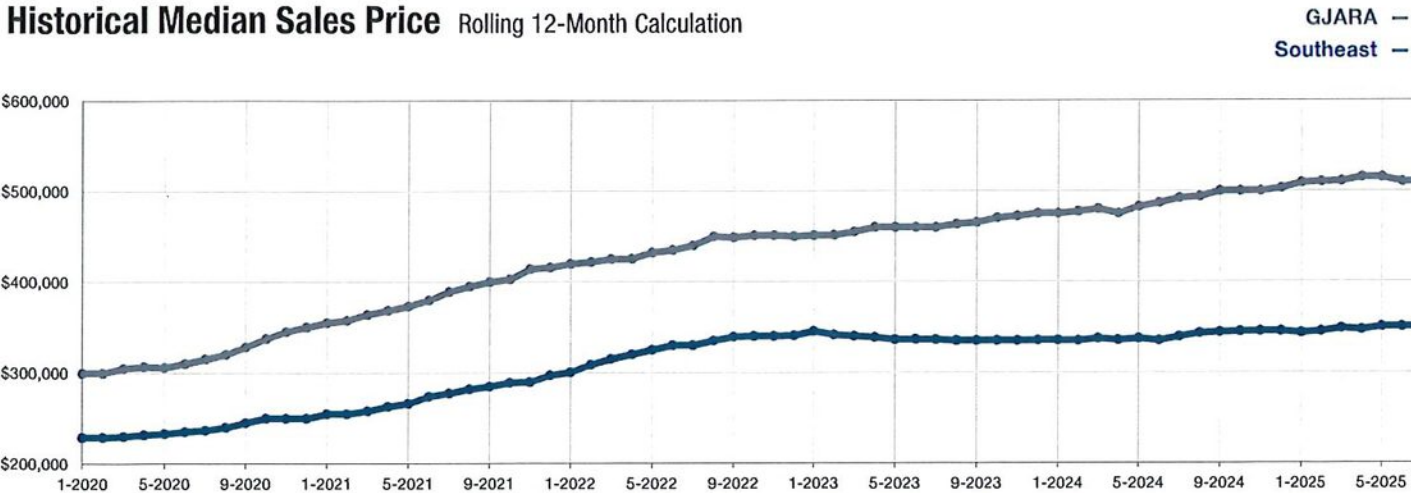
Key Metrics	July			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 07-2024	Thru 07-2025	Percent Change from Previous Year
New Listings	44	37	- 15.9%	254	247	- 2.8%
Sold Listings	32	19	- 40.6%	183	177	- 3.3%
Median Sales Price*	\$353,450	\$379,900	+ 7.5%	\$344,900	\$355,000	+ 2.9%
Average Sales Price*	\$345,471	\$340,495	- 1.4%	\$333,792	\$332,479	- 0.4%
Percent of List Price Received*	99.5%	99.2%	- 0.3%	98.8%	98.9%	+ 0.1%
Days on Market Until Sale	65	92	+ 41.5%	72	81	+ 12.5%
Inventory of Homes for Sale	64	65	+ 1.6%	--	--	--
Months Supply of Inventory	2.7	2.7	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.



Historical Median Sales Price

Rolling 12-Month Calculation



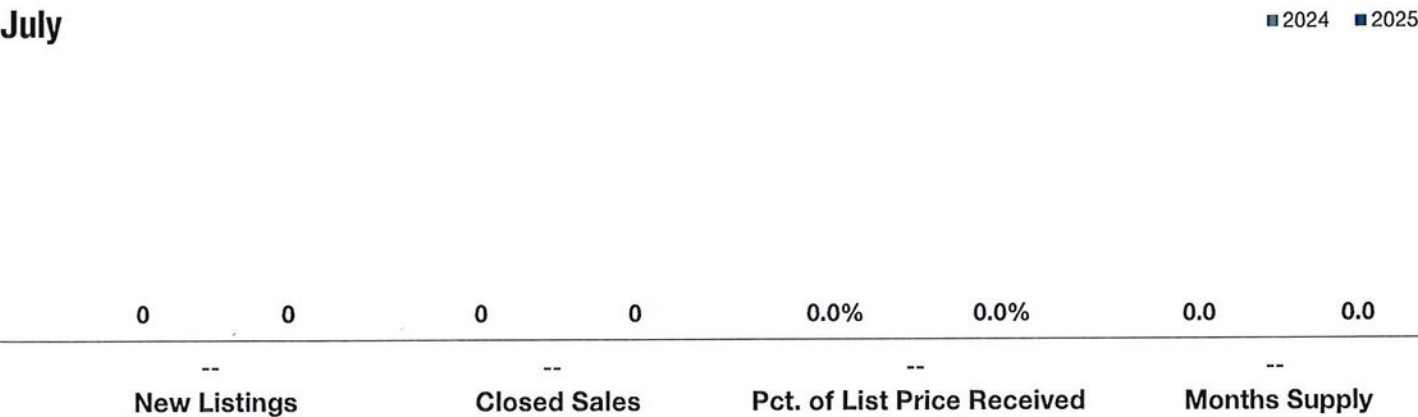
Local Market Update for July 2025

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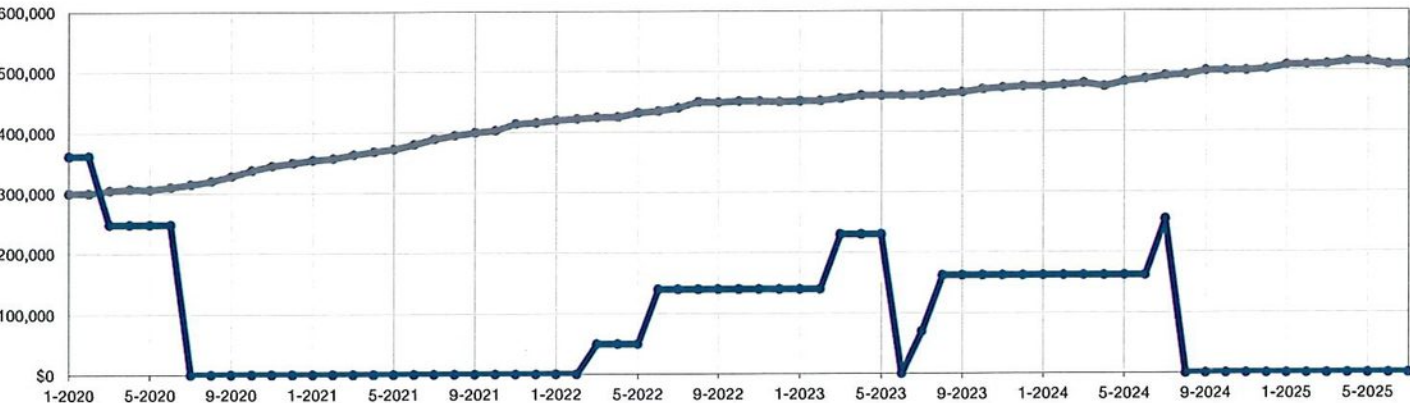
West Grand Junction

Key Metrics	July			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 07-2024	Thru 07-2025	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.



Historical Median Sales Price Rolling 12-Month Calculation



Local Market Update for July 2025

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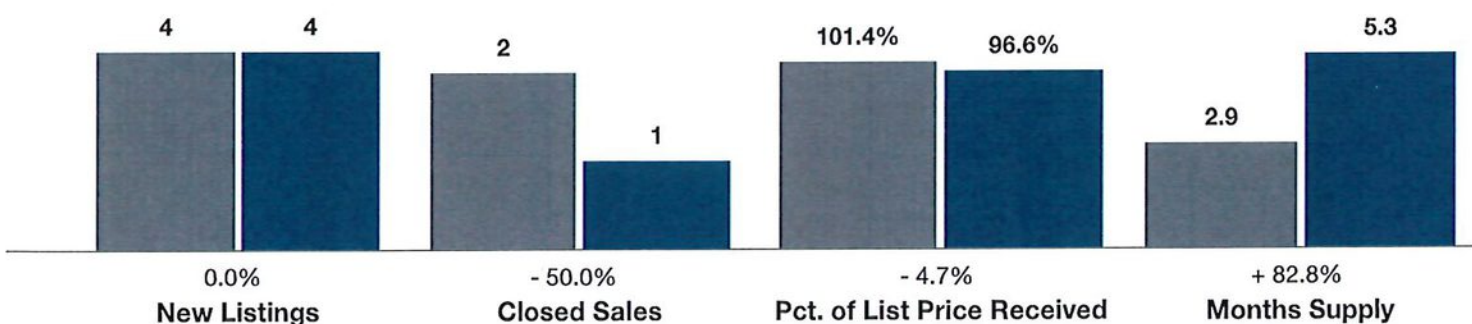
Whitewater/Gateway

Key Metrics	July			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 07-2024	Thru 07-2025	Percent Change from Previous Year
New Listings	4	4	0.0%	25	20	- 20.0%
Sold Listings	2	1	- 50.0%	21	13	- 38.1%
Median Sales Price*	\$344,950	\$710,000	+ 105.8%	\$391,750	\$615,000	+ 57.0%
Average Sales Price*	\$344,950	\$710,000	+ 105.8%	\$470,554	\$688,708	+ 46.4%
Percent of List Price Received*	101.4%	96.6%	- 4.7%	100.1%	98.3%	- 1.8%
Days on Market Until Sale	53	179	+ 237.7%	103	149	+ 44.7%
Inventory of Homes for Sale	8	11	+ 37.5%	--	--	--
Months Supply of Inventory	2.9	5.3	+ 82.8%	--	--	--

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

July

■ 2024 ■ 2025



Historical Median Sales Price Rolling 12-Month Calculation

GJARA —
Whitewater/Gateway —

