

Local Market Update for July 2026

A Research Tool Provided by the Colorado Association of REALTORS®



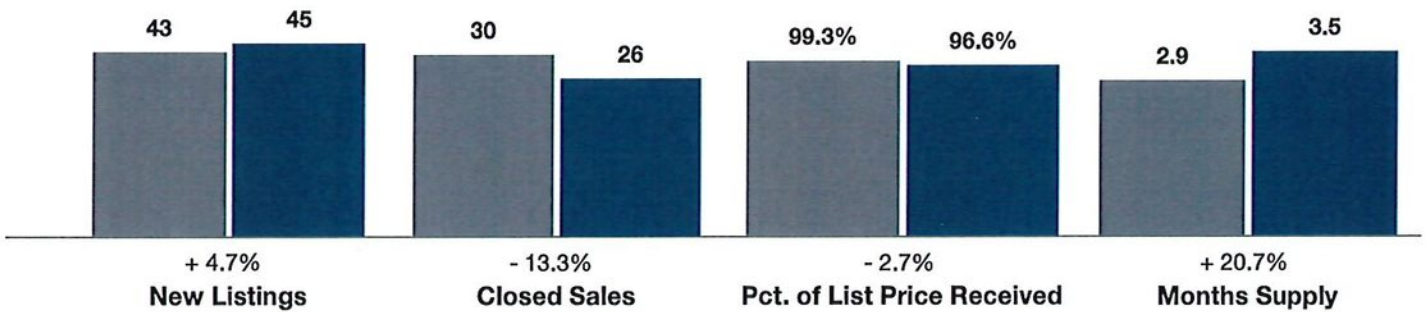
City

Key Metrics	July			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 07-2026	Percent Change from Previous Year
New Listings	43	45	+ 4.7%	311	293	- 5.8%
Sold Listings	30	26	- 13.3%	234	194	- 17.1%
Median Sales Price*	\$343,150	\$332,000	- 3.2%	\$339,950	\$345,000	+ 1.5%
Average Sales Price*	\$400,210	\$372,259	- 7.0%	\$346,752	\$344,955	- 0.5%
Percent of List Price Received*	99.3%	96.6%	- 2.7%	98.4%	97.2%	- 1.2%
Days on Market Until Sale	65	78	+ 20.0%	78	78	0.0%
Inventory of Homes for Sale	88	96	+ 9.1%	--	--	--
Months Supply of Inventory	2.9	3.5	+ 20.7%	--	--	--

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

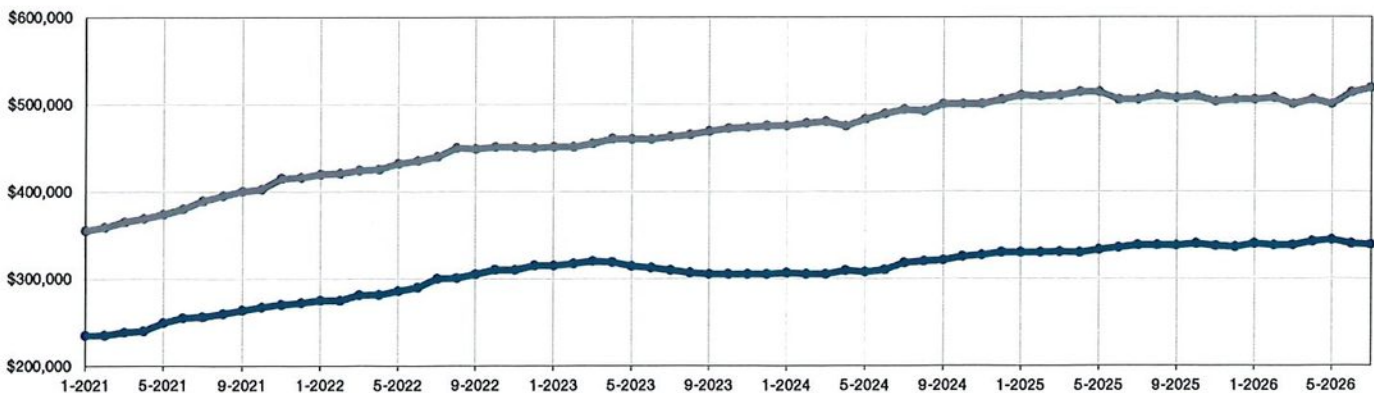
July

■ 2025 ■ 2026



Historical Median Sales Price Rolling 12-Month Calculation

GJARA —
City —



Local Market Update for July 2026

A Research Tool Provided by the Colorado Association of REALTORS®



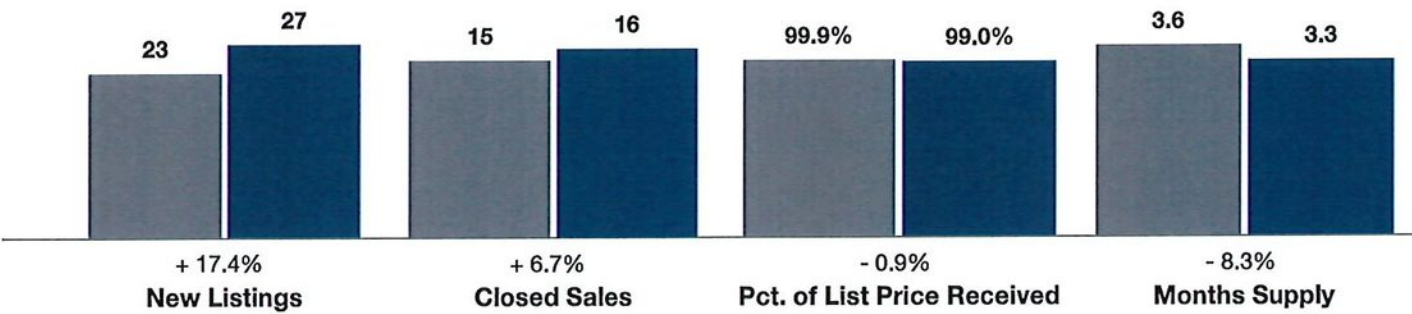
Clifton

Key Metrics	July			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 07-2026	Percent Change from Previous Year
New Listings	23	27	+ 17.4%	175	147	- 16.0%
Sold Listings	15	16	+ 6.7%	124	107	- 13.7%
Median Sales Price*	\$304,100	\$312,500	+ 2.8%	\$300,800	\$319,000	+ 6.1%
Average Sales Price*	\$301,478	\$296,695	- 1.6%	\$294,713	\$300,433	+ 1.9%
Percent of List Price Received*	99.9%	99.0%	- 0.9%	98.2%	98.3%	+ 0.1%
Days on Market Until Sale	84	70	- 16.7%	86	106	+ 23.3%
Inventory of Homes for Sale	60	52	- 13.3%	--	--	--
Months Supply of Inventory	3.6	3.3	- 8.3%	--	--	--

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

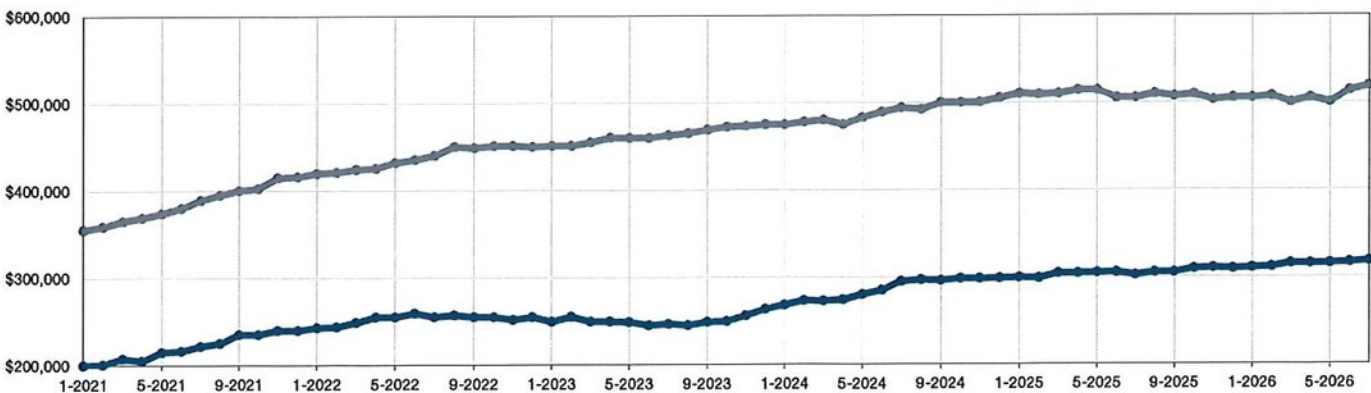
July

■ 2025 ■ 2026



Historical Median Sales Price Rolling 12-Month Calculation

GJARA —
Clifton —



Local Market Update for July 2026

A Research Tool Provided by the Colorado Association of REALTORS®

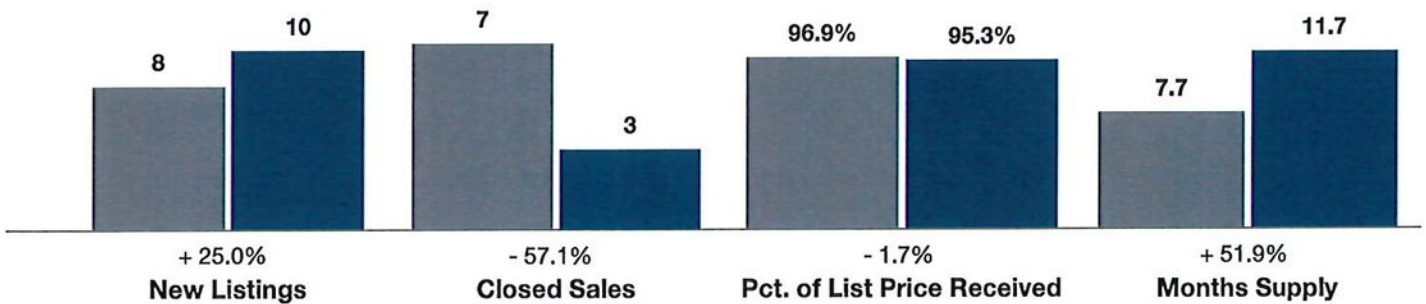
Collbran/Mesa/Vega

Key Metrics	July			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 07-2026	Percent Change from Previous Year
New Listings	8	10	+ 25.0%	50	43	- 14.0%
Sold Listings	7	3	- 57.1%	19	20	+ 5.3%
Median Sales Price*	\$474,000	\$268,500	- 43.4%	\$615,000	\$602,500	- 2.0%
Average Sales Price*	\$510,607	\$421,167	- 17.5%	\$748,329	\$547,650	- 26.8%
Percent of List Price Received*	96.9%	95.3%	- 1.7%	96.9%	95.1%	- 1.9%
Days on Market Until Sale	134	156	+ 16.4%	174	165	- 5.2%
Inventory of Homes for Sale	36	36	0.0%	--	--	--
Months Supply of Inventory	7.7	11.7	+ 51.9%	--	--	--

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

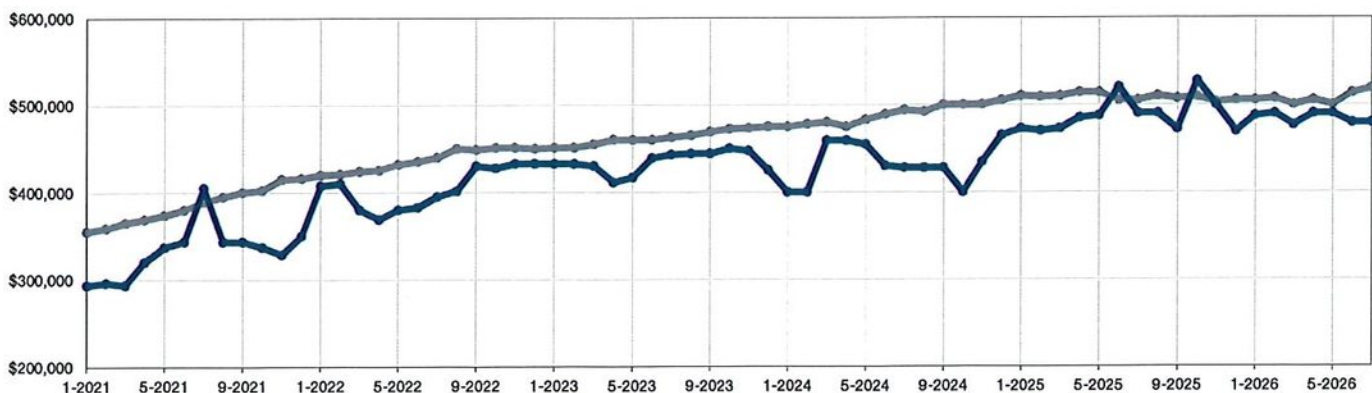
July

■ 2025 ■ 2026



Historical Median Sales Price Rolling 12-Month Calculation

GJARA —
Collbran/Mesa/Vega —



Local Market Update for July 2026

A Research Tool Provided by the Colorado Association of REALTORS®

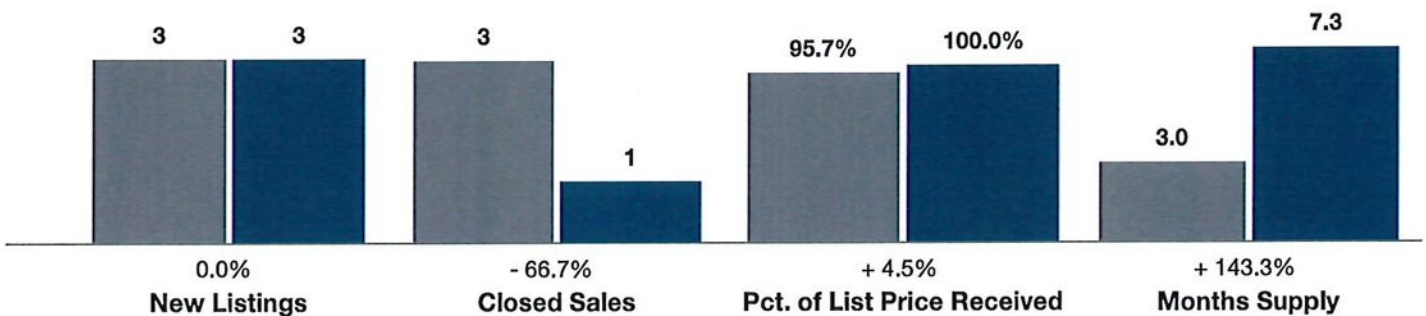
Debeque (Includes De-Beque Cutoff)

Key Metrics	July			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 07-2026	Percent Change from Previous Year
New Listings	3	3	0.0%	15	15	0.0%
Sold Listings	3	1	- 66.7%	11	9	- 18.2%
Median Sales Price*	\$305,000	\$320,000	+ 4.9%	\$305,000	\$352,500	+ 15.6%
Average Sales Price*	\$285,000	\$320,000	+ 12.3%	\$342,455	\$362,113	+ 5.7%
Percent of List Price Received*	95.7%	100.0%	+ 4.5%	99.3%	97.5%	- 1.8%
Days on Market Until Sale	90	57	- 36.7%	98	140	+ 42.9%
Inventory of Homes for Sale	6	10	+ 66.7%	--	--	--
Months Supply of Inventory	3.0	7.3	+ 143.3%	--	--	--

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

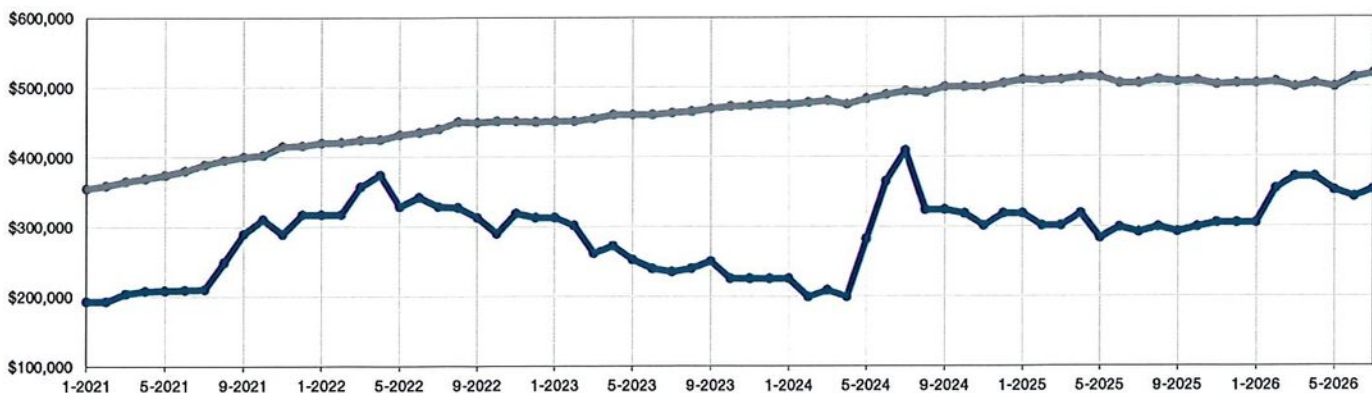
July

■ 2025 ■ 2026



Historical Median Sales Price Rolling 12-Month Calculation

GJARA —
Debeque (Includes De-Beque Cutoff) —



Local Market Update for July 2026

A Research Tool Provided by the Colorado Association of REALTORS®



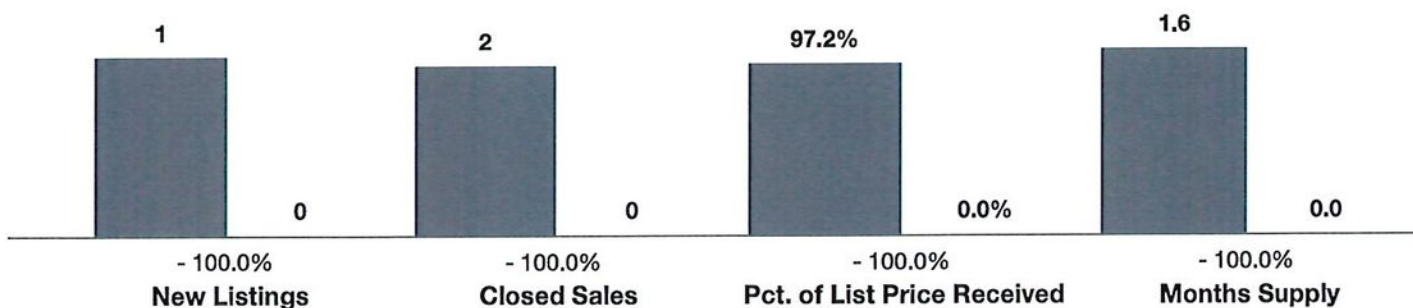
East Orchard Mesa

Key Metrics	July			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 07-2026	Percent Change from Previous Year
New Listings	1	0	- 100.0%	13	2	- 84.6%
Sold Listings	2	0	- 100.0%	15	2	- 86.7%
Median Sales Price*	\$1,425,000	\$0	- 100.0%	\$670,000	\$594,500	- 11.3%
Average Sales Price*	\$1,425,000	\$0	- 100.0%	\$837,327	\$594,500	- 29.0%
Percent of List Price Received*	97.2%	0.0%	- 100.0%	95.7%	100.0%	+ 4.5%
Days on Market Until Sale	36	0	- 100.0%	118	36	- 69.5%
Inventory of Homes for Sale	3	0	- 100.0%	--	--	--
Months Supply of Inventory	1.6	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.

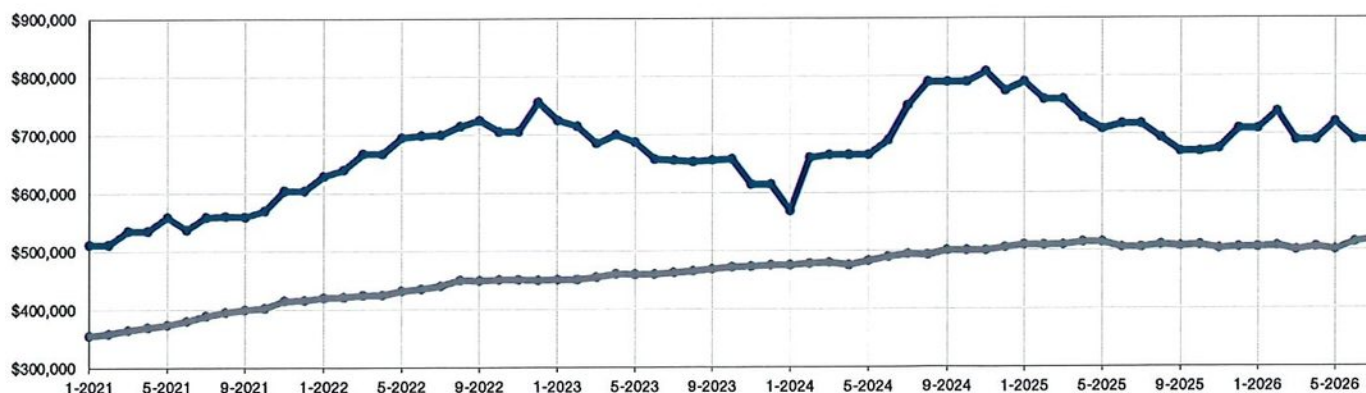
July

■ 2025 ■ 2026



Historical Median Sales Price Rolling 12-Month Calculation

GJARA —
East Orchard Mesa —



Local Market Update for July 2026

A Research Tool Provided by the Colorado Association of REALTORS®



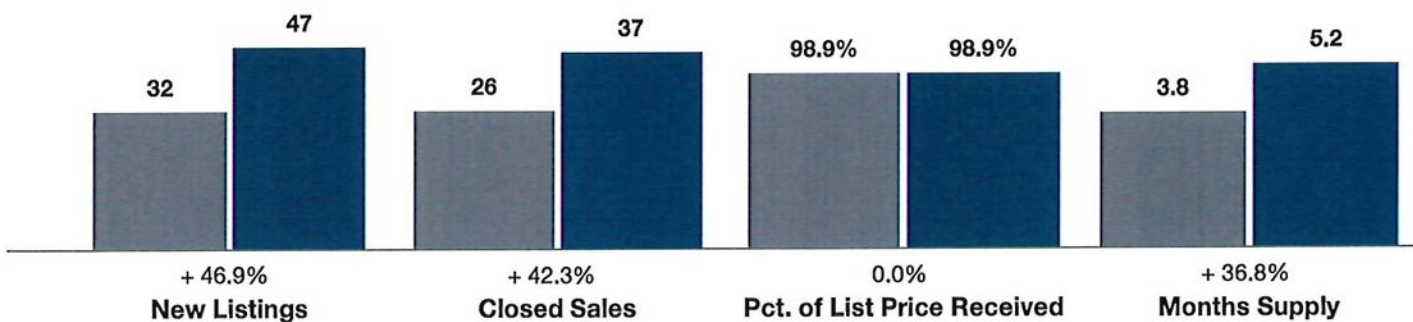
Fruita

Key Metrics	July			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 07-2026	Percent Change from Previous Year
New Listings	32	47	+ 46.9%	264	313	+ 18.6%
Sold Listings	26	37	+ 42.3%	165	180	+ 9.1%
Median Sales Price*	\$578,500	\$470,000	- 18.8%	\$480,000	\$470,000	- 2.1%
Average Sales Price*	\$614,124	\$504,571	- 17.8%	\$533,455	\$500,167	- 6.2%
Percent of List Price Received*	98.9%	98.9%	0.0%	98.5%	98.5%	0.0%
Days on Market Until Sale	62	82	+ 32.3%	73	85	+ 16.4%
Inventory of Homes for Sale	87	127	+ 46.0%	--	--	--
Months Supply of Inventory	3.8	5.2	+ 36.8%	--	--	--

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

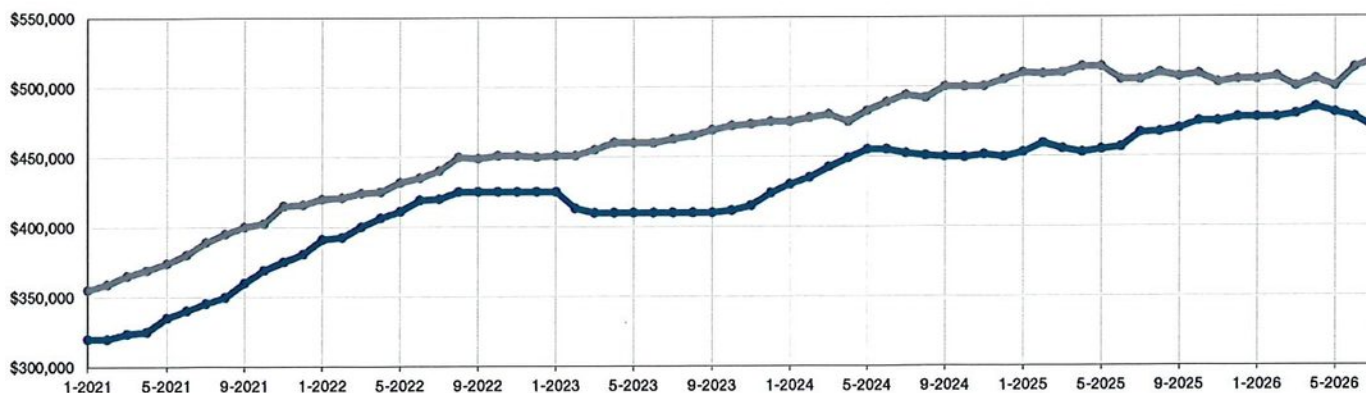
July

■ 2025 ■ 2026



Historical Median Sales Price Rolling 12-Month Calculation

GJARA —
Fruita —



Local Market Update for July 2026

A Research Tool Provided by the Colorado Association of REALTORS®



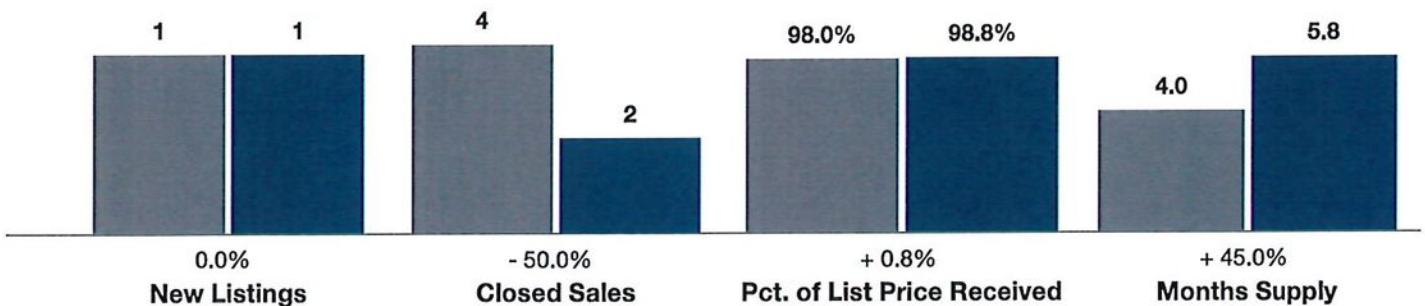
Glade Park

Key Metrics	July			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 07-2026	Percent Change from Previous Year
New Listings	1	1	0.0%	21	22	+ 4.8%
Sold Listings	4	2	- 50.0%	9	13	+ 44.4%
Median Sales Price*	\$691,619	\$628,950	- 9.1%	\$670,500	\$470,000	- 29.9%
Average Sales Price*	\$695,810	\$628,950	- 9.6%	\$713,193	\$473,300	- 33.6%
Percent of List Price Received*	98.0%	98.8%	+ 0.8%	96.1%	95.2%	- 0.9%
Days on Market Until Sale	49	100	+ 104.1%	83	94	+ 13.3%
Inventory of Homes for Sale	8	10	+ 25.0%	--	--	--
Months Supply of Inventory	4.0	5.8	+ 45.0%	--	--	--

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

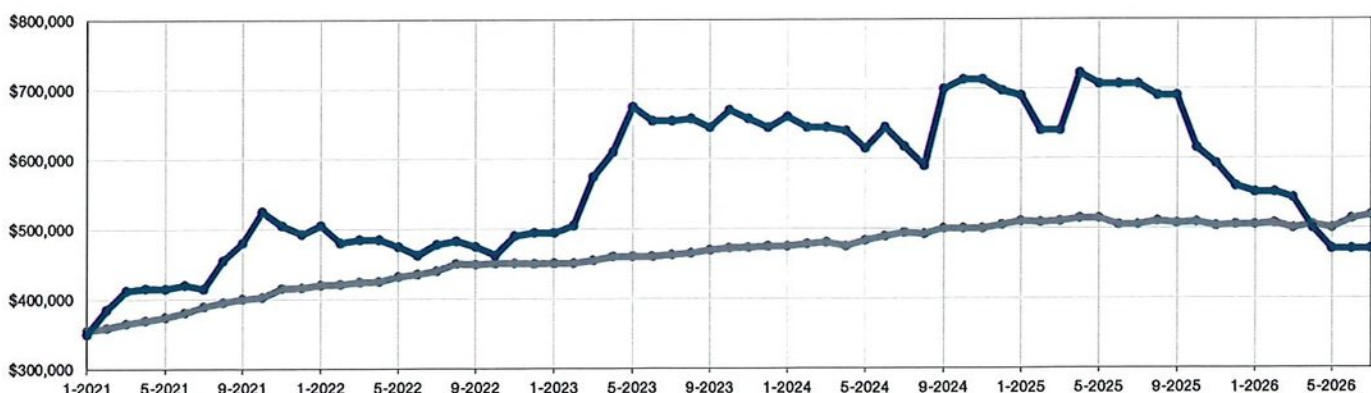
July

■ 2025 ■ 2026



Historical Median Sales Price Rolling 12-Month Calculation

GJARA —
Glade Park —



Local Market Update for July 2026

A Research Tool Provided by the Colorado Association of REALTORS®



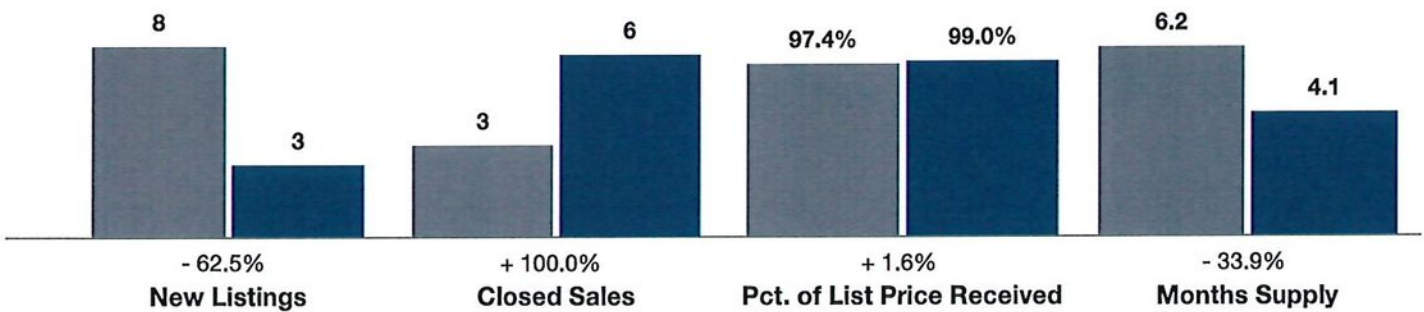
Loma

Key Metrics	July			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 07-2026	Percent Change from Previous Year
New Listings	8	3	- 62.5%	27	33	+ 22.2%
Sold Listings	3	6	+ 100.0%	15	18	+ 20.0%
Median Sales Price*	\$729,900	\$720,000	- 1.4%	\$510,000	\$627,500	+ 23.0%
Average Sales Price*	\$716,367	\$805,250	+ 12.4%	\$609,140	\$656,522	+ 7.8%
Percent of List Price Received*	97.4%	99.0%	+ 1.6%	98.5%	98.2%	- 0.3%
Days on Market Until Sale	130	92	- 29.2%	108	96	- 11.1%
Inventory of Homes for Sale	13	10	- 23.1%	--	--	--
Months Supply of Inventory	6.2	4.1	- 33.9%	--	--	--

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

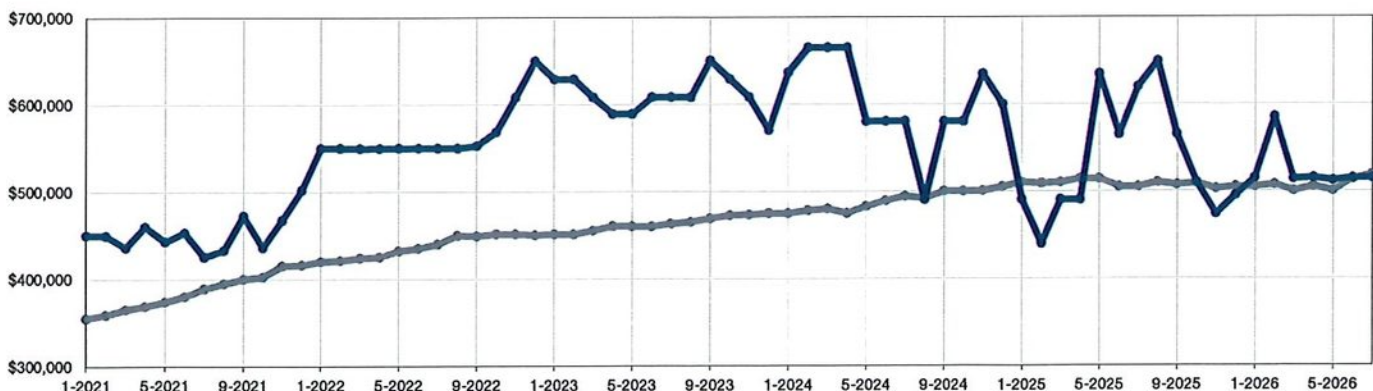
July

■ 2025 ■ 2026



Historical Median Sales Price Rolling 12-Month Calculation

GJARA —
Loma —



Local Market Update for July 2026

A Research Tool Provided by the Colorado Association of REALTORS®

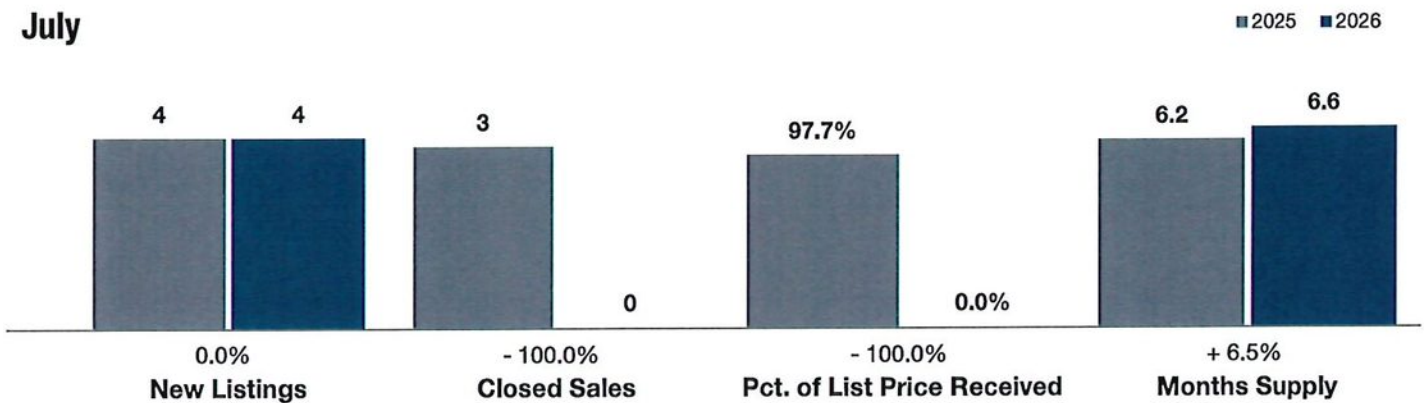


Mack

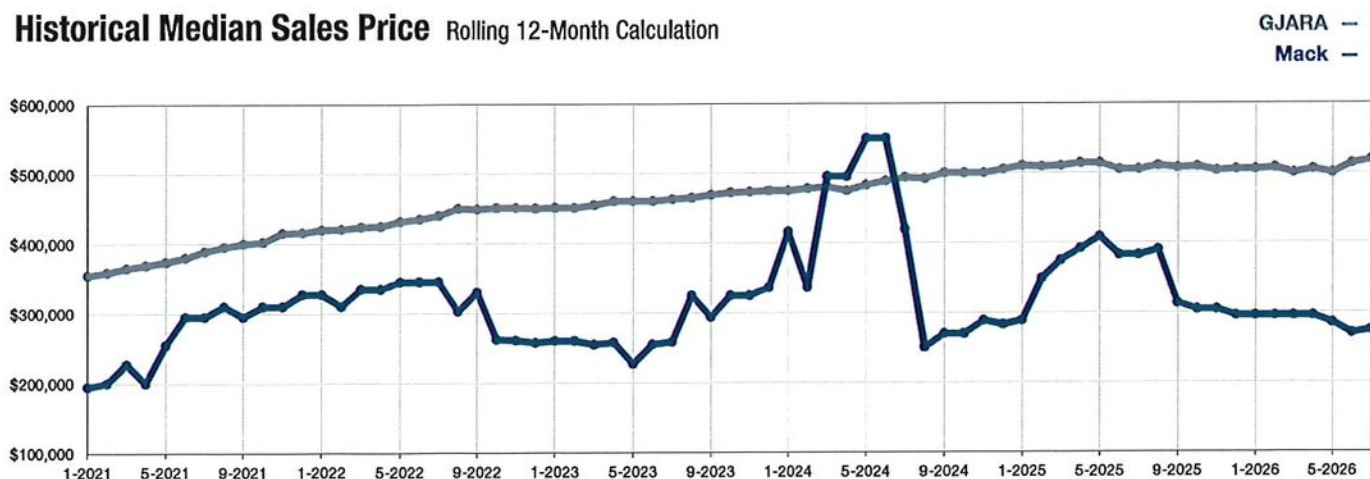
Key Metrics	July			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 07-2026	Percent Change from Previous Year
New Listings	4	4	0.0%	23	17	- 26.1%
Sold Listings	3	0	- 100.0%	11	7	- 36.4%
Median Sales Price*	\$215,000	\$0	- 100.0%	\$390,000	\$405,000	+ 3.8%
Average Sales Price*	\$383,000	\$0	- 100.0%	\$489,532	\$462,857	- 5.4%
Percent of List Price Received*	97.7%	0.0%	- 100.0%	98.5%	98.8%	+ 0.3%
Days on Market Until Sale	139	0	- 100.0%	104	120	+ 15.4%
Inventory of Homes for Sale	11	11	0.0%	--	--	--
Months Supply of Inventory	6.2	6.6	+ 6.5%	--	--	--

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

July



Historical Median Sales Price Rolling 12-Month Calculation



Local Market Update for July 2026

A Research Tool Provided by the Colorado Association of REALTORS®



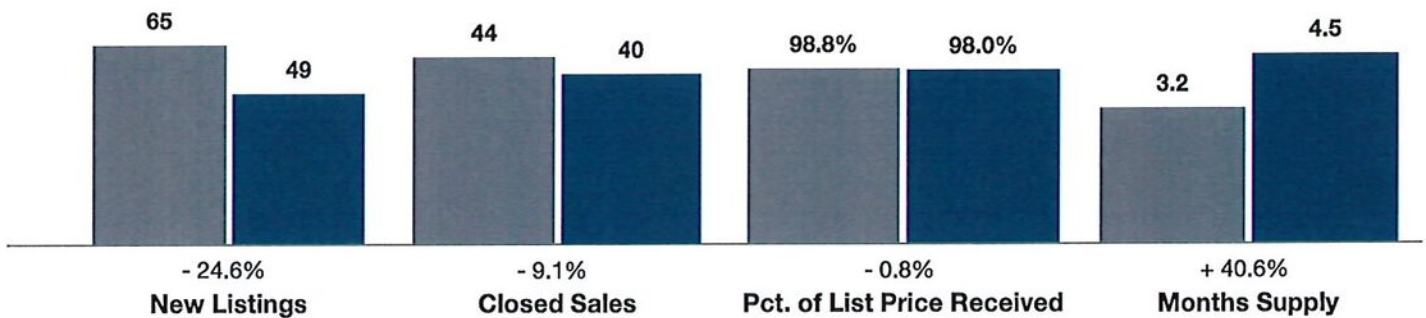
North

Key Metrics	July			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 07-2026	Percent Change from Previous Year
New Listings	65	49	- 24.6%	336	337	+ 0.3%
Sold Listings	44	40	- 9.1%	241	218	- 9.5%
Median Sales Price*	\$571,950	\$538,000	- 5.9%	\$500,000	\$518,000	+ 3.6%
Average Sales Price*	\$613,147	\$605,381	- 1.3%	\$534,972	\$594,748	+ 11.2%
Percent of List Price Received*	98.8%	98.0%	- 0.8%	98.2%	98.0%	- 0.2%
Days on Market Until Sale	76	98	+ 28.9%	86	103	+ 19.8%
Inventory of Homes for Sale	105	133	+ 26.7%	--	--	--
Months Supply of Inventory	3.2	4.5	+ 40.6%	--	--	--

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

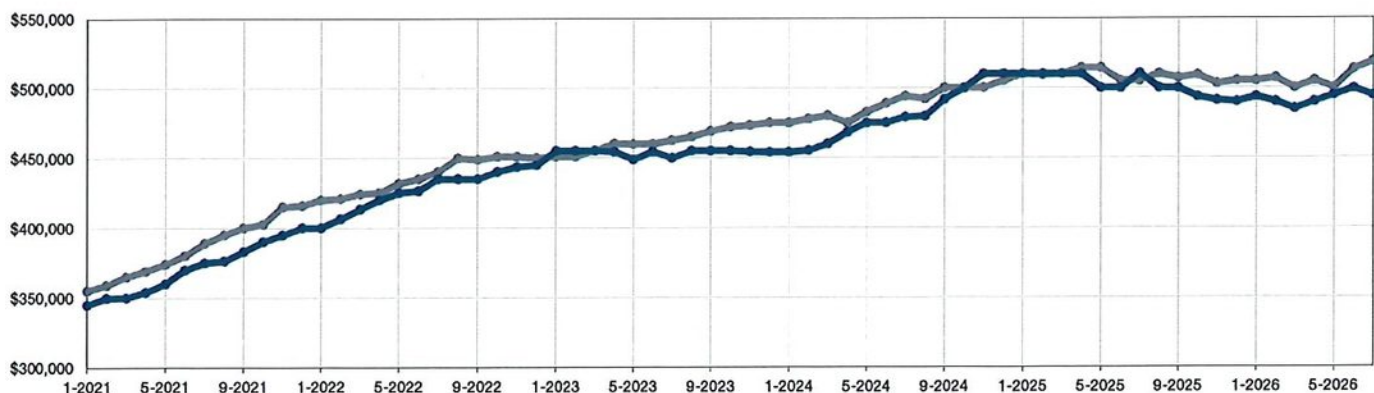
July

■ 2025 ■ 2026



Historical Median Sales Price Rolling 12-Month Calculation

GJARA —
North —



Local Market Update for July 2026

A Research Tool Provided by the Colorado Association of REALTORS®



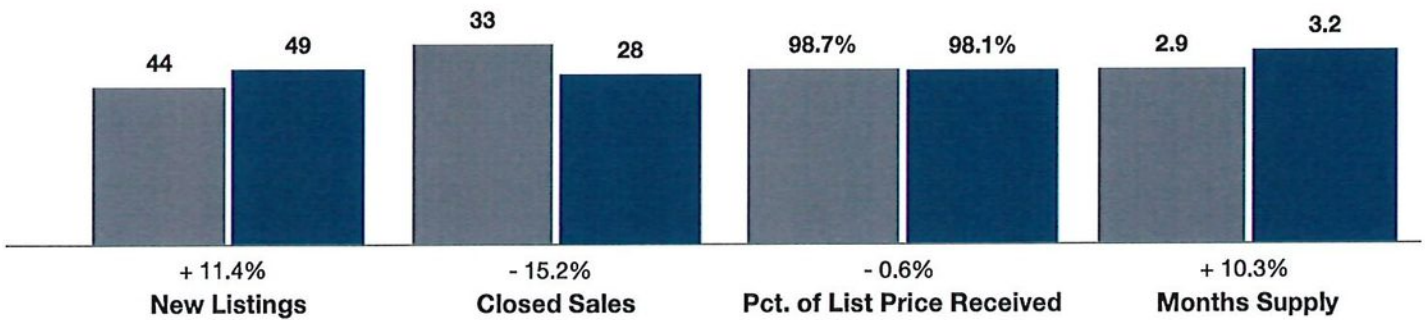
Northeast

Key Metrics	July			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 07-2026	Percent Change from Previous Year
New Listings	44	49	+ 11.4%	290	266	- 8.3%
Sold Listings	33	28	- 15.2%	225	178	- 20.9%
Median Sales Price*	\$414,900	\$419,000	+ 1.0%	\$391,000	\$394,000	+ 0.8%
Average Sales Price*	\$414,450	\$433,400	+ 4.6%	\$399,783	\$407,575	+ 1.9%
Percent of List Price Received*	98.7%	98.1%	- 0.6%	98.7%	98.7%	0.0%
Days on Market Until Sale	64	84	+ 31.3%	75	91	+ 21.3%
Inventory of Homes for Sale	81	85	+ 4.9%	--	--	--
Months Supply of Inventory	2.9	3.2	+ 10.3%	--	--	--

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

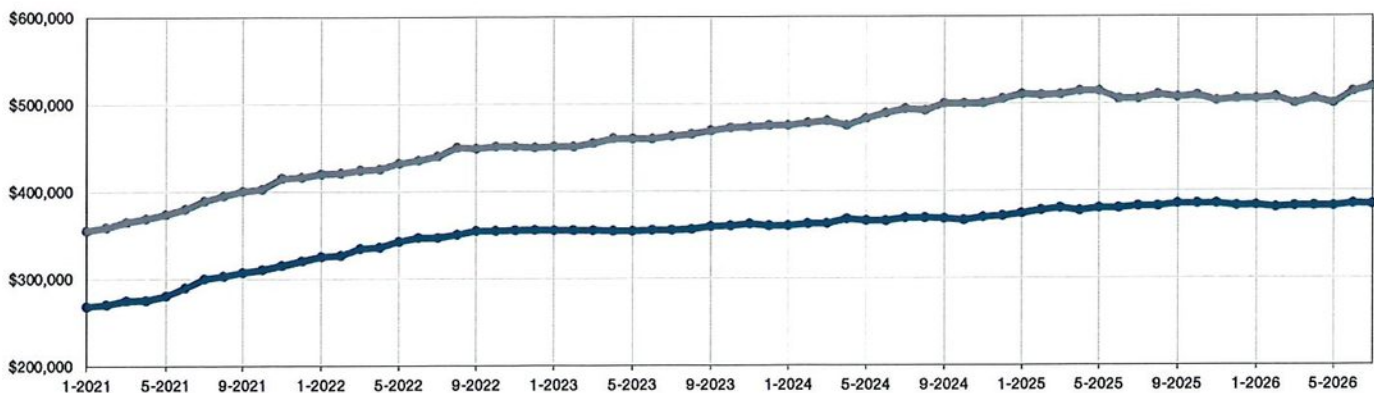
July

■ 2025 ■ 2026



Historical Median Sales Price Rolling 12-Month Calculation

GJARA —
Northeast —



Local Market Update for July 2026

A Research Tool Provided by the Colorado Association of REALTORS®



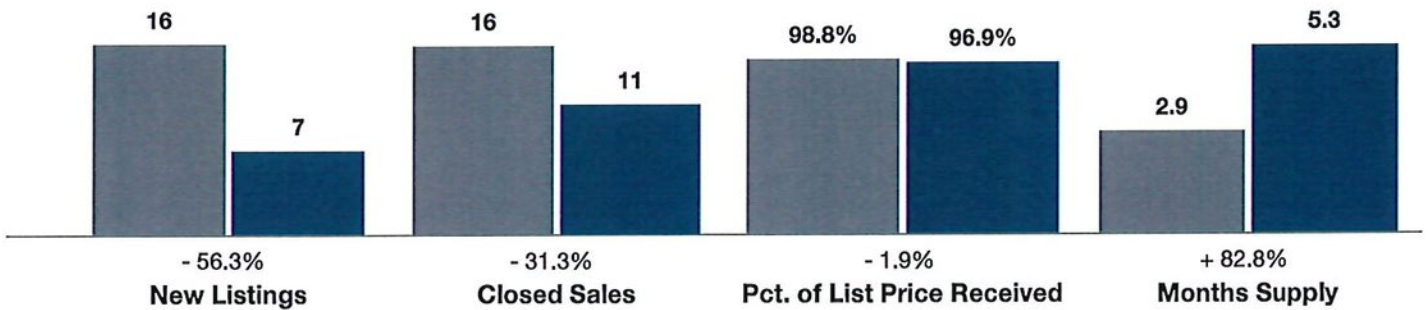
Northwest

Key Metrics	July			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 07-2026	Percent Change from Previous Year
New Listings	16	7	- 56.3%	82	71	- 13.4%
Sold Listings	16	11	- 31.3%	70	43	- 38.6%
Median Sales Price*	\$515,000	\$434,900	- 15.6%	\$536,200	\$440,000	- 17.9%
Average Sales Price*	\$724,990	\$459,550	- 36.6%	\$720,936	\$590,961	- 18.0%
Percent of List Price Received*	98.8%	96.9%	- 1.9%	98.5%	98.0%	- 0.5%
Days on Market Until Sale	96	92	- 4.2%	116	132	+ 13.8%
Inventory of Homes for Sale	26	31	+ 19.2%	--	--	--
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.

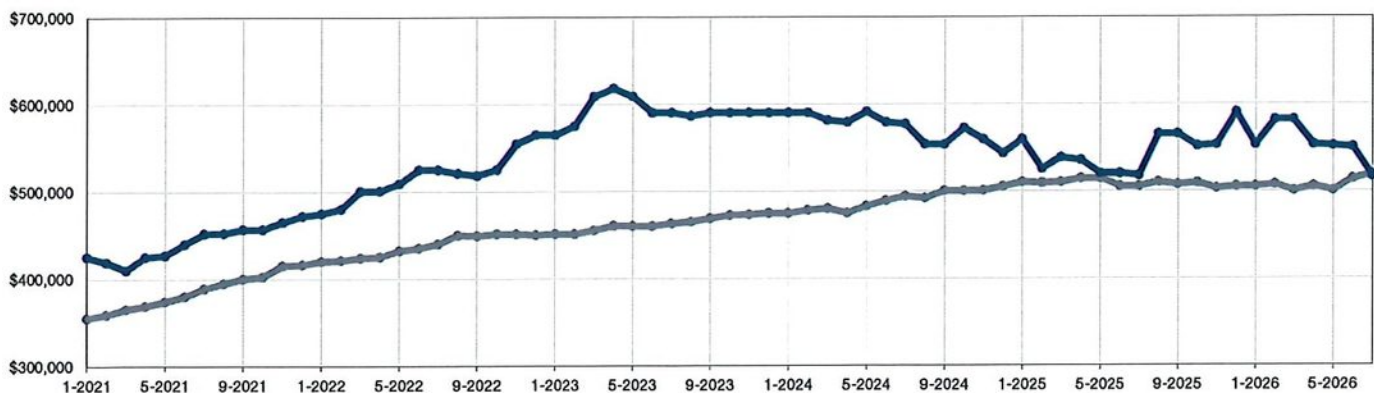
July

■ 2025 ■ 2026



Historical Median Sales Price Rolling 12-Month Calculation

GJARA —
Northwest —



Local Market Update for July 2026

A Research Tool Provided by the Colorado Association of REALTORS®



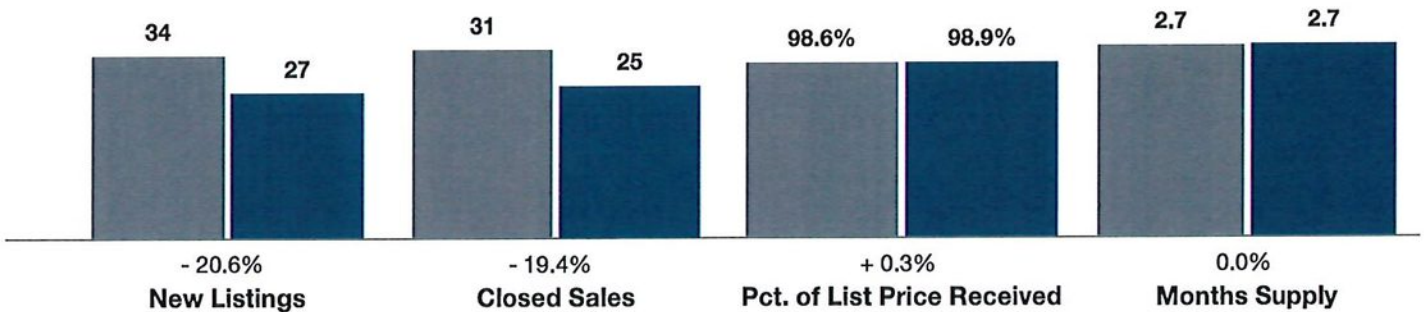
Orchard Mesa

Key Metrics	July			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 07-2026	Percent Change from Previous Year
New Listings	34	27	- 20.6%	242	248	+ 2.5%
Sold Listings	31	25	- 19.4%	164	182	+ 11.0%
Median Sales Price*	\$384,127	\$385,000	+ 0.2%	\$395,014	\$408,950	+ 3.5%
Average Sales Price*	\$415,319	\$418,179	+ 0.7%	\$407,939	\$443,338	+ 8.7%
Percent of List Price Received*	98.6%	98.9%	+ 0.3%	99.1%	99.3%	+ 0.2%
Days on Market Until Sale	85	96	+ 12.9%	85	91	+ 7.1%
Inventory of Homes for Sale	69	69	0.0%	--	--	--
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.

July

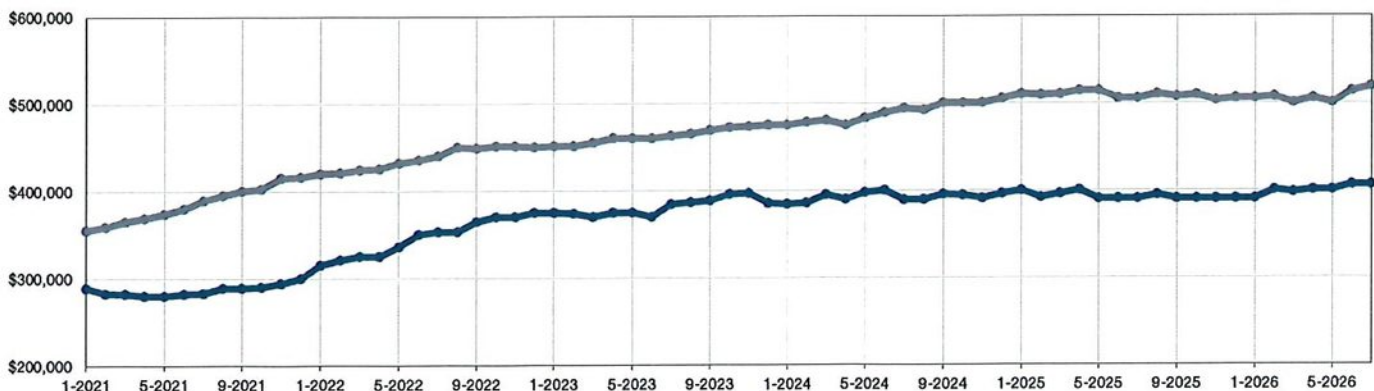
■ 2025 ■ 2026



Historical Median Sales Price

Rolling 12-Month Calculation

GJARA —
Orchard Mesa —



Local Market Update for July 2026

A Research Tool Provided by the Colorado Association of REALTORS®

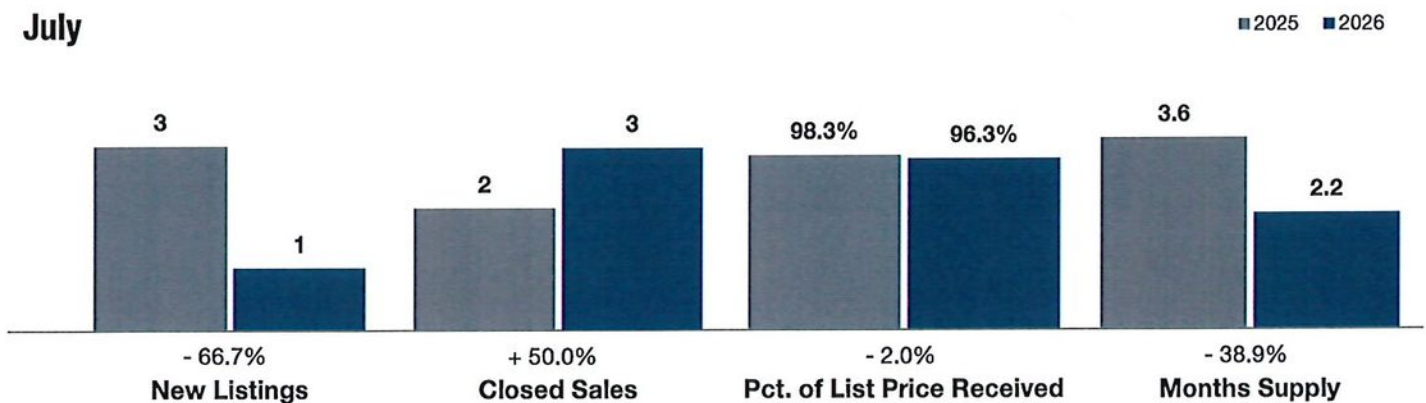


Outside Mesa County

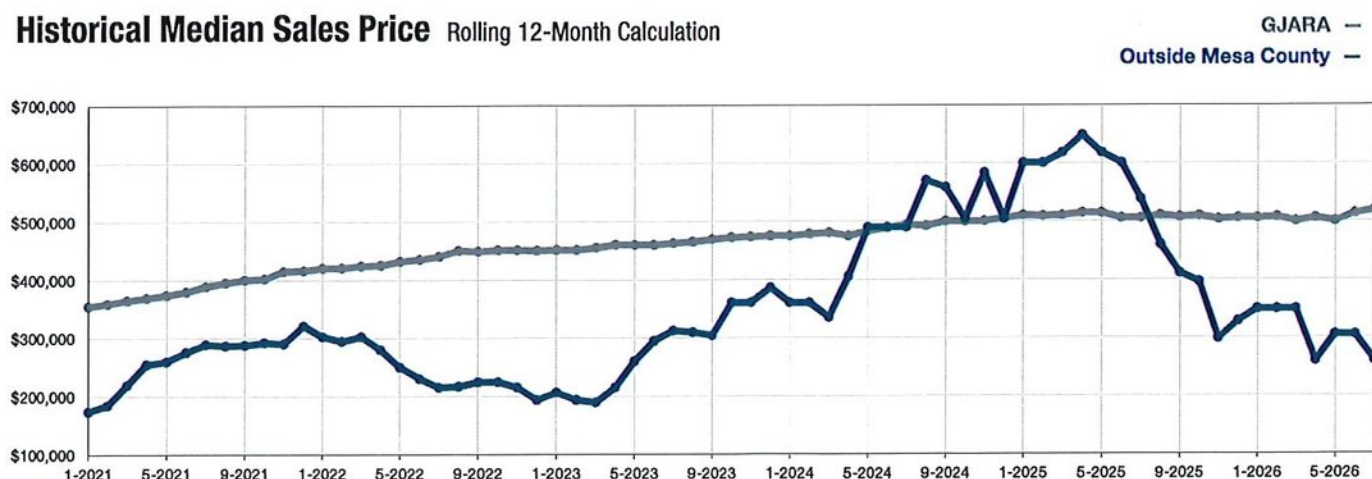
Key Metrics	July			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 07-2026	Percent Change from Previous Year
New Listings	3	1	- 66.7%	9	9	0.0%
Sold Listings	2	3	+ 50.0%	3	8	+ 166.7%
Median Sales Price*	\$336,250	\$151,413	- 55.0%	\$493,500	\$301,500	- 38.9%
Average Sales Price*	\$336,250	\$311,471	- 7.4%	\$450,333	\$329,927	- 26.7%
Percent of List Price Received*	98.3%	96.3%	- 2.0%	98.8%	97.1%	- 1.7%
Days on Market Until Sale	120	125	+ 4.2%	160	185	+ 15.6%
Inventory of Homes for Sale	6	4	- 33.3%	--	--	--
Months Supply of Inventory	3.6	2.2	- 38.9%	--	--	--

* 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



Historical Median Sales Price Rolling 12-Month Calculation



Local Market Update for July 2026

A Research Tool Provided by the Colorado Association of REALTORS®



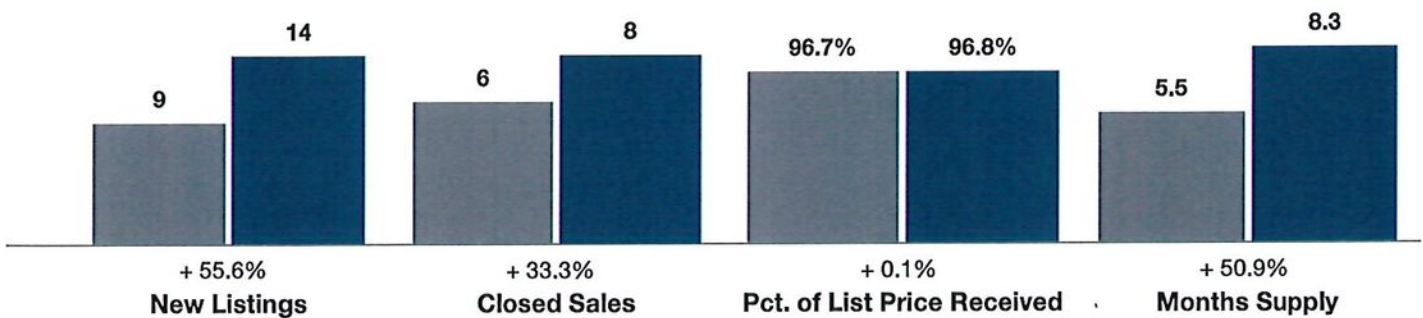
Palisade

Key Metrics	July			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 07-2026	Percent Change from Previous Year
New Listings	9	14	+ 55.6%	66	79	+ 19.7%
Sold Listings	6	8	+ 33.3%	43	39	- 9.3%
Median Sales Price*	\$421,750	\$534,125	+ 26.6%	\$515,000	\$475,000	- 7.8%
Average Sales Price*	\$399,417	\$525,031	+ 31.4%	\$501,471	\$504,562	+ 0.6%
Percent of List Price Received*	96.7%	96.8%	+ 0.1%	97.8%	97.7%	- 0.1%
Days on Market Until Sale	73	74	+ 1.4%	85	117	+ 37.6%
Inventory of Homes for Sale	28	38	+ 35.7%	--	--	--
Months Supply of Inventory	5.5	8.3	+ 50.9%	--	--	--

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

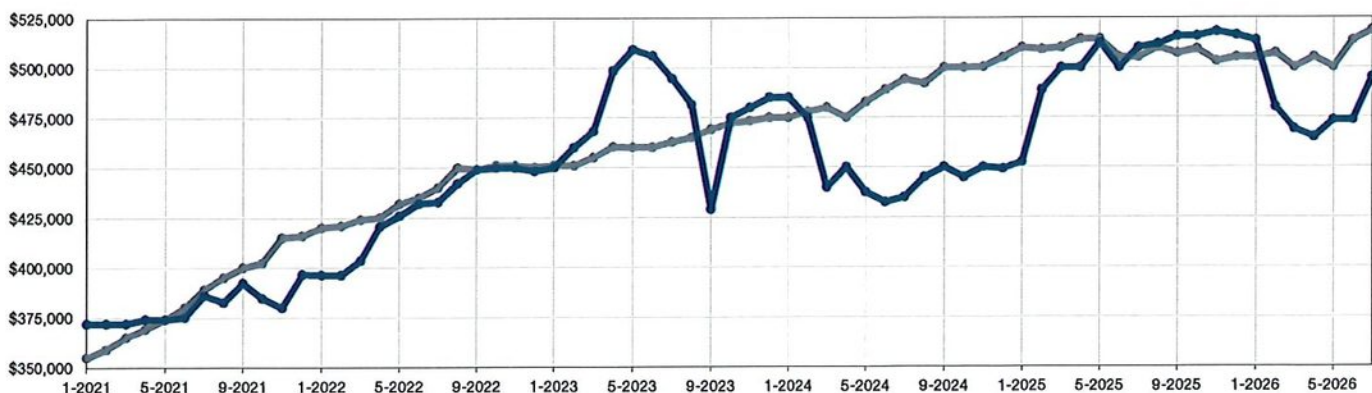
July

■ 2025 ■ 2026



Historical Median Sales Price Rolling 12-Month Calculation

GJARA —
Palisade —



Local Market Update for July 2026

A Research Tool Provided by the Colorado Association of REALTORS®



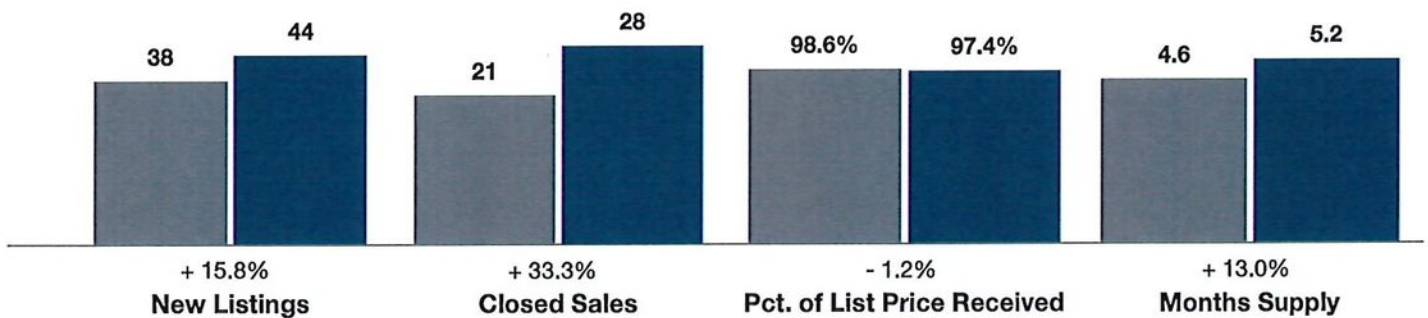
Redlands

Key Metrics	July			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 07-2026	Percent Change from Previous Year
New Listings	38	44	+ 15.8%	247	292	+ 18.2%
Sold Listings	21	28	+ 33.3%	162	165	+ 1.9%
Median Sales Price*	\$750,660	\$622,500	- 17.1%	\$697,226	\$645,000	- 7.5%
Average Sales Price*	\$806,945	\$809,159	+ 0.3%	\$745,597	\$715,133	- 4.1%
Percent of List Price Received*	98.6%	97.4%	- 1.2%	98.7%	98.0%	- 0.7%
Days on Market Until Sale	93	120	+ 29.0%	99	106	+ 7.1%
Inventory of Homes for Sale	108	122	+ 13.0%	--	--	--
Months Supply of Inventory	4.6	5.2	+ 13.0%	--	--	--

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

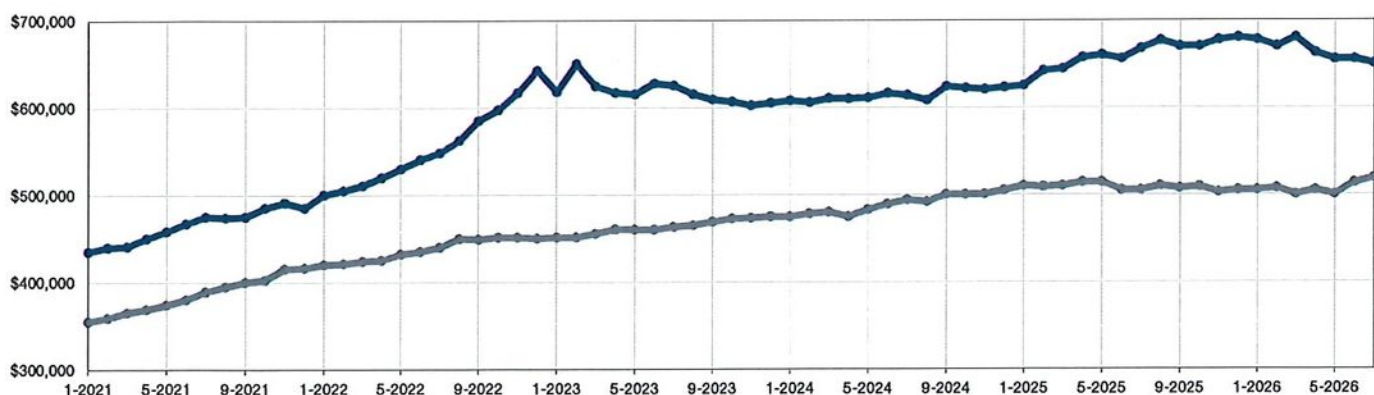
July

■ 2025 ■ 2026



Historical Median Sales Price Rolling 12-Month Calculation

GJARA —
Redlands —



Local Market Update for July 2026

A Research Tool Provided by the Colorado Association of REALTORS®



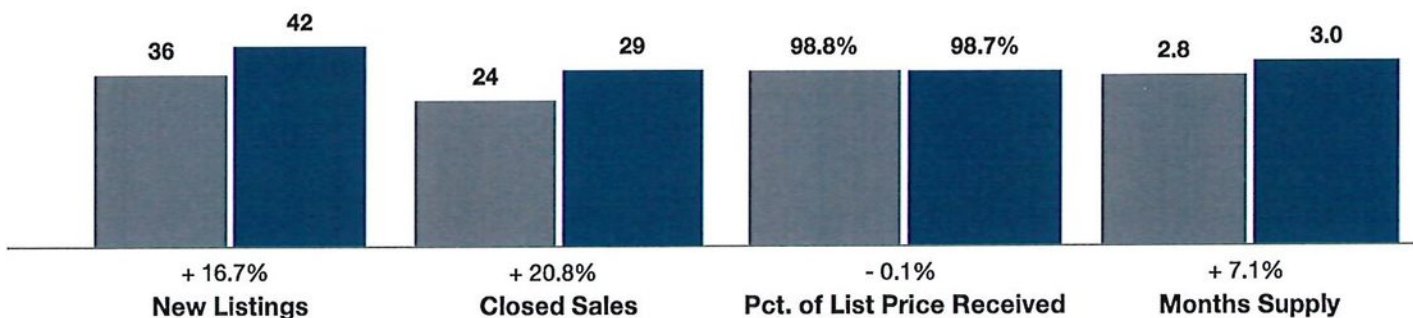
Southeast

Key Metrics	July			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 07-2026	Percent Change from Previous Year
New Listings	36	42	+ 16.7%	246	262	+ 6.5%
Sold Listings	24	29	+ 20.8%	183	182	- 0.5%
Median Sales Price*	\$377,450	\$369,000	- 2.2%	\$350,000	\$366,200	+ 4.6%
Average Sales Price*	\$335,525	\$330,856	- 1.4%	\$332,006	\$337,334	+ 1.6%
Percent of List Price Received*	98.8%	98.7%	- 0.1%	98.9%	99.1%	+ 0.2%
Days on Market Until Sale	89	72	- 19.1%	82	81	- 1.2%
Inventory of Homes for Sale	70	80	+ 14.3%	--	--	--
Months Supply of Inventory	2.8	3.0	+ 7.1%	--	--	--

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

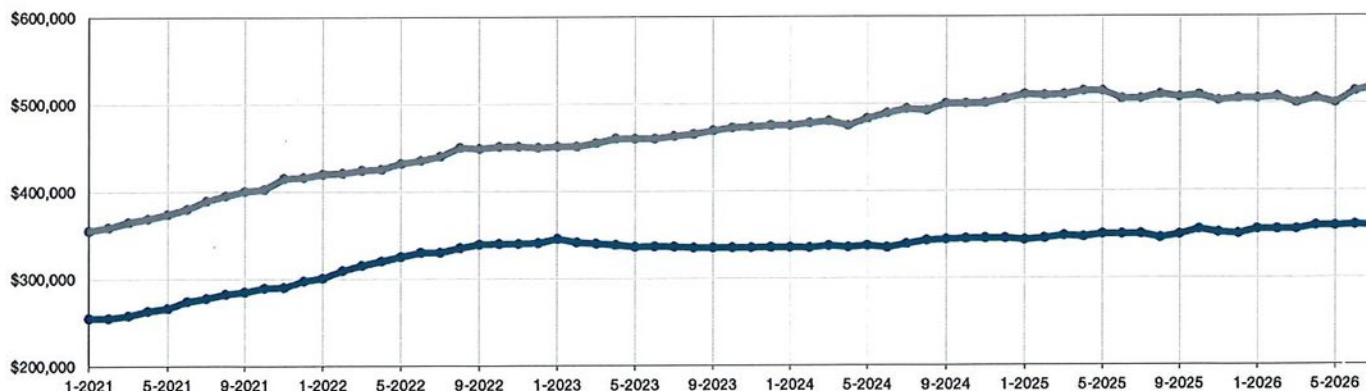
July

■ 2025 ■ 2026



Historical Median Sales Price Rolling 12-Month Calculation

GJARA —
Southeast —



Local Market Update for July 2026

A Research Tool Provided by the Colorado Association of REALTORS®



West Grand Junction

Key Metrics	July			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 07-2026	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.

July

■ 2025 ■ 2026

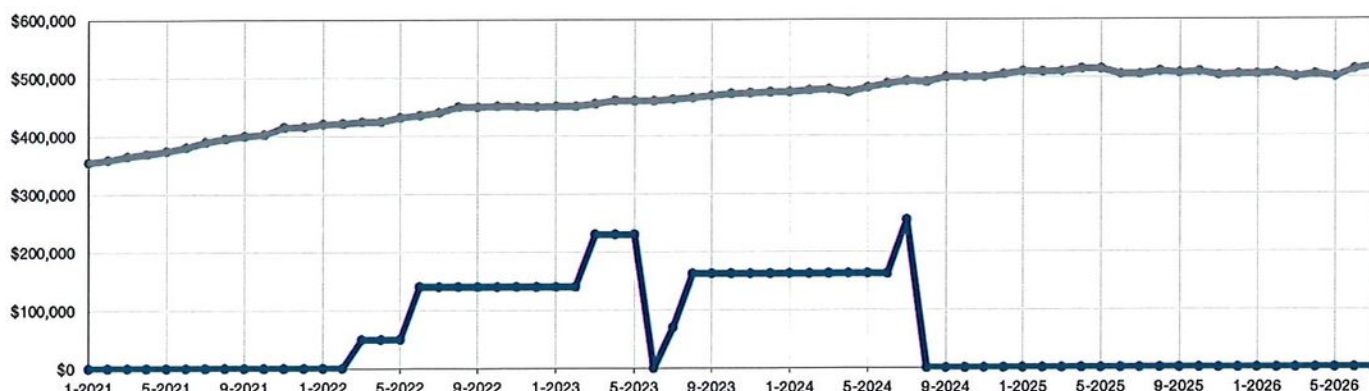
0 0 0 0 0.0% 0.0% 0.0 0.0

-- -- -- --

New Listings Closed Sales Pct. of List Price Received Months Supply

Historical Median Sales Price Rolling 12-Month Calculation

GJARA --
West Grand Junction --



Local Market Update for July 2026

A Research Tool Provided by the Colorado Association of REALTORS®

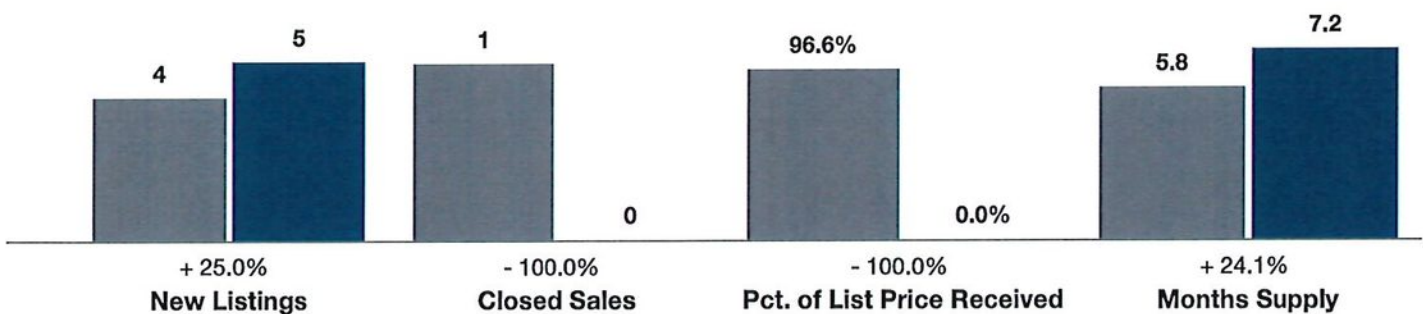
Whitewater/Gateway

Key Metrics	July			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 07-2026	Percent Change from Previous Year
New Listings	4	5	+ 25.0%	20	23	+ 15.0%
Sold Listings	1	0	- 100.0%	13	15	+ 15.4%
Median Sales Price*	\$710,000	\$0	- 100.0%	\$615,000	\$475,000	- 22.8%
Average Sales Price*	\$710,000	\$0	- 100.0%	\$688,708	\$523,420	- 24.0%
Percent of List Price Received*	96.6%	0.0%	- 100.0%	98.3%	95.5%	- 2.8%
Days on Market Until Sale	179	0	- 100.0%	149	160	+ 7.4%
Inventory of Homes for Sale	12	19	+ 58.3%	--	--	--
Months Supply of Inventory	5.8	7.2	+ 24.1%	--	--	--

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

July

■ 2025 ■ 2026



Historical Median Sales Price Rolling 12-Month Calculation

GJARA —
Whitewater/Gateway —

