

Local Market Update for June 2025

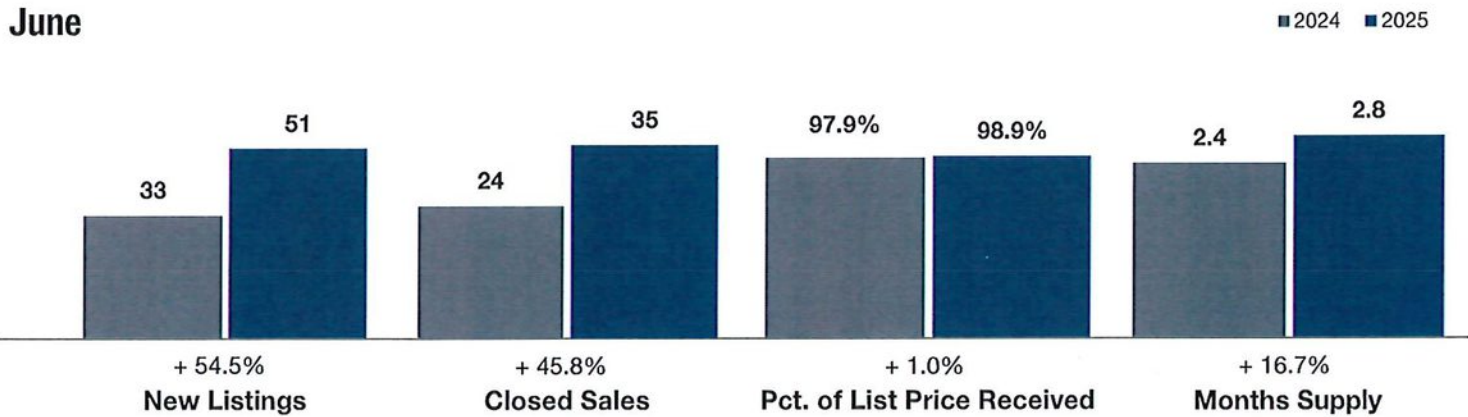
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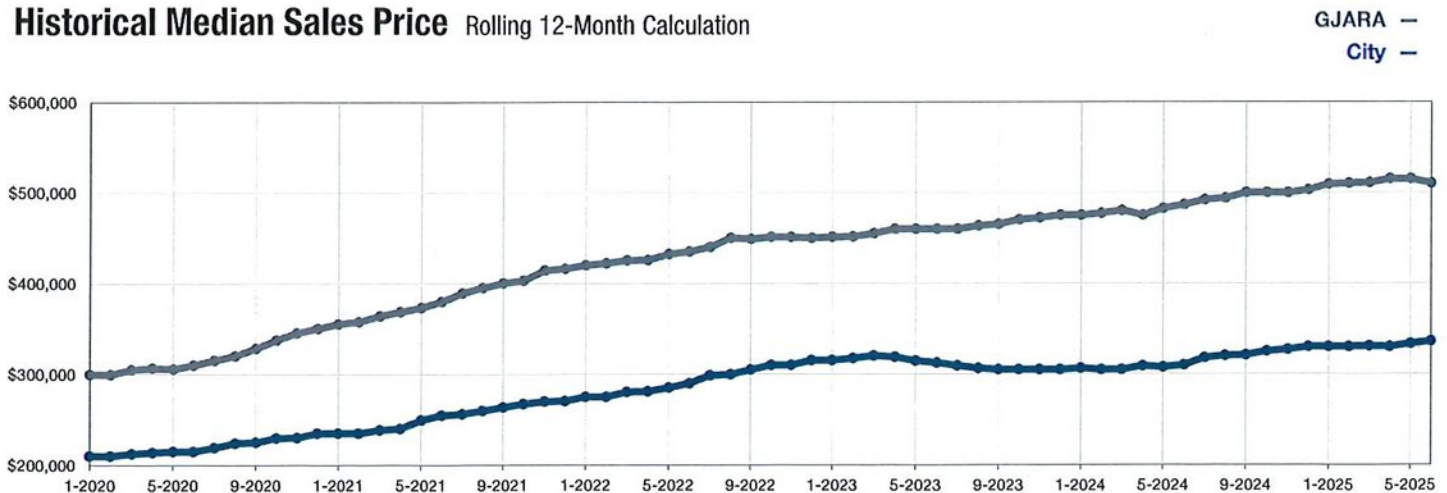
City

Key Metrics	June			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 06-2024	Thru 06-2025	Percent Change from Previous Year
New Listings	33	51	+ 54.5%	208	268	+ 28.8%
Sold Listings	24	35	+ 45.8%	150	203	+ 35.3%
Median Sales Price*	\$329,950	\$374,000	+ 13.4%	\$323,000	\$339,600	+ 5.1%
Average Sales Price*	\$314,675	\$373,226	+ 18.6%	\$327,412	\$340,962	+ 4.1%
Percent of List Price Received*	97.9%	98.9%	+ 1.0%	98.0%	98.4%	+ 0.4%
Days on Market Until Sale	86	77	- 10.5%	70	80	+ 14.3%
Inventory of Homes for Sale	61	83	+ 36.1%	--	--	--
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.



Historical Median Sales Price Rolling 12-Month Calculation



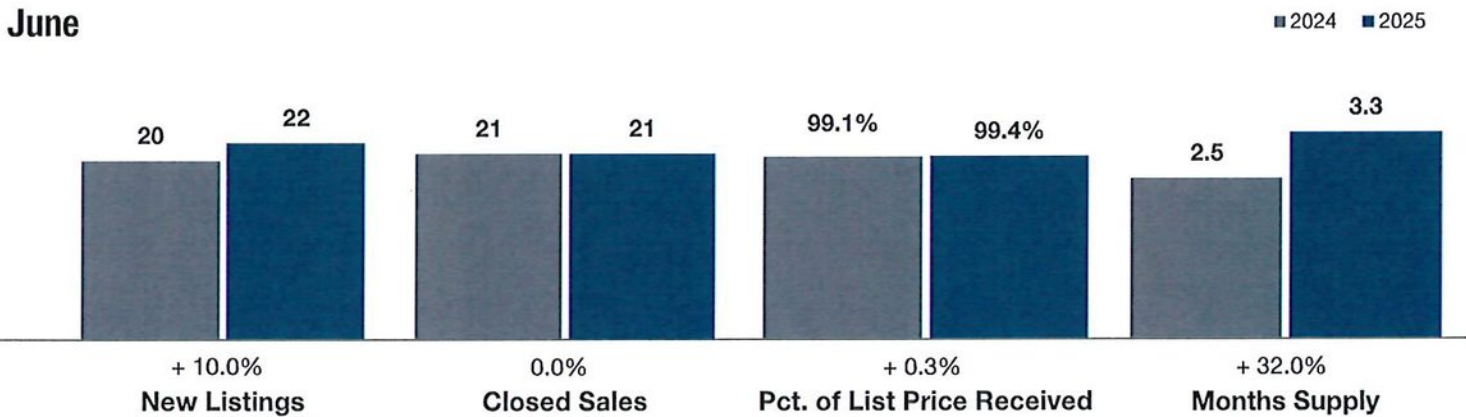
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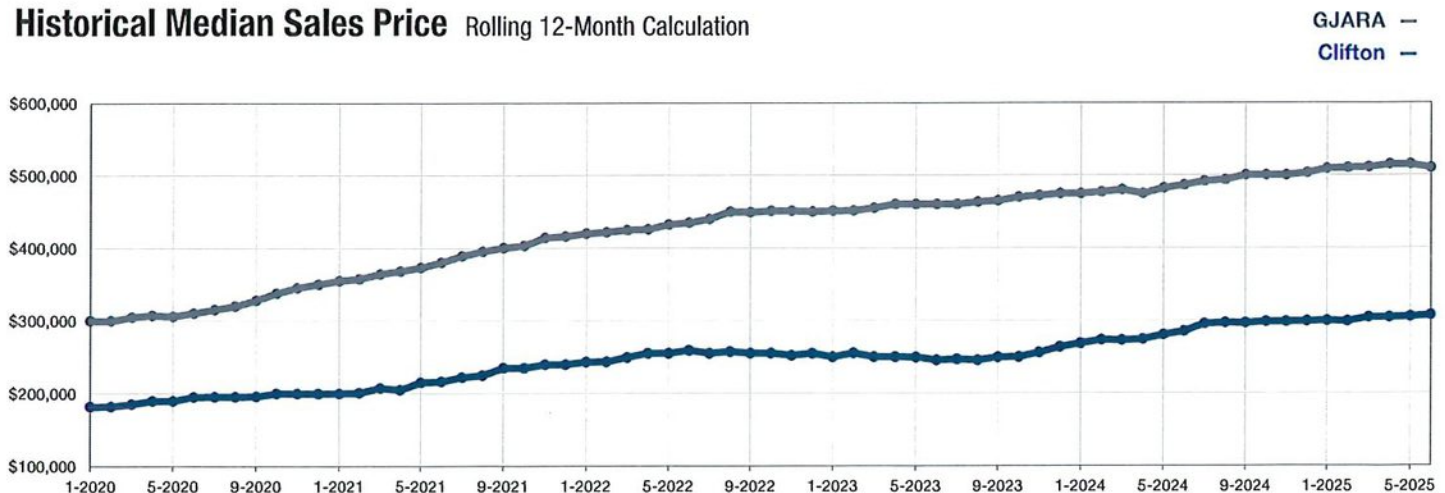
Clifton

Key Metrics	June			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 06-2024	Thru 06-2025	Percent Change from Previous Year
New Listings	20	22	+ 10.0%	122	154	+ 26.2%
Sold Listings	21	21	0.0%	108	108	0.0%
Median Sales Price*	\$305,500	\$345,000	+ 12.9%	\$285,125	\$301,250	+ 5.7%
Average Sales Price*	\$306,362	\$315,947	+ 3.1%	\$279,542	\$295,113	+ 5.6%
Percent of List Price Received*	99.1%	99.4%	+ 0.3%	98.5%	98.0%	- 0.5%
Days on Market Until Sale	68	79	+ 16.2%	70	86	+ 22.9%
Inventory of Homes for Sale	39	54	+ 38.5%	--	--	--
Months Supply of Inventory	2.5	3.3	+ 32.0%	--	--	--

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Historical Median Sales Price Rolling 12-Month Calculation



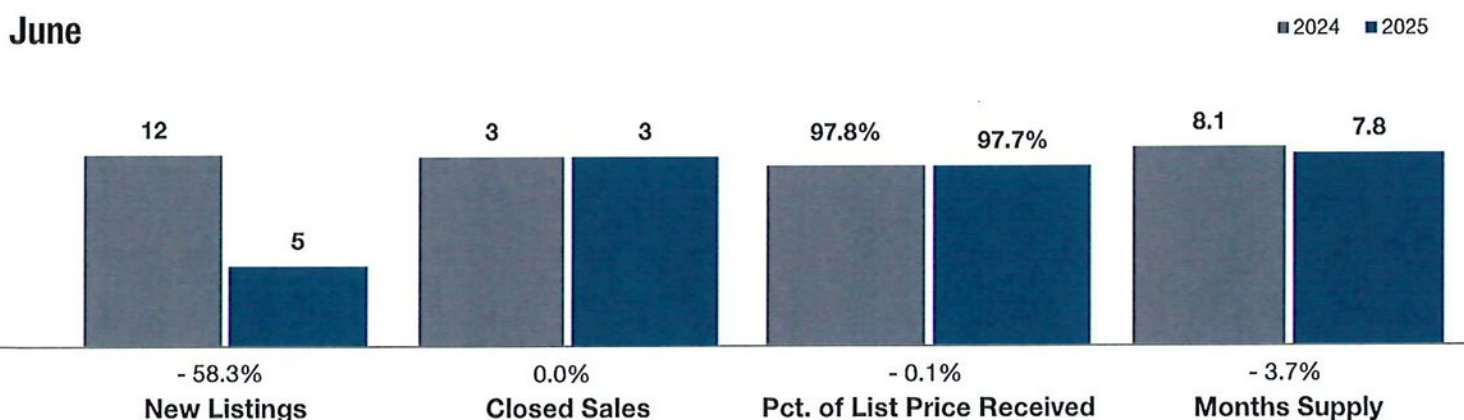
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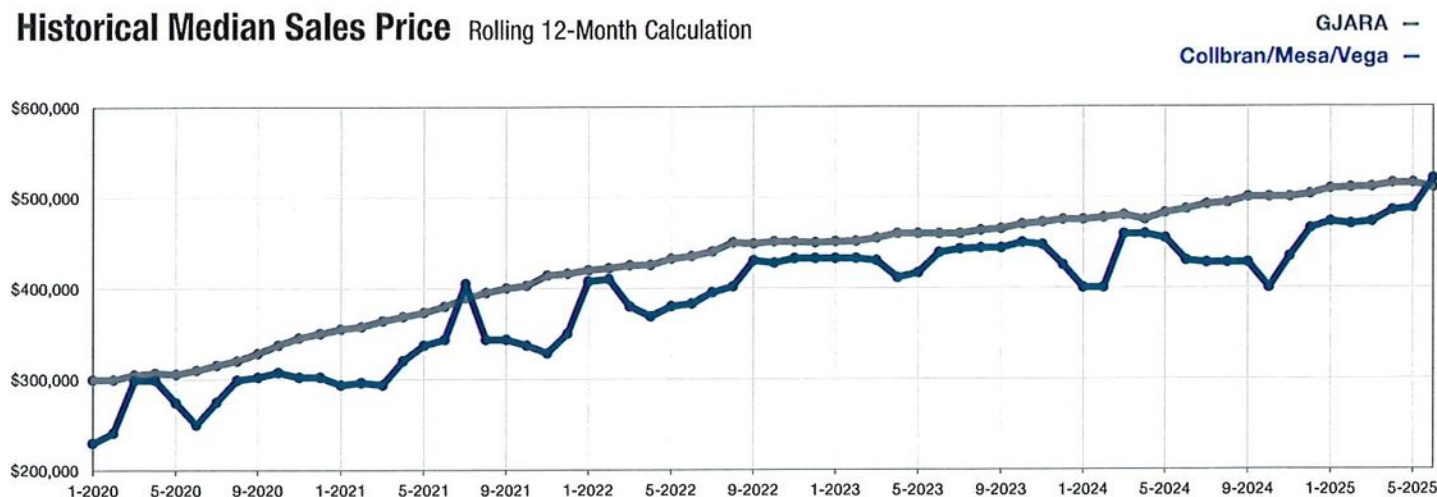
Collbran/Mesa/Vega

Key Metrics	June			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 06-2024	Thru 06-2025	Percent Change from Previous Year
New Listings	12	5	- 58.3%	42	41	- 2.4%
Sold Listings	3	3	0.0%	18	12	- 33.3%
Median Sales Price*	\$425,000	\$917,000	+ 115.8%	\$445,000	\$725,000	+ 62.9%
Average Sales Price*	\$533,333	\$1,169,000	+ 119.2%	\$527,083	\$887,000	+ 68.3%
Percent of List Price Received*	97.8%	97.7%	- 0.1%	95.9%	96.9%	+ 1.0%
Days on Market Until Sale	131	62	- 52.7%	136	197	+ 44.9%
Inventory of Homes for Sale	31	36	+ 16.1%	--	--	--
Months Supply of Inventory	8.1	7.8	- 3.7%	--	--	--

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Historical Median Sales Price Rolling 12-Month Calculation



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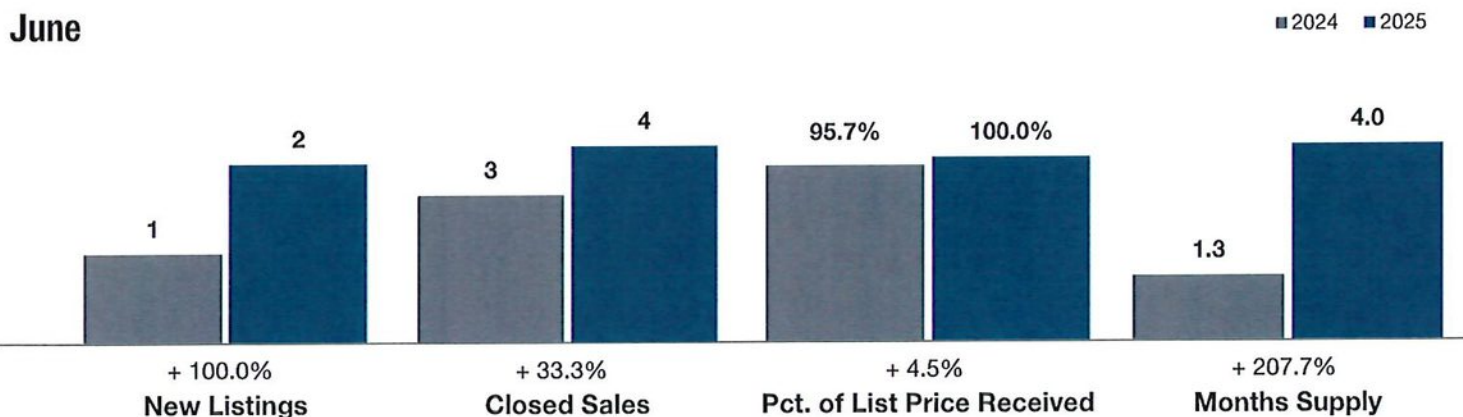
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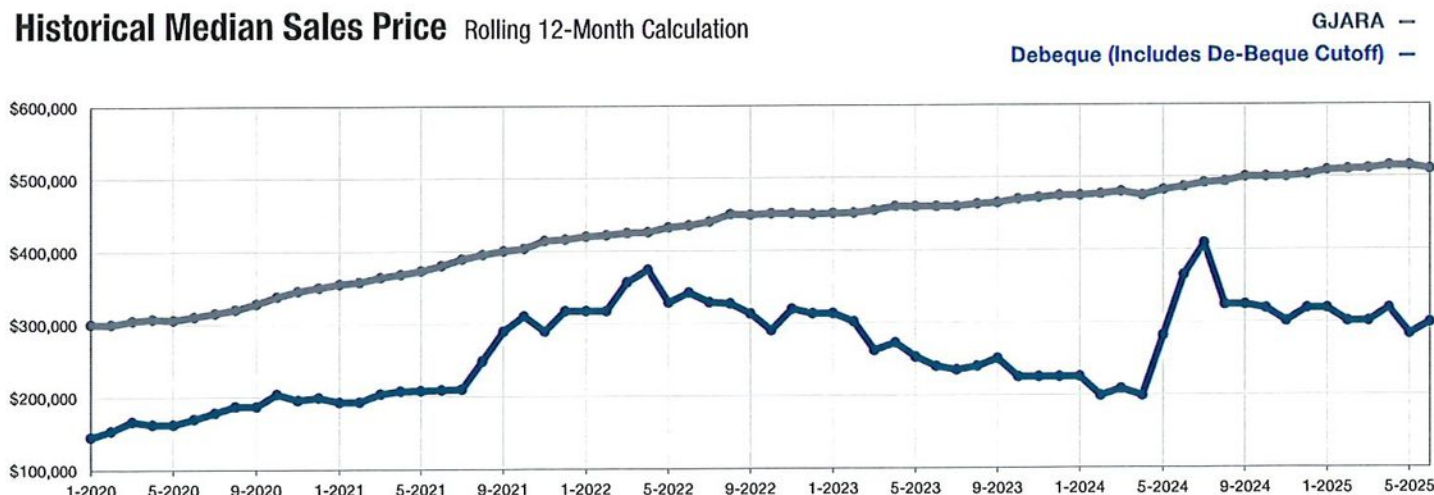
Debeque (Includes De-Beque Cutoff)

Key Metrics	June			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 06-2024	Thru 06-2025	Percent Change from Previous Year
New Listings	1	2	+ 100.0%	10	12	+ 20.0%
Sold Listings	3	4	+ 33.3%	7	8	+ 14.3%
Median Sales Price*	\$452,500	\$436,500	- 3.5%	\$365,000	\$325,750	- 10.8%
Average Sales Price*	\$547,500	\$418,625	- 23.5%	\$441,429	\$364,000	- 17.5%
Percent of List Price Received*	95.7%	100.0%	+ 4.5%	96.7%	100.7%	+ 4.1%
Days on Market Until Sale	111	101	- 9.0%	91	101	+ 11.0%
Inventory of Homes for Sale	2	7	+ 250.0%	--	--	--
Months Supply of Inventory	1.3	4.0	+ 207.7%	--	--	--

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Historical Median Sales Price Rolling 12-Month Calculation



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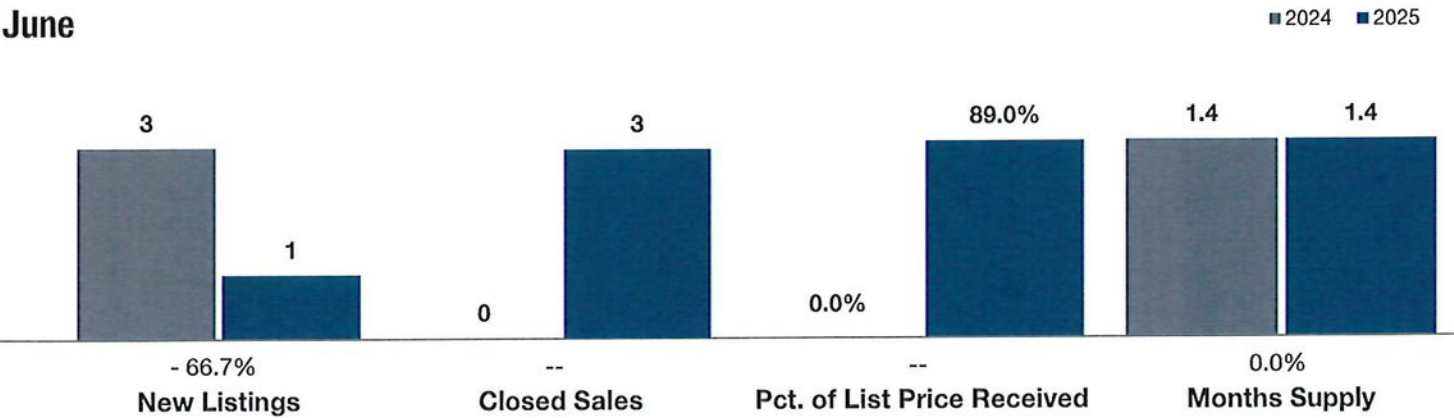
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East Orchard Mesa

Key Metrics	June			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 06-2024	Thru 06-2025	Percent Change from Previous Year
New Listings	3	1	- 66.7%	7	12	+ 71.4%
Sold Listings	0	3	--	6	13	+ 116.7%
Median Sales Price*	\$0	\$1,200,000	--	\$850,000	\$670,000	- 21.2%
Average Sales Price*	\$0	\$1,035,000	--	\$818,000	\$747,608	- 8.6%
Percent of List Price Received*	0.0%	89.0%	--	95.3%	95.6%	+ 0.3%
Days on Market Until Sale	0	139	--	106	131	+ 23.6%
Inventory of Homes for Sale	2	3	+ 50.0%	--	--	--
Months Supply of Inventory	1.4	1.4	0.0%	--	--	--

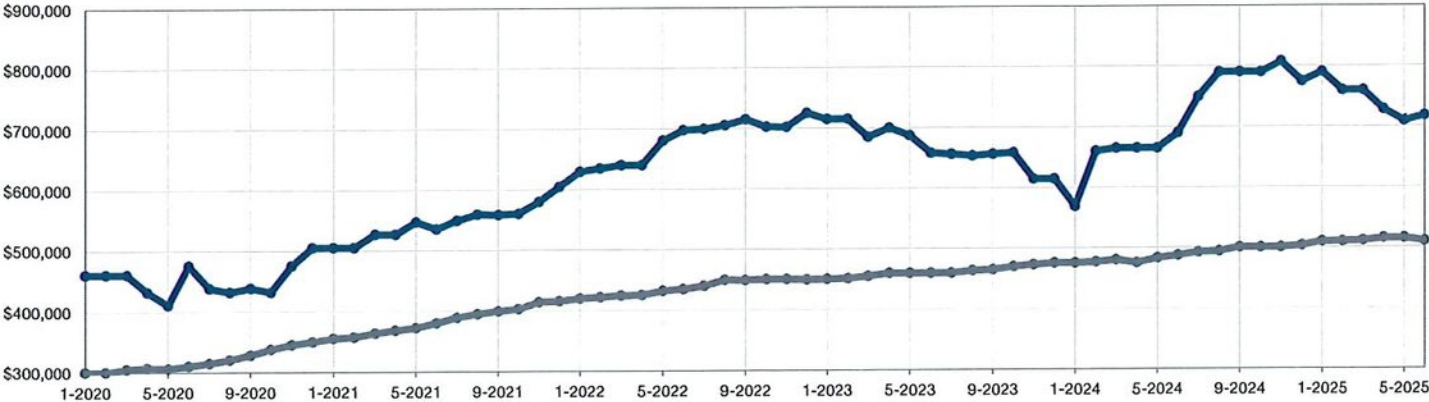
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Historical Median Sales Price

Rolling 12-Month Calculation

GJARA —
East Orchard Mesa —



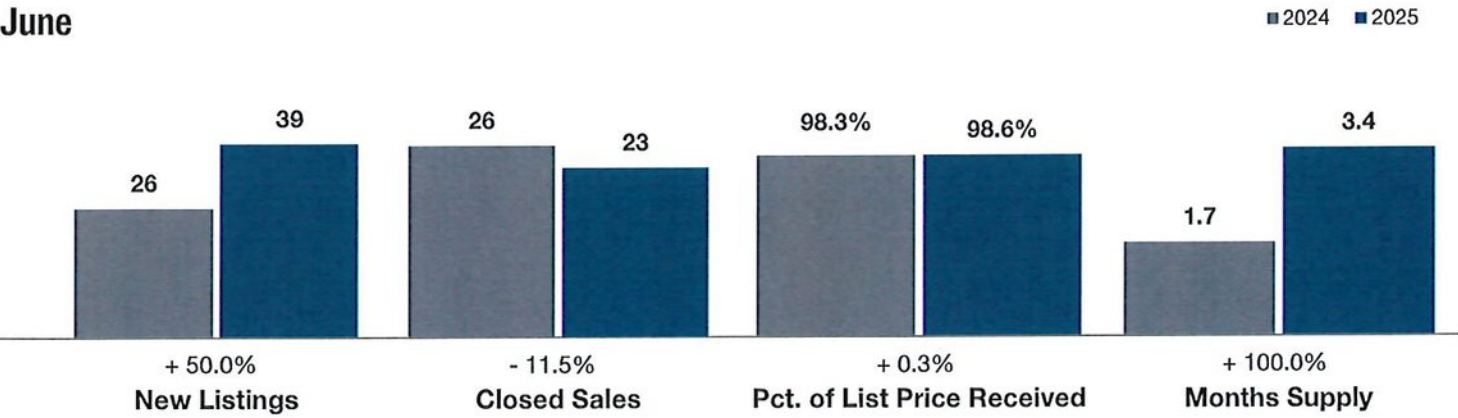
Local Market Update for June 2025

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Fruita

Key Metrics	June			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 06-2024	Thru 06-2025	Percent Change from Previous Year
New Listings	26	39	+ 50.0%	176	230	+ 30.7%
Sold Listings	26	23	- 11.5%	140	139	- 0.7%
Median Sales Price*	\$458,450	\$532,000	+ 16.0%	\$458,900	\$475,000	+ 3.5%
Average Sales Price*	\$502,876	\$548,351	+ 9.0%	\$474,408	\$518,366	+ 9.3%
Percent of List Price Received*	98.3%	98.6%	+ 0.3%	98.6%	98.4%	- 0.2%
Days on Market Until Sale	44	74	+ 68.2%	72	75	+ 4.2%
Inventory of Homes for Sale	42	80	+ 90.5%	--	--	--
Months Supply of Inventory	1.7	3.4	+ 100.0%	--	--	--

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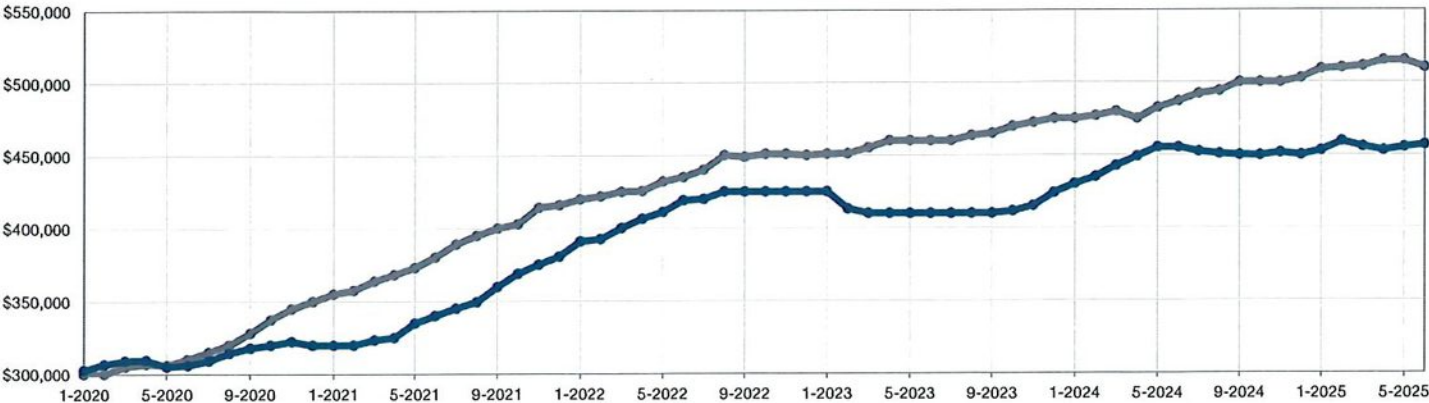


Historical Median Sales Price

Rolling 12-Month Calculation

GJARA

Fruita



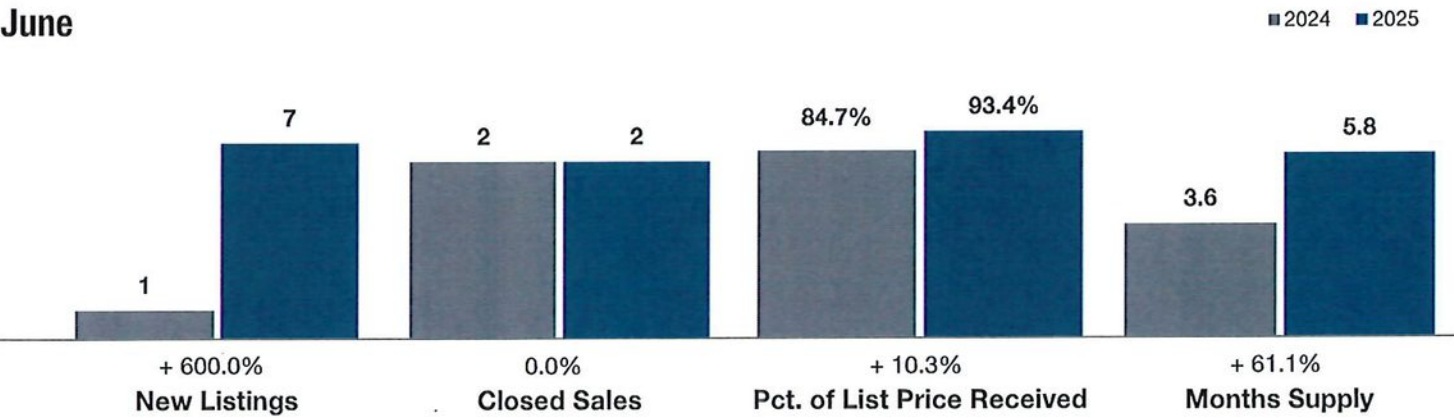
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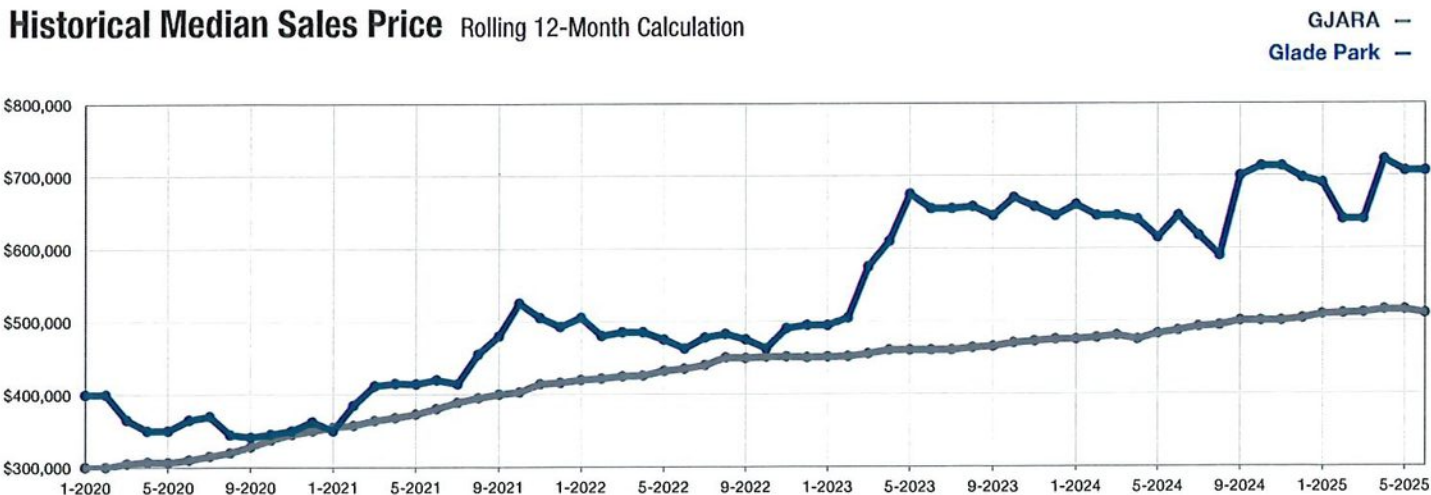
Glade Park

Key Metrics	June			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 06-2024	Thru 06-2025	Percent Change from Previous Year
New Listings	1	7	+ 600.0%	9	21	+ 133.3%
Sold Listings	2	2	0.0%	9	5	- 44.4%
Median Sales Price*	\$723,500	\$840,000	+ 16.1%	\$590,000	\$670,500	+ 13.6%
Average Sales Price*	\$723,500	\$840,000	+ 16.1%	\$611,000	\$727,100	+ 19.0%
Percent of List Price Received*	84.7%	93.4%	+ 10.3%	93.8%	94.7%	+ 1.0%
Days on Market Until Sale	100	120	+ 20.0%	142	111	- 21.8%
Inventory of Homes for Sale	6	10	+ 66.7%	--	--	--
Months Supply of Inventory	3.6	5.8	+ 61.1%	--	--	--

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Historical Median Sales Price Rolling 12-Month Calculation



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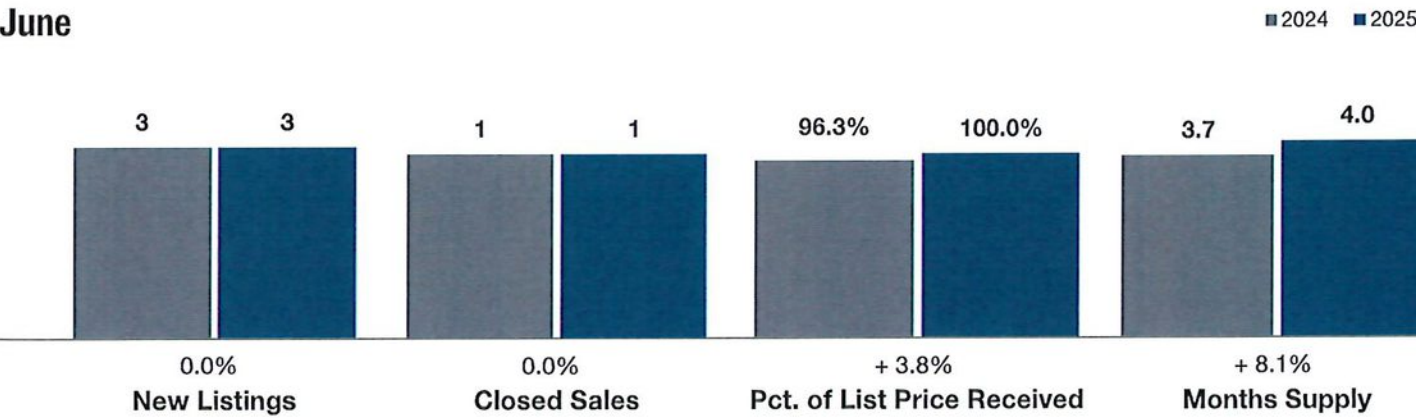
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Loma

Key Metrics	June			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 06-2024	Thru 06-2025	Percent Change from Previous Year
New Listings	3	3	0.0%	12	19	+ 58.3%
Sold Listings	1	1	0.0%	12	12	0.0%
Median Sales Price*	\$650,000	\$415,000	- 36.2%	\$474,000	\$495,000	+ 4.4%
Average Sales Price*	\$650,000	\$415,000	- 36.2%	\$579,491	\$582,333	+ 0.5%
Percent of List Price Received*	96.3%	100.0%	+ 3.8%	96.3%	98.7%	+ 2.5%
Days on Market Until Sale	82	48	- 41.5%	84	103	+ 22.6%
Inventory of Homes for Sale	7	8	+ 14.3%	--	--	--
Months Supply of Inventory	3.7	4.0	+ 8.1%	--	--	--

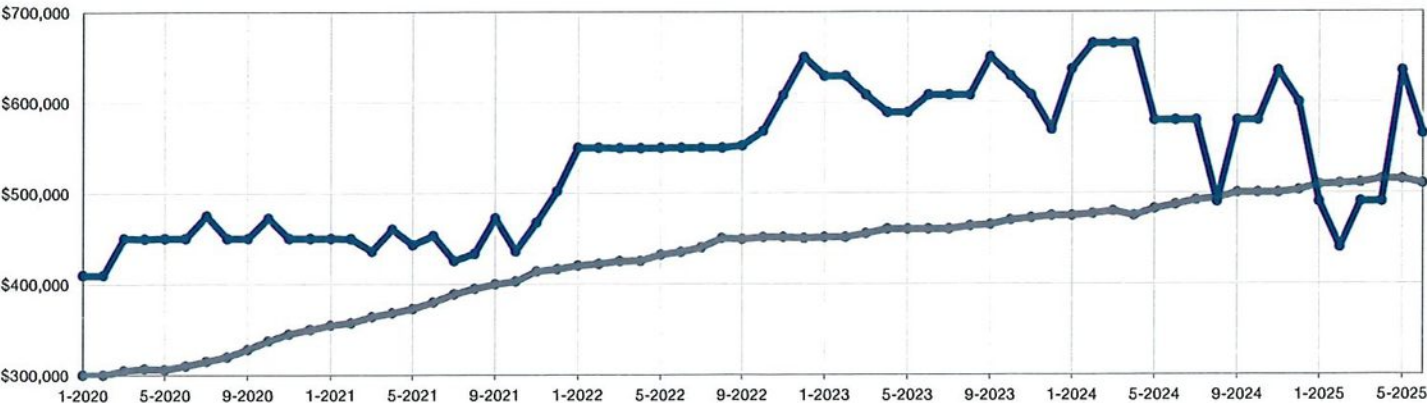
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Historical Median Sales Price

Rolling 12-Month Calculation

GJARA —
Loma —



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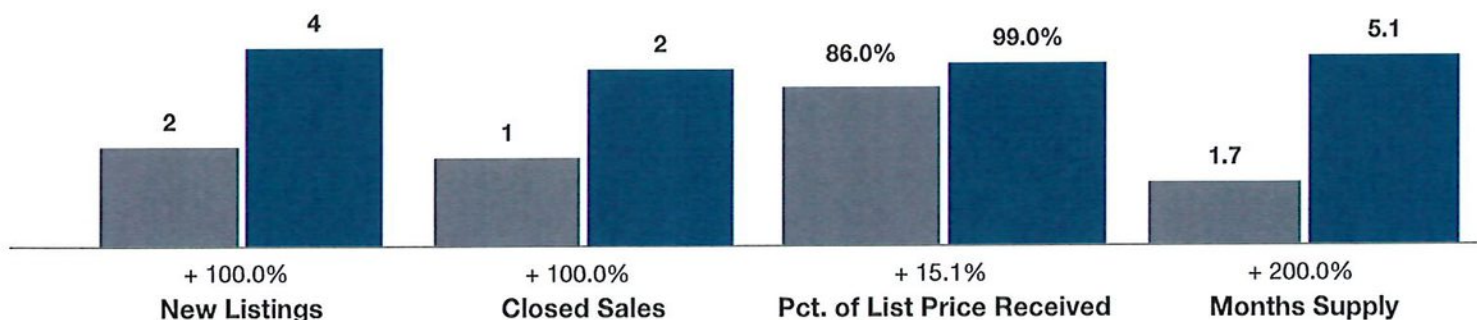
Mack

Key Metrics	June			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 06-2024	Thru 06-2025	Percent Change from Previous Year
New Listings	2	4	+ 100.0%	8	19	+ 137.5%
Sold Listings	1	2	+ 100.0%	2	8	+ 300.0%
Median Sales Price*	\$555,000	\$342,500	- 38.3%	\$402,750	\$472,500	+ 17.3%
Average Sales Price*	\$555,000	\$342,500	- 38.3%	\$402,750	\$529,481	+ 31.5%
Percent of List Price Received*	86.0%	99.0%	+ 15.1%	94.1%	98.9%	+ 5.1%
Days on Market Until Sale	106	65	- 38.7%	121	92	- 24.0%
Inventory of Homes for Sale	3	8	+ 166.7%	--	--	--
Months Supply of Inventory	1.7	5.1	+ 200.0%	--	--	--

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June

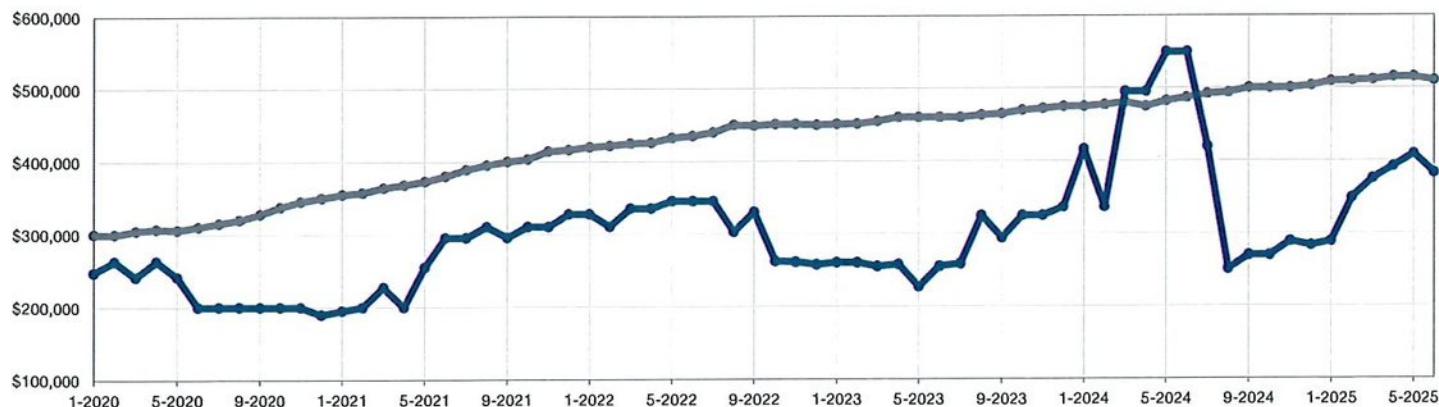
■ 2024 ■ 2025



Historical Median Sales Price

Rolling 12-Month Calculation

GJARA —
Mack —



Local Market Update for June 2025

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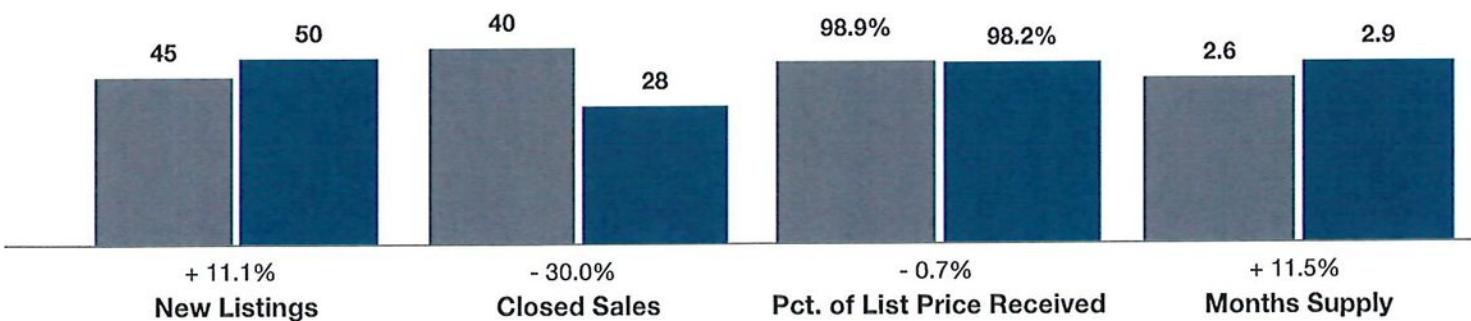
North

Key Metrics	June			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 06-2024	Thru 06-2025	Percent Change from Previous Year
New Listings	45	50	+ 11.1%	277	270	- 2.5%
Sold Listings	40	28	- 30.0%	196	193	- 1.5%
Median Sales Price*	\$534,250	\$589,750	+ 10.4%	\$510,000	\$492,000	- 3.5%
Average Sales Price*	\$584,806	\$561,011	- 4.1%	\$559,582	\$518,408	- 7.4%
Percent of List Price Received*	98.9%	98.2%	- 0.7%	98.3%	98.0%	- 0.3%
Days on Market Until Sale	81	72	- 11.1%	85	89	+ 4.7%
Inventory of Homes for Sale	83	93	+ 12.0%	--	--	--
Months Supply of Inventory	2.6	2.9	+ 11.5%	--	--	--

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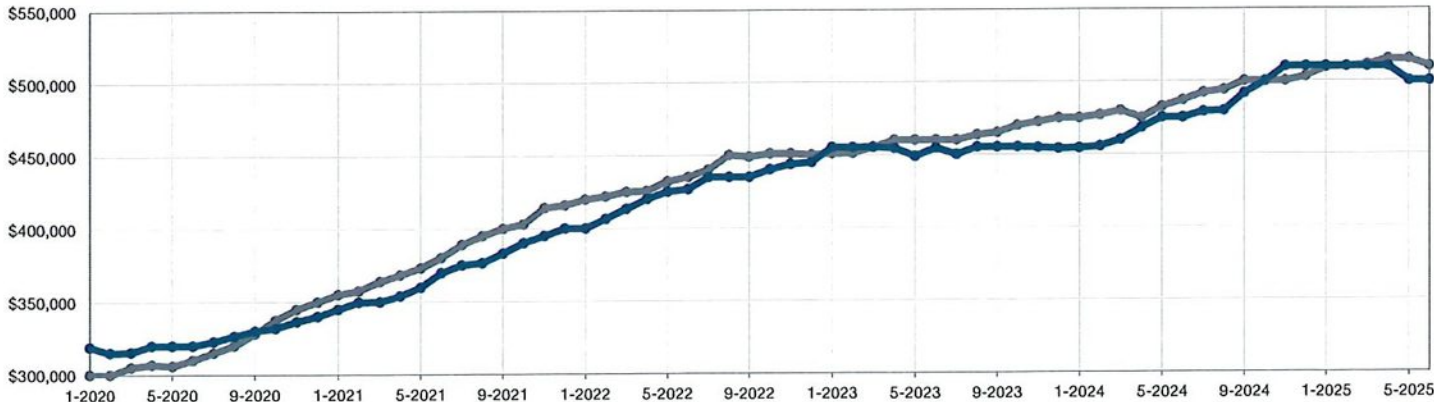
June

■ 2024 ■ 2025



Historical Median Sales Price Rolling 12-Month Calculation

GJARA —
North —



Local Market Update for June 2025

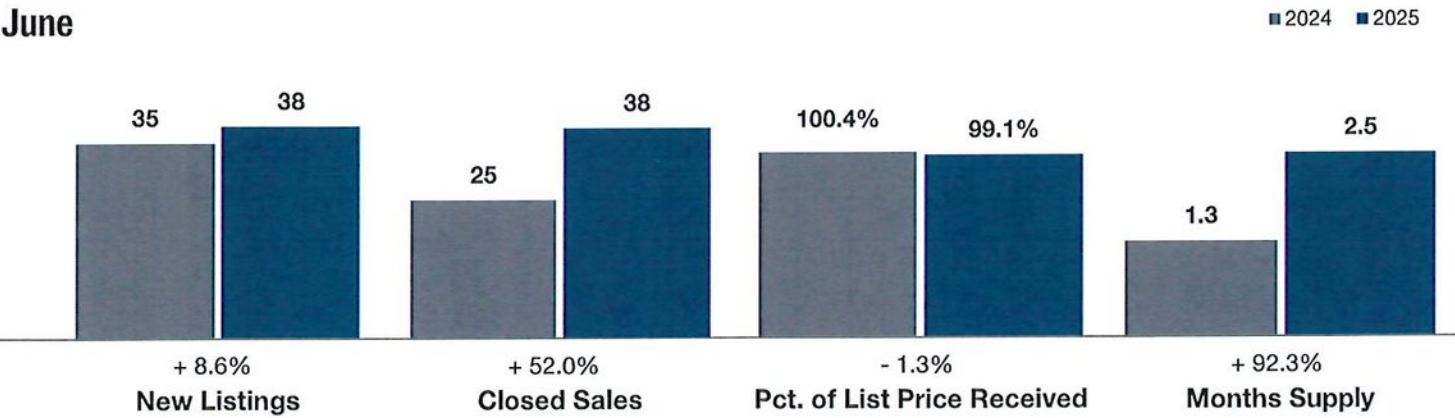
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Northeast

Key Metrics	June			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 06-2024	Thru 06-2025	Percent Change from Previous Year
New Listings	35	38	+ 8.6%	210	245	+ 16.7%
Sold Listings	25	38	+ 52.0%	172	188	+ 9.3%
Median Sales Price*	\$367,500	\$380,000	+ 3.4%	\$371,200	\$385,500	+ 3.9%
Average Sales Price*	\$384,061	\$386,470	+ 0.6%	\$376,100	\$397,916	+ 5.8%
Percent of List Price Received*	100.4%	99.1%	- 1.3%	99.5%	98.7%	- 0.8%
Days on Market Until Sale	58	66	+ 13.8%	75	77	+ 2.7%
Inventory of Homes for Sale	37	73	+ 97.3%	--	--	--
Months Supply of Inventory	1.3	2.5	+ 92.3%	--	--	--

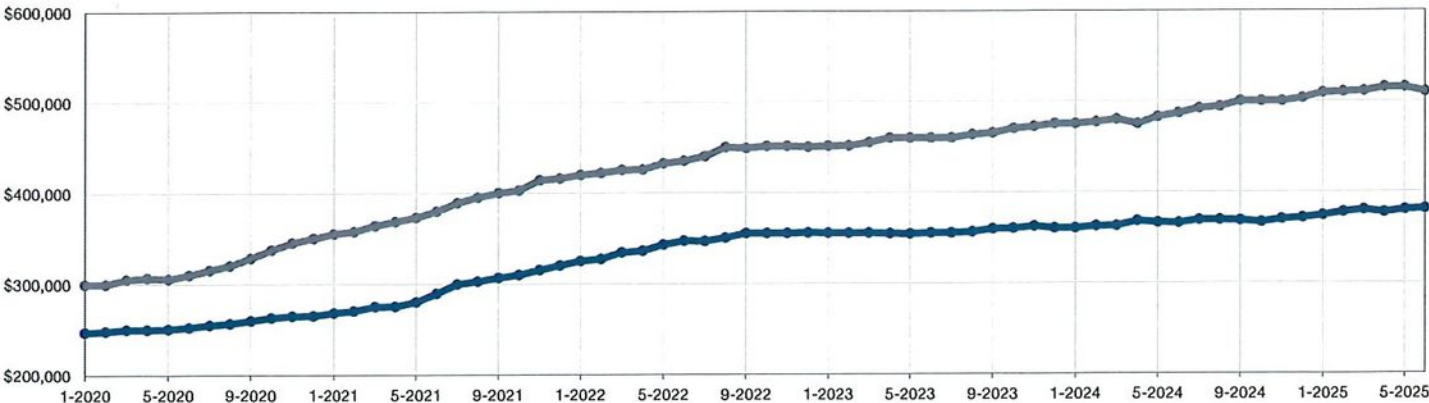
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Historical Median Sales Price

Rolling 12-Month Calculation

GJARA —
Northeast —



Local Market Update for June 2025

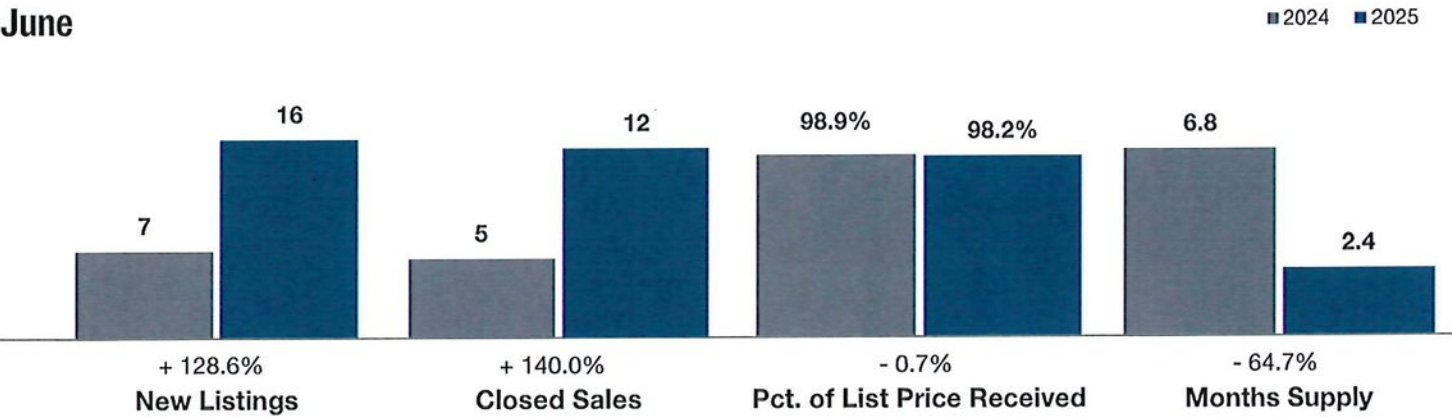
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Northwest

Key Metrics	June			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 06-2024	Thru 06-2025	Percent Change from Previous Year
New Listings	7	16	+ 128.6%	55	64	+ 16.4%
Sold Listings	5	12	+ 140.0%	21	53	+ 152.4%
Median Sales Price*	\$572,000	\$545,450	- 4.6%	\$592,000	\$543,725	- 8.2%
Average Sales Price*	\$538,180	\$803,292	+ 49.3%	\$663,789	\$695,579	+ 4.8%
Percent of List Price Received*	98.9%	98.2%	- 0.7%	97.7%	98.5%	+ 0.8%
Days on Market Until Sale	124	146	+ 17.7%	86	124	+ 44.2%
Inventory of Homes for Sale	26	20	- 23.1%	--	--	--
Months Supply of Inventory	6.8	2.4	- 64.7%	--	--	--

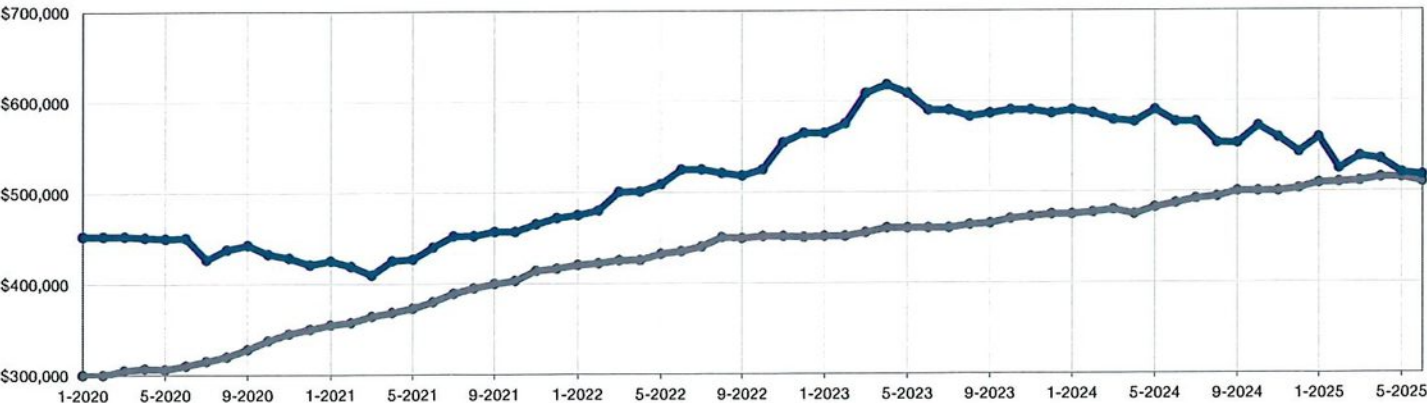
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Historical Median Sales Price

Rolling 12-Month Calculation

GJARA —
Northwest —



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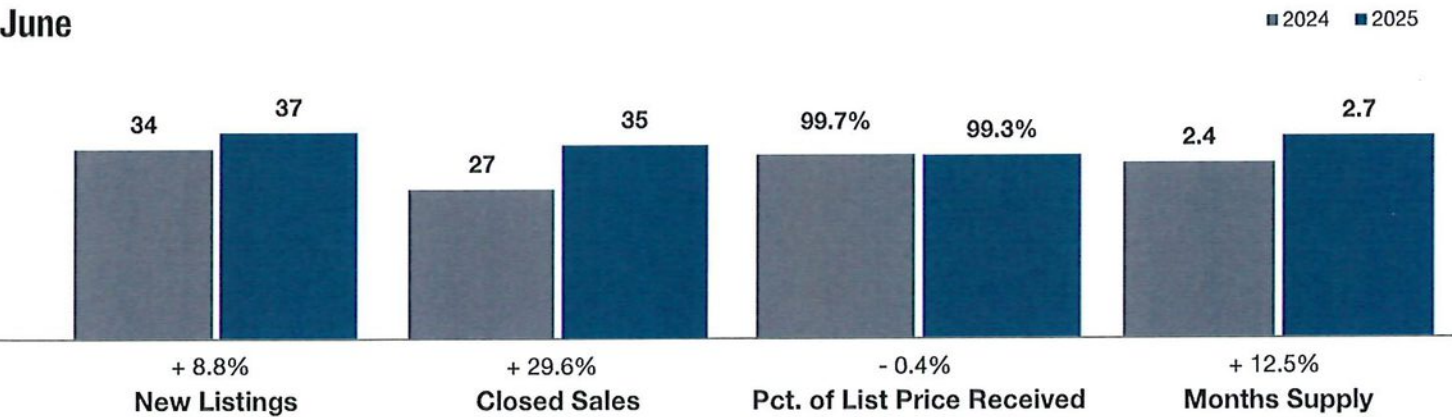
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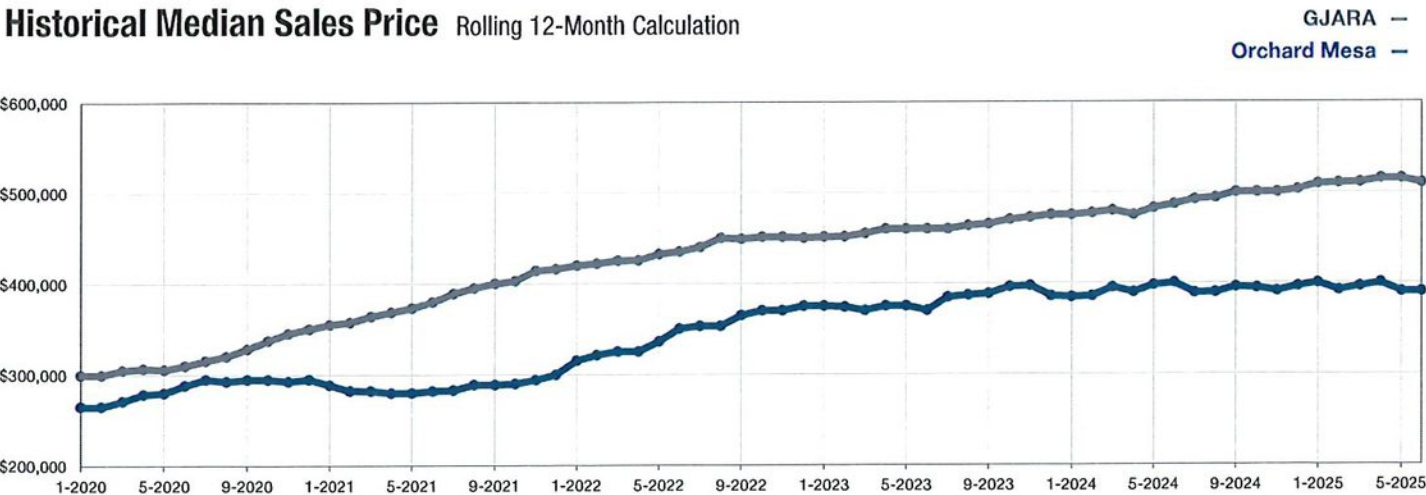
Orchard Mesa

Key Metrics	June			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 06-2024	Thru 06-2025	Percent Change from Previous Year
New Listings	34	37	+ 8.8%	188	206	+ 9.6%
Sold Listings	27	35	+ 29.6%	128	131	+ 2.3%
Median Sales Price*	\$416,000	\$405,000	- 2.6%	\$415,500	\$400,000	- 3.7%
Average Sales Price*	\$427,043	\$416,557	- 2.5%	\$411,450	\$407,879	- 0.9%
Percent of List Price Received*	99.7%	99.3%	- 0.4%	99.5%	99.2%	- 0.3%
Days on Market Until Sale	80	83	+ 3.8%	80	86	+ 7.5%
Inventory of Homes for Sale	53	70	+ 32.1%	--	--	--
Months Supply of Inventory	2.4	2.7	+ 12.5%	--	--	--

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Historical Median Sales Price Rolling 12-Month Calculation



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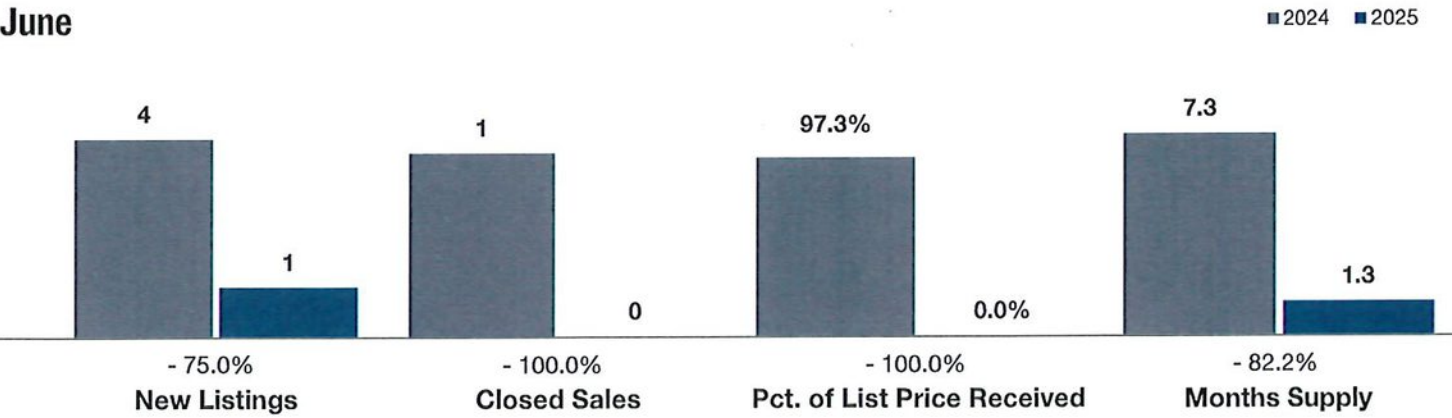
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Outside Mesa County

Key Metrics	June			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 06-2024	Thru 06-2025	Percent Change from Previous Year
New Listings	4	1	- 75.0%	14	6	- 57.1%
Sold Listings	1	0	- 100.0%	5	1	- 80.0%
Median Sales Price*	\$1,070,000	\$0	- 100.0%	\$279,000	\$678,500	+ 143.2%
Average Sales Price*	\$1,070,000	\$0	- 100.0%	\$499,150	\$678,500	+ 35.9%
Percent of List Price Received*	97.3%	0.0%	- 100.0%	100.1%	99.8%	- 0.3%
Days on Market Until Sale	200	0	- 100.0%	87	241	+ 177.0%
Inventory of Homes for Sale	11	2	- 81.8%	--	--	--
Months Supply of Inventory	7.3	1.3	- 82.2%	--	--	--

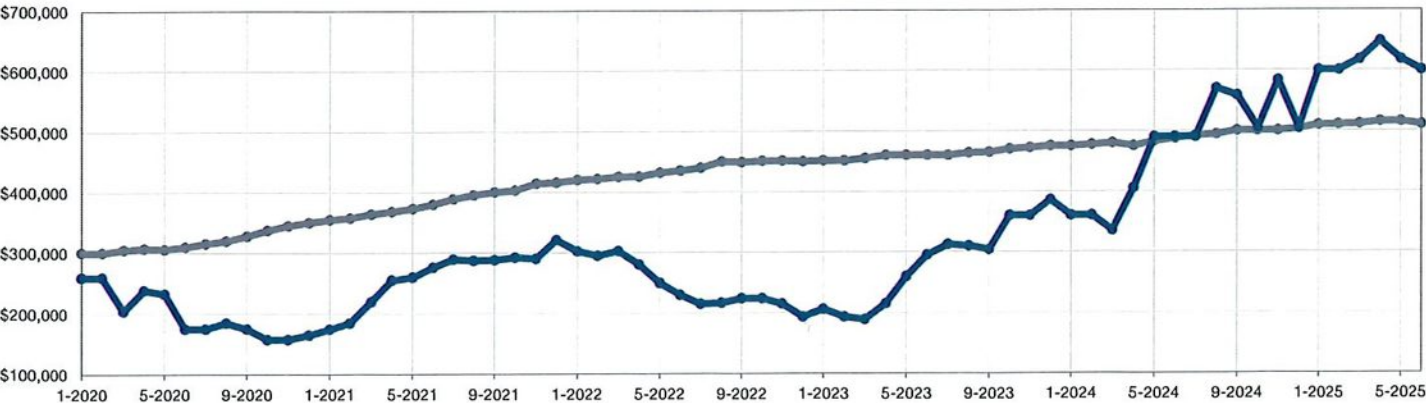
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Historical Median Sales Price

Rolling 12-Month Calculation

GJARA —
Outside Mesa County —



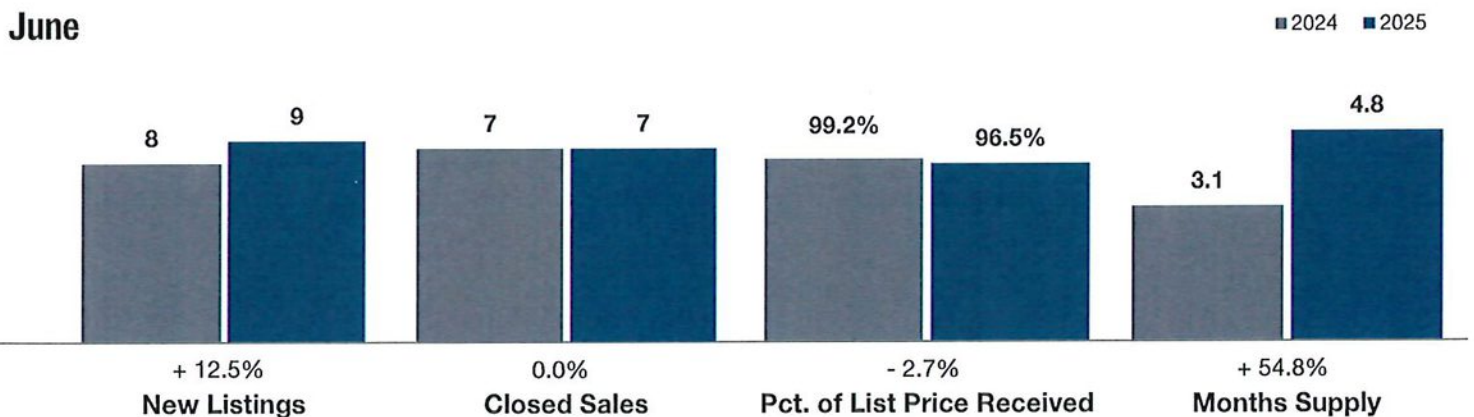
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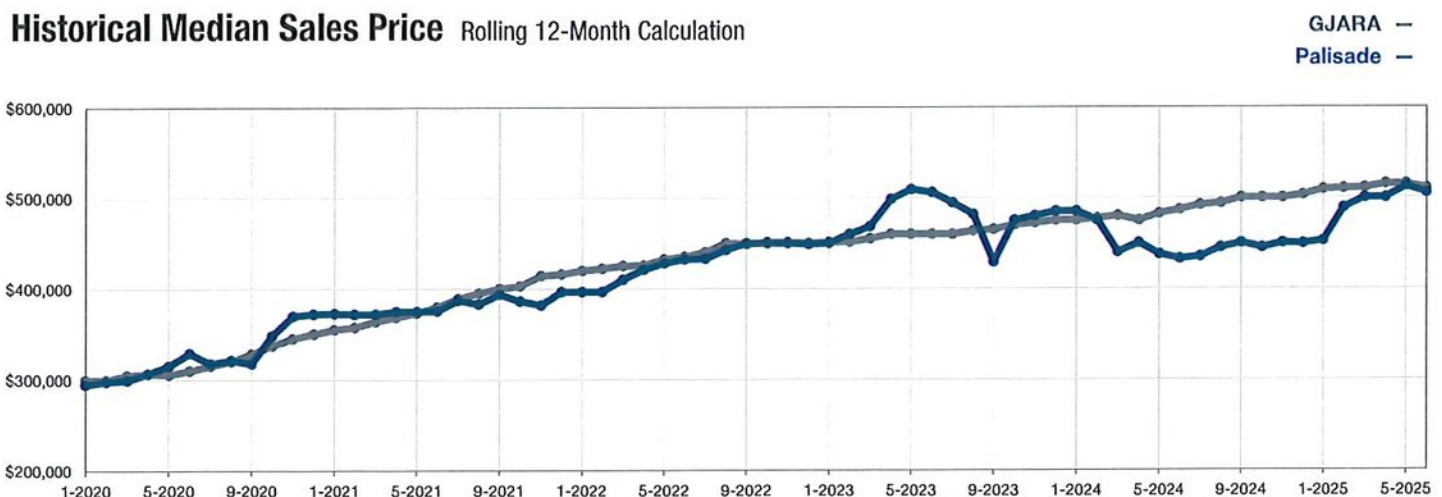
Palisade

Key Metrics	June			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 06-2024	Thru 06-2025	Percent Change from Previous Year
New Listings	8	9	+ 12.5%	40	57	+ 42.5%
Sold Listings	7	7	0.0%	30	36	+ 20.0%
Median Sales Price*	\$535,000	\$180,000	- 66.4%	\$437,500	\$522,450	+ 19.4%
Average Sales Price*	\$566,429	\$345,671	- 39.0%	\$446,783	\$529,229	+ 18.5%
Percent of List Price Received*	99.2%	96.5%	- 2.7%	96.2%	98.0%	+ 1.9%
Days on Market Until Sale	38	49	+ 28.9%	65	87	+ 33.8%
Inventory of Homes for Sale	15	23	+ 53.3%	--	--	--
Months Supply of Inventory	3.1	4.8	+ 54.8%	--	--	--

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Historical Median Sales Price Rolling 12-Month Calculation



Local Market Update for June 2025

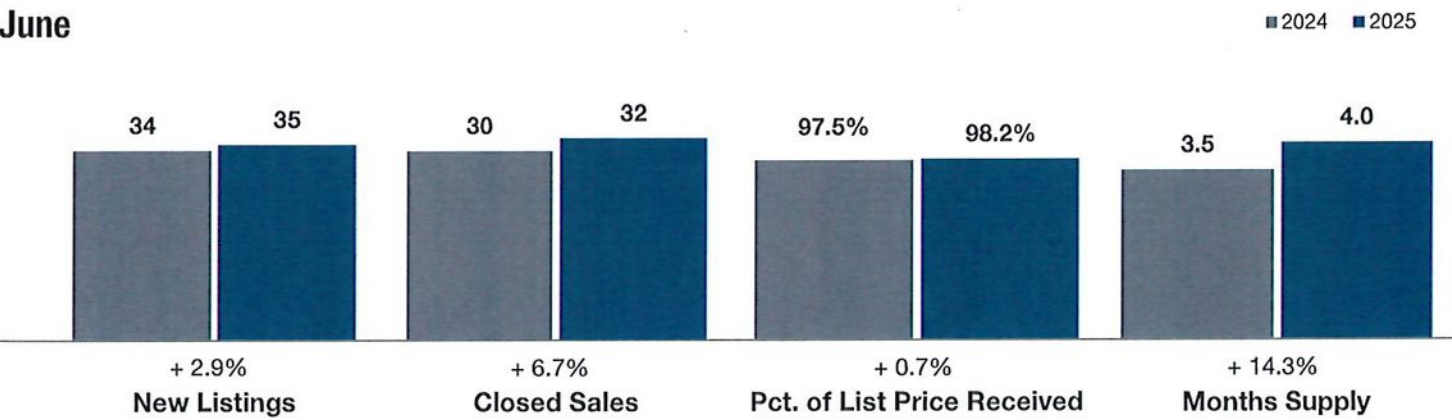
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Redlands

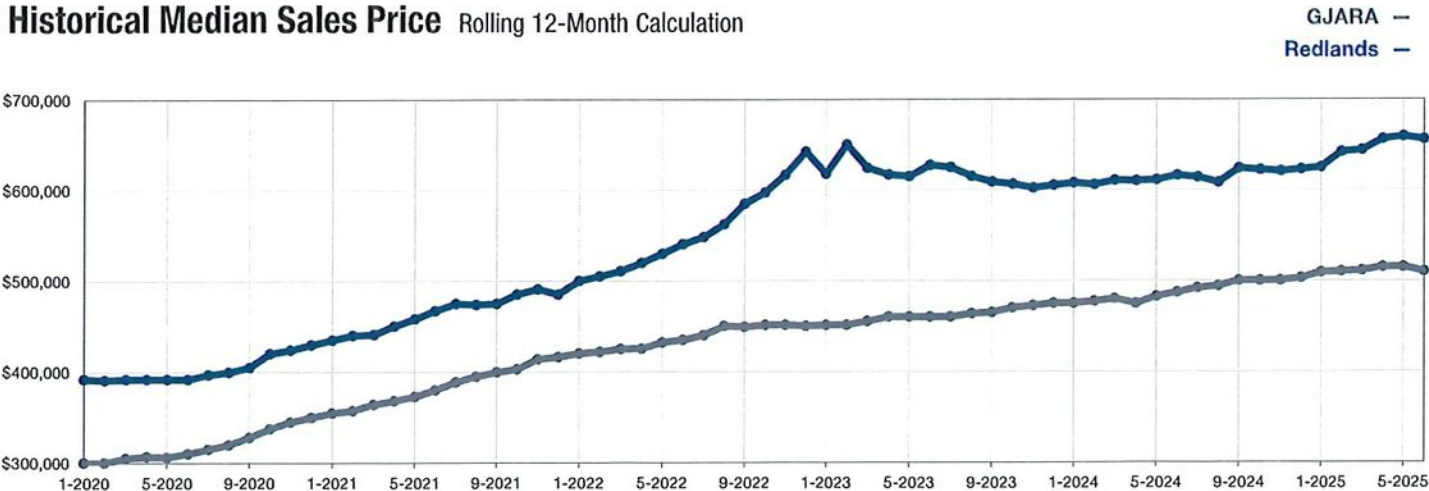
Key Metrics	June			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 06-2024	Thru 06-2025	Percent Change from Previous Year
New Listings	34	35	+ 2.9%	194	209	+ 7.7%
Sold Listings	30	32	+ 6.7%	136	139	+ 2.2%
Median Sales Price*	\$746,500	\$645,000	- 13.6%	\$622,000	\$688,000	+ 10.6%
Average Sales Price*	\$836,736	\$735,882	- 12.1%	\$724,975	\$739,546	+ 2.0%
Percent of List Price Received*	97.5%	98.2%	+ 0.7%	98.2%	98.7%	+ 0.5%
Days on Market Until Sale	81	82	+ 1.2%	92	101	+ 9.8%
Inventory of Homes for Sale	74	93	+ 25.7%	--	--	--
Months Supply of Inventory	3.5	4.0	+ 14.3%	--	--	--

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



Historical Median Sales Price

Rolling 12-Month Calculation



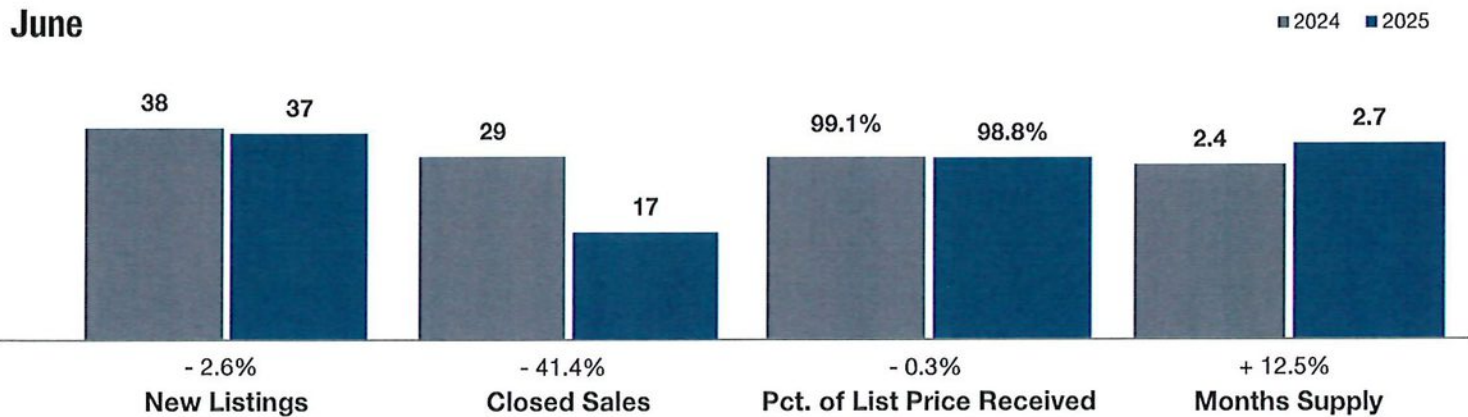
Local Market Update for June 2025

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Southeast

Key Metrics	June			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 06-2024	Thru 06-2025	Percent Change from Previous Year
New Listings	38	37	- 2.6%	210	210	0.0%
Sold Listings	29	17	- 41.4%	151	154	+ 2.0%
Median Sales Price*	\$349,900	\$357,000	+ 2.0%	\$340,000	\$349,000	+ 2.6%
Average Sales Price*	\$333,659	\$334,082	+ 0.1%	\$331,317	\$333,660	+ 0.7%
Percent of List Price Received*	99.1%	98.8%	- 0.3%	98.7%	98.9%	+ 0.2%
Days on Market Until Sale	67	86	+ 28.4%	73	80	+ 9.6%
Inventory of Homes for Sale	53	67	+ 26.4%	--	--	--
Months Supply of Inventory	2.4	2.7	+ 12.5%	--	--	--

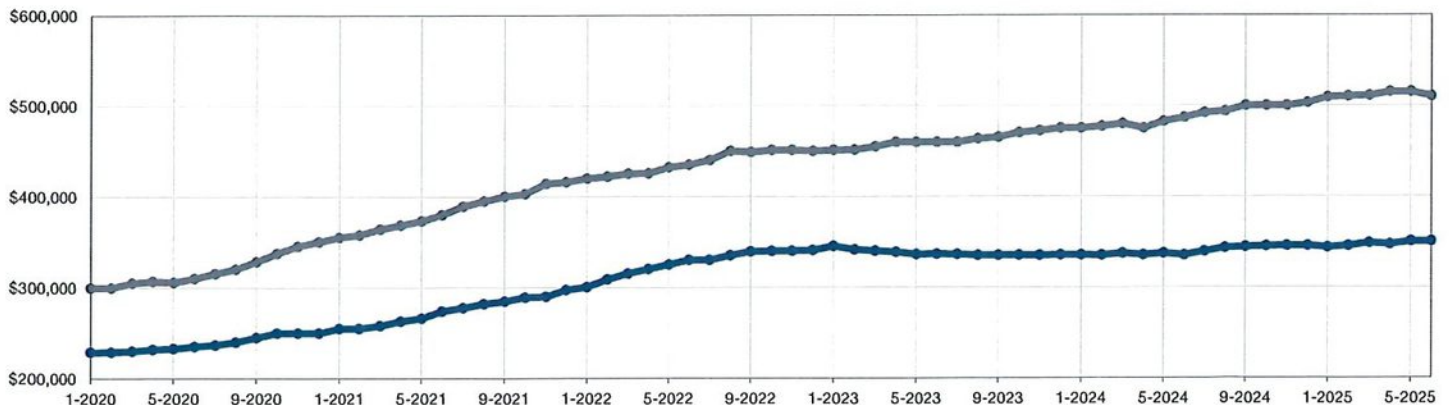
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Historical Median Sales Price

Rolling 12-Month Calculation

GJARA —
Southeast —



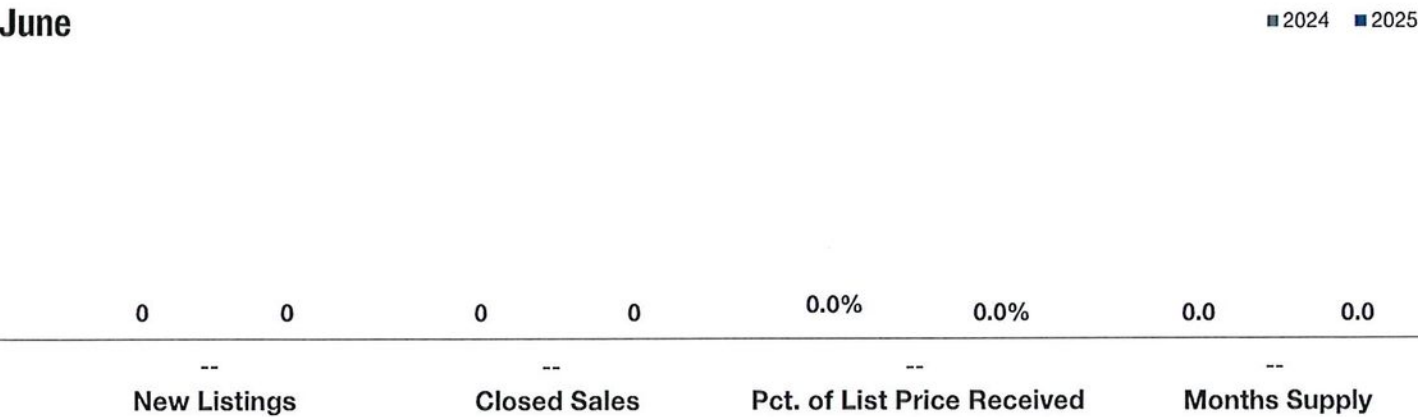
Local Market Update for June 2025

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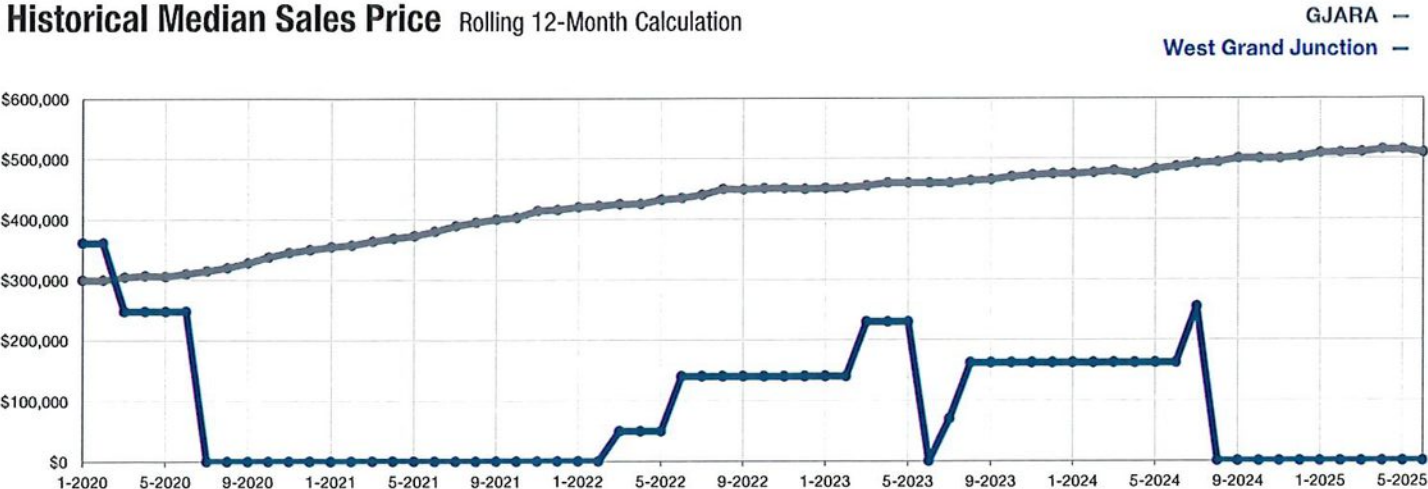
West Grand Junction

Key Metrics	June			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 06-2024	Thru 06-2025	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



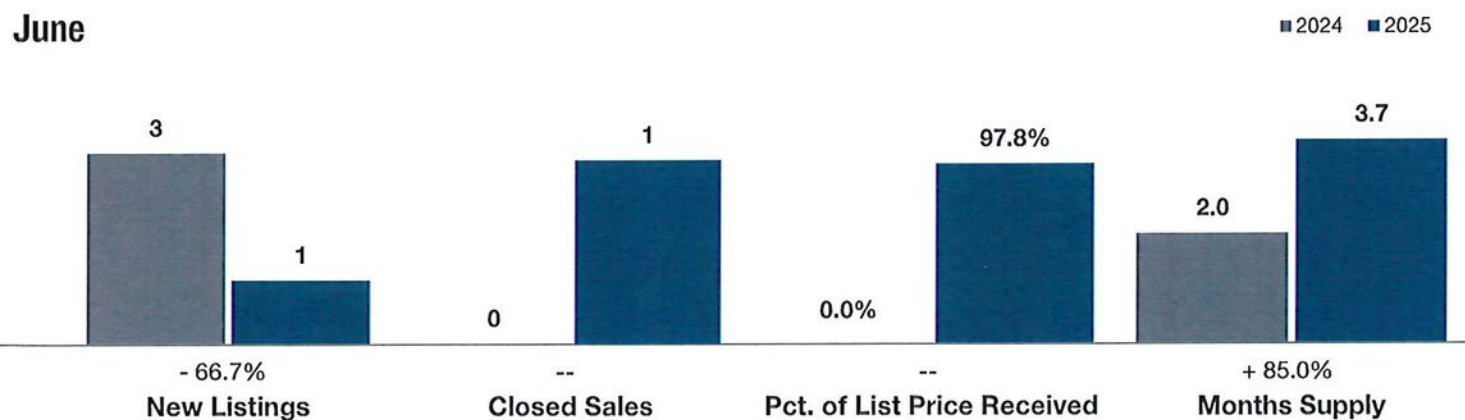
Local Market Update for June 2025

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Whitewater/Gateway

Key Metrics	June			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 06-2024	Thru 06-2025	Percent Change from Previous Year
New Listings	3	1	- 66.7%	21	16	- 23.8%
Sold Listings	0	1	--	19	12	- 36.8%
Median Sales Price*	\$0	\$760,000	--	\$416,750	\$597,150	+ 43.3%
Average Sales Price*	\$0	\$760,000	--	\$484,510	\$686,933	+ 41.8%
Percent of List Price Received*	0.0%	97.8%	--	99.9%	98.4%	- 1.5%
Days on Market Until Sale	0	150	--	108	146	+ 35.2%
Inventory of Homes for Sale	6	8	+ 33.3%	--	--	--
Months Supply of Inventory	2.0	3.7	+ 85.0%	--	--	--

* 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

