

Local Market Update for June 2026

A Research Tool Provided by the Colorado Association of REALTORS®



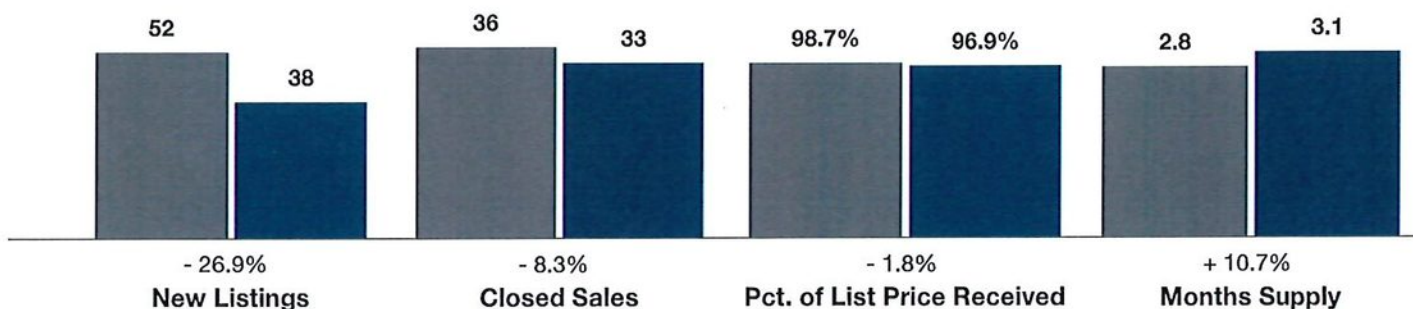
City

Key Metrics	June			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 06-2025	Thru 06-2026	Percent Change from Previous Year
New Listings	52	38	- 26.9%	268	246	- 8.2%
Sold Listings	36	33	- 8.3%	204	167	- 18.1%
Median Sales Price*	\$371,500	\$338,000	- 9.0%	\$337,000	\$350,000	+ 3.9%
Average Sales Price*	\$361,217	\$321,350	- 11.0%	\$338,891	\$341,220	+ 0.7%
Percent of List Price Received*	98.7%	96.9%	- 1.8%	98.3%	97.3%	- 1.0%
Days on Market Until Sale	76	64	- 15.8%	80	79	- 1.3%
Inventory of Homes for Sale	85	85	0.0%	--	--	--
Months Supply of Inventory	2.8	3.1	+ 10.7%	--	--	--

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

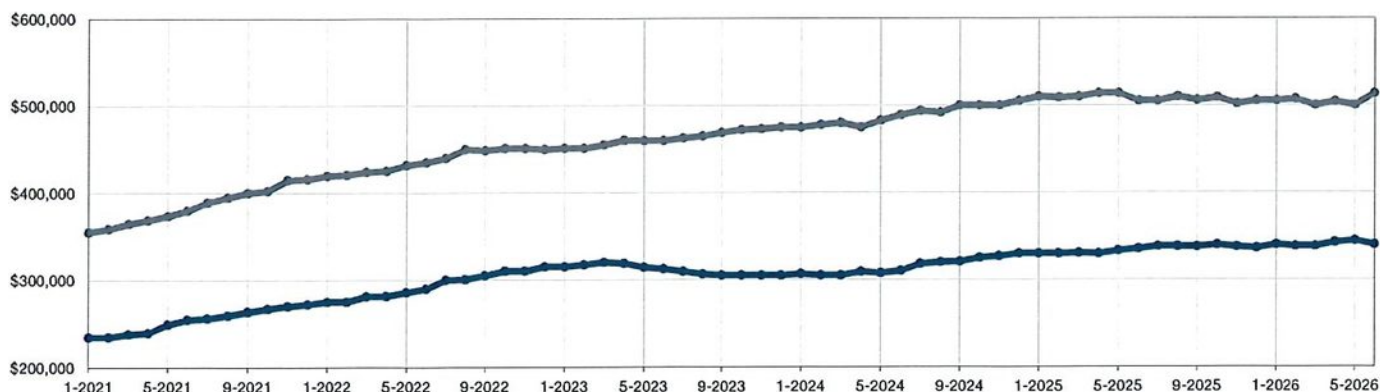
June

■ 2025 ■ 2026



Historical Median Sales Price Rolling 12-Month Calculation

GJARA —
City —



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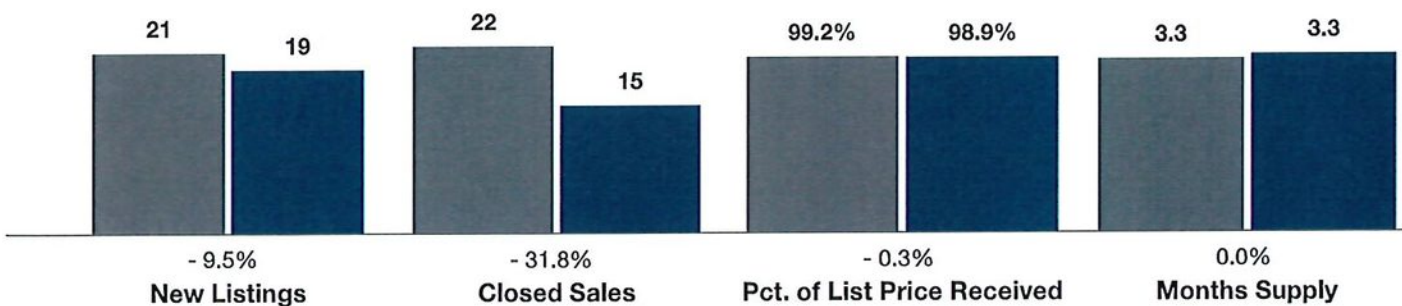
Clifton

Key Metrics	June			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 06-2025	Thru 06-2026	Percent Change from Previous Year
New Listings	21	19	- 9.5%	152	119	- 21.7%
Sold Listings	22	15	- 31.8%	109	87	- 20.2%
Median Sales Price*	\$342,500	\$341,514	- 0.3%	\$297,500	\$325,000	+ 9.2%
Average Sales Price*	\$308,404	\$344,281	+ 11.6%	\$293,782	\$303,079	+ 3.2%
Percent of List Price Received*	99.2%	98.9%	- 0.3%	97.9%	98.2%	+ 0.3%
Days on Market Until Sale	79	77	- 2.5%	86	113	+ 31.4%
Inventory of Homes for Sale	54	51	- 5.6%	--	--	--
Months Supply of Inventory	3.3	3.3	0.0%	--	--	--

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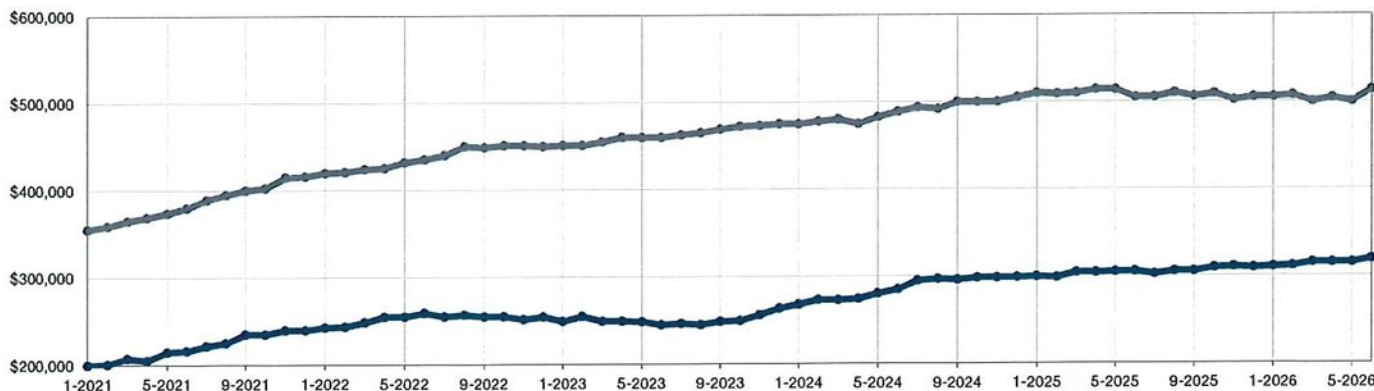
June

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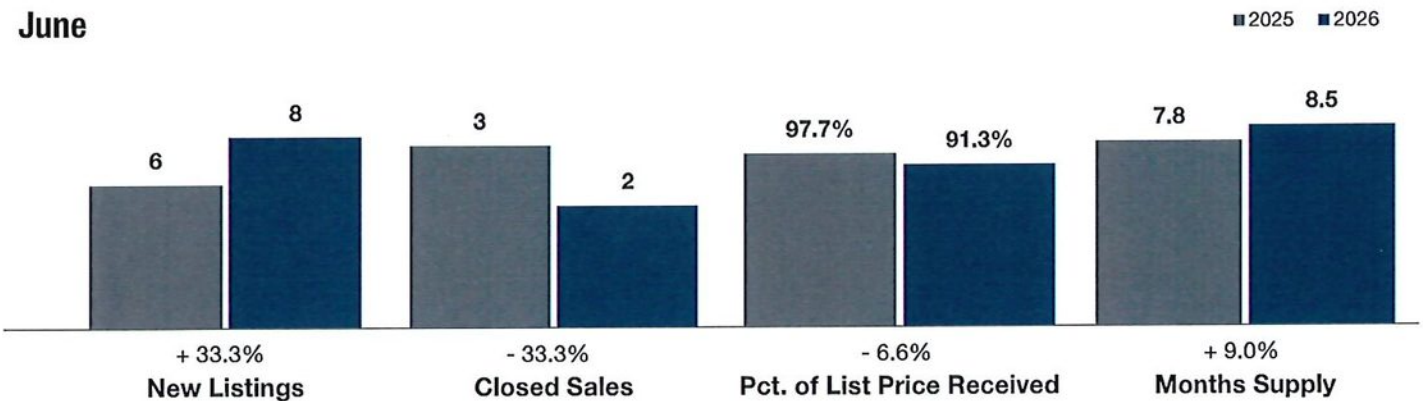


Collbran/Mesa/Vega

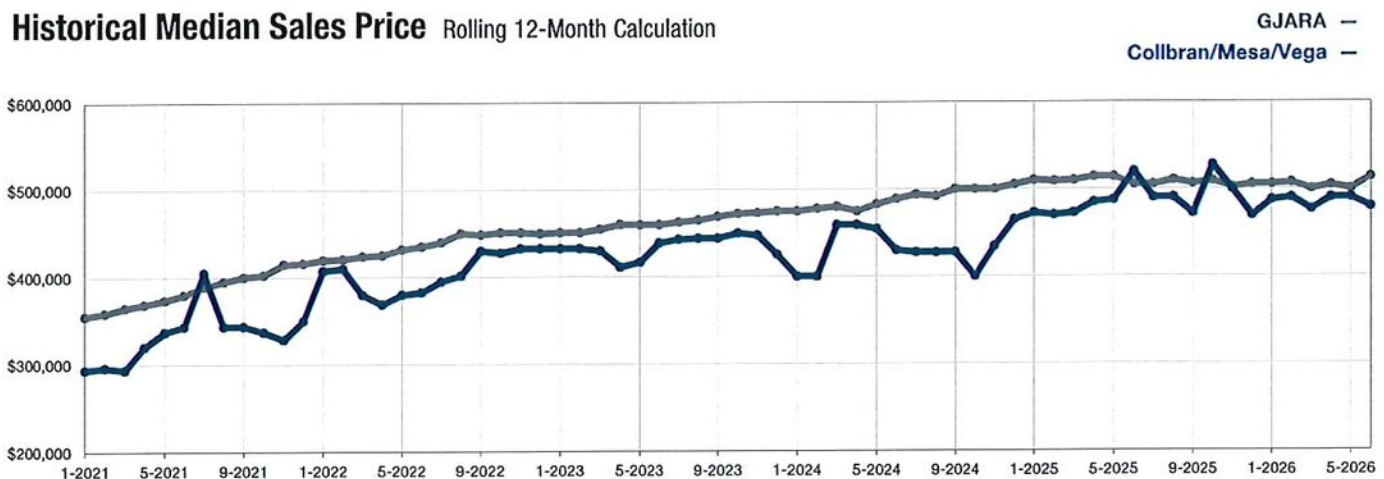
Key Metrics	June			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 06-2025	Thru 06-2026	Percent Change from Previous Year
New Listings	6	8	+ 33.3%	42	33	- 21.4%
Sold Listings	3	2	- 33.3%	12	17	+ 41.7%
Median Sales Price*	\$917,000	\$422,500	- 53.9%	\$725,000	\$625,000	- 13.8%
Average Sales Price*	\$1,169,000	\$422,500	- 63.9%	\$887,000	\$569,971	- 35.7%
Percent of List Price Received*	97.7%	91.3%	- 6.6%	96.9%	95.1%	- 1.9%
Days on Market Until Sale	62	79	+ 27.4%	197	167	- 15.2%
Inventory of Homes for Sale	36	29	- 19.4%	--	--	--
Months Supply of Inventory	7.8	8.5	+ 9.0%	--	--	--

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June



Historical Median Sales Price Rolling 12-Month Calculation



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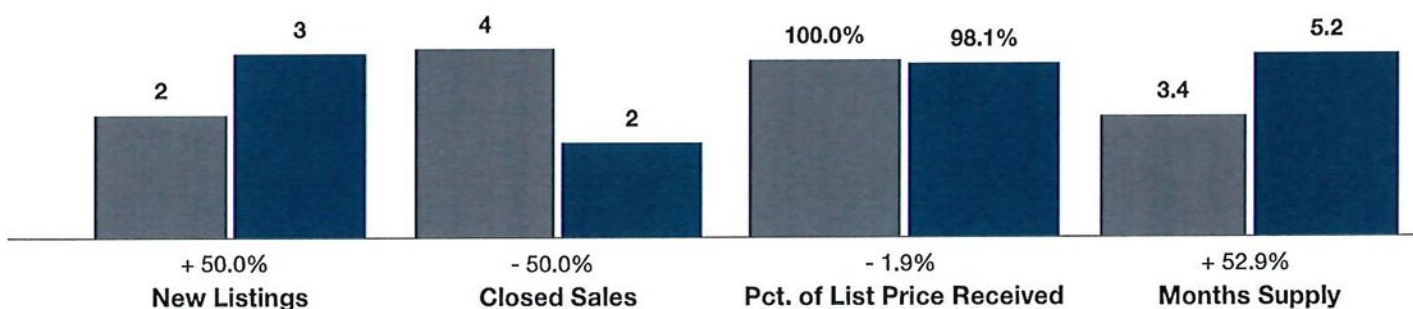
Debeque (Includes De-Beque Cutoff)

Key Metrics	June			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 06-2025	Thru 06-2026	Percent Change from Previous Year
New Listings	2	3	+ 50.0%	12	11	- 8.3%
Sold Listings	4	2	- 50.0%	8	8	0.0%
Median Sales Price*	\$436,500	\$352,500	- 19.2%	\$325,750	\$355,000	+ 9.0%
Average Sales Price*	\$418,625	\$352,500	- 15.8%	\$364,000	\$368,129	+ 1.1%
Percent of List Price Received*	100.0%	98.1%	- 1.9%	100.7%	97.2%	- 3.5%
Days on Market Until Sale	101	61	- 39.6%	101	150	+ 48.5%
Inventory of Homes for Sale	6	8	+ 33.3%	--	--	--
Months Supply of Inventory	3.4	5.2	+ 52.9%	--	--	--

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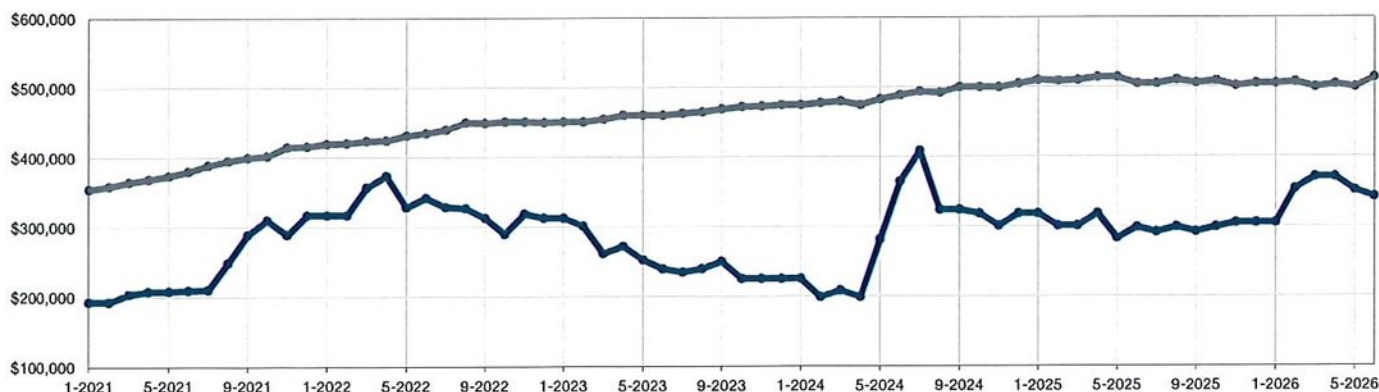
June

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Historical Median Sales Price Rolling 12-Month Calculation

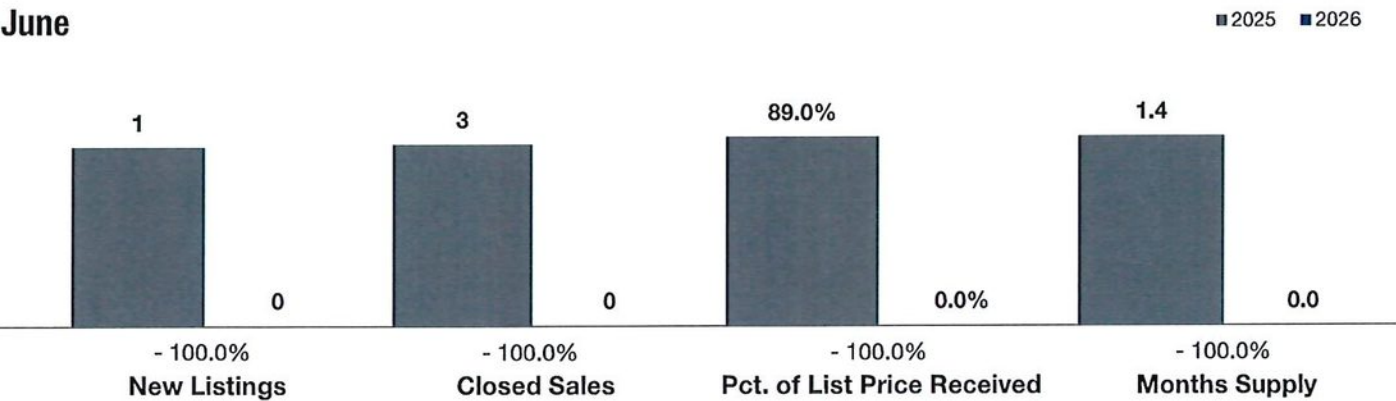
GJARA —
Debeque (Includes De-Beque Cutoff) —



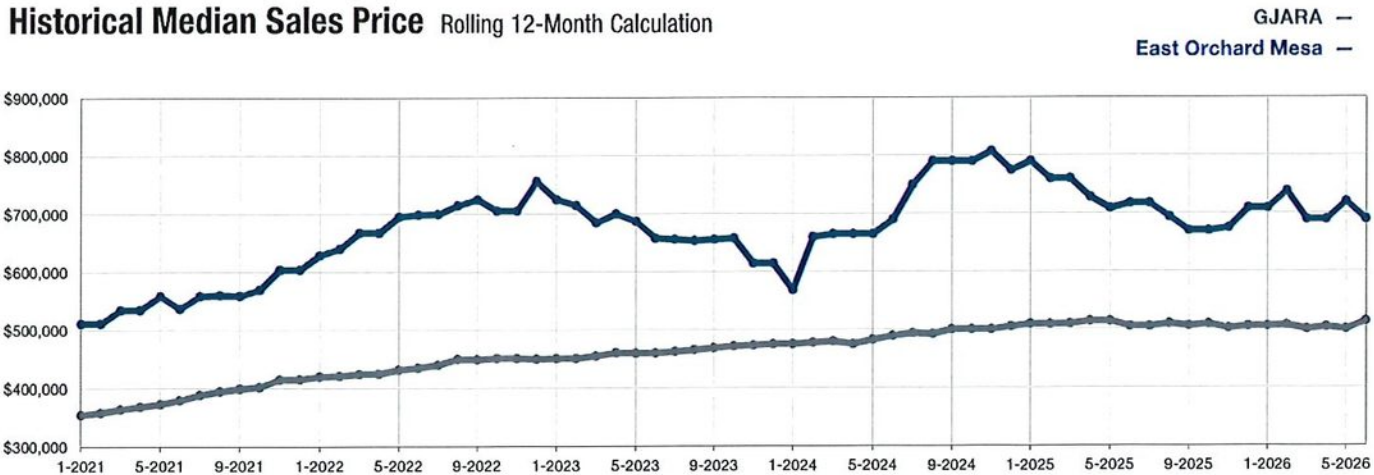
East Orchard Mesa

Key Metrics	June			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 06-2025	Thru 06-2026	Percent Change from Previous Year
New Listings	1	0	- 100.0%	12	2	- 83.3%
Sold Listings	3	0	- 100.0%	13	2	- 84.6%
Median Sales Price*	\$1,200,000	\$0	- 100.0%	\$670,000	\$594,500	- 11.3%
Average Sales Price*	\$1,035,000	\$0	- 100.0%	\$746,915	\$594,500	- 20.4%
Percent of List Price Received*	89.0%	0.0%	- 100.0%	95.5%	100.0%	+ 4.7%
Days on Market Until Sale	139	0	- 100.0%	131	36	- 72.5%
Inventory of Homes for Sale	3	0	- 100.0%	--	--	--
Months Supply of Inventory	1.4	0.0	- 100.0%	--	--	--

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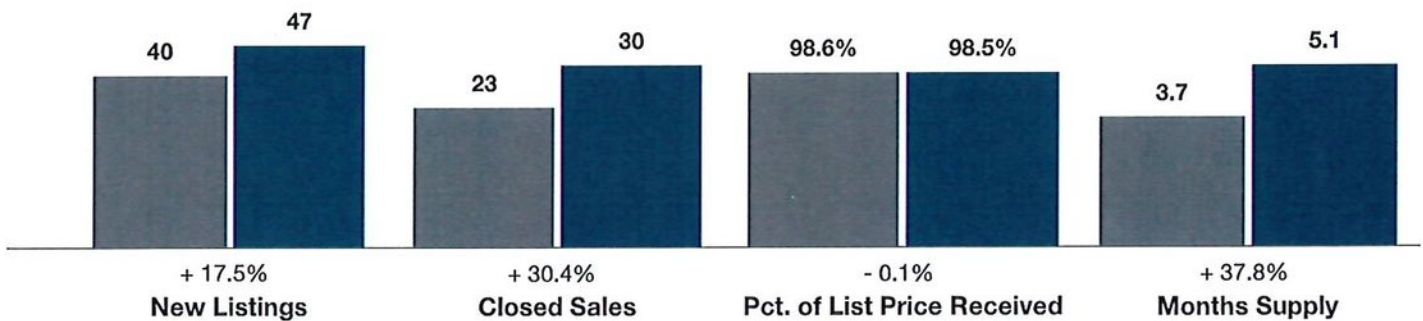
Fruita

Key Metrics	June			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 06-2025	Thru 06-2026	Percent Change from Previous Year
New Listings	40	47	+ 17.5%	232	264	+ 13.8%
Sold Listings	23	30	+ 30.4%	139	141	+ 1.4%
Median Sales Price*	\$532,000	\$456,064	- 14.3%	\$475,000	\$469,950	- 1.1%
Average Sales Price*	\$548,351	\$500,772	- 8.7%	\$518,366	\$498,242	- 3.9%
Percent of List Price Received*	98.6%	98.5%	- 0.1%	98.4%	98.4%	0.0%
Days on Market Until Sale	74	99	+ 33.8%	75	86	+ 14.7%
Inventory of Homes for Sale	86	120	+ 39.5%	--	--	--
Months Supply of Inventory	3.7	5.1	+ 37.8%	--	--	--

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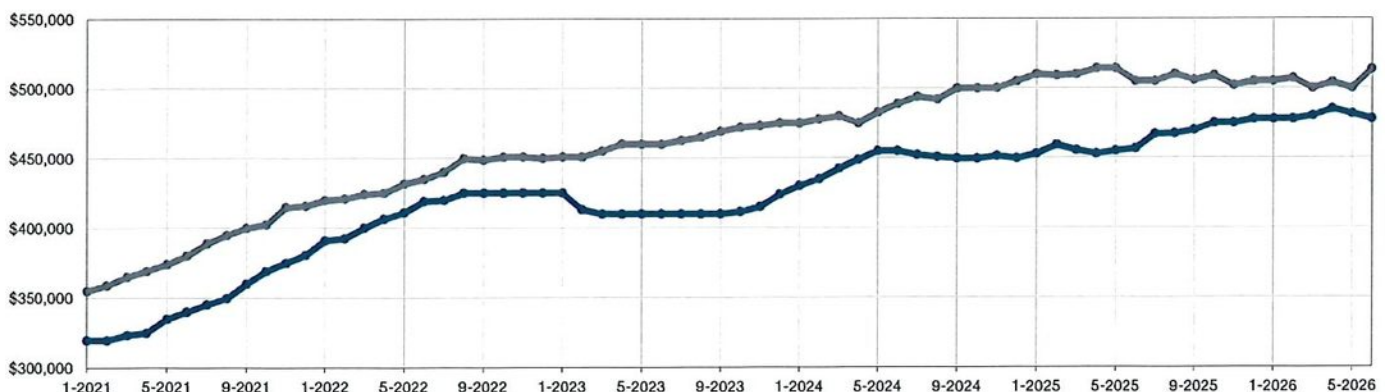
June

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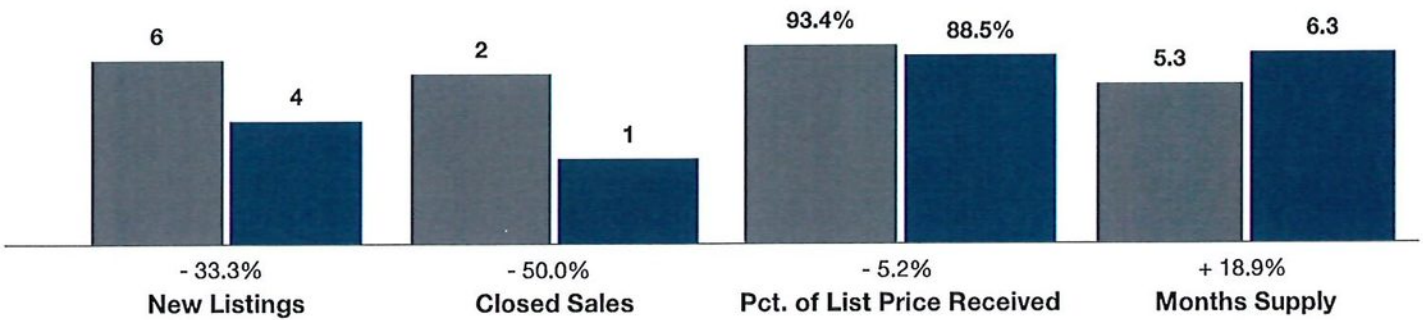
Glade Park

Key Metrics	June			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 06-2025	Thru 06-2026	Percent Change from Previous Year
New Listings	6	4	- 33.3%	20	21	+ 5.0%
Sold Listings	2	1	- 50.0%	5	11	+ 120.0%
Median Sales Price*	\$840,000	\$486,000	- 42.1%	\$670,500	\$425,000	- 36.6%
Average Sales Price*	\$840,000	\$486,000	- 42.1%	\$727,100	\$445,000	- 38.8%
Percent of List Price Received*	93.4%	88.5%	- 5.2%	94.7%	94.5%	- 0.2%
Days on Market Until Sale	120	100	- 16.7%	111	93	- 16.2%
Inventory of Homes for Sale	9	12	+ 33.3%	--	--	--
Months Supply of Inventory	5.3	6.3	+ 18.9%	--	--	--

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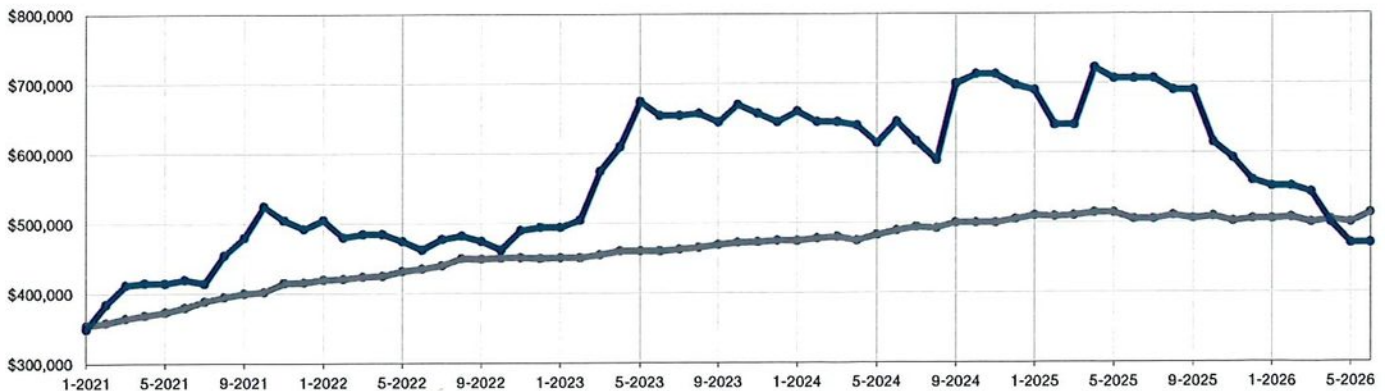
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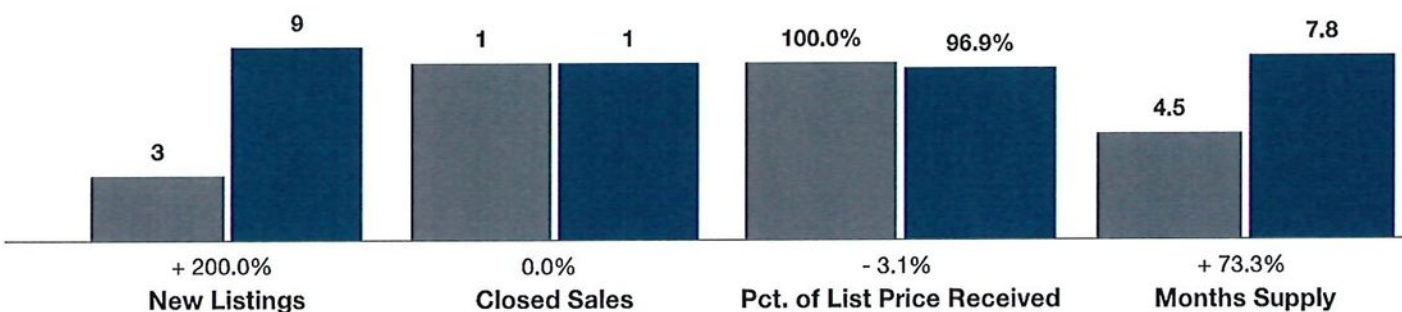
Loma

Key Metrics	June			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 06-2025	Thru 06-2026	Percent Change from Previous Year
New Listings	3	9	+ 200.0%	19	30	+ 57.9%
Sold Listings	1	1	0.0%	12	12	0.0%
Median Sales Price*	\$415,000	\$528,000	+ 27.2%	\$495,000	\$564,000	+ 13.9%
Average Sales Price*	\$415,000	\$528,000	+ 27.2%	\$582,333	\$582,158	- 0.0%
Percent of List Price Received*	100.0%	96.9%	- 3.1%	98.7%	97.9%	- 0.8%
Days on Market Until Sale	48	72	+ 50.0%	103	98	- 4.9%
Inventory of Homes for Sale	9	17	+ 88.9%	--	--	--
Months Supply of Inventory	4.5	7.8	+ 73.3%	--	--	--

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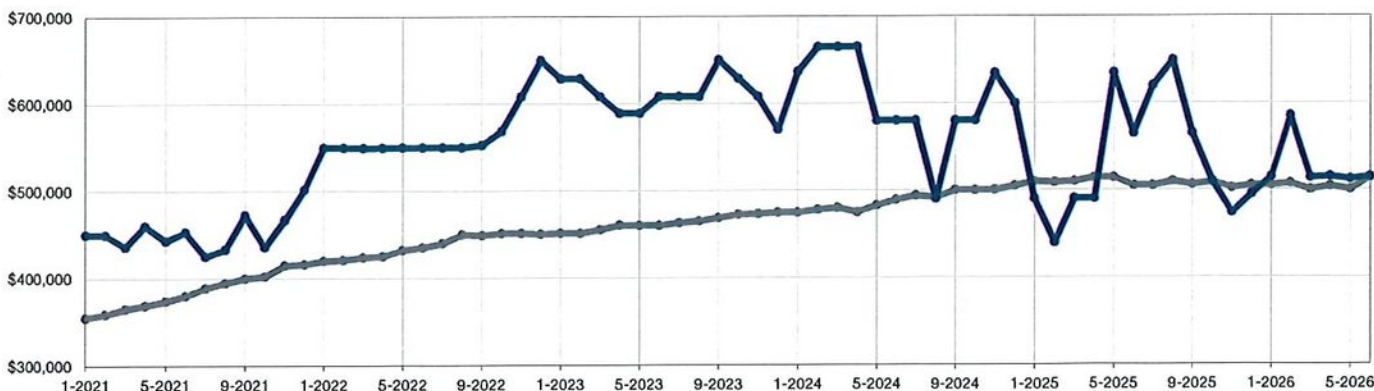
June

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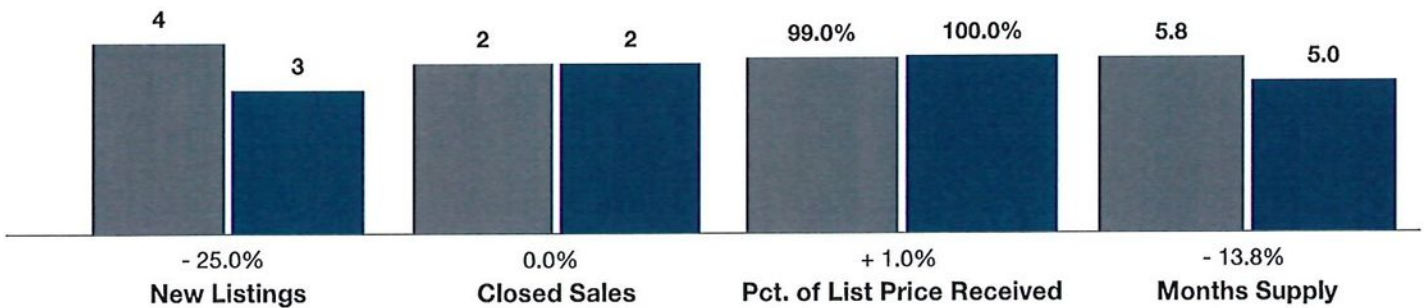
Mack

Key Metrics	June			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 06-2025	Thru 06-2026	Percent Change from Previous Year
New Listings	4	3	- 25.0%	19	13	- 31.6%
Sold Listings	2	2	0.0%	8	7	- 12.5%
Median Sales Price*	\$342,500	\$422,500	+ 23.4%	\$472,500	\$405,000	- 14.3%
Average Sales Price*	\$342,500	\$422,500	+ 23.4%	\$529,481	\$462,857	- 12.6%
Percent of List Price Received*	99.0%	100.0%	+ 1.0%	98.9%	98.8%	- 0.1%
Days on Market Until Sale	65	156	+ 140.0%	92	120	+ 30.4%
Inventory of Homes for Sale	9	9	0.0%	--	--	--
Months Supply of Inventory	5.8	5.0	- 13.8%	--	--	--

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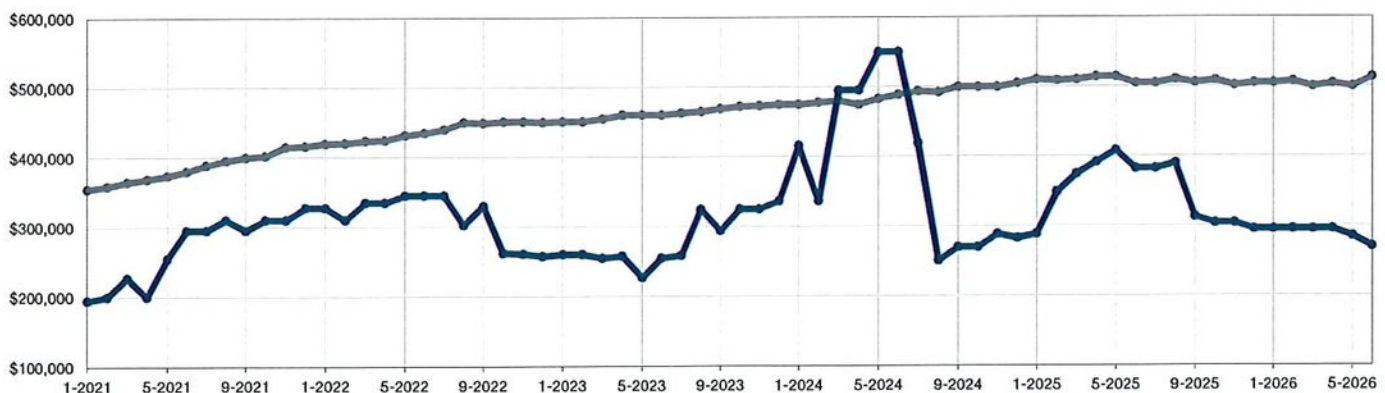
June

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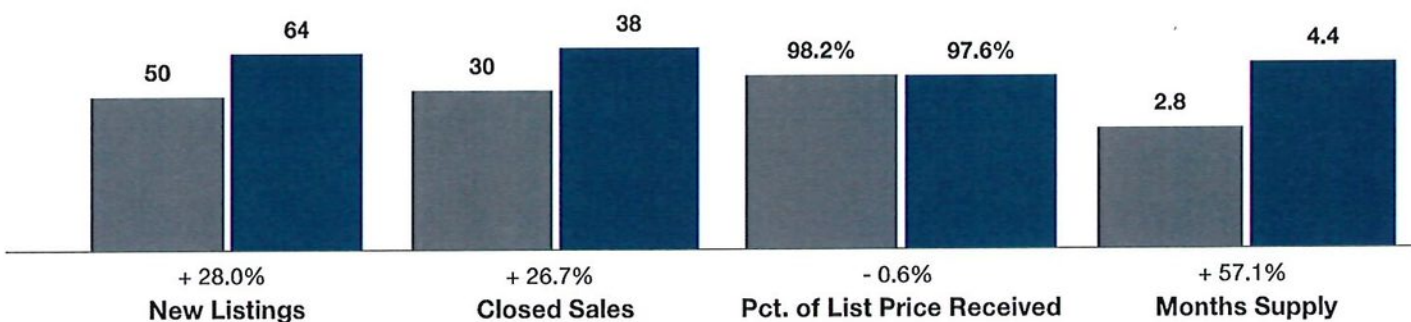
North

Key Metrics	June			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 06-2025	Thru 06-2026	Percent Change from Previous Year
New Listings	50	64	+ 28.0%	271	286	+ 5.5%
Sold Listings	30	38	+ 26.7%	197	173	- 12.2%
Median Sales Price*	\$558,500	\$712,500	+ 27.6%	\$488,900	\$516,000	+ 5.5%
Average Sales Price*	\$548,910	\$702,007	+ 27.9%	\$517,511	\$594,358	+ 14.8%
Percent of List Price Received*	98.2%	97.6%	- 0.6%	98.0%	97.9%	- 0.1%
Days on Market Until Sale	69	95	+ 37.7%	88	105	+ 19.3%
Inventory of Homes for Sale	93	130	+ 39.8%	--	--	--
Months Supply of Inventory	2.8	4.4	+ 57.1%	--	--	--

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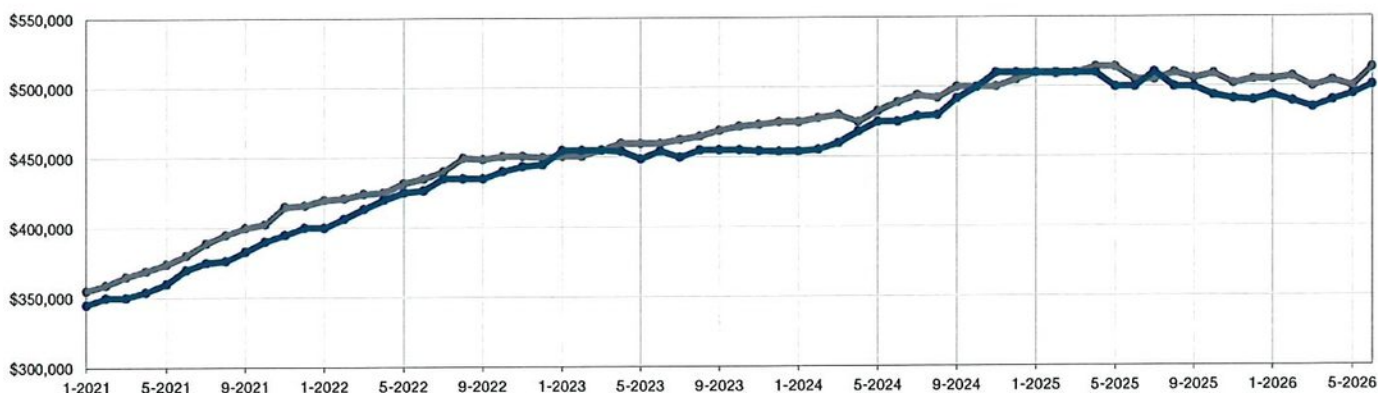
June

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GJARA —
North —



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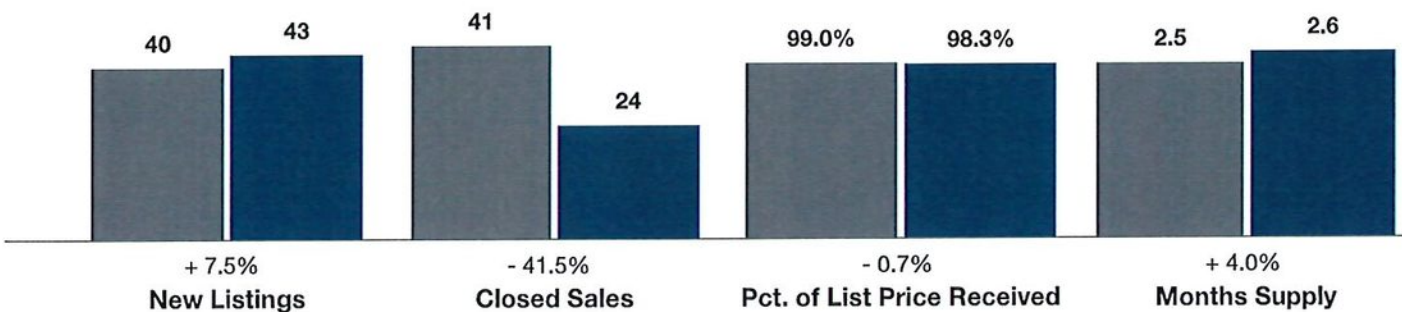
Northeast

Key Metrics	June			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 06-2025	Thru 06-2026	Percent Change from Previous Year
New Listings	40	43	+ 7.5%	246	216	- 12.2%
Sold Listings	41	24	- 41.5%	192	149	- 22.4%
Median Sales Price*	\$379,000	\$392,650	+ 3.6%	\$385,000	\$390,000	+ 1.3%
Average Sales Price*	\$385,167	\$400,875	+ 4.1%	\$397,262	\$403,074	+ 1.5%
Percent of List Price Received*	99.0%	98.3%	- 0.7%	98.7%	98.8%	+ 0.1%
Days on Market Until Sale	67	70	+ 4.5%	77	92	+ 19.5%
Inventory of Homes for Sale	73	71	- 2.7%	--	--	--
Months Supply of Inventory	2.5	2.6	+ 4.0%	--	--	--

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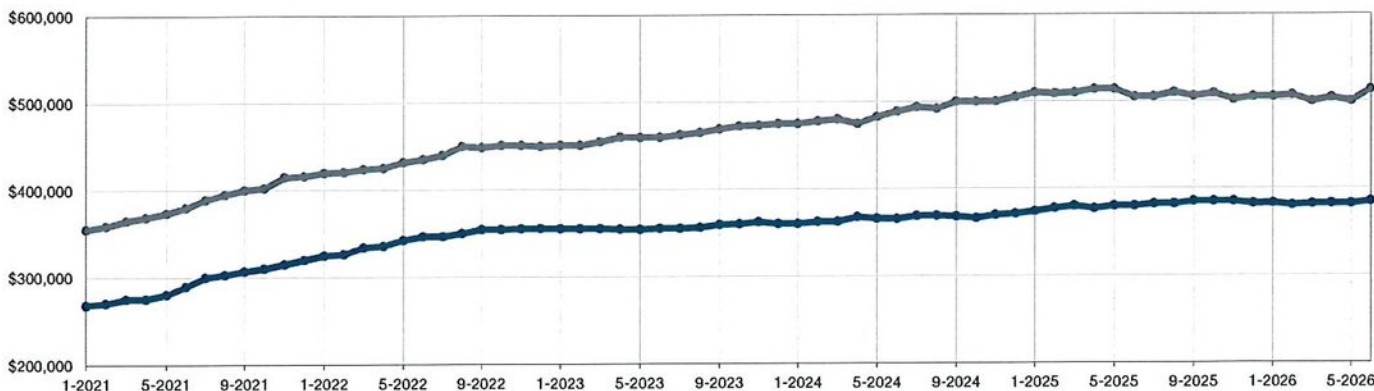
June

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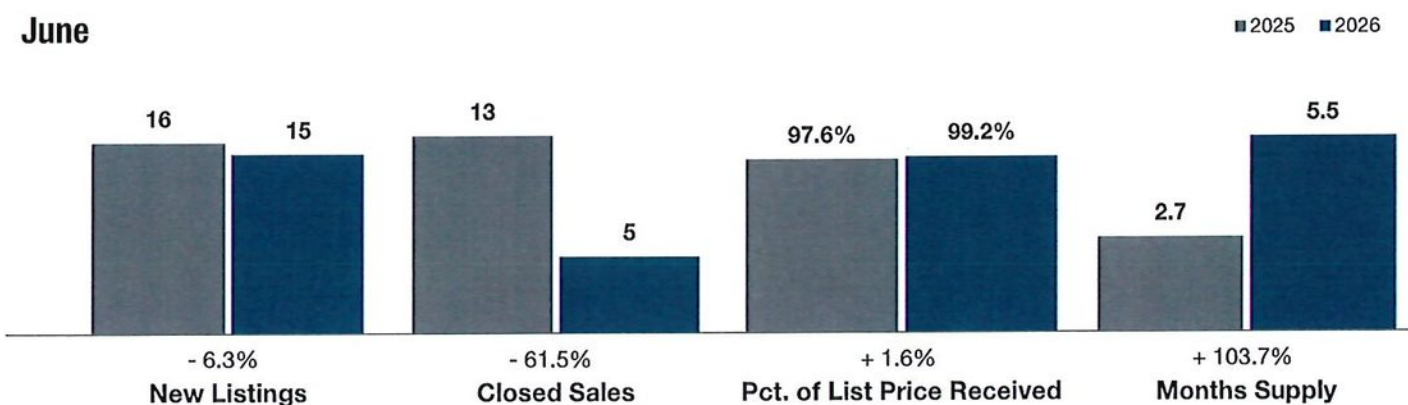


Northwest

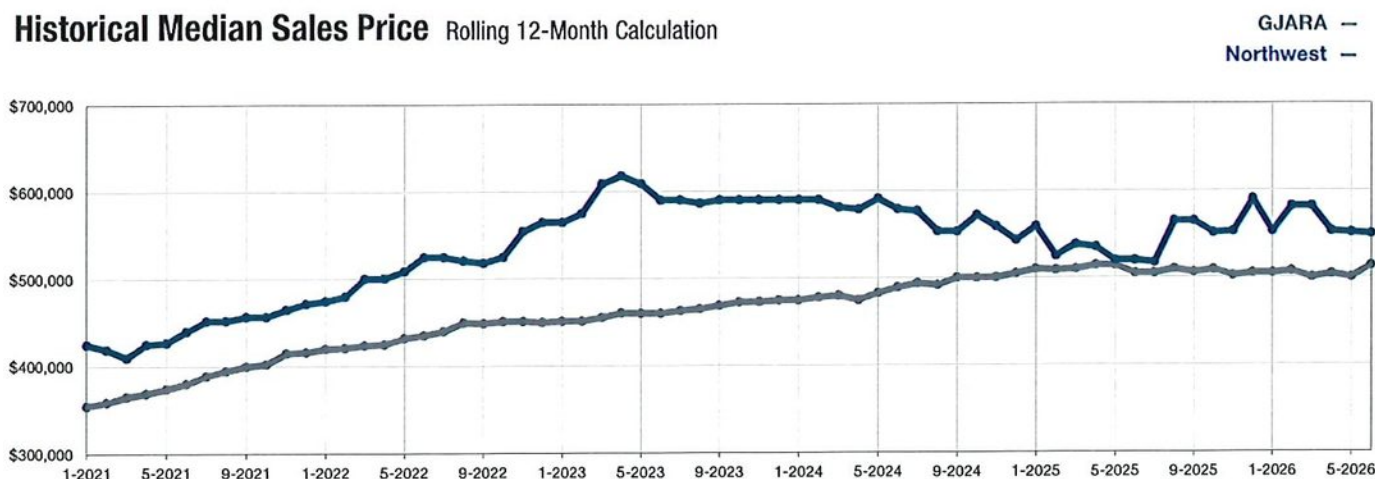
Key Metrics	June			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 06-2025	Thru 06-2026	Percent Change from Previous Year
New Listings	16	15	- 6.3%	66	64	- 3.0%
Sold Listings	13	5	- 61.5%	54	31	- 42.6%
Median Sales Price*	\$678,500	\$444,900	- 34.4%	\$554,363	\$444,900	- 19.7%
Average Sales Price*	\$895,346	\$670,520	- 25.1%	\$719,735	\$646,815	- 10.1%
Percent of List Price Received*	97.6%	99.2%	+ 1.6%	98.4%	98.0%	- 0.4%
Days on Market Until Sale	138	99	- 28.3%	123	150	+ 22.0%
Inventory of Homes for Sale	22	34	+ 54.5%	--	--	--
Months Supply of Inventory	2.7	5.5	+ 103.7%	--	--	--

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June



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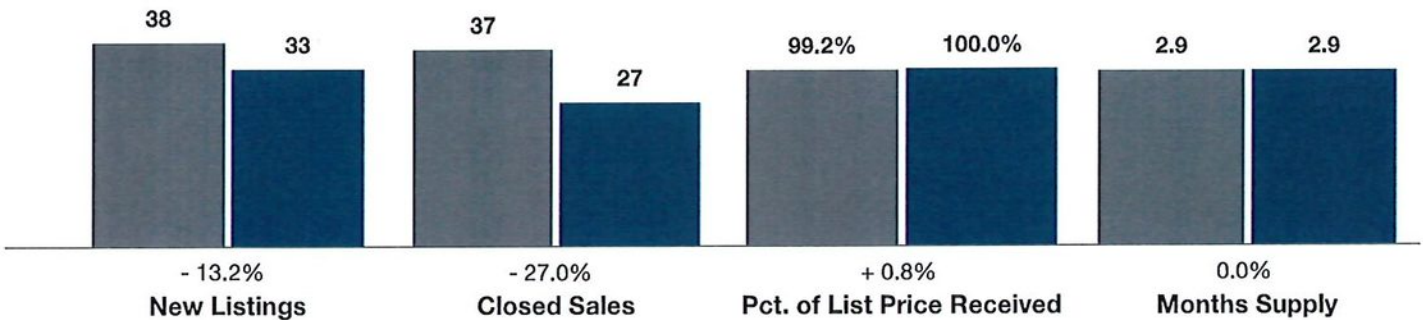
Orchard Mesa

Key Metrics	June			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 06-2025	Thru 06-2026	Percent Change from Previous Year
New Listings	38	33	- 13.2%	208	221	+ 6.3%
Sold Listings	37	27	- 27.0%	133	155	+ 16.5%
Median Sales Price*	\$405,000	\$480,000	+ 18.5%	\$400,000	\$414,900	+ 3.7%
Average Sales Price*	\$410,119	\$493,978	+ 20.4%	\$406,218	\$447,446	+ 10.1%
Percent of List Price Received*	99.2%	100.0%	+ 0.8%	99.2%	99.3%	+ 0.1%
Days on Market Until Sale	80	73	- 8.8%	85	90	+ 5.9%
Inventory of Homes for Sale	74	74	0.0%	--	--	--
Months Supply of Inventory	2.9	2.9	0.0%	--	--	--

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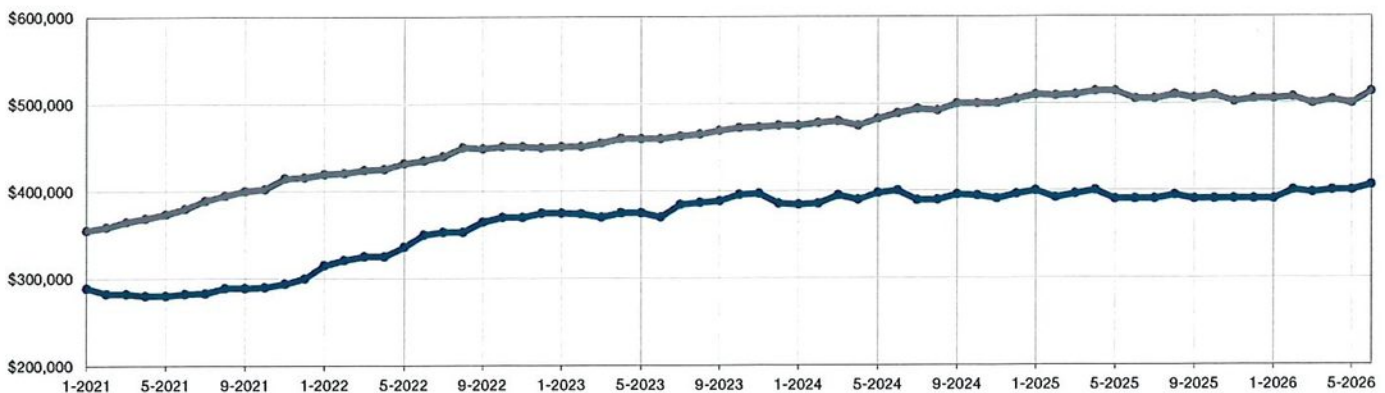
June

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Orchard Mesa —



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Outside Mesa County

Key Metrics	June			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 06-2025	Thru 06-2026	Percent Change from Previous Year
New Listings	1	1	0.0%	6	8	+ 33.3%
Sold Listings	0	0	--	1	5	+ 400.0%
Median Sales Price*	\$0	\$0	--	\$678,500	\$349,000	- 48.6%
Average Sales Price*	\$0	\$0	--	\$678,500	\$341,000	- 49.7%
Percent of List Price Received*	0.0%	0.0%	--	99.8%	97.5%	- 2.3%
Days on Market Until Sale	0	0	--	241	220	- 8.7%
Inventory of Homes for Sale	3	5	+ 66.7%	--	--	--
Months Supply of Inventory	1.9	3.0	+ 57.9%	--	--	--

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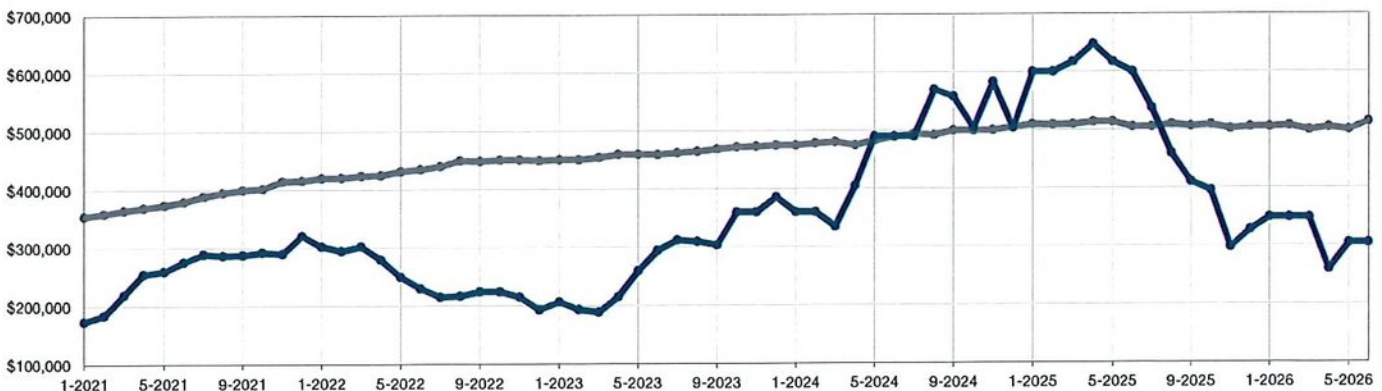
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Outside Mesa County —



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Outside Mesa County

Key Metrics	June			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 06-2025	Thru 06-2026	Percent Change from Previous Year
New Listings	1	1	0.0%	6	8	+ 33.3%
Sold Listings	0	0	--	1	5	+ 400.0%
Median Sales Price*	\$0	\$0	--	\$678,500	\$349,000	- 48.6%
Average Sales Price*	\$0	\$0	--	\$678,500	\$341,000	- 49.7%
Percent of List Price Received*	0.0%	0.0%	--	99.8%	97.5%	- 2.3%
Days on Market Until Sale	0	0	--	241	220	- 8.7%
Inventory of Homes for Sale	3	5	+ 66.7%	--	--	--
Months Supply of Inventory	1.9	3.0	+ 57.9%	--	--	--

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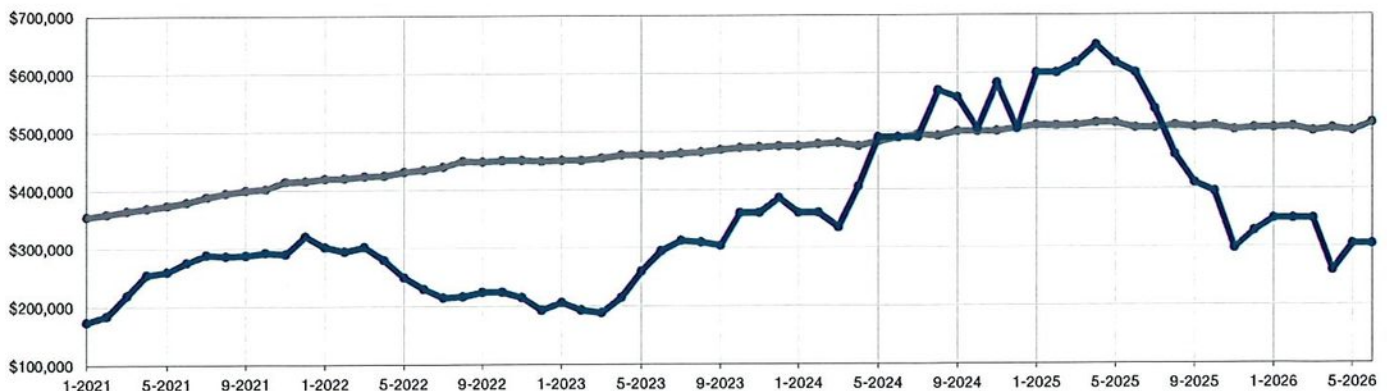
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Local Market Update for June 2026

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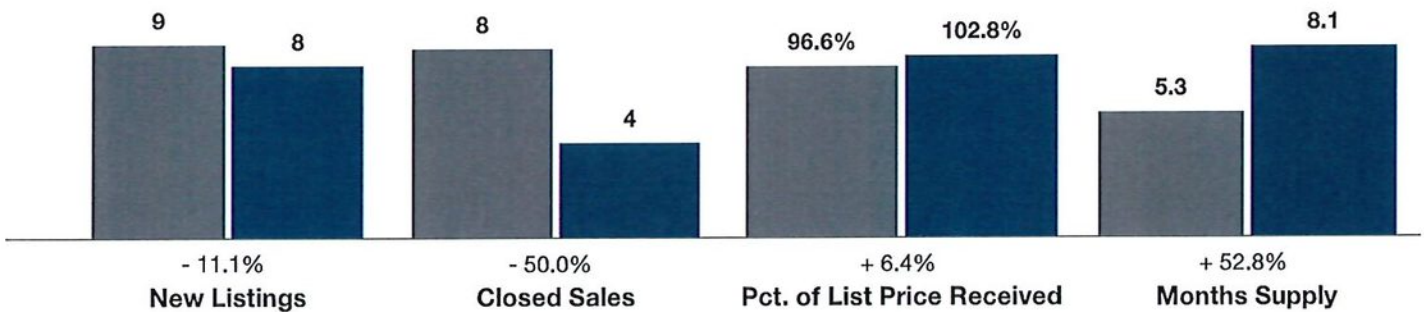
Palisade

Key Metrics	June			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 06-2025	Thru 06-2026	Percent Change from Previous Year
New Listings	9	8	- 11.1%	57	66	+ 15.8%
Sold Listings	8	4	- 50.0%	37	30	- 18.9%
Median Sales Price*	\$153,500	\$289,950	+ 88.9%	\$519,900	\$470,000	- 9.6%
Average Sales Price*	\$316,775	\$370,225	+ 16.9%	\$518,020	\$501,422	- 3.2%
Percent of List Price Received*	96.6%	102.8%	+ 6.4%	97.9%	97.8%	- 0.1%
Days on Market Until Sale	54	100	+ 85.2%	86	130	+ 51.2%
Inventory of Homes for Sale	26	35	+ 34.6%	--	--	--
Months Supply of Inventory	5.3	8.1	+ 52.8%	--	--	--

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

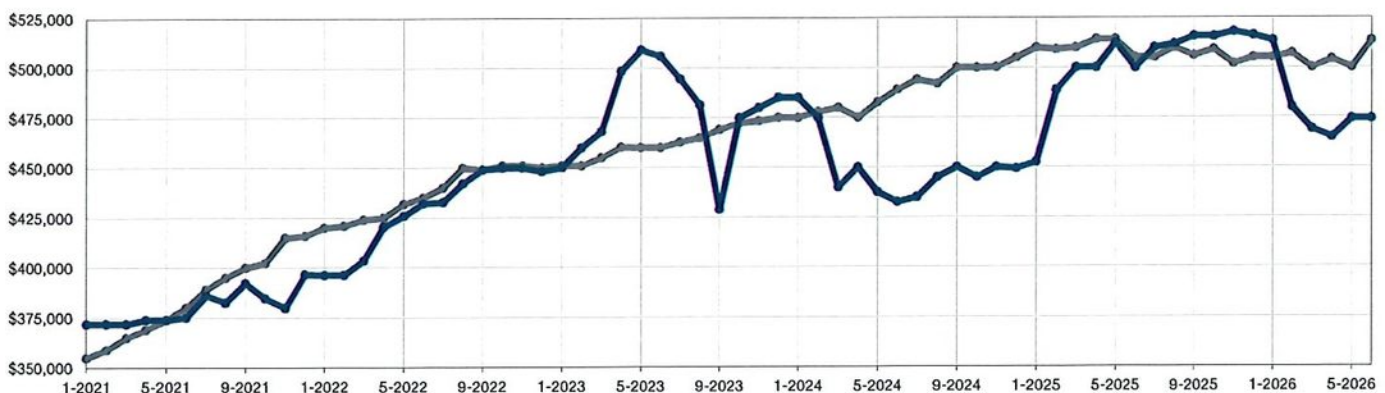
June

■ 2025 ■ 2026



Historical Median Sales Price Rolling 12-Month Calculation

GJARA —
Palisade —



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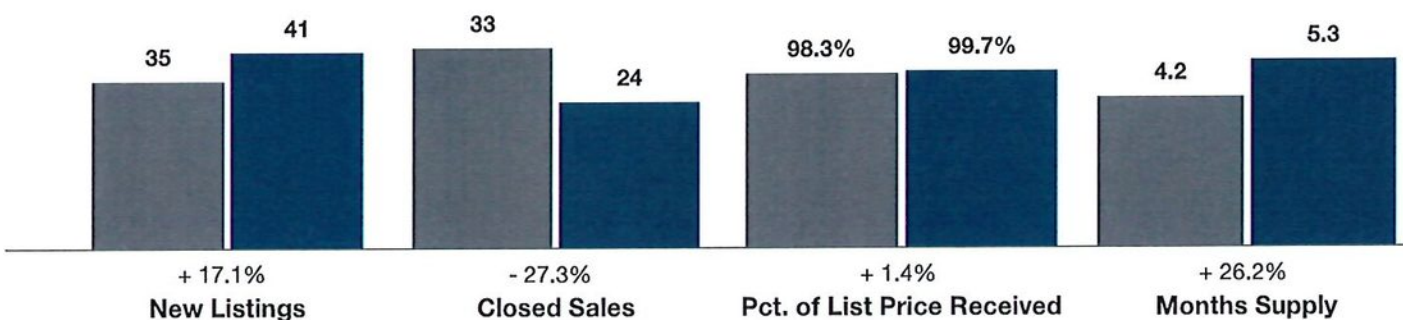
Redlands

Key Metrics	June			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 06-2025	Thru 06-2026	Percent Change from Previous Year
New Listings	35	41	+ 17.1%	209	248	+ 18.7%
Sold Listings	33	24	- 27.3%	141	137	- 2.8%
Median Sales Price*	\$605,000	\$653,321	+ 8.0%	\$688,000	\$648,000	- 5.8%
Average Sales Price*	\$724,037	\$730,574	+ 0.9%	\$736,460	\$695,916	- 5.5%
Percent of List Price Received*	98.3%	99.7%	+ 1.4%	98.7%	98.1%	- 0.6%
Days on Market Until Sale	80	110	+ 37.5%	100	103	+ 3.0%
Inventory of Homes for Sale	99	121	+ 22.2%	--	--	--
Months Supply of Inventory	4.2	5.3	+ 26.2%	--	--	--

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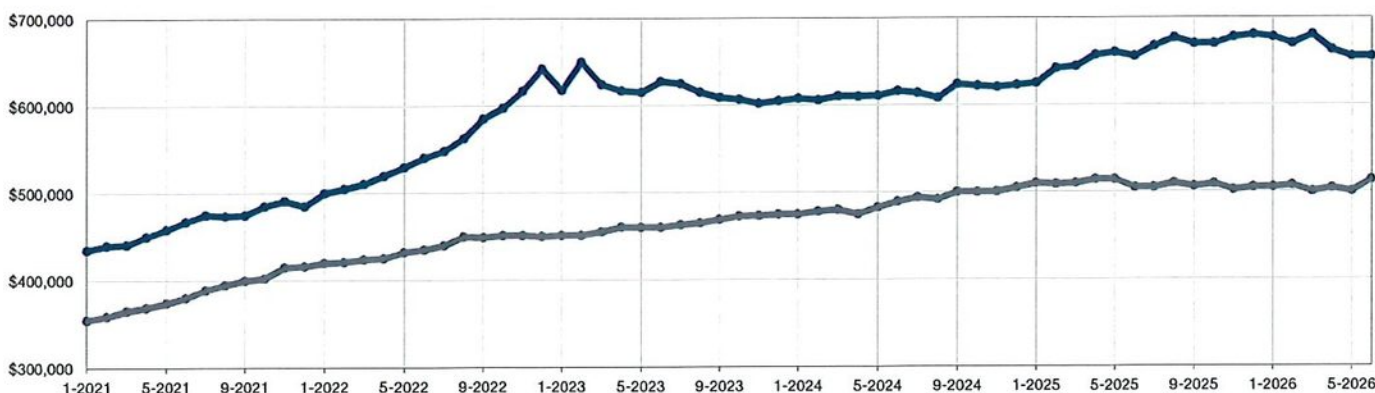
June

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Historical Median Sales Price Rolling 12-Month Calculation

GJARA —
Redlands —



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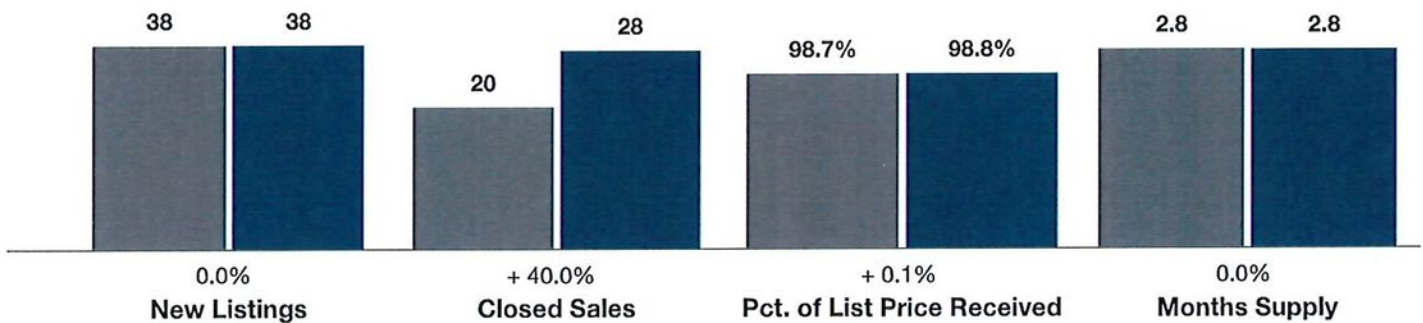
Southeast

Key Metrics	June			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 06-2025	Thru 06-2026	Percent Change from Previous Year
New Listings	38	38	0.0%	210	219	+ 4.3%
Sold Listings	20	28	+ 40.0%	159	150	- 5.7%
Median Sales Price*	\$348,500	\$357,625	+ 2.6%	\$347,000	\$363,750	+ 4.8%
Average Sales Price*	\$316,890	\$313,913	- 0.9%	\$331,474	\$335,487	+ 1.2%
Percent of List Price Received*	98.7%	98.8%	+ 0.1%	98.9%	99.2%	+ 0.3%
Days on Market Until Sale	86	77	- 10.5%	81	82	+ 1.2%
Inventory of Homes for Sale	72	72	0.0%	--	--	--
Months Supply of Inventory	2.8	2.8	0.0%	--	--	--

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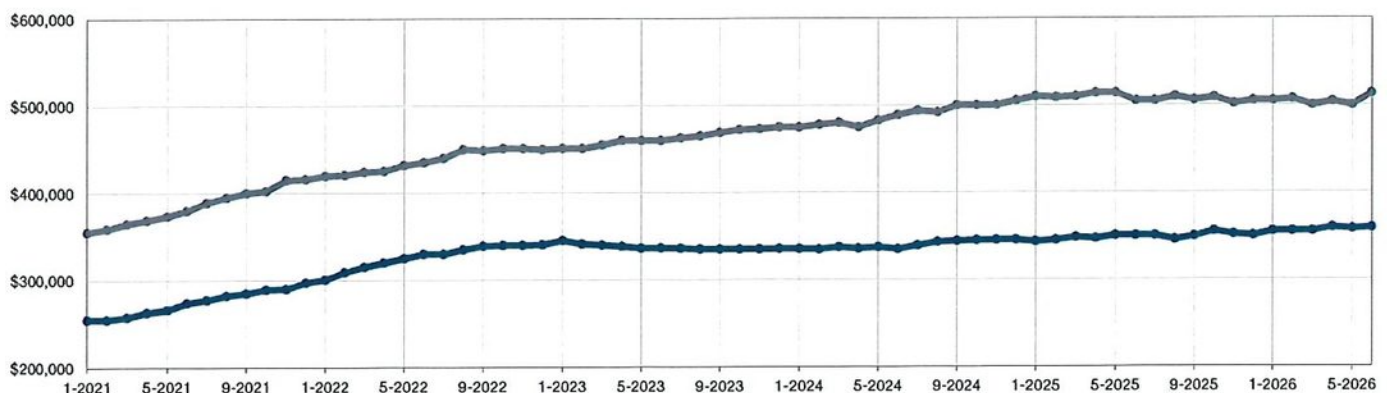
June

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Historical Median Sales Price Rolling 12-Month Calculation

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Southeast —



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West Grand Junction

Key Metrics	June			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 06-2025	Thru 06-2026	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.

June

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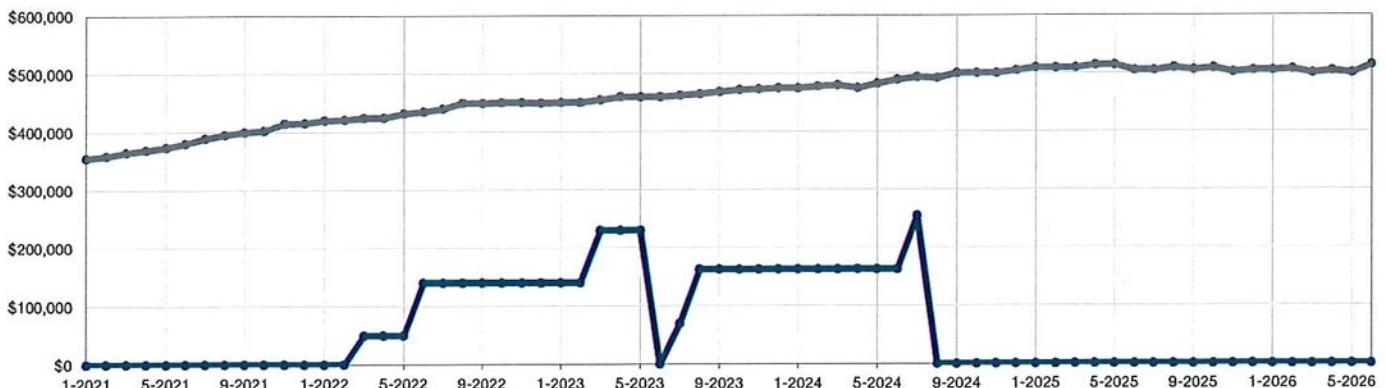
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New Listings Closed Sales Pct. of List Price Received Months Supply

Historical Median Sales Price Rolling 12-Month Calculation

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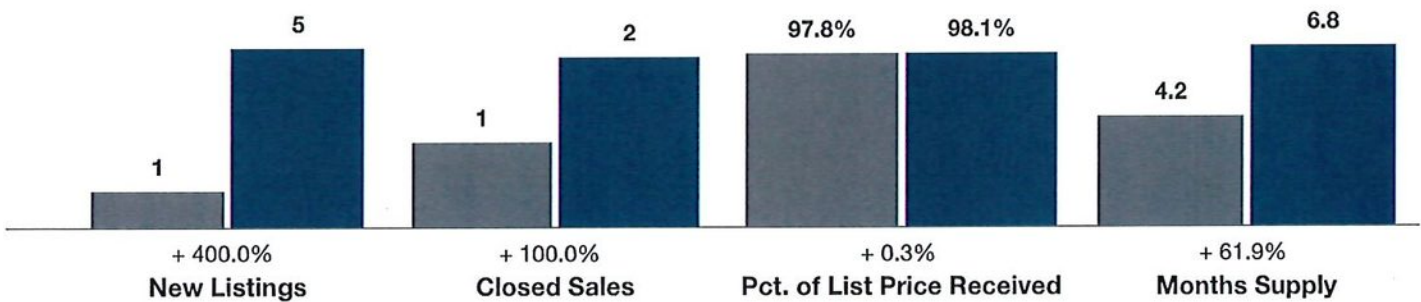
Whitewater/Gateway

Key Metrics	June			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 06-2025	Thru 06-2026	Percent Change from Previous Year
New Listings	1	5	+ 400.0%	16	18	+ 12.5%
Sold Listings	1	2	+ 100.0%	12	15	+ 25.0%
Median Sales Price*	\$760,000	\$789,000	+ 3.8%	\$597,150	\$475,000	- 20.5%
Average Sales Price*	\$760,000	\$789,000	+ 3.8%	\$686,933	\$523,420	- 23.8%
Percent of List Price Received*	97.8%	98.1%	+ 0.3%	98.4%	95.5%	- 2.9%
Days on Market Until Sale	150	81	- 46.0%	146	160	+ 9.6%
Inventory of Homes for Sale	9	17	+ 88.9%	--	--	--
Months Supply of Inventory	4.2	6.8	+ 61.9%	--	--	--

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June

■ 2025 ■ 2026



Historical Median Sales Price Rolling 12-Month Calculation

GJARA —
Whitewater/Gateway —

