

Local Market Update for March 2025

A Research Tool Provided by the Colorado Association of REALTORS®



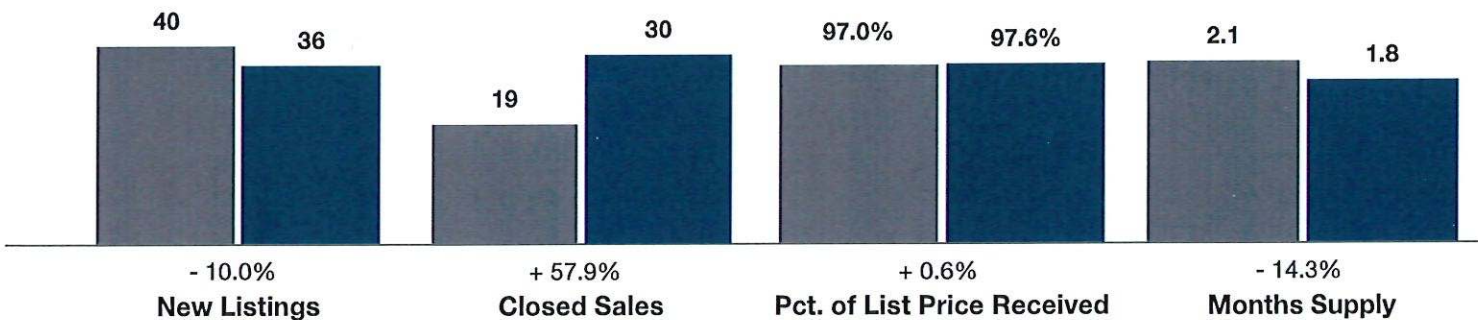
City

Key Metrics	March			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 03-2024	Thru 03-2025	Percent Change from Previous Year
New Listings	40	36	- 10.0%	106	123	+ 16.0%
Sold Listings	19	30	+ 57.9%	53	76	+ 43.4%
Median Sales Price*	\$321,000	\$335,175	+ 4.4%	\$305,900	\$332,375	+ 8.7%
Average Sales Price*	\$328,195	\$308,478	- 6.0%	\$309,983	\$333,316	+ 7.5%
Percent of List Price Received*	97.0%	97.6%	+ 0.6%	97.8%	98.2%	+ 0.4%
Days on Market Until Sale	58	67	+ 15.5%	75	79	+ 5.3%
Inventory of Homes for Sale	52	51	- 1.9%	--	--	--
Months Supply of Inventory	2.1	1.8	- 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.

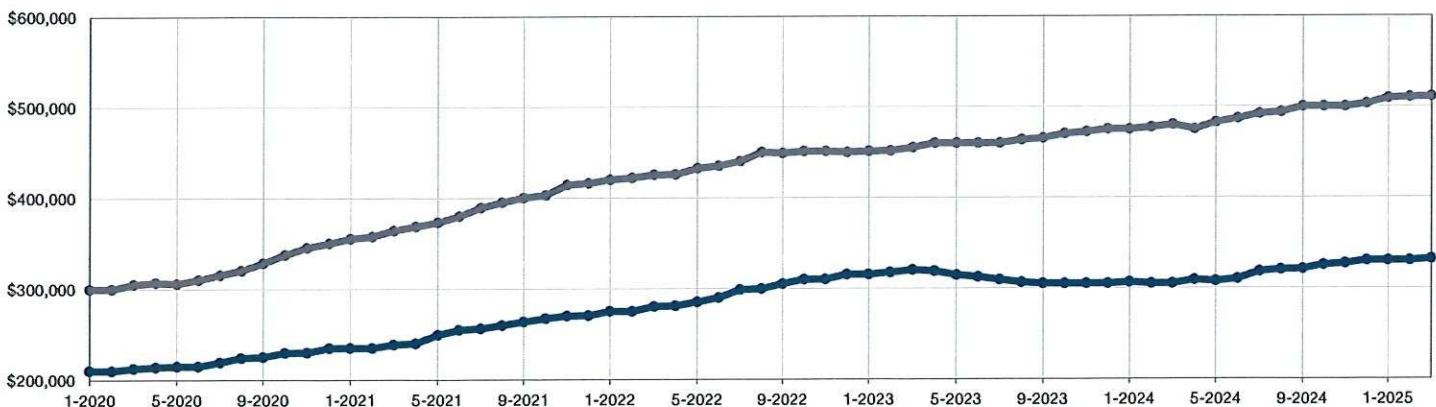
March

■ 2024 ■ 2025



Historical Median Sales Price Rolling 12-Month Calculation

GJARA —
City —



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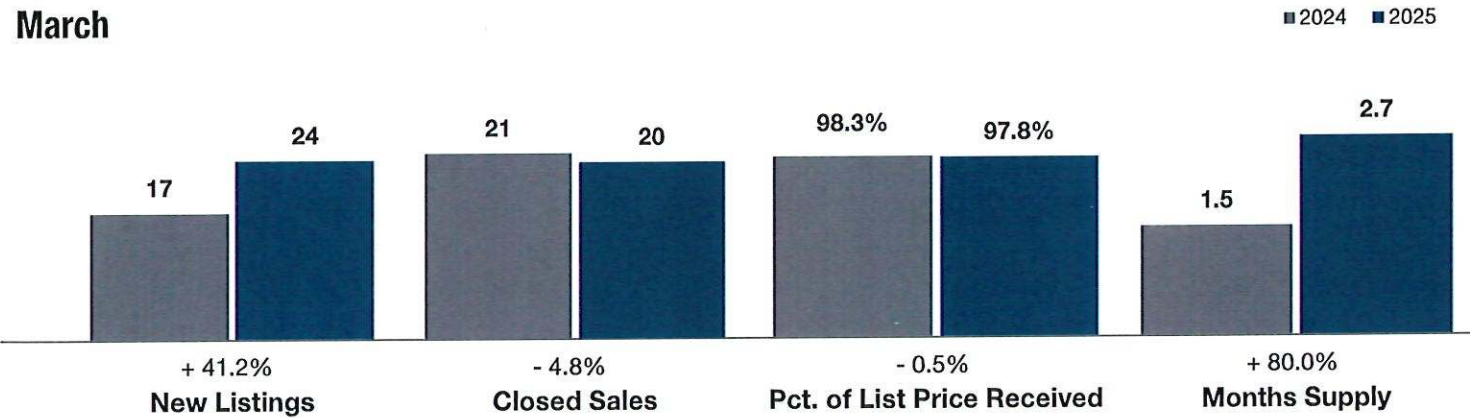


Clifton

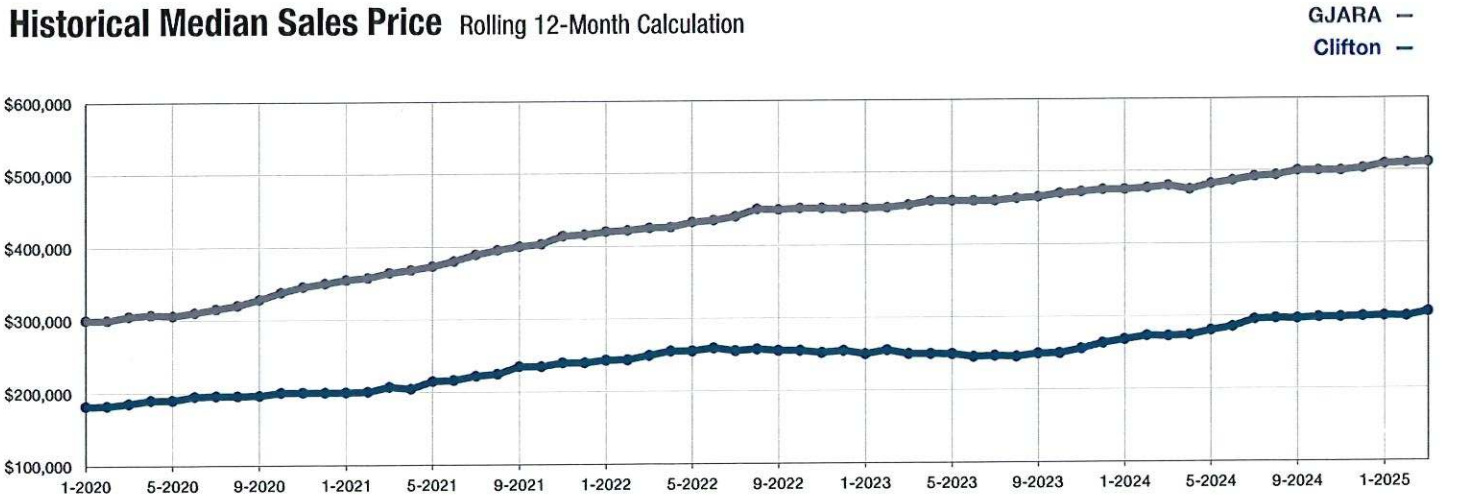
Key Metrics	March			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 03-2024	Thru 03-2025	Percent Change from Previous Year
New Listings	17	24	+ 41.2%	54	72	+ 33.3%
Sold Listings	21	20	- 4.8%	50	51	+ 2.0%
Median Sales Price*	\$275,000	\$320,000	+ 16.4%	\$277,500	\$297,500	+ 7.2%
Average Sales Price*	\$223,155	\$333,650	+ 49.5%	\$255,652	\$296,155	+ 15.8%
Percent of List Price Received*	98.3%	97.8%	- 0.5%	97.6%	97.0%	- 0.6%
Days on Market Until Sale	68	93	+ 36.8%	71	95	+ 33.8%
Inventory of Homes for Sale	24	45	+ 87.5%	--	--	--
Months Supply of Inventory	1.5	2.7	+ 80.0%	--	--	--

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March



Historical Median Sales Price Rolling 12-Month Calculation



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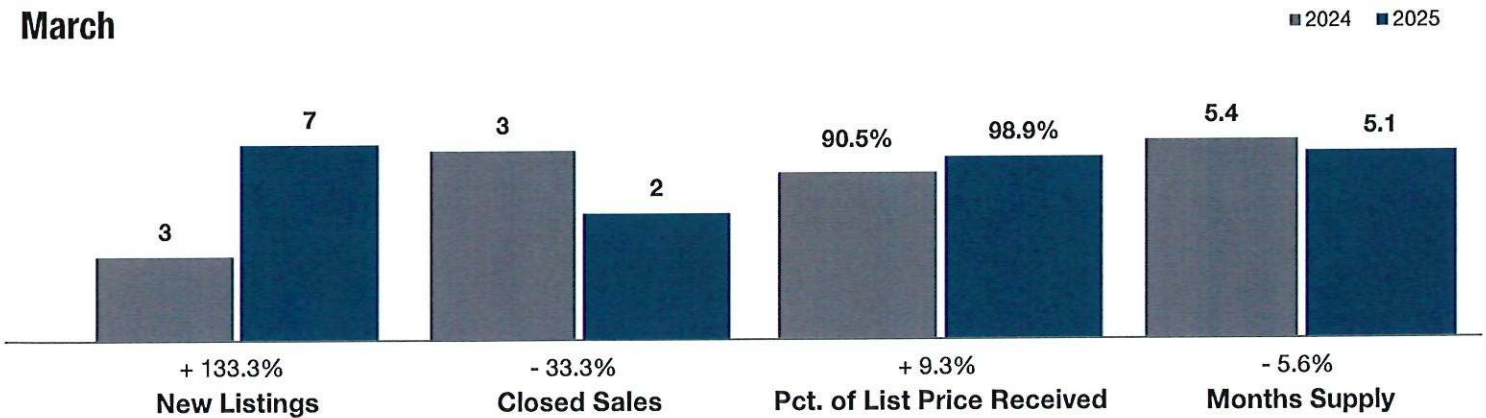
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Collbran/Mesa/Vega

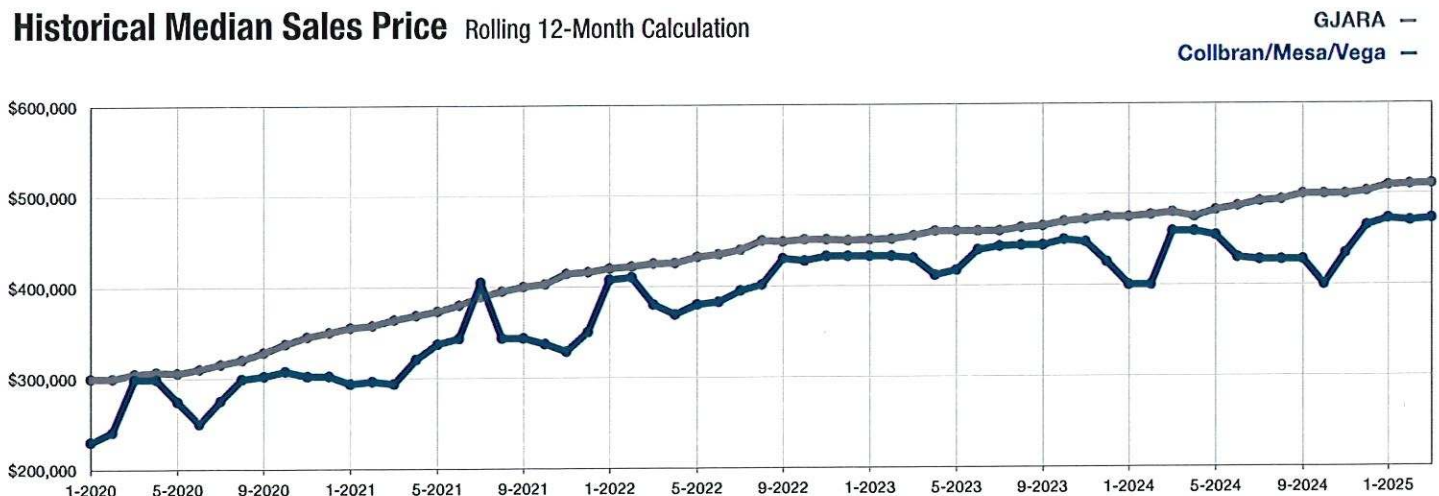
Key Metrics	March			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 03-2024	Thru 03-2025	Percent Change from Previous Year
New Listings	3	7	+ 133.3%	13	12	- 7.7%
Sold Listings	3	2	- 33.3%	6	6	0.0%
Median Sales Price*	\$700,000	\$642,500	- 8.2%	\$578,294	\$785,000	+ 35.7%
Average Sales Price*	\$731,667	\$642,500	- 12.2%	\$625,265	\$964,833	+ 54.3%
Percent of List Price Received*	90.5%	98.9%	+ 9.3%	91.4%	96.9%	+ 6.0%
Days on Market Until Sale	147	193	+ 31.3%	177	219	+ 23.7%
Inventory of Homes for Sale	18	24	+ 33.3%	--	--	--
Months Supply of Inventory	5.4	5.1	- 5.6%	--	--	--

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March



Historical Median Sales Price Rolling 12-Month Calculation



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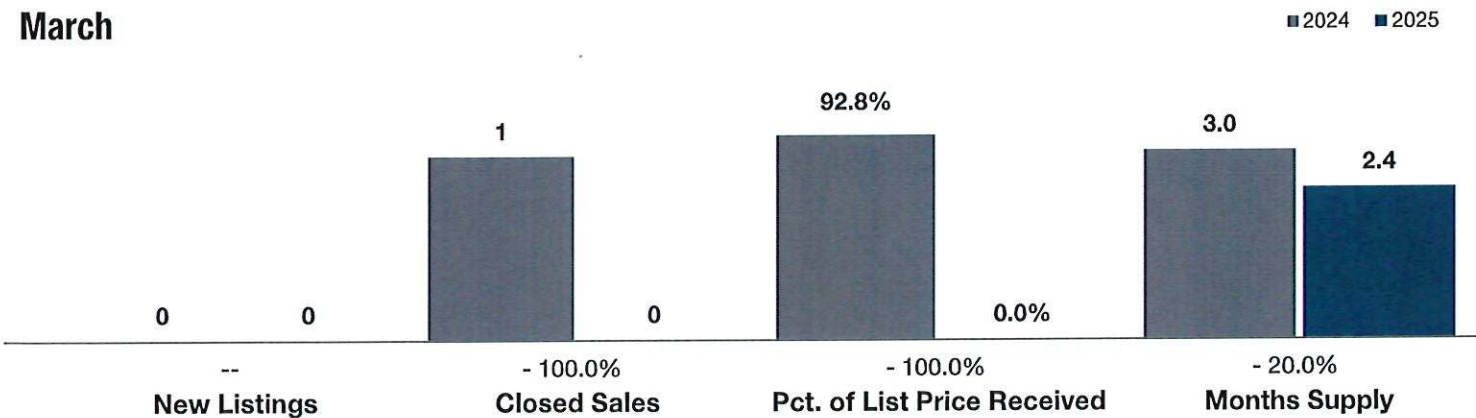
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Debeque (Includes De-Beque Cutoff)

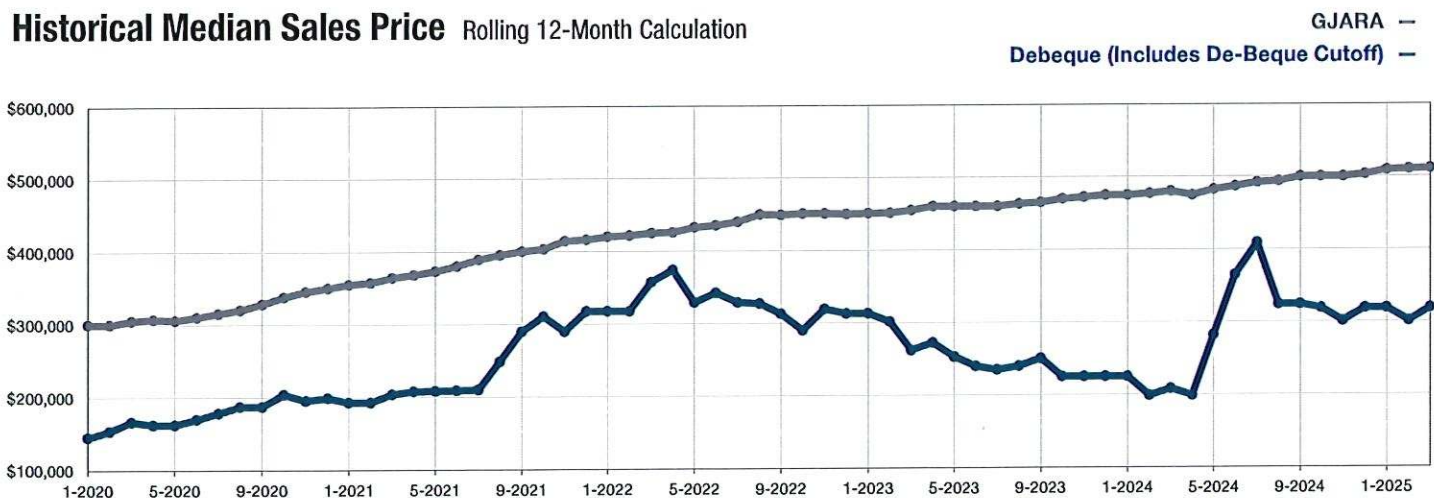
Key Metrics	March			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 03-2024	Thru 03-2025	Percent Change from Previous Year
New Listings	0	0	--	4	2	- 50.0%
Sold Listings	1	0	- 100.0%	1	3	+ 200.0%
Median Sales Price*	\$218,000	\$0	- 100.0%	\$218,000	\$277,500	+ 27.3%
Average Sales Price*	\$218,000	\$0	- 100.0%	\$218,000	\$329,167	+ 51.0%
Percent of List Price Received*	92.8%	0.0%	- 100.0%	92.8%	102.4%	+ 10.3%
Days on Market Until Sale	134	0	- 100.0%	134	123	- 8.2%
Inventory of Homes for Sale	4	4	0.0%	--	--	--
Months Supply of Inventory	3.0	2.4	- 20.0%	--	--	--

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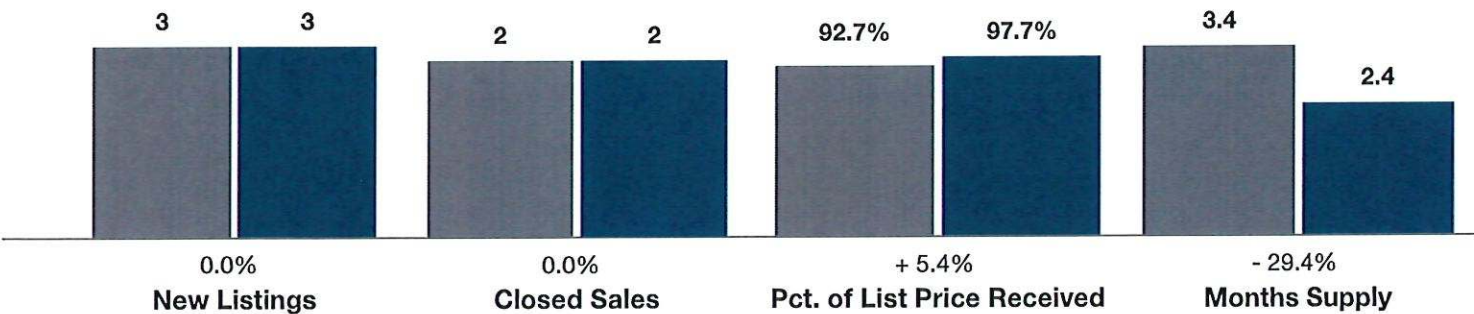
East Orchard Mesa

Key Metrics	March			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 03-2024	Thru 03-2025	Percent Change from Previous Year
New Listings	3	3	0.0%	4	6	+ 50.0%
Sold Listings	2	2	0.0%	4	5	+ 25.0%
Median Sales Price*	\$900,000	\$706,000	- 21.6%	\$712,500	\$615,000	- 13.7%
Average Sales Price*	\$900,000	\$706,000	- 21.6%	\$710,000	\$640,380	- 9.8%
Percent of List Price Received*	92.7%	97.7%	+ 5.4%	94.2%	98.8%	+ 4.9%
Days on Market Until Sale	144	287	+ 99.3%	104	172	+ 65.4%
Inventory of Homes for Sale	5	4	- 20.0%	--	--	--
Months Supply of Inventory	3.4	2.4	- 29.4%	--	--	--

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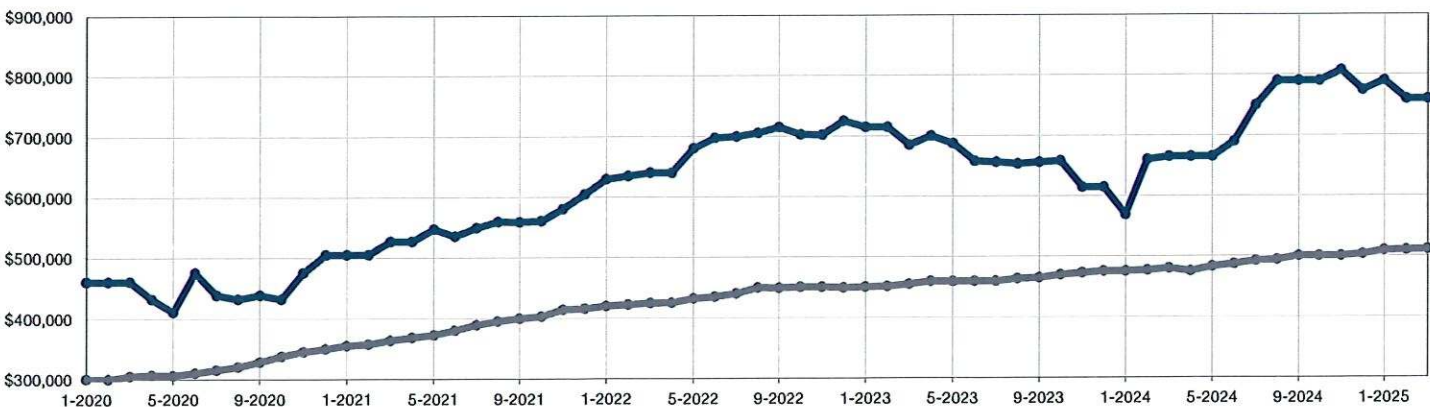
March

■ 2024 ■ 2025



Historical Median Sales Price Rolling 12-Month Calculation

GJARA —
East Orchard Mesa —



Local Market Update for March 2025

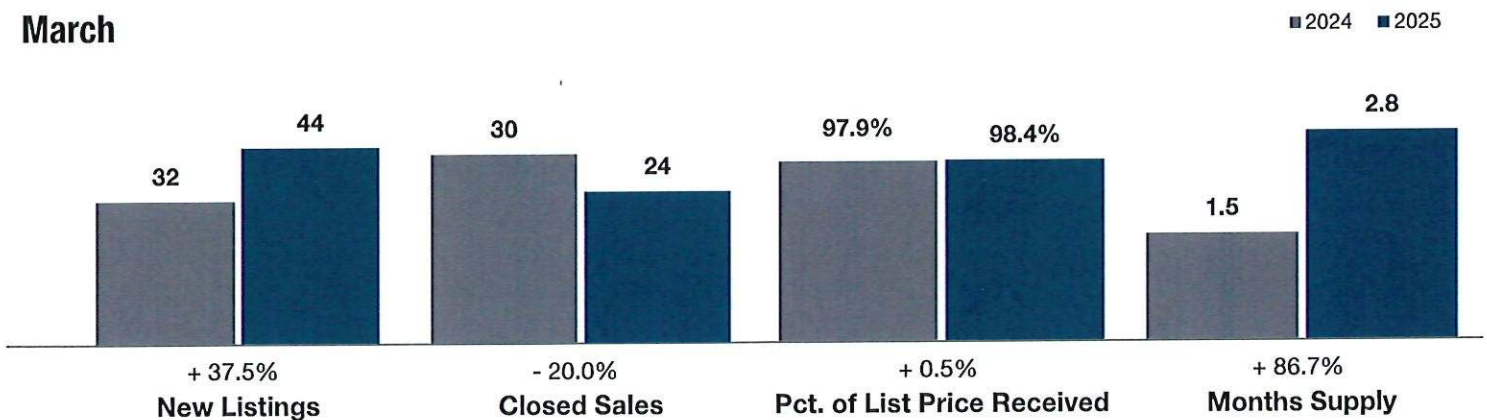
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Fruita

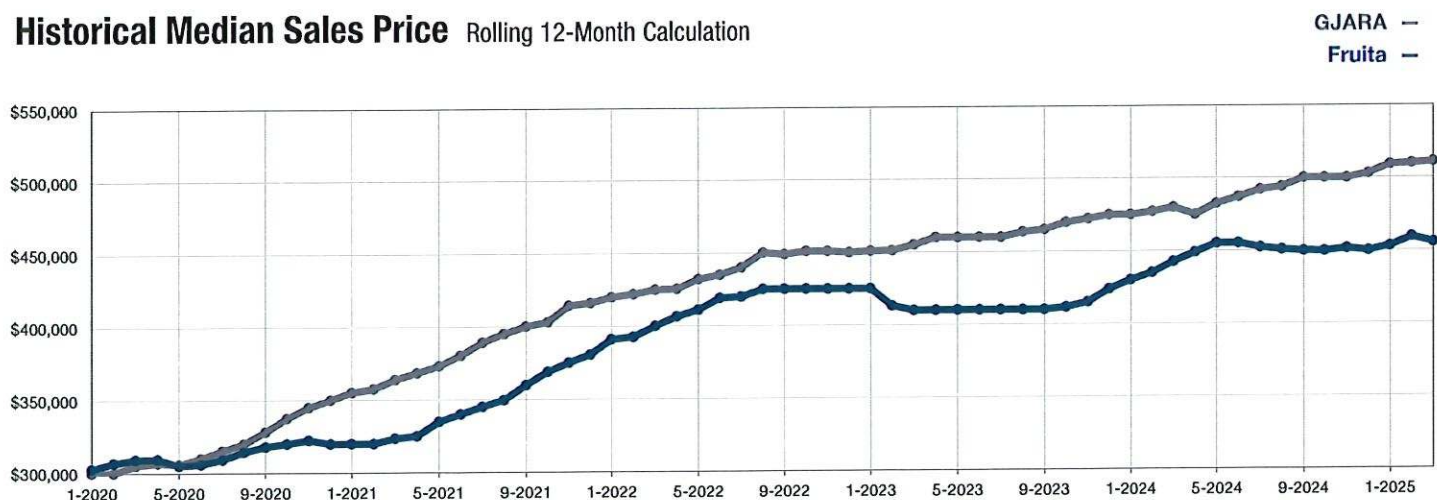
Key Metrics	March			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 03-2024	Thru 03-2025	Percent Change from Previous Year
New Listings	32	44	+ 37.5%	76	103	+ 35.5%
Sold Listings	30	24	- 20.0%	62	53	- 14.5%
Median Sales Price*	\$461,250	\$413,500	- 10.4%	\$419,950	\$453,127	+ 7.9%
Average Sales Price*	\$469,515	\$437,280	- 6.9%	\$436,792	\$503,988	+ 15.4%
Percent of List Price Received*	97.9%	98.4%	+ 0.5%	98.2%	98.0%	- 0.2%
Days on Market Until Sale	85	81	- 4.7%	84	83	- 1.2%
Inventory of Homes for Sale	36	65	+ 80.6%	--	--	--
Months Supply of Inventory	1.5	2.8	+ 86.7%	--	--	--

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March



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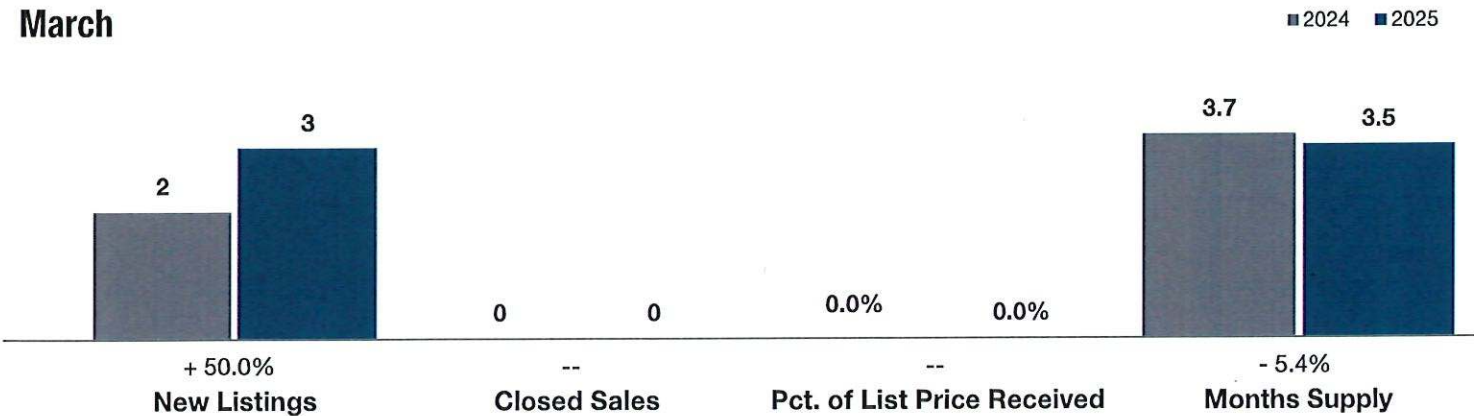
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Glade Park

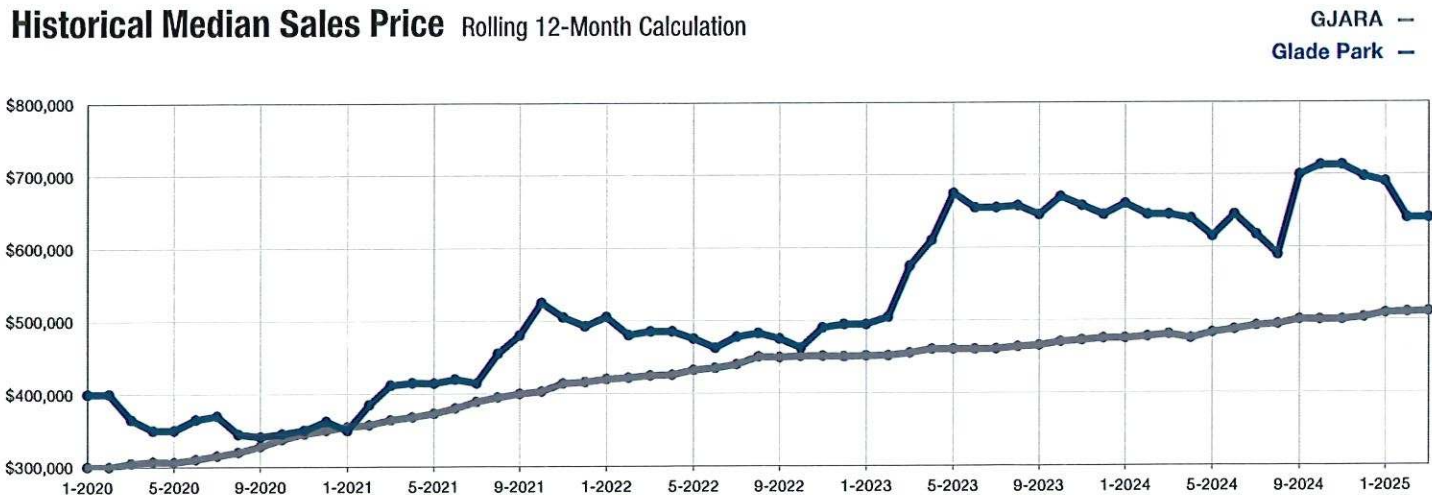
Key Metrics	March			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 03-2024	Thru 03-2025	Percent Change from Previous Year
New Listings	2	3	+ 50.0%	5	8	+ 60.0%
Sold Listings	0	0	--	3	1	- 66.7%
Median Sales Price*	\$0	\$0	--	\$704,000	\$450,000	- 36.1%
Average Sales Price*	\$0	\$0	--	\$604,667	\$450,000	- 25.6%
Percent of List Price Received*	0.0%	0.0%	--	95.4%	92.0%	- 3.6%
Days on Market Until Sale	0	0	--	166	207	+ 24.7%
Inventory of Homes for Sale	6	7	+ 16.7%	--	--	--
Months Supply of Inventory	3.7	3.5	- 5.4%	--	--	--

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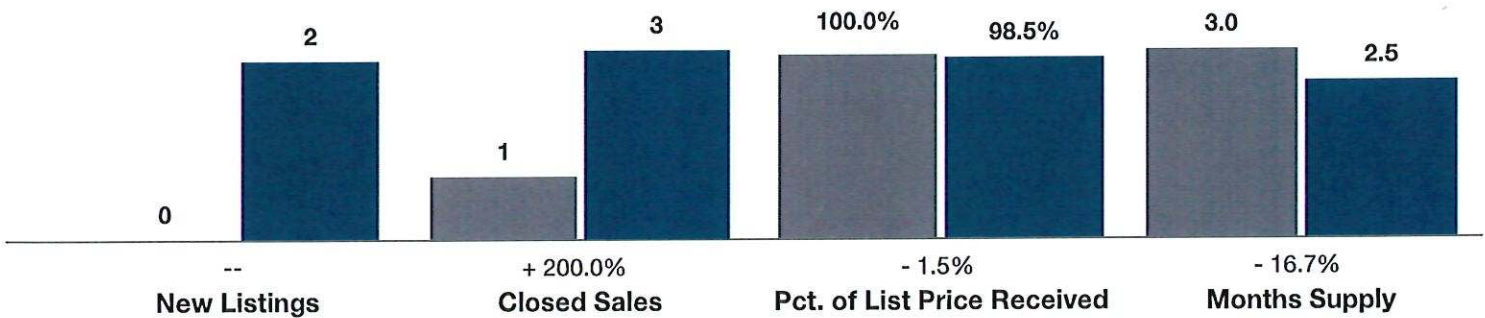
Loma

Key Metrics	March			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 03-2024	Thru 03-2025	Percent Change from Previous Year
New Listings	0	2	--	3	8	+ 166.7%
Sold Listings	1	3	+ 200.0%	7	7	0.0%
Median Sales Price*	\$304,900	\$835,000	+ 173.9%	\$665,000	\$510,000	- 23.3%
Average Sales Price*	\$304,900	\$825,000	+ 170.6%	\$717,843	\$605,429	- 15.7%
Percent of List Price Received*	100.0%	98.5%	- 1.5%	98.6%	99.2%	+ 0.6%
Days on Market Until Sale	18	51	+ 183.3%	95	118	+ 24.2%
Inventory of Homes for Sale	5	5	0.0%	--	--	--
Months Supply of Inventory	3.0	2.5	- 16.7%	--	--	--

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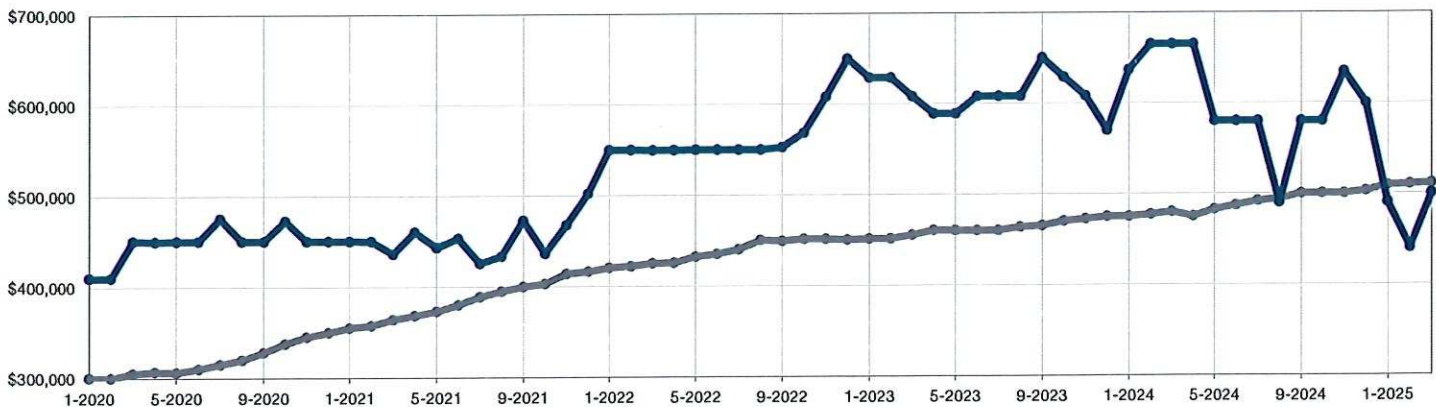
March

■ 2024 ■ 2025



Historical Median Sales Price Rolling 12-Month Calculation

GJARA —
Loma —



Local Market Update for March 2025

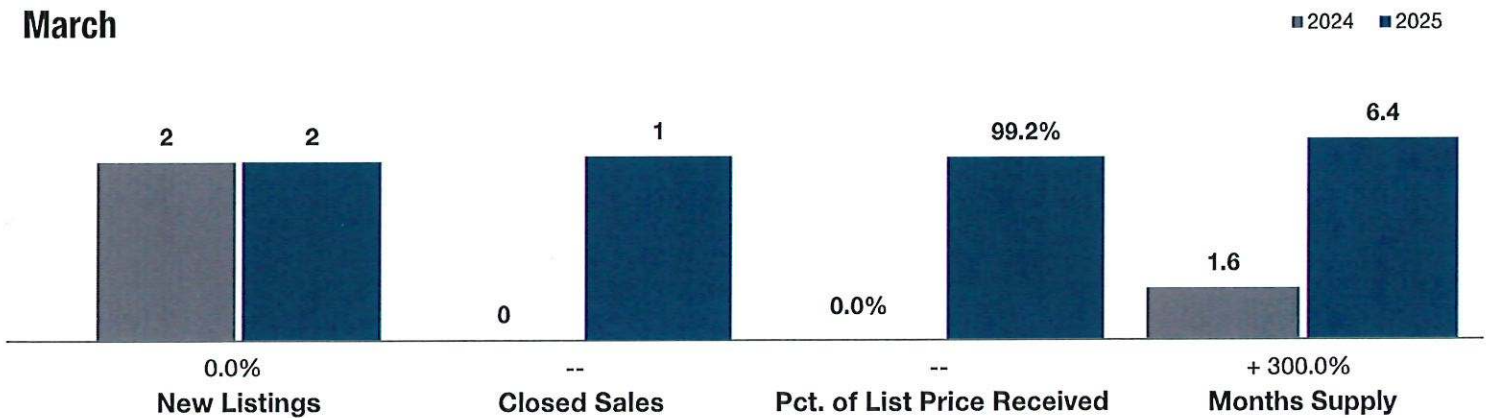
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Mack

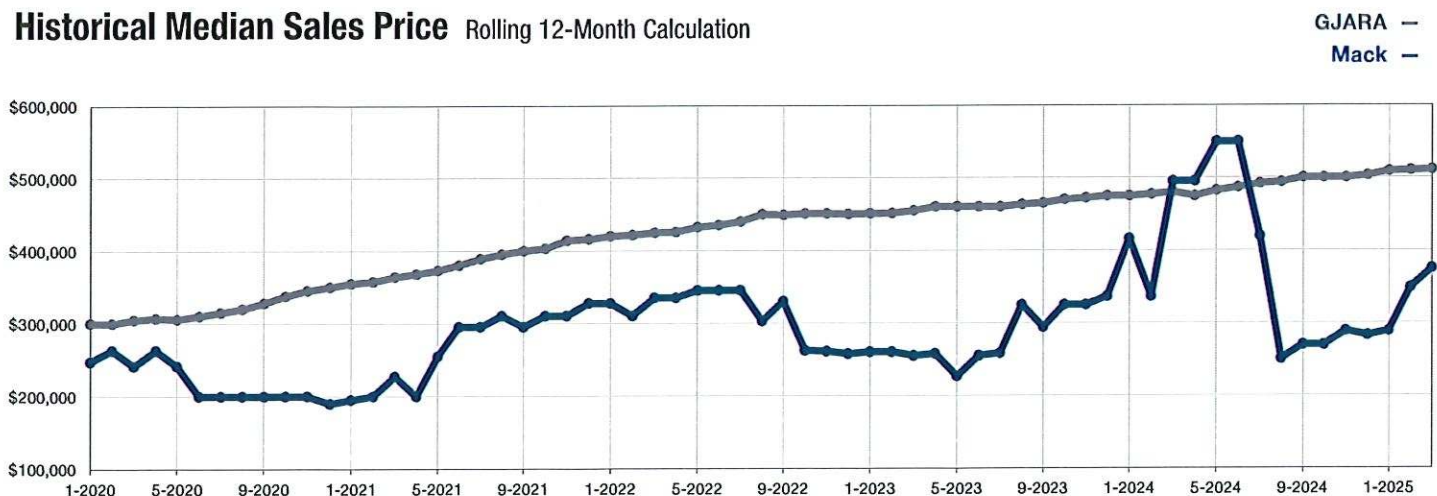
Key Metrics	March			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 03-2024	Thru 03-2025	Percent Change from Previous Year
New Listings	2	2	0.0%	3	8	+ 166.7%
Sold Listings	0	1	--	1	4	+ 300.0%
Median Sales Price*	\$0	\$374,850	--	\$250,500	\$549,925	+ 119.5%
Average Sales Price*	\$0	\$374,850	--	\$250,500	\$602,463	+ 140.5%
Percent of List Price Received*	0.0%	99.2%	--	102.2%	98.6%	- 3.5%
Days on Market Until Sale	0	70	--	136	110	- 19.1%
Inventory of Homes for Sale	3	10	+ 233.3%	--	--	--
Months Supply of Inventory	1.6	6.4	+ 300.0%	--	--	--

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March



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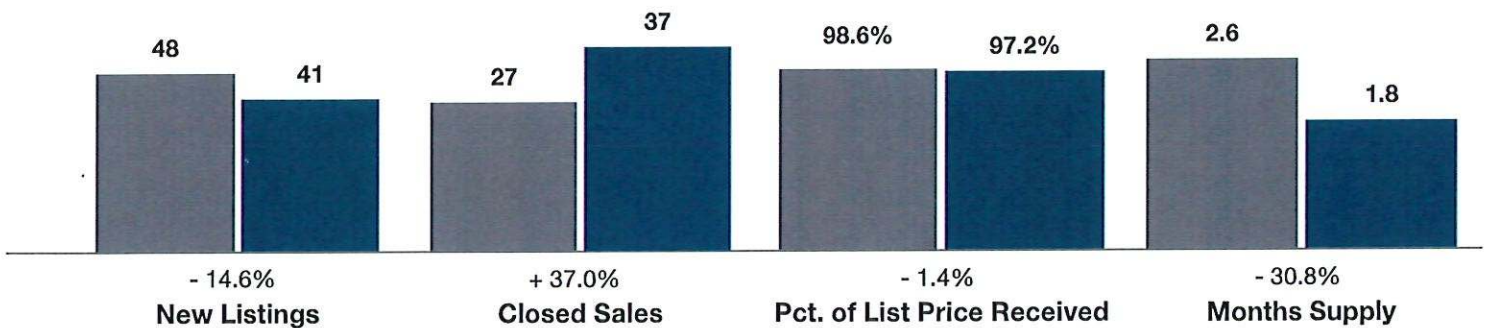
North

Key Metrics	March			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 03-2024	Thru 03-2025	Percent Change from Previous Year
New Listings	48	41	- 14.6%	126	111	- 11.9%
Sold Listings	27	37	+ 37.0%	67	79	+ 17.9%
Median Sales Price*	\$489,127	\$479,900	- 1.9%	\$489,000	\$496,719	+ 1.6%
Average Sales Price*	\$559,008	\$501,353	- 10.3%	\$514,247	\$496,627	- 3.4%
Percent of List Price Received*	98.6%	97.2%	- 1.4%	97.6%	97.5%	- 0.1%
Days on Market Until Sale	78	93	+ 19.2%	96	100	+ 4.2%
Inventory of Homes for Sale	84	59	- 29.8%	--	--	--
Months Supply of Inventory	2.6	1.8	- 30.8%	--	--	--

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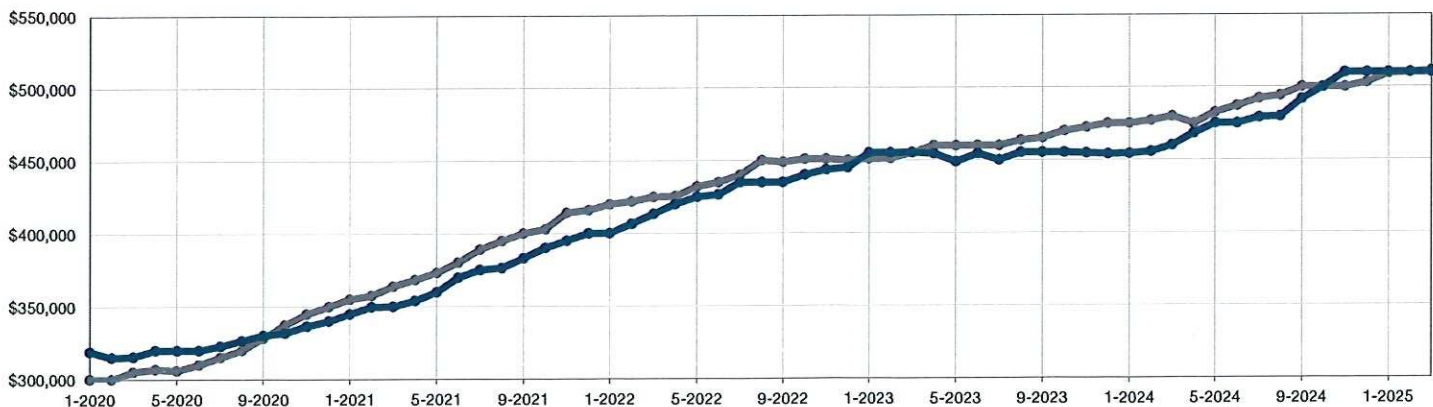
March

■ 2024 ■ 2025



Historical Median Sales Price Rolling 12-Month Calculation

GJARA —
North —



Local Market Update for March 2025

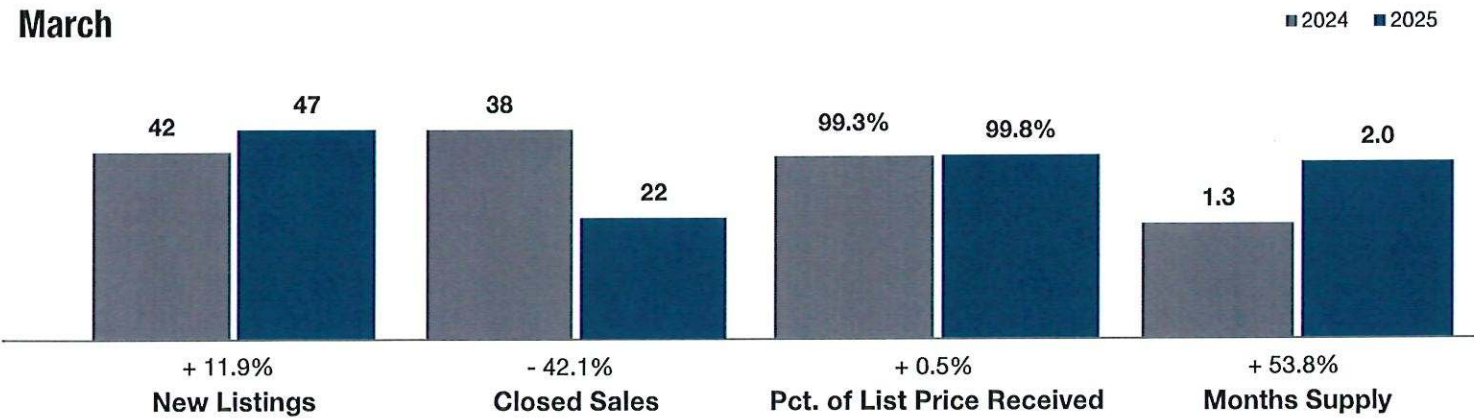
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Northeast

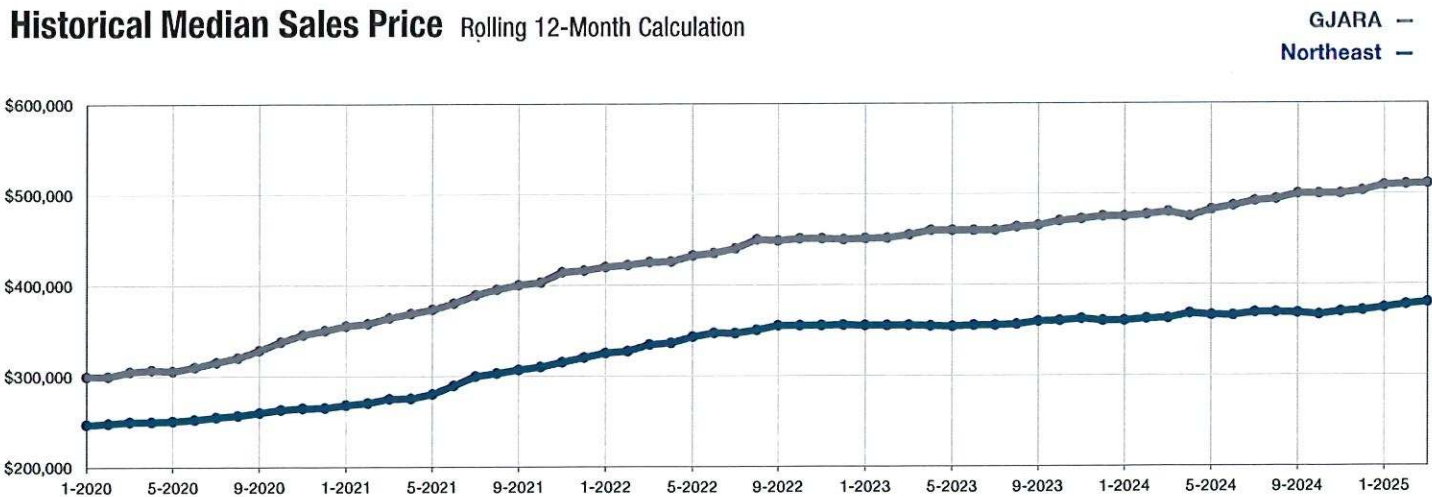
Key Metrics	March			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 03-2024	Thru 03-2025	Percent Change from Previous Year
New Listings	42	47	+ 11.9%	102	108	+ 5.9%
Sold Listings	38	22	- 42.1%	88	77	- 12.5%
Median Sales Price*	\$362,500	\$378,000	+ 4.3%	\$359,000	\$386,000	+ 7.5%
Average Sales Price*	\$368,197	\$419,723	+ 14.0%	\$358,615	\$400,918	+ 11.8%
Percent of List Price Received*	99.3%	99.8%	+ 0.5%	99.2%	98.6%	- 0.6%
Days on Market Until Sale	88	77	- 12.5%	83	88	+ 6.0%
Inventory of Homes for Sale	38	54	+ 42.1%	--	--	--
Months Supply of Inventory	1.3	2.0	+ 53.8%	--	--	--

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March



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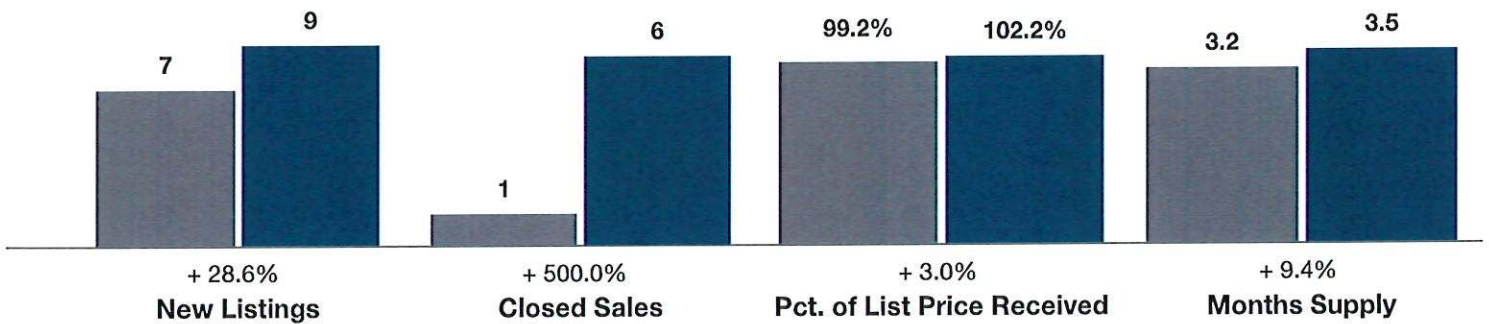
Northwest

Key Metrics	March			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 03-2024	Thru 03-2025	Percent Change from Previous Year
New Listings	7	9	+ 28.6%	18	35	+ 94.4%
Sold Listings	1	6	+ 500.0%	6	22	+ 266.7%
Median Sales Price*	\$645,000	\$735,000	+ 14.0%	\$589,000	\$539,363	- 8.4%
Average Sales Price*	\$645,000	\$808,104	+ 25.3%	\$599,583	\$675,365	+ 12.6%
Percent of List Price Received*	99.2%	102.2%	+ 3.0%	98.1%	99.7%	+ 1.6%
Days on Market Until Sale	28	80	+ 185.7%	70	105	+ 50.0%
Inventory of Homes for Sale	13	24	+ 84.6%	--	--	--
Months Supply of Inventory	3.2	3.5	+ 9.4%	--	--	--

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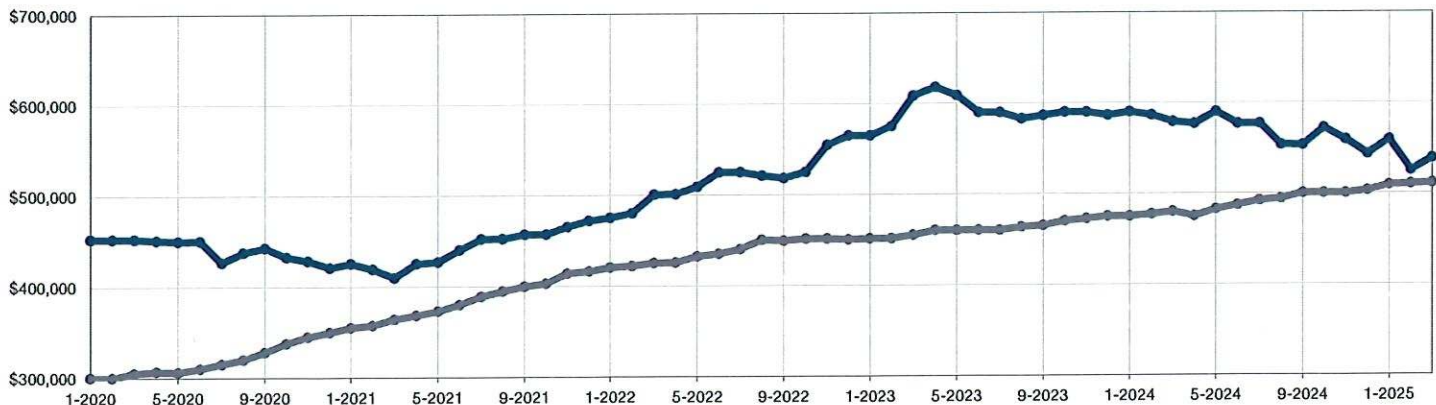
March

■ 2024 ■ 2025



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GJARA —
Northwest —



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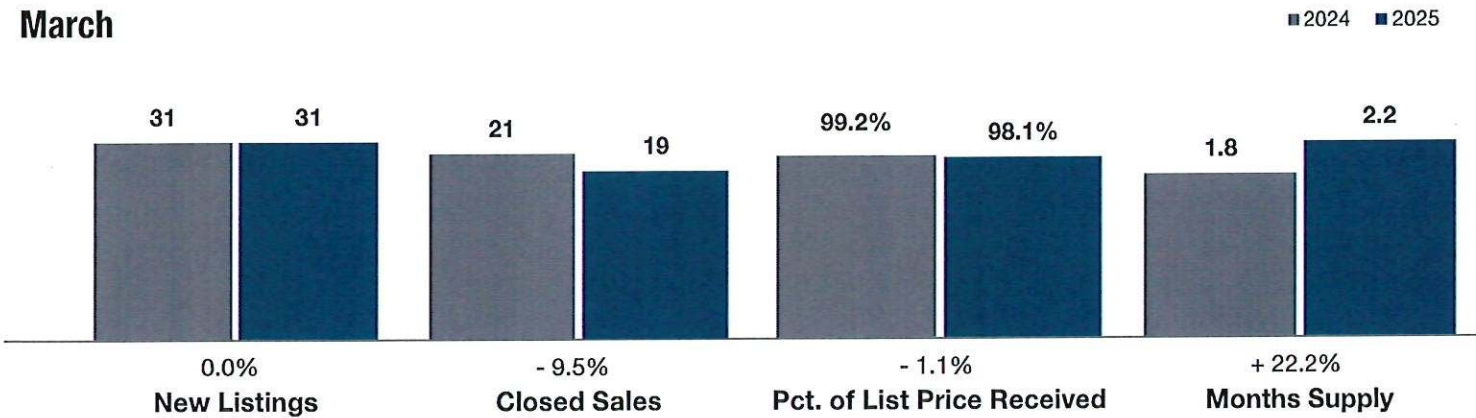
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Orchard Mesa

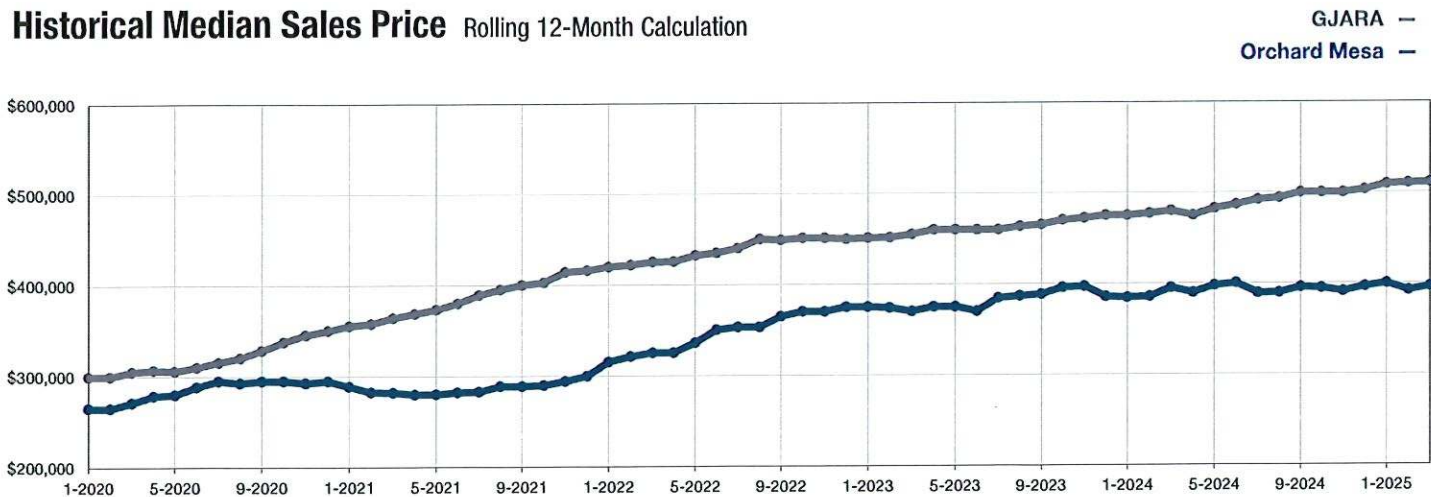
Key Metrics	March			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 03-2024	Thru 03-2025	Percent Change from Previous Year
New Listings	31	31	0.0%	83	78	- 6.0%
Sold Listings	21	19	- 9.5%	44	50	+ 13.6%
Median Sales Price*	\$424,900	\$440,000	+ 3.6%	\$393,700	\$395,150	+ 0.4%
Average Sales Price*	\$404,414	\$455,404	+ 12.6%	\$396,463	\$403,526	+ 1.8%
Percent of List Price Received*	99.2%	98.1%	- 1.1%	99.3%	99.3%	0.0%
Days on Market Until Sale	92	122	+ 32.6%	78	102	+ 30.8%
Inventory of Homes for Sale	43	57	+ 32.6%	--	--	--
Months Supply of Inventory	1.8	2.2	+ 22.2%	--	--	--

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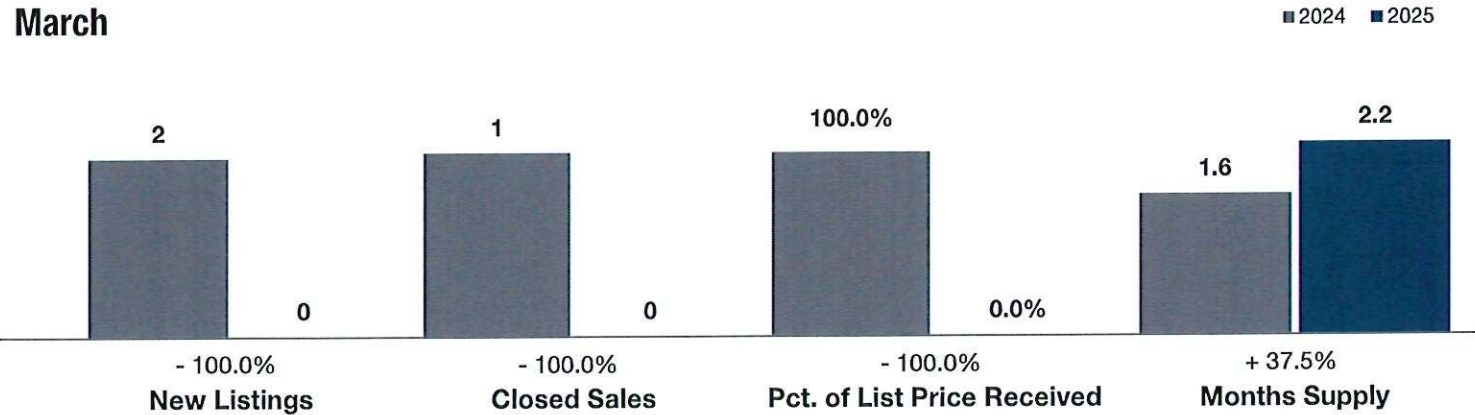


Outside Mesa County

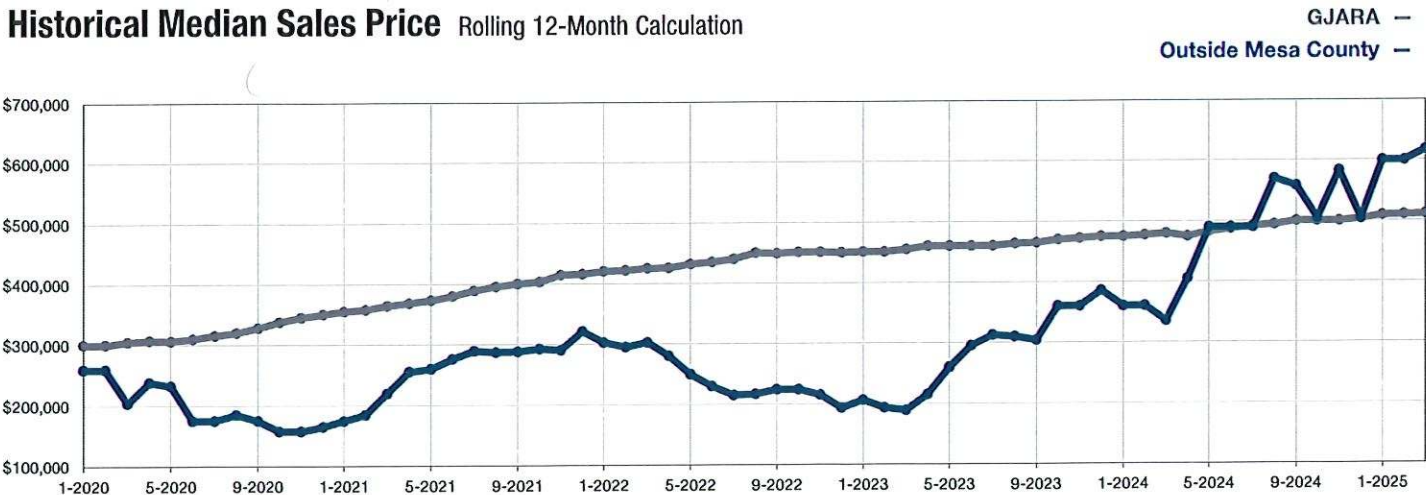
Key Metrics	March			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 03-2024	Thru 03-2025	Percent Change from Previous Year
New Listings	2	0	- 100.0%	4	2	- 50.0%
Sold Listings	1	0	- 100.0%	2	1	- 50.0%
Median Sales Price*	\$109,850	\$0	- 100.0%	\$194,425	\$678,500	+ 249.0%
Average Sales Price*	\$109,850	\$0	- 100.0%	\$194,425	\$678,500	+ 249.0%
Percent of List Price Received*	100.0%	0.0%	- 100.0%	100.7%	99.8%	- 0.9%
Days on Market Until Sale	43	0	- 100.0%	67	241	+ 259.7%
Inventory of Homes for Sale	4	3	- 25.0%	--	--	--
Months Supply of Inventory	1.6	2.2	+ 37.5%	--	--	--

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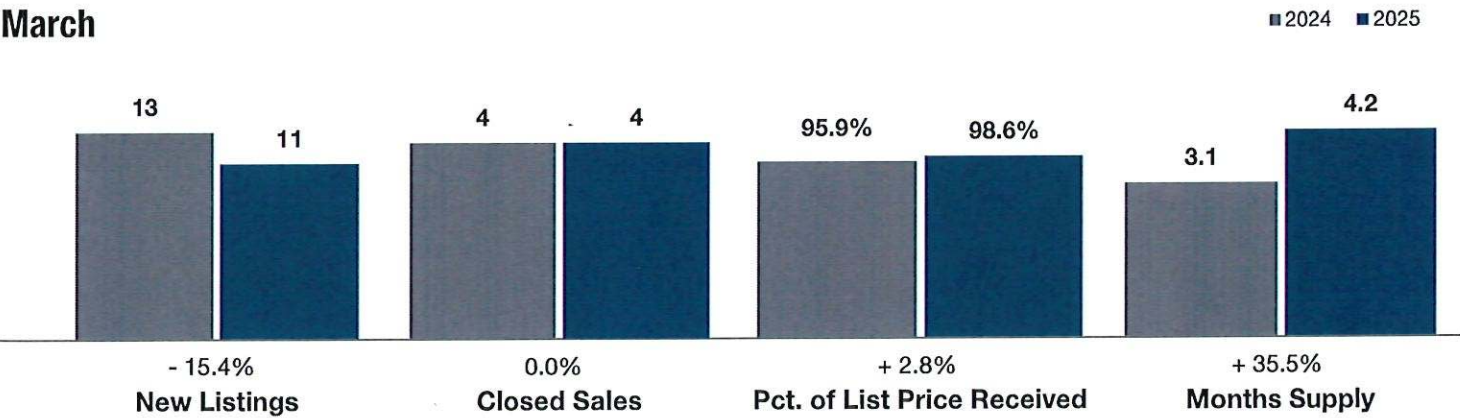
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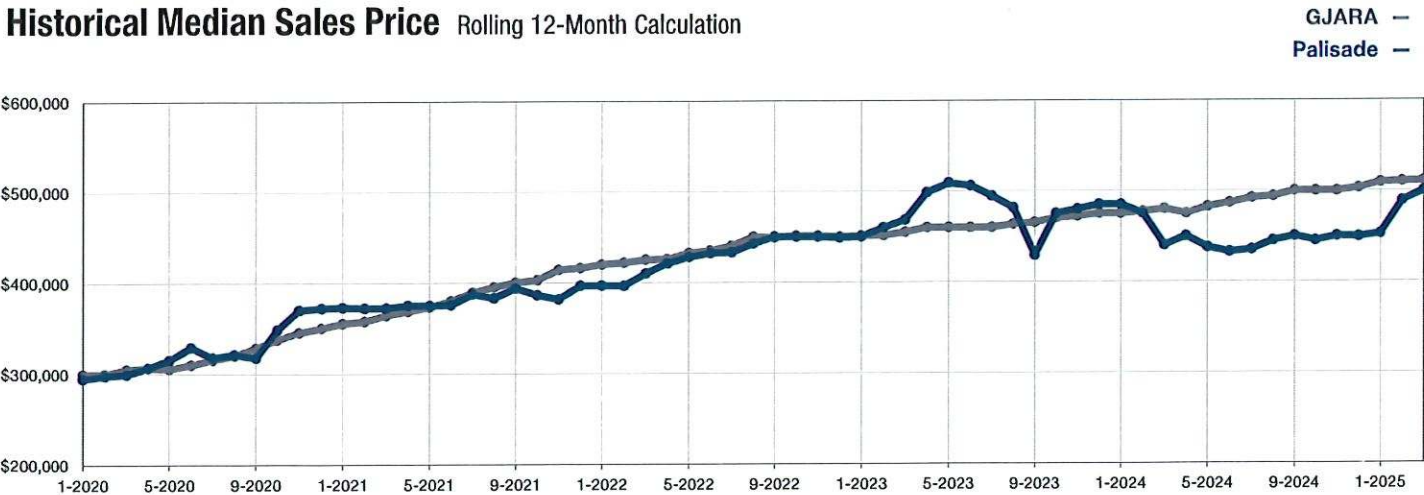
Palisade

Key Metrics	March			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 03-2024	Thru 03-2025	Percent Change from Previous Year
New Listings	13	11	- 15.4%	19	20	+ 5.3%
Sold Listings	4	4	0.0%	9	11	+ 22.2%
Median Sales Price*	\$235,000	\$581,500	+ 147.4%	\$370,000	\$555,000	+ 50.0%
Average Sales Price*	\$252,000	\$499,750	+ 98.3%	\$284,778	\$573,968	+ 101.5%
Percent of List Price Received*	95.9%	98.6%	+ 2.8%	96.0%	98.6%	+ 2.7%
Days on Market Until Sale	101	92	- 8.9%	84	89	+ 6.0%
Inventory of Homes for Sale	16	19	+ 18.8%	--	--	--
Months Supply of Inventory	3.1	4.2	+ 35.5%	--	--	--

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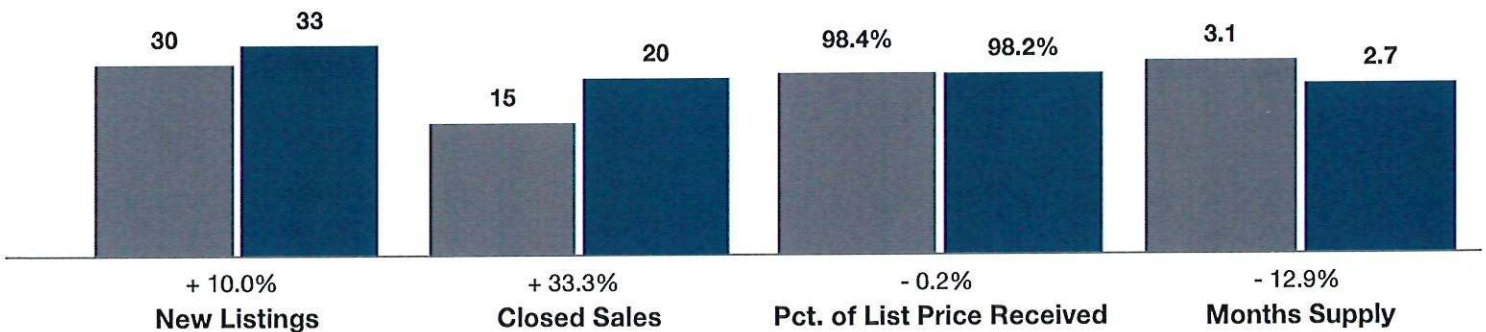
Redlands

Key Metrics	March			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 03-2024	Thru 03-2025	Percent Change from Previous Year
New Listings	30	33	+ 10.0%	74	80	+ 8.1%
Sold Listings	15	20	+ 33.3%	40	50	+ 25.0%
Median Sales Price*	\$620,000	\$552,500	- 10.9%	\$600,550	\$678,500	+ 13.0%
Average Sales Price*	\$671,700	\$675,799	+ 0.6%	\$648,002	\$706,386	+ 9.0%
Percent of List Price Received*	98.4%	98.2%	- 0.2%	98.5%	98.7%	+ 0.2%
Days on Market Until Sale	121	79	- 34.7%	102	113	+ 10.8%
Inventory of Homes for Sale	68	64	- 5.9%	--	--	--
Months Supply of Inventory	3.1	2.7	- 12.9%	--	--	--

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

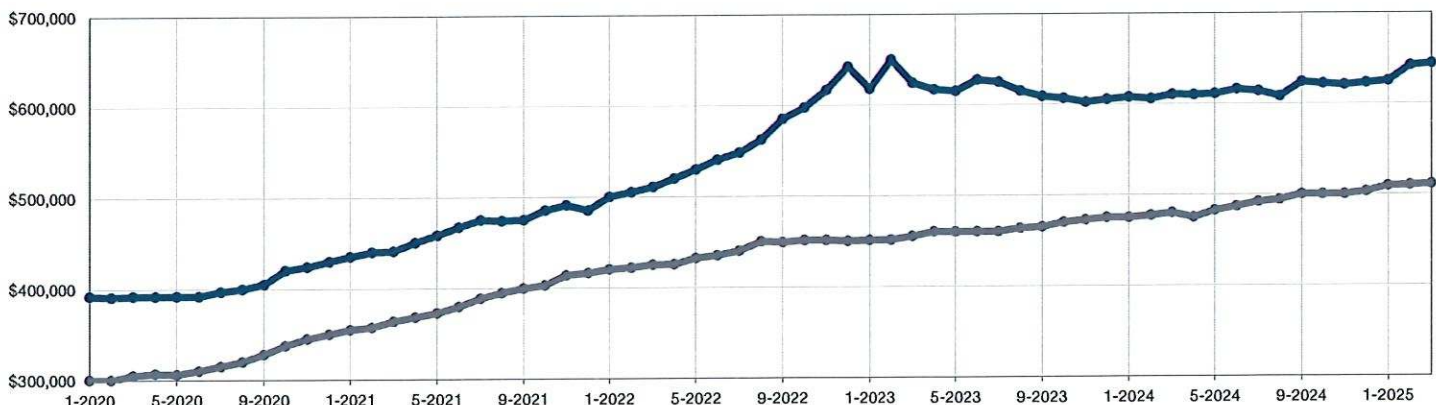
March

■ 2024 ■ 2025



Historical Median Sales Price Rolling 12-Month Calculation

GJARA —
Redlands —



Local Market Update for March 2025

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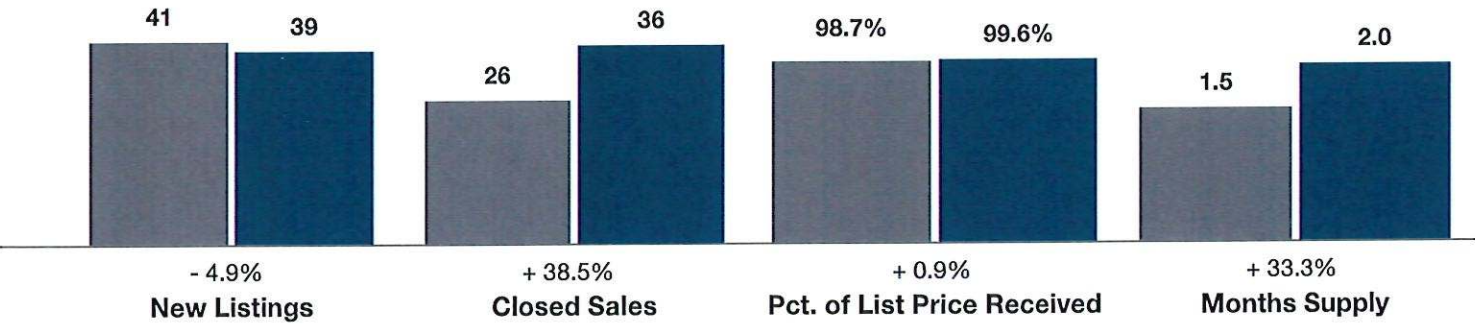
Southeast

Key Metrics	March			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 03-2024	Thru 03-2025	Percent Change from Previous Year
New Listings	41	39	- 4.9%	88	105	+ 19.3%
Sold Listings	26	36	+ 38.5%	59	77	+ 30.5%
Median Sales Price*	\$356,813	\$358,500	+ 0.5%	\$335,000	\$355,000	+ 6.0%
Average Sales Price*	\$344,414	\$354,794	+ 3.0%	\$321,965	\$337,969	+ 5.0%
Percent of List Price Received*	98.7%	99.6%	+ 0.9%	97.9%	98.7%	+ 0.8%
Days on Market Until Sale	87	93	+ 6.9%	86	93	+ 8.1%
Inventory of Homes for Sale	34	53	+ 55.9%	--	--	--
Months Supply of Inventory	1.5	2.0	+ 33.3%	--	--	--

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

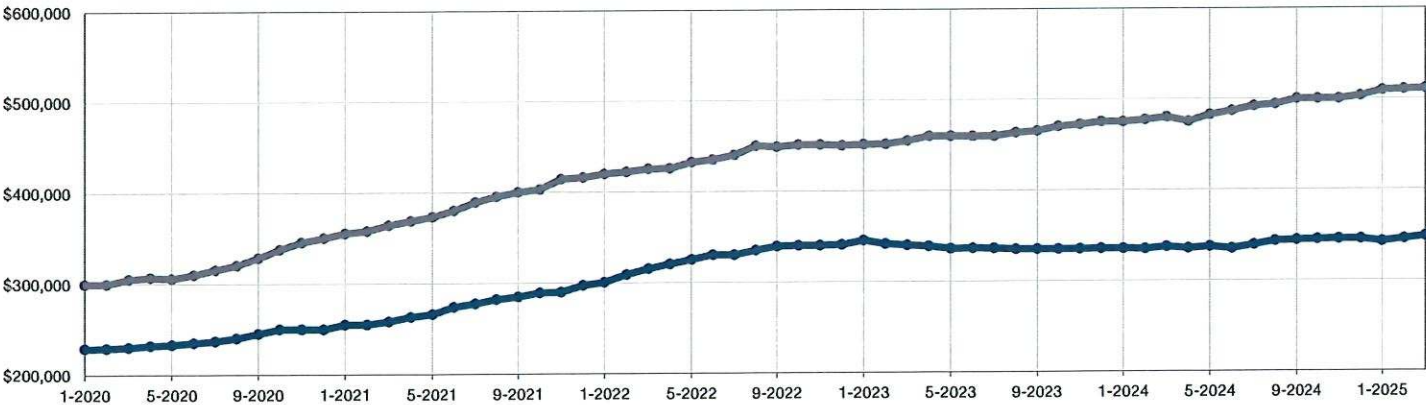
March

■ 2024 ■ 2025



Historical Median Sales Price Rolling 12-Month Calculation

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Southeast —



Local Market Update for March 2025

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West Grand Junction

Key Metrics	March			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 03-2024	Thru 03-2025	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.

March

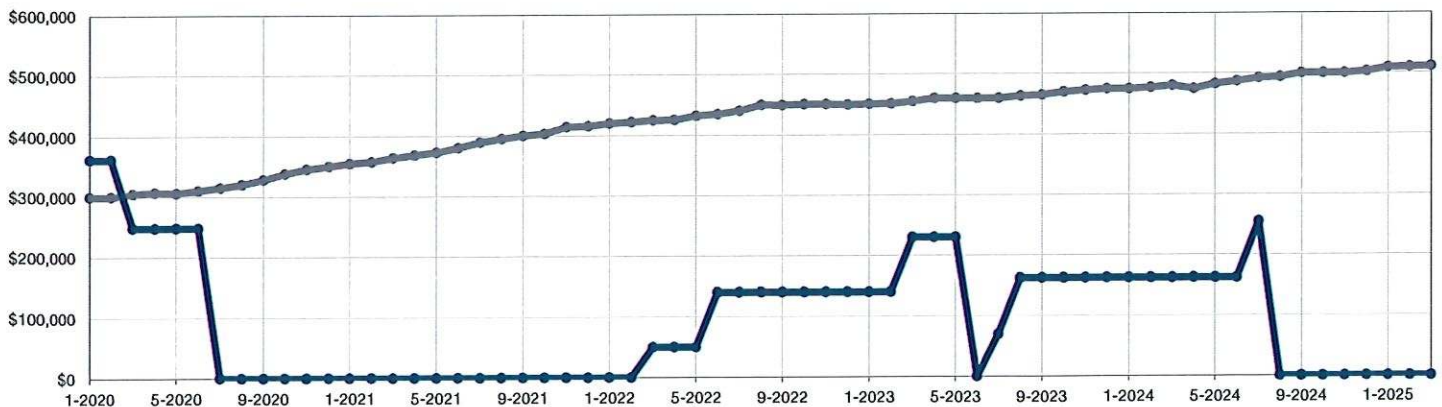
■ 2024 ■ 2025

0 0 0 0 0.0% 0.0% 0.0 0.0

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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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West Grand Junction —



Local Market Update for March 2025

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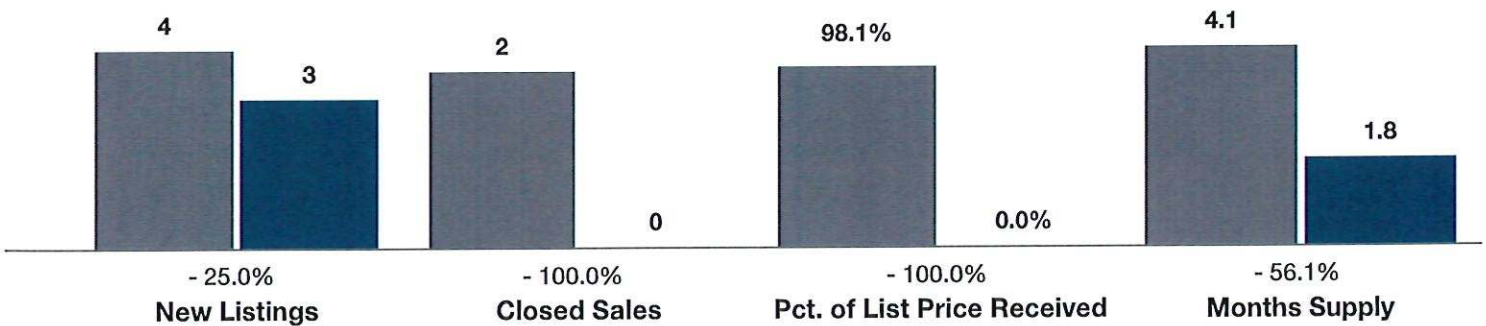
Whitewater/Gateway

Key Metrics	March			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 03-2024	Thru 03-2025	Percent Change from Previous Year
New Listings	4	3	- 25.0%	11	9	- 18.2%
Sold Listings	2	0	- 100.0%	6	4	- 33.3%
Median Sales Price*	\$440,000	\$0	- 100.0%	\$355,000	\$723,750	+ 103.9%
Average Sales Price*	\$440,000	\$0	- 100.0%	\$449,680	\$714,750	+ 58.9%
Percent of List Price Received*	98.1%	0.0%	- 100.0%	98.5%	96.1%	- 2.4%
Days on Market Until Sale	78	0	- 100.0%	87	122	+ 40.2%
Inventory of Homes for Sale	10	6	- 40.0%	--	--	--
Months Supply of Inventory	4.1	1.8	- 56.1%	--	--	--

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

March

■ 2024 ■ 2025



Historical Median Sales Price Rolling 12-Month Calculation

GJARA —
Whitewater/Gateway —

