

# Local Market Update for March 2026

A Research Tool Provided by the Colorado Association of REALTORS®

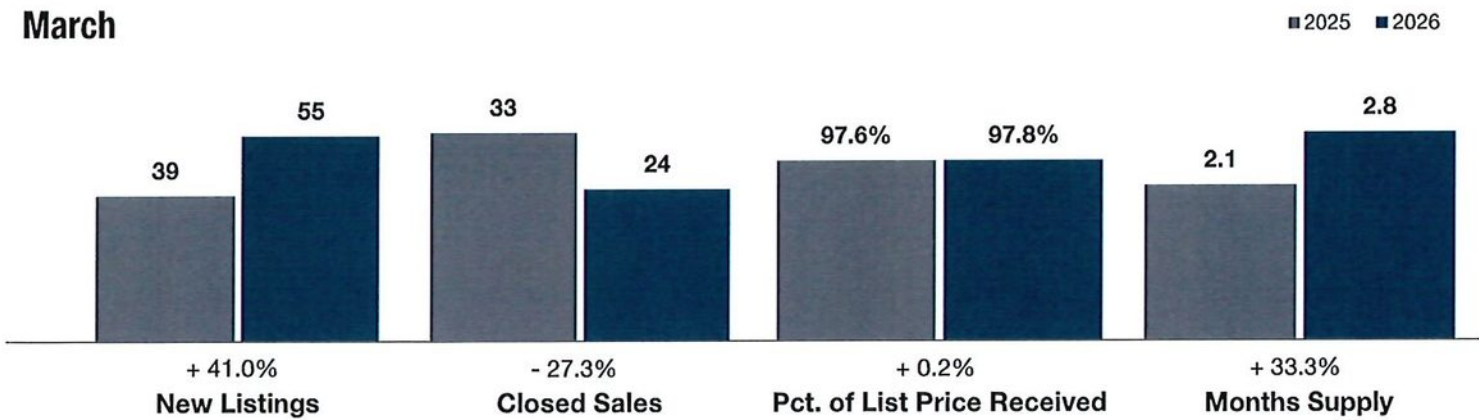


## City

Key Metrics	March			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 03-2025	Thru 03-2026	Percent Change from Previous Year
New Listings	39	55	+ 41.0%	126	123	- 2.4%
Sold Listings	33	24	- 27.3%	80	65	- 18.8%
Median Sales Price*	\$330,750	\$344,950	+ 4.3%	\$330,375	\$359,900	+ 8.9%
Average Sales Price*	\$307,314	\$355,183	+ 15.6%	\$331,113	\$341,314	+ 3.1%
Percent of List Price Received*	97.6%	97.8%	+ 0.2%	98.0%	97.4%	- 0.6%
Days on Market Until Sale	64	97	+ 51.6%	77	83	+ 7.8%
Inventory of Homes for Sale	59	84	+ 42.4%	--	--	--
Months Supply of Inventory	2.1	2.8	+ 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.

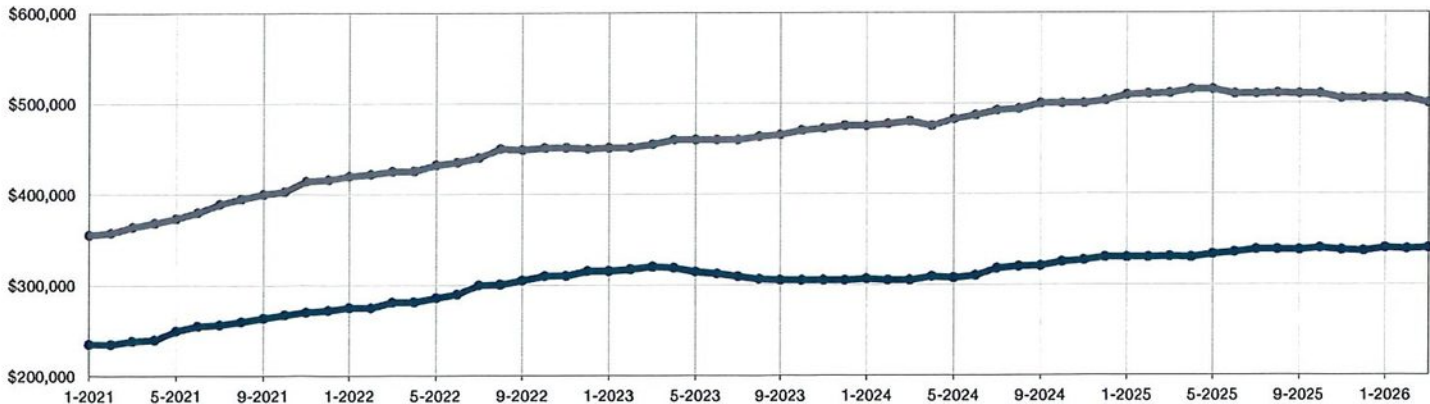
### March



### Historical Median Sales Price

Rolling 12-Month Calculation

GJARA —  
City —



# Local Market Update for March 2026

A Research Tool Provided by the Colorado Association of REALTORS®



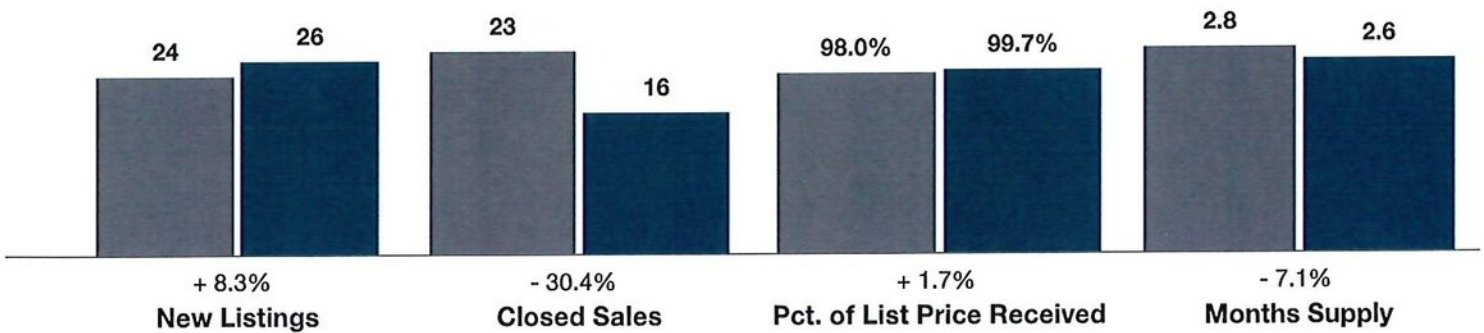
## Clifton

Key Metrics	March			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 03-2025	Thru 03-2026	Percent Change from Previous Year
New Listings	24	26	+ 8.3%	73	56	- 23.3%
Sold Listings	23	16	- 30.4%	54	36	- 33.3%
Median Sales Price*	\$316,000	\$342,000	+ 8.2%	\$294,250	\$317,000	+ 7.7%
Average Sales Price*	\$310,630	\$324,306	+ 4.4%	\$288,434	\$301,767	+ 4.6%
Percent of List Price Received*	98.0%	99.7%	+ 1.7%	97.2%	98.8%	+ 1.6%
Days on Market Until Sale	89	107	+ 20.2%	93	113	+ 21.5%
Inventory of Homes for Sale	47	41	- 12.8%	--	--	--
Months Supply of Inventory	2.8	2.6	- 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.

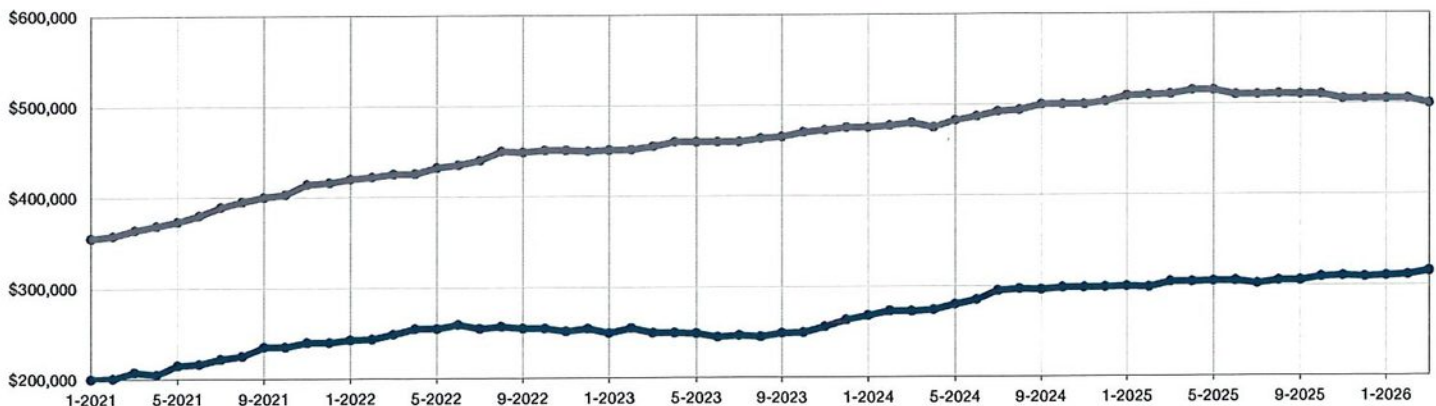
### March

■ 2025 ■ 2026



### Historical Median Sales Price Rolling 12-Month Calculation

GJARA —  
Clifton —



# Local Market Update for March 2026

A Research Tool Provided by the Colorado Association of REALTORS®

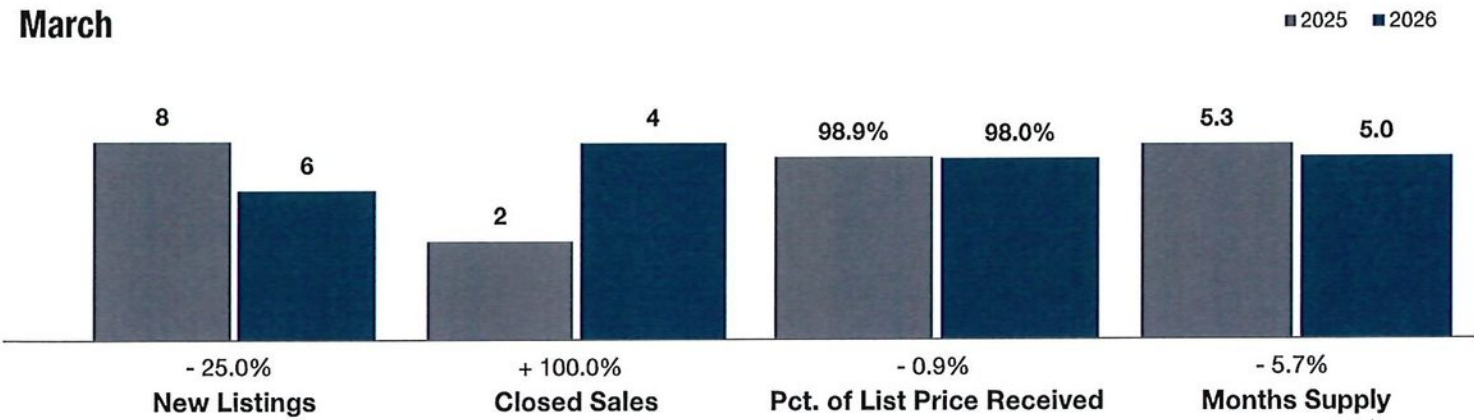


## Collbran/Mesa/Vega

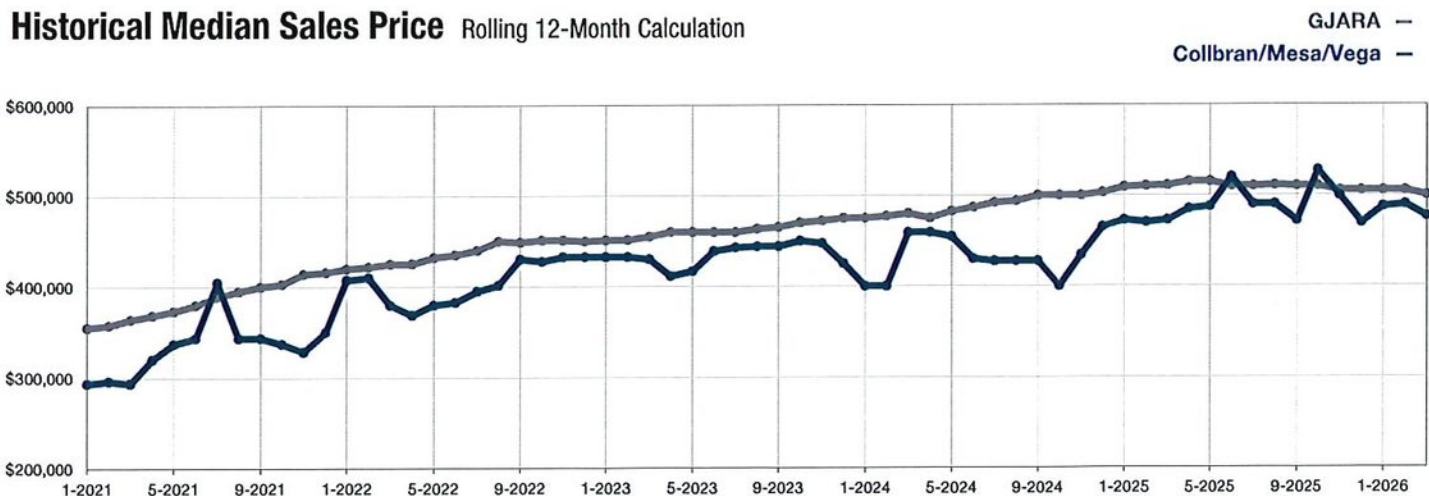
Key Metrics	March			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 03-2025	Thru 03-2026	Percent Change from Previous Year
New Listings	8	6	- 25.0%	13	14	+ 7.7%
Sold Listings	2	4	+ 100.0%	6	10	+ 66.7%
Median Sales Price*	\$642,500	\$452,500	- 29.6%	\$785,000	\$602,500	- 23.2%
Average Sales Price*	\$642,500	\$457,500	- 28.8%	\$964,833	\$577,250	- 40.2%
Percent of List Price Received*	98.9%	98.0%	- 0.9%	96.9%	94.2%	- 2.8%
Days on Market Until Sale	193	87	- 54.9%	219	230	+ 5.0%
Inventory of Homes for Sale	25	18	- 28.0%	--	--	--
Months Supply of Inventory	5.3	5.0	- 5.7%	--	--	--

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

### March



### Historical Median Sales Price Rolling 12-Month Calculation



# Local Market Update for March 2026

A Research Tool Provided by the Colorado Association of REALTORS®

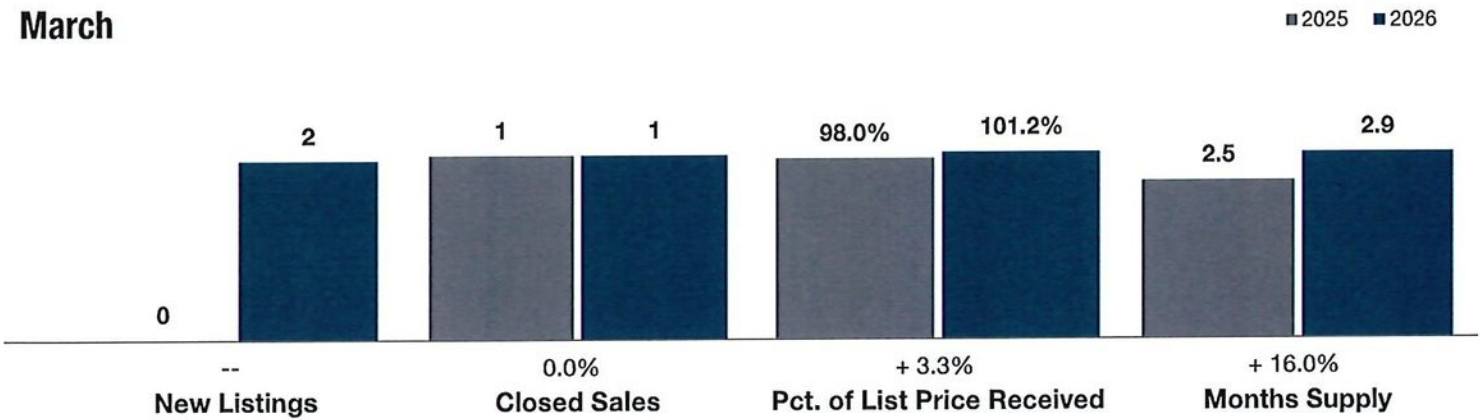


## Debeque (Includes De-Beque Cutoff)

Key Metrics	March			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 03-2025	Thru 03-2026	Percent Change from Previous Year
New Listings	0	2	--	2	4	+ 100.0%
Sold Listings	1	1	0.0%	4	4	0.0%
Median Sales Price*	\$250,000	\$369,000	+ 47.6%	\$263,750	\$424,900	+ 61.1%
Average Sales Price*	\$250,000	\$369,000	+ 47.6%	\$309,375	\$497,967	+ 61.0%
Percent of List Price Received*	98.0%	101.2%	+ 3.3%	101.3%	100.9%	- 0.4%
Days on Market Until Sale	38	56	+ 47.4%	102	105	+ 2.9%
Inventory of Homes for Sale	4	5	+ 25.0%	--	--	--
Months Supply of Inventory	2.5	2.9	+ 16.0%	--	--	--

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

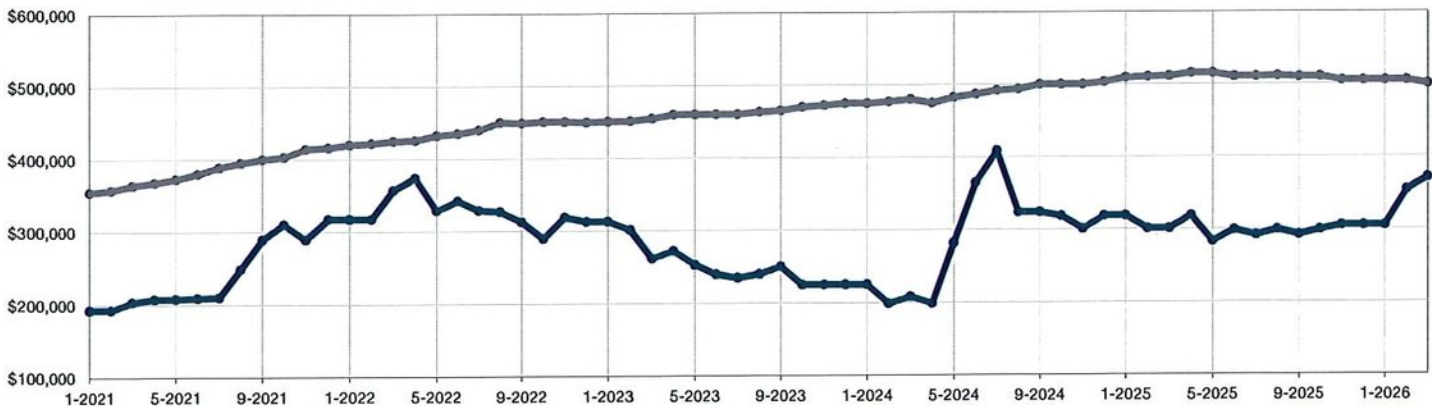
### March



### Historical Median Sales Price

Rolling 12-Month Calculation

GJARA —  
Debeque (Includes De-Beque Cutoff) —



# Local Market Update for March 2026

A Research Tool Provided by the Colorado Association of REALTORS®

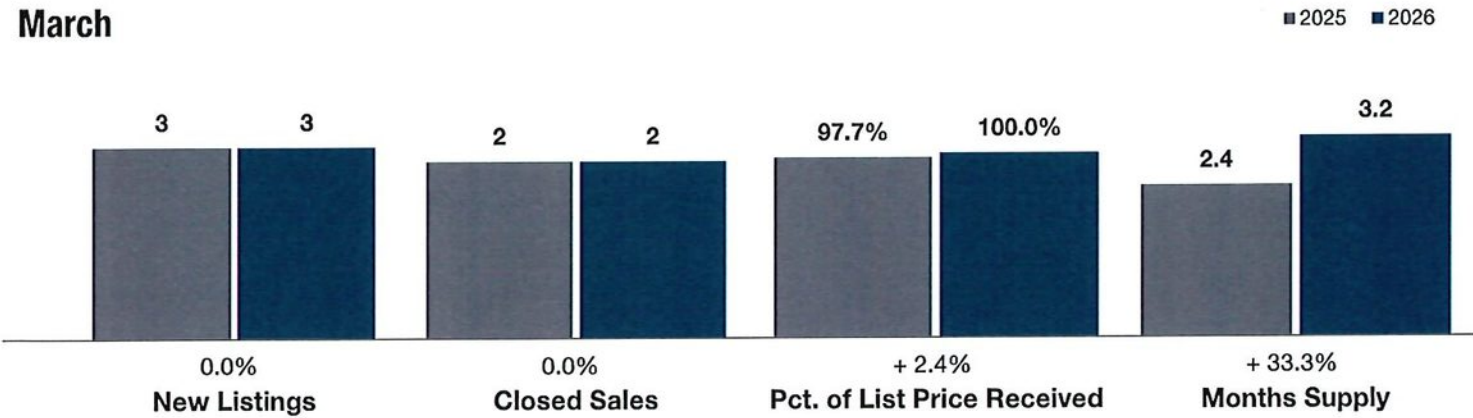


## East Orchard Mesa

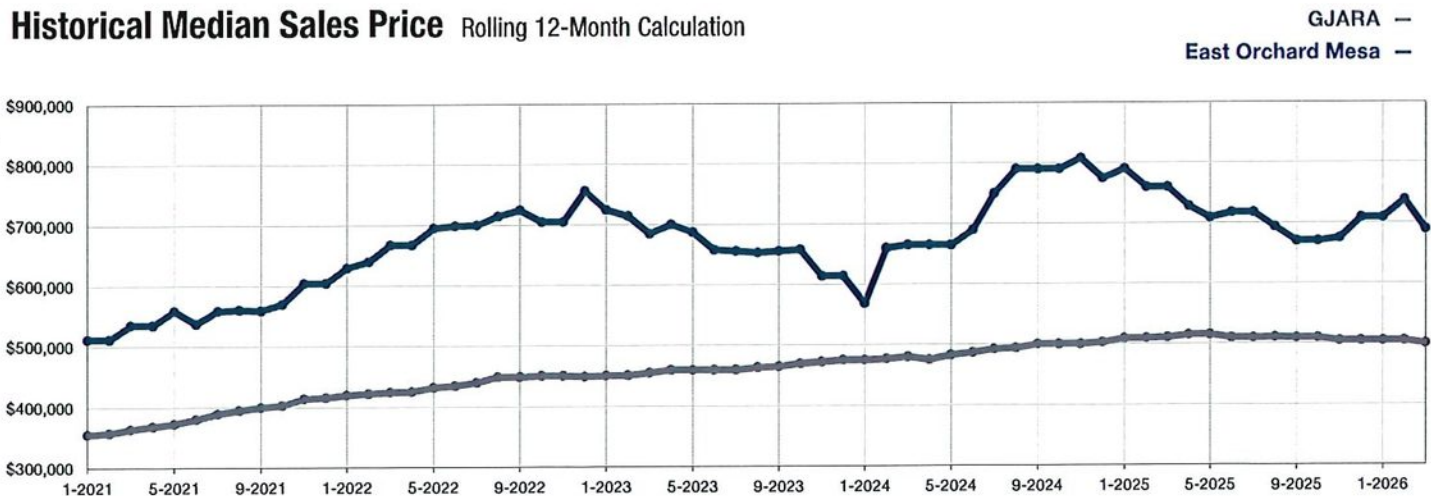
Key Metrics	March			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 03-2025	Thru 03-2026	Percent Change from Previous Year
New Listings	3	3	0.0%	6	6	0.0%
Sold Listings	2	2	0.0%	5	2	- 60.0%
Median Sales Price*	\$706,000	\$594,500	- 15.8%	\$615,000	\$594,500	- 3.3%
Average Sales Price*	\$706,000	\$594,500	- 15.8%	\$640,380	\$594,500	- 7.2%
Percent of List Price Received*	97.7%	100.0%	+ 2.4%	98.8%	100.0%	+ 1.2%
Days on Market Until Sale	287	36	- 87.5%	172	36	- 79.1%
Inventory of Homes for Sale	4	6	+ 50.0%	--	--	--
Months Supply of Inventory	2.4	3.2	+ 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



### Historical Median Sales Price Rolling 12-Month Calculation



# Local Market Update for March 2026

A Research Tool Provided by the Colorado Association of REALTORS®

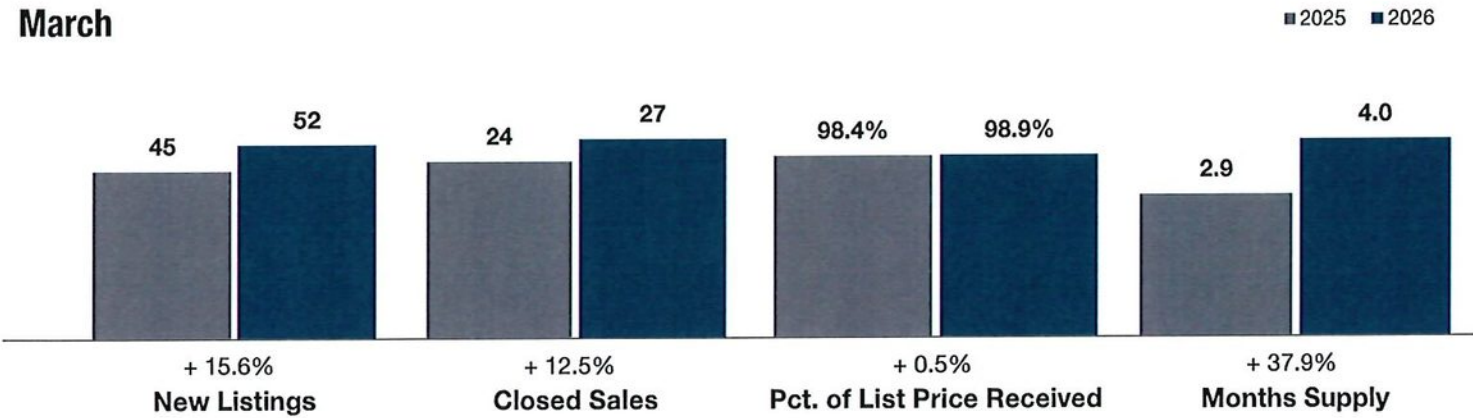


## Fruita

Key Metrics	March			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 03-2025	Thru 03-2026	Percent Change from Previous Year
New Listings	45	52	+ 15.6%	104	129	+ 24.0%
Sold Listings	24	27	+ 12.5%	53	61	+ 15.1%
Median Sales Price*	\$413,500	\$526,000	+ 27.2%	\$453,127	\$480,000	+ 5.9%
Average Sales Price*	\$437,280	\$523,353	+ 19.7%	\$503,988	\$496,598	- 1.5%
Percent of List Price Received*	98.4%	98.9%	+ 0.5%	98.0%	98.4%	+ 0.4%
Days on Market Until Sale	81	92	+ 13.6%	83	93	+ 12.0%
Inventory of Homes for Sale	66	96	+ 45.5%	--	--	--
Months Supply of Inventory	2.9	4.0	+ 37.9%	--	--	--

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

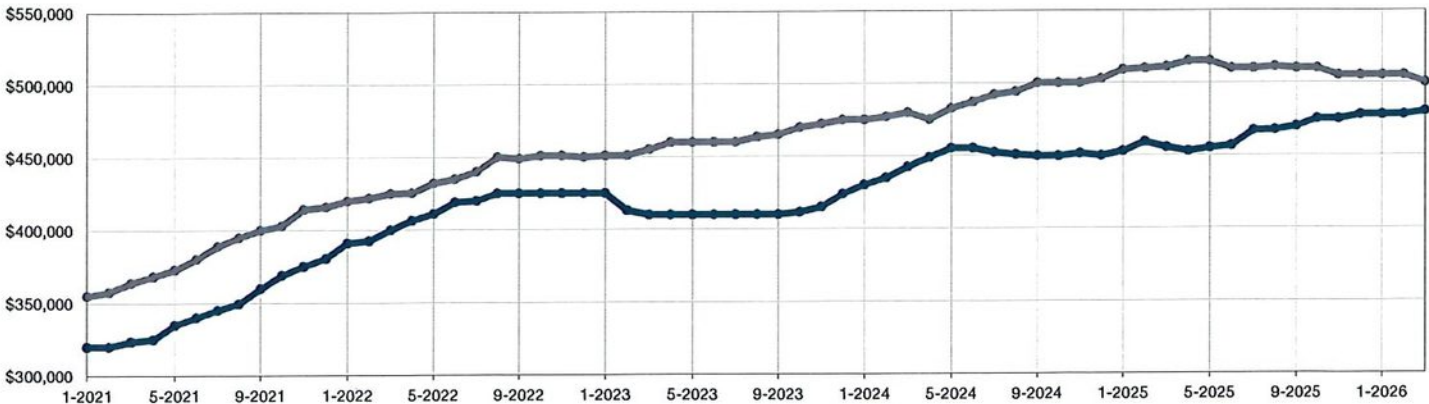
### March



### Historical Median Sales Price

Rolling 12-Month Calculation

GJARA —  
Fruita —



# Local Market Update for March 2026

A Research Tool Provided by the Colorado Association of REALTORS®

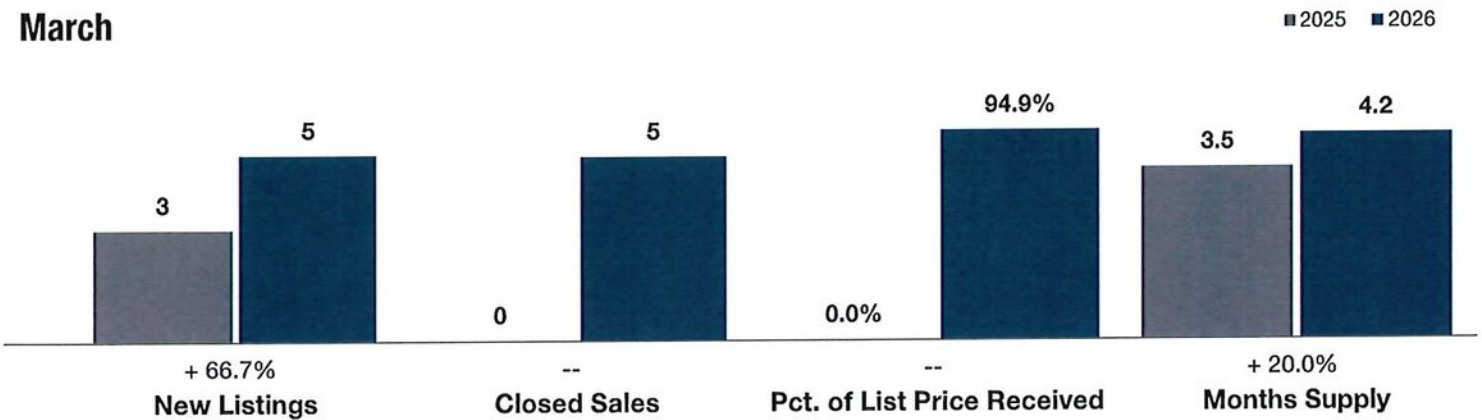


## Glade Park

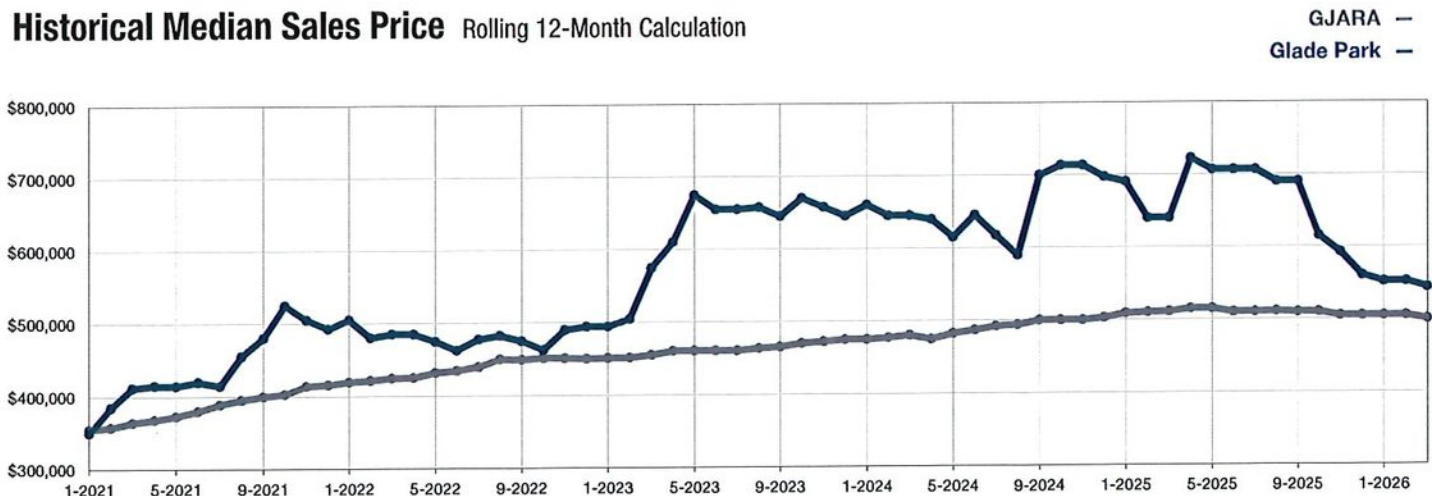
Key Metrics	March			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 03-2025	Thru 03-2026	Percent Change from Previous Year
New Listings	3	5	+ 66.7%	8	9	+ 12.5%
Sold Listings	0	5	--	1	7	+ 600.0%
Median Sales Price*	\$0	\$470,000	--	\$450,000	\$470,000	+ 4.4%
Average Sales Price*	\$0	\$557,800	--	\$450,000	\$517,714	+ 15.0%
Percent of List Price Received*	0.0%	94.9%	--	92.0%	95.2%	+ 3.5%
Days on Market Until Sale	0	106	--	207	120	- 42.0%
Inventory of Homes for Sale	7	8	+ 14.3%	--	--	--
Months Supply of Inventory	3.5	4.2	+ 20.0%	--	--	--

\* 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



### Historical Median Sales Price Rolling 12-Month Calculation



# Local Market Update for March 2026

A Research Tool Provided by the Colorado Association of REALTORS®



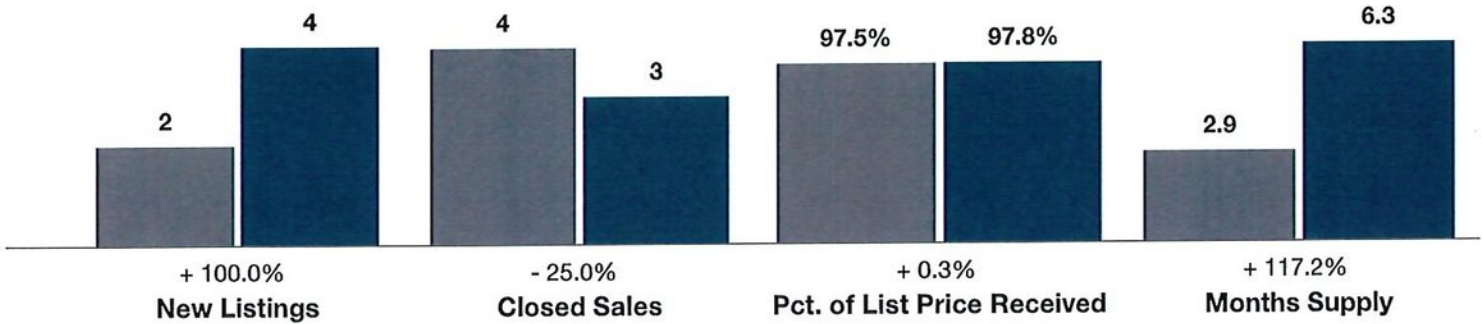
## Loma

Key Metrics	March			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 03-2025	Thru 03-2026	Percent Change from Previous Year
New Listings	2	4	+ 100.0%	8	14	+ 75.0%
Sold Listings	4	3	- 25.0%	8	5	- 37.5%
Median Sales Price*	\$812,500	\$514,000	- 36.7%	\$495,000	\$655,000	+ 32.3%
Average Sales Price*	\$683,750	\$552,000	- 19.3%	\$562,250	\$620,200	+ 10.3%
Percent of List Price Received*	97.5%	97.8%	+ 0.3%	98.6%	97.5%	- 1.1%
Days on Market Until Sale	67	55	- 17.9%	118	68	- 42.4%
Inventory of Homes for Sale	6	12	+ 100.0%	--	--	--
Months Supply of Inventory	2.9	6.3	+ 117.2%	--	--	--

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

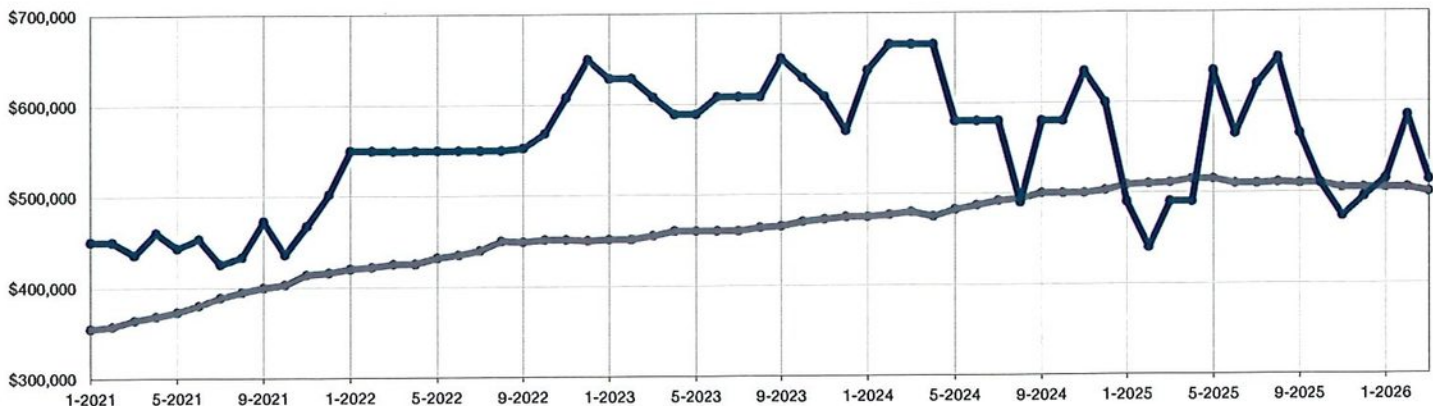
### March

■ 2025 ■ 2026



### Historical Median Sales Price Rolling 12-Month Calculation

GJARA —  
Loma —



# Local Market Update for March 2026

A Research Tool Provided by the Colorado Association of REALTORS®

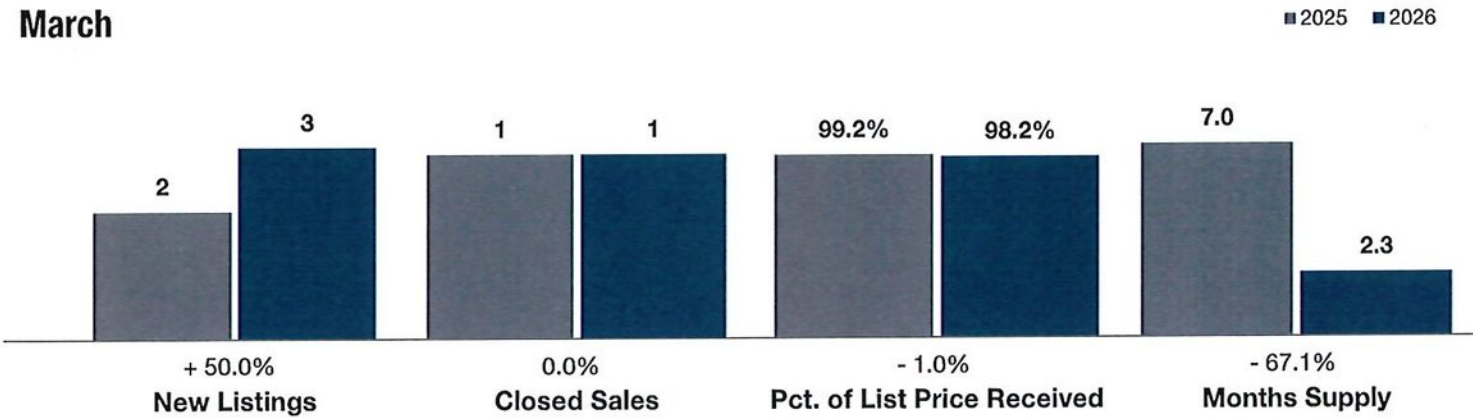


## Mack

Key Metrics	March			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 03-2025	Thru 03-2026	Percent Change from Previous Year
New Listings	2	3	+ 50.0%	8	5	- 37.5%
Sold Listings	1	1	0.0%	4	4	0.0%
Median Sales Price*	\$374,850	\$530,000	+ 41.4%	\$549,925	\$416,000	- 24.4%
Average Sales Price*	\$374,850	\$530,000	+ 41.4%	\$602,463	\$497,500	- 17.4%
Percent of List Price Received*	99.2%	98.2%	- 1.0%	98.6%	99.3%	+ 0.7%
Days on Market Until Sale	70	73	+ 4.3%	110	107	- 2.7%
Inventory of Homes for Sale	11	4	- 63.6%	--	--	--
Months Supply of Inventory	7.0	2.3	- 67.1%	--	--	--

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

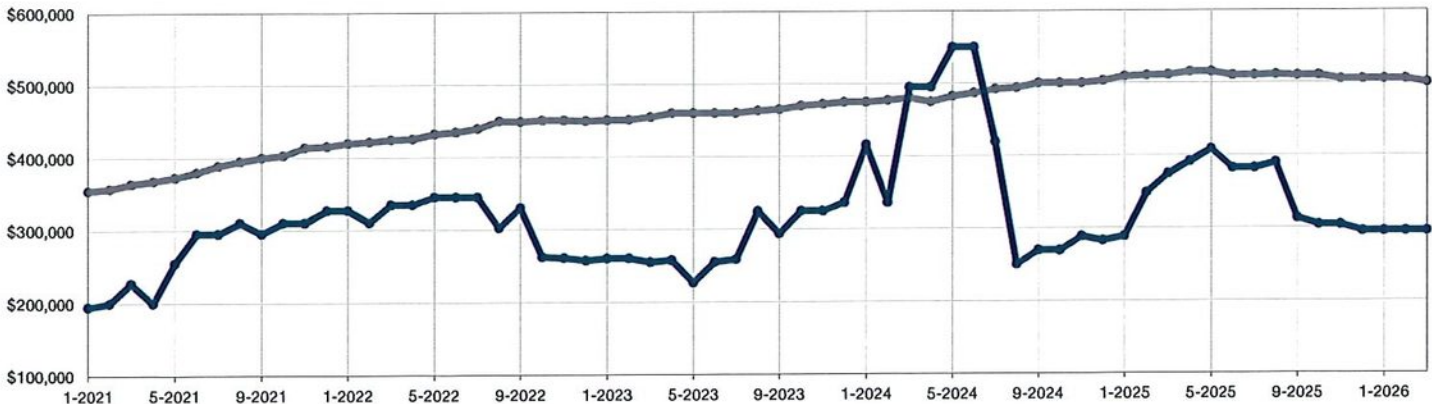
### March



### Historical Median Sales Price

Rolling 12-Month Calculation

GJARA —  
Mack —



# Local Market Update for March 2026

A Research Tool Provided by the Colorado Association of REALTORS®

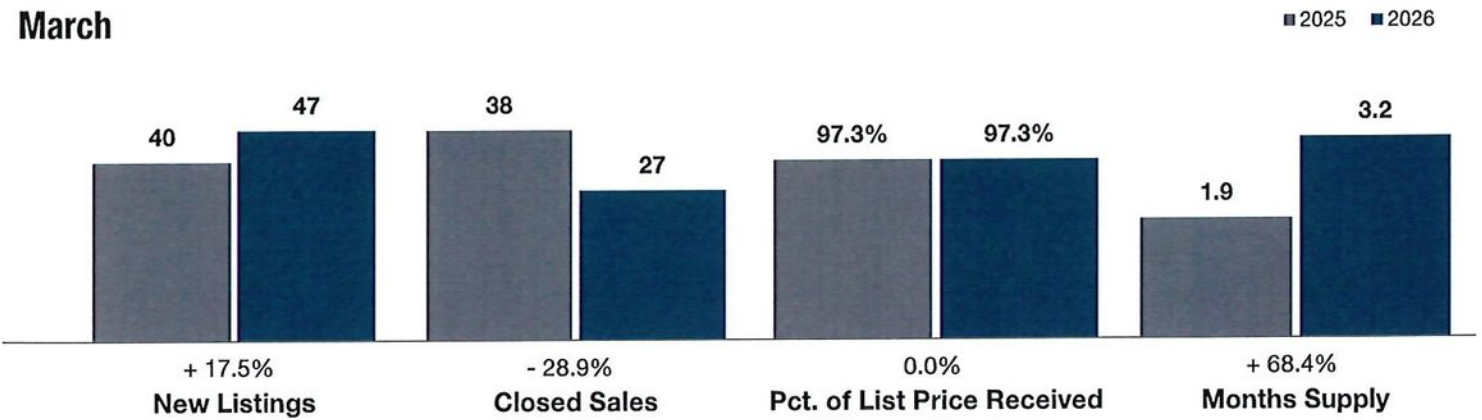


## North

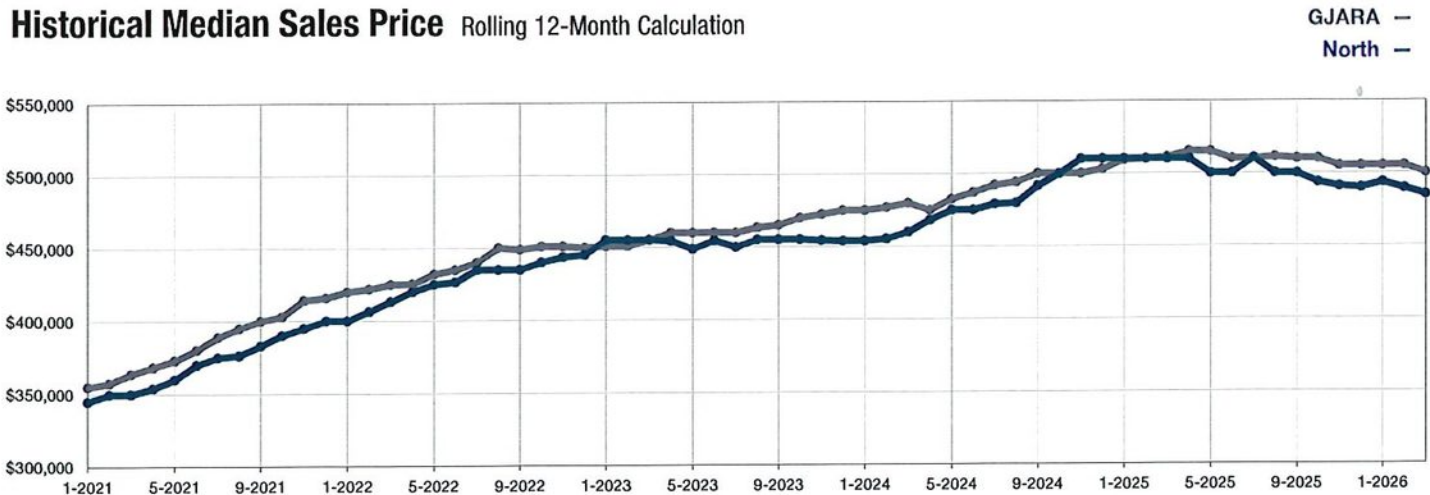
Key Metrics	March			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 03-2025	Thru 03-2026	Percent Change from Previous Year
New Listings	40	47	+ 17.5%	111	121	+ 9.0%
Sold Listings	38	27	- 28.9%	80	72	- 10.0%
Median Sales Price*	\$499,950	\$415,000	- 17.0%	\$498,360	\$432,500	- 13.2%
Average Sales Price*	\$503,686	\$577,564	+ 14.7%	\$497,794	\$559,651	+ 12.4%
Percent of List Price Received*	97.3%	97.3%	0.0%	97.5%	97.9%	+ 0.4%
Days on Market Until Sale	96	112	+ 16.7%	101	115	+ 13.9%
Inventory of Homes for Sale	64	99	+ 54.7%	--	--	--
Months Supply of Inventory	1.9	3.2	+ 68.4%	--	--	--

\* 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



### Historical Median Sales Price Rolling 12-Month Calculation



# Local Market Update for March 2026

A Research Tool Provided by the Colorado Association of REALTORS®



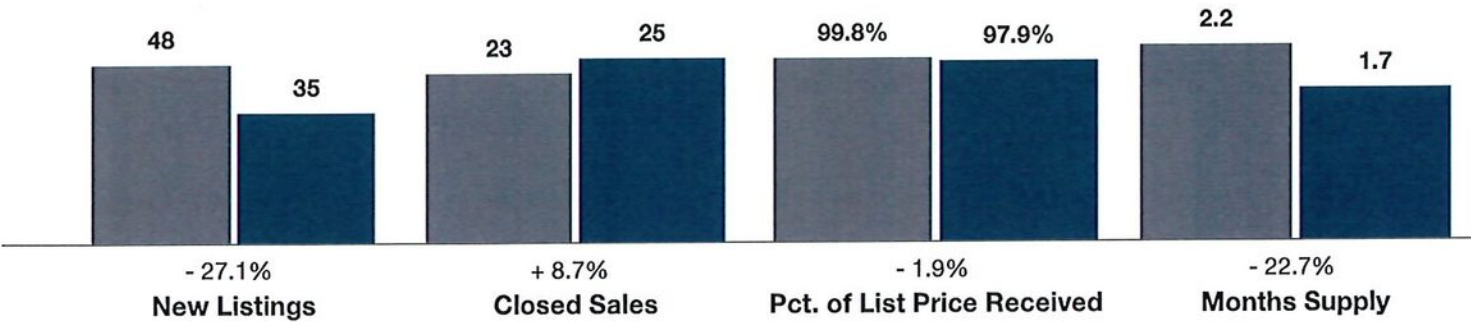
## Northeast

Key Metrics	March			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 03-2025	Thru 03-2026	Percent Change from Previous Year
New Listings	48	35	- 27.1%	109	98	- 10.1%
Sold Listings	23	25	+ 8.7%	78	66	- 15.4%
Median Sales Price*	\$386,000	\$399,900	+ 3.6%	\$388,500	\$399,450	+ 2.8%
Average Sales Price*	\$418,539	\$407,767	- 2.6%	\$400,810	\$409,946	+ 2.3%
Percent of List Price Received*	99.8%	97.9%	- 1.9%	98.6%	98.5%	- 0.1%
Days on Market Until Sale	76	90	+ 18.4%	87	111	+ 27.6%
Inventory of Homes for Sale	60	51	- 15.0%	--	--	--
Months Supply of Inventory	2.2	1.7	- 22.7%	--	--	--

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

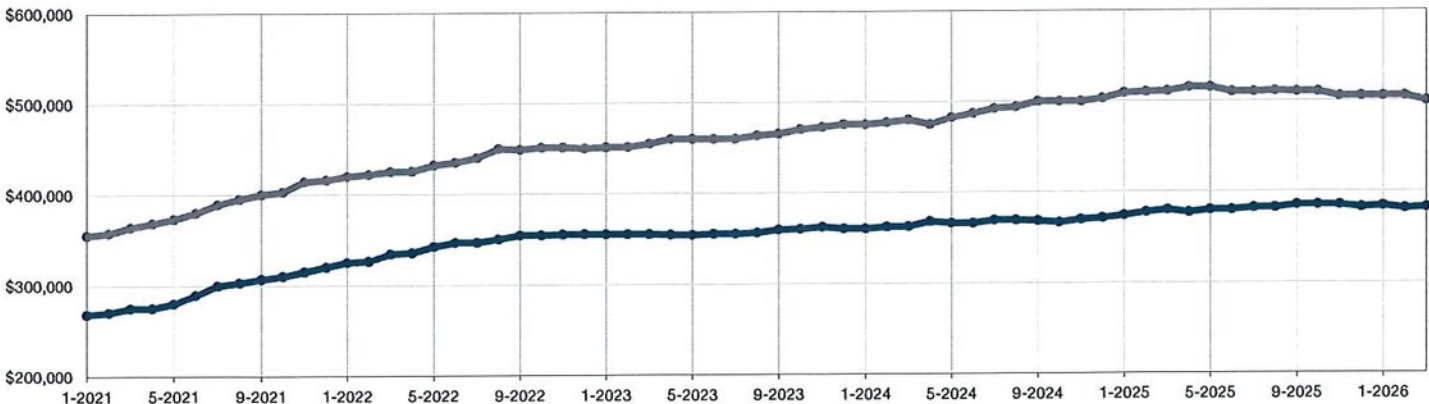
### March

■ 2025 ■ 2026



### Historical Median Sales Price Rolling 12-Month Calculation

GJARA —  
Northeast —



# Local Market Update for March 2026

A Research Tool Provided by the Colorado Association of REALTORS®

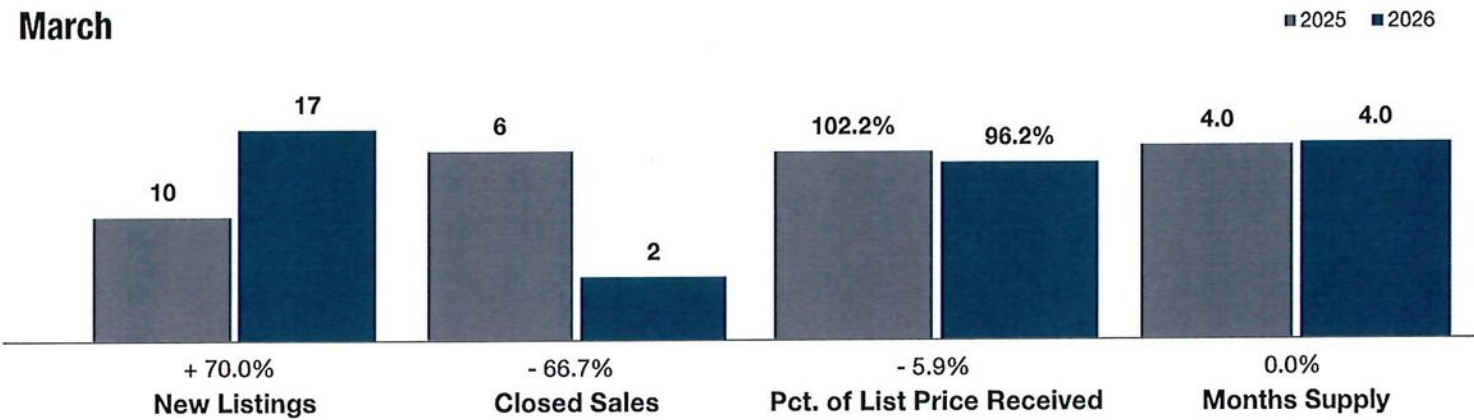


## Northwest

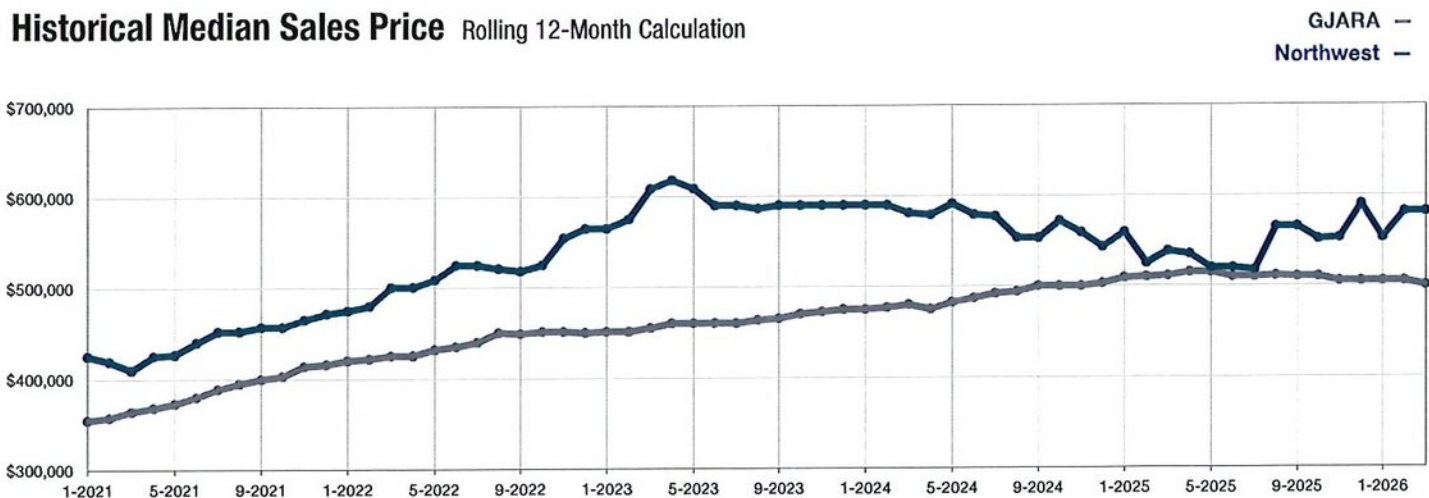
Key Metrics	March			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 03-2025	Thru 03-2026	Percent Change from Previous Year
New Listings	10	17	+ 70.0%	37	27	- 27.0%
Sold Listings	6	2	- 66.7%	22	12	- 45.5%
Median Sales Price*	\$735,000	\$817,450	+ 11.2%	\$539,363	\$459,950	- 14.7%
Average Sales Price*	\$808,104	\$817,450	+ 1.2%	\$675,365	\$520,865	- 22.9%
Percent of List Price Received*	102.2%	96.2%	- 5.9%	99.7%	99.6%	- 0.1%
Days on Market Until Sale	80	32	- 60.0%	105	154	+ 46.7%
Inventory of Homes for Sale	27	29	+ 7.4%	--	--	--
Months Supply of Inventory	4.0	4.0	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



### Historical Median Sales Price Rolling 12-Month Calculation



# Local Market Update for March 2026

A Research Tool Provided by the Colorado Association of REALTORS®

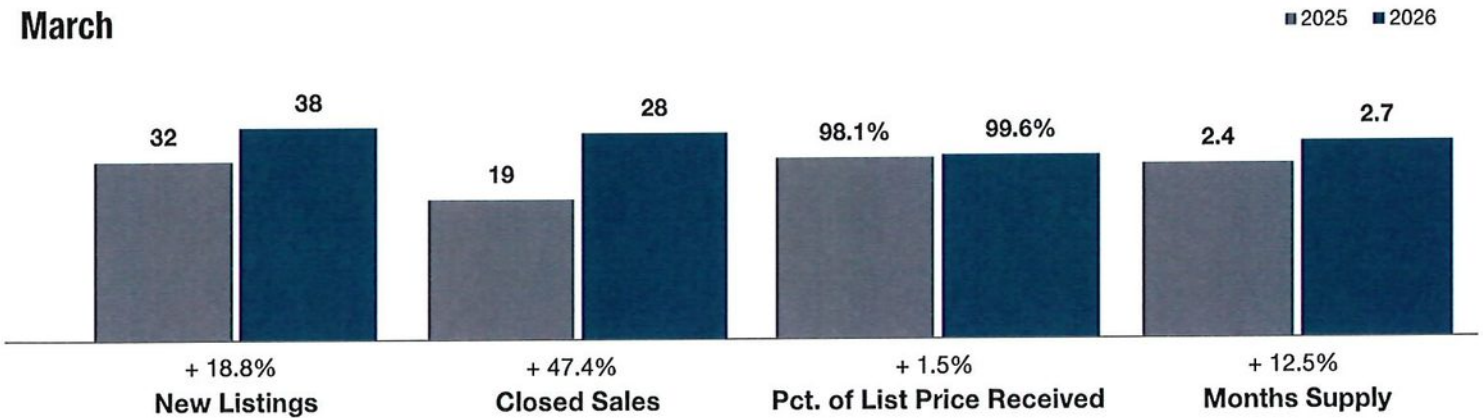


## Orchard Mesa

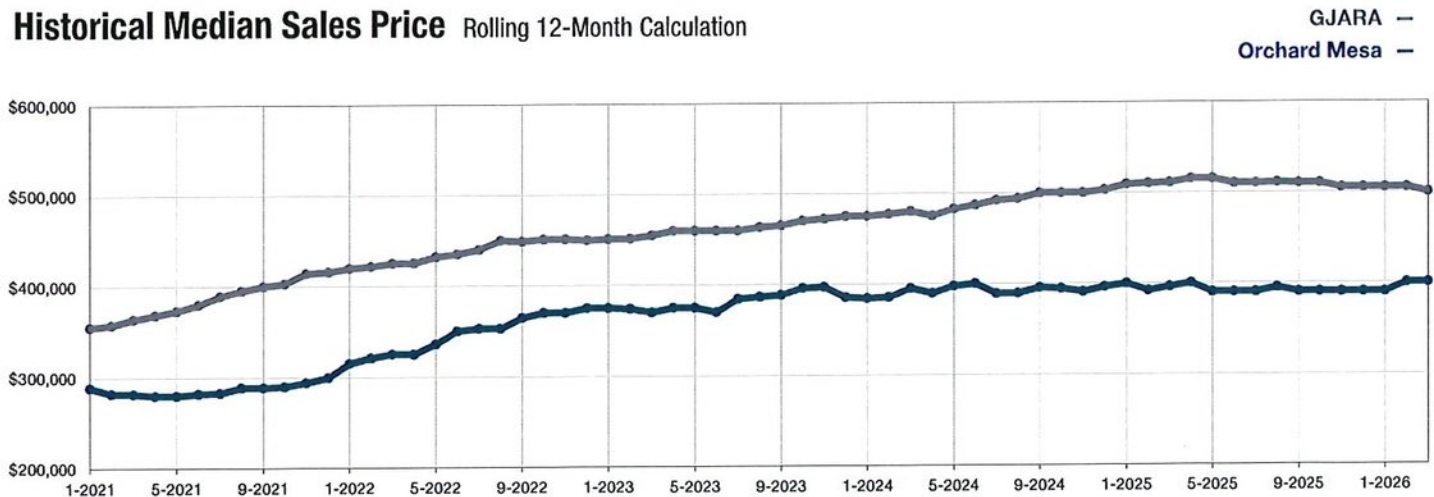
Key Metrics	March			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 03-2025	Thru 03-2026	Percent Change from Previous Year
New Listings	32	38	+ 18.8%	80	101	+ 26.3%
Sold Listings	19	28	+ 47.4%	50	61	+ 22.0%
Median Sales Price*	\$440,000	\$426,450	- 3.1%	\$395,150	\$407,900	+ 3.2%
Average Sales Price*	\$455,404	\$433,675	- 4.8%	\$403,526	\$408,439	+ 1.2%
Percent of List Price Received*	98.1%	99.6%	+ 1.5%	99.3%	99.0%	- 0.3%
Days on Market Until Sale	122	96	- 21.3%	102	93	- 8.8%
Inventory of Homes for Sale	61	66	+ 8.2%	--	--	--
Months Supply of Inventory	2.4	2.7	+ 12.5%	--	--	--

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

### March



### Historical Median Sales Price Rolling 12-Month Calculation



# Local Market Update for March 2026

A Research Tool Provided by the Colorado Association of REALTORS®

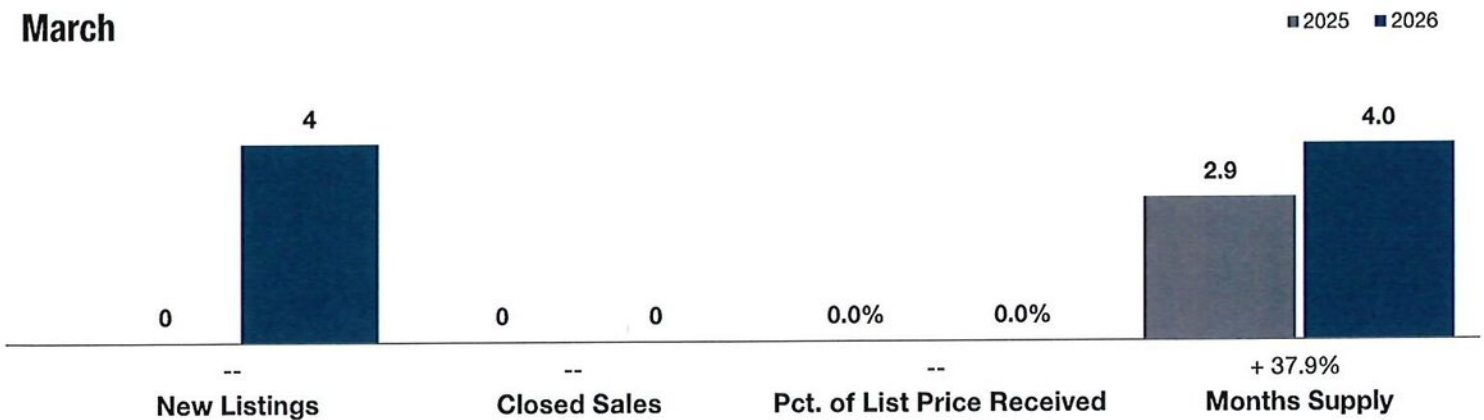


## Outside Mesa County

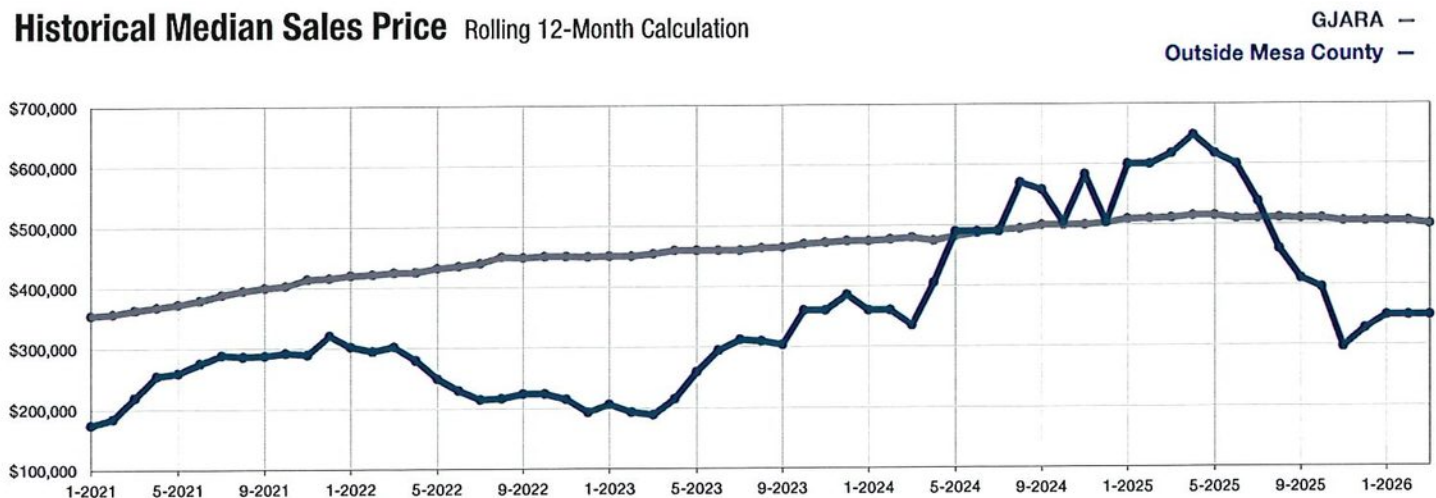
Key Metrics	March			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 03-2025	Thru 03-2026	Percent Change from Previous Year
New Listings	0	4	--	2	6	+ 200.0%
Sold Listings	0	0	--	1	2	+ 100.0%
Median Sales Price*	\$0	\$0	--	\$678,500	\$372,000	- 45.2%
Average Sales Price*	\$0	\$0	--	\$678,500	\$372,000	- 45.2%
Percent of List Price Received*	0.0%	0.0%	--	99.8%	96.0%	- 3.8%
Days on Market Until Sale	0	0	--	241	162	- 32.8%
Inventory of Homes for Sale	4	7	+ 75.0%	--	--	--
Months Supply of Inventory	2.9	4.0	+ 37.9%	--	--	--

\* 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



### Historical Median Sales Price Rolling 12-Month Calculation



# Local Market Update for March 2026

A Research Tool Provided by the Colorado Association of REALTORS®

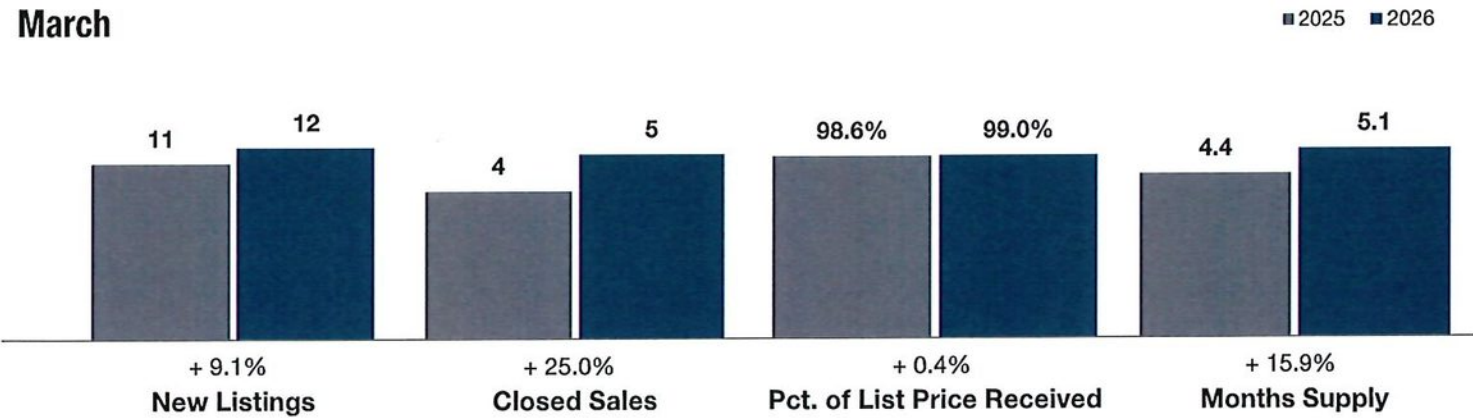


## Palisade

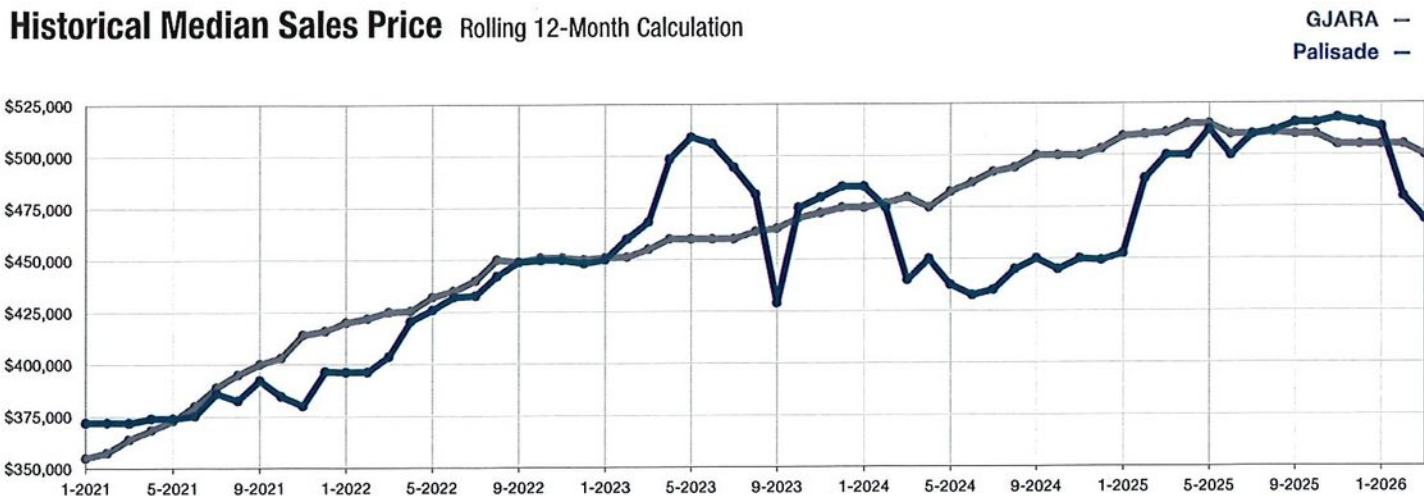
Key Metrics	March			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 03-2025	Thru 03-2026	Percent Change from Previous Year
New Listings	11	12	+ 9.1%	20	33	+ 65.0%
Sold Listings	4	5	+ 25.0%	11	13	+ 18.2%
Median Sales Price*	\$581,500	\$410,000	- 29.5%	\$555,000	\$439,500	- 20.8%
Average Sales Price*	\$499,750	\$394,000	- 21.2%	\$573,968	\$468,000	- 18.5%
Percent of List Price Received*	98.6%	99.0%	+ 0.4%	98.6%	97.4%	- 1.2%
Days on Market Until Sale	92	85	- 7.6%	89	132	+ 48.3%
Inventory of Homes for Sale	20	26	+ 30.0%	--	--	--
Months Supply of Inventory	4.4	5.1	+ 15.9%	--	--	--

\* 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



### Historical Median Sales Price Rolling 12-Month Calculation



# Local Market Update for March 2026

A Research Tool Provided by the Colorado Association of REALTORS®

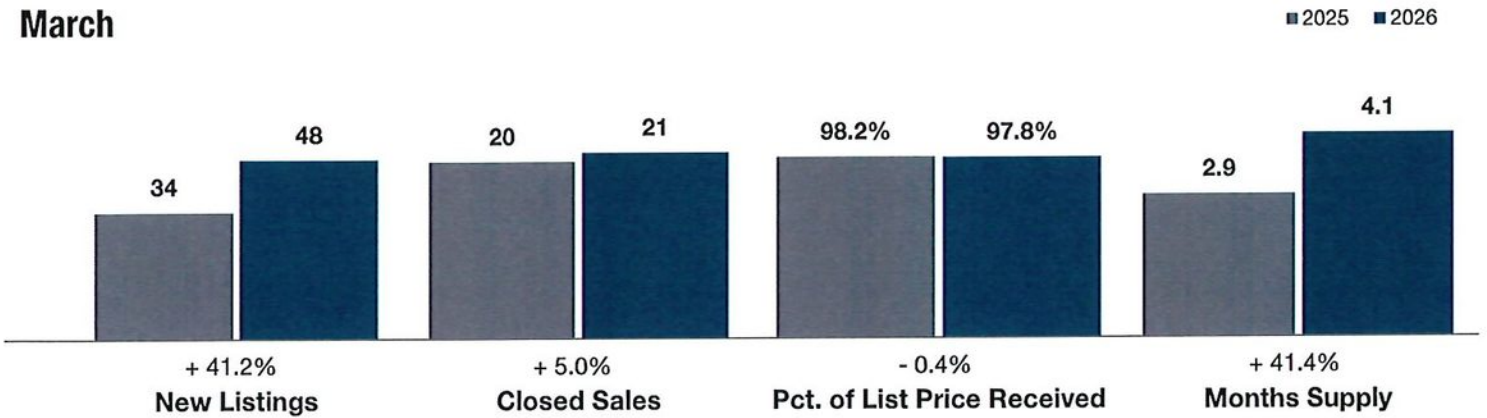


## Redlands

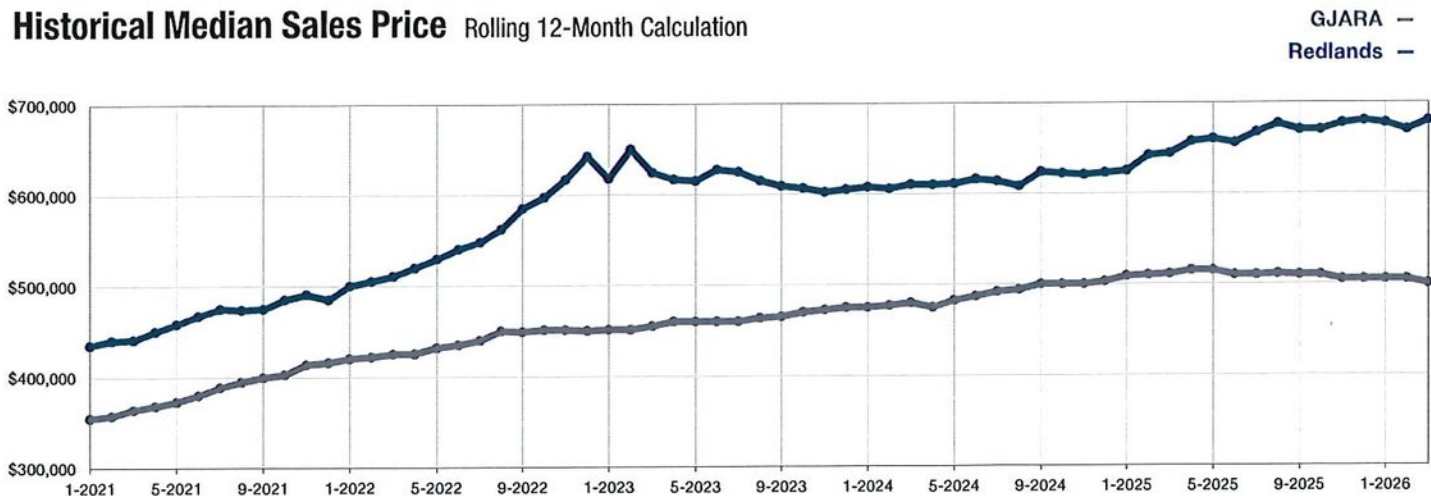
Key Metrics	March			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 03-2025	Thru 03-2026	Percent Change from Previous Year
New Listings	34	48	+ 41.2%	83	116	+ 39.8%
Sold Listings	20	21	+ 5.0%	50	46	- 8.0%
Median Sales Price*	\$552,500	\$744,900	+ 34.8%	\$678,500	\$680,250	+ 0.3%
Average Sales Price*	\$675,799	\$768,805	+ 13.8%	\$706,386	\$717,151	+ 1.5%
Percent of List Price Received*	98.2%	97.8%	- 0.4%	98.7%	97.6%	- 1.1%
Days on Market Until Sale	79	108	+ 36.7%	113	118	+ 4.4%
Inventory of Homes for Sale	69	95	+ 37.7%	--	--	--
Months Supply of Inventory	2.9	4.1	+ 41.4%	--	--	--

\* 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



### Historical Median Sales Price Rolling 12-Month Calculation



# Local Market Update for March 2026

A Research Tool Provided by the Colorado Association of REALTORS®



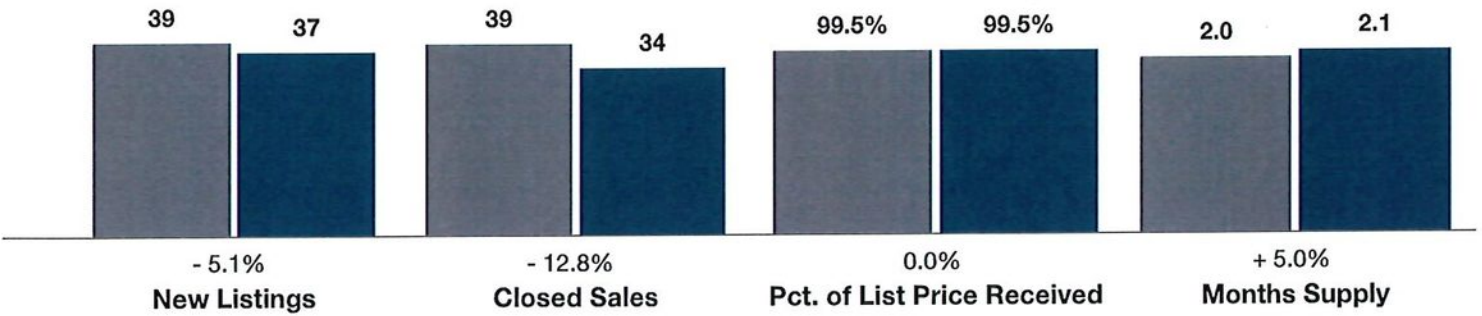
## Southeast

Key Metrics	March			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 03-2025	Thru 03-2026	Percent Change from Previous Year
New Listings	39	37	- 5.1%	104	96	- 7.7%
Sold Listings	39	34	- 12.8%	80	71	- 11.3%
Median Sales Price*	\$357,000	\$371,677	+ 4.1%	\$351,500	\$367,000	+ 4.4%
Average Sales Price*	\$354,759	\$343,785	- 3.1%	\$338,583	\$337,993	- 0.2%
Percent of List Price Received*	99.5%	99.5%	0.0%	98.7%	98.8%	+ 0.1%
Days on Market Until Sale	92	80	- 13.0%	92	93	+ 1.1%
Inventory of Homes for Sale	53	53	0.0%	--	--	--
Months Supply of Inventory	2.0	2.1	+ 5.0%	--	--	--

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

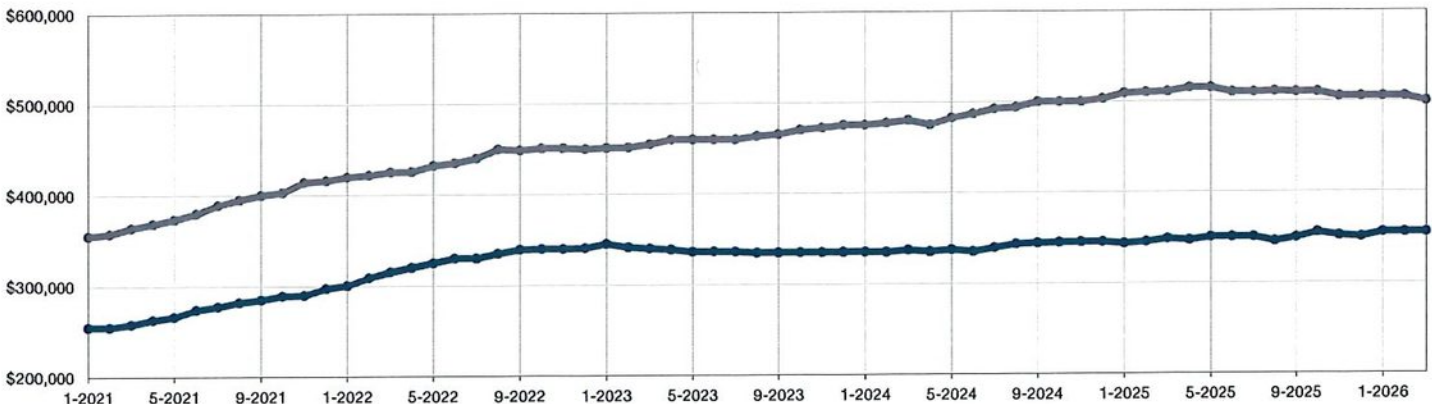
### March

■ 2025 ■ 2026



### Historical Median Sales Price Rolling 12-Month Calculation

GJARA —  
Southeast —



# Local Market Update for March 2026

A Research Tool Provided by the Colorado Association of REALTORS®



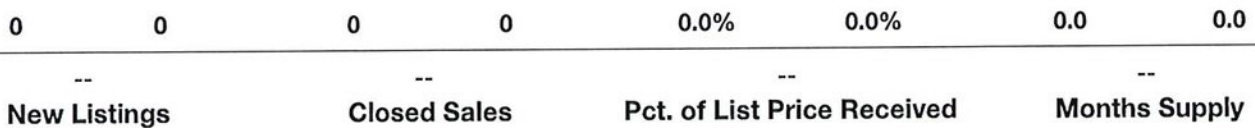
## West Grand Junction

Key Metrics	March			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 03-2025	Thru 03-2026	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.

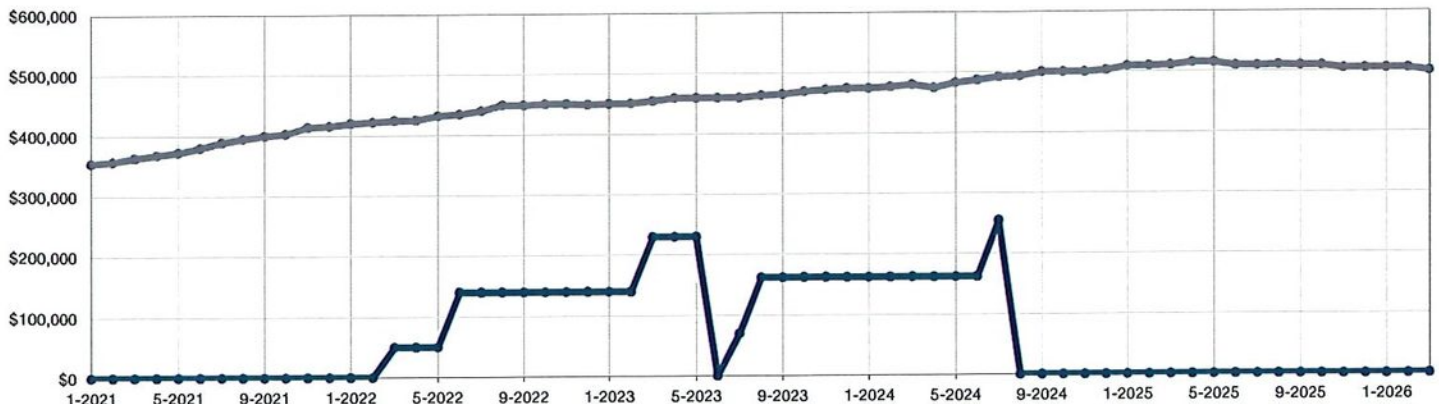
### March

■ 2025 ■ 2026



### Historical Median Sales Price Rolling 12-Month Calculation

GJARA —  
West Grand Junction —



# Local Market Update for March 2026

A Research Tool Provided by the Colorado Association of REALTORS®

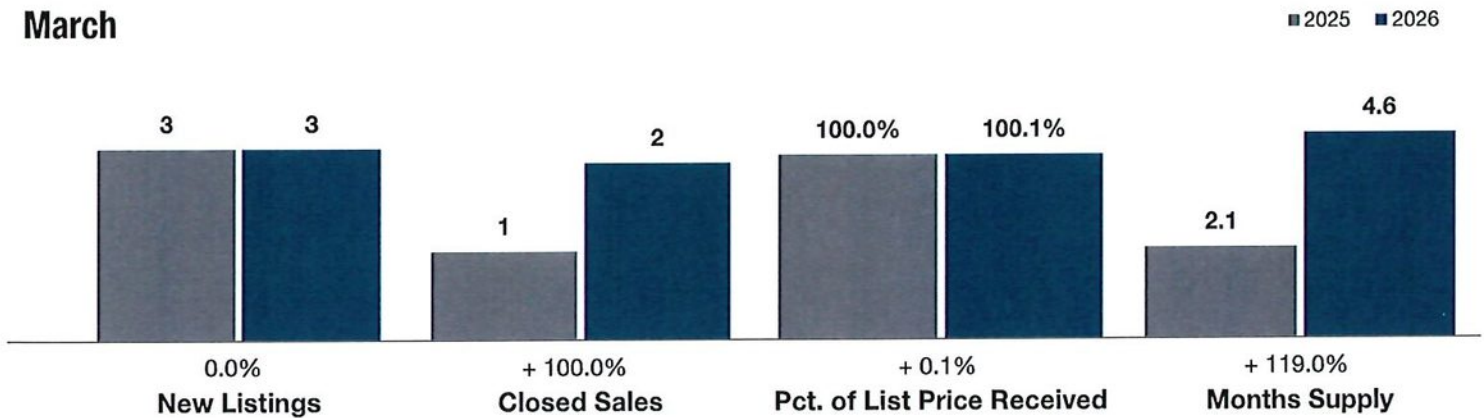


## Whitewater/Gateway

Key Metrics	March			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 03-2025	Thru 03-2026	Percent Change from Previous Year
New Listings	3	3	0.0%	9	8	- 11.1%
Sold Listings	1	2	+ 100.0%	5	9	+ 80.0%
Median Sales Price*	\$490,000	\$617,500	+ 26.0%	\$577,500	\$423,000	- 26.8%
Average Sales Price*	\$490,000	\$617,500	+ 26.0%	\$669,800	\$470,033	- 29.8%
Percent of List Price Received*	100.0%	100.1%	+ 0.1%	96.9%	95.5%	- 1.4%
Days on Market Until Sale	193	198	+ 2.6%	136	135	- 0.7%
Inventory of Homes for Sale	6	12	+ 100.0%	--	--	--
Months Supply of Inventory	2.1	4.6	+ 119.0%	--	--	--

\* 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



### Historical Median Sales Price

Rolling 12-Month Calculation

GJARA —  
Whitewater/Gateway —

