

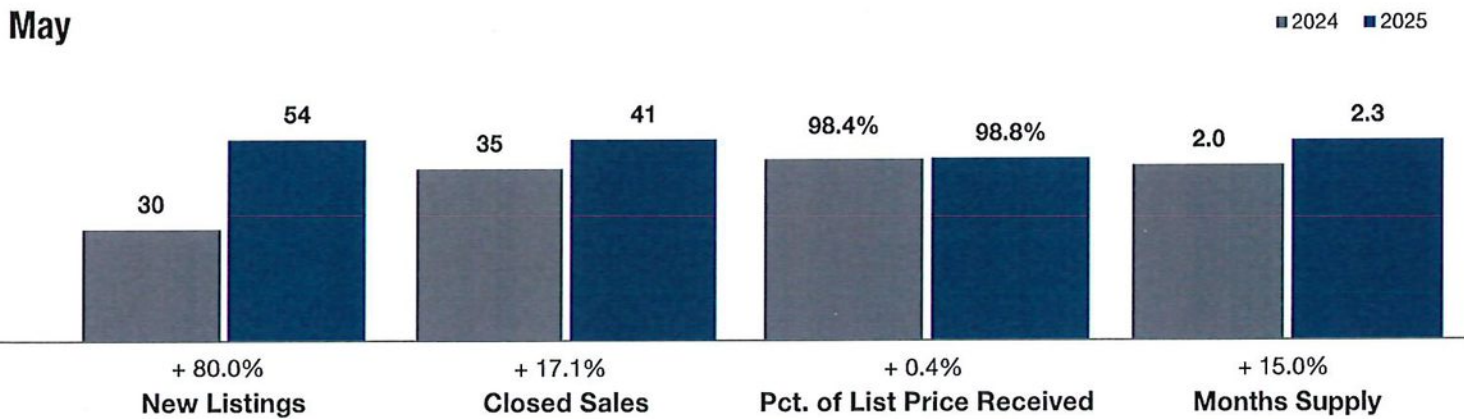
# Local Market Update for May 2025

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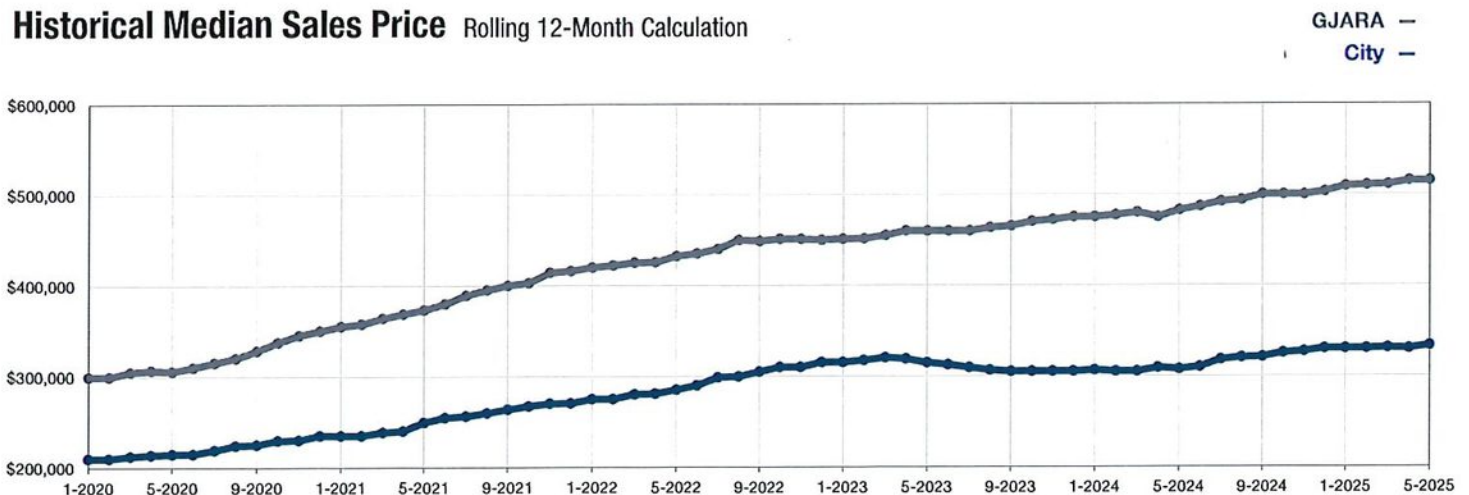
## City

Key Metrics	May			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 05-2024	Thru 05-2025	Percent Change from Previous Year
New Listings	30	54	+ 80.0%	175	217	+ 24.0%
Sold Listings	35	41	+ 17.1%	126	167	+ 32.5%
Median Sales Price*	\$314,500	\$346,725	+ 10.2%	\$320,500	\$333,240	+ 4.0%
Average Sales Price*	\$333,069	\$356,914	+ 7.2%	\$329,838	\$334,416	+ 1.4%
Percent of List Price Received*	98.4%	98.8%	+ 0.4%	98.1%	98.2%	+ 0.1%
Days on Market Until Sale	49	93	+ 89.8%	66	81	+ 22.7%
Inventory of Homes for Sale	53	66	+ 24.5%	--	--	--
Months Supply of Inventory	2.0	2.3	+ 15.0%	--	--	--

\* 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



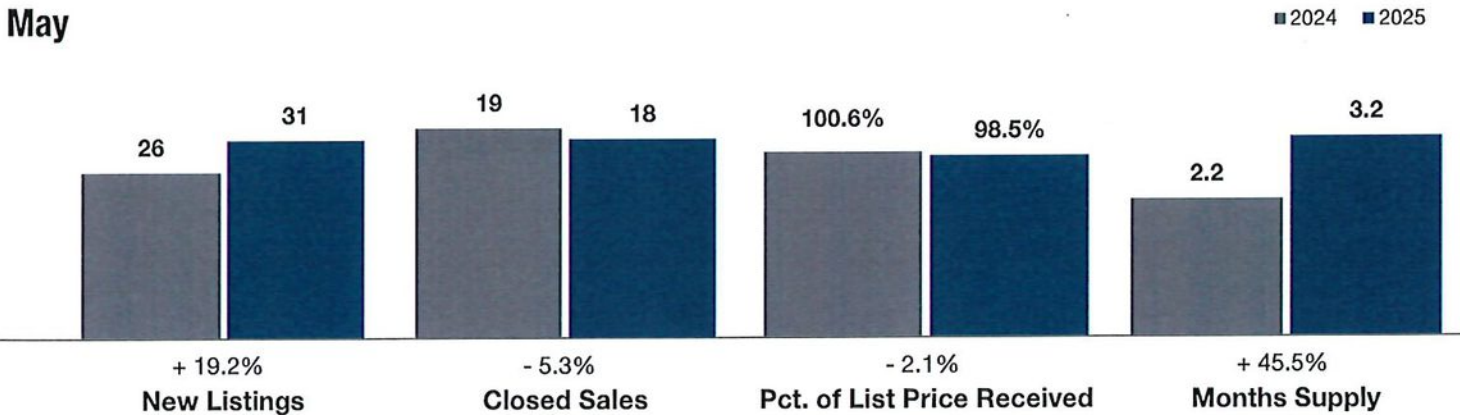
# Local Market Update for May 2025

A Research Tool Provided by the Colorado Association of REALTORS®

## Clifton

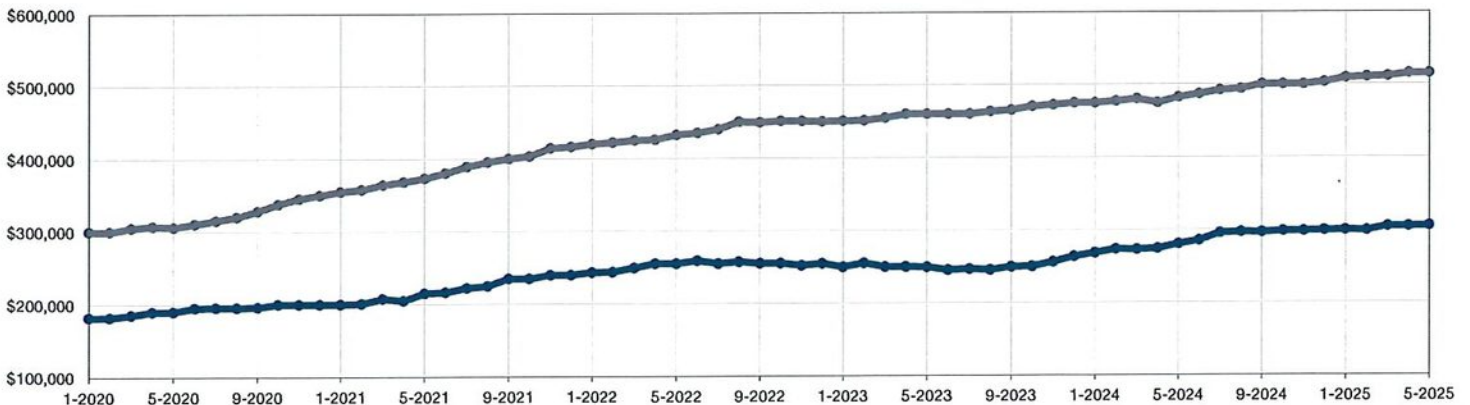
Key Metrics	May			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 05-2024	Thru 05-2025	Percent Change from Previous Year
New Listings	26	31	+ 19.2%	102	131	+ 28.4%
Sold Listings	19	18	- 5.3%	87	86	- 1.1%
Median Sales Price*	\$295,000	\$273,750	- 7.2%	\$282,000	\$293,500	+ 4.1%
Average Sales Price*	\$318,651	\$272,800	- 14.4%	\$273,069	\$291,248	+ 6.7%
Percent of List Price Received*	100.6%	98.5%	- 2.1%	98.4%	97.6%	- 0.8%
Days on Market Until Sale	68	70	+ 2.9%	71	88	+ 23.9%
Inventory of Homes for Sale	35	52	+ 48.6%	--	--	--
Months Supply of Inventory	2.2	3.2	+ 45.5%	--	--	--

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



## Historical Median Sales Price Rolling 12-Month Calculation

GJARA —  
Clifton —





# Local Market Update for May 2025

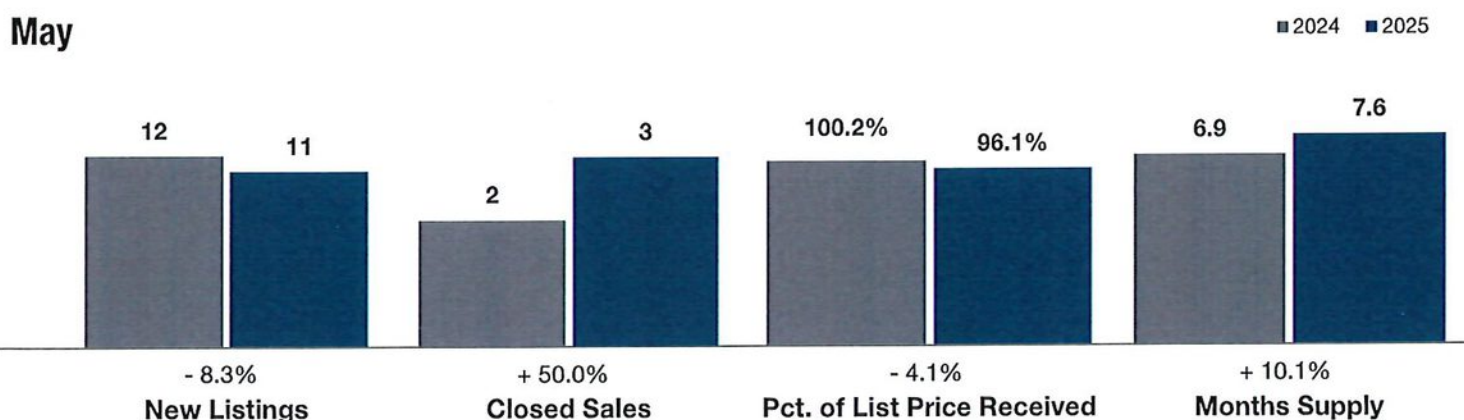
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**Grand Junction Area**  
REALTOR® ASSOCIATION

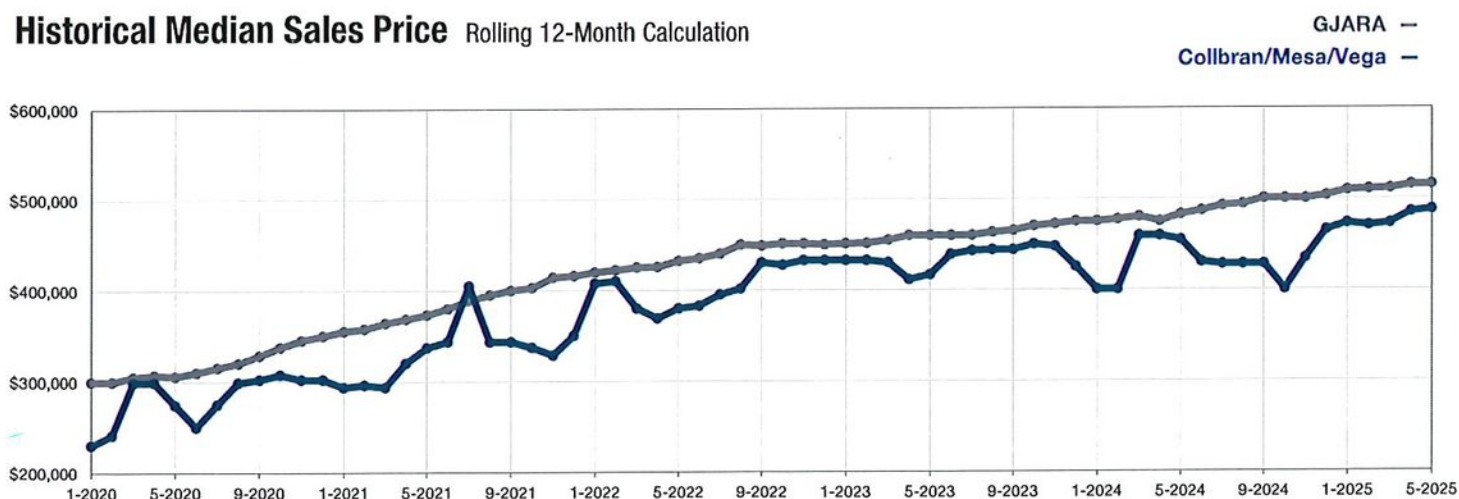
## Collbran/Mesa/Vega

Key Metrics	May			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 05-2024	Thru 05-2025	Percent Change from Previous Year
New Listings	12	11	- 8.3%	30	36	+ 20.0%
Sold Listings	2	3	+ 50.0%	15	9	- 40.0%
Median Sales Price*	\$386,500	\$313,000	- 19.0%	\$460,000	\$670,000	+ 45.7%
Average Sales Price*	\$386,500	\$449,333	+ 16.3%	\$525,833	\$793,000	+ 50.8%
Percent of List Price Received*	100.2%	96.1%	- 4.1%	95.5%	96.7%	+ 1.3%
Days on Market Until Sale	69	288	+ 317.4%	136	242	+ 77.9%
Inventory of Homes for Sale	27	35	+ 29.6%	--	--	--
Months Supply of Inventory	6.9	7.6	+ 10.1%	--	--	--

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



## Historical Median Sales Price Rolling 12-Month Calculation



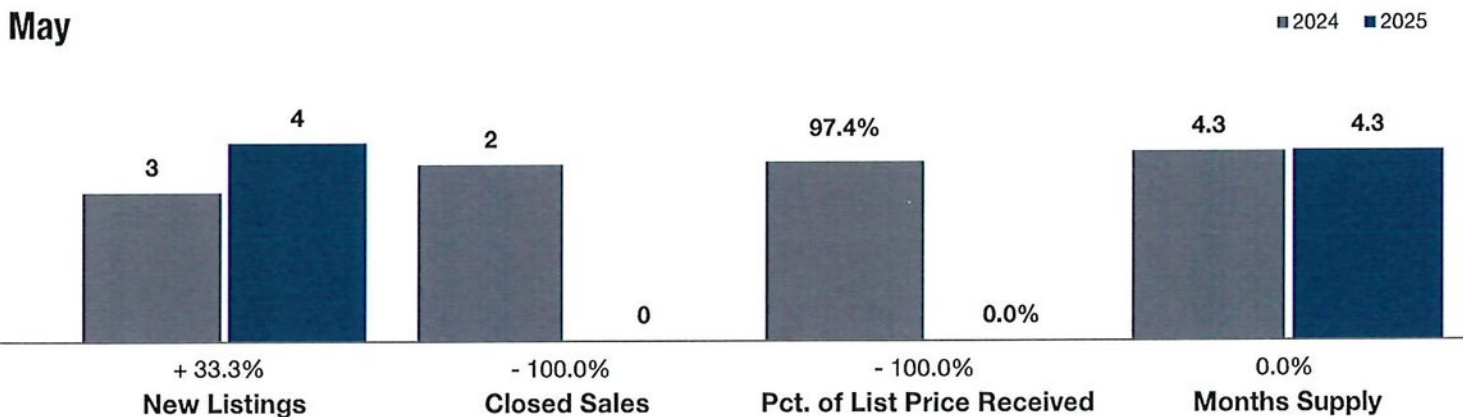
## Local Market Update for May 2025

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# Debeque (Includes De-Beque Cutoff)

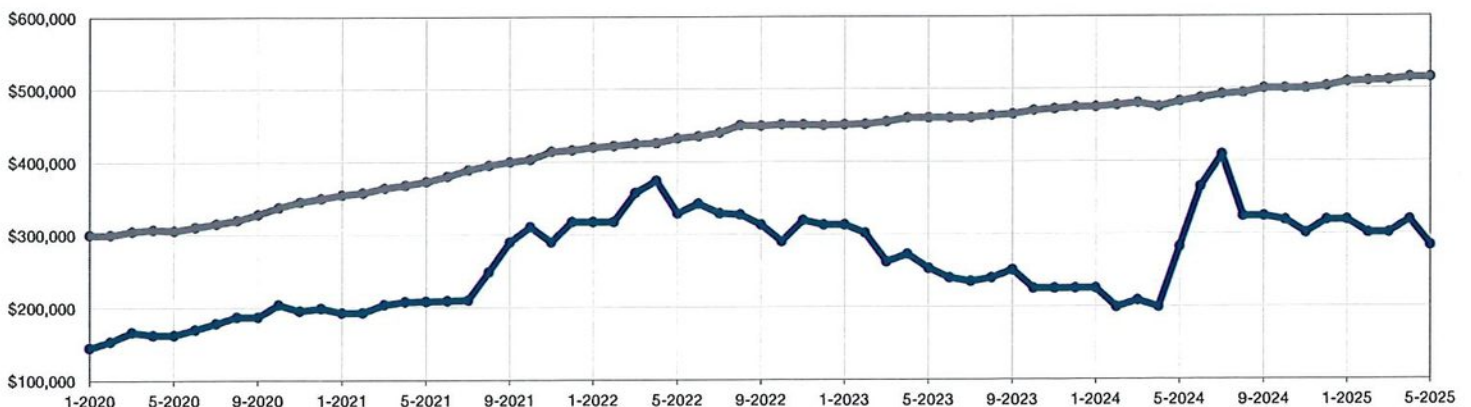
Key Metrics	May			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 05-2024	Thru 05-2025	Percent Change from Previous Year
New Listings	3	4	+ 33.3%	9	10	+ 11.1%
Sold Listings	2	0	- 100.0%	4	4	0.0%
Median Sales Price*	\$473,750	\$0	- 100.0%	\$323,500	\$263,750	- 18.5%
Average Sales Price*	\$473,750	\$0	- 100.0%	\$361,875	\$309,375	- 14.5%
Percent of List Price Received*	97.4%	0.0%	- 100.0%	97.5%	101.3%	+ 3.9%
Days on Market Until Sale	59	0	- 100.0%	76	102	+ 34.2%
Inventory of Homes for Sale	5	7	+ 40.0%	--	--	--
Months Supply of Inventory	4.3	4.3	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

GJARA —  
Debeque (Includes De-Beque Cutoff) —





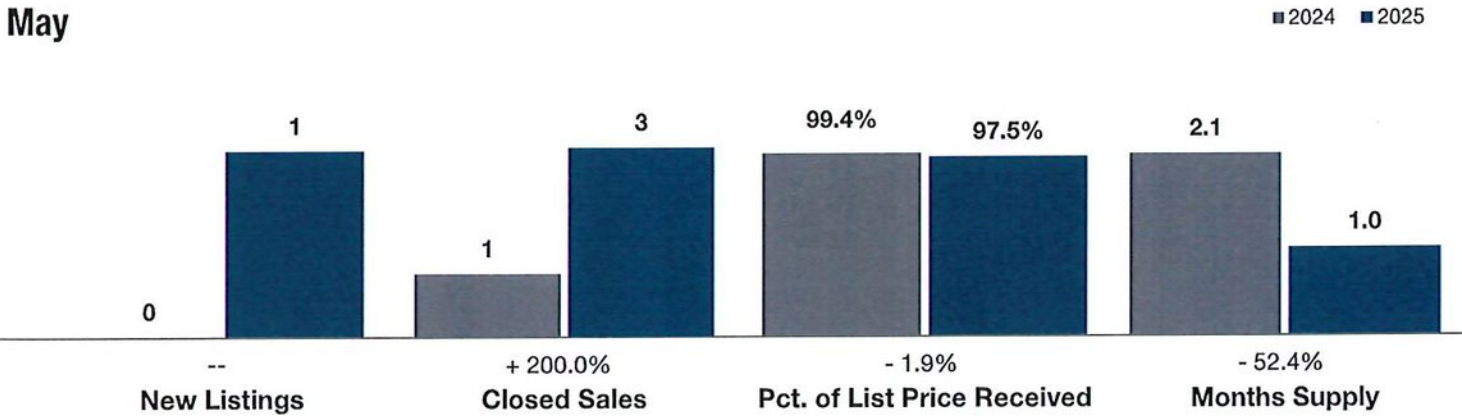
# Local Market Update for May 2025

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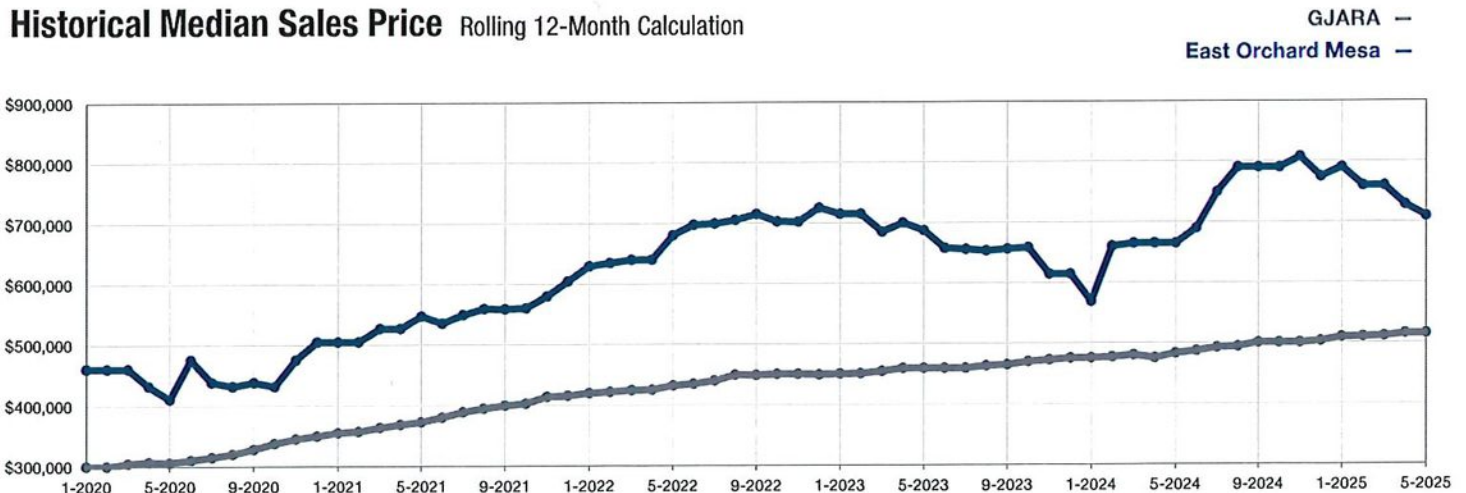
## East Orchard Mesa

Key Metrics	May			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 05-2024	Thru 05-2025	Percent Change from Previous Year
New Listings	0	1	--	4	11	+ 175.0%
Sold Listings	1	3	+ 200.0%	6	10	+ 66.7%
Median Sales Price*	\$875,000	\$629,000	- 28.1%	\$850,000	\$649,500	- 23.6%
Average Sales Price*	\$875,000	\$668,000	- 23.7%	\$818,000	\$661,390	- 19.1%
Percent of List Price Received*	99.4%	97.5%	- 1.9%	95.3%	97.6%	+ 2.4%
Days on Market Until Sale	64	55	- 14.1%	106	129	+ 21.7%
Inventory of Homes for Sale	3	2	- 33.3%	--	--	--
Months Supply of Inventory	2.1	1.0	- 52.4%	--	--	--

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## Historical Median Sales Price Rolling 12-Month Calculation



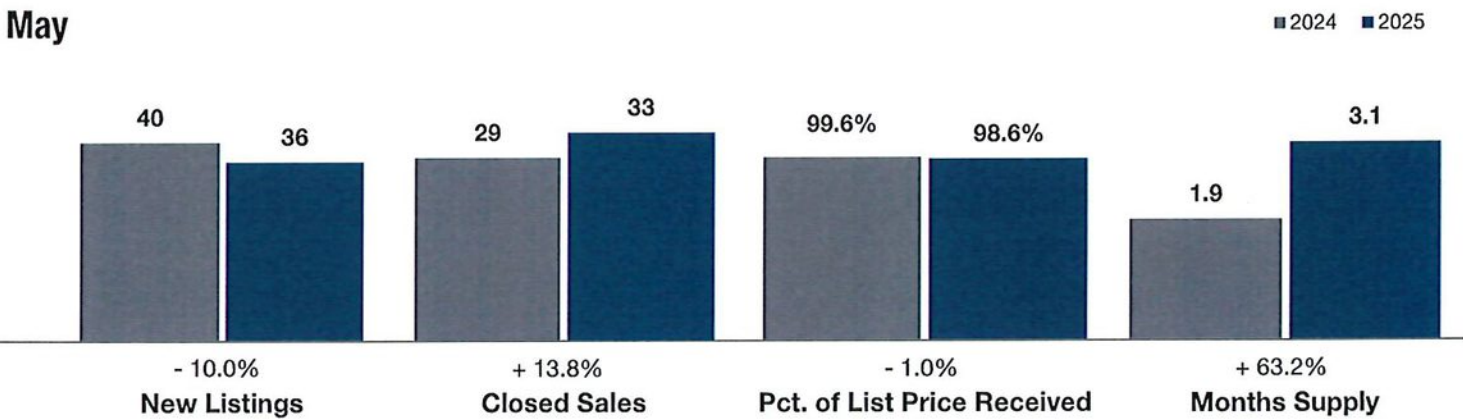
# Local Market Update for May 2025

A Research Tool Provided by the Colorado Association of REALTORS®

## Fruita

Key Metrics	May			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 05-2024	Thru 05-2025	Percent Change from Previous Year
New Listings	40	36	- 10.0%	150	190	+ 26.7%
Sold Listings	29	33	+ 13.8%	114	114	0.0%
Median Sales Price*	\$492,500	\$480,000	- 2.5%	\$458,950	\$457,950	- 0.2%
Average Sales Price*	\$523,671	\$537,164	+ 2.6%	\$467,915	\$513,136	+ 9.7%
Percent of List Price Received*	99.6%	98.6%	- 1.0%	98.6%	98.3%	- 0.3%
Days on Market Until Sale	71	63	- 11.3%	79	76	- 3.8%
Inventory of Homes for Sale	48	74	+ 54.2%	--	--	--
Months Supply of Inventory	1.9	3.1	+ 63.2%	--	--	--

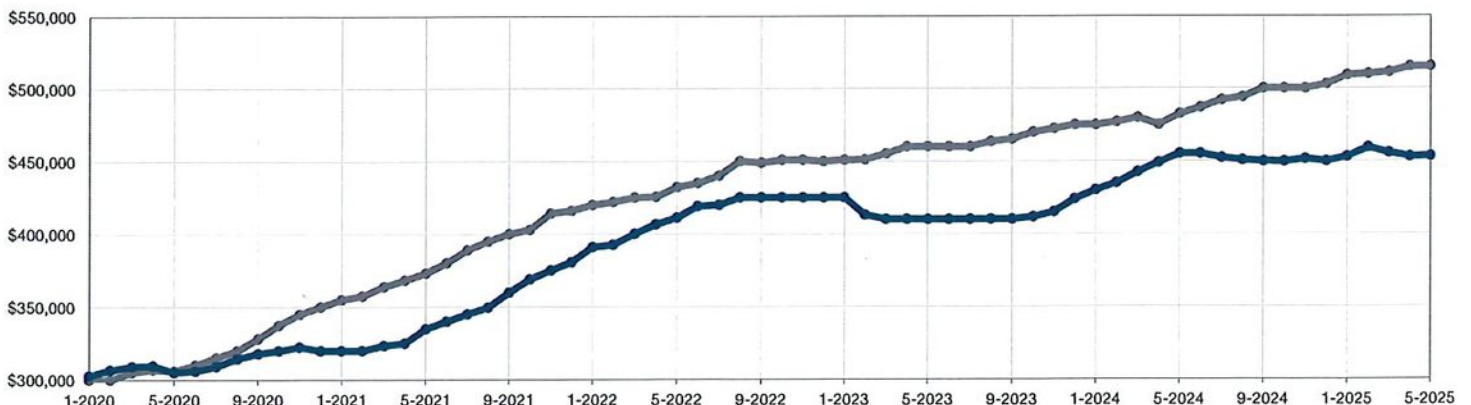
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## Historical Median Sales Price

Rolling 12-Month Calculation

GJARA —  
Fruita —





# Local Market Update for May 2025

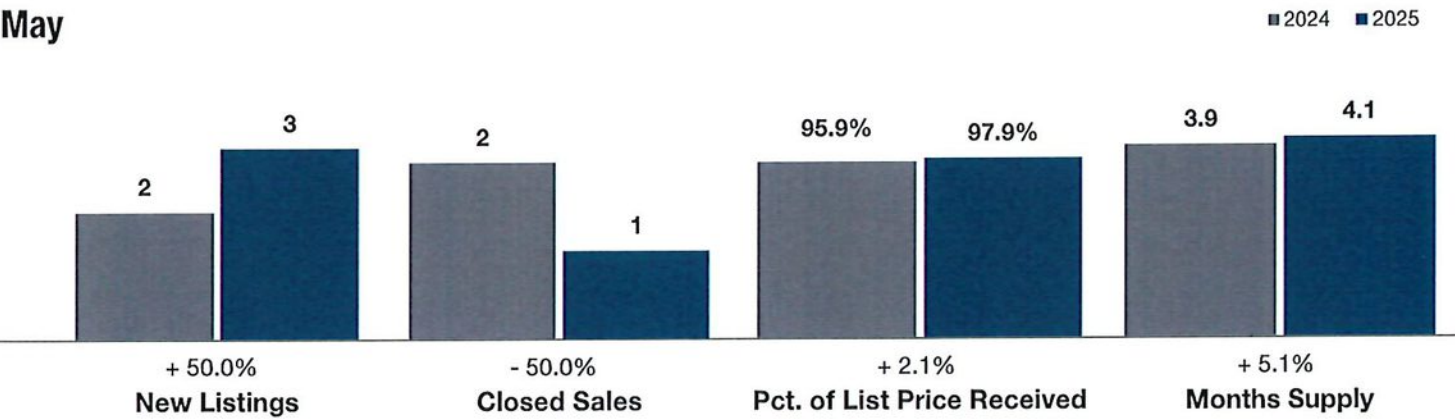
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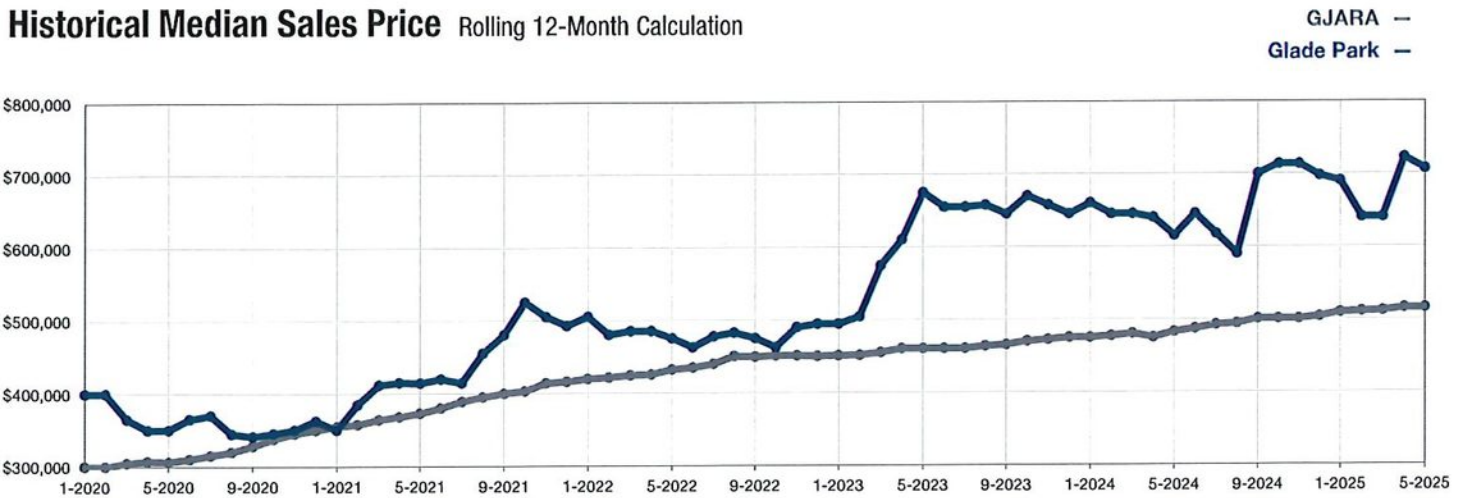
## Glade Park

Key Metrics	May			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 05-2024	Thru 05-2025	Percent Change from Previous Year
New Listings	2	3	+ 50.0%	8	13	+ 62.5%
Sold Listings	2	1	- 50.0%	7	3	- 57.1%
Median Sales Price*	\$677,500	\$670,500	- 1.0%	\$590,000	\$670,500	+ 13.6%
Average Sales Price*	\$677,500	\$670,500	- 1.0%	\$578,857	\$651,833	+ 12.6%
Percent of List Price Received*	95.9%	97.9%	+ 2.1%	96.4%	95.5%	- 0.9%
Days on Market Until Sale	168	42	- 75.0%	154	105	- 31.8%
Inventory of Homes for Sale	7	7	0.0%	--	--	--
Months Supply of Inventory	3.9	4.1	+ 5.1%	--	--	--

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



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



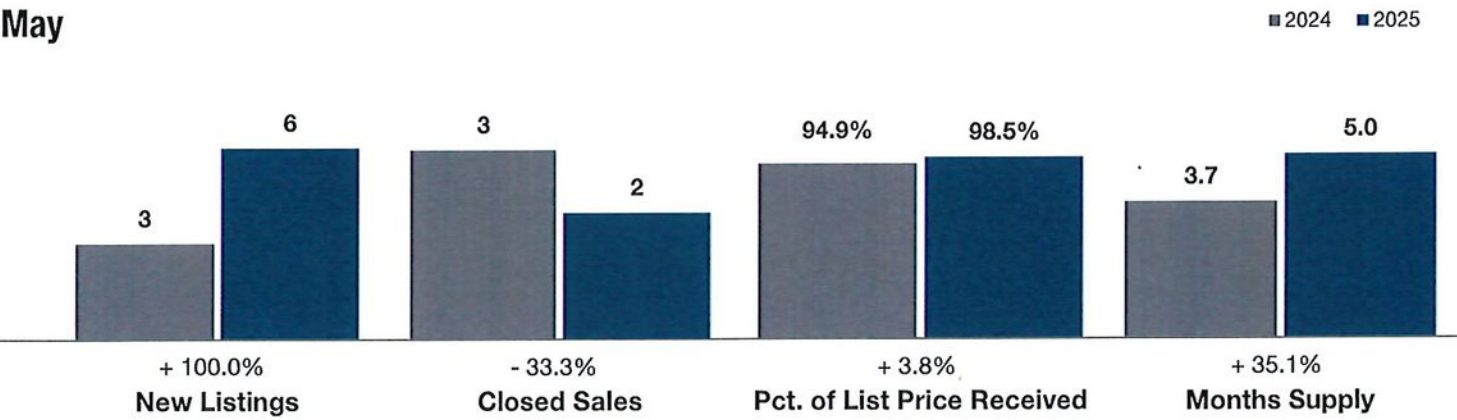
# Local Market Update for May 2025

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## Loma

Key Metrics	May			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 05-2024	Thru 05-2025	Percent Change from Previous Year
New Listings	3	6	+ 100.0%	9	15	+ 66.7%
Sold Listings	3	2	- 33.3%	11	11	0.0%
Median Sales Price*	\$350,000	\$822,500	+ 135.0%	\$368,000	\$510,000	+ 38.6%
Average Sales Price*	\$314,665	\$822,500	+ 161.4%	\$573,081	\$597,545	+ 4.3%
Percent of List Price Received*	94.9%	98.5%	+ 3.8%	96.3%	98.6%	+ 2.4%
Days on Market Until Sale	55	122	+ 121.8%	84	108	+ 28.6%
Inventory of Homes for Sale	7	10	+ 42.9%	--	--	--
Months Supply of Inventory	3.7	5.0	+ 35.1%	--	--	--

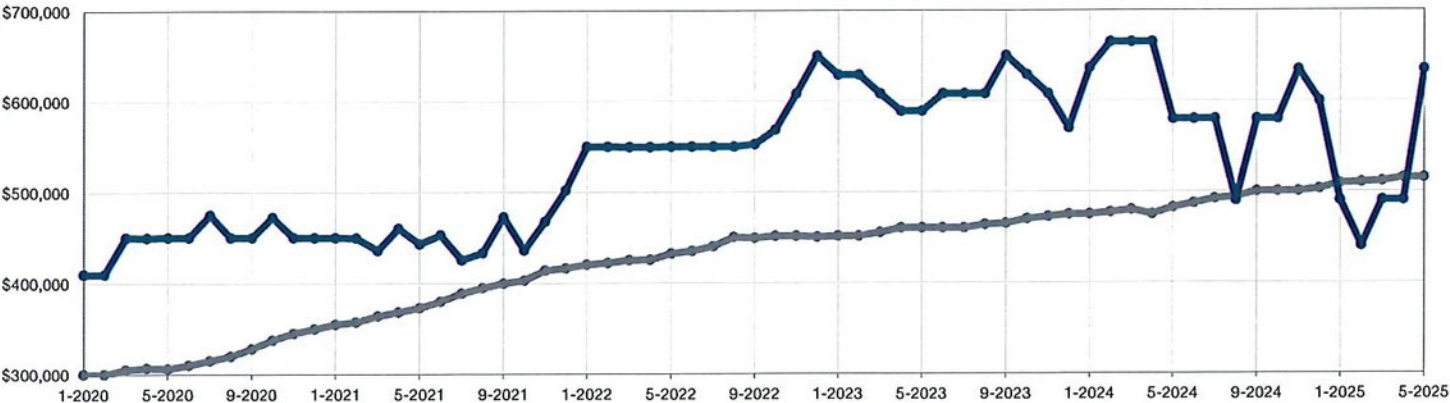
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### Historical Median Sales Price

Rolling 12-Month Calculation

GJARA —  
Loma —





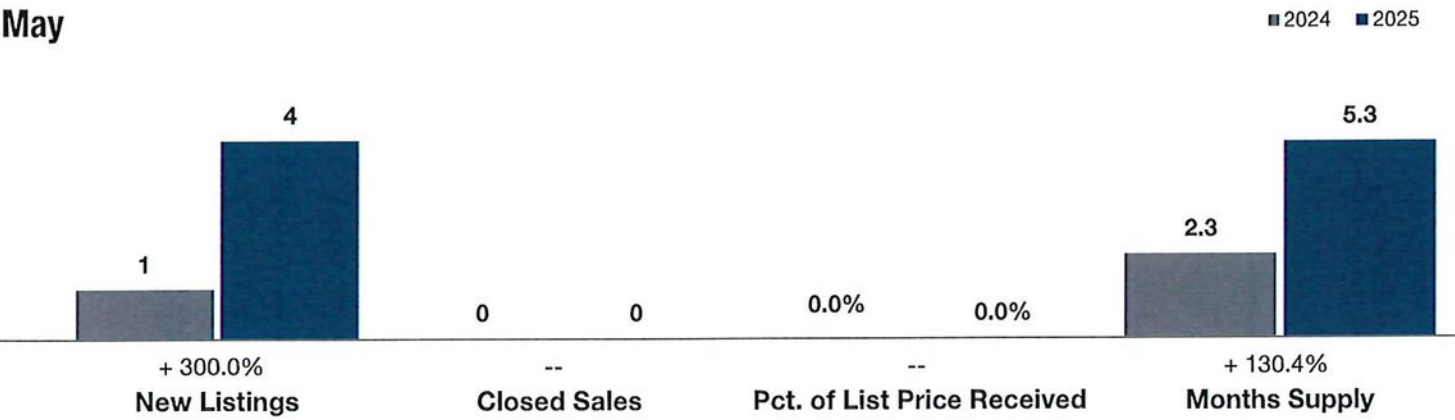
# Local Market Update for May 2025

A Research Tool Provided by the Colorado Association of REALTORS®

## Mack

Key Metrics	May			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 05-2024	Thru 05-2025	Percent Change from Previous Year
New Listings	1	4	+ 300.0%	6	15	+ 150.0%
Sold Listings	0	0	--	1	5	+ 400.0%
Median Sales Price*	\$0	\$0	--	\$250,500	\$555,000	+ 121.6%
Average Sales Price*	\$0	\$0	--	\$250,500	\$592,970	+ 136.7%
Percent of List Price Received*	0.0%	0.0%	--	102.2%	99.0%	- 3.1%
Days on Market Until Sale	0	0	--	136	108	- 20.6%
Inventory of Homes for Sale	4	8	+ 100.0%	--	--	--
Months Supply of Inventory	2.3	5.3	+ 130.4%	--	--	--

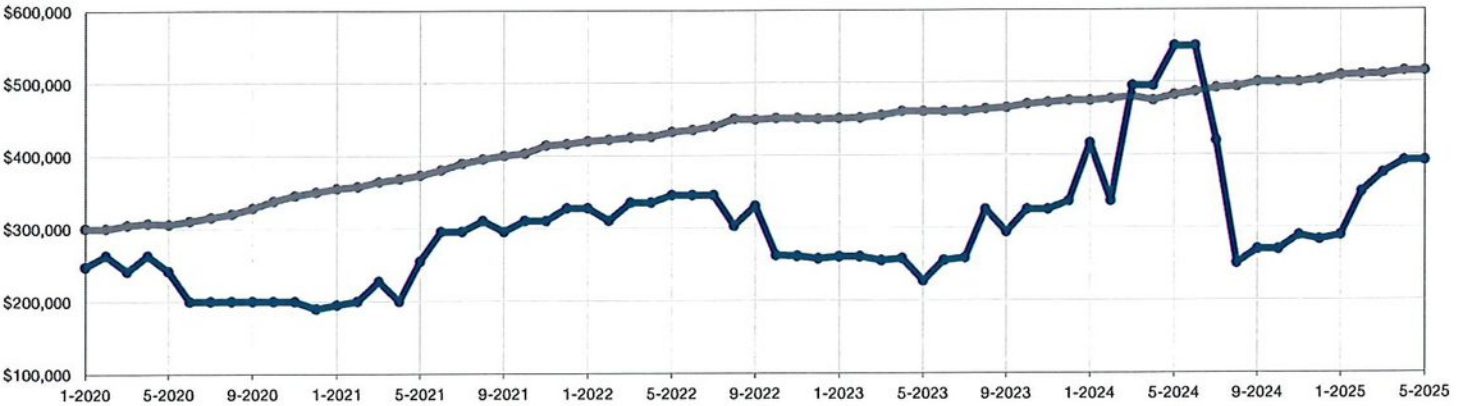
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## Historical Median Sales Price

Rolling 12-Month Calculation

GJARA —  
Mack —



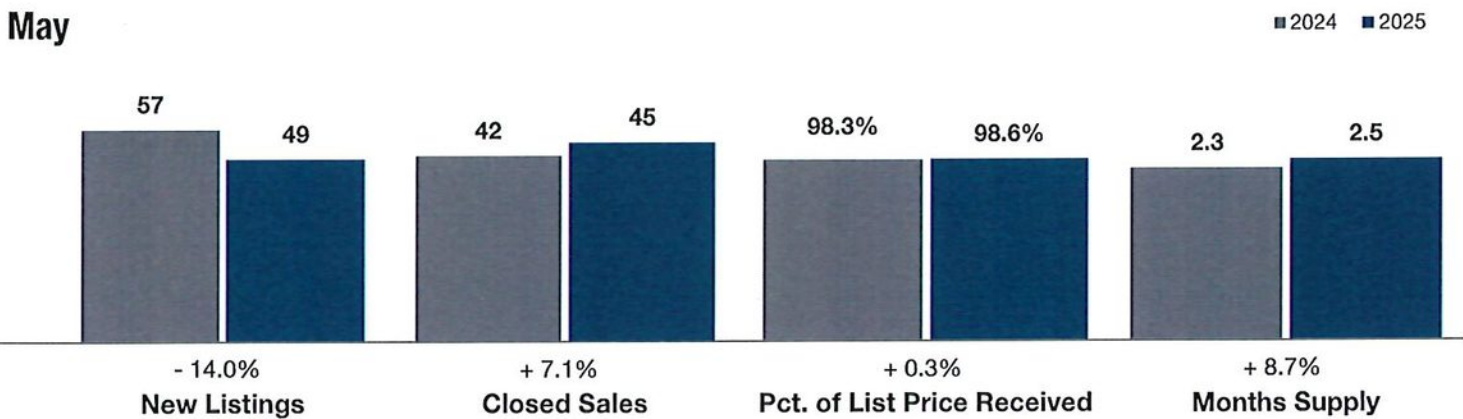
# Local Market Update for May 2025

A Research Tool Provided by the Colorado Association of REALTORS®

## North

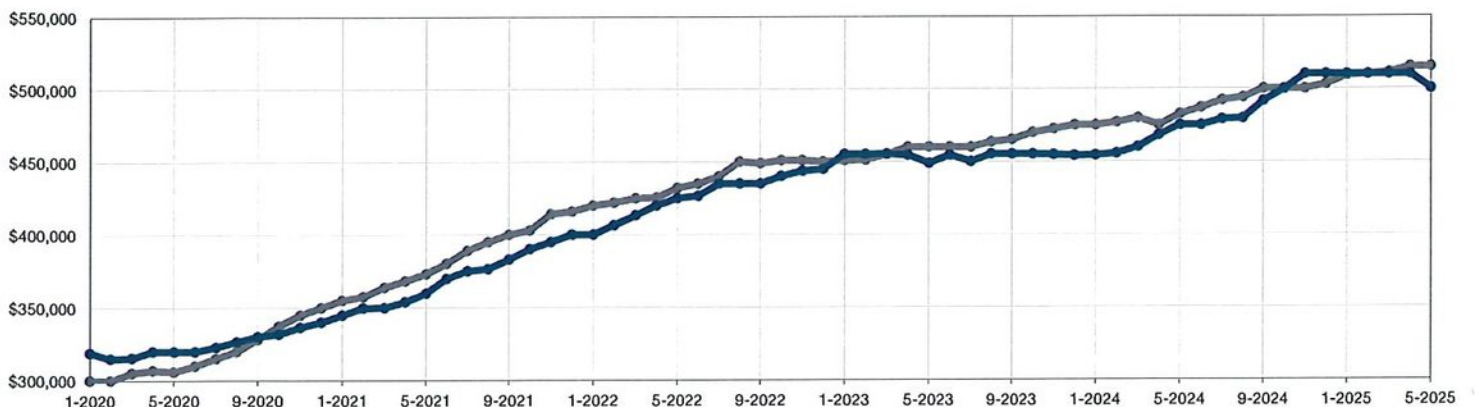
Key Metrics	May			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 05-2024	Thru 05-2025	Percent Change from Previous Year
New Listings	57	49	- 14.0%	232	217	- 6.5%
Sold Listings	42	45	+ 7.1%	156	164	+ 5.1%
Median Sales Price*	\$554,500	\$470,000	- 15.2%	\$498,950	\$478,700	- 4.1%
Average Sales Price*	\$614,722	\$532,864	- 13.3%	\$553,115	\$509,814	- 7.8%
Percent of List Price Received*	98.3%	98.6%	+ 0.3%	98.2%	97.9%	- 0.3%
Days on Market Until Sale	96	78	- 18.8%	85	92	+ 8.2%
Inventory of Homes for Sale	77	82	+ 6.5%	--	--	--
Months Supply of Inventory	2.3	2.5	+ 8.7%	--	--	--

\* 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

GJARA —  
North —





# Local Market Update for May 2025

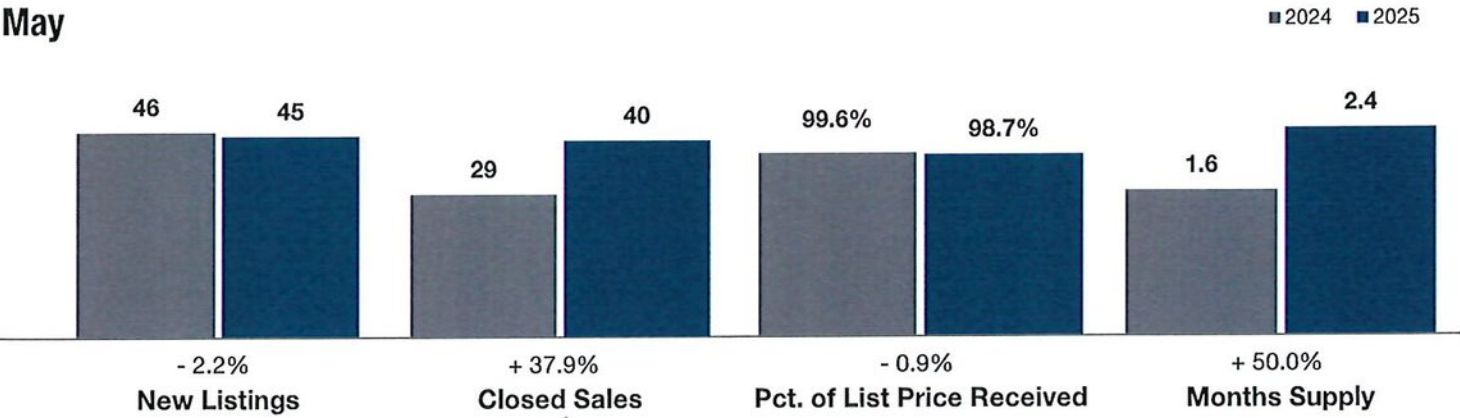
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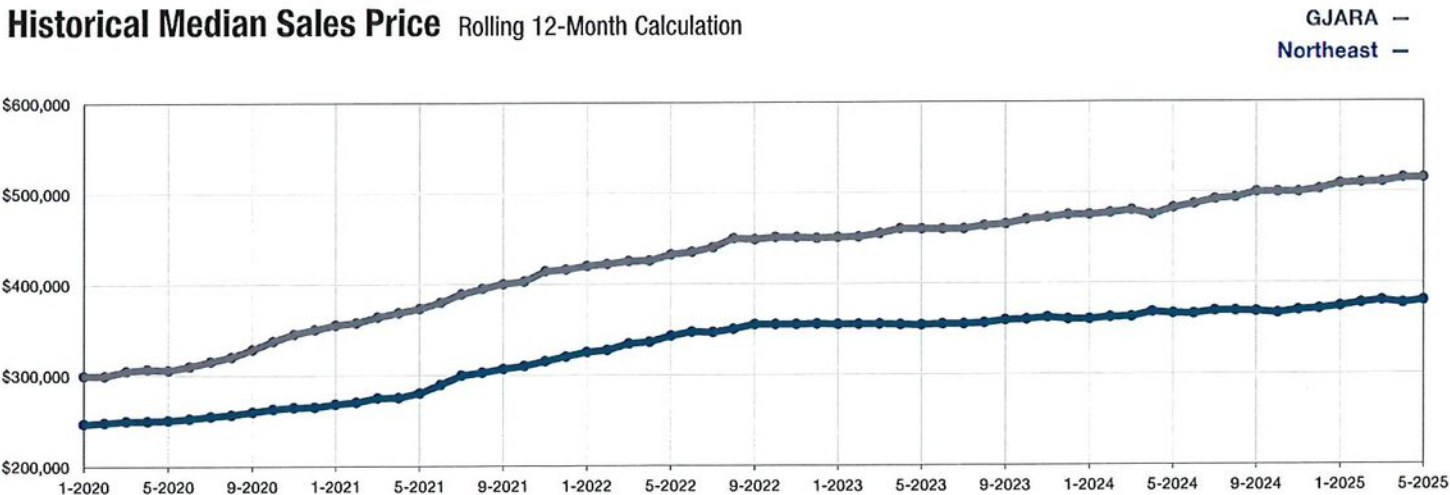
## Northeast

Key Metrics	May			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 05-2024	Thru 05-2025	Percent Change from Previous Year
New Listings	46	45	- 2.2%	175	205	+ 17.1%
Sold Listings	29	40	+ 37.9%	147	149	+ 1.4%
Median Sales Price*	\$380,000	\$391,750	+ 3.1%	\$371,900	\$390,000	+ 4.9%
Average Sales Price*	\$389,126	\$402,739	+ 3.5%	\$374,746	\$398,607	+ 6.4%
Percent of List Price Received*	99.6%	98.7%	- 0.9%	99.3%	98.7%	- 0.6%
Days on Market Until Sale	66	74	+ 12.1%	78	80	+ 2.6%
Inventory of Homes for Sale	49	66	+ 34.7%	--	--	--
Months Supply of Inventory	1.6	2.4	+ 50.0%	--	--	--

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



# Local Market Update for May 2025

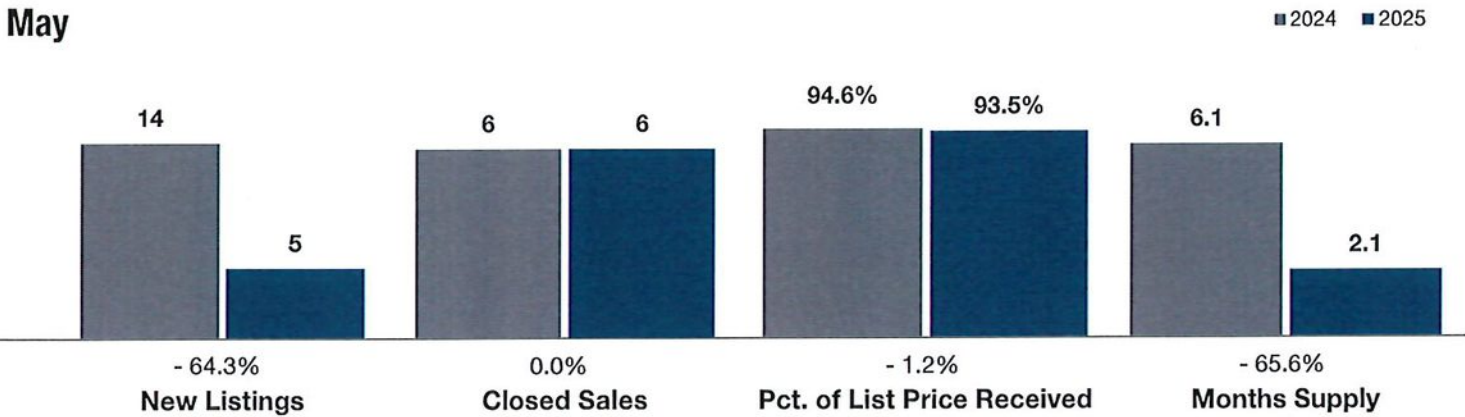
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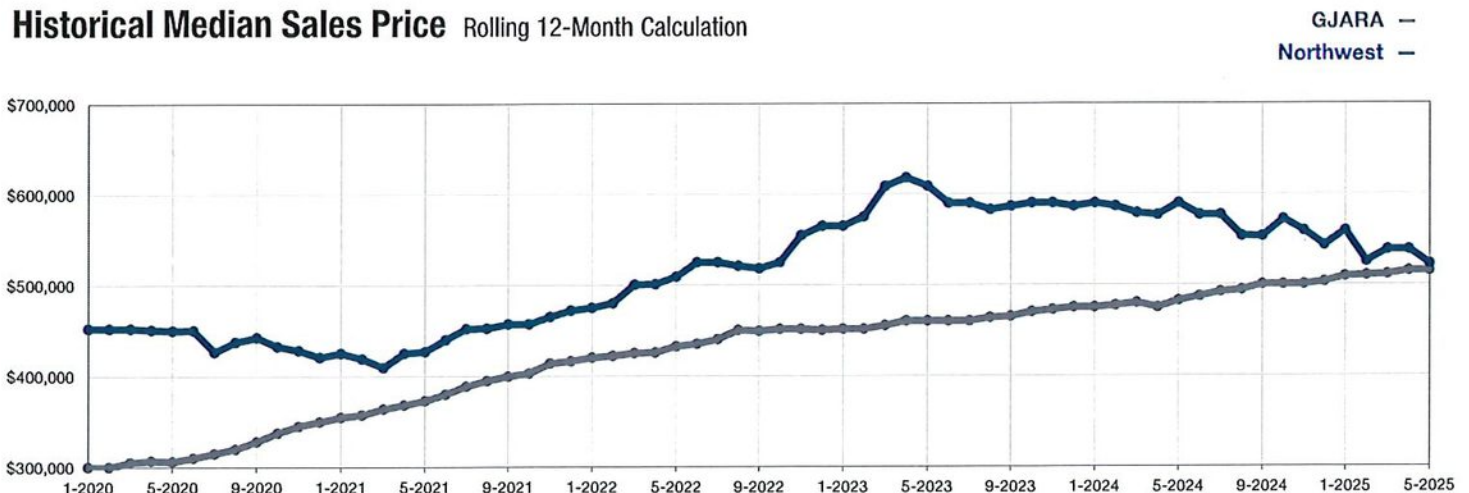
## Northwest

Key Metrics	May			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 05-2024	Thru 05-2025	Percent Change from Previous Year
New Listings	14	5	- 64.3%	48	48	0.0%
Sold Listings	6	6	0.0%	16	40	+ 150.0%
Median Sales Price*	\$843,250	\$787,250	- 6.6%	\$618,450	\$554,363	- 10.4%
Average Sales Price*	\$905,480	\$792,067	- 12.5%	\$703,042	\$671,908	- 4.4%
Percent of List Price Received*	94.6%	93.5%	- 1.2%	97.3%	98.6%	+ 1.3%
Days on Market Until Sale	79	105	+ 32.9%	74	116	+ 56.8%
Inventory of Homes for Sale	23	16	- 30.4%	--	--	--
Months Supply of Inventory	6.1	2.1	- 65.6%	--	--	--

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



## Historical Median Sales Price Rolling 12-Month Calculation





# Local Market Update for May 2025

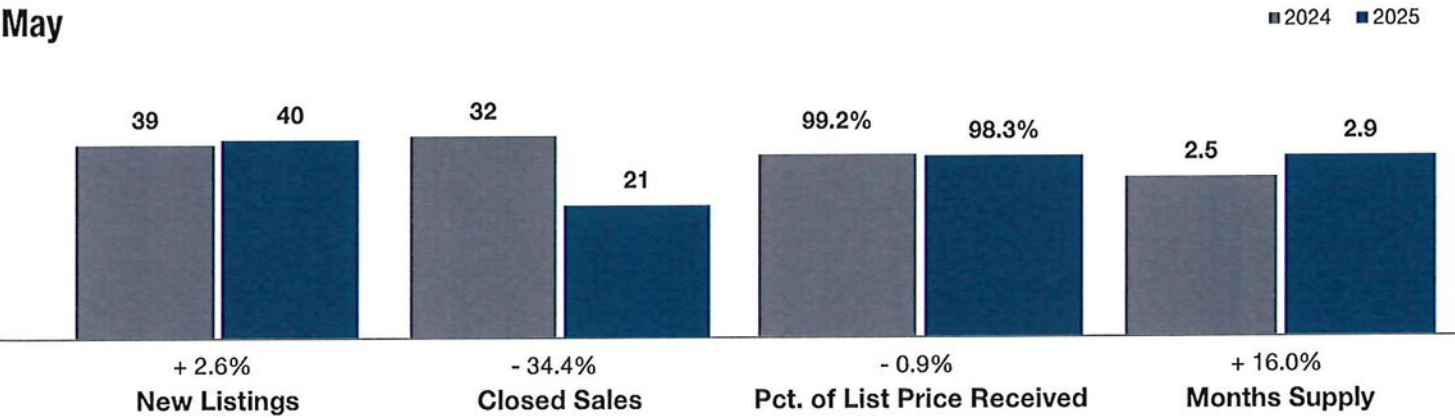
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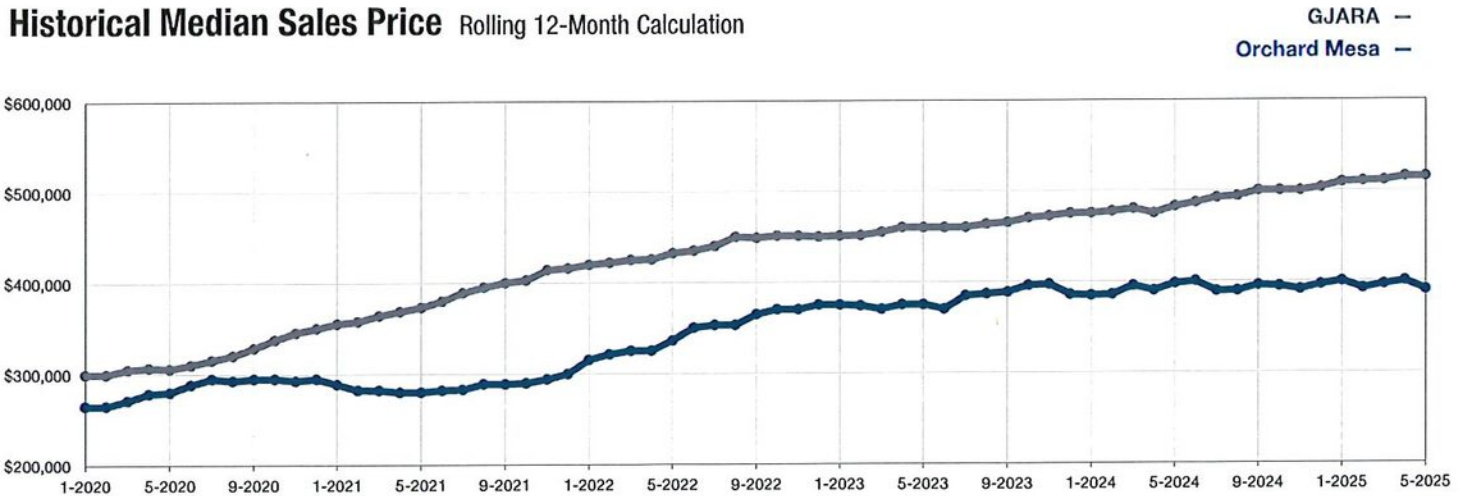
## Orchard Mesa

Key Metrics	May			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 05-2024	Thru 05-2025	Percent Change from Previous Year
New Listings	39	40	+ 2.6%	154	169	+ 9.7%
Sold Listings	32	21	- 34.4%	101	96	- 5.0%
Median Sales Price*	\$444,198	\$390,127	- 12.2%	\$404,900	\$395,014	- 2.4%
Average Sales Price*	\$446,348	\$392,431	- 12.1%	\$407,282	\$404,715	- 0.6%
Percent of List Price Received*	99.2%	98.3%	- 0.9%	99.4%	99.1%	- 0.3%
Days on Market Until Sale	87	60	- 31.0%	81	87	+ 7.4%
Inventory of Homes for Sale	58	71	+ 22.4%	--	--	--
Months Supply of Inventory	2.5	2.9	+ 16.0%	--	--	--

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



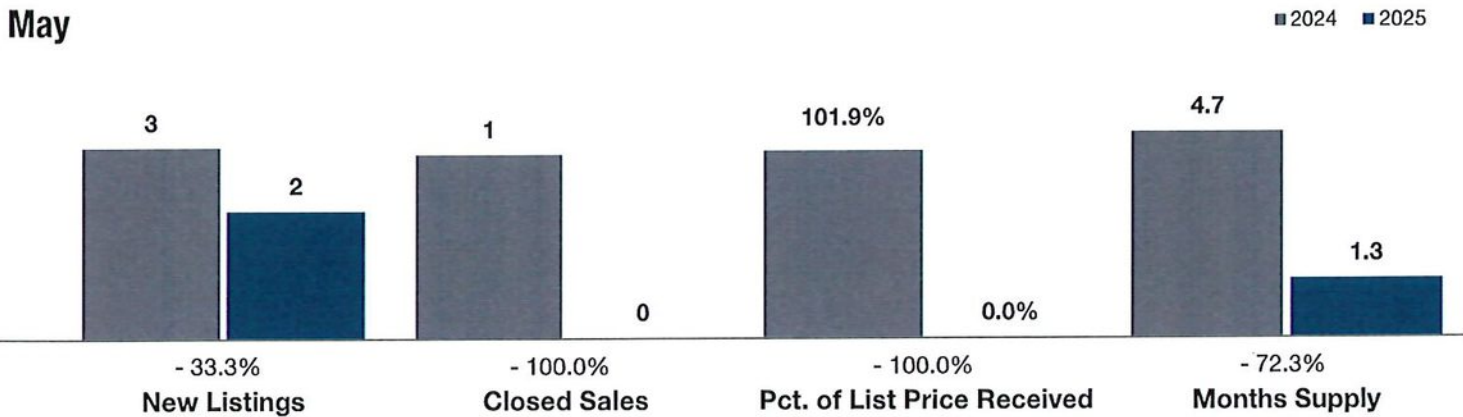
## Local Market Update for May 2025

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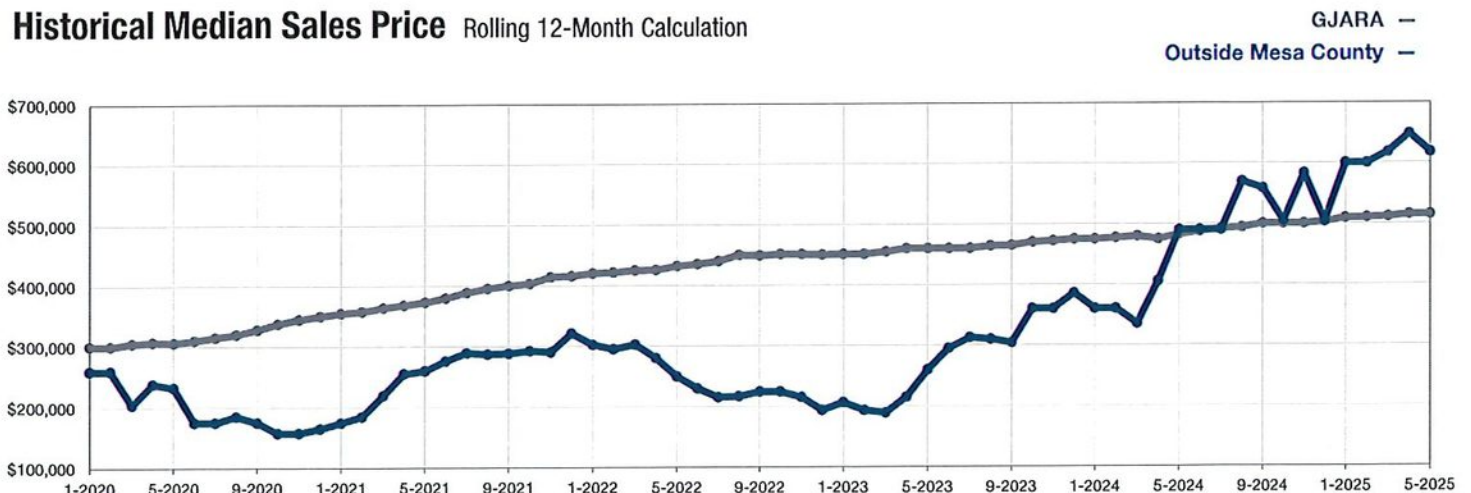
# Outside Mesa County

Key Metrics	May			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 05-2024	Thru 05-2025	Percent Change from Previous Year
New Listings	3	2	- 33.3%	10	5	- 50.0%
Sold Listings	1	0	- 100.0%	4	1	- 75.0%
Median Sales Price*	\$927,000	\$0	- 100.0%	\$194,450	\$678,500	+ 248.9%
Average Sales Price*	\$927,000	\$0	- 100.0%	\$356,438	\$678,500	+ 90.4%
Percent of List Price Received*	101.9%	0.0%	- 100.0%	100.8%	99.8%	- 1.0%
Days on Market Until Sale	31	0	- 100.0%	59	241	+ 308.5%
Inventory of Homes for Sale	7	2	- 71.4%	--	--	--
Months Supply of Inventory	4.7	1.3	- 72.3%	--	--	--

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## Historical Median Sales Price Rolling 12-Month Calculation





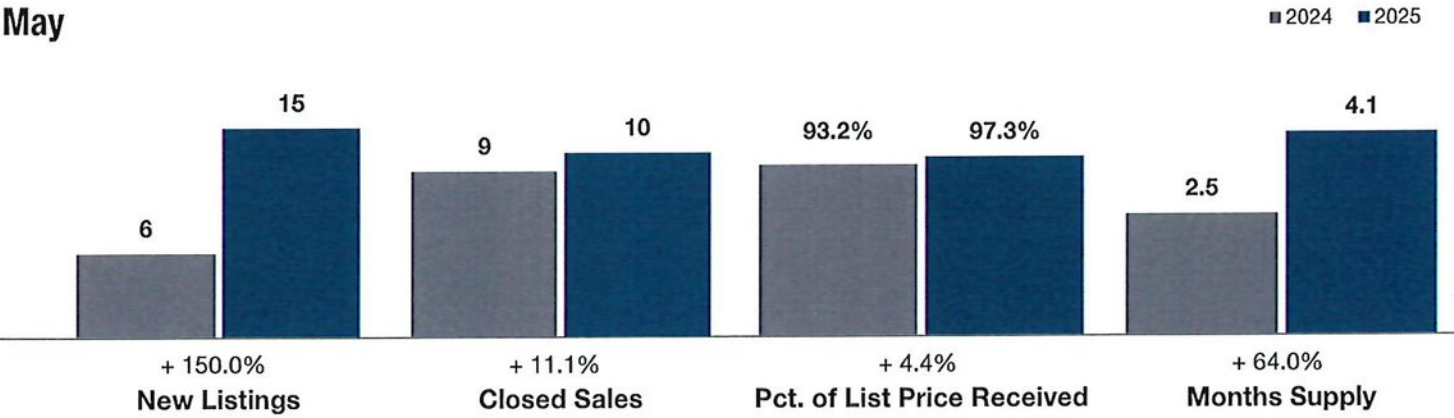
Local Market Update for May 2025

A Research Tool Provided by the Colorado Association of REALTORS®

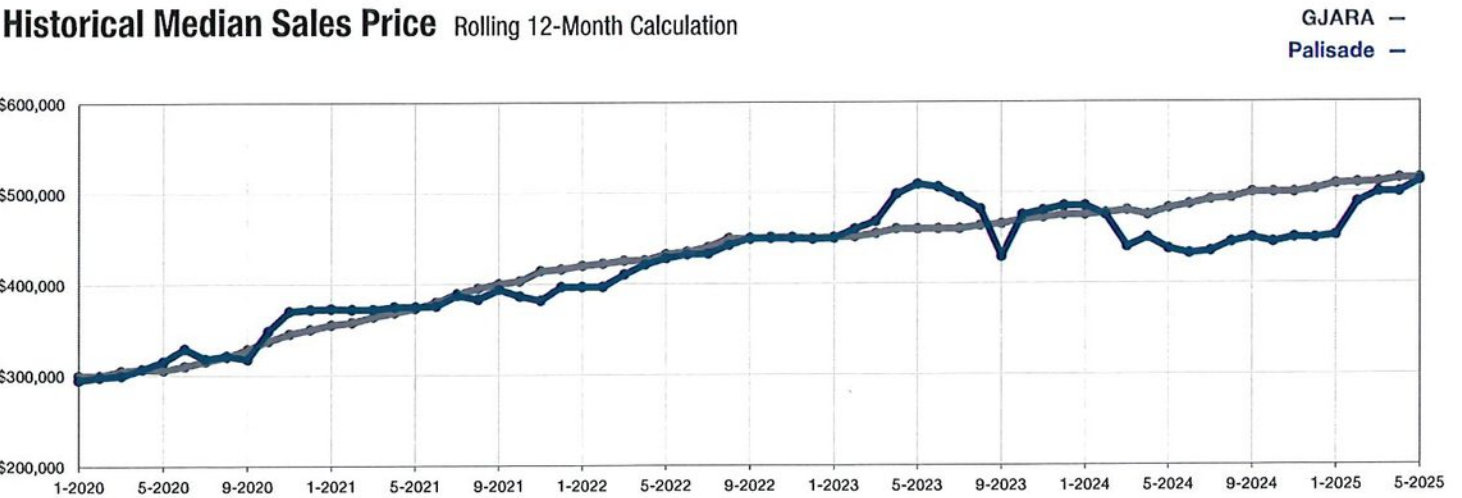
Palisade

Key Metrics	May			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 05-2024	Thru 05-2025	Percent Change from Previous Year
New Listings	6	15	+ 150.0%	32	47	+ 46.9%
Sold Listings	9	10	+ 11.1%	23	29	+ 26.1%
Median Sales Price*	\$376,500	\$515,750	+ 37.0%	\$430,000	\$525,000	+ 22.1%
Average Sales Price*	\$498,389	\$666,690	+ 33.8%	\$410,370	\$573,536	+ 39.8%
Percent of List Price Received*	93.2%	97.3%	+ 4.4%	95.2%	98.3%	+ 3.3%
Days on Market Until Sale	76	75	- 1.3%	72	96	+ 33.3%
Inventory of Homes for Sale	13	20	+ 53.8%	--	--	--
Months Supply of Inventory	2.5	4.1	+ 64.0%	--	--	--

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Historical Median Sales Price Rolling 12-Month Calculation



# Local Market Update for May 2025

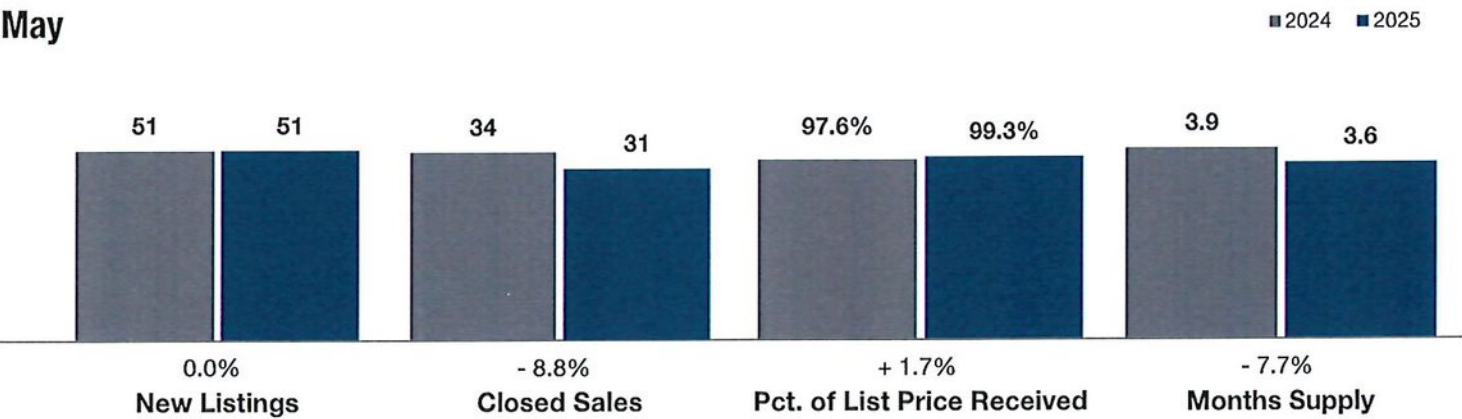
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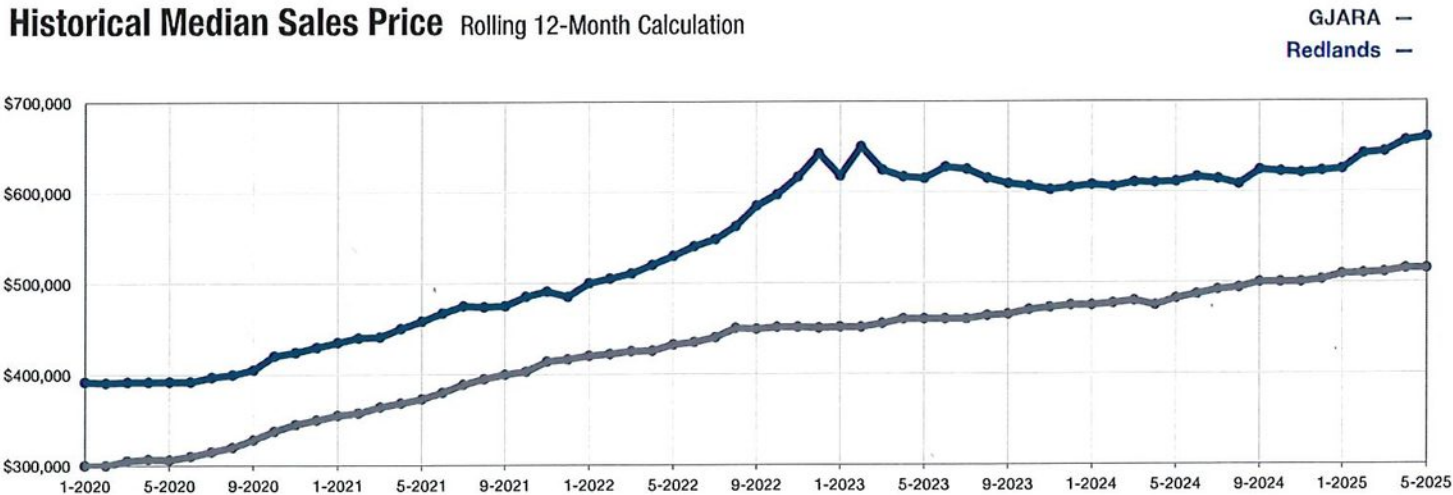
## Redlands

Key Metrics	May			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 05-2024	Thru 05-2025	Percent Change from Previous Year
New Listings	51	51	0.0%	160	174	+ 8.7%
Sold Listings	34	31	- 8.8%	106	105	- 0.9%
Median Sales Price*	\$661,250	\$725,000	+ 9.6%	\$612,550	\$700,000	+ 14.3%
Average Sales Price*	\$795,065	\$748,828	- 5.8%	\$693,344	\$748,397	+ 7.9%
Percent of List Price Received*	97.6%	99.3%	+ 1.7%	98.4%	98.8%	+ 0.4%
Days on Market Until Sale	96	101	+ 5.2%	95	108	+ 13.7%
Inventory of Homes for Sale	84	82	- 2.4%	--	--	--
Months Supply of Inventory	3.9	3.6	- 7.7%	--	--	--

\* 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





# Local Market Update for May 2025

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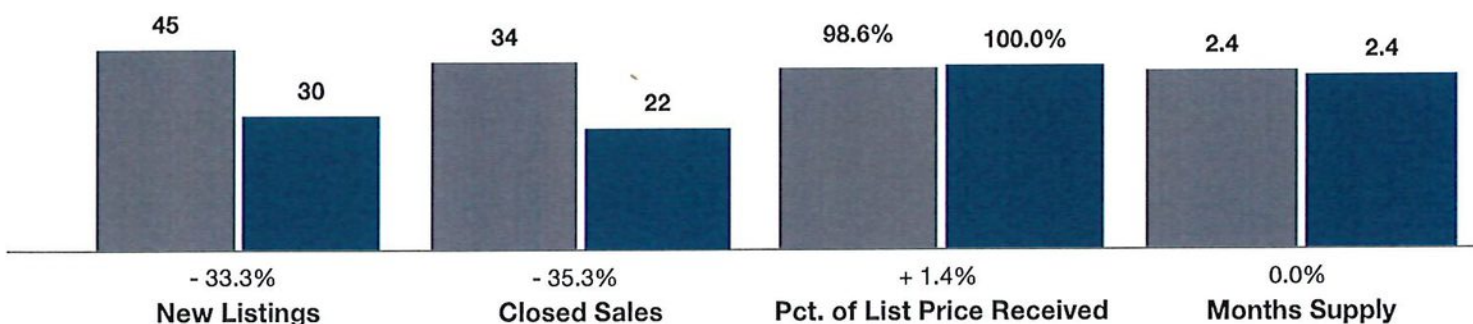
## Southeast

Key Metrics	May			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 05-2024	Thru 05-2025	Percent Change from Previous Year
New Listings	45	30	- 33.3%	172	172	0.0%
Sold Listings	34	22	- 35.3%	122	134	+ 9.8%
Median Sales Price*	\$349,000	\$377,900	+ 8.3%	\$340,000	\$347,500	+ 2.2%
Average Sales Price*	\$347,782	\$351,055	+ 0.9%	\$330,760	\$332,479	+ 0.5%
Percent of List Price Received*	98.6%	100.0%	+ 1.4%	98.6%	98.9%	+ 0.3%
Days on Market Until Sale	73	64	- 12.3%	75	80	+ 6.7%
Inventory of Homes for Sale	54	61	+ 13.0%	--	--	--
Months Supply of Inventory	2.4	2.4	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.

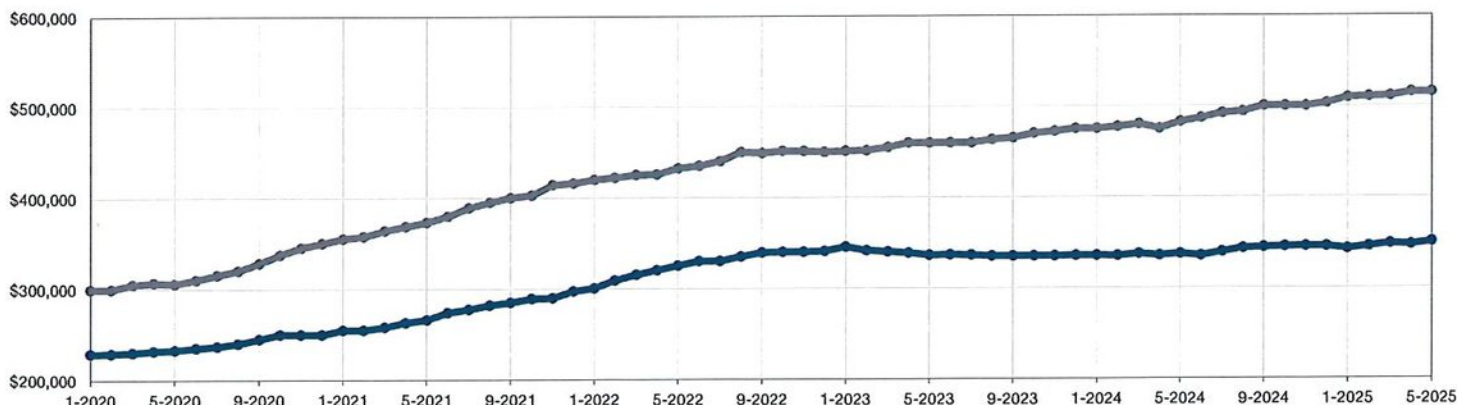
### May

■ 2024 ■ 2025



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

GJARA —  
Southeast —



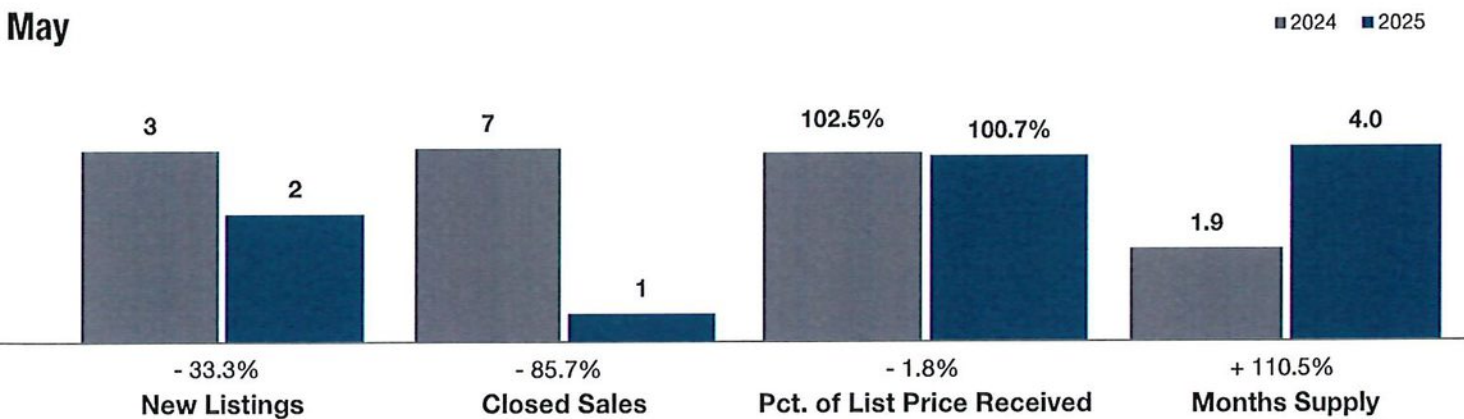
## Local Market Update for May 2025

A Research Tool Provided by the Colorado Association of REALTORS®

# Whitewater/Gateway

Key Metrics	May			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 05-2024	Thru 05-2025	Percent Change from Previous Year
New Listings	3	2	- 33.3%	18	15	- 16.7%
Sold Listings	7	1	- 85.7%	19	11	- 42.1%
Median Sales Price*	\$430,000	\$579,300	+ 34.7%	\$416,750	\$579,300	+ 39.0%
Average Sales Price*	\$497,882	\$579,300	+ 16.4%	\$484,510	\$680,291	+ 40.4%
Percent of List Price Received*	102.5%	100.7%	- 1.8%	99.9%	98.5%	- 1.4%
Days on Market Until Sale	122	239	+ 95.9%	108	146	+ 35.2%
Inventory of Homes for Sale	6	9	+ 50.0%	--	--	--
Months Supply of Inventory	1.9	4.0	+ 110.5%	--	--	--

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



## Historical Median Sales Price Rolling 12-Month Calculation

