

Local Market Update for October 2025

A Research Tool Provided by the Colorado Association of REALTORS®

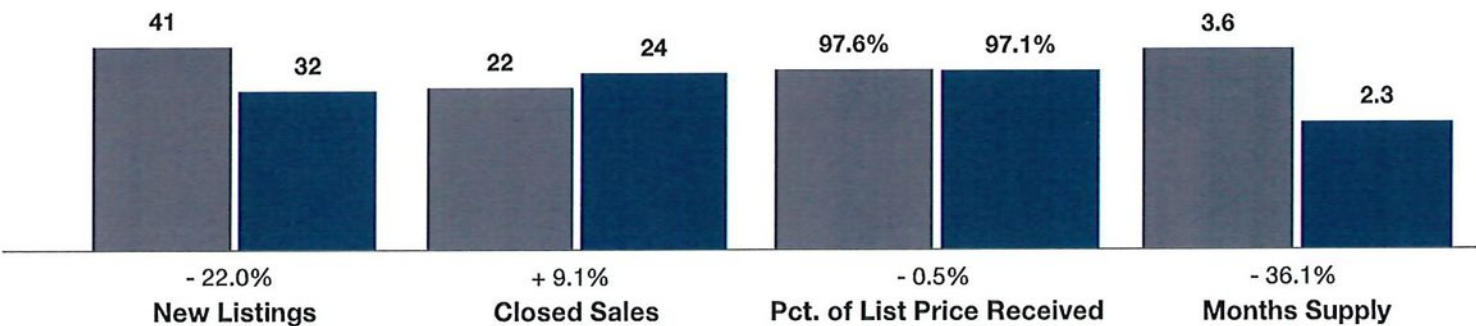
City

Key Metrics	October			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 10-2024	Thru 10-2025	Percent Change from Previous Year
New Listings	41	32	- 22.0%	369	409	+ 10.8%
Sold Listings	22	24	+ 9.1%	253	330	+ 30.4%
Median Sales Price*	\$326,500	\$366,700	+ 12.3%	\$330,000	\$340,650	+ 3.2%
Average Sales Price*	\$323,750	\$404,350	+ 24.9%	\$325,885	\$347,582	+ 6.7%
Percent of List Price Received*	97.6%	97.1%	- 0.5%	98.0%	98.0%	0.0%
Days on Market Until Sale	61	82	+ 34.4%	66	78	+ 18.2%
Inventory of Homes for Sale	88	74	- 15.9%	--	--	--
Months Supply of Inventory	3.6	2.3	- 36.1%	--	--	--

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

October

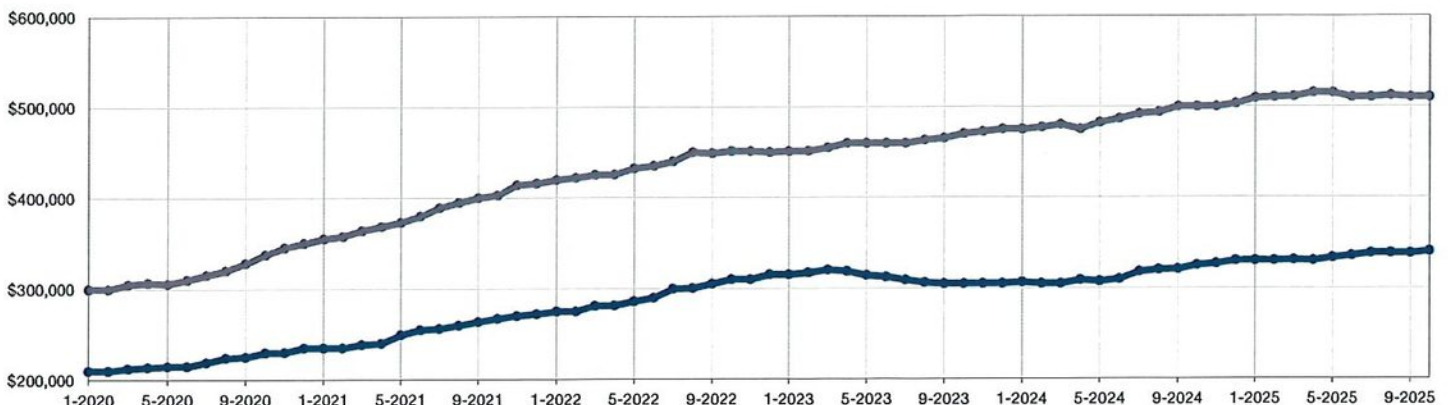
■ 2024 ■ 2025



Historical Median Sales Price

Rolling 12-Month Calculation

GJARA —
City —



Local Market Update for October 2025

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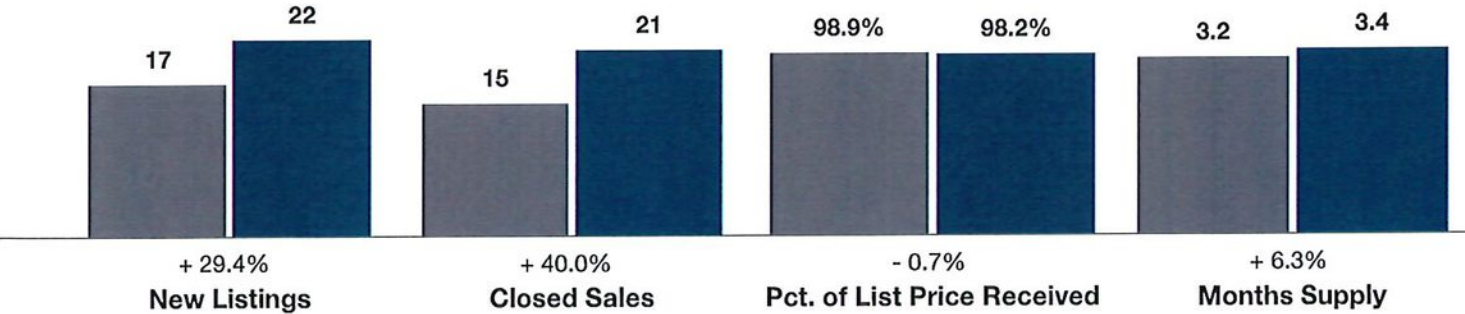
Clifton

Key Metrics	October			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 10-2024	Thru 10-2025	Percent Change from Previous Year
New Listings	17	22	+ 29.4%	216	244	+ 13.0%
Sold Listings	15	21	+ 40.0%	169	175	+ 3.6%
Median Sales Price*	\$295,000	\$330,000	+ 11.9%	\$298,000	\$310,000	+ 4.0%
Average Sales Price*	\$295,293	\$310,633	+ 5.2%	\$296,095	\$298,802	+ 0.9%
Percent of List Price Received*	98.9%	98.2%	- 0.7%	98.1%	98.2%	+ 0.1%
Days on Market Until Sale	77	102	+ 32.5%	71	86	+ 21.1%
Inventory of Homes for Sale	52	57	+ 9.6%	--	--	--
Months Supply of Inventory	3.2	3.4	+ 6.3%	--	--	--

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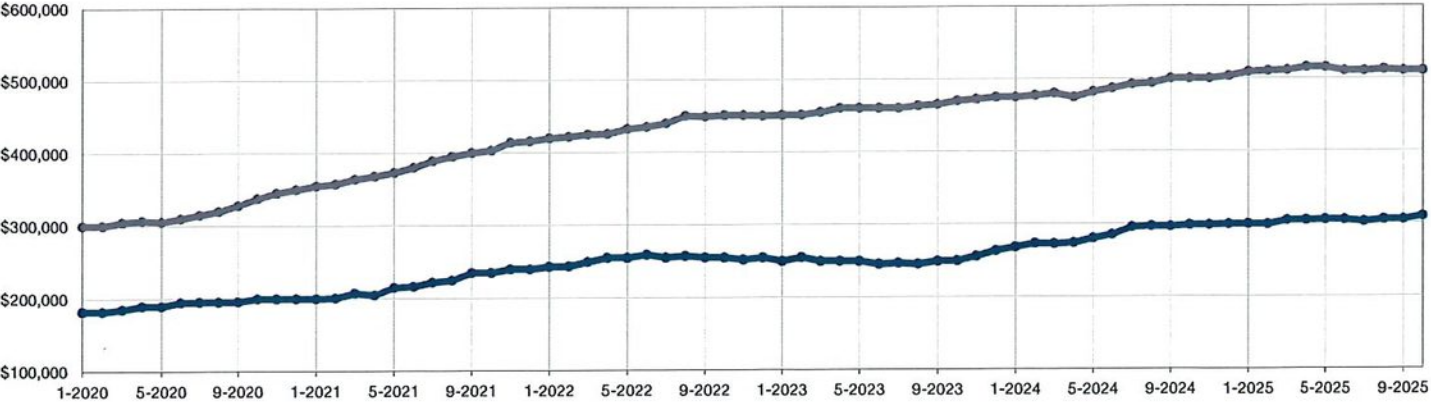
October

■ 2024 ■ 2025



Historical Median Sales Price Rolling 12-Month Calculation

GJARA —
Clifton —



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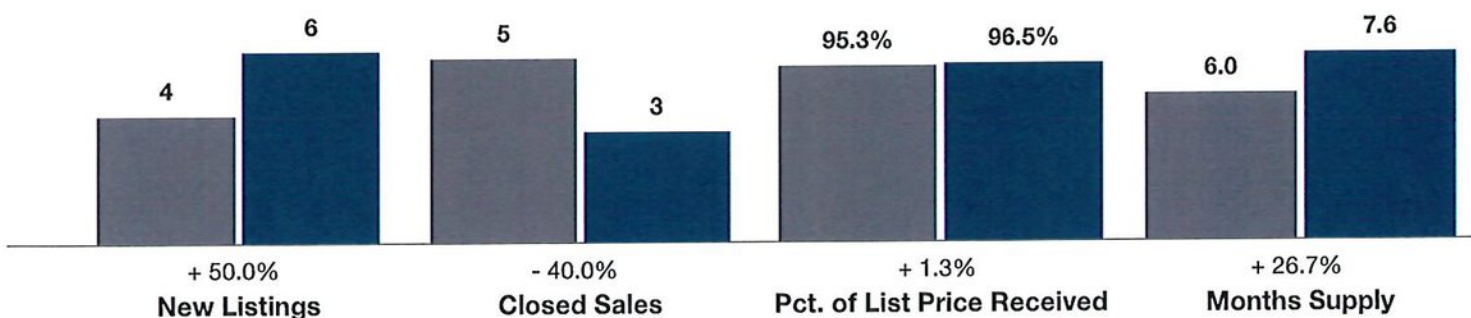
Collbran/Mesa/Vega

Key Metrics	October			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 10-2024	Thru 10-2025	Percent Change from Previous Year
New Listings	4	6	+ 50.0%	73	66	- 9.6%
Sold Listings	5	3	- 40.0%	45	31	- 31.1%
Median Sales Price*	\$335,000	\$530,000	+ 58.2%	\$425,000	\$465,000	+ 9.4%
Average Sales Price*	\$384,400	\$551,333	+ 43.4%	\$498,666	\$627,653	+ 25.9%
Percent of List Price Received*	95.3%	96.5%	+ 1.3%	96.5%	96.8%	+ 0.3%
Days on Market Until Sale	118	59	- 50.0%	104	138	+ 32.7%
Inventory of Homes for Sale	27	29	+ 7.4%	--	--	--
Months Supply of Inventory	6.0	7.6	+ 26.7%	--	--	--

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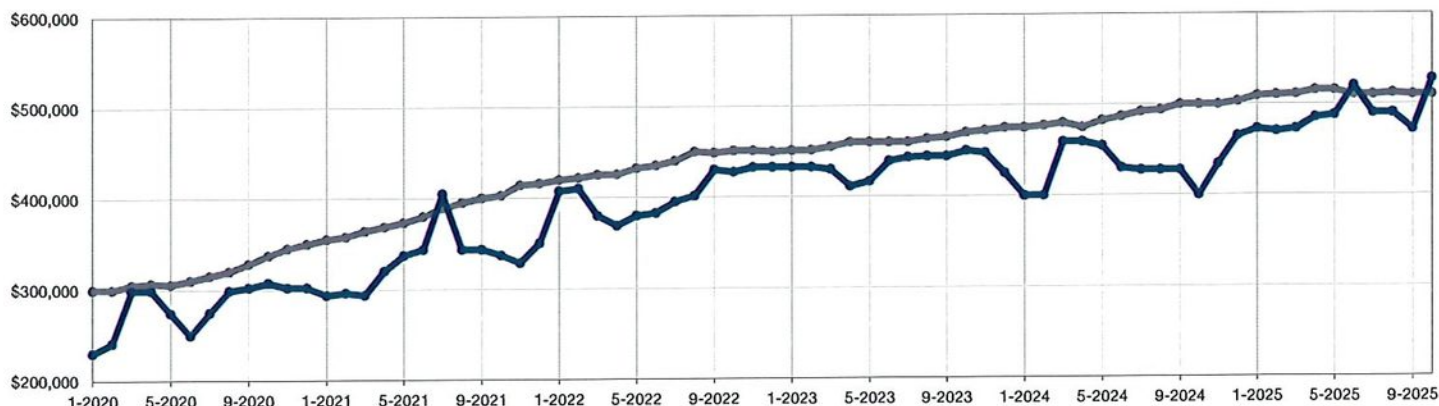
October

■ 2024 ■ 2025



Historical Median Sales Price Rolling 12-Month Calculation

GJARA —
Collbran/Mesa/Vega —



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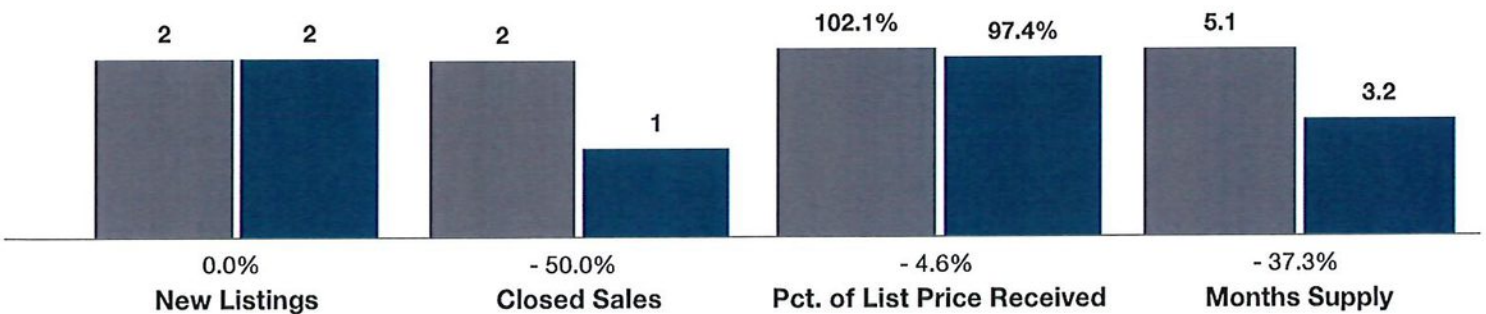
Debeque (Includes De-Beque Cutoff)

Key Metrics	October			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 10-2024	Thru 10-2025	Percent Change from Previous Year
New Listings	2	2	0.0%	23	18	- 21.7%
Sold Listings	2	1	- 50.0%	11	15	+ 36.4%
Median Sales Price*	\$223,808	\$700,000	+ 212.8%	\$318,750	\$299,000	- 6.2%
Average Sales Price*	\$223,808	\$700,000	+ 212.8%	\$401,420	\$347,400	- 13.5%
Percent of List Price Received*	102.1%	97.4%	- 4.6%	97.8%	99.3%	+ 1.5%
Days on Market Until Sale	71	93	+ 31.0%	77	96	+ 24.7%
Inventory of Homes for Sale	8	6	- 25.0%	--	--	--
Months Supply of Inventory	5.1	3.2	- 37.3%	--	--	--

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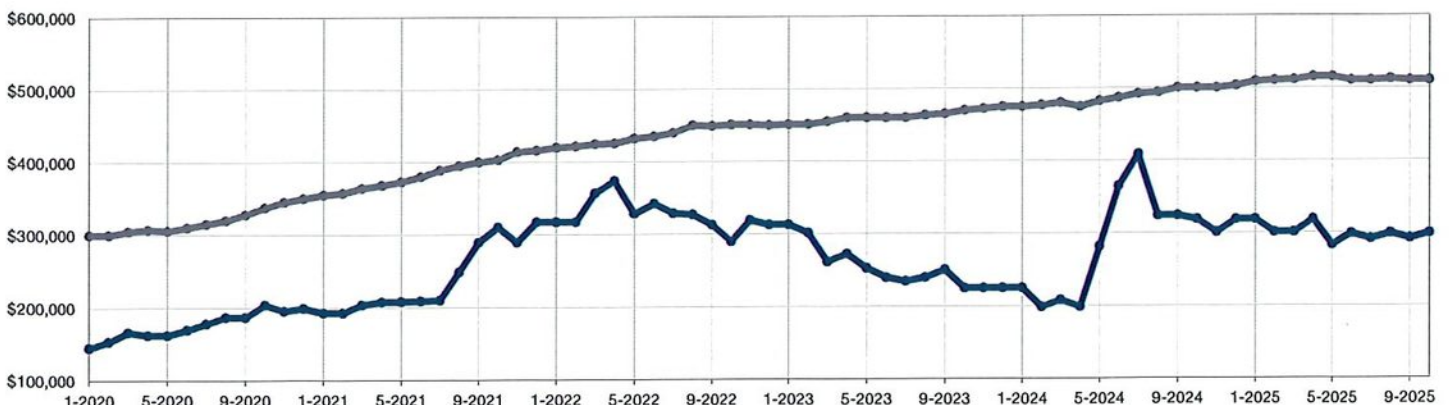
October

■ 2024 ■ 2025



Historical Median Sales Price Rolling 12-Month Calculation

GJARA —
Debeque (Includes De-Beque Cutoff) —



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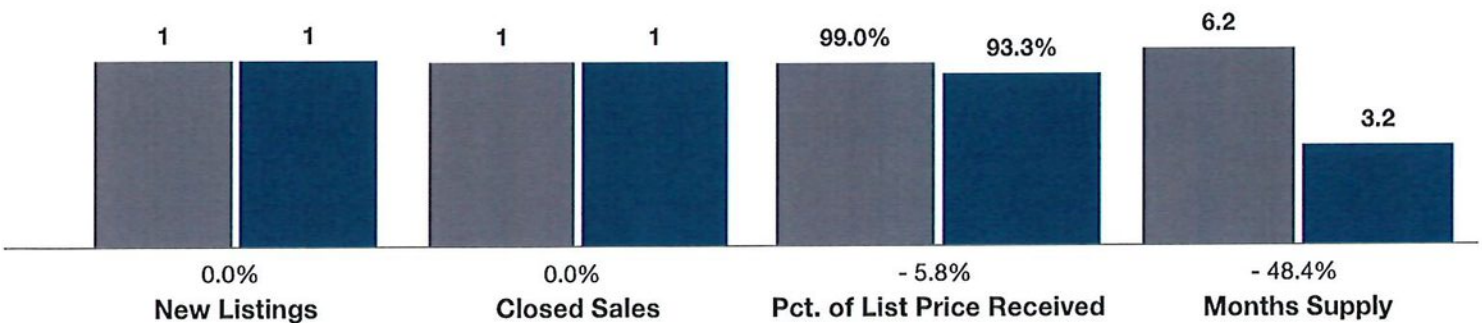
East Orchard Mesa

Key Metrics	October			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 10-2024	Thru 10-2025	Percent Change from Previous Year
New Listings	1	1	0.0%	19	19	0.0%
Sold Listings	1	1	0.0%	12	17	+ 41.7%
Median Sales Price*	\$717,500	\$1,050,000	+ 46.3%	\$807,500	\$670,000	- 17.0%
Average Sales Price*	\$717,500	\$1,050,000	+ 46.3%	\$783,625	\$813,935	+ 3.9%
Percent of List Price Received*	99.0%	93.3%	- 5.8%	93.8%	95.6%	+ 1.9%
Days on Market Until Sale	77	41	- 46.8%	99	112	+ 13.1%
Inventory of Homes for Sale	9	6	- 33.3%	--	--	--
Months Supply of Inventory	6.2	3.2	- 48.4%	--	--	--

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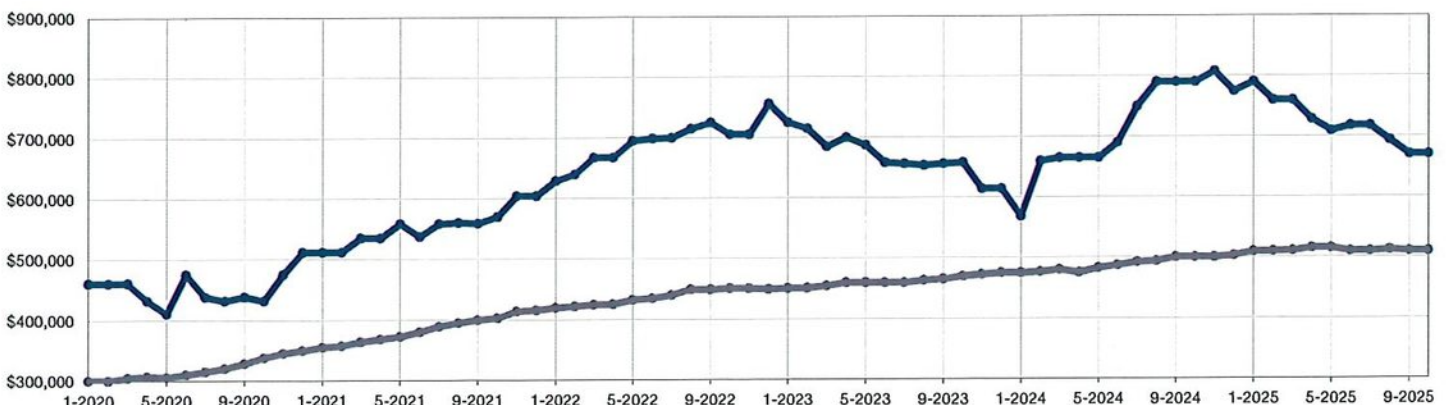
October

■ 2024 ■ 2025



Historical Median Sales Price Rolling 12-Month Calculation

GJARA —
East Orchard Mesa —



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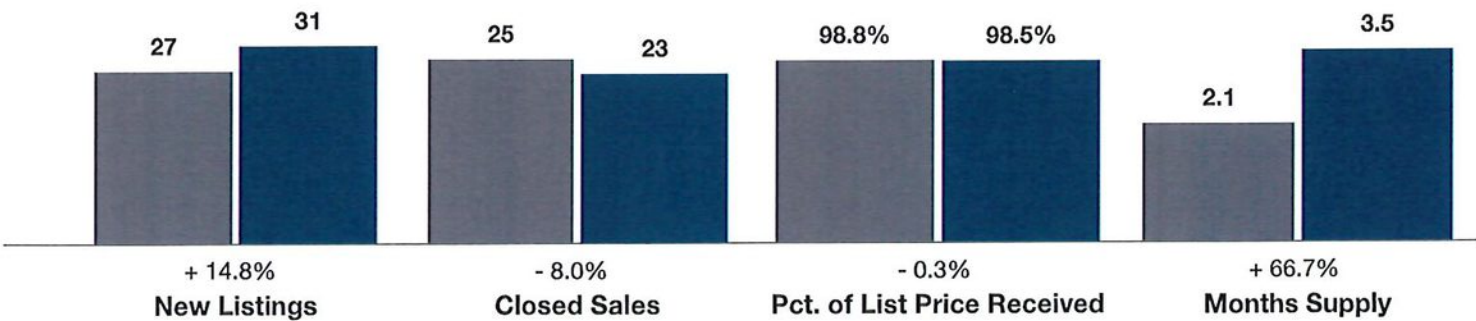
Fruita

Key Metrics	October			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 10-2024	Thru 10-2025	Percent Change from Previous Year
New Listings	27	31	+ 14.8%	294	361	+ 22.8%
Sold Listings	25	23	- 8.0%	242	242	0.0%
Median Sales Price*	\$445,000	\$479,127	+ 7.7%	\$450,582	\$477,250	+ 5.9%
Average Sales Price*	\$545,140	\$522,403	- 4.2%	\$474,119	\$515,449	+ 8.7%
Percent of List Price Received*	98.8%	98.5%	- 0.3%	97.9%	98.4%	+ 0.5%
Days on Market Until Sale	97	79	- 18.6%	74	77	+ 4.1%
Inventory of Homes for Sale	50	82	+ 64.0%	--	--	--
Months Supply of Inventory	2.1	3.5	+ 66.7%	--	--	--

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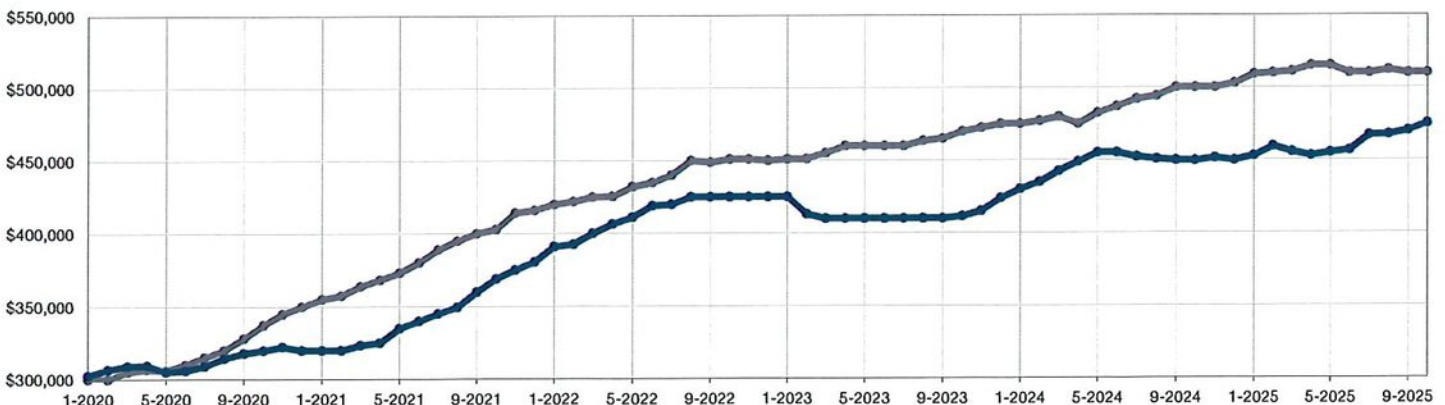
October

■ 2024 ■ 2025



Historical Median Sales Price Rolling 12-Month Calculation

GJARA —
Fruita —



Local Market Update for October 2025

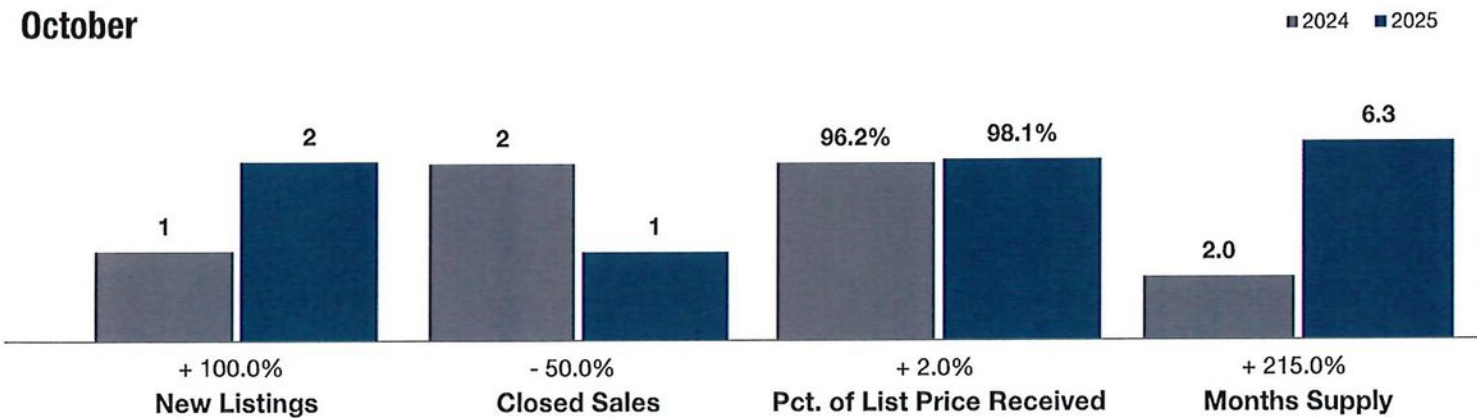
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Glade Park

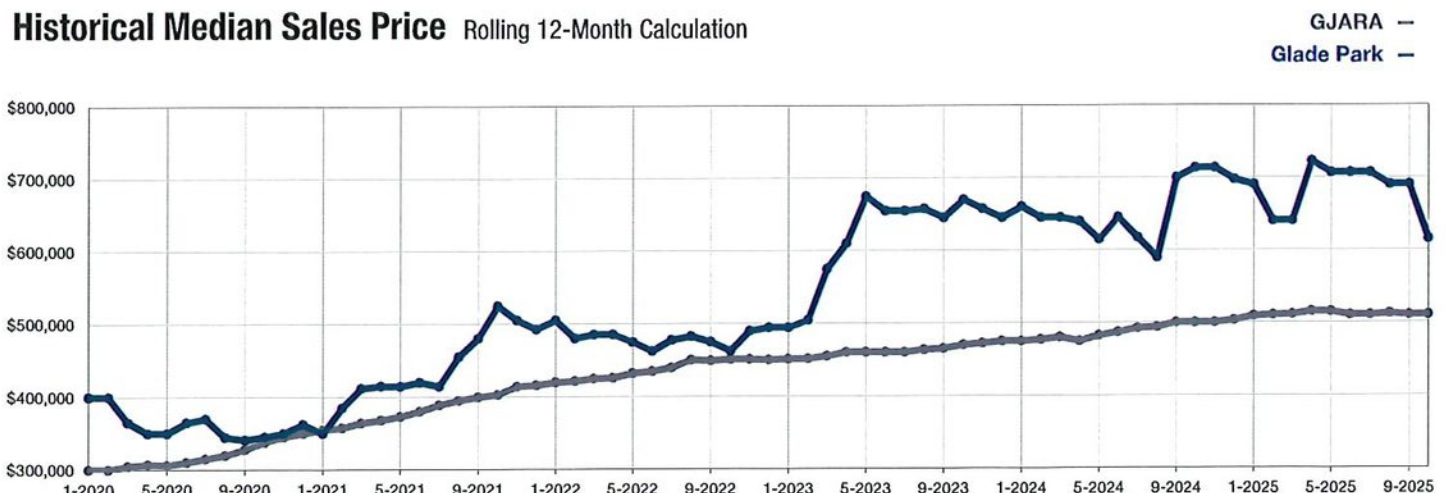
Key Metrics	October			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 10-2024	Thru 10-2025	Percent Change from Previous Year
New Listings	1	2	+ 100.0%	17	31	+ 82.4%
Sold Listings	2	1	- 50.0%	14	12	- 14.3%
Median Sales Price*	\$986,250	\$470,000	- 52.3%	\$713,250	\$615,250	- 13.7%
Average Sales Price*	\$986,250	\$470,000	- 52.3%	\$687,225	\$670,728	- 2.4%
Percent of List Price Received*	96.2%	98.1%	+ 2.0%	94.9%	96.2%	+ 1.4%
Days on Market Until Sale	384	112	- 70.8%	172	87	- 49.4%
Inventory of Homes for Sale	4	11	+ 175.0%	--	--	--
Months Supply of Inventory	2.0	6.3	+ 215.0%	--	--	--

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October



Historical Median Sales Price Rolling 12-Month Calculation



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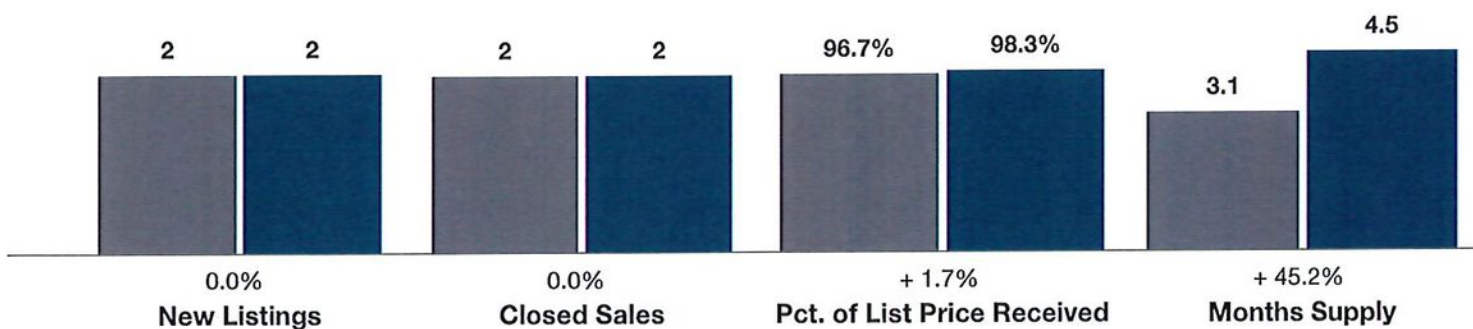
Loma

Key Metrics	October			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 10-2024	Thru 10-2025	Percent Change from Previous Year
New Listings	2	2	0.0%	19	35	+ 84.2%
Sold Listings	2	2	0.0%	21	21	0.0%
Median Sales Price*	\$477,500	\$346,250	- 27.5%	\$580,000	\$510,000	- 12.1%
Average Sales Price*	\$477,500	\$346,250	- 27.5%	\$574,090	\$577,357	+ 0.6%
Percent of List Price Received*	96.7%	98.3%	+ 1.7%	97.1%	98.4%	+ 1.3%
Days on Market Until Sale	100	63	- 37.0%	96	93	- 3.1%
Inventory of Homes for Sale	6	9	+ 50.0%	--	--	--
Months Supply of Inventory	3.1	4.5	+ 45.2%	--	--	--

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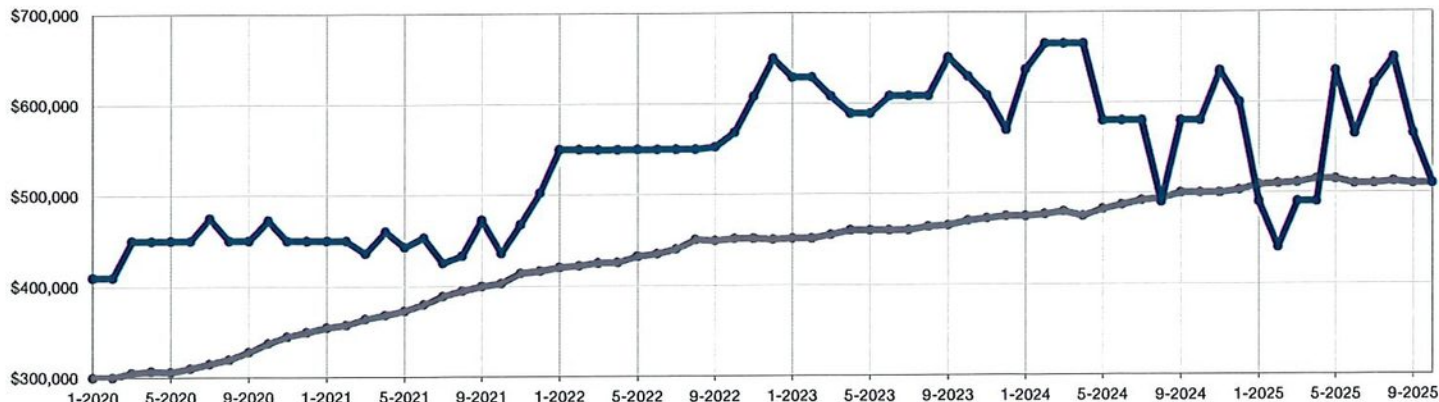
October

■ 2024 ■ 2025



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Loma —



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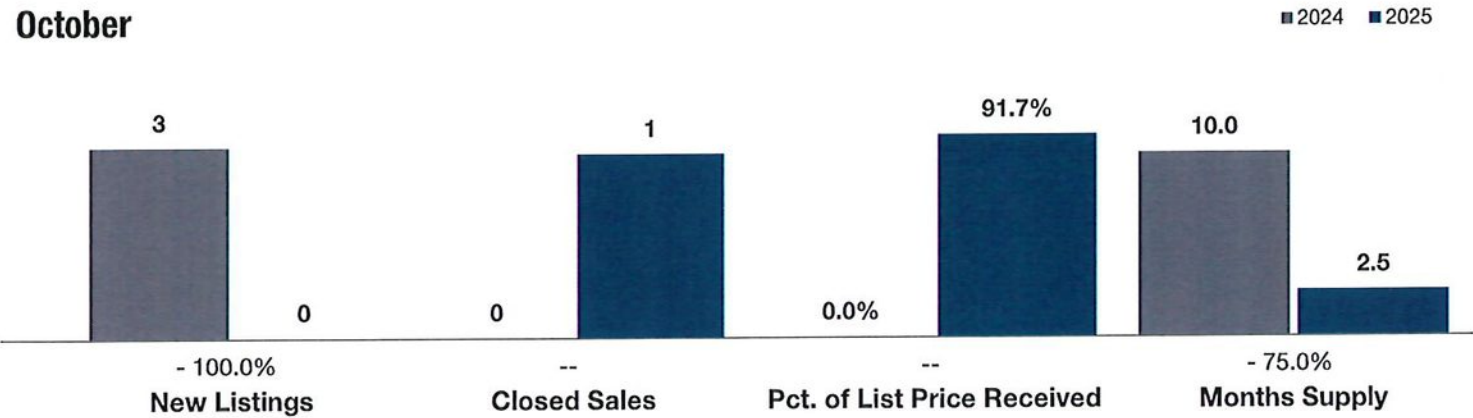
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Mack

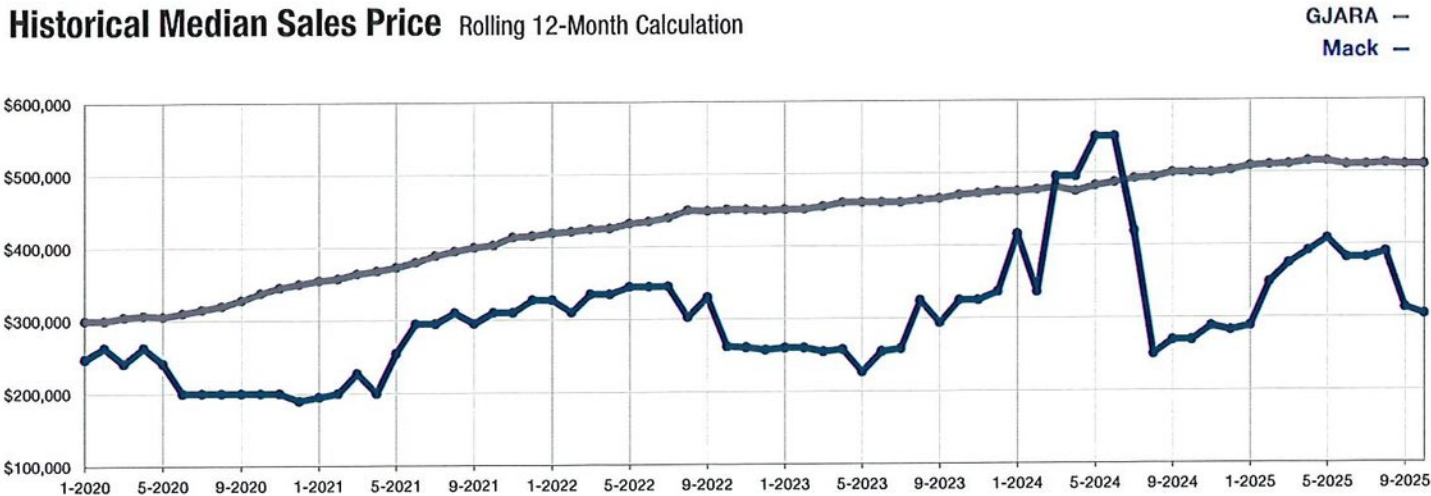
Key Metrics	October			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 10-2024	Thru 10-2025	Percent Change from Previous Year
New Listings	3	0	- 100.0%	20	25	+ 25.0%
Sold Listings	0	1	--	5	17	+ 240.0%
Median Sales Price*	\$0	\$275,000	--	\$288,690	\$313,000	+ 8.4%
Average Sales Price*	\$0	\$275,000	--	\$338,567	\$426,344	+ 25.9%
Percent of List Price Received*	0.0%	91.7%	--	97.4%	98.8%	+ 1.4%
Days on Market Until Sale	0	121	--	107	94	- 12.1%
Inventory of Homes for Sale	10	5	- 50.0%	--	--	--
Months Supply of Inventory	10.0	2.5	- 75.0%	--	--	--

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October



Historical Median Sales Price Rolling 12-Month Calculation



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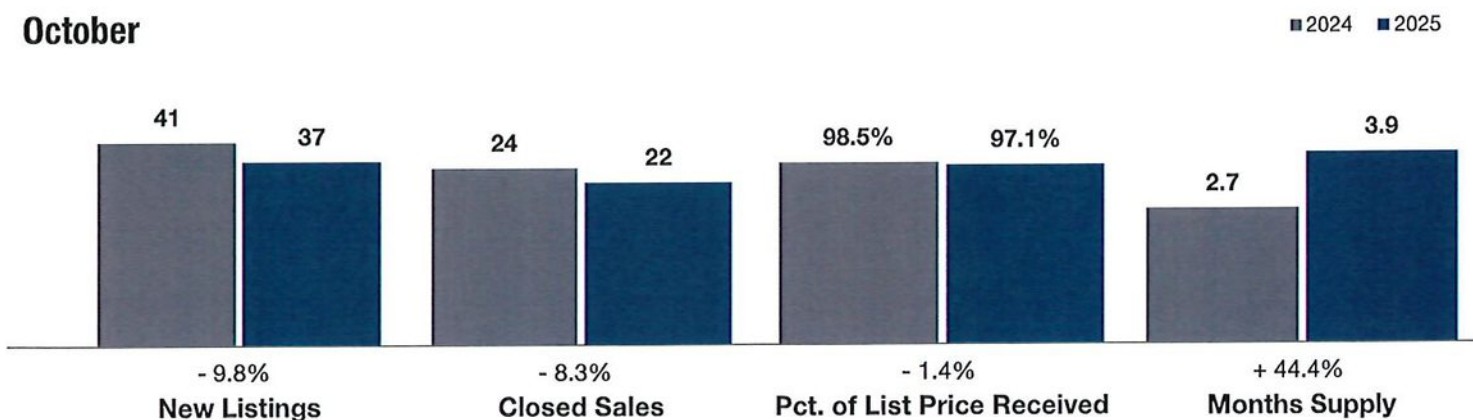


North

Key Metrics	October			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 10-2024	Thru 10-2025	Percent Change from Previous Year
New Listings	41	37	- 9.8%	453	459	+ 1.3%
Sold Listings	24	22	- 8.3%	343	331	- 3.5%
Median Sales Price*	\$513,000	\$437,250	- 14.8%	\$510,000	\$492,000	- 3.5%
Average Sales Price*	\$526,501	\$642,018	+ 21.9%	\$558,442	\$545,569	- 2.3%
Percent of List Price Received*	98.5%	97.1%	- 1.4%	98.4%	98.2%	- 0.2%
Days on Market Until Sale	99	109	+ 10.1%	81	85	+ 4.9%
Inventory of Homes for Sale	89	123	+ 38.2%	--	--	--
Months Supply of Inventory	2.7	3.9	+ 44.4%	--	--	--

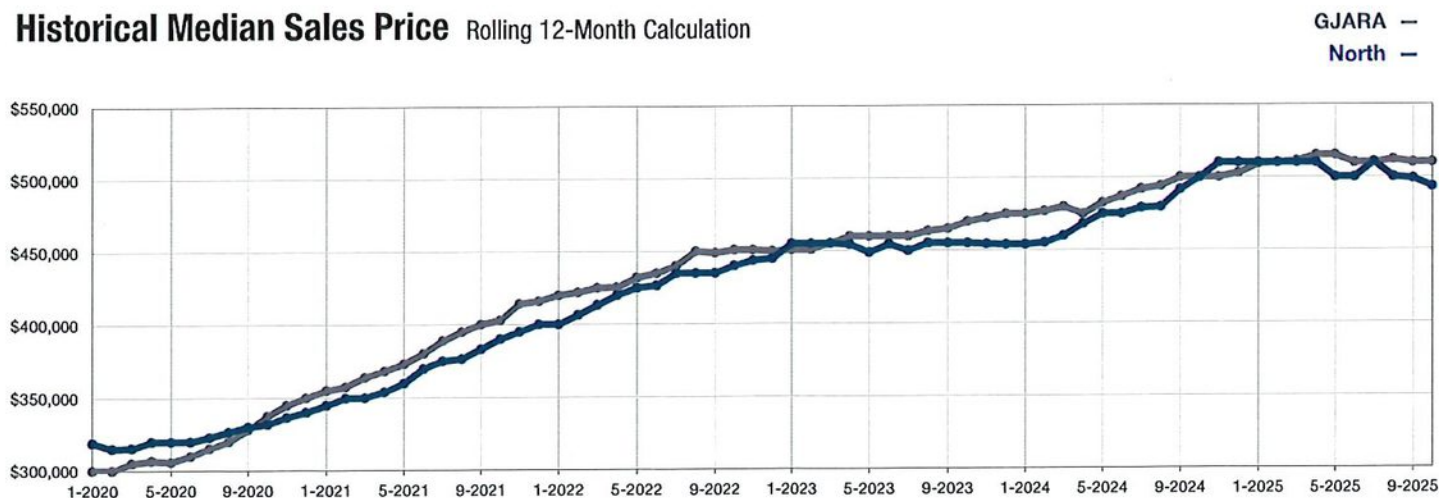
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October



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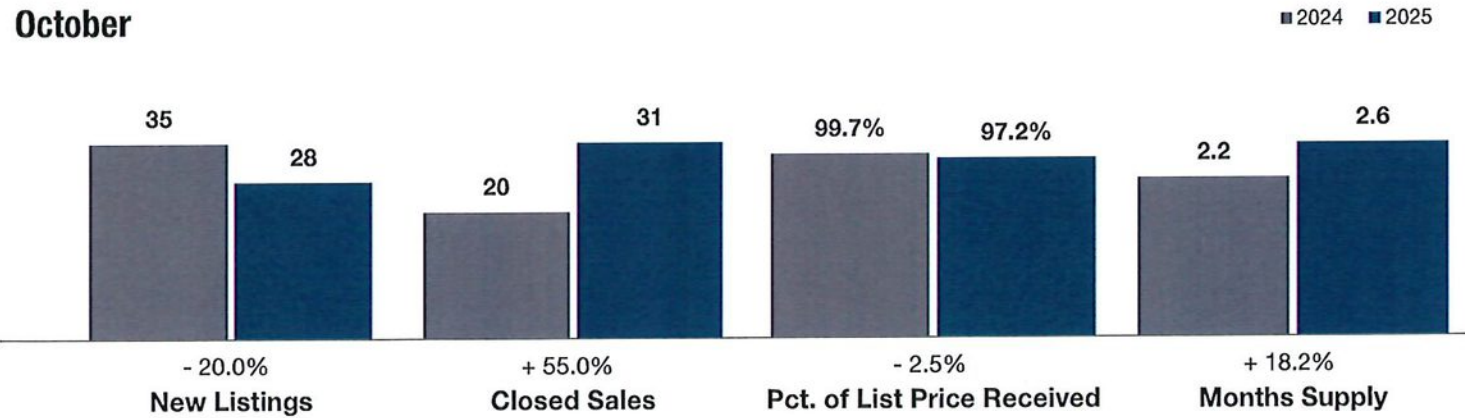


Northeast

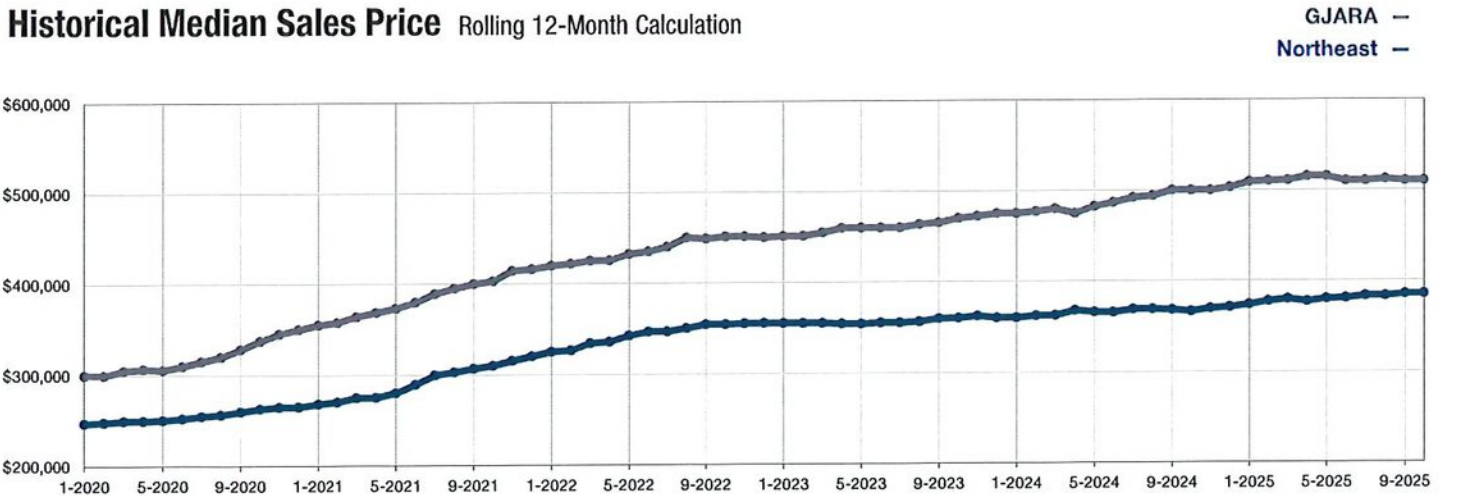
Key Metrics	October			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 10-2024	Thru 10-2025	Percent Change from Previous Year
New Listings	35	28	- 20.0%	342	403	+ 17.8%
Sold Listings	20	31	+ 55.0%	296	304	+ 2.7%
Median Sales Price*	\$321,000	\$364,000	+ 13.4%	\$369,950	\$385,000	+ 4.1%
Average Sales Price*	\$339,941	\$383,042	+ 12.7%	\$377,236	\$395,894	+ 4.9%
Percent of List Price Received*	99.7%	97.2%	- 2.5%	99.5%	98.3%	- 1.2%
Days on Market Until Sale	85	73	- 14.1%	75	76	+ 1.3%
Inventory of Homes for Sale	62	75	+ 21.0%	--	--	--
Months Supply of Inventory	2.2	2.6	+ 18.2%	--	--	--

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October



Historical Median Sales Price Rolling 12-Month Calculation



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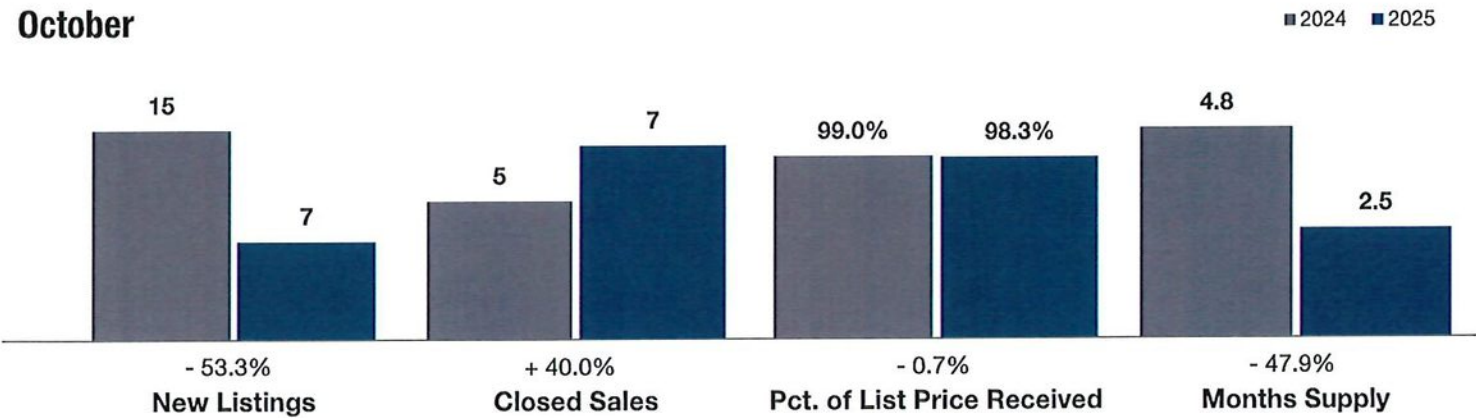


Northwest

Key Metrics	October			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 10-2024	Thru 10-2025	Percent Change from Previous Year
New Listings	15	7	- 53.3%	102	101	- 1.0%
Sold Listings	5	7	+ 40.0%	48	89	+ 85.4%
Median Sales Price*	\$770,000	\$549,900	- 28.6%	\$562,500	\$565,000	+ 0.4%
Average Sales Price*	\$765,230	\$628,671	- 17.8%	\$618,210	\$711,613	+ 15.1%
Percent of List Price Received*	99.0%	98.3%	- 0.7%	98.5%	98.6%	+ 0.1%
Days on Market Until Sale	118	163	+ 38.1%	98	116	+ 18.4%
Inventory of Homes for Sale	21	22	+ 4.8%	--	--	--
Months Supply of Inventory	4.8	2.5	- 47.9%	--	--	--

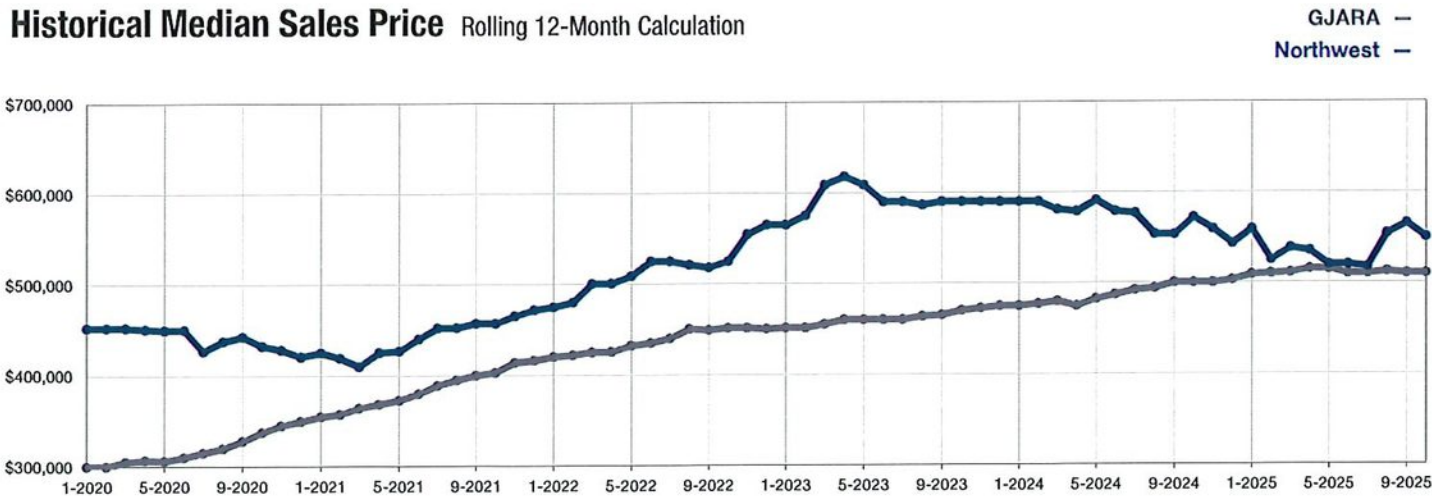
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October



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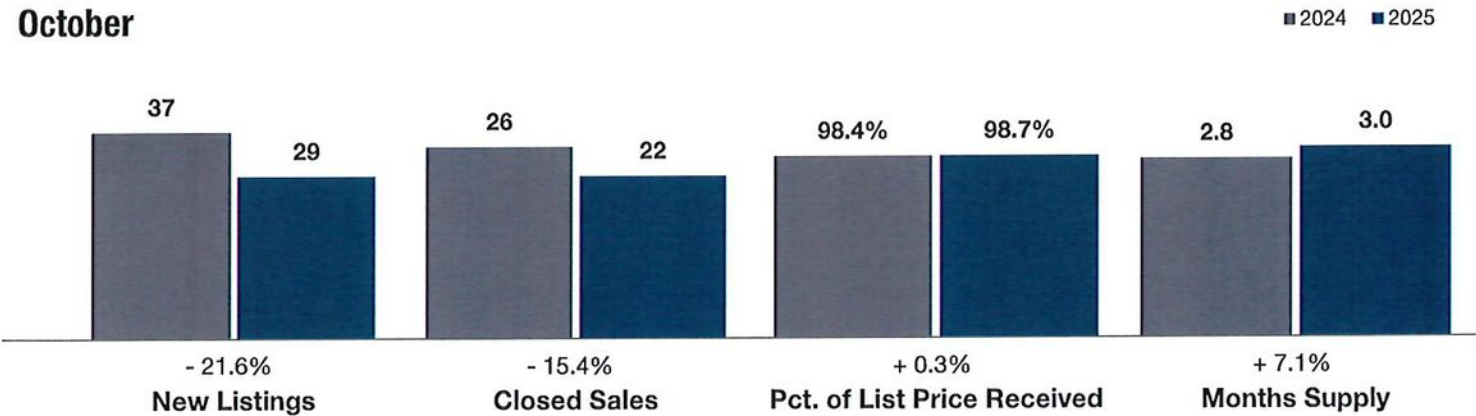


Orchard Mesa

Key Metrics	October			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 10-2024	Thru 10-2025	Percent Change from Previous Year
New Listings	37	29	- 21.6%	345	329	- 4.6%
Sold Listings	26	22	- 15.4%	253	237	- 6.3%
Median Sales Price*	\$418,248	\$369,950	- 11.5%	\$399,900	\$390,127	- 2.4%
Average Sales Price*	\$430,941	\$441,247	+ 2.4%	\$408,389	\$413,963	+ 1.4%
Percent of List Price Received*	98.4%	98.7%	+ 0.3%	99.2%	99.1%	- 0.1%
Days on Market Until Sale	82	89	+ 8.5%	81	86	+ 6.2%
Inventory of Homes for Sale	68	72	+ 5.9%	--	--	--
Months Supply of Inventory	2.8	3.0	+ 7.1%	--	--	--

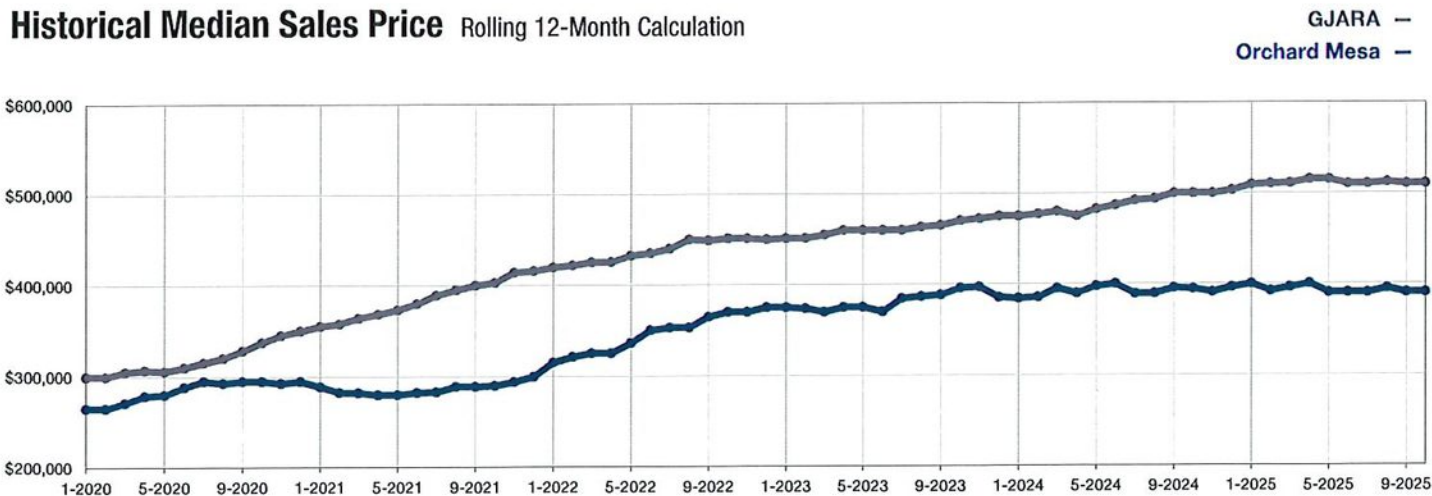
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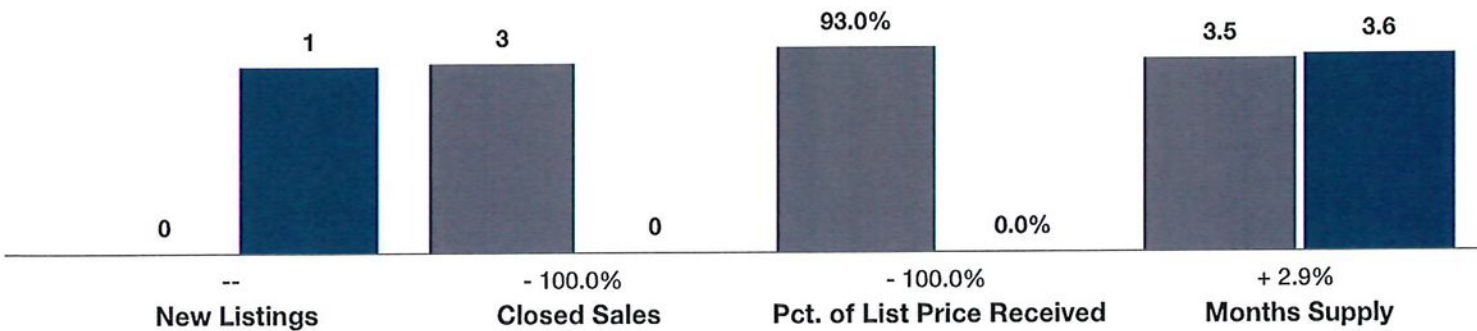
Outside Mesa County

Key Metrics	October			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 10-2024	Thru 10-2025	Percent Change from Previous Year
New Listings	0	1	--	17	13	- 23.5%
Sold Listings	3	0	- 100.0%	10	5	- 50.0%
Median Sales Price*	\$425,000	\$0	- 100.0%	\$504,000	\$396,000	- 21.4%
Average Sales Price*	\$455,982	\$0	- 100.0%	\$557,170	\$389,400	- 30.1%
Percent of List Price Received*	93.0%	0.0%	- 100.0%	97.7%	95.3%	- 2.5%
Days on Market Until Sale	134	0	- 100.0%	101	125	+ 23.8%
Inventory of Homes for Sale	5	5	0.0%	--	--	--
Months Supply of Inventory	3.5	3.6	+ 2.9%	--	--	--

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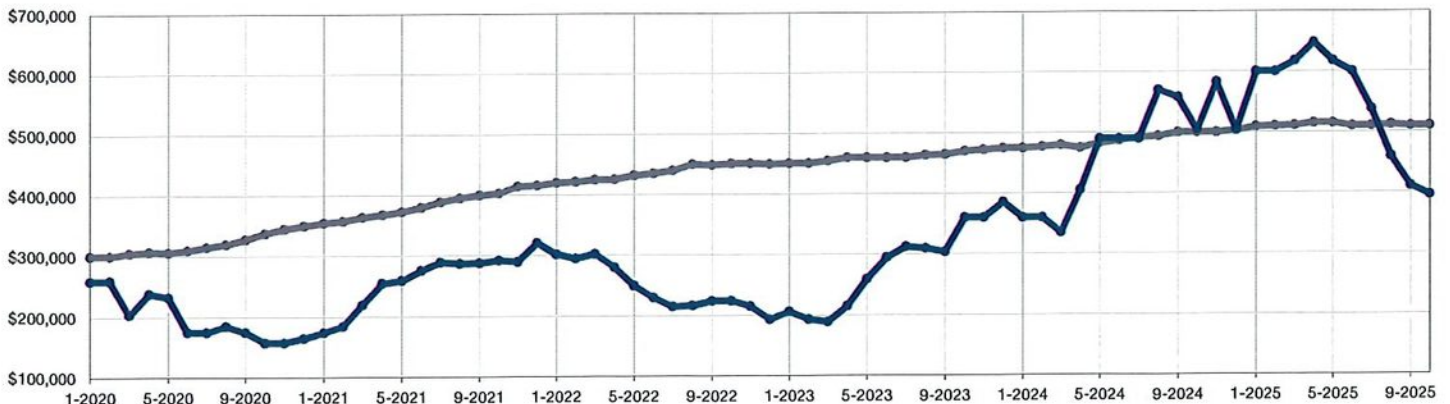
October

■ 2024 ■ 2025



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GJARA —
Outside Mesa County —



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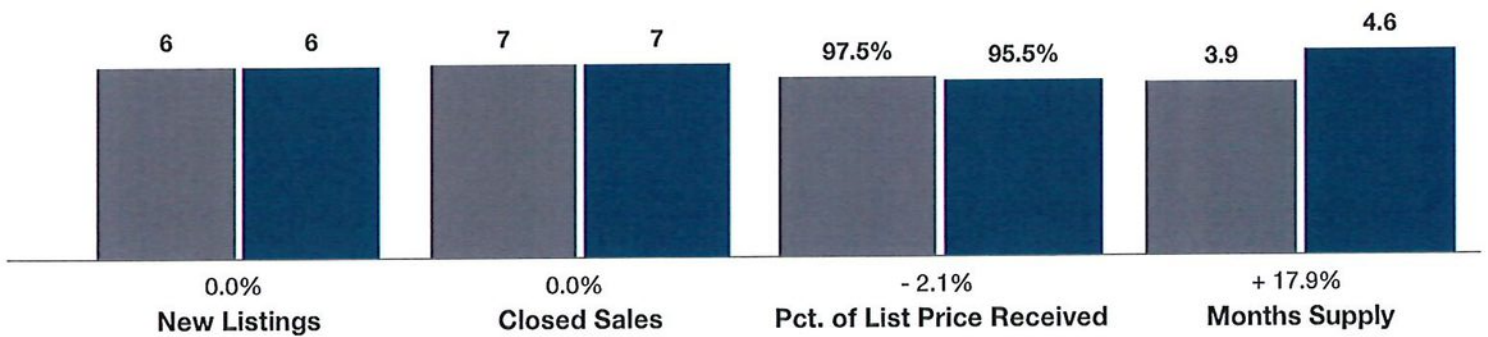
Palisade

Key Metrics	October			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 10-2024	Thru 10-2025	Percent Change from Previous Year
New Listings	6	6	0.0%	66	84	+ 27.3%
Sold Listings	7	7	0.0%	47	57	+ 21.3%
Median Sales Price*	\$487,500	\$456,000	- 6.5%	\$450,000	\$516,000	+ 14.7%
Average Sales Price*	\$455,929	\$450,000	- 1.3%	\$447,351	\$507,452	+ 13.4%
Percent of List Price Received*	97.5%	95.5%	- 2.1%	97.1%	97.0%	- 0.1%
Days on Market Until Sale	62	82	+ 32.3%	65	86	+ 32.3%
Inventory of Homes for Sale	19	24	+ 26.3%	--	--	--
Months Supply of Inventory	3.9	4.6	+ 17.9%	--	--	--

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

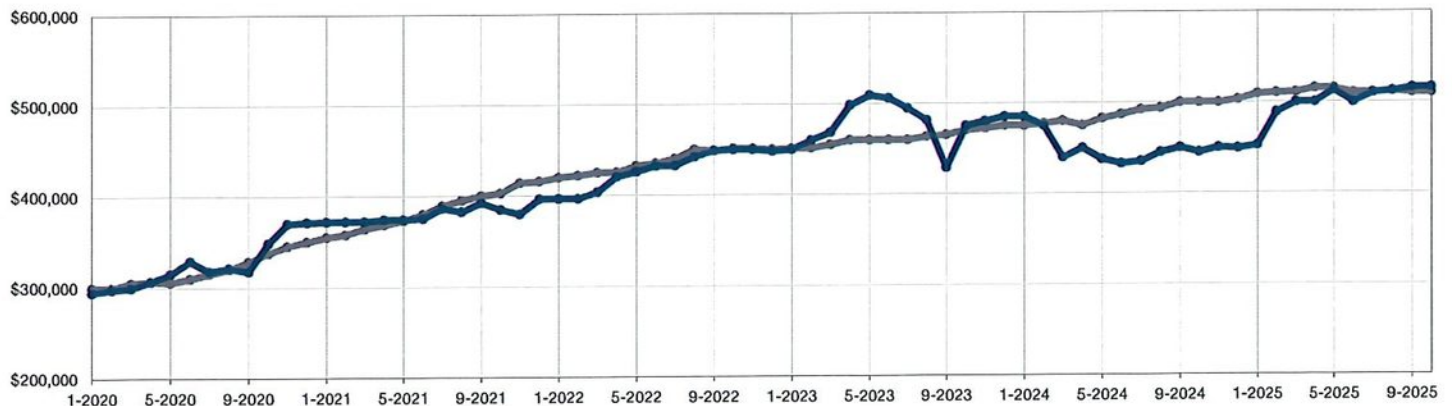
October

■ 2024 ■ 2025



Historical Median Sales Price Rolling 12-Month Calculation

GJARA —
Palisade —



Local Market Update for October 2025

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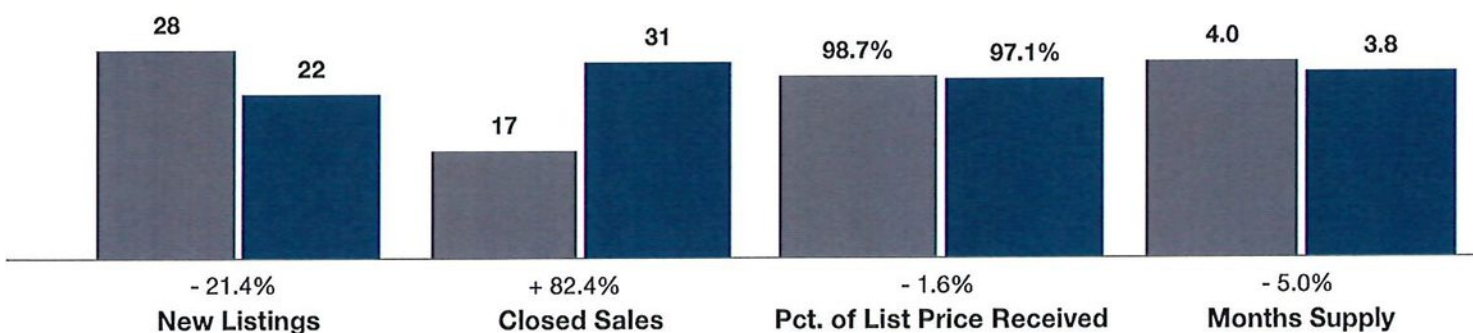
Redlands

Key Metrics	October			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 10-2024	Thru 10-2025	Percent Change from Previous Year
New Listings	28	22	- 21.4%	324	351	+ 8.3%
Sold Listings	17	31	+ 82.4%	228	245	+ 7.5%
Median Sales Price*	\$621,250	\$620,000	- 0.2%	\$622,125	\$679,500	+ 9.2%
Average Sales Price*	\$655,150	\$642,941	- 1.9%	\$731,760	\$741,958	+ 1.4%
Percent of List Price Received*	98.7%	97.1%	- 1.6%	98.0%	98.1%	+ 0.1%
Days on Market Until Sale	79	84	+ 6.3%	92	96	+ 4.3%
Inventory of Homes for Sale	90	92	+ 2.2%	--	--	--
Months Supply of Inventory	4.0	3.8	- 5.0%	--	--	--

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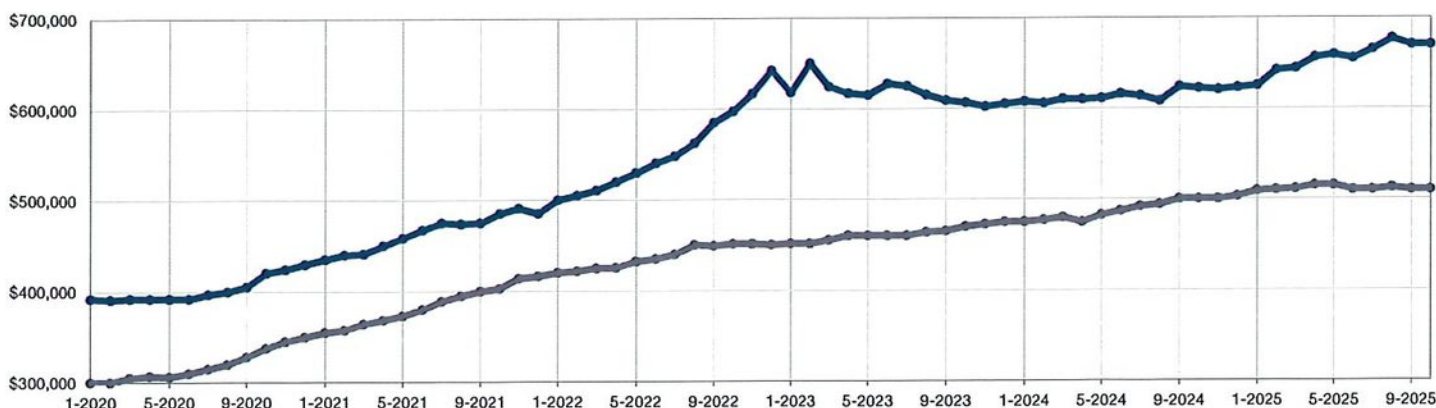
October

■ 2024 ■ 2025



Historical Median Sales Price Rolling 12-Month Calculation

GJARA —
Redlands —



Local Market Update for October 2025

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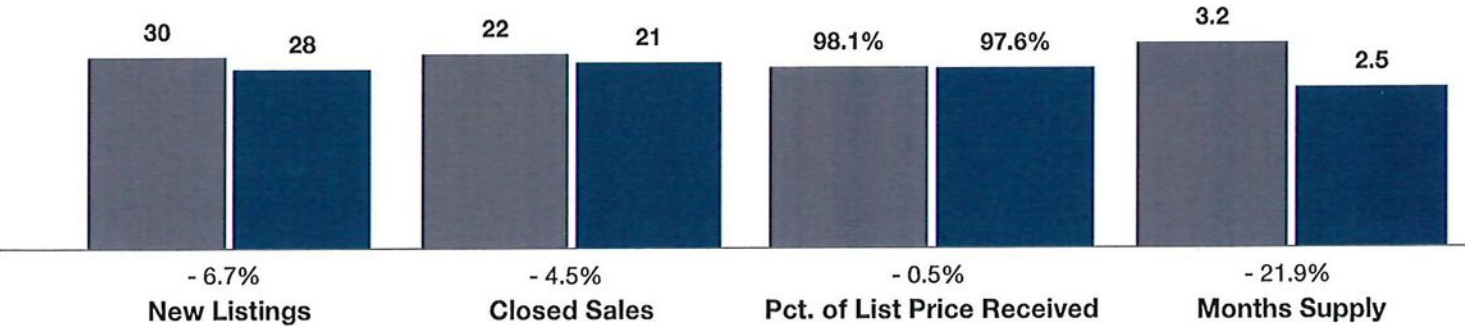
Southeast

Key Metrics	October			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 10-2024	Thru 10-2025	Percent Change from Previous Year
New Listings	30	28	- 6.7%	351	342	- 2.6%
Sold Listings	22	21	- 4.5%	253	252	- 0.4%
Median Sales Price*	\$337,500	\$365,000	+ 8.1%	\$345,000	\$354,000	+ 2.6%
Average Sales Price*	\$301,400	\$337,855	+ 12.1%	\$328,016	\$330,565	+ 0.8%
Percent of List Price Received*	98.1%	97.6%	- 0.5%	98.7%	98.4%	- 0.3%
Days on Market Until Sale	82	92	+ 12.2%	72	80	+ 11.1%
Inventory of Homes for Sale	76	63	- 17.1%	--	--	--
Months Supply of Inventory	3.2	2.5	- 21.9%	--	--	--

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

October

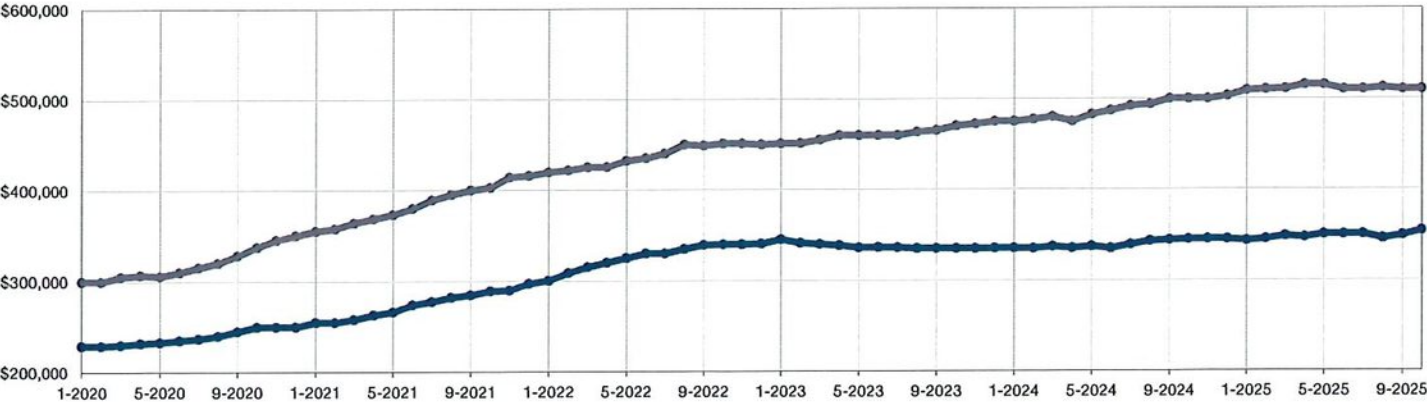
■ 2024 ■ 2025



Historical Median Sales Price

Rolling 12-Month Calculation

GJARA —
Southeast —



Local Market Update for October 2025

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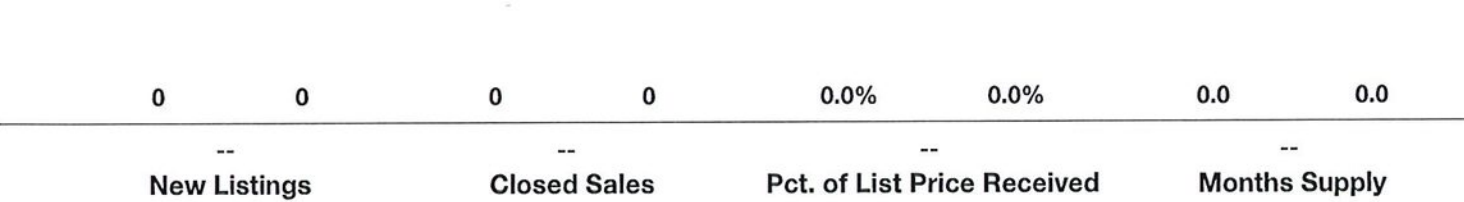


West Grand Junction

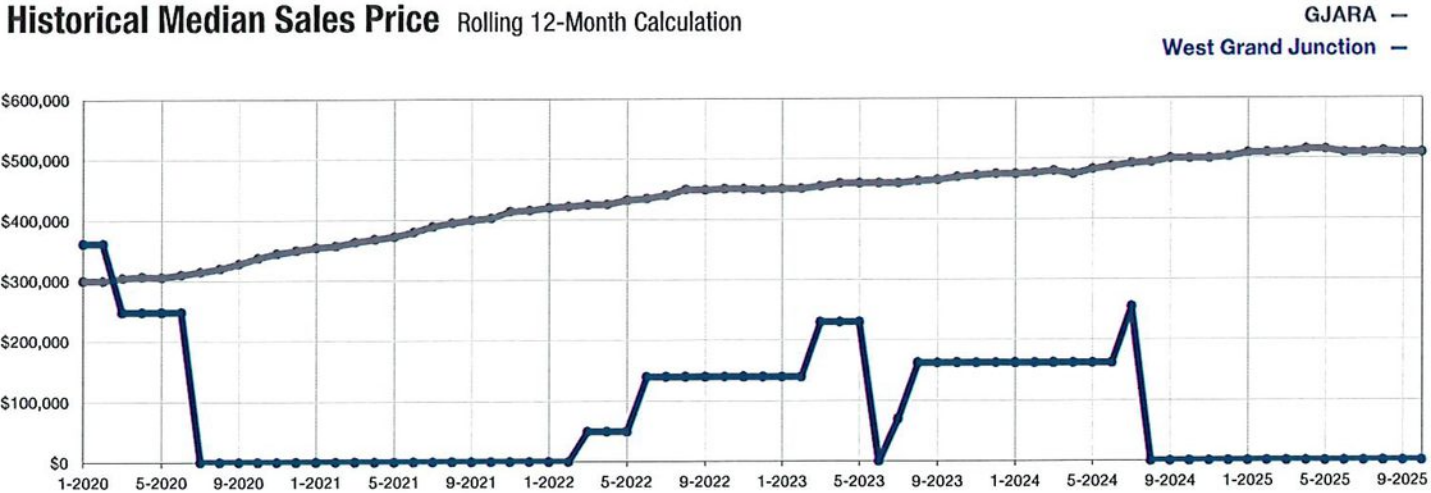
Key Metrics	October			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 10-2024	Thru 10-2025	Percent Change from Previous Year
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price 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.

October ■ 2024 ■ 2025



Historical Median Sales Price Rolling 12-Month Calculation



Local Market Update for October 2025

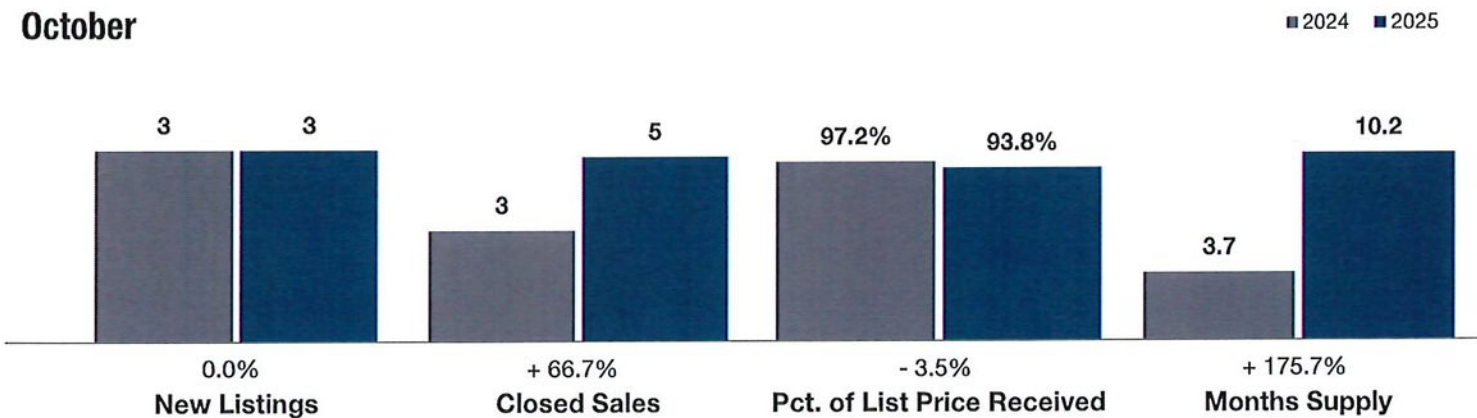
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Whitewater/Gateway

Key Metrics	October			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 10-2024	Thru 10-2025	Percent Change from Previous Year
New Listings	3	3	0.0%	36	43	+ 19.4%
Sold Listings	3	5	+ 66.7%	29	22	- 24.1%
Median Sales Price*	\$642,000	\$547,000	- 14.8%	\$416,750	\$578,400	+ 38.8%
Average Sales Price*	\$711,667	\$440,200	- 38.1%	\$486,377	\$612,277	+ 25.9%
Percent of List Price Received*	97.2%	93.8%	- 3.5%	99.8%	97.1%	- 2.7%
Days on Market Until Sale	119	118	- 0.8%	94	121	+ 28.7%
Inventory of Homes for Sale	11	22	+ 100.0%	--	--	--
Months Supply of Inventory	3.7	10.2	+ 175.7%	--	--	--

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

October



Historical Median Sales Price Rolling 12-Month Calculation

