Local Market Update for October 2026

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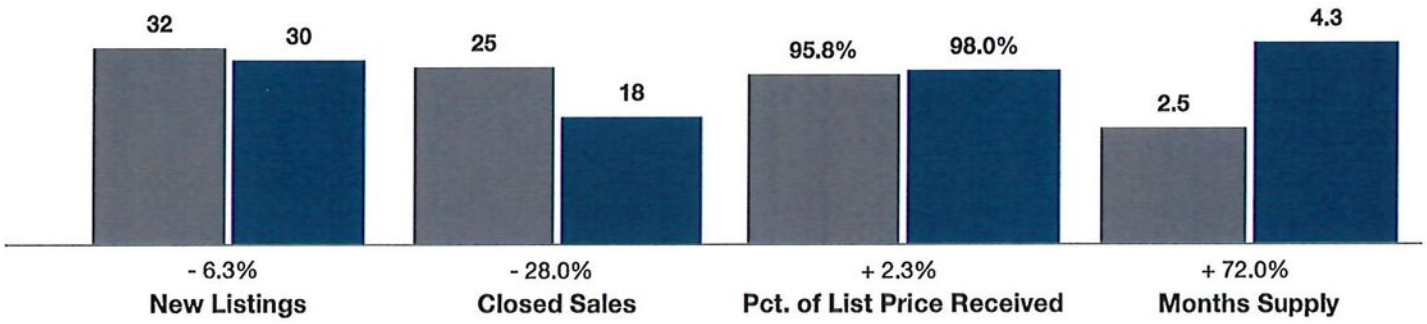
Grand Junction Area REALTOR® ASSOCIATION

City

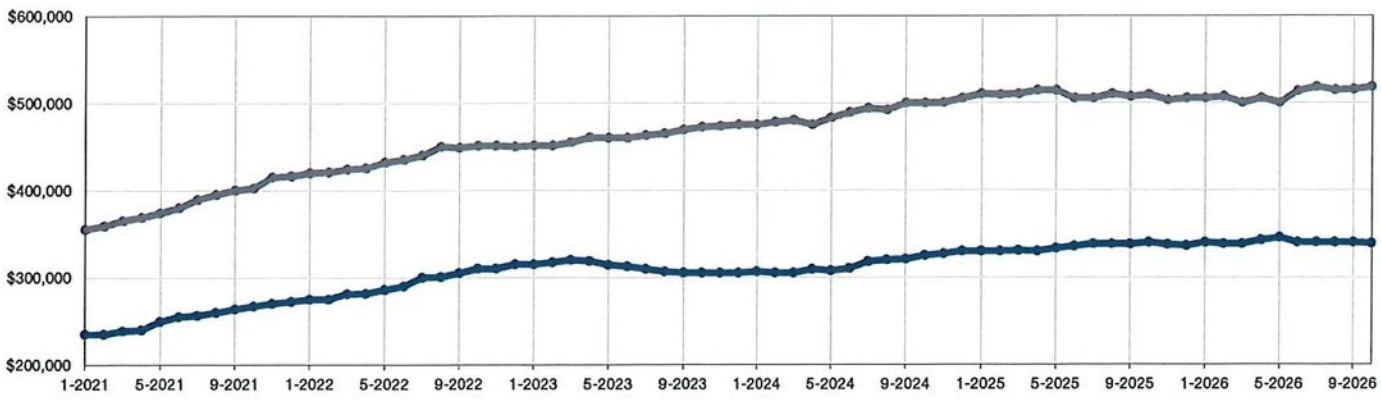
	October			Year to Date		
Key Metrics	**2025**	**2026**	**Percent Change from Previous Year**	**Thru 10-2025**	**Thru 10-2026**	**Percent Change from Previous Year**
New Listings	32	**30**	- 6.3%	410	**416**	+ 1.5%
Sold Listings	25	**18**	- 28.0%	330	**268**	- 18.8%
Median Sales Price*	$365,000	**$334,500**	- 8.4%	$340,000	**$345,000**	+ 1.5%
Average Sales Price*	$393,676	**$350,450**	- 11.0%	$346,671	**$347,568**	+ 0.3%
Percent of List Price Received*	95.8%	**98.0%**	+ 2.3%	97.9%	**97.1%**	- 0.8%
Days on Market Until Sale	81	**74**	- 8.6%	78	**78**	0.0%
Inventory of Homes for Sale	79	**110**	+ 39.2%	--	--	--
Months Supply of Inventory	2.5	**4.3**	+ 72.0%	--	--	--

* 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



Historical Median Sales Price Rolling 12-Month Calculation



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Local Market Update for October 2026

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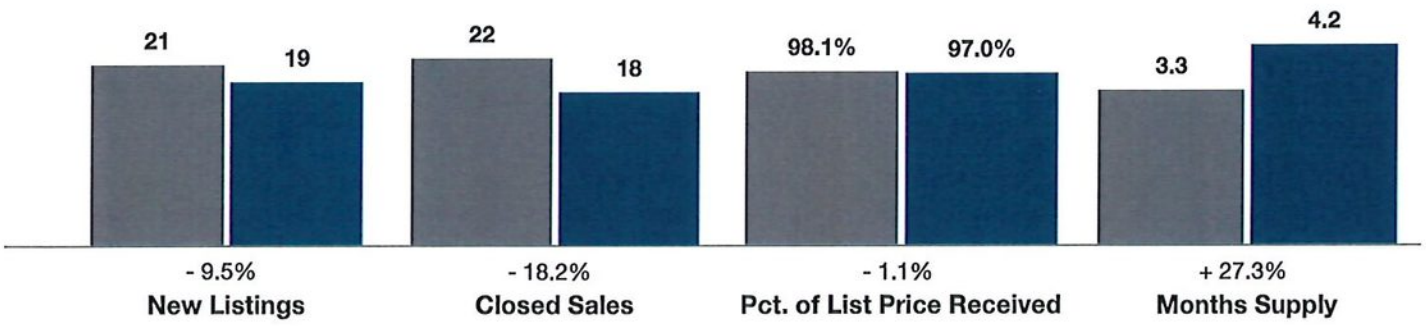
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Clifton

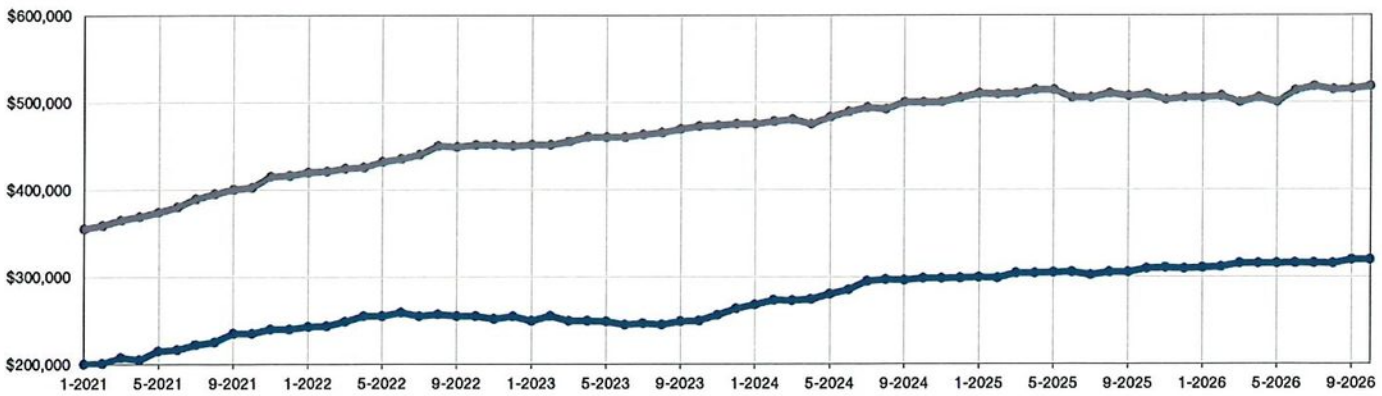
	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 10-2025**	**Thru 10-2026**	Percent Change from Previous Year
New Listings	21	**19**	- 9.5%	240	**216**	- 10.0%
Sold Listings	22	**18**	- 18.2%	176	**152**	- 13.6%
Median Sales Price*	$322,500	**$295,950**	- 8.2%	$309,500	**$320,200**	+ 3.5%
Average Sales Price*	$309,695	**$278,289**	- 10.1%	$298,752	**$304,357**	+ 1.9%
Percent of List Price Received*	98.1%	**97.0%**	- 1.1%	98.1%	**98.2%**	+ 0.1%
Days on Market Until Sale	100	**98**	- 2.0%	86	**99**	+ 15.1%
Inventory of Homes for Sale	56	**64**	+ 14.3%	--	--	--
Months Supply of Inventory	3.3	**4.2**	+ 27.3%	--	--	--

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October



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Local Market Update for October 2026

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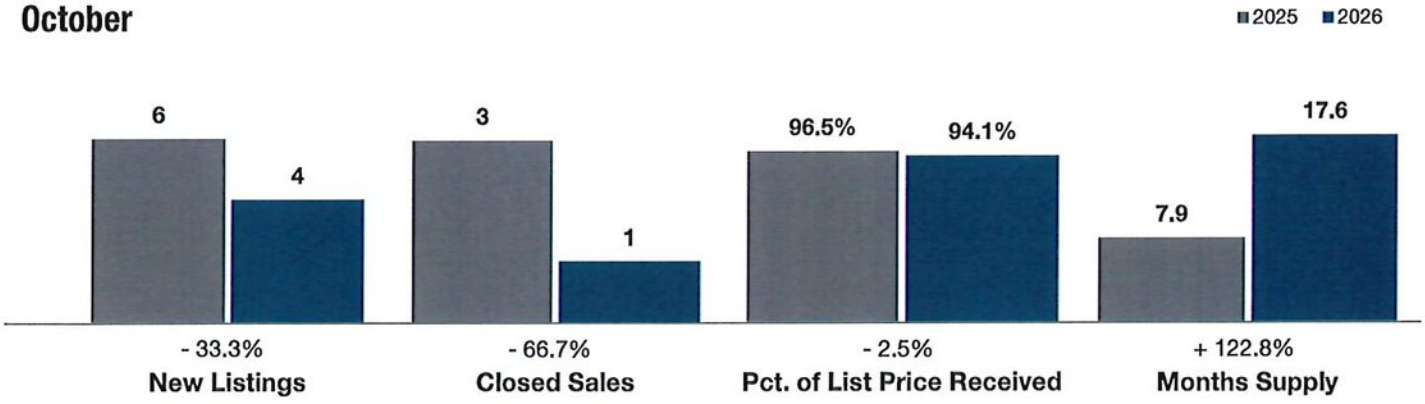
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Collbran/Mesa/Vega

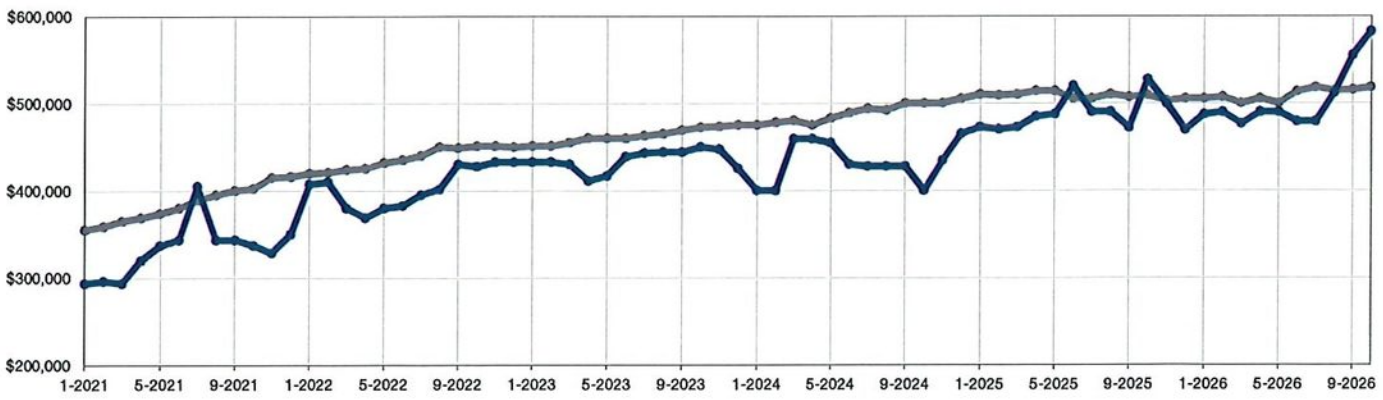
	October			Year to Date		
Key Metrics	**2025**	**2026**	**Percent Change from Previous Year**	**Thru 10-2025**	**Thru 10-2026**	**Percent Change from Previous Year**
New Listings	6	4	- 33.3%	66	62	- 6.1%
Sold Listings	3	1	- 66.7%	31	25	- 19.4%
Median Sales Price*	$530,000	$800,000	+ 50.9%	$465,000	$625,000	+ 34.4%
Average Sales Price*	$551,333	$800,000	+ 45.1%	$627,653	$568,516	- 9.4%
Percent of List Price Received*	96.5%	94.1%	- 2.5%	96.8%	95.1%	- 1.8%
Days on Market Until Sale	59	143	+ 142.4%	138	152	+ 10.1%
Inventory of Homes for Sale	30	44	+ 46.7%	--	--	--
Months Supply of Inventory	7.9	17.6	+ 122.8%	--	--	--

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October



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Local Market Update for October 2026

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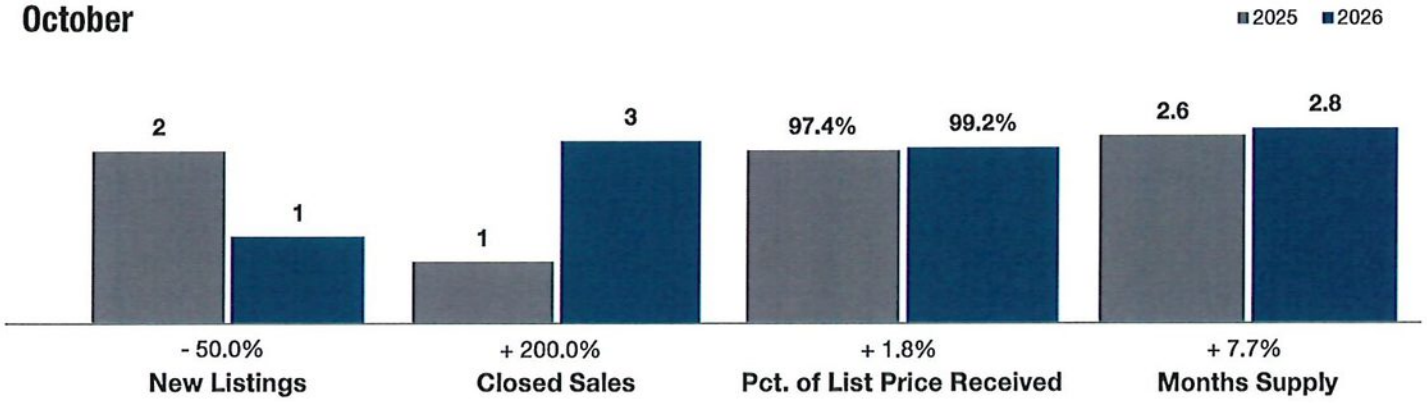
Grand Junction Area REALTOR® ASSOCIATION

Debeque (Includes De-Beque Cutoff)

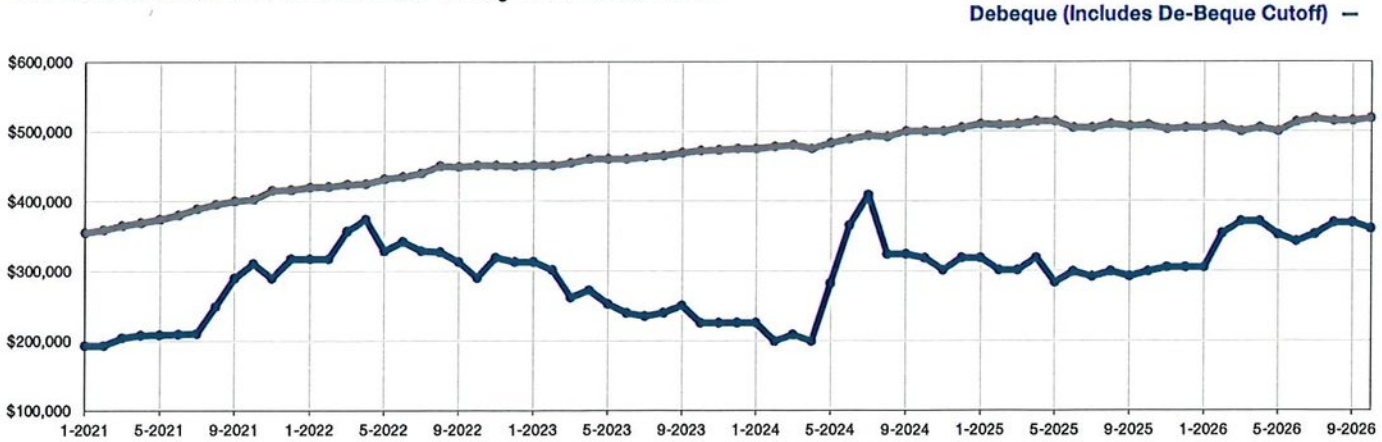
	October			Year to Date		
Key Metrics	**2025**	**2026**	**Percent Change from Previous Year**	**Thru 10-2025**	**Thru 10-2026**	**Percent Change from Previous Year**
New Listings	2	1	- 50.0%	18	19	+ 5.6%
Sold Listings	1	3	+ 200.0%	15	14	- 6.7%
Median Sales Price*	$700,000	$335,250	- 52.1%	$299,000	$352,500	+ 17.9%
Average Sales Price*	$700,000	$335,250	- 52.1%	$347,400	$357,033	+ 2.8%
Percent of List Price Received*	97.4%	99.2%	+ 1.8%	99.3%	98.6%	- 0.7%
Days on Market Until Sale	93	93	0.0%	96	116	+ 20.8%
Inventory of Homes for Sale	5	4	- 20.0%	--	--	--
Months Supply of Inventory	2.6	2.8	+ 7.7%	--	--	--

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October



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Local Market Update for October 2026

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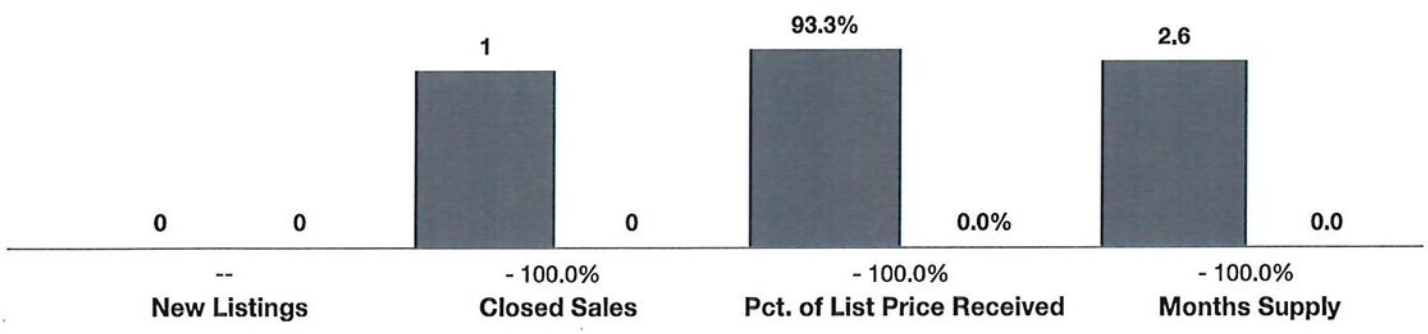
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East Orchard Mesa

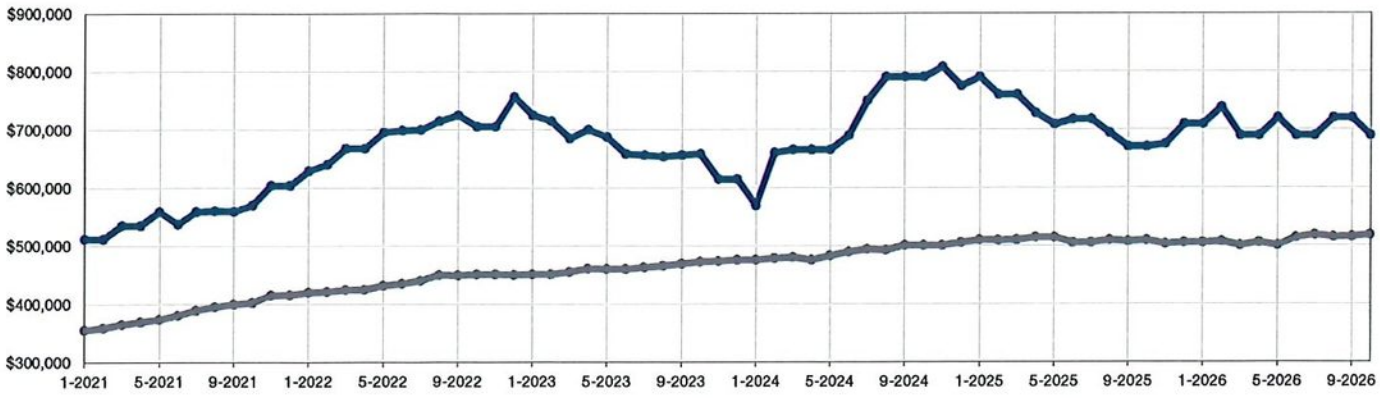
	October			Year to Date		
Key Metrics	**2025**	**2026**	**Percent Change from Previous Year**	**Thru 10-2025**	**Thru 10-2026**	**Percent Change from Previous Year**
New Listings	0	0	--	18	2	- 88.9%
Sold Listings	1	0	- 100.0%	17	2	- 88.2%
Median Sales Price*	$1,050,000	$0	- 100.0%	$670,000	$594,500	- 11.3%
Average Sales Price*	$1,050,000	$0	- 100.0%	$813,406	$594,500	- 26.9%
Percent of List Price Received*	93.3%	0.0%	- 100.0%	95.5%	100.0%	+ 4.7%
Days on Market Until Sale	41	0	- 100.0%	112	36	- 67.9%
Inventory of Homes for Sale	5	0	- 100.0%	--	--	--
Months Supply of Inventory	2.6	0.0	- 100.0%	--	--	--

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October



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Local Market Update for October 2026

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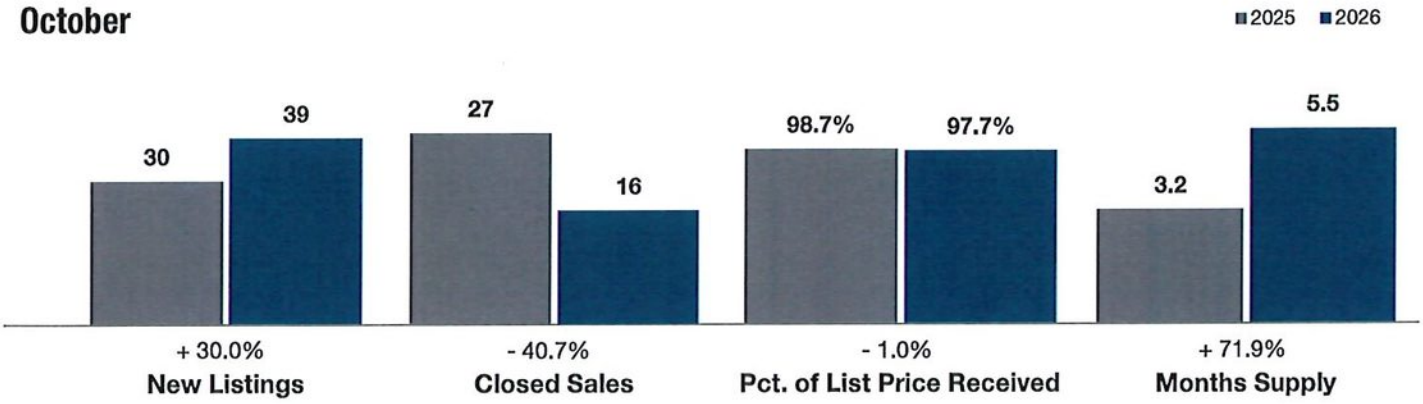
Grand Junction Area REALTOR® ASSOCIATION

Fruita

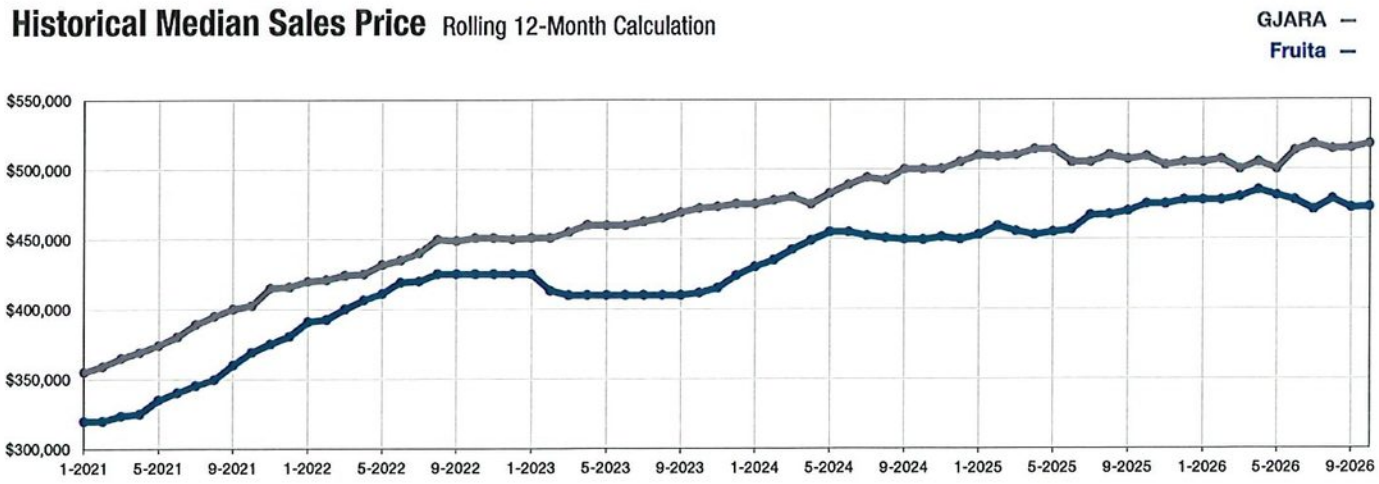
	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 10-2025**	**Thru 10-2026**	Percent Change from Previous Year
New Listings	30	**39**	+ 30.0%	357	**425**	+ 19.0%
Sold Listings	27	**16**	- 40.7%	246	**257**	+ 4.5%
Median Sales Price*	$479,127	**$564,500**	+ 17.8%	$476,000	**$470,000**	- 1.3%
Average Sales Price*	$518,473	**$629,152**	+ 21.3%	$514,297	**$509,470**	- 0.9%
Percent of List Price Received*	98.7%	**97.7%**	- 1.0%	98.4%	**98.2%**	- 0.2%
Days on Market Until Sale	85	**116**	+ 36.5%	77	**91**	+ 18.2%
Inventory of Homes for Sale	77	**133**	+ 72.7%	--	--	--
Months Supply of Inventory	3.2	**5.5**	+ 71.9%	--	--	--

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October



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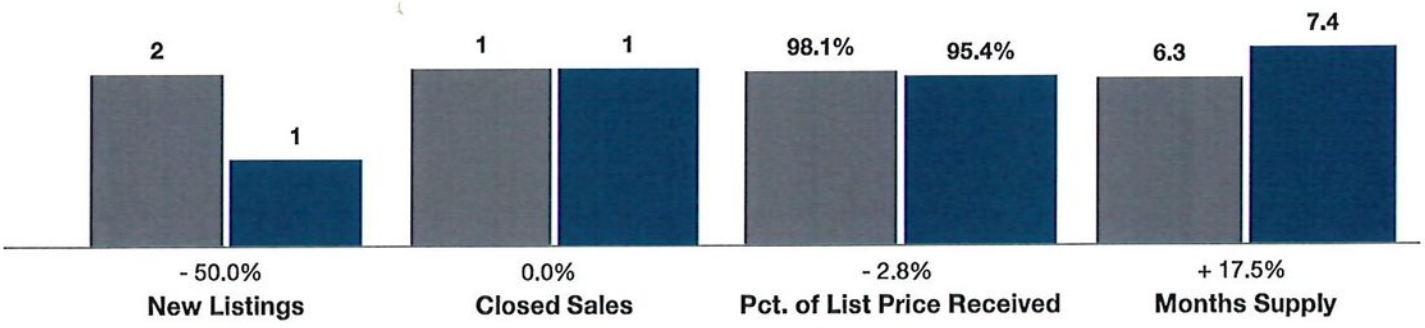
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Glade Park

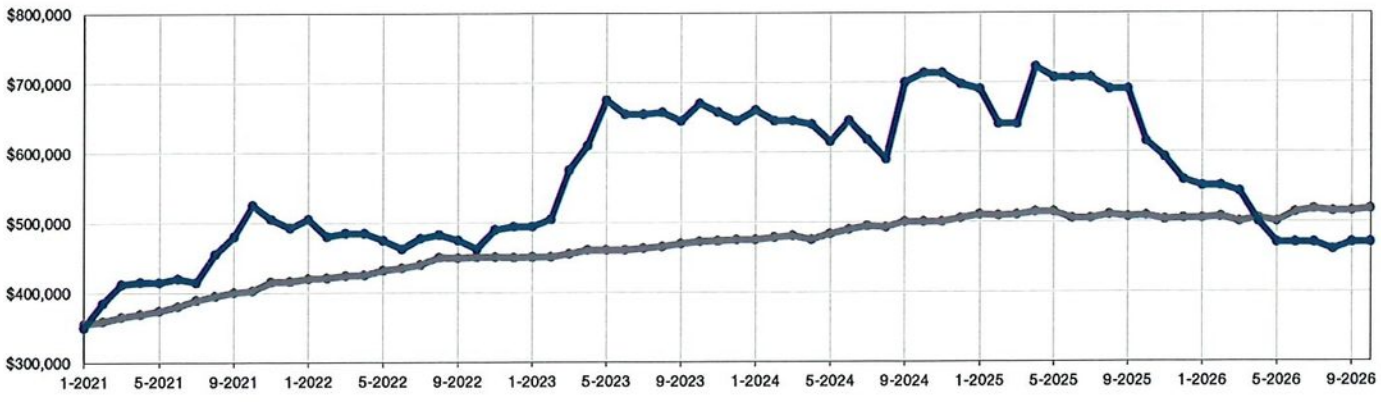
	October			Year to Date		
Key Metrics	**2025**	**2026**	**Percent Change from Previous Year**	**Thru 10-2025**	**Thru 10-2026**	**Percent Change from Previous Year**
New Listings	2	1	- 50.0%	30	31	+ 3.3%
Sold Listings	1	1	0.0%	12	18	+ 50.0%
Median Sales Price*	$470,000	$620,000	+ 31.9%	$615,250	$478,000	- 22.3%
Average Sales Price*	$470,000	$620,000	+ 31.9%	$670,728	$515,244	- 23.2%
Percent of List Price Received*	98.1%	95.4%	- 2.8%	96.2%	95.5%	- 0.7%
Days on Market Until Sale	112	135	+ 20.5%	87	93	+ 6.9%
Inventory of Homes for Sale	11	13	+ 18.2%	--	--	--
Months Supply of Inventory	6.3	7.4	+ 17.5%	--	--	--

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October



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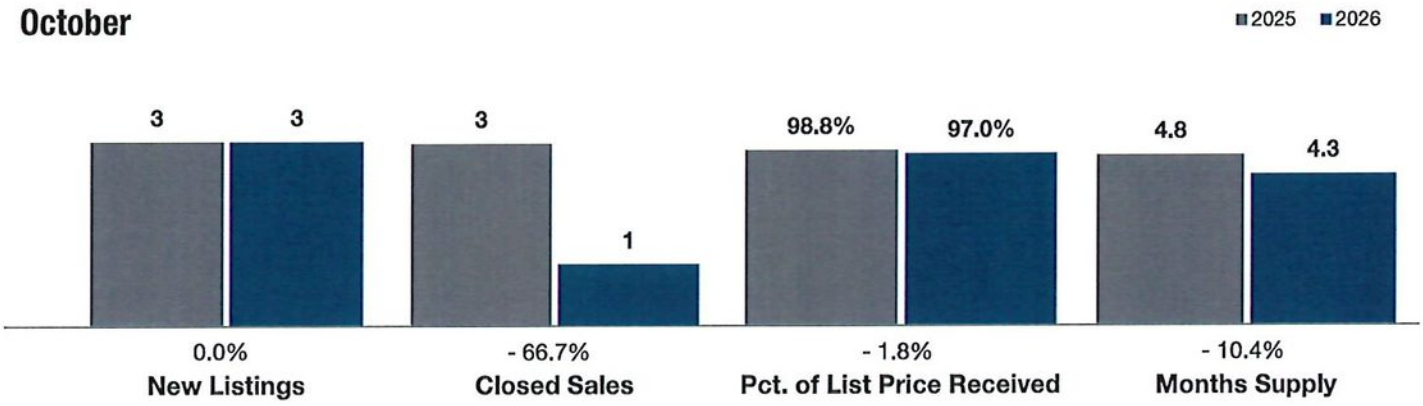
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Loma

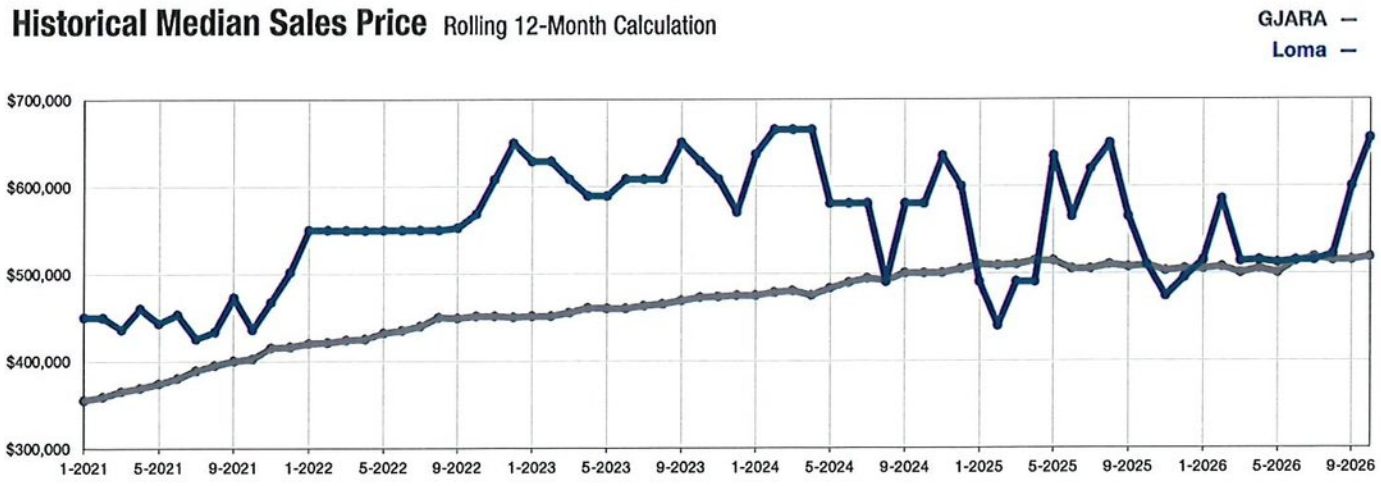
	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 10-2025**	**Thru 10-2026**	Percent Change from Previous Year
New Listings	3	**3**	0.0%	36	**40**	+ 11.1%
Sold Listings	3	**1**	- 66.7%	22	**29**	+ 31.8%
Median Sales Price*	$350,000	**$775,000**	+ 121.4%	$495,000	**$700,000**	+ 41.4%
Average Sales Price*	$368,617	**$775,000**	+ 110.2%	$569,902	**$671,686**	+ 17.9%
Percent of List Price Received*	98.8%	**97.0%**	- 1.8%	98.5%	**98.3%**	- 0.2%
Days on Market Until Sale	94	**276**	+ 193.6%	96	**108**	+ 12.5%
Inventory of Homes for Sale	10	**12**	+ 20.0%	--	--	--
Months Supply of Inventory	4.8	**4.3**	- 10.4%	--	--	--

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October



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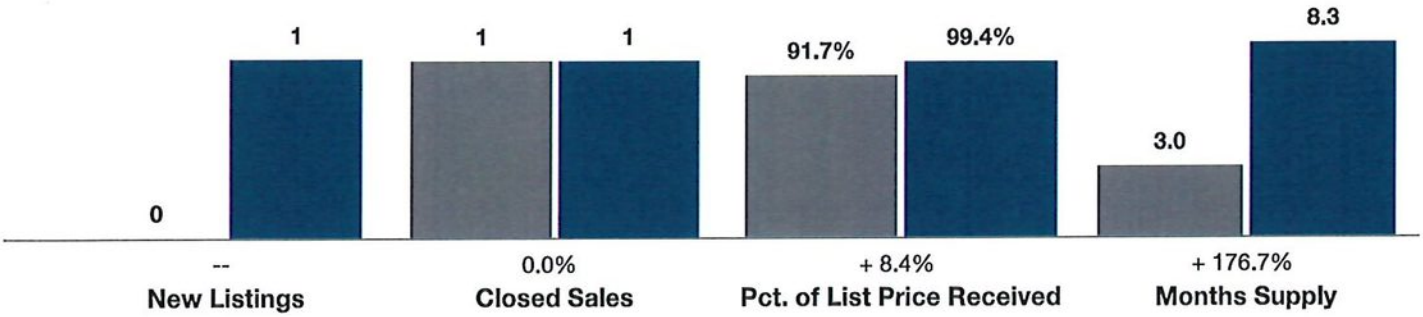
Grand Junction Area REALTOR® ASSOCIATION

Mack

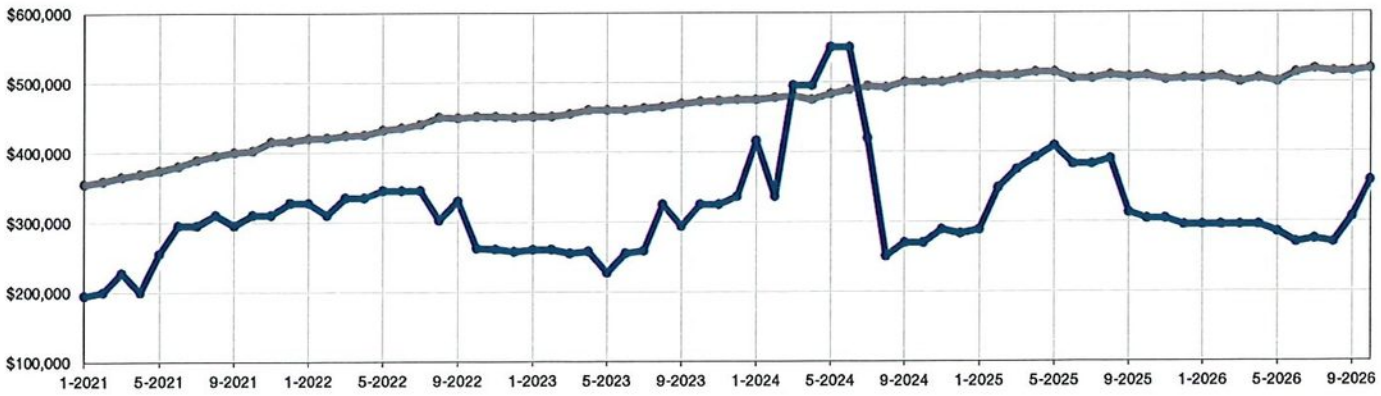
	October			Year to Date		
Key Metrics	**2025**	**2026**	**Percent Change from Previous Year**	**Thru 10-2025**	**Thru 10-2026**	**Percent Change from Previous Year**
New Listings	0	1	--	25	23	- 8.0%
Sold Listings	1	1	0.0%	17	10	- 41.2%
Median Sales Price*	$275,000	$875,000	+ 218.2%	$313,000	$467,500	+ 49.4%
Average Sales Price*	$275,000	$875,000	+ 218.2%	$426,344	$527,150	+ 23.6%
Percent of List Price Received*	91.7%	99.4%	+ 8.4%	98.8%	99.2%	+ 0.4%
Days on Market Until Sale	121	90	- 25.6%	94	115	+ 22.3%
Inventory of Homes for Sale	6	11	+ 83.3%	--	--	--
Months Supply of Inventory	3.0	8.3	+ 176.7%	--	--	--

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October



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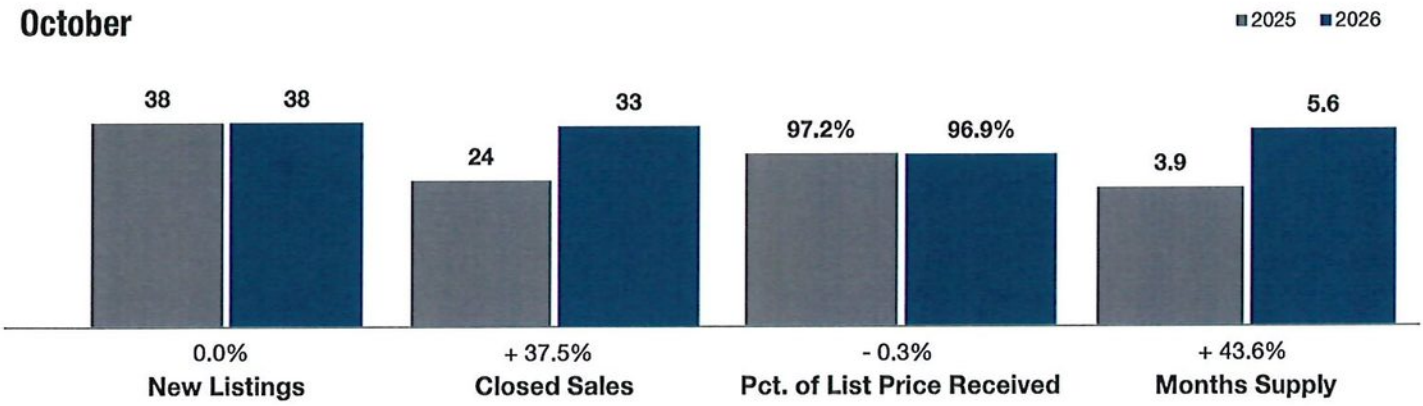
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North

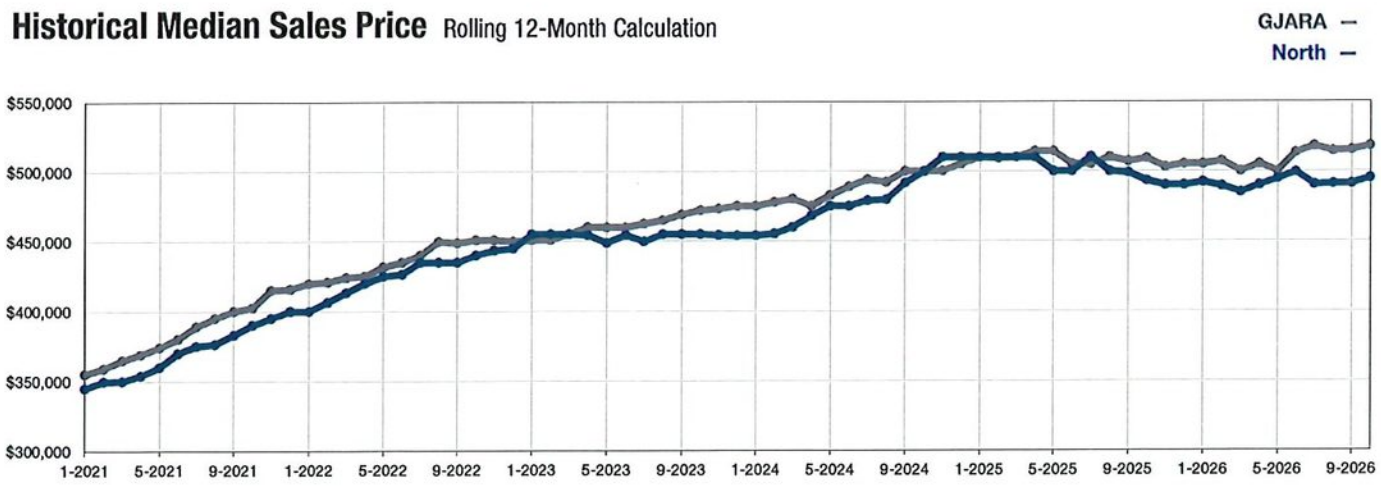
	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 10-2025**	**Thru 10-2026**	Percent Change from Previous Year
New Listings	38	**38**	0.0%	459	**503**	+ 9.6%
Sold Listings	24	**33**	+ 37.5%	335	**314**	- 6.3%
Median Sales Price*	$437,250	**$495,000**	+ 13.2%	$492,000	**$500,000**	+ 1.6%
Average Sales Price*	$628,392	**$555,282**	- 11.6%	$545,254	**$579,066**	+ 6.2%
Percent of List Price Received*	97.2%	**96.9%**	- 0.3%	98.2%	**97.8%**	- 0.4%
Days on Market Until Sale	112	**92**	- 17.9%	86	**100**	+ 16.3%
Inventory of Homes for Sale	125	**167**	+ 33.6%	--	--	--
Months Supply of Inventory	3.9	**5.6**	+ 43.6%	--	--	--

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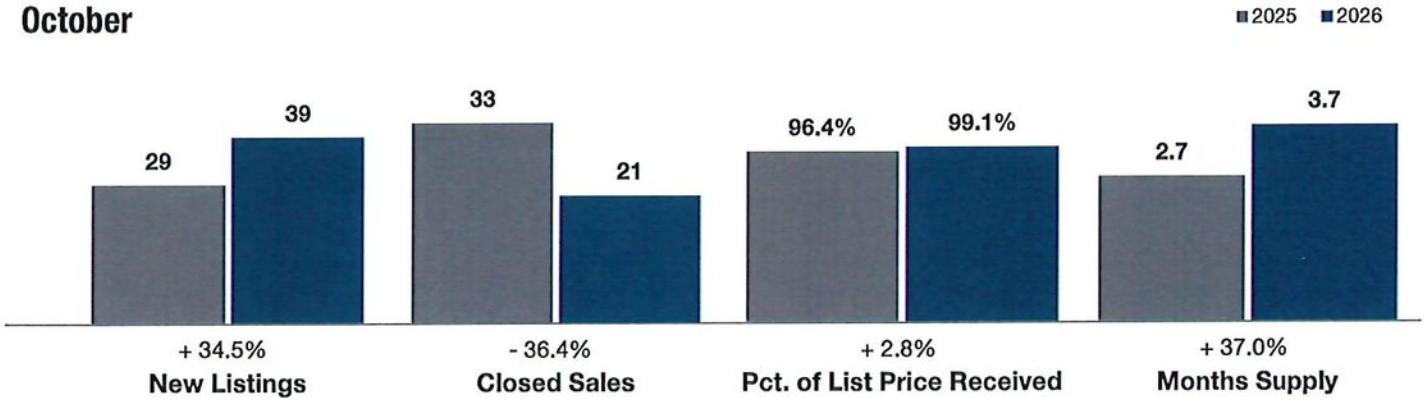
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Northeast

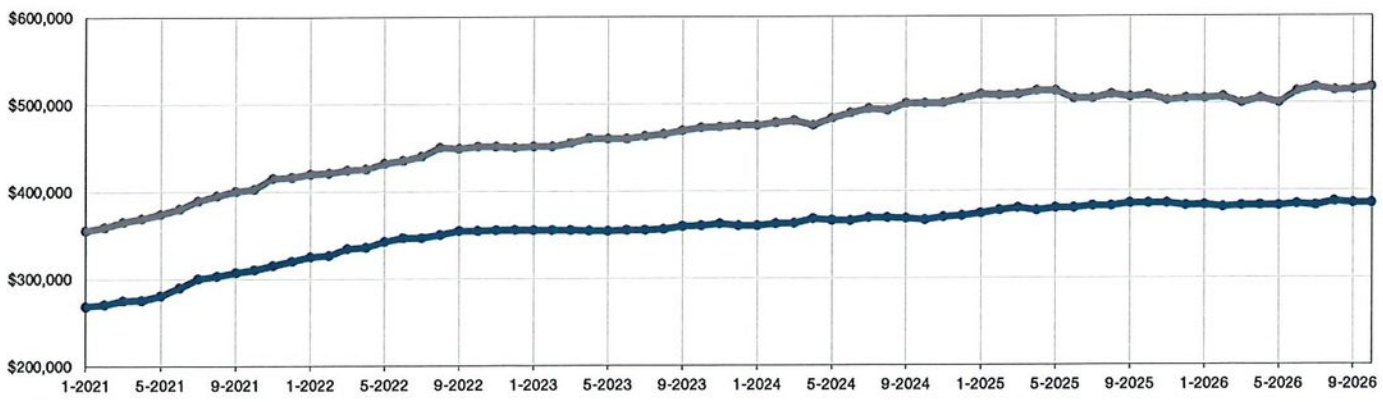
	October			Year to Date		
Key Metrics	**2025**	**2026**	**Percent Change from Previous Year**	**Thru 10-2025**	**Thru 10-2026**	**Percent Change from Previous Year**
New Listings	29	**39**	+ 34.5%	404	**376**	- 6.9%
Sold Listings	33	**21**	- 36.4%	307	**257**	- 16.3%
Median Sales Price*	$364,000	**$405,000**	+ 11.3%	$385,000	**$392,300**	+ 1.9%
Average Sales Price*	$376,888	**$414,400**	+ 10.0%	$394,987	**$404,589**	+ 2.4%
Percent of List Price Received*	96.4%	**99.1%**	+ 2.8%	98.2%	**98.7%**	+ 0.5%
Days on Market Until Sale	72	**70**	- 2.8%	76	**85**	+ 11.8%
Inventory of Homes for Sale	79	**98**	+ 24.1%	--	--	--
Months Supply of Inventory	2.7	**3.7**	+ 37.0%	--	--	--

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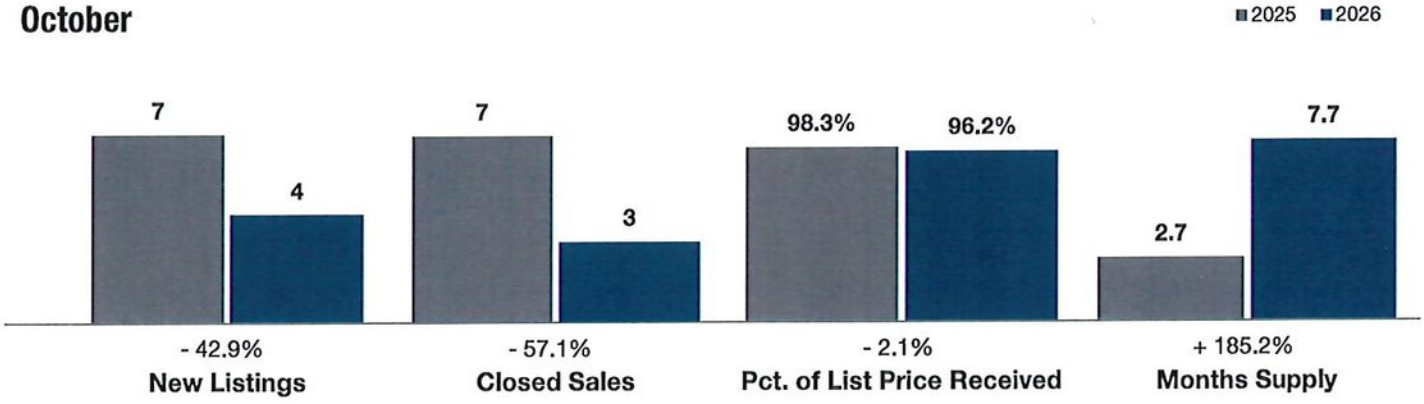
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Northwest

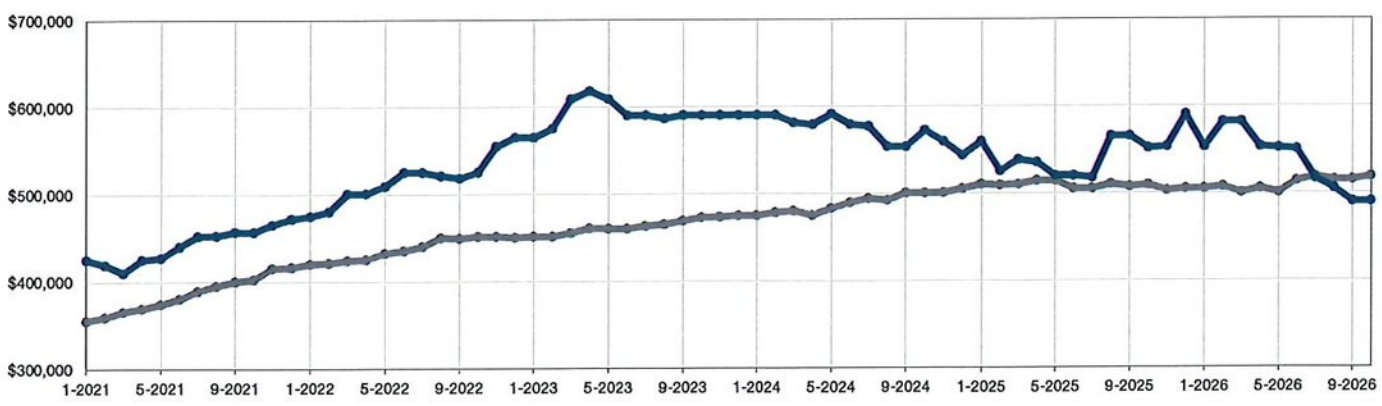
	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 10-2025**	**Thru 10-2026**	Percent Change from Previous Year
New Listings	7	**4**	- 42.9%	102	**108**	+ 5.9%
Sold Listings	7	**3**	- 57.1%	90	**62**	- 31.1%
Median Sales Price*	$549,900	**$980,000**	+ 78.2%	$576,350	**$477,450**	- 17.2%
Average Sales Price*	$628,671	**$1,029,667**	+ 63.8%	$712,095	**$635,719**	- 10.7%
Percent of List Price Received*	98.3%	**96.2%**	- 2.1%	98.6%	**97.8%**	- 0.8%
Days on Market Until Sale	163	**87**	- 46.6%	115	**120**	+ 4.3%
Inventory of Homes for Sale	24	**44**	+ 83.3%	--	--	--
Months Supply of Inventory	2.7	**7.7**	+ 185.2%	--	--	--

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October



Historical Median Sales Price Rolling 12-Month Calculation



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Local Market Update for October 2026

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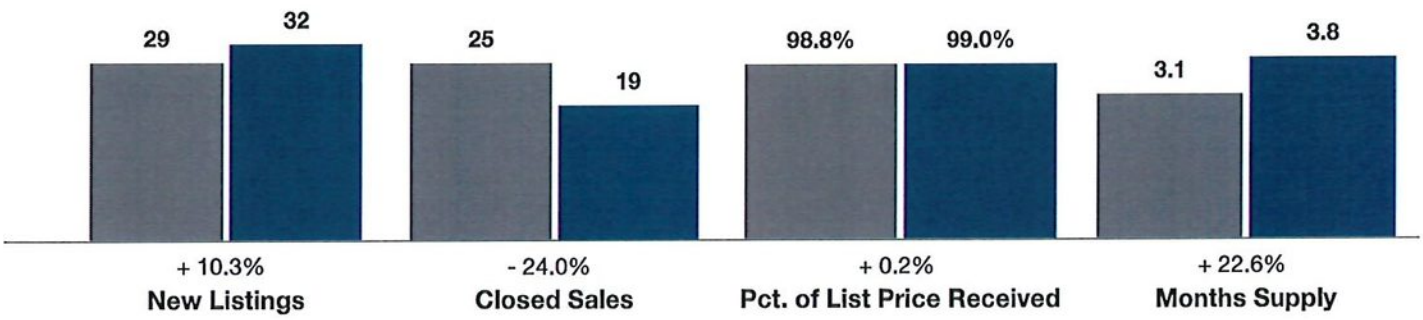
Grand Junction Area REALTOR® ASSOCIATION

Orchard Mesa

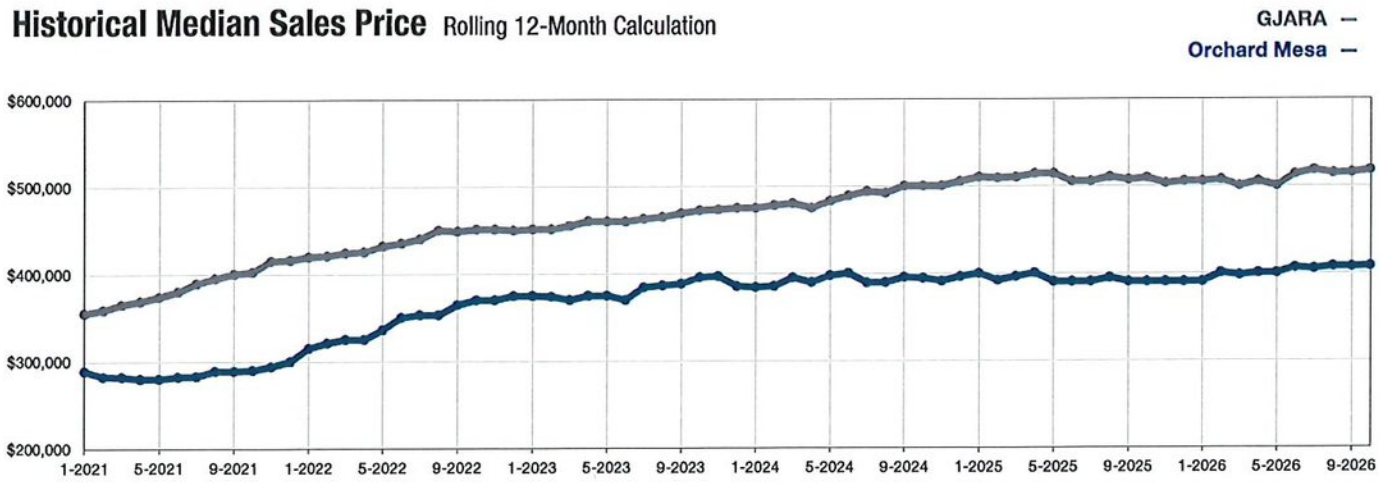
	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 10-2025**	**Thru 10-2026**	Percent Change from Previous Year
New Listings	29	**32**	+ 10.3%	330	**350**	+ 6.1%
Sold Listings	25	**19**	- 24.0%	240	**241**	+ 0.4%
Median Sales Price*	$359,900	**$399,900**	+ 11.1%	$390,000	**$408,000**	+ 4.6%
Average Sales Price*	$426,453	**$433,610**	+ 1.7%	$412,763	**$442,168**	+ 7.1%
Percent of List Price Received*	98.8%	**99.0%**	+ 0.2%	99.1%	**99.3%**	+ 0.2%
Days on Market Until Sale	93	**97**	+ 4.3%	86	**88**	+ 2.3%
Inventory of Homes for Sale	74	**92**	+ 24.3%	--	--	--
Months Supply of Inventory	3.1	**3.8**	+ 22.6%	--	--	--

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October



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Local Market Update for October 2026

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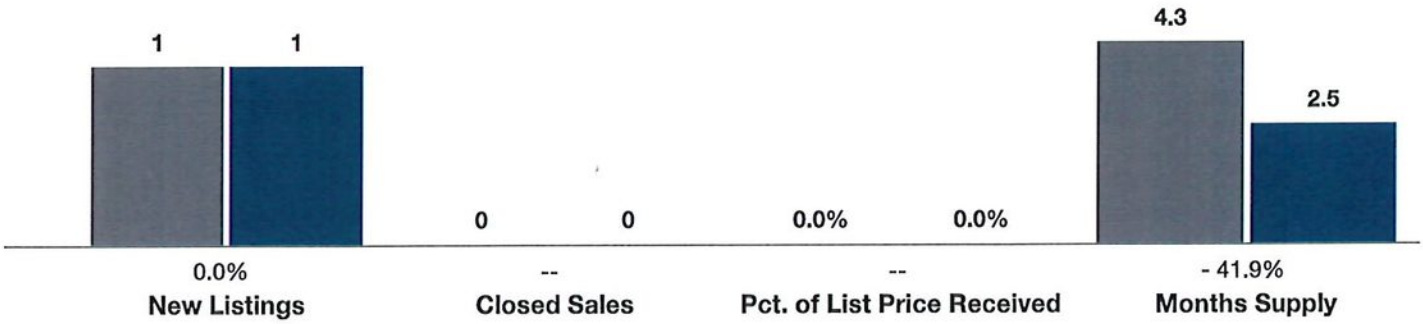
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Outside Mesa County

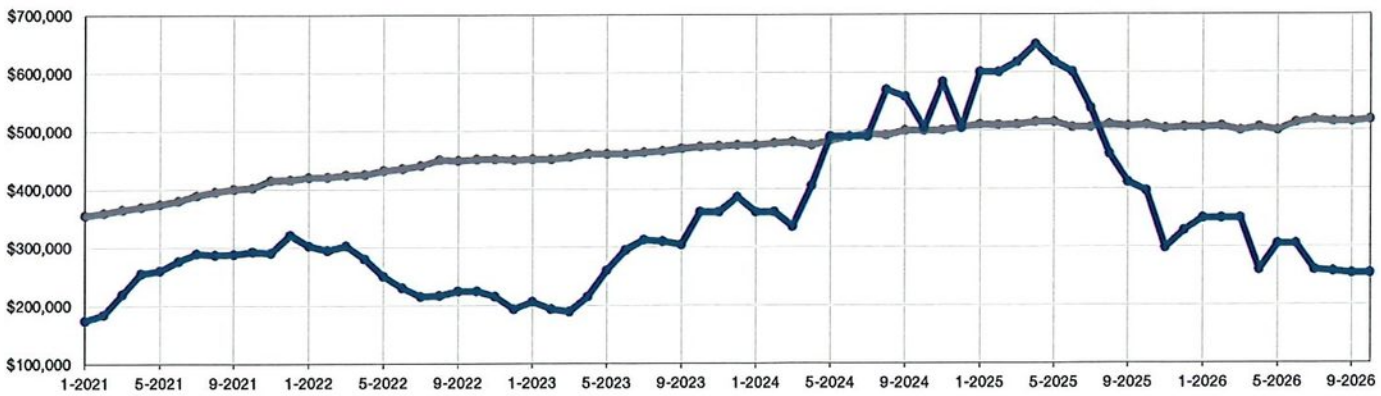
	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 10-2025**	**Thru 10-2026**	Percent Change from Previous Year
New Listings	1	1	0.0%	13	11	- 15.4%
Sold Listings	0	0	--	5	10	+ 100.0%
Median Sales Price*	$0	$0	--	$396,000	$210,500	- 46.8%
Average Sales Price*	$0	$0	--	$389,400	$294,697	- 24.3%
Percent of List Price Received*	0.0%	0.0%	--	95.3%	96.7%	+ 1.5%
Days on Market Until Sale	0	0	--	125	183	+ 46.4%
Inventory of Homes for Sale	6	4	- 33.3%	--	--	--
Months Supply of Inventory	4.3	2.5	- 41.9%	--	--	--

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October



Historical Median Sales Price Rolling 12-Month Calculation



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Local Market Update for October 2026

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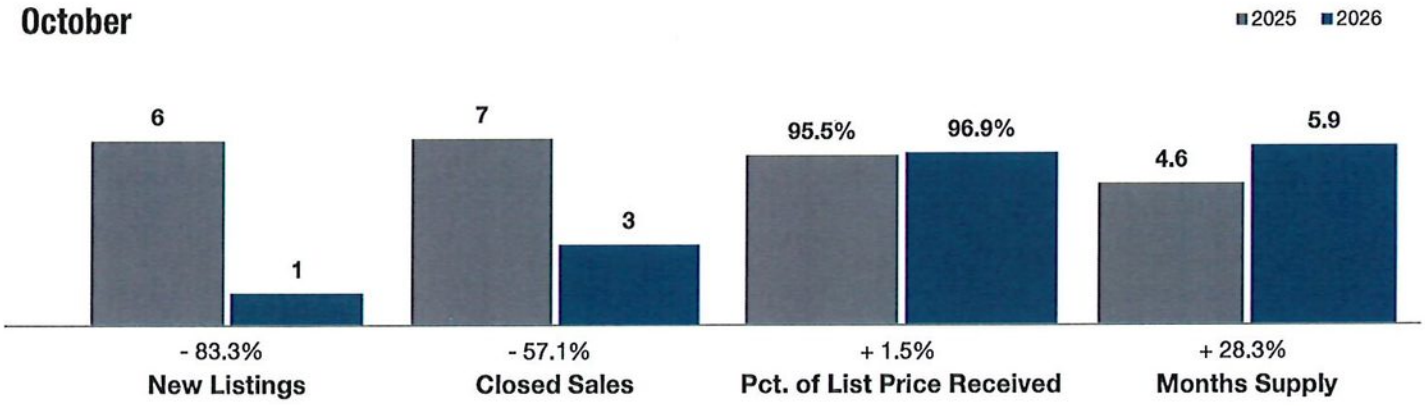
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Palisade

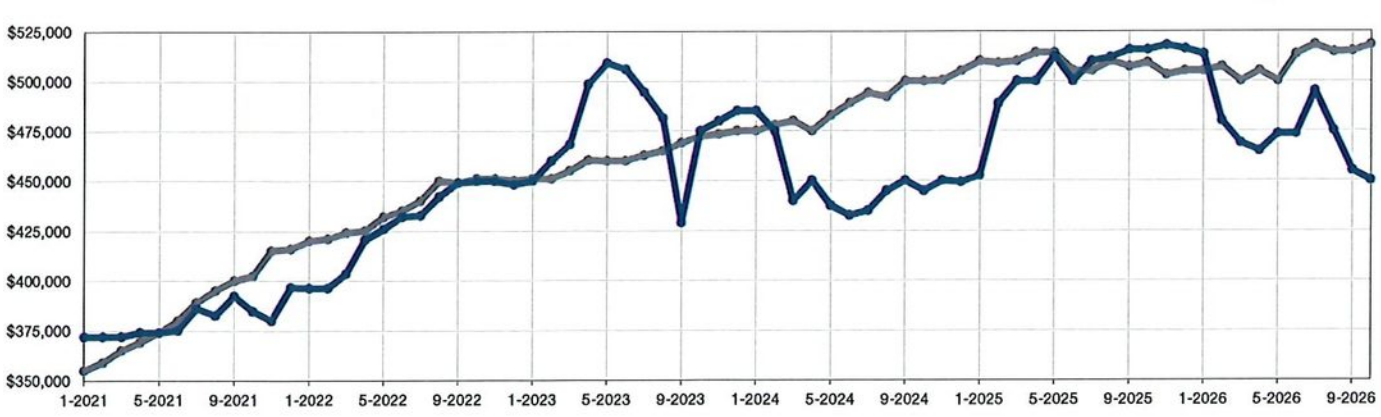
	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 10-2025**	**Thru 10-2026**	Percent Change from Previous Year
New Listings	6	**1**	- 83.3%	84	**93**	+ 10.7%
Sold Listings	7	**3**	- 57.1%	57	**55**	- 3.5%
Median Sales Price*	$456,000	**$339,900**	- 25.5%	$516,000	**$450,000**	- 12.8%
Average Sales Price*	$450,000	**$370,600**	- 17.6%	$507,452	**$470,349**	- 7.3%
Percent of List Price Received*	95.5%	**96.9%**	+ 1.5%	97.0%	**97.2%**	+ 0.2%
Days on Market Until Sale	82	**83**	+ 1.2%	86	**108**	+ 25.6%
Inventory of Homes for Sale	24	**28**	+ 16.7%	--	--	--
Months Supply of Inventory	4.6	**5.9**	+ 28.3%	--	--	--

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October



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Local Market Update for October 2026

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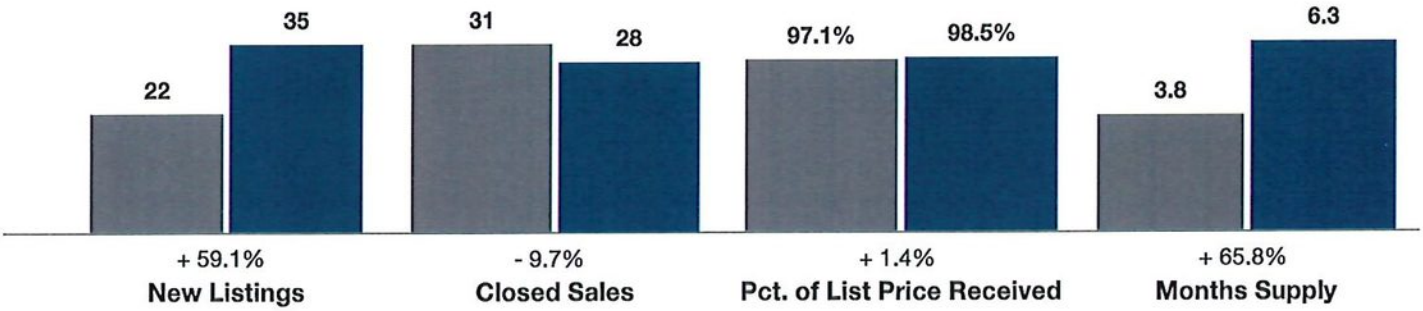
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Redlands

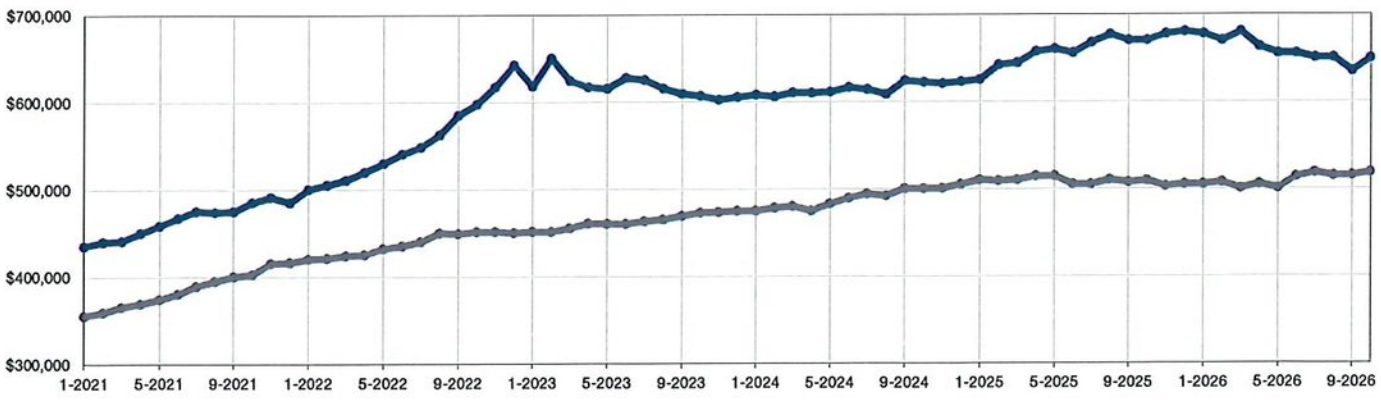
	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 10-2025**	**Thru 10-2026**	Percent Change from Previous Year
New Listings	22	**35**	+ 59.1%	349	**414**	+ 18.6%
Sold Listings	31	**28**	- 9.7%	247	**244**	- 1.2%
Median Sales Price*	$620,000	**$724,250**	+ 16.8%	$679,500	**$645,000**	- 5.1%
Average Sales Price*	$642,941	**$821,429**	+ 27.8%	$741,350	**$725,357**	- 2.2%
Percent of List Price Received*	97.1%	**98.5%**	+ 1.4%	98.1%	**97.9%**	- 0.2%
Days on Market Until Sale	84	**112**	+ 33.3%	95	**102**	+ 7.4%
Inventory of Homes for Sale	94	**144**	+ 53.2%	--	--	--
Months Supply of Inventory	3.8	**6.3**	+ 65.8%	--	--	--

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October



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Local Market Update for October 2026

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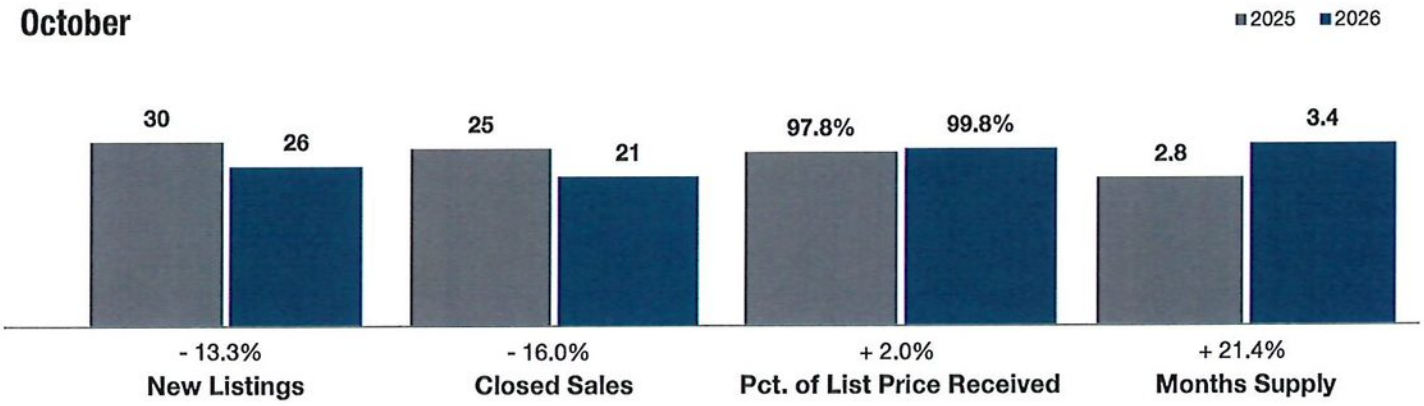
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Southeast

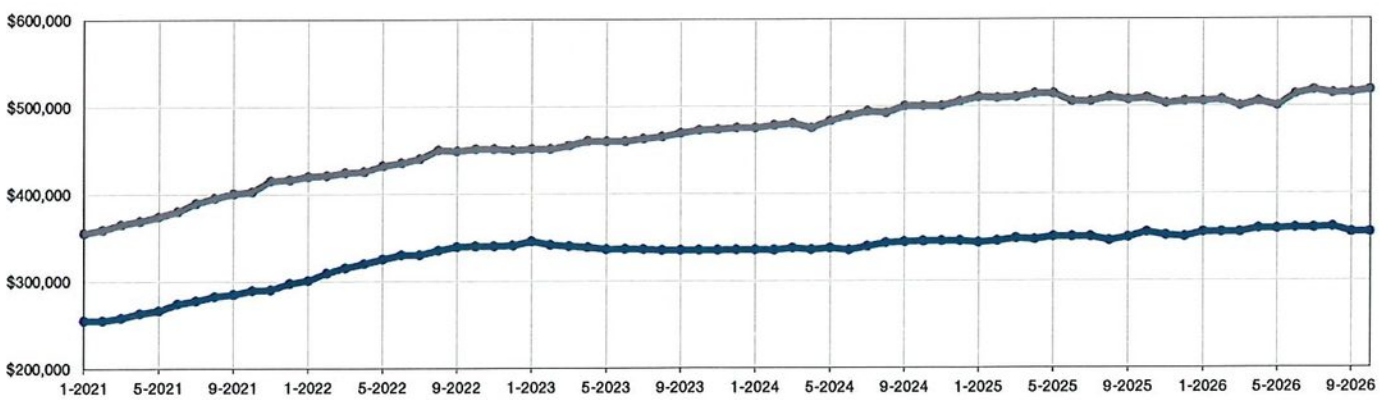
	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 10-2025**	**Thru 10-2026**	Percent Change from Previous Year
New Listings	30	**26**	- 13.3%	344	**347**	+ 0.9%
Sold Listings	25	**21**	- 16.0%	257	**245**	- 4.7%
Median Sales Price*	$365,000	**$350,000**	- 4.1%	$355,000	**$357,000**	+ 0.6%
Average Sales Price*	$323,158	**$302,533**	- 6.4%	$329,383	**$331,179**	+ 0.5%
Percent of List Price Received*	97.8%	**99.8%**	+ 2.0%	98.4%	**99.1%**	+ 0.7%
Days on Market Until Sale	91	**101**	+ 11.0%	80	**81**	+ 1.3%
Inventory of Homes for Sale	70	**87**	+ 24.3%	--	--	--
Months Supply of Inventory	2.8	**3.4**	+ 21.4%	--	--	--

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October



Historical Median Sales Price Rolling 12-Month Calculation



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Local Market Update for October 2026

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Grand Junction Area REALTOR® ASSOCIATION

West Grand Junction

	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 10-2025**	**Thru 10-2026**	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	--	--	--	--

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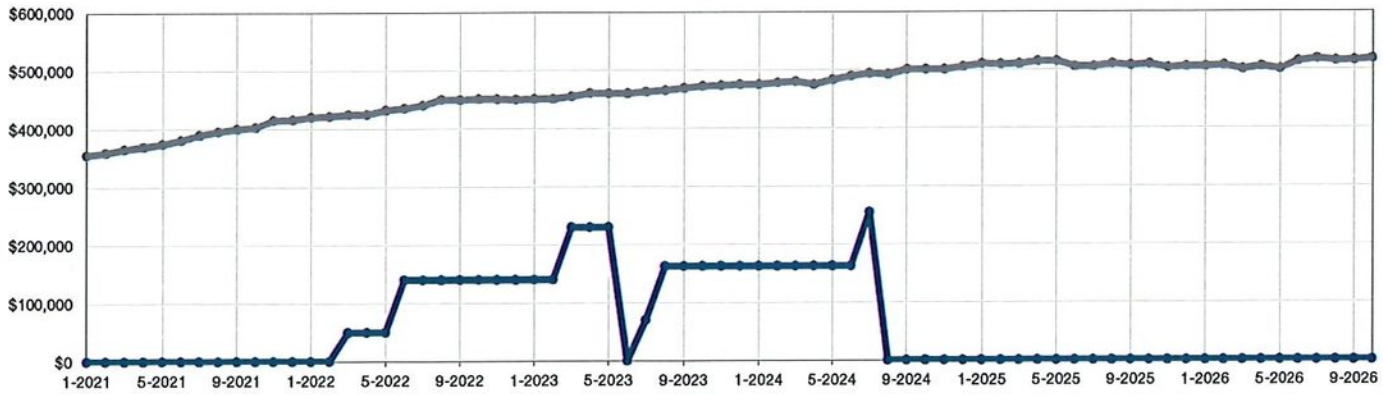
October

■2025 ■2026

0	0	0	0	0.0%	0.0%	0.0	0.0
--		--		--		--	
New Listings		**Closed Sales**		**Pct. of List Price Received**		**Months Supply**	

Historical Median Sales Price Rolling 12-Month Calculation

GJARA —
West Grand Junction —



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Local Market Update for October 2026

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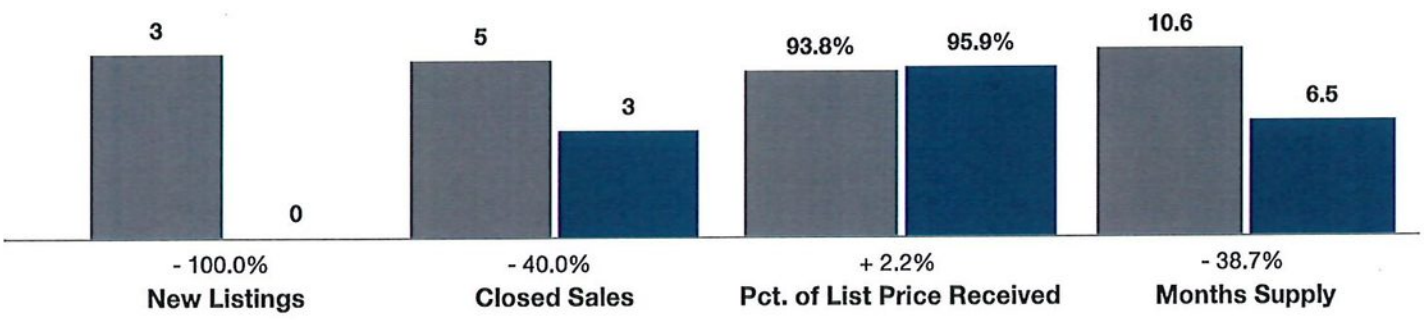
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Whitewater/Gateway

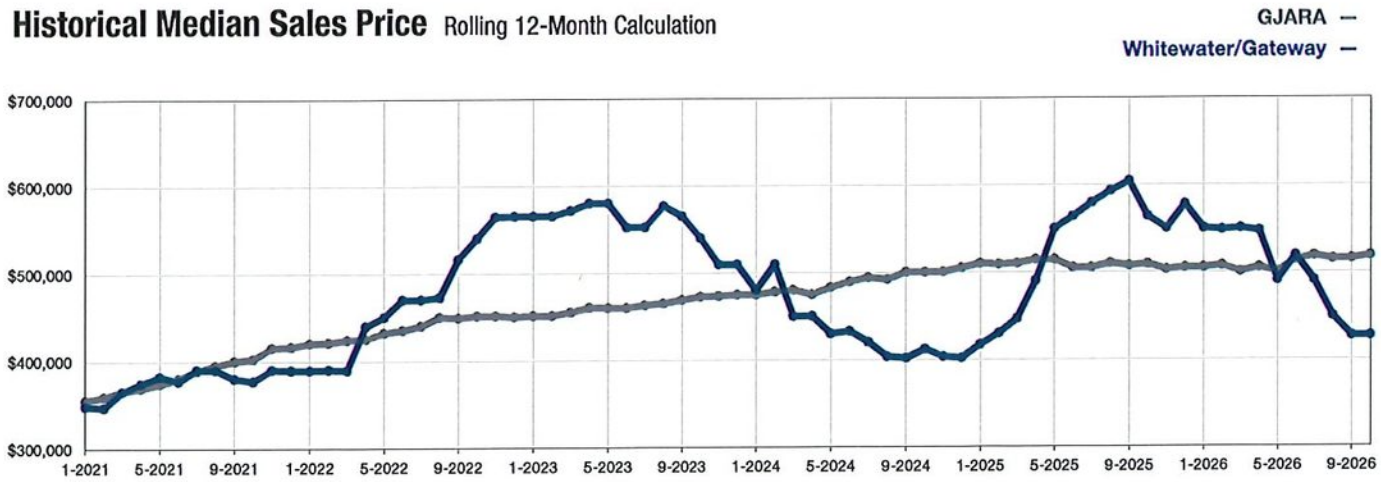
	October			Year to Date		
Key Metrics	**2025**	**2026**	**Percent Change from Previous Year**	**Thru 10-2025**	**Thru 10-2026**	**Percent Change from Previous Year**
New Listings	3	0	- 100.0%	43	26	- 39.5%
Sold Listings	5	3	- 40.0%	22	22	0.0%
Median Sales Price*	$547,000	$725,000	+ 32.5%	$578,400	$450,650	- 22.1%
Average Sales Price*	$440,200	$871,667	+ 98.0%	$612,277	$546,146	- 10.8%
Percent of List Price Received*	93.8%	95.9%	+ 2.2%	97.1%	95.5%	- 1.6%
Days on Market Until Sale	118	306	+ 159.3%	121	162	+ 33.9%
Inventory of Homes for Sale	23	16	- 30.4%	--	--	--
Months Supply of Inventory	10.6	6.5	- 38.7%	--	--	--

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October



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