

Local Market Update for September 2026

A Research Tool Provided by the Colorado Association of REALTORS®



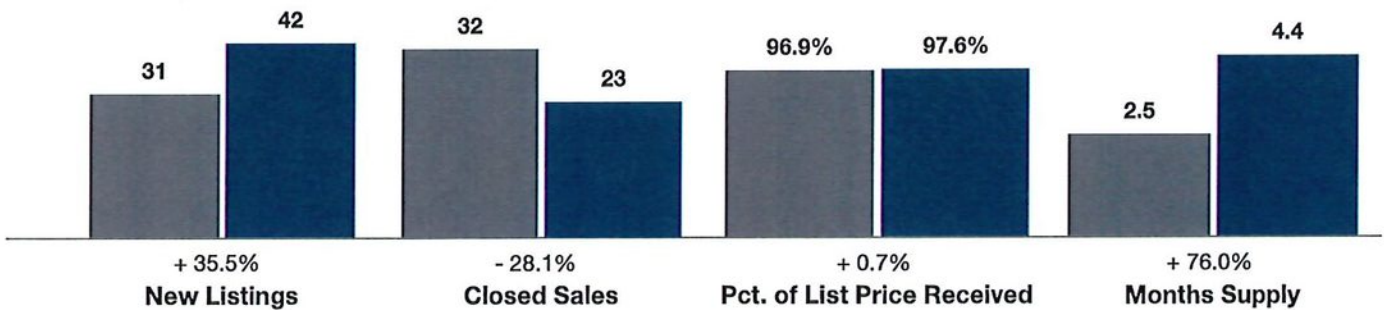
City

Key Metrics	September			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 09-2025	Thru 09-2026	Percent Change from Previous Year
New Listings	31	42	+ 35.5%	378	386	+ 2.1%
Sold Listings	32	23	- 28.1%	305	251	- 17.7%
Median Sales Price*	\$345,000	\$370,000	+ 7.2%	\$339,600	\$347,500	+ 2.3%
Average Sales Price*	\$337,159	\$365,309	+ 8.3%	\$342,819	\$346,207	+ 1.0%
Percent of List Price Received*	96.9%	97.6%	+ 0.7%	98.1%	96.9%	- 1.2%
Days on Market Until Sale	72	65	- 9.7%	78	79	+ 1.3%
Inventory of Homes for Sale	79	116	+ 46.8%	--	--	--
Months Supply of Inventory	2.5	4.4	+ 76.0%	--	--	--

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

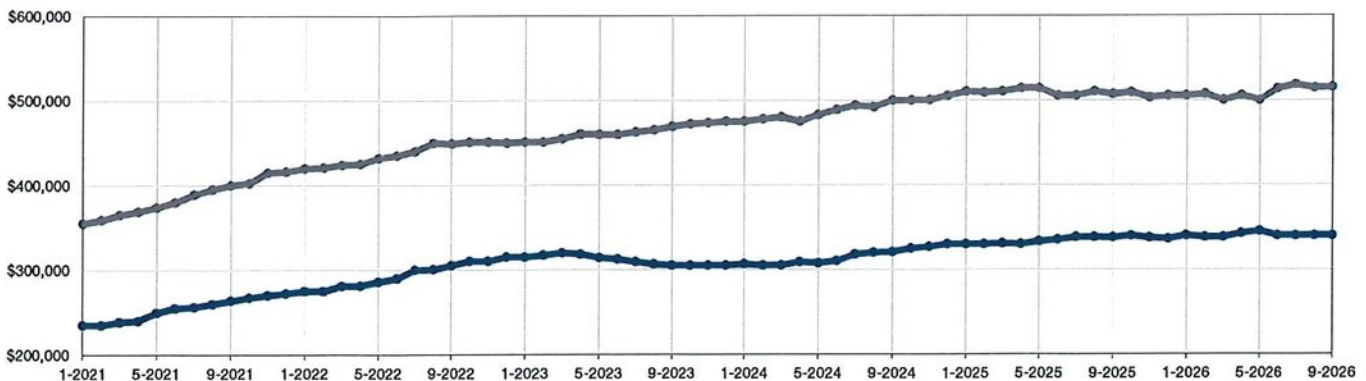
September

■ 2025 ■ 2026



Historical Median Sales Price Rolling 12-Month Calculation

GJARA —
City —



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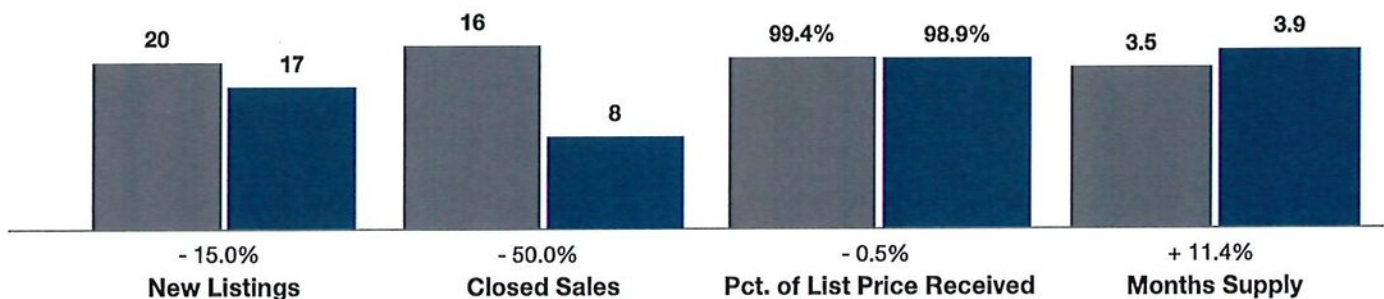
Clifton

Key Metrics	September			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 09-2025	Thru 09-2026	Percent Change from Previous Year
New Listings	20	17	- 15.0%	219	194	- 11.4%
Sold Listings	16	8	- 50.0%	154	134	- 13.0%
Median Sales Price*	\$322,500	\$326,000	+ 1.1%	\$305,000	\$320,200	+ 5.0%
Average Sales Price*	\$310,700	\$340,788	+ 9.7%	\$297,188	\$307,859	+ 3.6%
Percent of List Price Received*	99.4%	98.9%	- 0.5%	98.1%	98.4%	+ 0.3%
Days on Market Until Sale	91	76	- 16.5%	84	99	+ 17.9%
Inventory of Homes for Sale	58	60	+ 3.4%	--	--	--
Months Supply of Inventory	3.5	3.9	+ 11.4%	--	--	--

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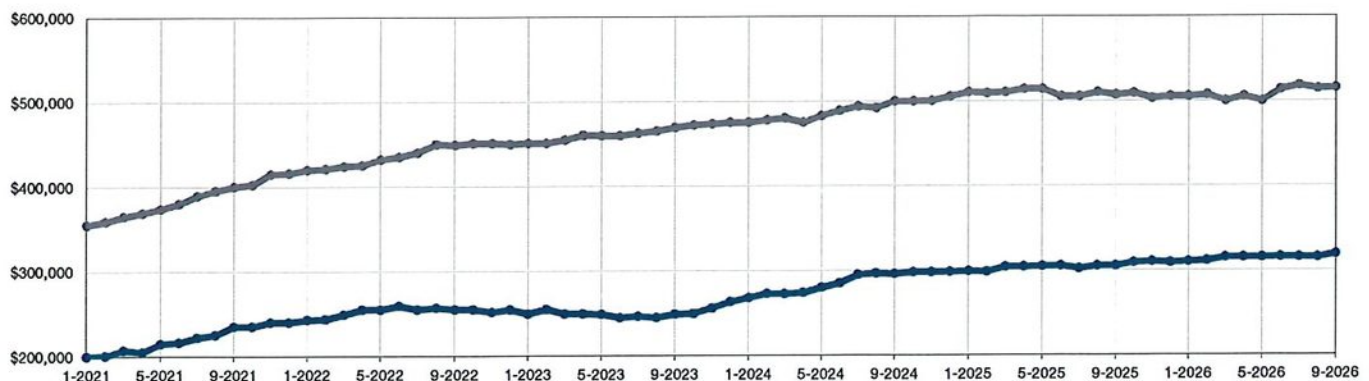
September

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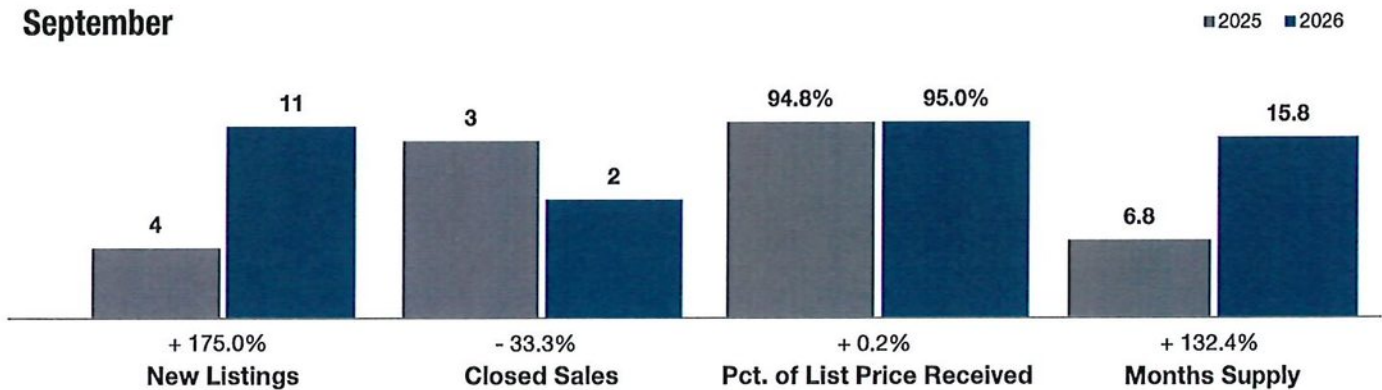


Collbran/Mesa/Vega

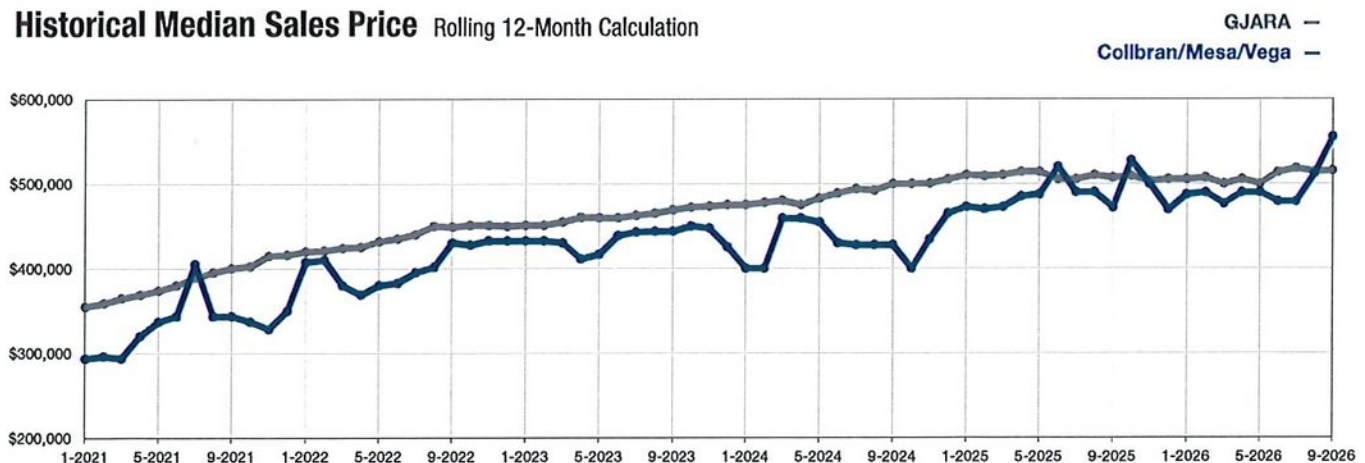
Key Metrics	September			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 09-2025	Thru 09-2026	Percent Change from Previous Year
New Listings	4	11	+ 175.0%	60	58	- 3.3%
Sold Listings	3	2	- 33.3%	28	24	- 14.3%
Median Sales Price*	\$287,000	\$707,500	+ 146.5%	\$457,500	\$602,500	+ 31.7%
Average Sales Price*	\$270,667	\$707,500	+ 161.4%	\$635,830	\$558,871	- 12.1%
Percent of List Price Received*	94.8%	95.0%	+ 0.2%	96.9%	95.1%	- 1.9%
Days on Market Until Sale	132	81	- 38.6%	146	152	+ 4.1%
Inventory of Homes for Sale	27	42	+ 55.6%	--	--	--
Months Supply of Inventory	6.8	15.8	+ 132.4%	--	--	--

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September



Historical Median Sales Price Rolling 12-Month Calculation



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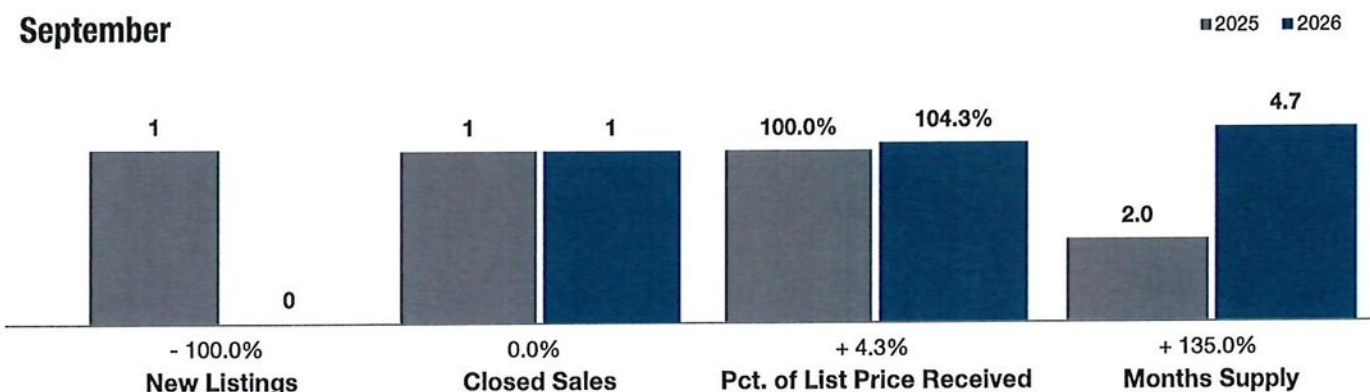


Debeque (Includes De-Beque Cutoff)

Key Metrics	September			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 09-2025	Thru 09-2026	Percent Change from Previous Year
New Listings	1	0	- 100.0%	16	18	+ 12.5%
Sold Listings	1	1	0.0%	14	11	- 21.4%
Median Sales Price*	\$160,000	\$292,000	+ 82.5%	\$292,000	\$352,500	+ 20.7%
Average Sales Price*	\$160,000	\$292,000	+ 82.5%	\$322,214	\$361,390	+ 12.2%
Percent of List Price Received*	100.0%	104.3%	+ 4.3%	99.5%	98.5%	- 1.0%
Days on Market Until Sale	97	51	- 47.4%	96	122	+ 27.1%
Inventory of Homes for Sale	4	6	+ 50.0%	--	--	--
Months Supply of Inventory	2.0	4.7	+ 135.0%	--	--	--

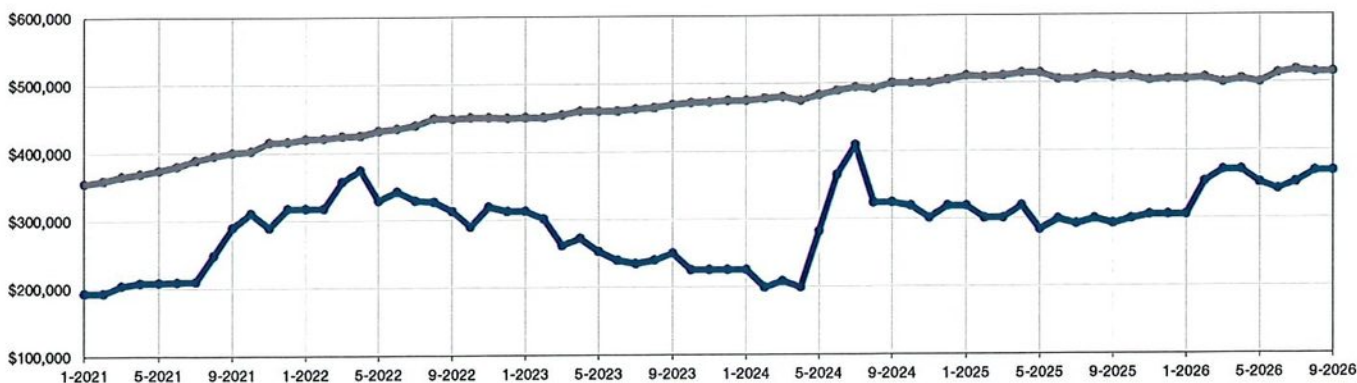
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September



Historical Median Sales Price Rolling 12-Month Calculation

GJARA —
Debeque (Includes De-Beque Cutoff) —



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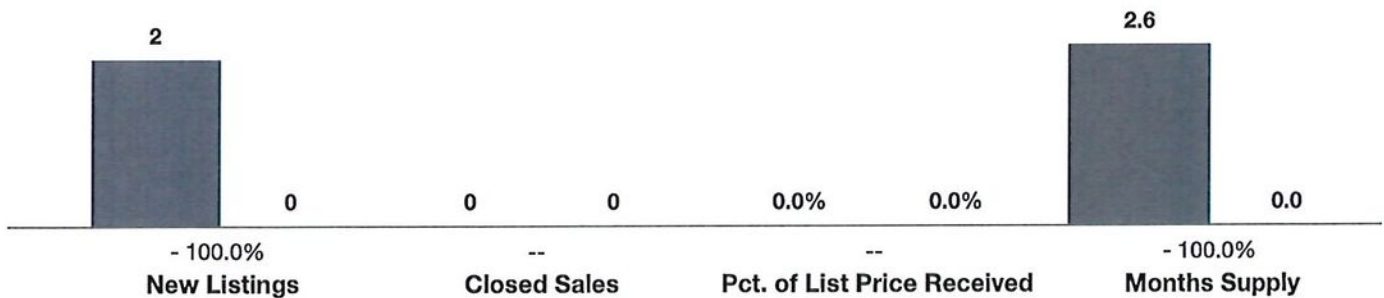
East Orchard Mesa

Key Metrics	September			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 09-2025	Thru 09-2026	Percent Change from Previous Year
New Listings	2	0	- 100.0%	18	2	- 88.9%
Sold Listings	0	0	--	16	2	- 87.5%
Median Sales Price*	\$0	\$0	--	\$645,000	\$594,500	- 7.8%
Average Sales Price*	\$0	\$0	--	\$798,619	\$594,500	- 25.6%
Percent of List Price Received*	0.0%	0.0%	--	95.7%	100.0%	+ 4.5%
Days on Market Until Sale	0	0	--	116	36	- 69.0%
Inventory of Homes for Sale	5	0	- 100.0%	--	--	--
Months Supply of Inventory	2.6	0.0	- 100.0%	--	--	--

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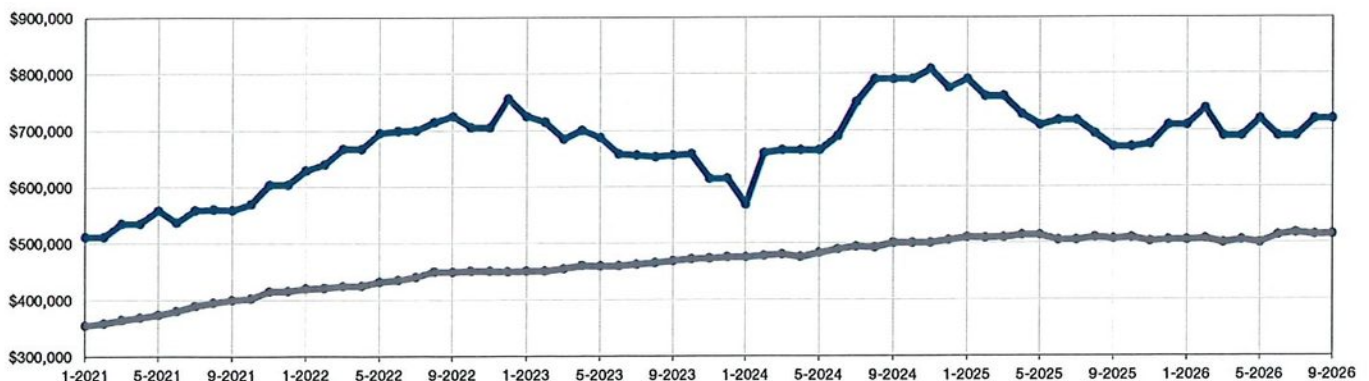
September

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East Orchard Mesa —



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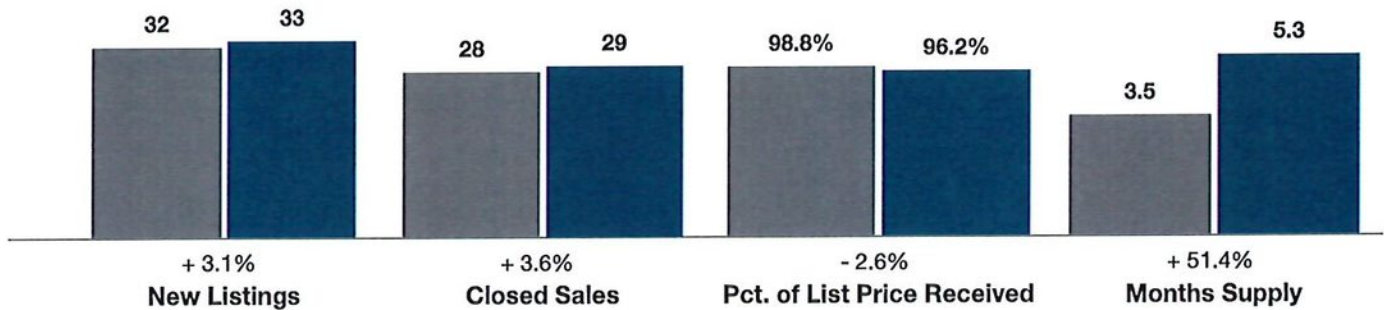
Fruita

Key Metrics	September			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 09-2025	Thru 09-2026	Percent Change from Previous Year
New Listings	32	33	+ 3.1%	328	388	+ 18.3%
Sold Listings	28	29	+ 3.6%	219	239	+ 9.1%
Median Sales Price*	\$485,000	\$439,127	- 9.5%	\$475,500	\$469,950	- 1.2%
Average Sales Price*	\$487,551	\$481,740	- 1.2%	\$513,782	\$502,828	- 2.1%
Percent of List Price Received*	98.8%	96.2%	- 2.6%	98.3%	98.3%	0.0%
Days on Market Until Sale	86	90	+ 4.7%	76	89	+ 17.1%
Inventory of Homes for Sale	83	131	+ 57.8%	--	--	--
Months Supply of Inventory	3.5	5.3	+ 51.4%	--	--	--

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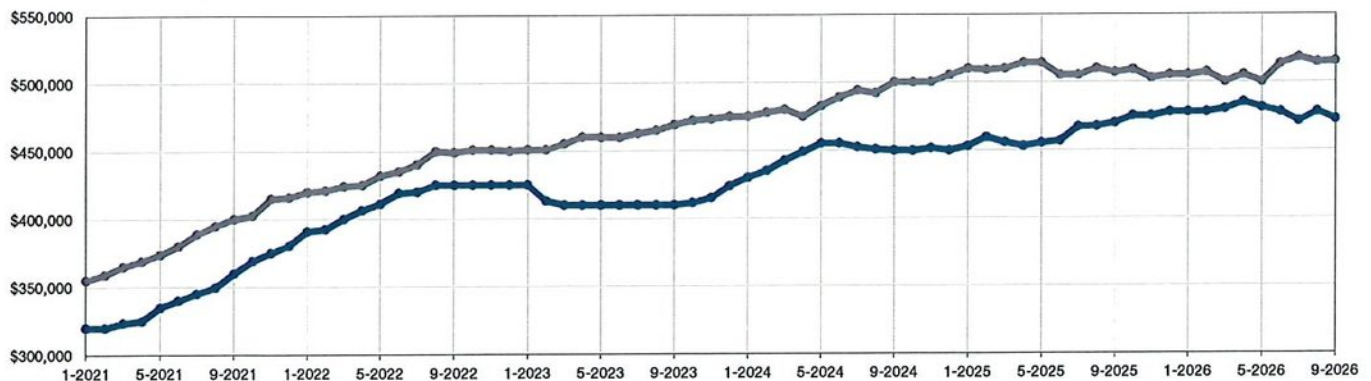
September

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Historical Median Sales Price Rolling 12-Month Calculation

GJARA —
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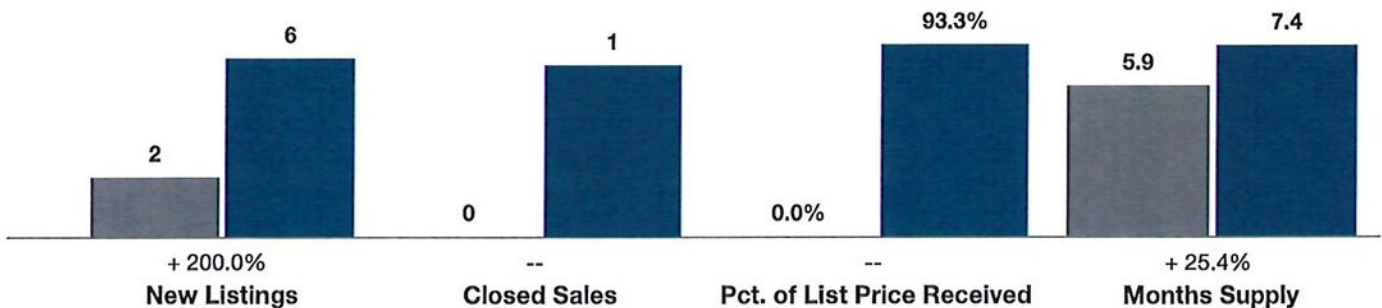
Glade Park

Key Metrics	September			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 09-2025	Thru 09-2026	Percent Change from Previous Year
New Listings	2	6	+ 200.0%	28	30	+ 7.1%
Sold Listings	0	1	--	11	17	+ 54.5%
Median Sales Price*	\$0	\$1,050,000	--	\$670,500	\$470,000	- 29.9%
Average Sales Price*	\$0	\$1,050,000	--	\$688,976	\$509,082	- 26.1%
Percent of List Price Received*	0.0%	93.3%	--	96.1%	95.6%	- 0.5%
Days on Market Until Sale	0	109	--	85	90	+ 5.9%
Inventory of Homes for Sale	11	13	+ 18.2%	--	--	--
Months Supply of Inventory	5.9	7.4	+ 25.4%	--	--	--

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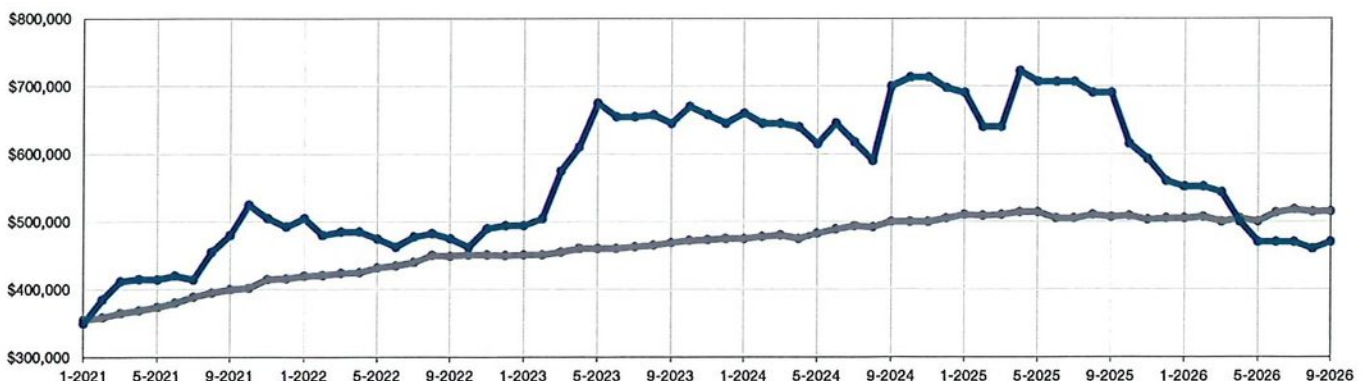
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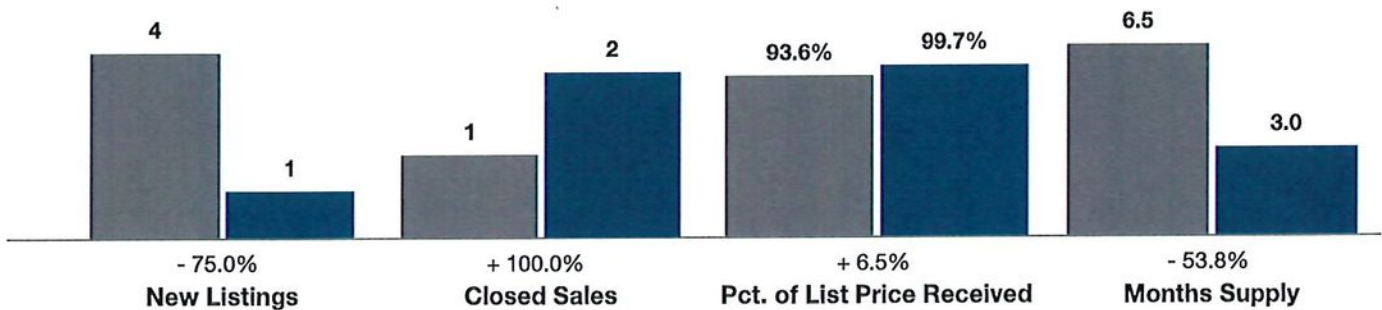
Loma

Key Metrics	September			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 09-2025	Thru 09-2026	Percent Change from Previous Year
New Listings	4	1	- 75.0%	33	37	+ 12.1%
Sold Listings	1	2	+ 100.0%	19	28	+ 47.4%
Median Sales Price*	\$510,000	\$940,000	+ 84.3%	\$510,000	\$677,500	+ 32.8%
Average Sales Price*	\$510,000	\$940,000	+ 84.3%	\$601,684	\$667,996	+ 11.0%
Percent of List Price Received*	93.6%	99.7%	+ 6.5%	98.5%	98.4%	- 0.1%
Days on Market Until Sale	108	95	- 12.0%	96	102	+ 6.3%
Inventory of Homes for Sale	13	9	- 30.8%	--	--	--
Months Supply of Inventory	6.5	3.0	- 53.8%	--	--	--

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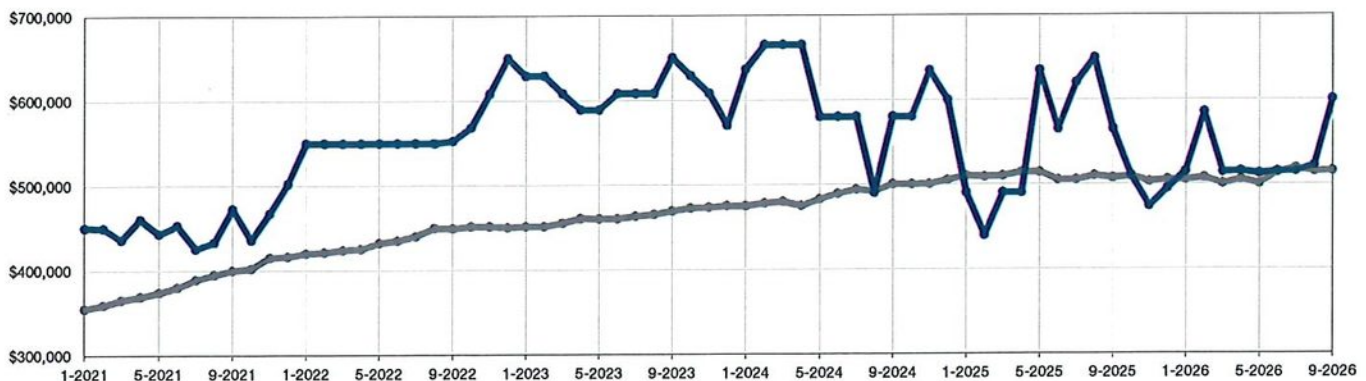
September

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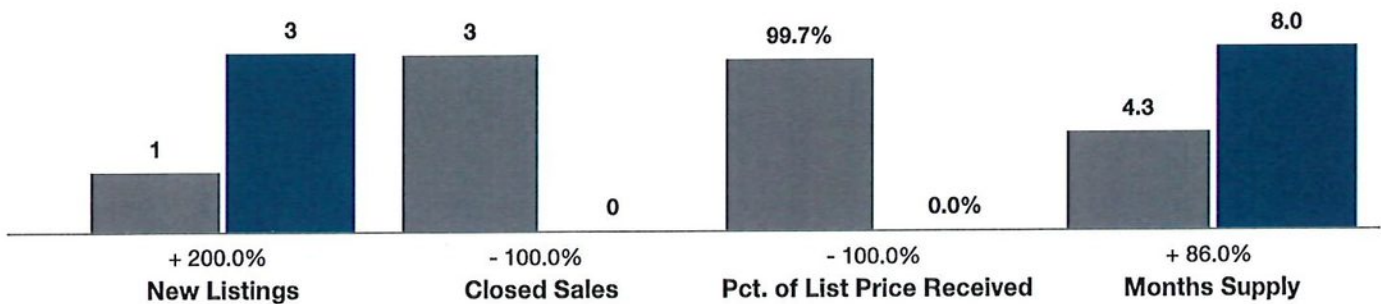
Mack

Key Metrics	September			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 09-2025	Thru 09-2026	Percent Change from Previous Year
New Listings	1	3	+ 200.0%	25	22	- 12.0%
Sold Listings	3	0	- 100.0%	16	8	- 50.0%
Median Sales Price*	\$220,000	\$0	- 100.0%	\$343,925	\$467,500	+ 35.9%
Average Sales Price*	\$216,667	\$0	- 100.0%	\$435,803	\$510,625	+ 17.2%
Percent of List Price Received*	99.7%	0.0%	- 100.0%	99.2%	98.6%	- 0.6%
Days on Market Until Sale	71	0	- 100.0%	93	127	+ 36.6%
Inventory of Homes for Sale	9	11	+ 22.2%	--	--	--
Months Supply of Inventory	4.3	8.0	+ 86.0%	--	--	--

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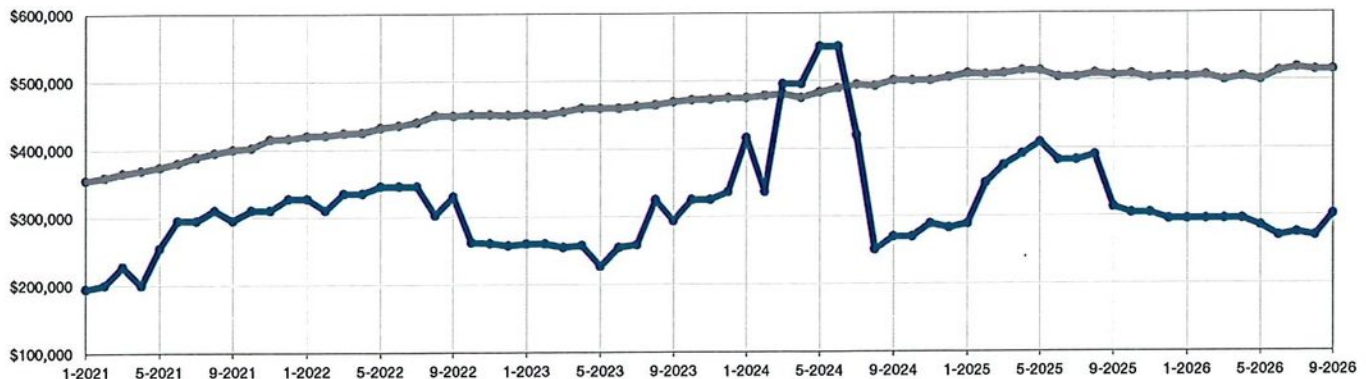
September

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Historical Median Sales Price Rolling 12-Month Calculation

GJARA —
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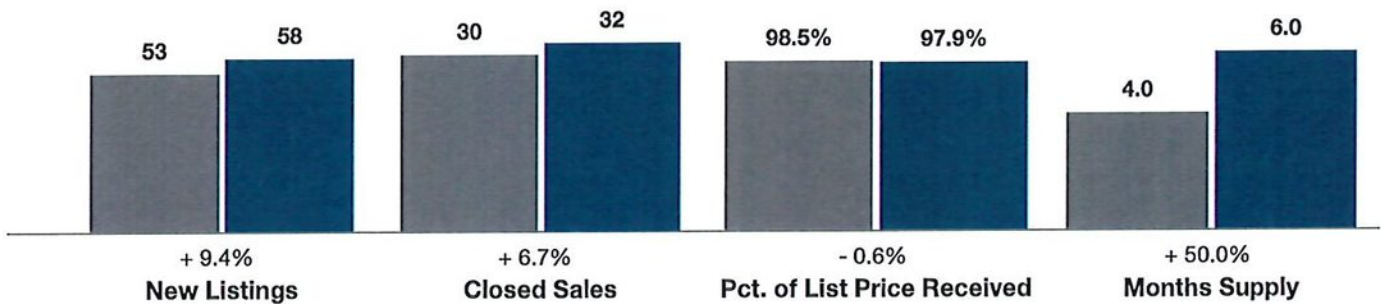
North

Key Metrics	September			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 09-2025	Thru 09-2026	Percent Change from Previous Year
New Listings	53	58	+ 9.4%	421	464	+ 10.2%
Sold Listings	30	32	+ 6.7%	311	279	- 10.3%
Median Sales Price*	\$509,950	\$498,750	- 2.2%	\$496,719	\$508,500	+ 2.4%
Average Sales Price*	\$542,957	\$615,095	+ 13.3%	\$538,838	\$583,886	+ 8.4%
Percent of List Price Received*	98.5%	97.9%	- 0.6%	98.3%	97.9%	- 0.4%
Days on Market Until Sale	86	114	+ 32.6%	84	102	+ 21.4%
Inventory of Homes for Sale	127	176	+ 38.6%	--	--	--
Months Supply of Inventory	4.0	6.0	+ 50.0%	--	--	--

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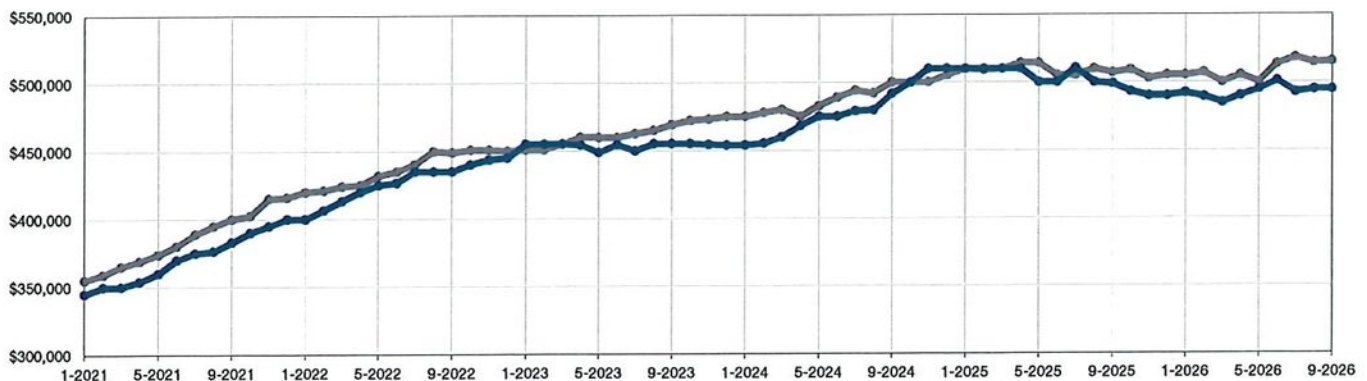
September

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GJARA —
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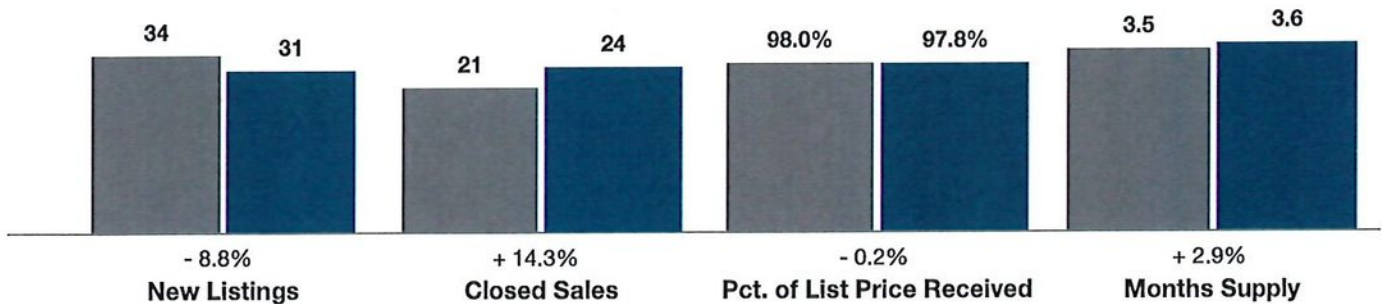
Northeast

Key Metrics	September			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 09-2025	Thru 09-2026	Percent Change from Previous Year
New Listings	34	31	- 8.8%	375	337	- 10.1%
Sold Listings	21	24	+ 14.3%	274	233	- 15.0%
Median Sales Price*	\$392,900	\$360,050	- 8.4%	\$385,000	\$389,999	+ 1.3%
Average Sales Price*	\$411,726	\$356,099	- 13.5%	\$397,166	\$402,505	+ 1.3%
Percent of List Price Received*	98.0%	97.8%	- 0.2%	98.4%	98.7%	+ 0.3%
Days on Market Until Sale	83	74	- 10.8%	76	87	+ 14.5%
Inventory of Homes for Sale	98	99	+ 1.0%	--	--	--
Months Supply of Inventory	3.5	3.6	+ 2.9%	--	--	--

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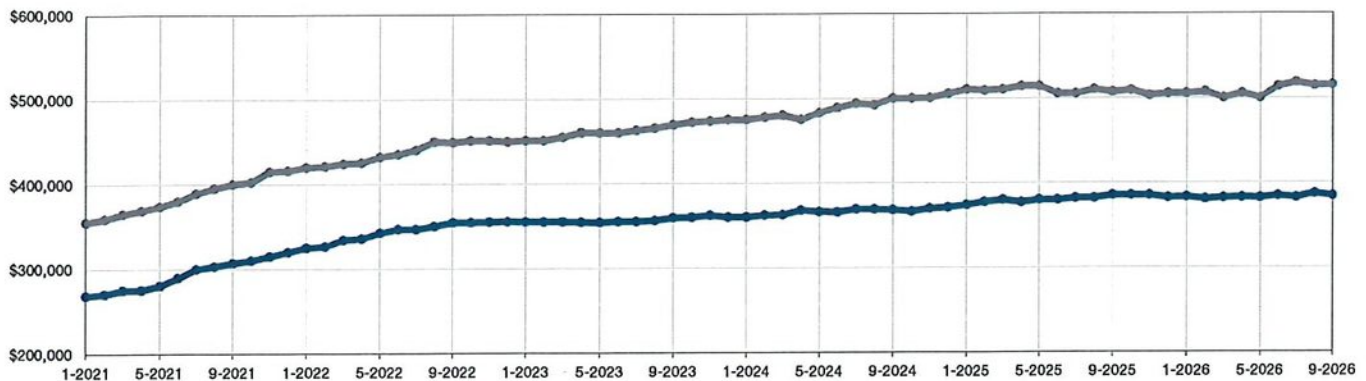
September

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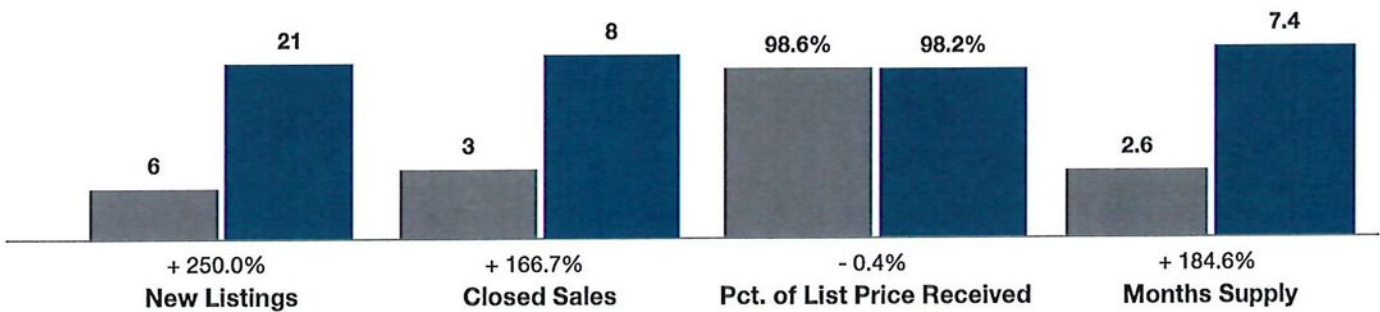
Northwest

Key Metrics	September			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 09-2025	Thru 09-2026	Percent Change from Previous Year
New Listings	6	21	+ 250.0%	95	105	+ 10.5%
Sold Listings	3	8	+ 166.7%	83	59	- 28.9%
Median Sales Price*	\$750,000	\$399,950	- 46.7%	\$587,700	\$459,900	- 21.7%
Average Sales Price*	\$700,572	\$483,438	- 31.0%	\$719,131	\$615,717	- 14.4%
Percent of List Price Received*	98.6%	98.2%	- 0.4%	98.6%	97.9%	- 0.7%
Days on Market Until Sale	124	95	- 23.4%	111	121	+ 9.0%
Inventory of Homes for Sale	23	45	+ 95.7%	--	--	--
Months Supply of Inventory	2.6	7.4	+ 184.6%	--	--	--

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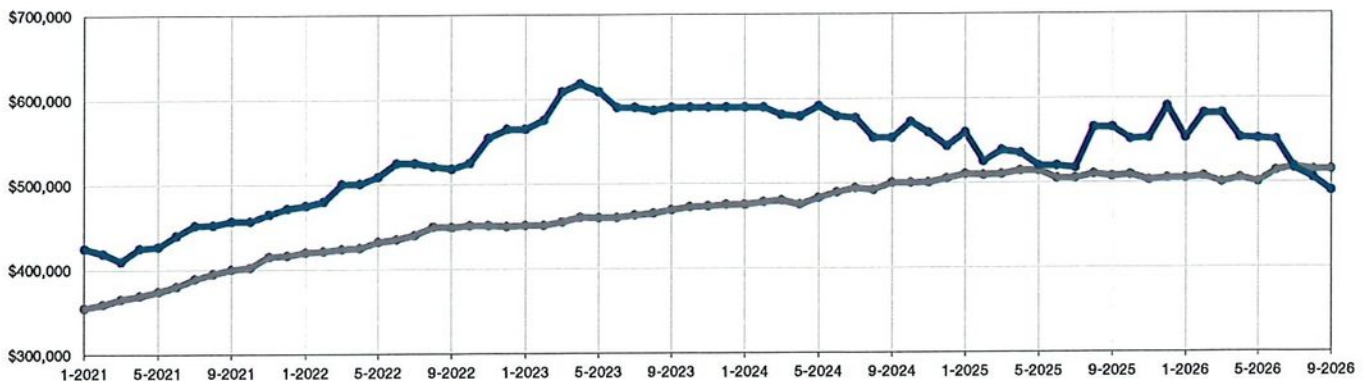
September

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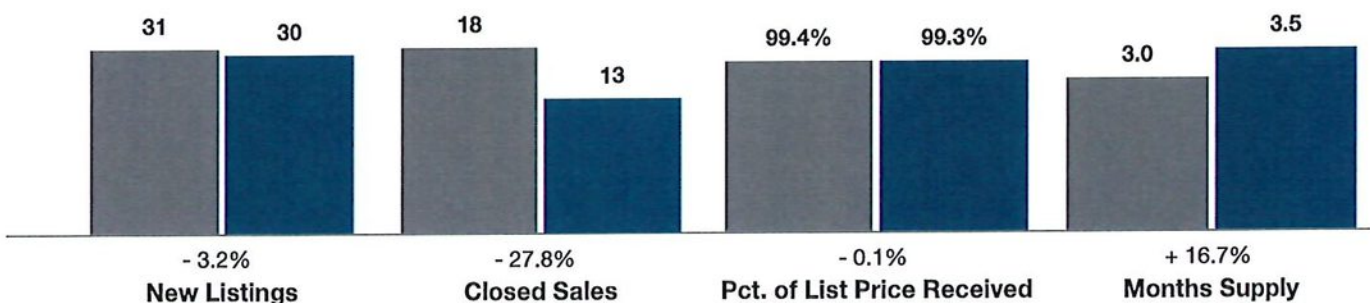
Orchard Mesa

Key Metrics	September			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 09-2025	Thru 09-2026	Percent Change from Previous Year
New Listings	31	30	- 3.2%	301	318	+ 5.6%
Sold Listings	18	13	- 27.8%	215	221	+ 2.8%
Median Sales Price*	\$397,500	\$376,000	- 5.4%	\$399,900	\$409,900	+ 2.5%
Average Sales Price*	\$408,539	\$434,862	+ 6.4%	\$411,171	\$442,219	+ 7.6%
Percent of List Price Received*	99.4%	99.3%	- 0.1%	99.1%	99.3%	+ 0.2%
Days on Market Until Sale	84	71	- 15.5%	86	88	+ 2.3%
Inventory of Homes for Sale	72	86	+ 19.4%	--	--	--
Months Supply of Inventory	3.0	3.5	+ 16.7%	--	--	--

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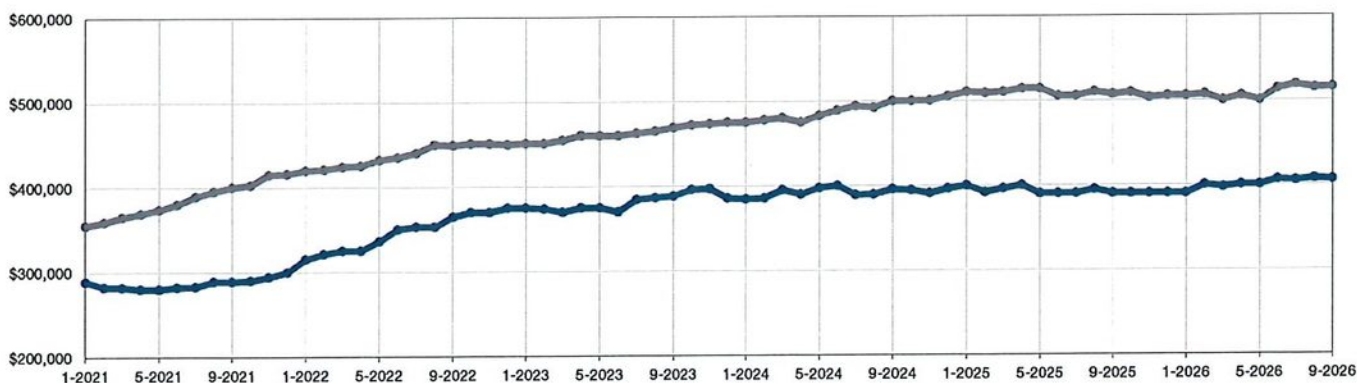
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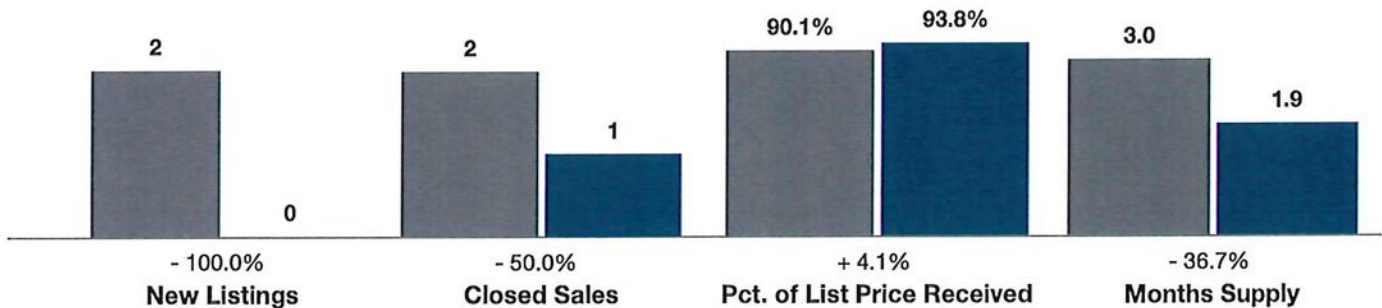
Outside Mesa County

Key Metrics	September			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 09-2025	Thru 09-2026	Percent Change from Previous Year
New Listings	2	0	- 100.0%	12	10	- 16.7%
Sold Listings	2	1	- 50.0%	5	10	+ 100.0%
Median Sales Price*	\$298,000	\$140,652	- 52.8%	\$396,000	\$210,500	- 46.8%
Average Sales Price*	\$298,000	\$140,652	- 52.8%	\$389,400	\$294,697	- 24.3%
Percent of List Price Received*	90.1%	93.8%	+ 4.1%	95.3%	96.7%	+ 1.5%
Days on Market Until Sale	74	191	+ 158.1%	125	183	+ 46.4%
Inventory of Homes for Sale	5	3	- 40.0%	--	--	--
Months Supply of Inventory	3.0	1.9	- 36.7%	--	--	--

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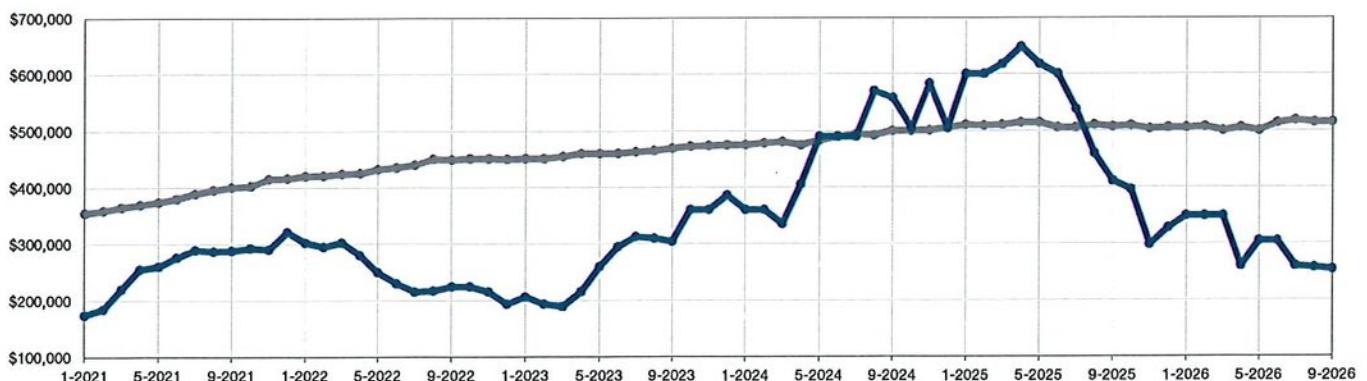
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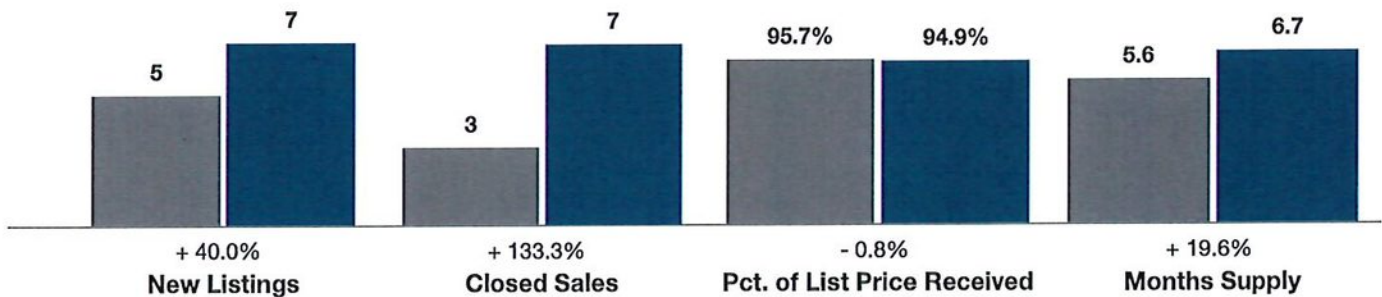
Palisade

Key Metrics	September			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 09-2025	Thru 09-2026	Percent Change from Previous Year
New Listings	5	7	+ 40.0%	78	92	+ 17.9%
Sold Listings	3	7	+ 133.3%	50	52	+ 4.0%
Median Sales Price*	\$598,000	\$430,000	- 28.1%	\$517,950	\$452,500	- 12.6%
Average Sales Price*	\$826,667	\$361,071	- 56.3%	\$515,495	\$476,104	- 7.6%
Percent of List Price Received*	95.7%	94.9%	- 0.8%	97.3%	97.2%	- 0.1%
Days on Market Until Sale	78	109	+ 39.7%	86	109	+ 26.7%
Inventory of Homes for Sale	29	34	+ 17.2%	--	--	--
Months Supply of Inventory	5.6	6.7	+ 19.6%	--	--	--

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

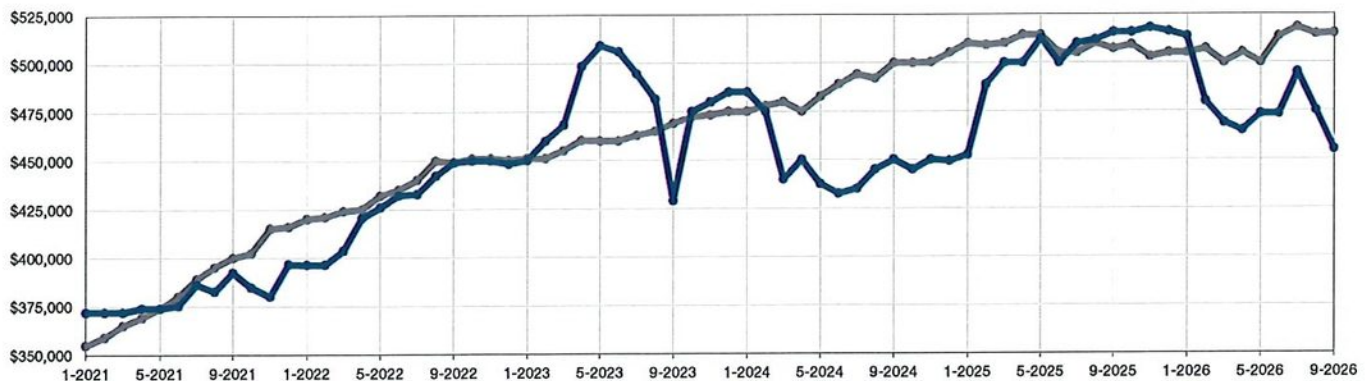
September

■ 2025 ■ 2026



Historical Median Sales Price Rolling 12-Month Calculation

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Local Market Update for September 2026

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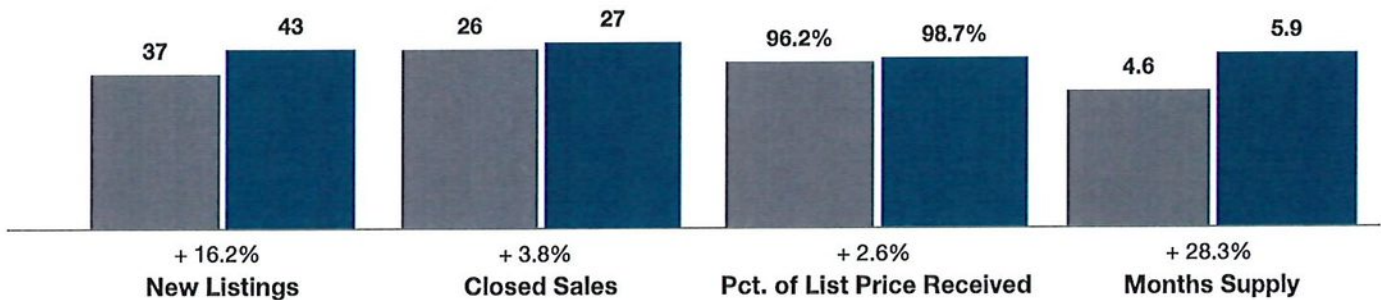
Redlands

Key Metrics	September			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 09-2025	Thru 09-2026	Percent Change from Previous Year
New Listings	37	43	+ 16.2%	327	376	+ 15.0%
Sold Listings	26	27	+ 3.8%	216	216	0.0%
Median Sales Price*	\$730,000	\$549,000	- 24.8%	\$692,500	\$632,250	- 8.7%
Average Sales Price*	\$767,203	\$669,397	- 12.7%	\$755,473	\$712,903	- 5.6%
Percent of List Price Received*	96.2%	98.7%	+ 2.6%	98.2%	97.8%	- 0.4%
Days on Market Until Sale	105	79	- 24.8%	97	101	+ 4.1%
Inventory of Homes for Sale	108	137	+ 26.9%	--	--	--
Months Supply of Inventory	4.6	5.9	+ 28.3%	--	--	--

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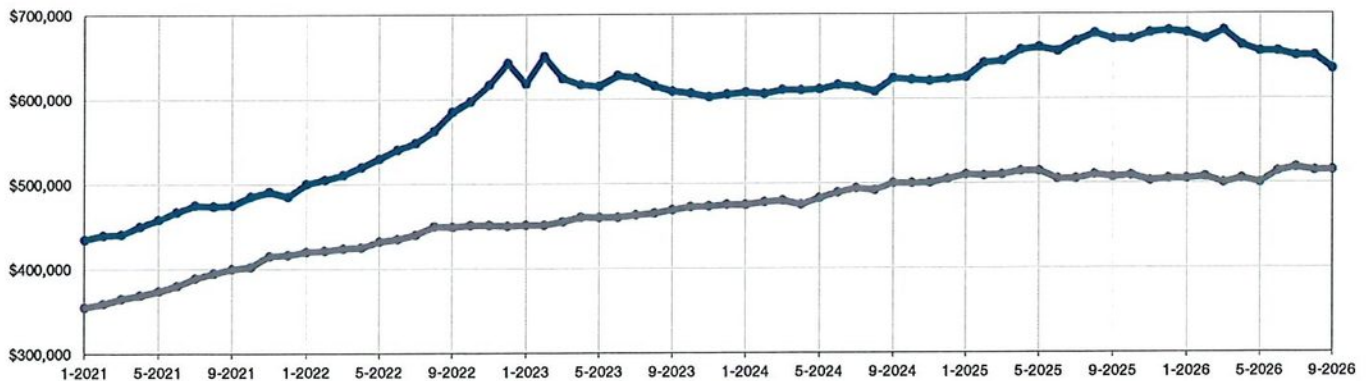
September

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Historical Median Sales Price Rolling 12-Month Calculation

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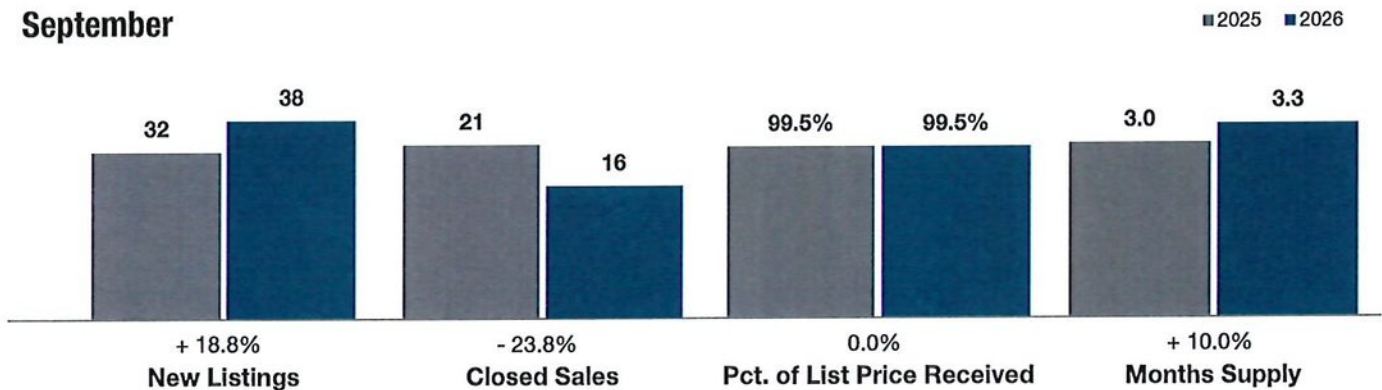


Southeast

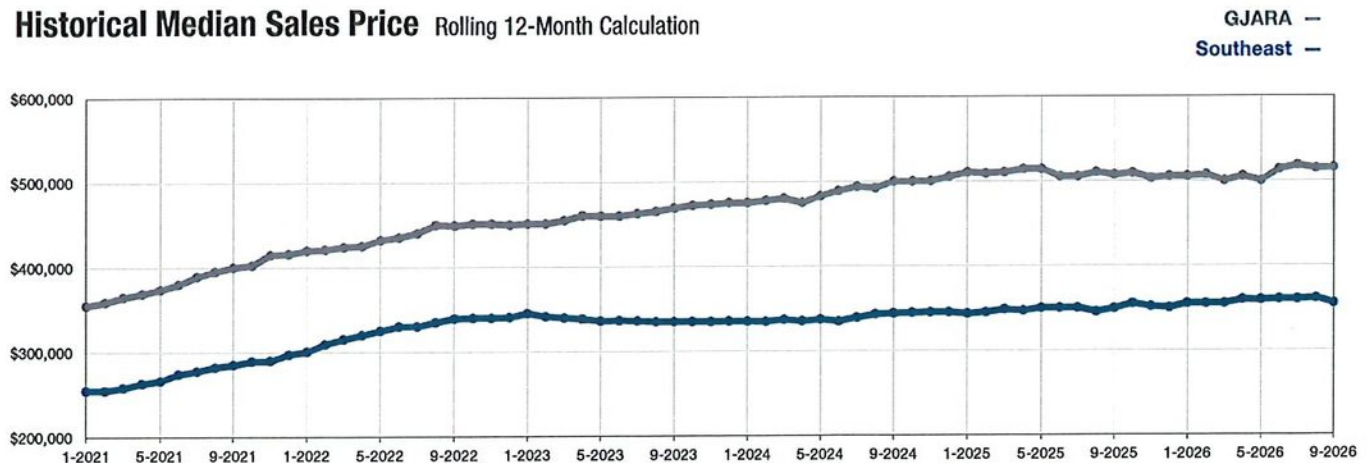
Key Metrics	September			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 09-2025	Thru 09-2026	Percent Change from Previous Year
New Listings	32	38	+ 18.8%	314	323	+ 2.9%
Sold Listings	21	16	- 23.8%	232	222	- 4.3%
Median Sales Price*	\$381,900	\$339,000	- 11.2%	\$351,500	\$362,250	+ 3.1%
Average Sales Price*	\$380,857	\$337,070	- 11.5%	\$330,054	\$335,000	+ 1.5%
Percent of List Price Received*	99.5%	99.5%	0.0%	98.5%	99.0%	+ 0.5%
Days on Market Until Sale	71	73	+ 2.8%	79	79	0.0%
Inventory of Homes for Sale	74	84	+ 13.5%	--	--	--
Months Supply of Inventory	3.0	3.3	+ 10.0%	--	--	--

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

September



Historical Median Sales Price Rolling 12-Month Calculation



Local Market Update for September 2026

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West Grand Junction

Key Metrics	September			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 09-2025	Thru 09-2026	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.

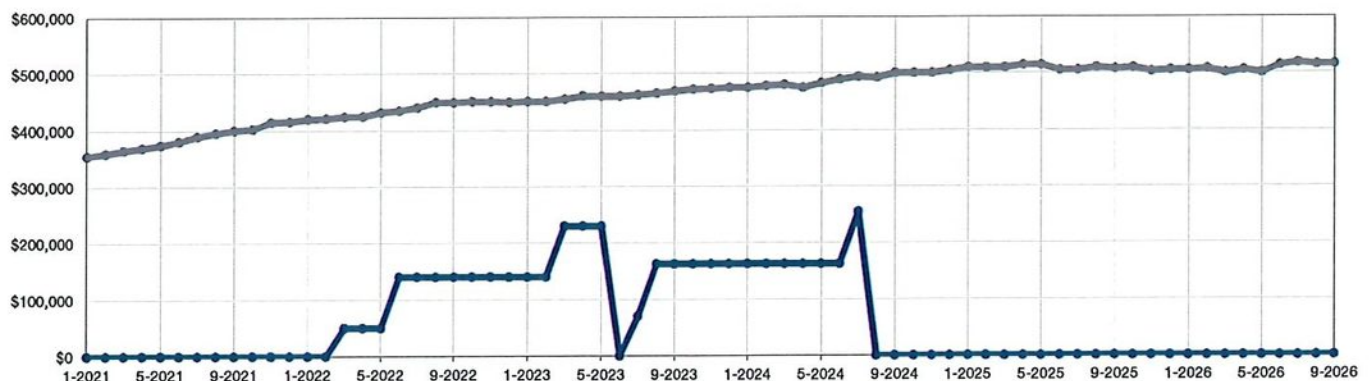
September

■ 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

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West Grand Junction —



Current as of October 5, 2026. All data from the Grand Junction Multiple Listing Service. Report © 2026 ShowingTime Plus, LLC.

Local Market Update for September 2026

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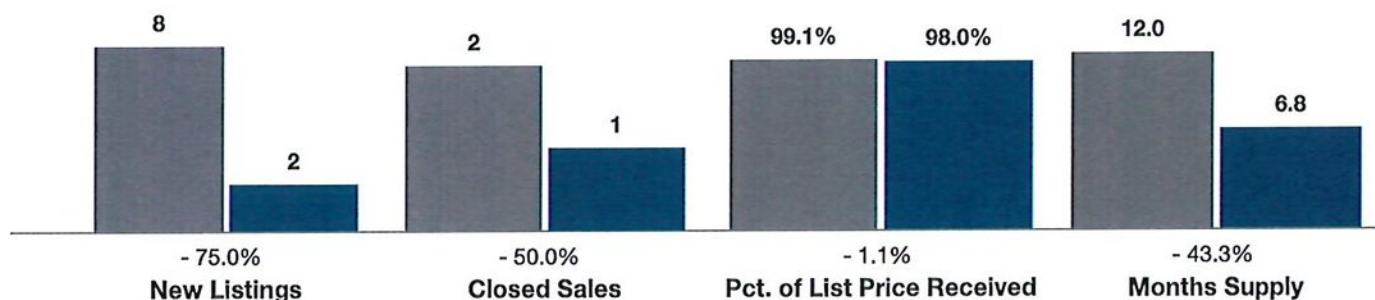
Whitewater/Gateway

Key Metrics	September			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 09-2025	Thru 09-2026	Percent Change from Previous Year
New Listings	8	2	- 75.0%	40	26	- 35.0%
Sold Listings	2	1	- 50.0%	17	19	+ 11.8%
Median Sales Price*	\$549,450	\$426,300	- 22.4%	\$615,000	\$426,300	- 30.7%
Average Sales Price*	\$549,450	\$426,300	- 22.4%	\$662,888	\$494,748	- 25.4%
Percent of List Price Received*	99.1%	98.0%	- 1.1%	98.1%	95.5%	- 2.7%
Days on Market Until Sale	29	55	+ 89.7%	122	139	+ 13.9%
Inventory of Homes for Sale	24	18	- 25.0%	--	--	--
Months Supply of Inventory	12.0	6.8	- 43.3%	--	--	--

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September

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Historical Median Sales Price Rolling 12-Month Calculation

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Whitewater/Gateway —

