

Local Market Update for June 2024

A Research Tool Provided by the Colorado Association of REALTORS®

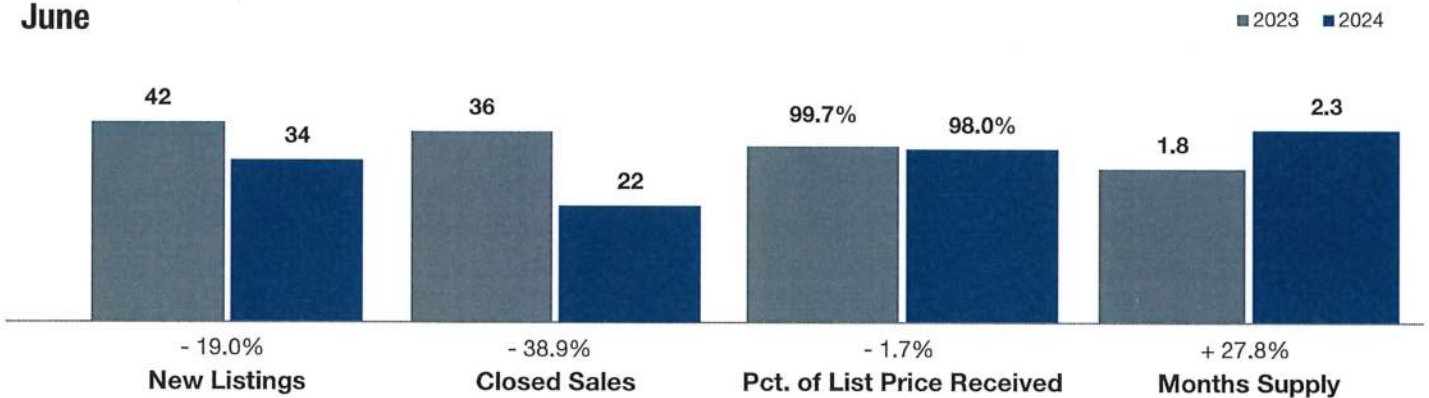


City

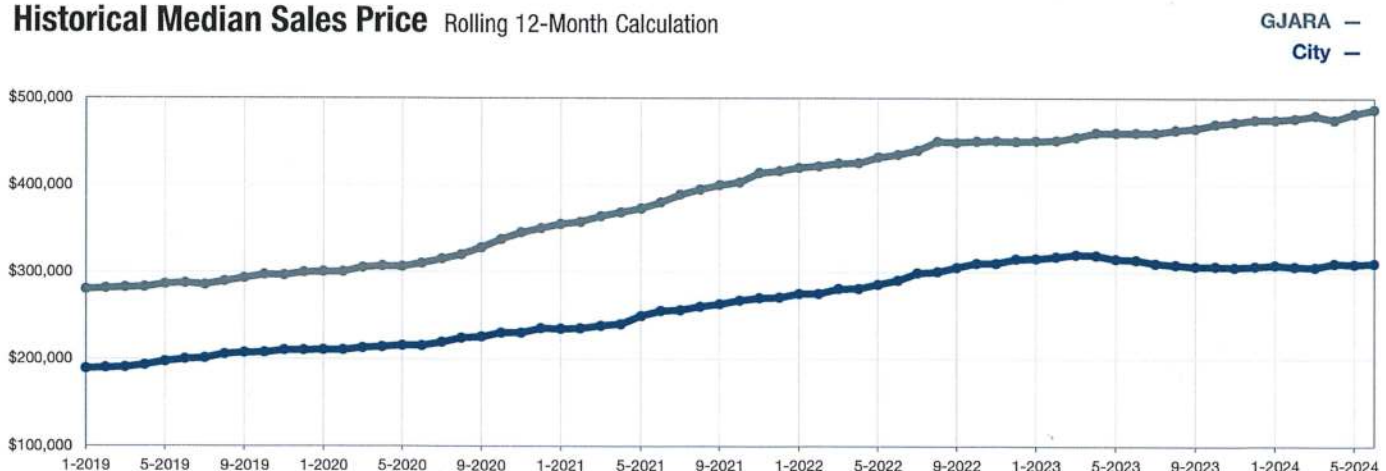
Key Metrics	June			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 06-2023	Thru 06-2024	Percent Change from Previous Year
New Listings	42	34	- 19.0%	186	210	+ 12.9%
Sold Listings	36	22	- 38.9%	168	149	- 11.3%
Median Sales Price*	\$319,000	\$330,000	+ 3.4%	\$314,000	\$326,800	+ 4.1%
Average Sales Price*	\$329,485	\$318,418	- 3.4%	\$306,336	\$328,723	+ 7.3%
Percent of List Price Received*	99.7%	98.0%	- 1.7%	98.1%	98.1%	0.0%
Days on Market Until Sale	54	97	+ 79.6%	78	71	- 9.0%
Inventory of Homes for Sale	52	58	+ 11.5%	--	--	--
Months Supply of Inventory	1.8	2.3	+ 27.8%	--	--	--

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

June



Historical Median Sales Price Rolling 12-Month Calculation



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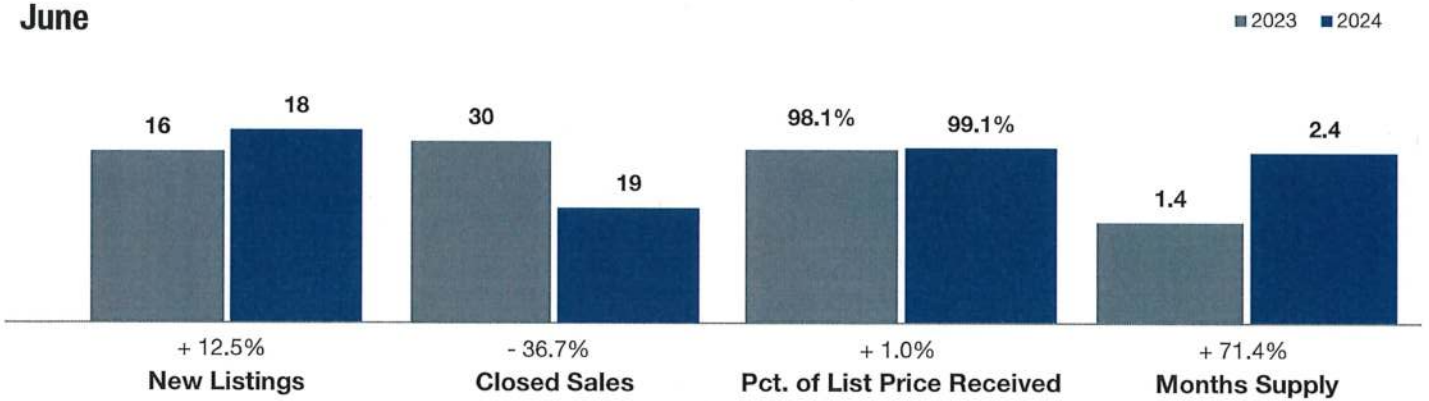


Clifton

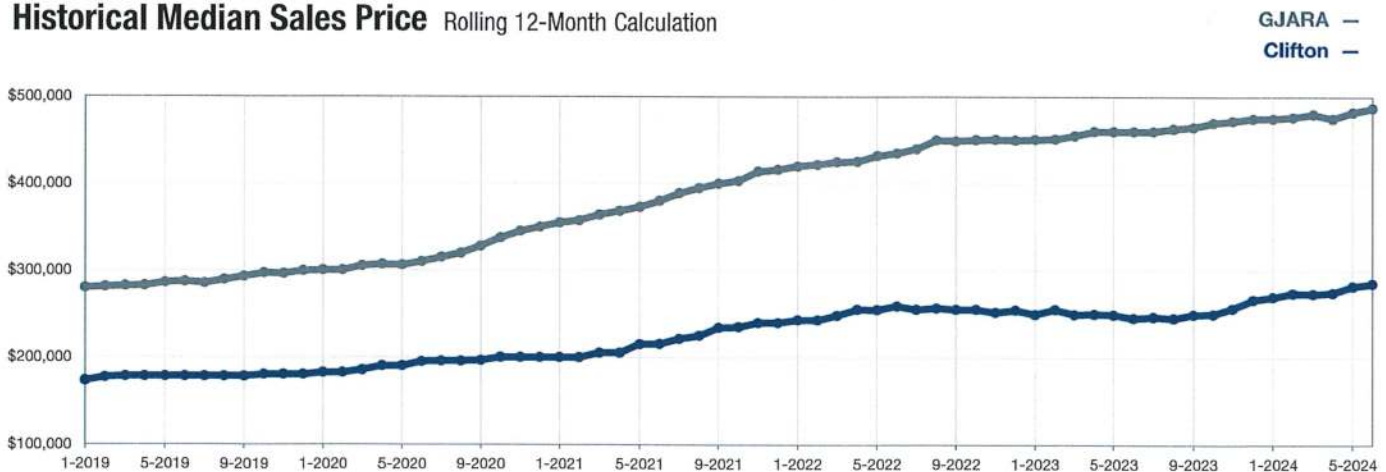
Key Metrics	June			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 06-2023	Thru 06-2024	Percent Change from Previous Year
New Listings	16	18	+ 12.5%	121	118	- 2.5%
Sold Listings	30	19	- 36.7%	106	105	- 0.9%
Median Sales Price*	\$228,000	\$305,500	+ 34.0%	\$244,250	\$285,250	+ 16.8%
Average Sales Price*	\$230,806	\$288,874	+ 25.2%	\$244,724	\$275,910	+ 12.7%
Percent of List Price Received*	98.1%	99.1%	+ 1.0%	98.3%	98.5%	+ 0.2%
Days on Market Until Sale	61	69	+ 13.1%	74	71	- 4.1%
Inventory of Homes for Sale	26	36	+ 38.5%	--	--	--
Months Supply of Inventory	1.4	2.4	+ 71.4%	--	--	--

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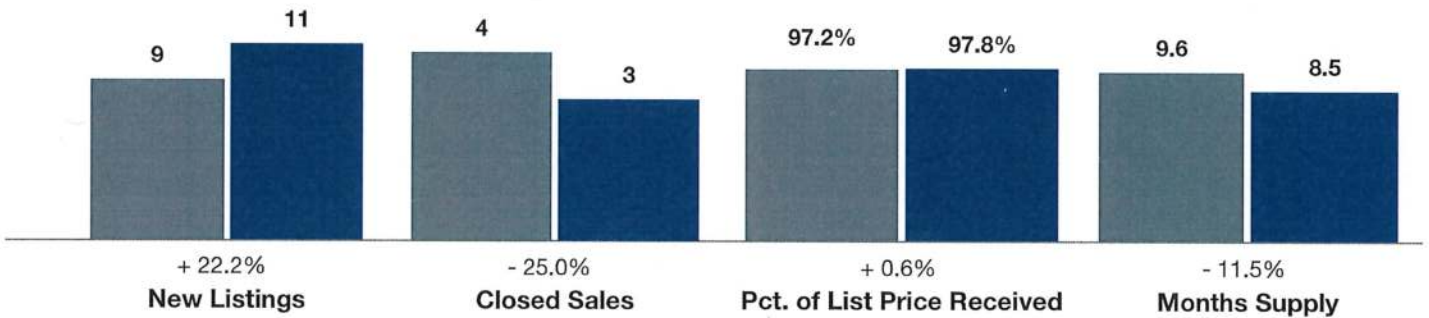
Collbran/Mesa/Vega

Key Metrics	June			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 06-2023	Thru 06-2024	Percent Change from Previous Year
New Listings	9	11	+ 22.2%	37	40	+ 8.1%
Sold Listings	4	3	- 25.0%	11	17	+ 54.5%
Median Sales Price*	\$596,500	\$425,000	- 28.8%	\$560,000	\$460,000	- 17.9%
Average Sales Price*	\$547,000	\$533,333	- 2.5%	\$470,900	\$552,205	+ 17.3%
Percent of List Price Received*	97.2%	97.8%	+ 0.6%	96.1%	95.6%	- 0.5%
Days on Market Until Sale	74	131	+ 77.0%	106	142	+ 34.0%
Inventory of Homes for Sale	32	32	0.0%	--	--	--
Months Supply of Inventory	9.6	8.5	- 11.5%	--	--	--

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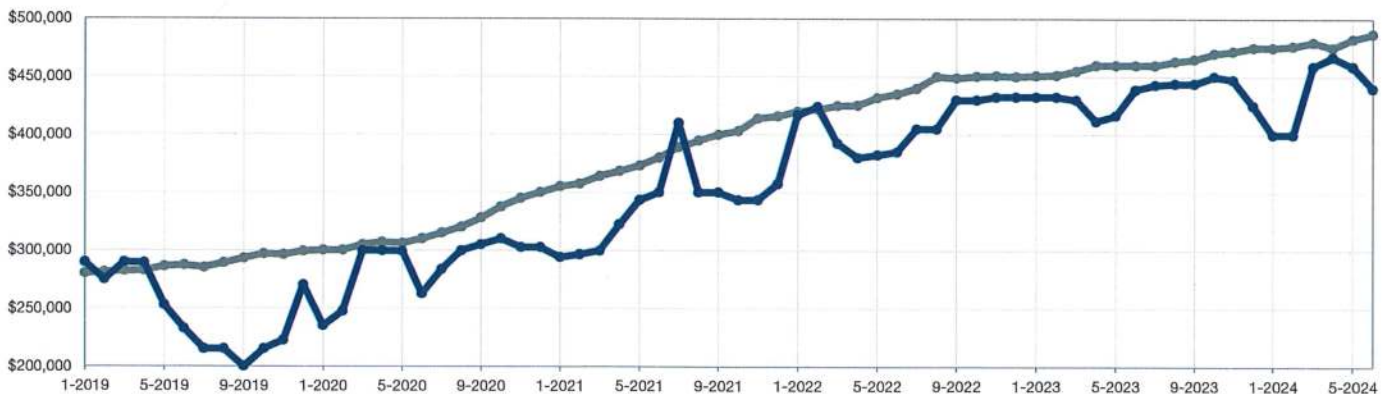
June

■ 2023 ■ 2024



Historical Median Sales Price Rolling 12-Month Calculation

GJARA —
Collbran/Mesa/Vega —



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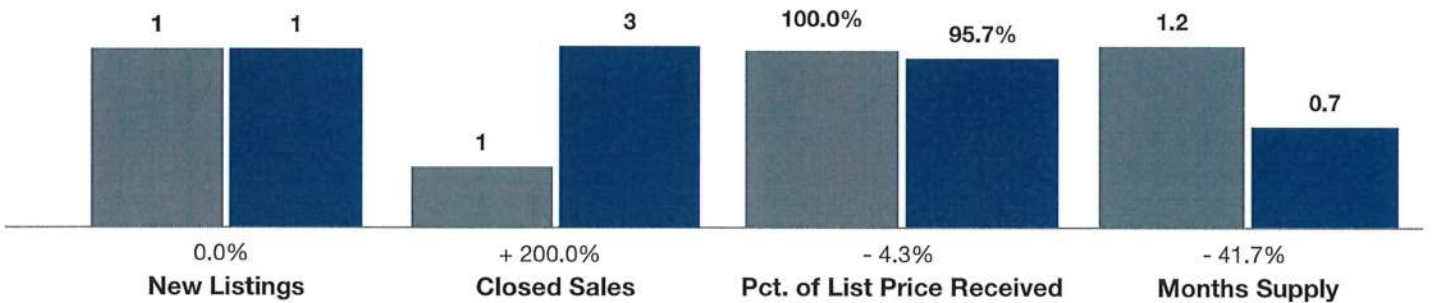
Debeque (Includes De-Beque Cutoff)

Key Metrics	June			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 06-2023	Thru 06-2024	Percent Change from Previous Year
New Listings	1	1	0.0%	6	9	+ 50.0%
Sold Listings	1	3	+ 200.0%	10	7	- 30.0%
Median Sales Price*	\$199,000	\$452,500	+ 127.4%	\$225,300	\$365,000	+ 62.0%
Average Sales Price*	\$199,000	\$547,500	+ 175.1%	\$278,700	\$441,429	+ 58.4%
Percent of List Price Received*	100.0%	95.7%	- 4.3%	93.1%	96.7%	+ 3.9%
Days on Market Until Sale	72	111	+ 54.2%	138	91	- 34.1%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	1.2	0.7	- 41.7%	--	--	--

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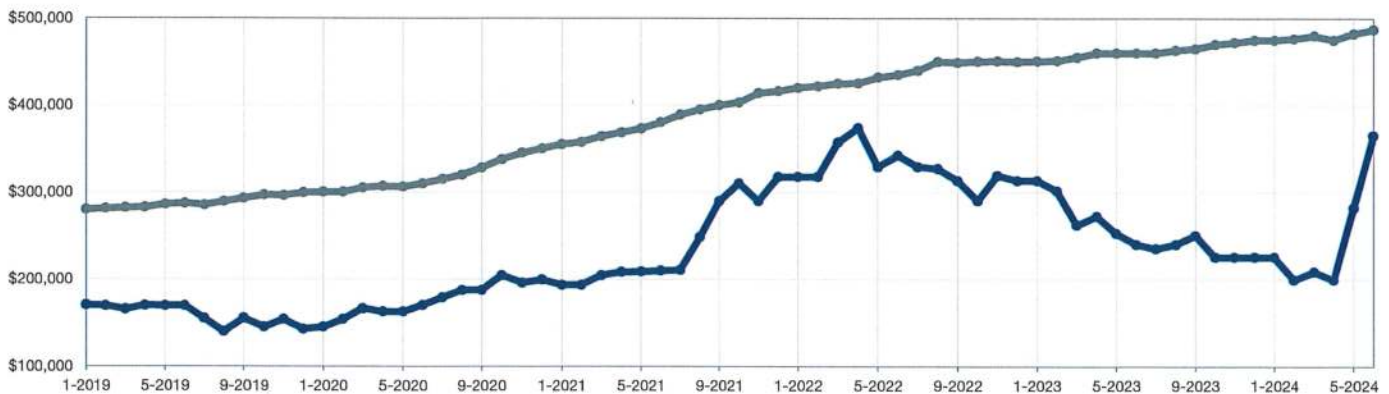
June

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GJARA —
Debeque (Includes De-Beque Cutoff) —



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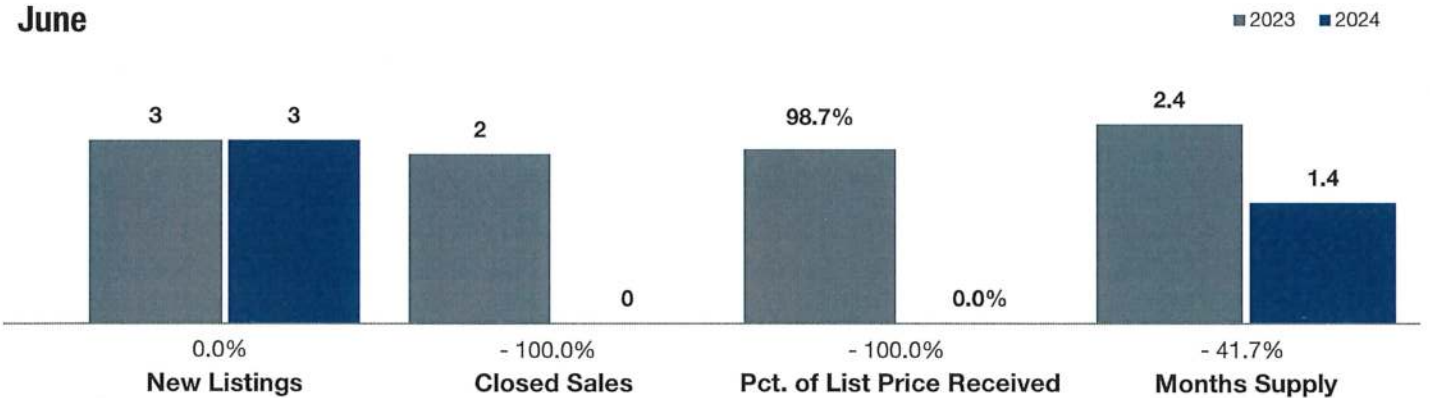


East Orchard Mesa

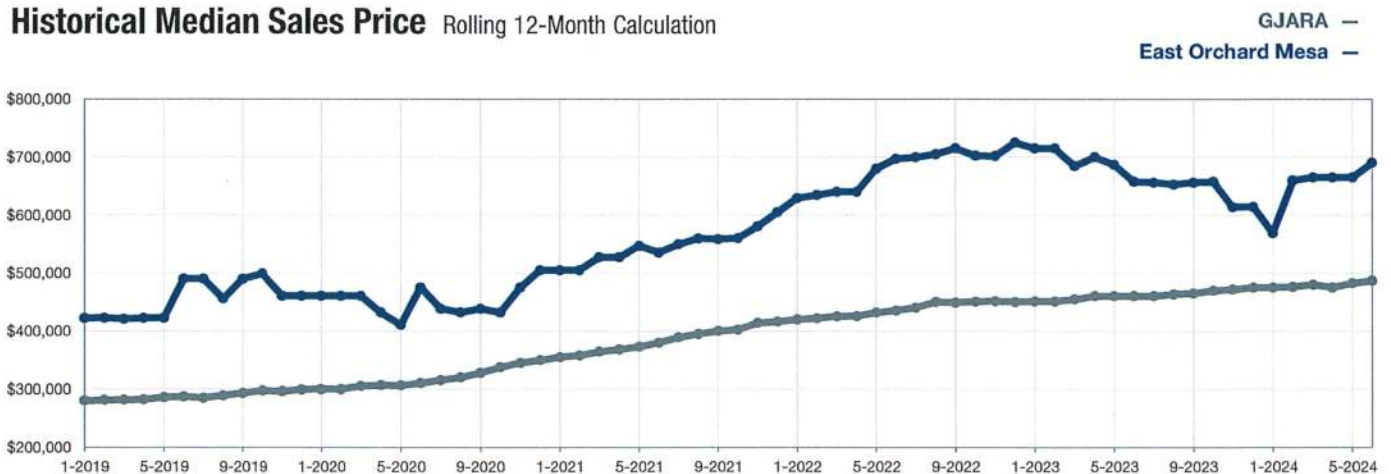
Key Metrics	June			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 06-2023	Thru 06-2024	Percent Change from Previous Year
New Listings	3	3	0.0%	15	7	- 53.3%
Sold Listings	2	0	- 100.0%	6	6	0.0%
Median Sales Price*	\$572,500	\$0	- 100.0%	\$572,500	\$850,000	+ 48.5%
Average Sales Price*	\$572,500	\$0	- 100.0%	\$522,833	\$818,000	+ 56.5%
Percent of List Price Received*	98.7%	0.0%	- 100.0%	98.3%	95.3%	- 3.1%
Days on Market Until Sale	40	0	- 100.0%	52	106	+ 103.8%
Inventory of Homes for Sale	4	2	- 50.0%	--	--	--
Months Supply of Inventory	2.4	1.4	- 41.7%	--	--	--

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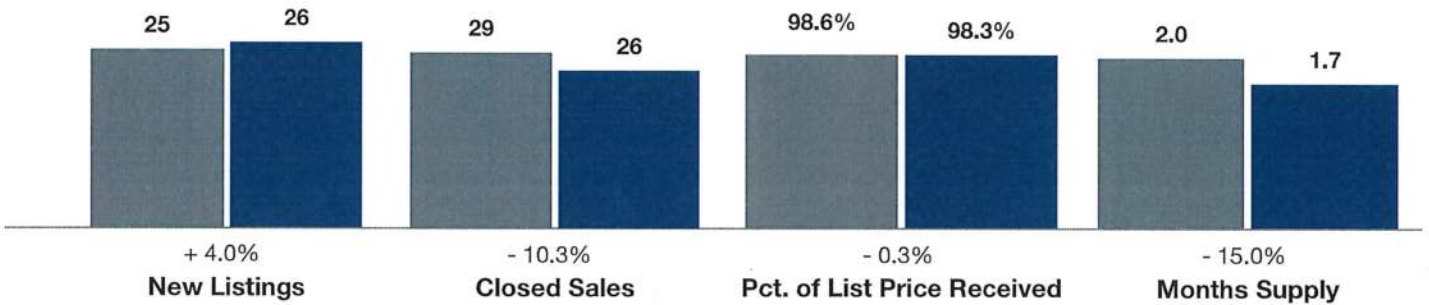
Fruita

Key Metrics	June			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 06-2023	Thru 06-2024	Percent Change from Previous Year
New Listings	25	26	+ 4.0%	175	174	- 0.6%
Sold Listings	29	26	- 10.3%	159	139	- 12.6%
Median Sales Price*	\$475,000	\$458,450	- 3.5%	\$405,000	\$457,900	+ 13.1%
Average Sales Price*	\$459,524	\$502,876	+ 9.4%	\$419,117	\$474,475	+ 13.2%
Percent of List Price Received*	98.6%	98.3%	- 0.3%	98.3%	98.6%	+ 0.3%
Days on Market Until Sale	74	44	- 40.5%	92	72	- 21.7%
Inventory of Homes for Sale	54	42	- 22.2%	--	--	--
Months Supply of Inventory	2.0	1.7	- 15.0%	--	--	--

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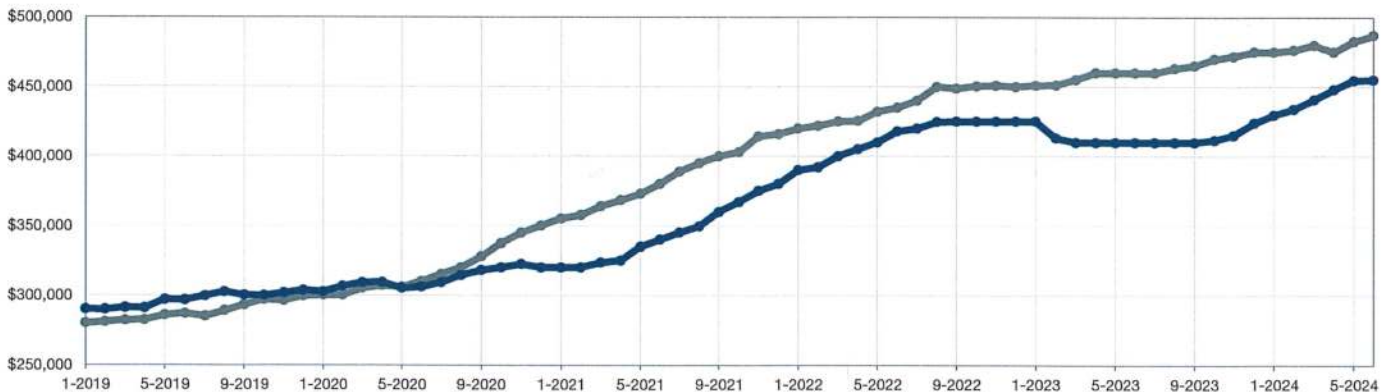
June

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Fruita —



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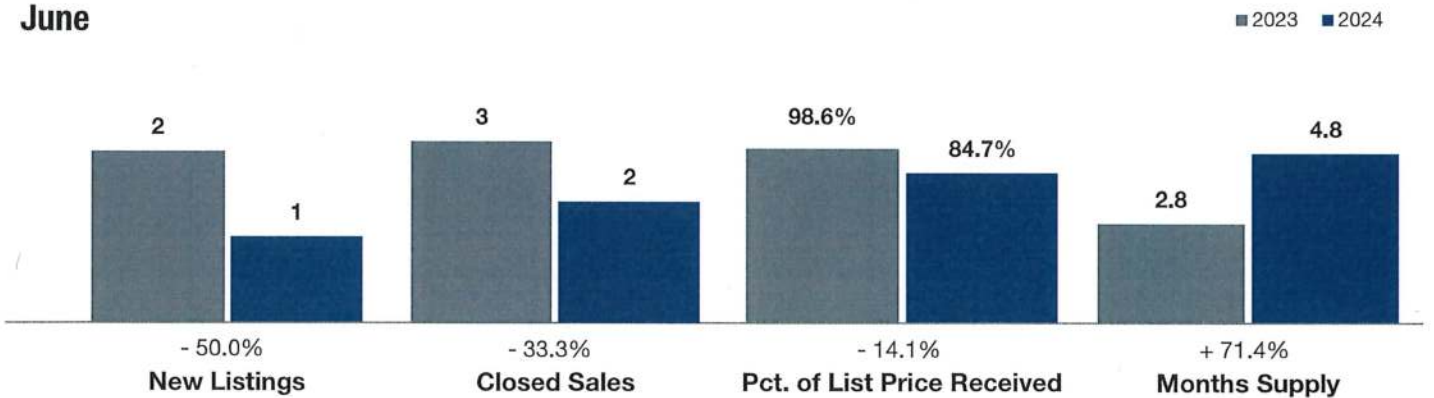


Glade Park

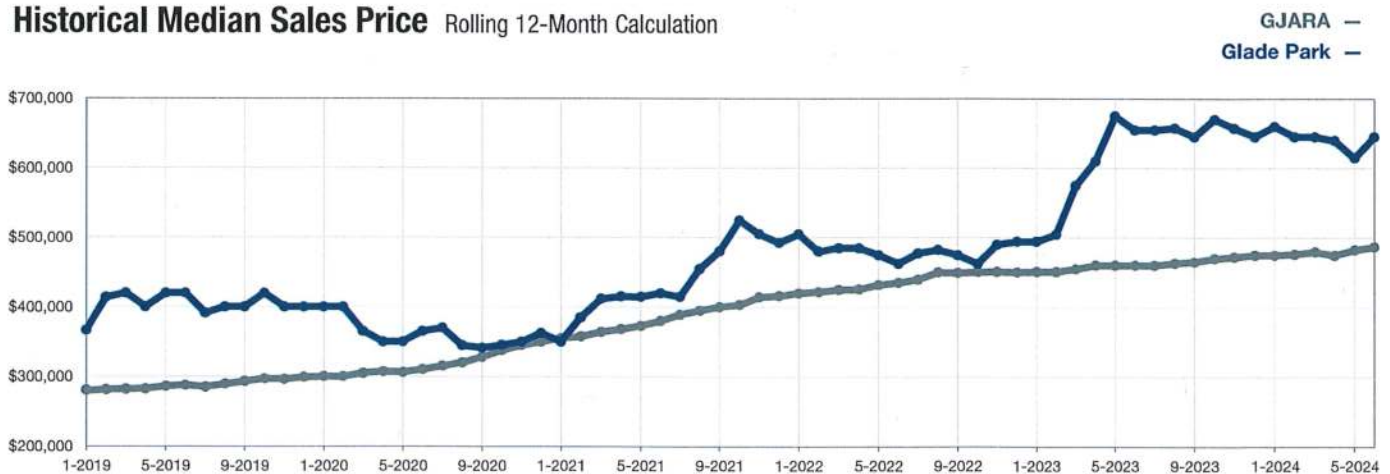
Key Metrics	June			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 06-2023	Thru 06-2024	Percent Change from Previous Year
New Listings	2	1	- 50.0%	7	10	+ 42.9%
Sold Listings	3	2	- 33.3%	5	9	+ 80.0%
Median Sales Price*	\$575,000	\$723,500	+ 25.8%	\$640,000	\$590,000	- 7.8%
Average Sales Price*	\$505,000	\$723,500	+ 43.3%	\$583,000	\$611,000	+ 4.8%
Percent of List Price Received*	98.6%	84.7%	- 14.1%	95.9%	93.8%	- 2.2%
Days on Market Until Sale	96	100	+ 4.2%	128	142	+ 10.9%
Inventory of Homes for Sale	5	8	+ 60.0%	--	--	--
Months Supply of Inventory	2.8	4.8	+ 71.4%	--	--	--

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June



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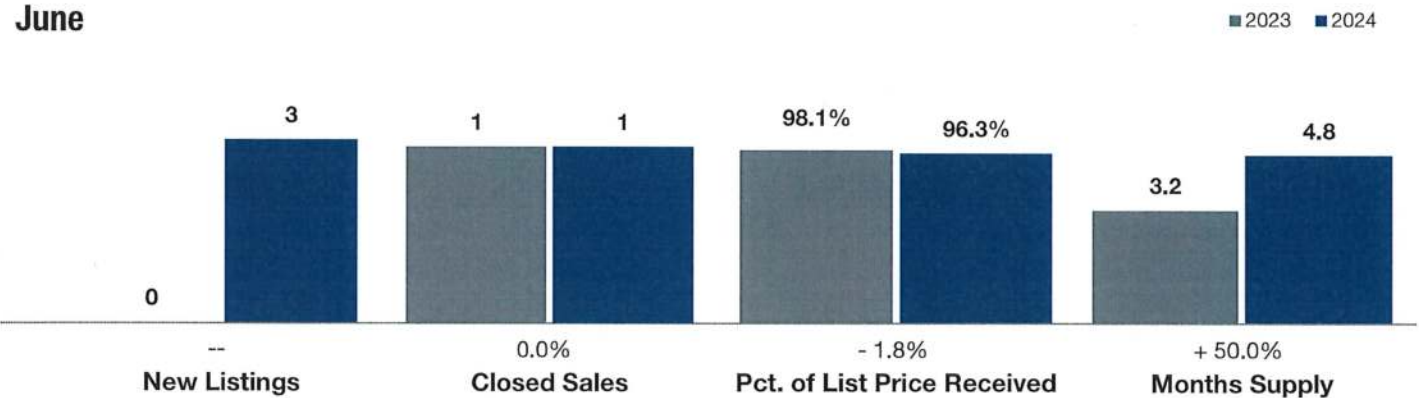


Loma

Key Metrics	June			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 06-2023	Thru 06-2024	Percent Change from Previous Year
New Listings	0	3	--	11	13	+ 18.2%
Sold Listings	1	1	0.0%	8	12	+ 50.0%
Median Sales Price*	\$608,000	\$650,000	+ 6.9%	\$410,000	\$474,000	+ 15.6%
Average Sales Price*	\$608,000	\$650,000	+ 6.9%	\$528,850	\$579,491	+ 9.6%
Percent of List Price Received*	98.1%	96.3%	- 1.8%	96.5%	96.3%	- 0.2%
Days on Market Until Sale	50	82	+ 64.0%	105	84	- 20.0%
Inventory of Homes for Sale	7	9	+ 28.6%	--	--	--
Months Supply of Inventory	3.2	4.8	+ 50.0%	--	--	--

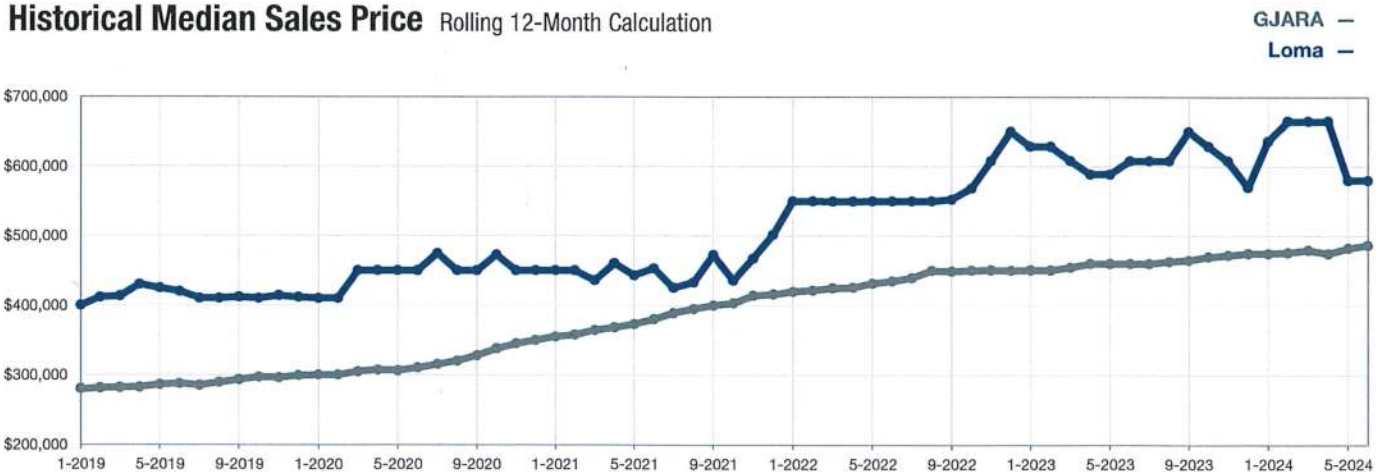
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June



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Rolling 12-Month Calculation



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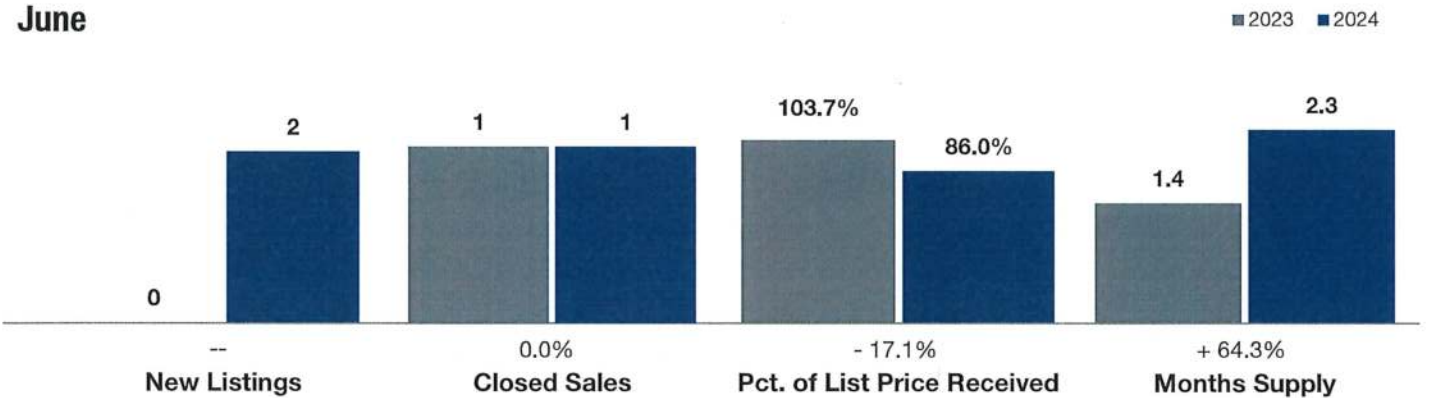


Mack

Key Metrics	June			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 06-2023	Thru 06-2024	Percent Change from Previous Year
New Listings	0	2	--	7	8	+ 14.3%
Sold Listings	1	1	0.0%	10	2	- 80.0%
Median Sales Price*	\$700,000	\$555,000	- 20.7%	\$330,750	\$402,750	+ 21.8%
Average Sales Price*	\$700,000	\$555,000	- 20.7%	\$477,440	\$402,750	- 15.6%
Percent of List Price Received*	103.7%	86.0%	- 17.1%	98.1%	94.1%	- 4.1%
Days on Market Until Sale	195	106	- 45.6%	133	121	- 9.0%
Inventory of Homes for Sale	4	4	0.0%	--	--	--
Months Supply of Inventory	1.4	2.3	+ 64.3%	--	--	--

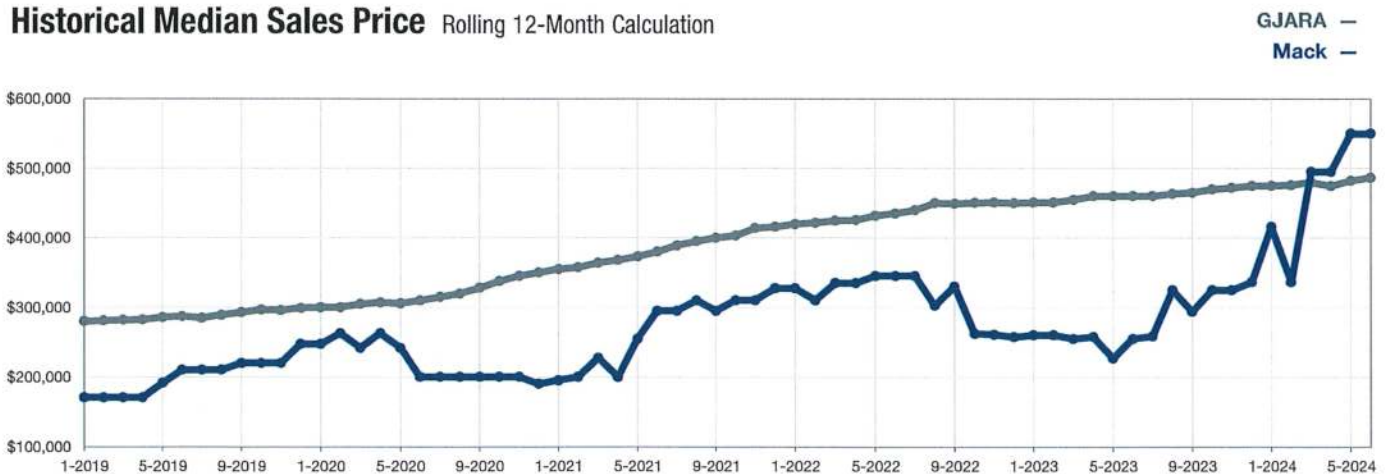
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June



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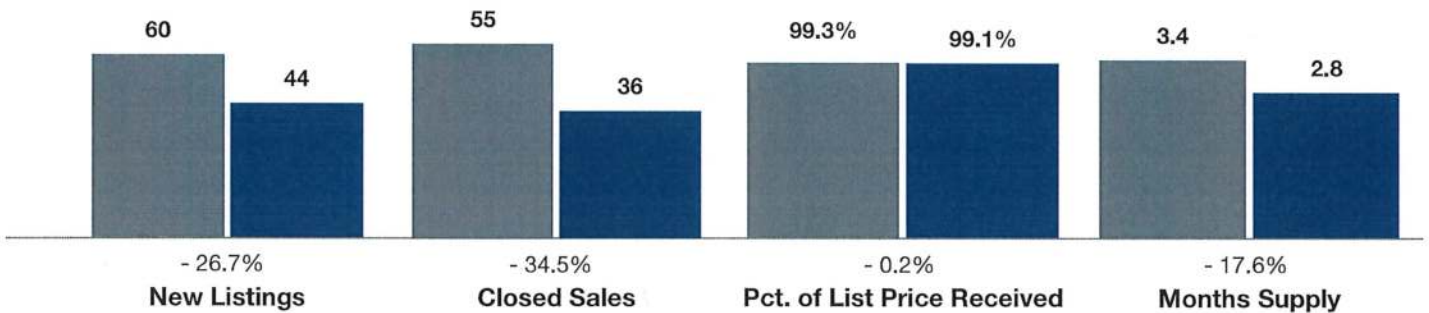
North

Key Metrics	June			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 06-2023	Thru 06-2024	Percent Change from Previous Year
New Listings	60	44	- 26.7%	275	276	+ 0.4%
Sold Listings	55	36	- 34.5%	190	192	+ 1.1%
Median Sales Price*	\$490,000	\$540,250	+ 10.3%	\$450,000	\$511,150	+ 13.6%
Average Sales Price*	\$517,459	\$594,313	+ 14.9%	\$506,419	\$561,986	+ 11.0%
Percent of List Price Received*	99.3%	99.1%	- 0.2%	98.6%	98.4%	- 0.2%
Days on Market Until Sale	79	83	+ 5.1%	81	85	+ 4.9%
Inventory of Homes for Sale	106	86	- 18.9%	--	--	--
Months Supply of Inventory	3.4	2.8	- 17.6%	--	--	--

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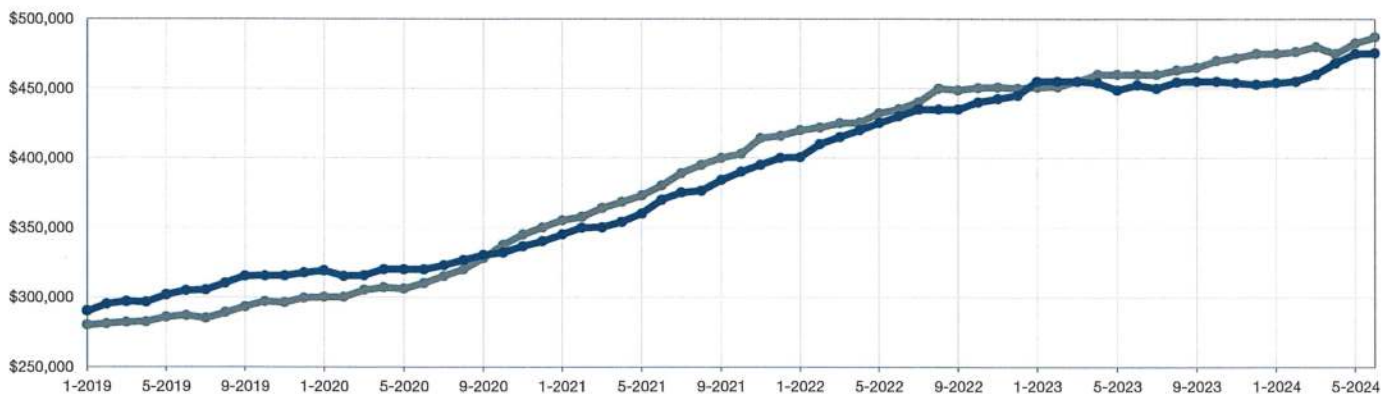
June

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Historical Median Sales Price Rolling 12-Month Calculation

GJARA —
North —



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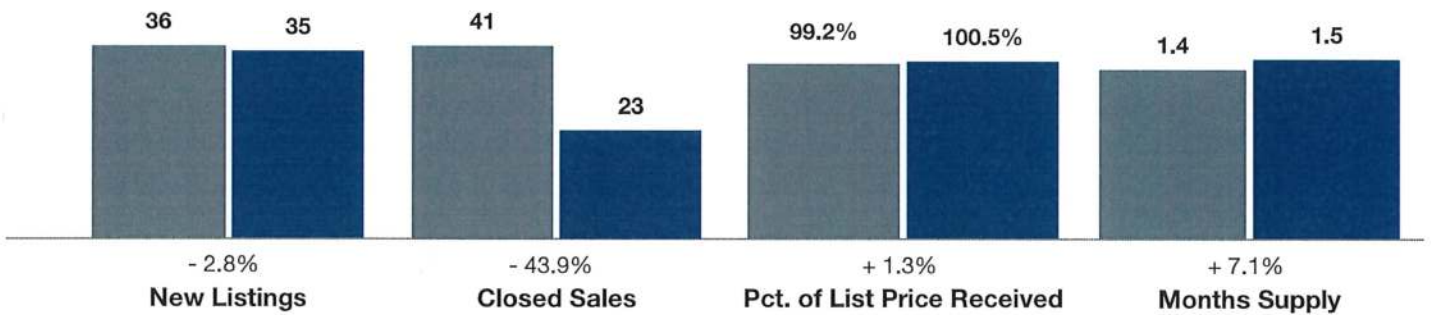
Northeast

Key Metrics	June			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 06-2023	Thru 06-2024	Percent Change from Previous Year
New Listings	36	35	- 2.8%	179	210	+ 17.3%
Sold Listings	41	23	- 43.9%	164	170	+ 3.7%
Median Sales Price*	\$375,000	\$369,000	- 1.6%	\$359,750	\$371,825	+ 3.4%
Average Sales Price*	\$378,785	\$393,110	+ 3.8%	\$371,396	\$377,231	+ 1.6%
Percent of List Price Received*	99.2%	100.5%	+ 1.3%	98.6%	99.5%	+ 0.9%
Days on Market Until Sale	79	56	- 29.1%	86	75	- 12.8%
Inventory of Homes for Sale	42	43	+ 2.4%	--	--	--
Months Supply of Inventory	1.4	1.5	+ 7.1%	--	--	--

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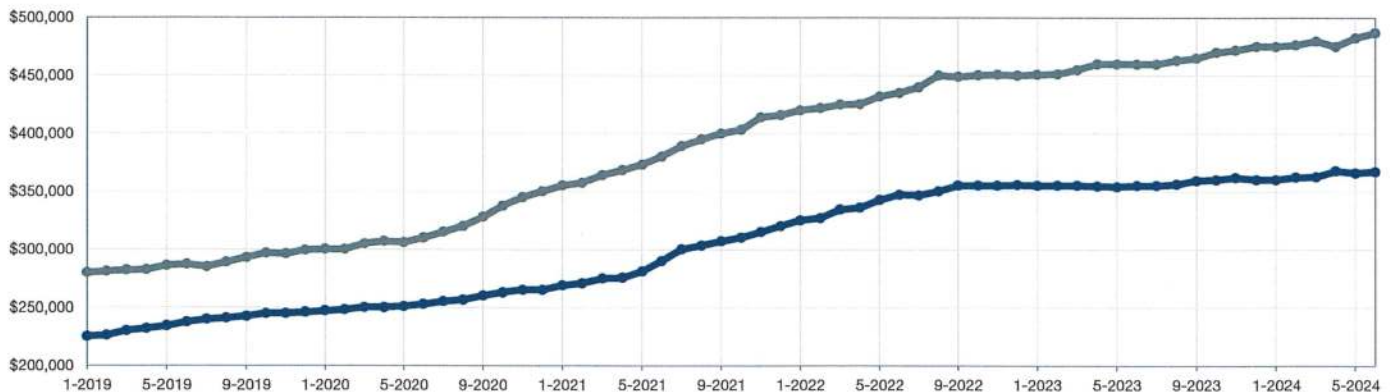
June

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GJARA —
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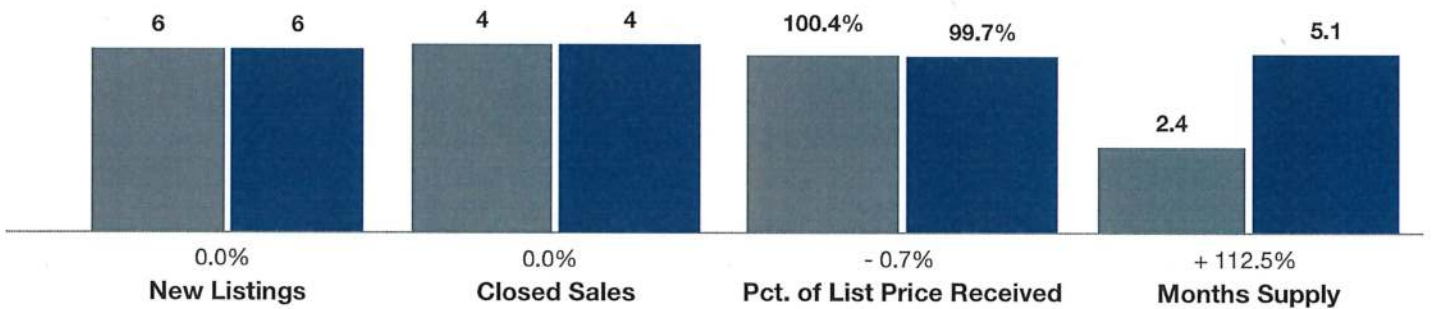
Northwest

Key Metrics	June			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 06-2023	Thru 06-2024	Percent Change from Previous Year
New Listings	6	6	0.0%	36	53	+ 47.2%
Sold Listings	4	4	0.0%	37	20	- 45.9%
Median Sales Price*	\$682,500	\$547,500	- 19.8%	\$604,438	\$601,950	- 0.4%
Average Sales Price*	\$707,500	\$529,725	- 25.1%	\$686,244	\$668,379	- 2.6%
Percent of List Price Received*	100.4%	99.7%	- 0.7%	97.5%	97.8%	+ 0.3%
Days on Market Until Sale	235	138	- 41.3%	126	87	- 31.0%
Inventory of Homes for Sale	14	19	+ 35.7%	--	--	--
Months Supply of Inventory	2.4	5.1	+ 112.5%	--	--	--

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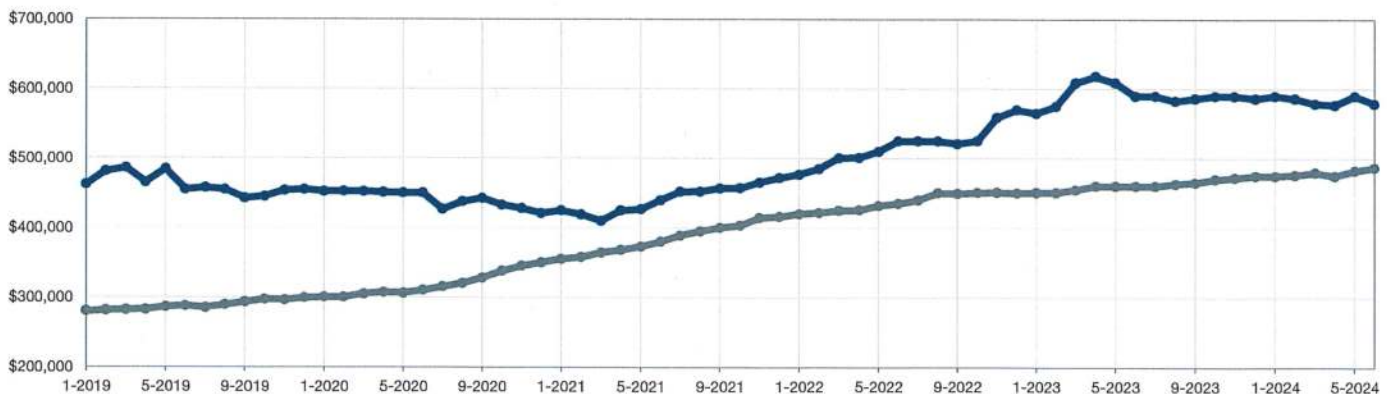
June

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GJARA —
Northwest —



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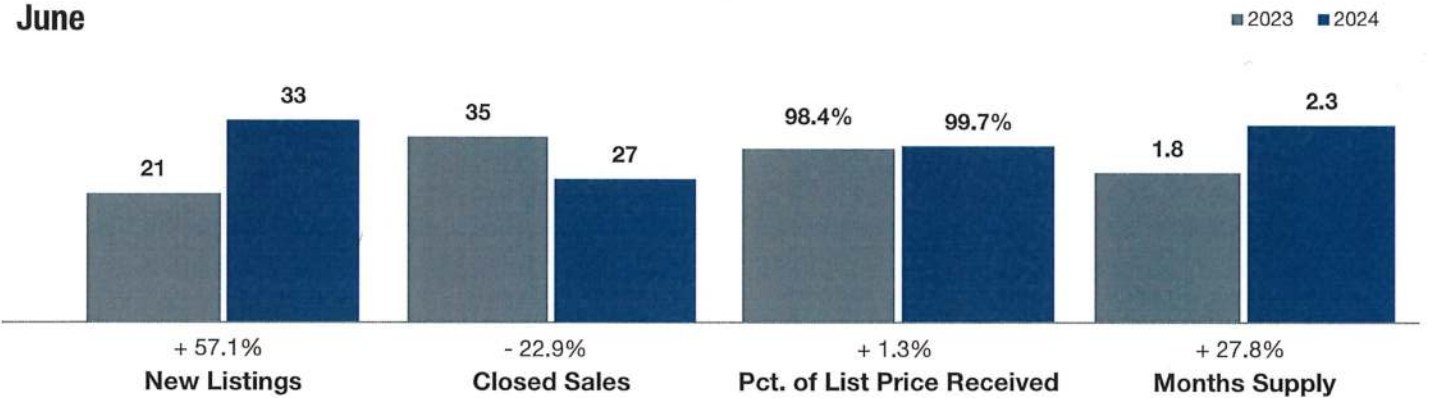


Orchard Mesa

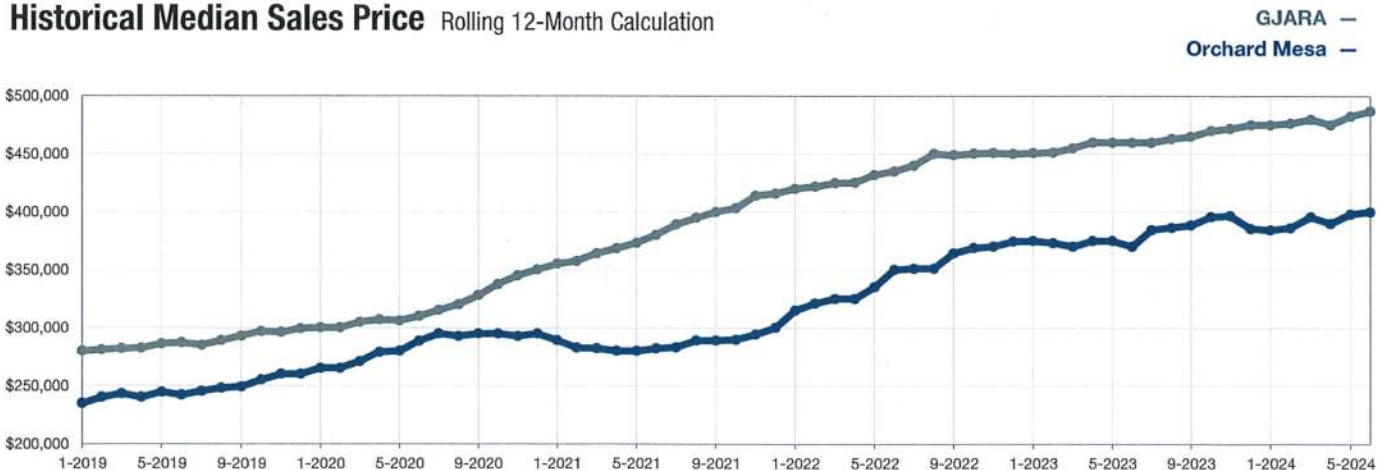
Key Metrics	June			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 06-2023	Thru 06-2024	Percent Change from Previous Year
New Listings	21	33	+ 57.1%	168	187	+ 11.3%
Sold Listings	35	27	- 22.9%	149	126	- 15.4%
Median Sales Price*	\$400,000	\$416,000	+ 4.0%	\$387,000	\$417,950	+ 8.0%
Average Sales Price*	\$401,674	\$427,043	+ 6.3%	\$388,083	\$413,775	+ 6.6%
Percent of List Price Received*	98.4%	99.7%	+ 1.3%	98.5%	99.4%	+ 0.9%
Days on Market Until Sale	78	80	+ 2.6%	85	80	- 5.9%
Inventory of Homes for Sale	47	51	+ 8.5%	--	--	--
Months Supply of Inventory	1.8	2.3	+ 27.8%	--	--	--

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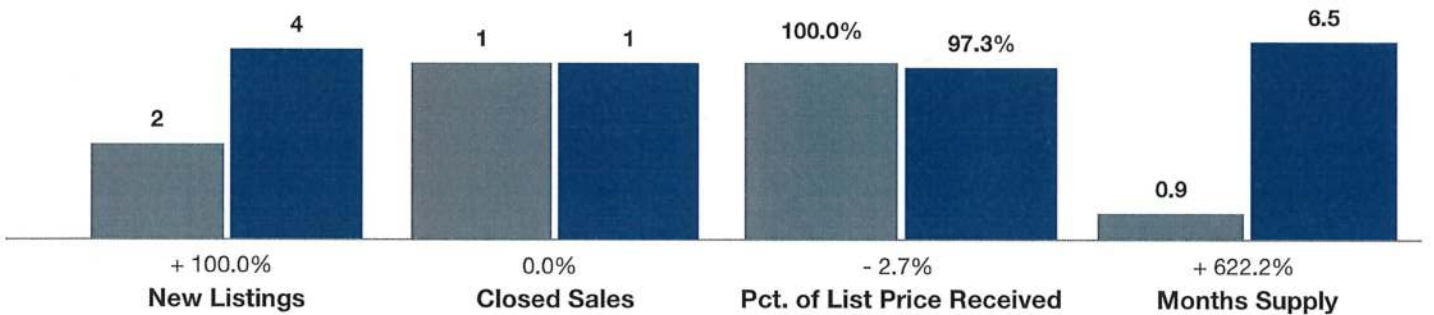
Outside Mesa County

Key Metrics	June			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 06-2023	Thru 06-2024	Percent Change from Previous Year
New Listings	2	4	+ 100.0%	17	14	- 17.6%
Sold Listings	1	1	0.0%	14	5	- 64.3%
Median Sales Price*	\$899,900	\$1,070,000	+ 18.9%	\$297,500	\$279,000	- 6.2%
Average Sales Price*	\$899,900	\$1,070,000	+ 18.9%	\$467,082	\$499,150	+ 6.9%
Percent of List Price Received*	100.0%	97.3%	- 2.7%	97.9%	100.1%	+ 2.2%
Days on Market Until Sale	62	200	+ 222.6%	72	87	+ 20.8%
Inventory of Homes for Sale	3	9	+ 200.0%	--	--	--
Months Supply of Inventory	0.9	6.5	+ 622.2%	--	--	--

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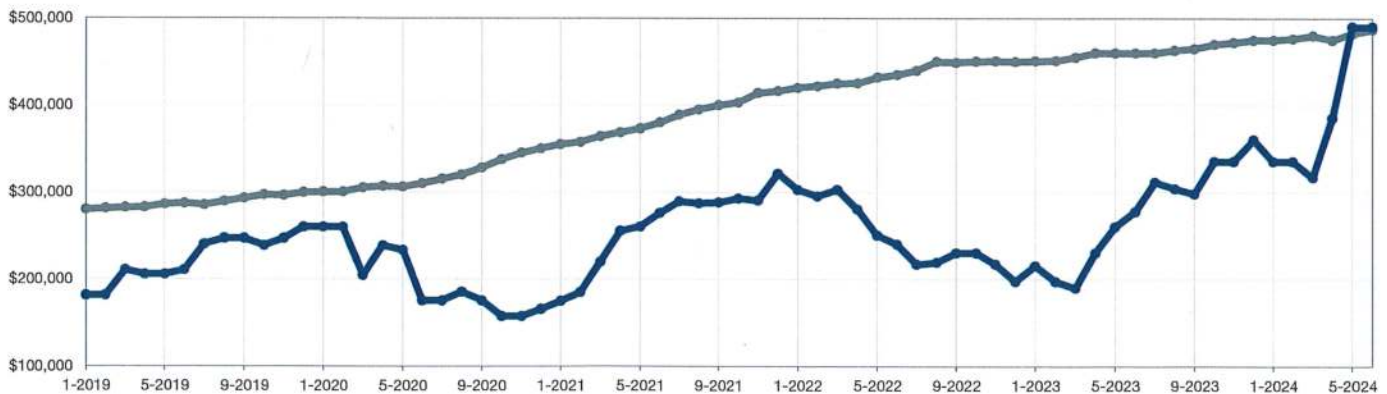
June

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GJARA —
Outside Mesa County —



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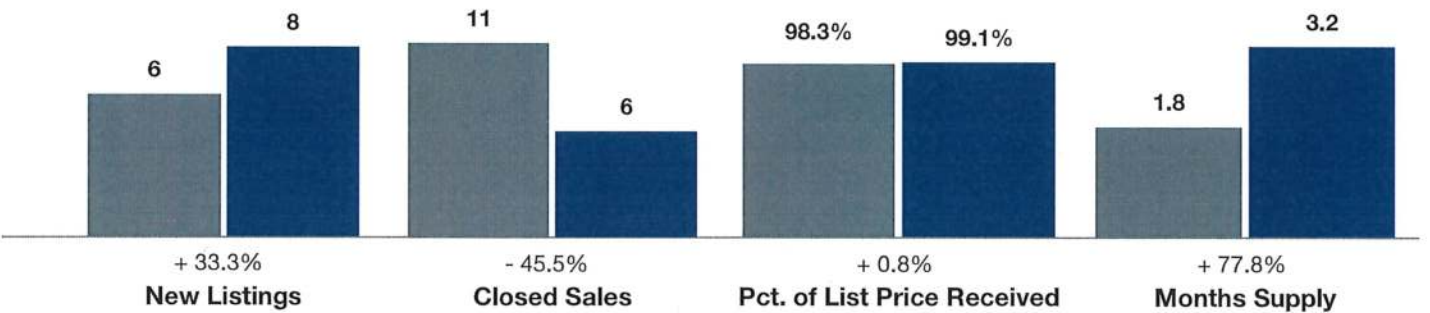
Palisade

Key Metrics	June			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 06-2023	Thru 06-2024	Percent Change from Previous Year
New Listings	6	8	+ 33.3%	38	39	+ 2.6%
Sold Listings	11	6	- 45.5%	33	29	- 12.1%
Median Sales Price*	\$505,000	\$517,500	+ 2.5%	\$505,000	\$435,000	- 13.9%
Average Sales Price*	\$594,602	\$558,333	- 6.1%	\$487,442	\$440,983	- 9.5%
Percent of List Price Received*	98.3%	99.1%	+ 0.8%	98.5%	96.1%	- 2.4%
Days on Market Until Sale	68	34	- 50.0%	89	65	- 27.0%
Inventory of Homes for Sale	11	15	+ 36.4%	--	--	--
Months Supply of Inventory	1.8	3.2	+ 77.8%	--	--	--

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

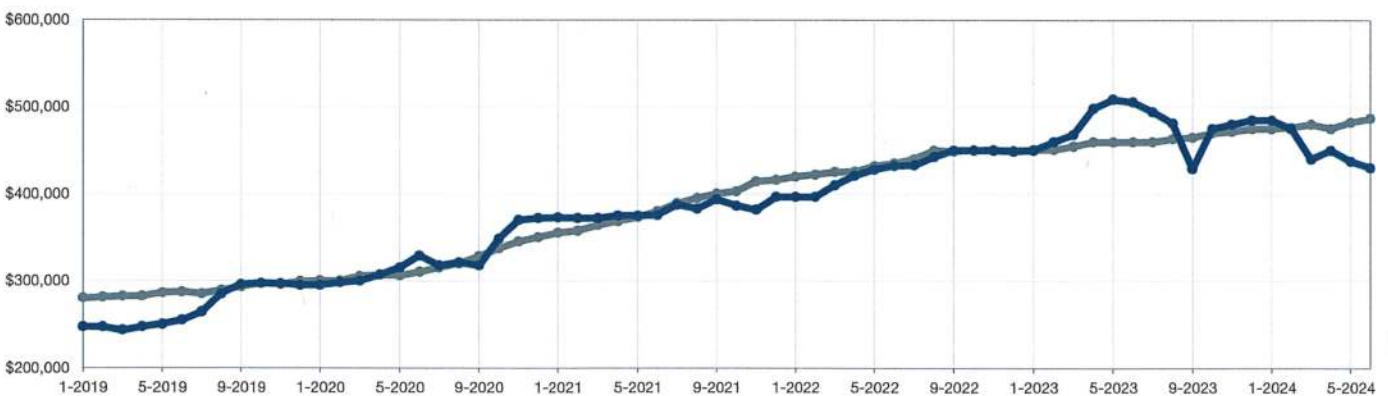
June

■ 2023 ■ 2024



Historical Median Sales Price Rolling 12-Month Calculation

GJARA —
Palisade —



Local Market Update for June 2024

A Research Tool Provided by the Colorado Association of REALTORS®

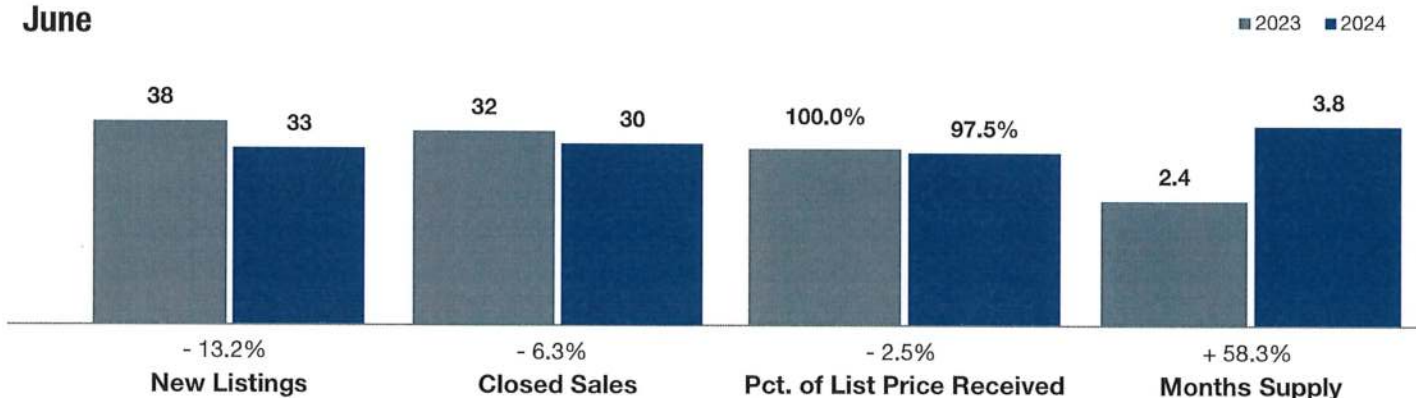


Redlands

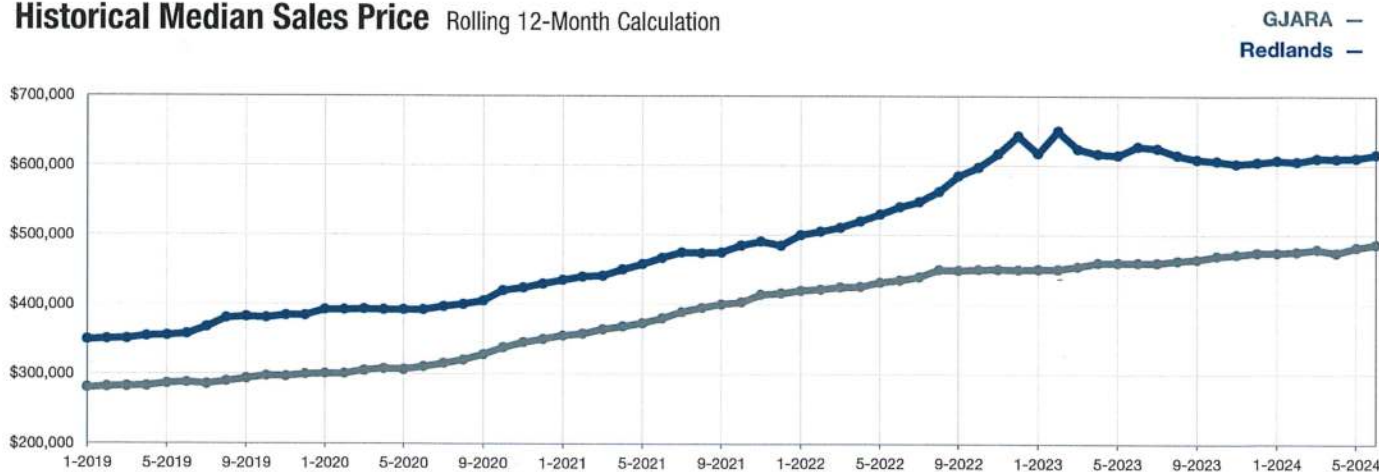
Key Metrics	June			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 06-2023	Thru 06-2024	Percent Change from Previous Year
New Listings	38	33	- 13.2%	191	195	+ 2.1%
Sold Listings	32	30	- 6.3%	170	136	- 20.0%
Median Sales Price*	\$663,250	\$746,500	+ 12.6%	\$602,200	\$622,000	+ 3.3%
Average Sales Price*	\$755,739	\$836,736	+ 10.7%	\$659,348	\$724,975	+ 10.0%
Percent of List Price Received*	100.0%	97.5%	- 2.5%	98.3%	98.2%	- 0.1%
Days on Market Until Sale	88	81	- 8.0%	102	92	- 9.8%
Inventory of Homes for Sale	64	80	+ 25.0%	--	--	--
Months Supply of Inventory	2.4	3.8	+ 58.3%	--	--	--

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

June



Historical Median Sales Price Rolling 12-Month Calculation



Local Market Update for June 2024

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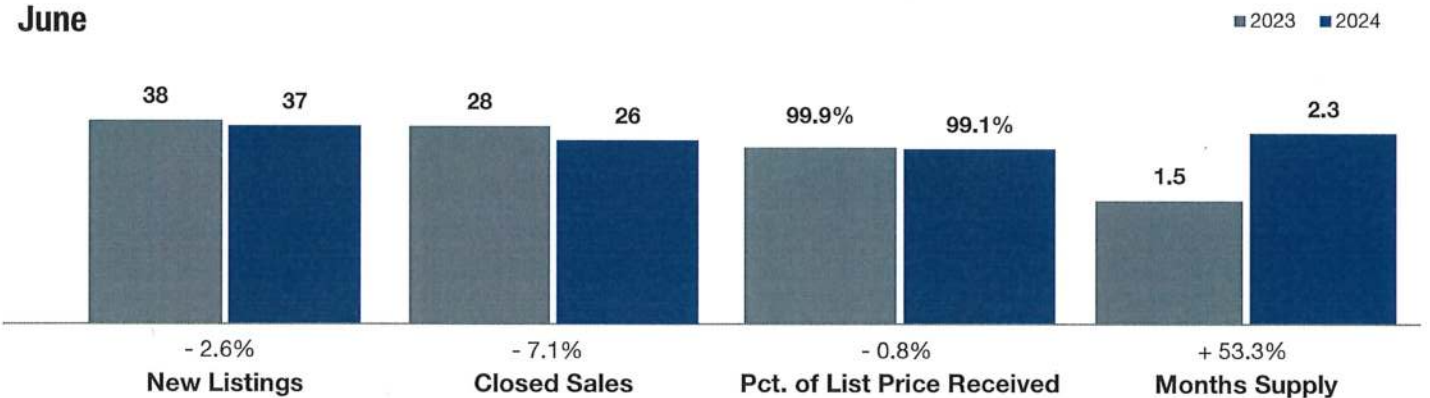


Southeast

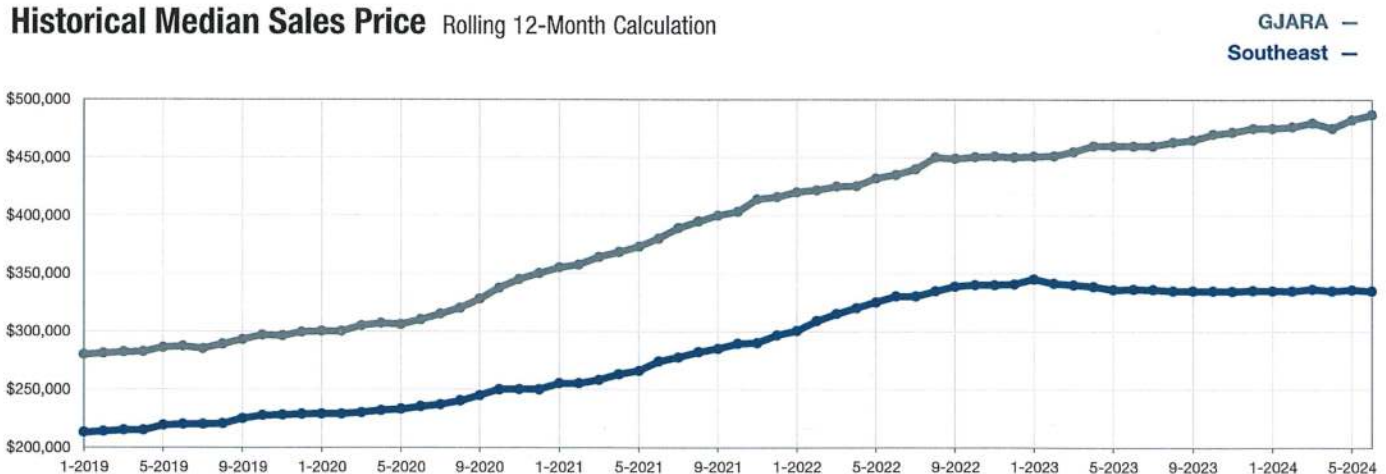
Key Metrics	June			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 06-2023	Thru 06-2024	Percent Change from Previous Year
New Listings	38	37	- 2.6%	167	206	+ 23.4%
Sold Listings	28	26	- 7.1%	157	146	- 7.0%
Median Sales Price*	\$354,500	\$340,950	- 3.8%	\$342,000	\$338,500	- 1.0%
Average Sales Price*	\$362,311	\$337,831	- 6.8%	\$325,780	\$330,935	+ 1.6%
Percent of List Price Received*	99.9%	99.1%	- 0.8%	99.0%	98.7%	- 0.3%
Days on Market Until Sale	63	65	+ 3.2%	77	73	- 5.2%
Inventory of Homes for Sale	38	49	+ 28.9%	--	--	--
Months Supply of Inventory	1.5	2.3	+ 53.3%	--	--	--

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June



Historical Median Sales Price Rolling 12-Month Calculation



Local Market Update for June 2024

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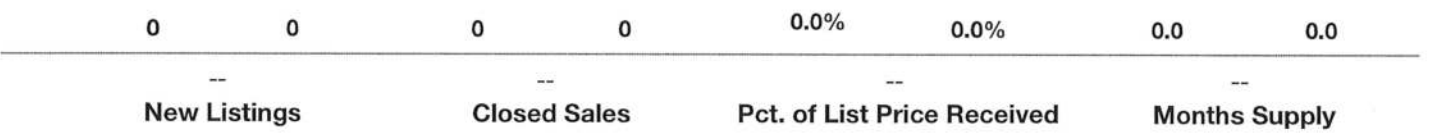
West Grand Junction

Key Metrics	June			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 06-2023	Thru 06-2024	Percent Change from Previous Year
New Listings	0	0	--	1	0	- 100.0%
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.

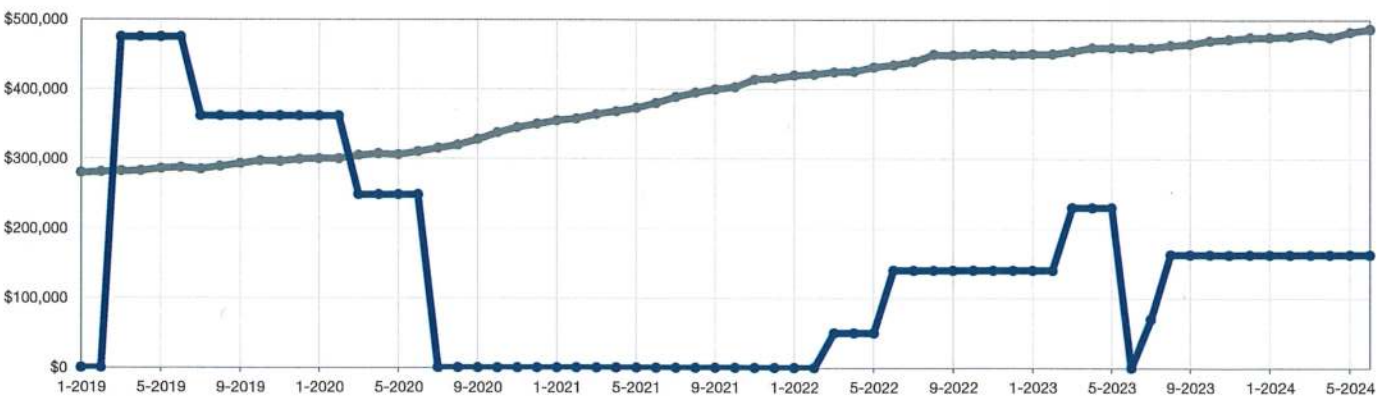
June

■ 2023 ■ 2024



Historical Median Sales Price Rolling 12-Month Calculation

GJARA —
West Grand Junction —



Local Market Update for June 2024

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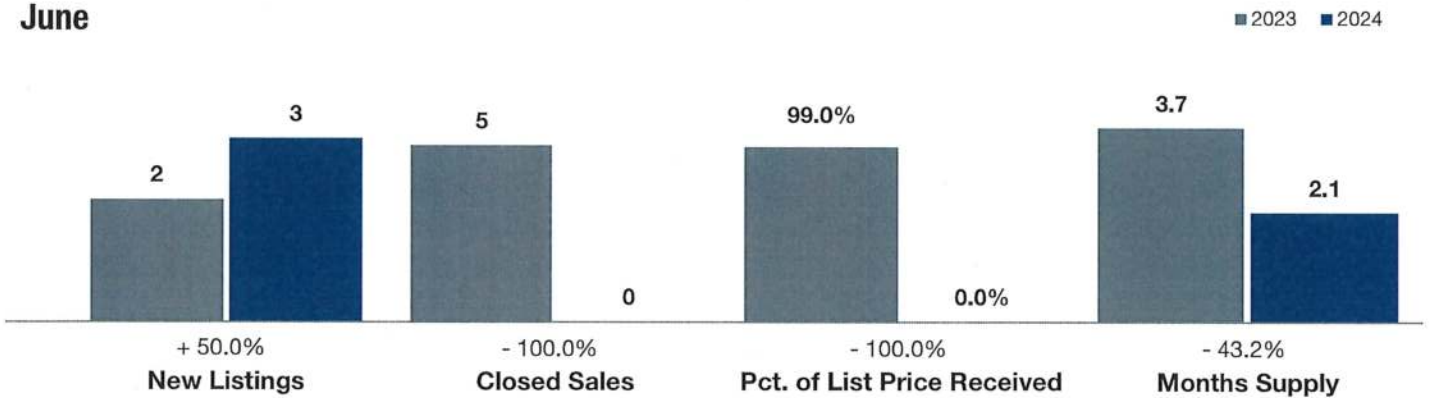


Whitewater/Gateway

Key Metrics	June			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 06-2023	Thru 06-2024	Percent Change from Previous Year
New Listings	2	3	+ 50.0%	21	20	- 4.8%
Sold Listings	5	0	- 100.0%	15	18	+ 20.0%
Median Sales Price*	\$420,000	\$0	- 100.0%	\$525,000	\$416,750	- 20.6%
Average Sales Price*	\$418,000	\$0	- 100.0%	\$581,067	\$484,510	- 16.6%
Percent of List Price Received*	99.0%	0.0%	- 100.0%	94.3%	99.9%	+ 5.9%
Days on Market Until Sale	49	0	- 100.0%	91	112	+ 23.1%
Inventory of Homes for Sale	10	6	- 40.0%	--	--	--
Months Supply of Inventory	3.7	2.1	- 43.2%	--	--	--

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

June



Historical Median Sales Price Rolling 12-Month Calculation

