

Local Market Update for August 2024

A Research Tool Provided by the Colorado Association of REALTORS®

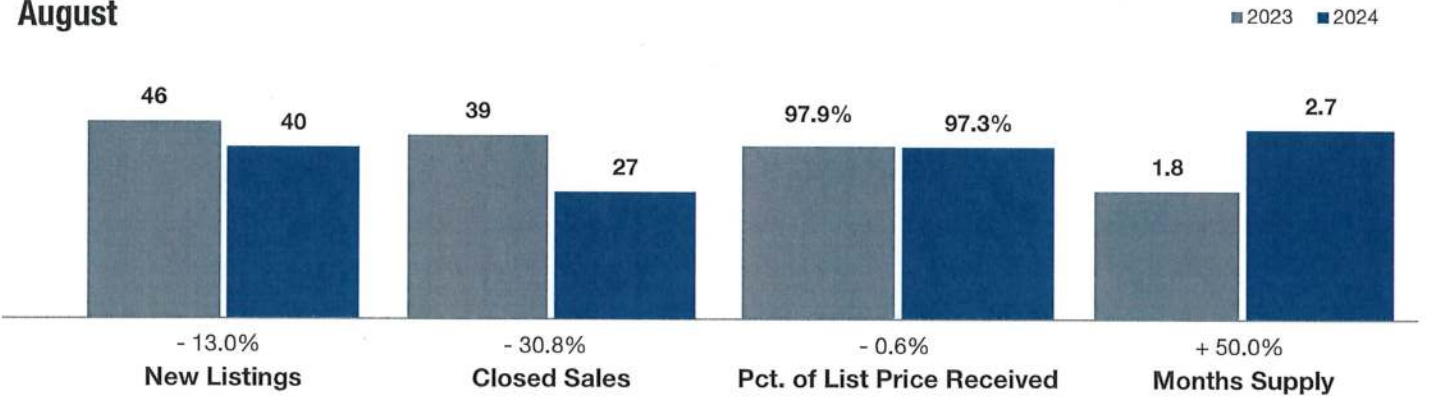


City

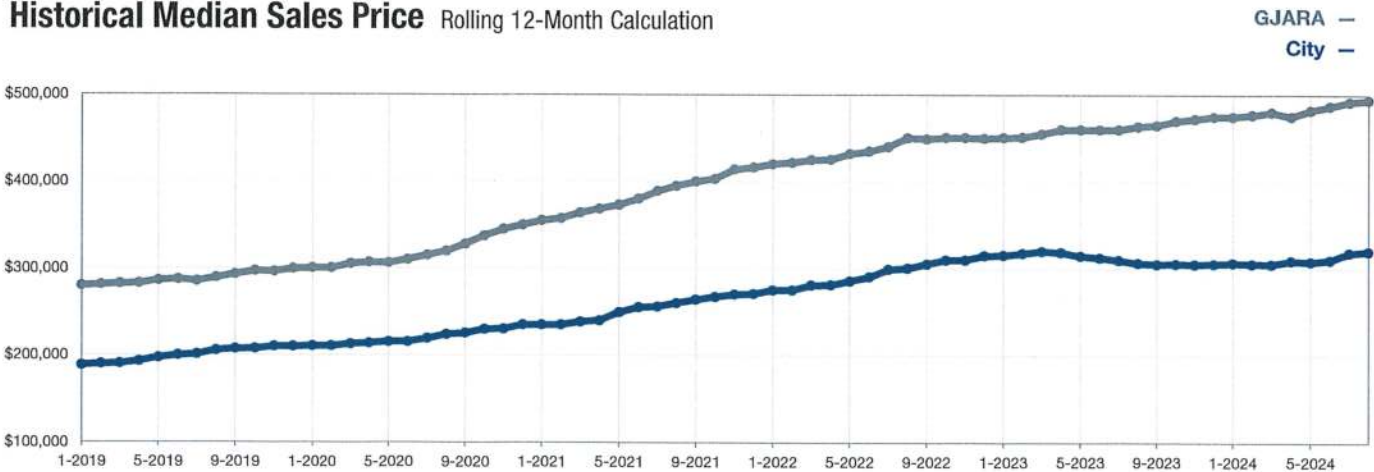
Key Metrics	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
New Listings	46	40	- 13.0%	269	288	+ 7.1%
Sold Listings	39	27	- 30.8%	241	211	- 12.4%
Median Sales Price*	\$299,900	\$312,000	+ 4.0%	\$304,000	\$330,000	+ 8.6%
Average Sales Price*	\$324,898	\$297,020	- 8.6%	\$309,076	\$327,204	+ 5.9%
Percent of List Price Received*	97.9%	97.3%	- 0.6%	97.9%	98.1%	+ 0.2%
Days on Market Until Sale	51	63	+ 23.5%	72	67	- 6.9%
Inventory of Homes for Sale	53	67	+ 26.4%	--	--	--
Months Supply of Inventory	1.8	2.7	+ 50.0%	--	--	--

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

August



Historical Median Sales Price Rolling 12-Month Calculation



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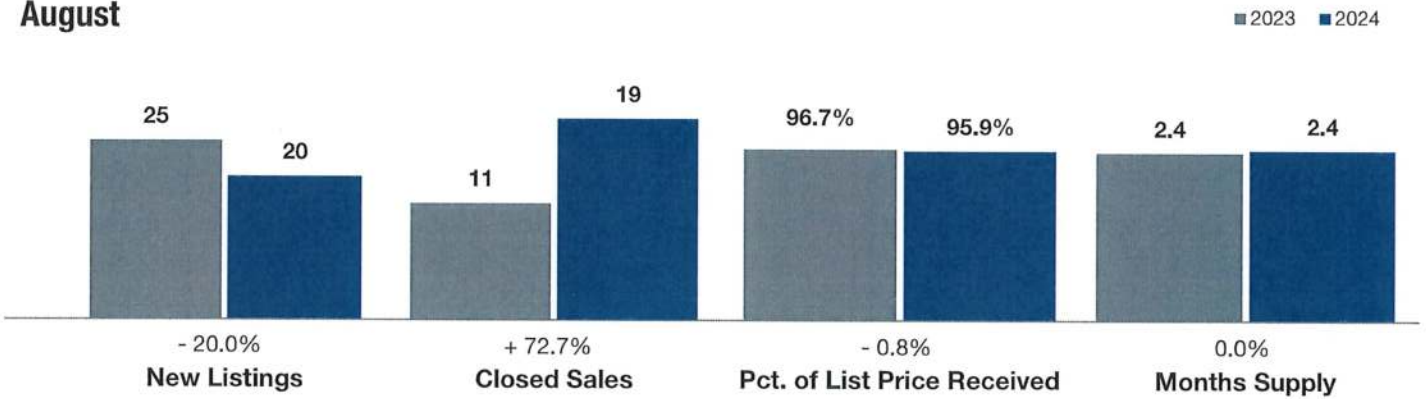


Clifton

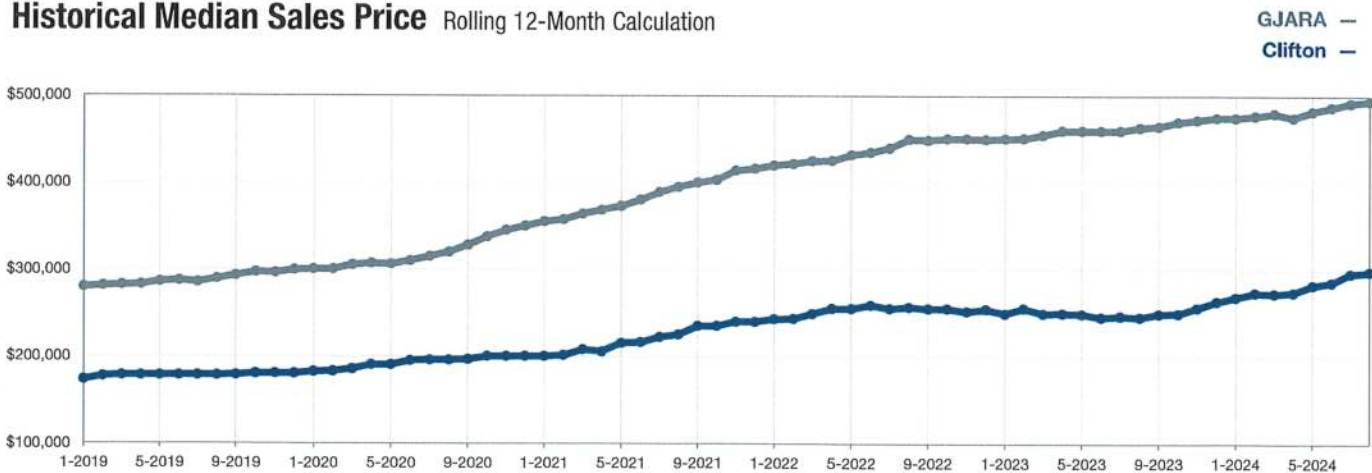
Key Metrics	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
New Listings	25	20	- 20.0%	166	169	+ 1.8%
Sold Listings	11	19	+ 72.7%	129	141	+ 9.3%
Median Sales Price*	\$270,000	\$300,000	+ 11.1%	\$245,000	\$298,000	+ 21.6%
Average Sales Price*	\$229,736	\$316,232	+ 37.7%	\$249,272	\$293,410	+ 17.7%
Percent of List Price Received*	96.7%	95.9%	- 0.8%	98.2%	98.0%	- 0.2%
Days on Market Until Sale	56	65	+ 16.1%	72	71	- 1.4%
Inventory of Homes for Sale	40	39	- 2.5%	--	--	--
Months Supply of Inventory	2.4	2.4	0.0%	--	--	--

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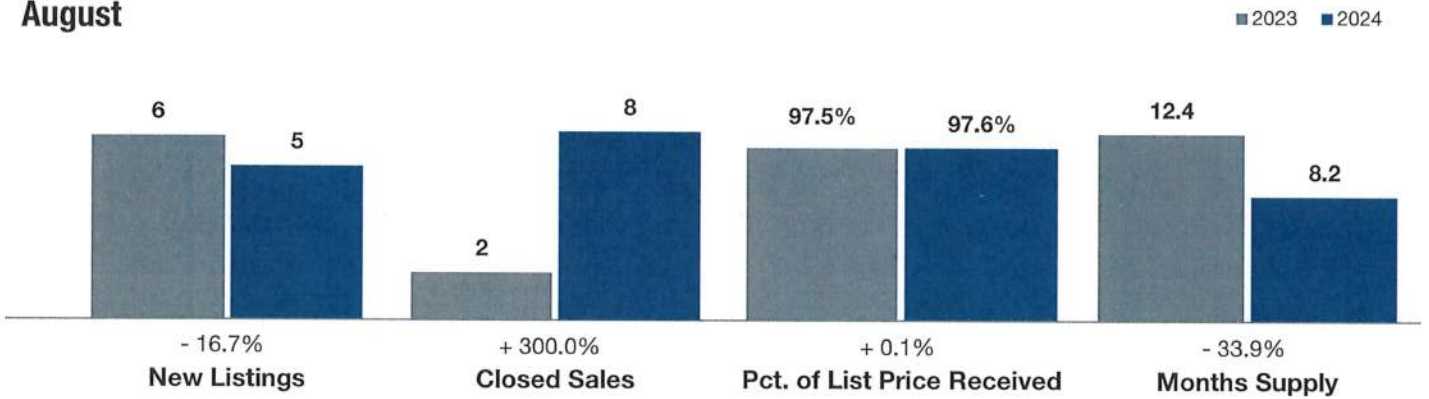


Collbran/Mesa/Vega

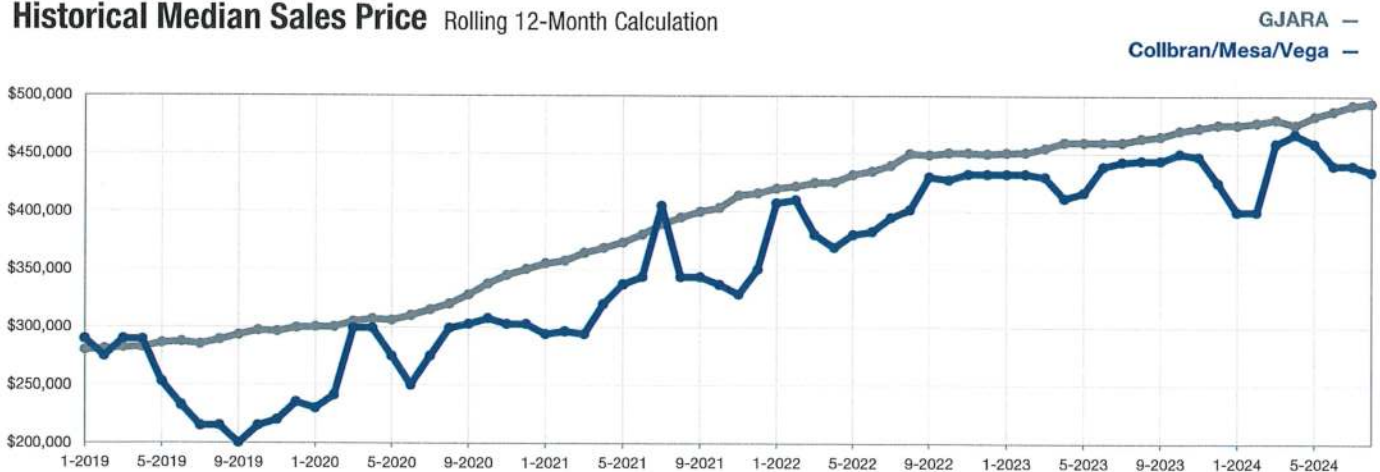
Key Metrics	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
New Listings	6	5	- 16.7%	52	66	+ 26.9%
Sold Listings	2	8	+ 300.0%	18	30	+ 66.7%
Median Sales Price*	\$472,500	\$402,000	- 14.9%	\$509,500	\$449,500	- 11.8%
Average Sales Price*	\$472,500	\$421,750	- 10.7%	\$467,156	\$539,216	+ 15.4%
Percent of List Price Received*	97.5%	97.6%	+ 0.1%	95.5%	95.7%	+ 0.2%
Days on Market Until Sale	199	61	- 69.3%	103	109	+ 5.8%
Inventory of Homes for Sale	35	35	0.0%	--	--	--
Months Supply of Inventory	12.4	8.2	- 33.9%	--	--	--

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Debeque (Includes De-Beque Cutoff)

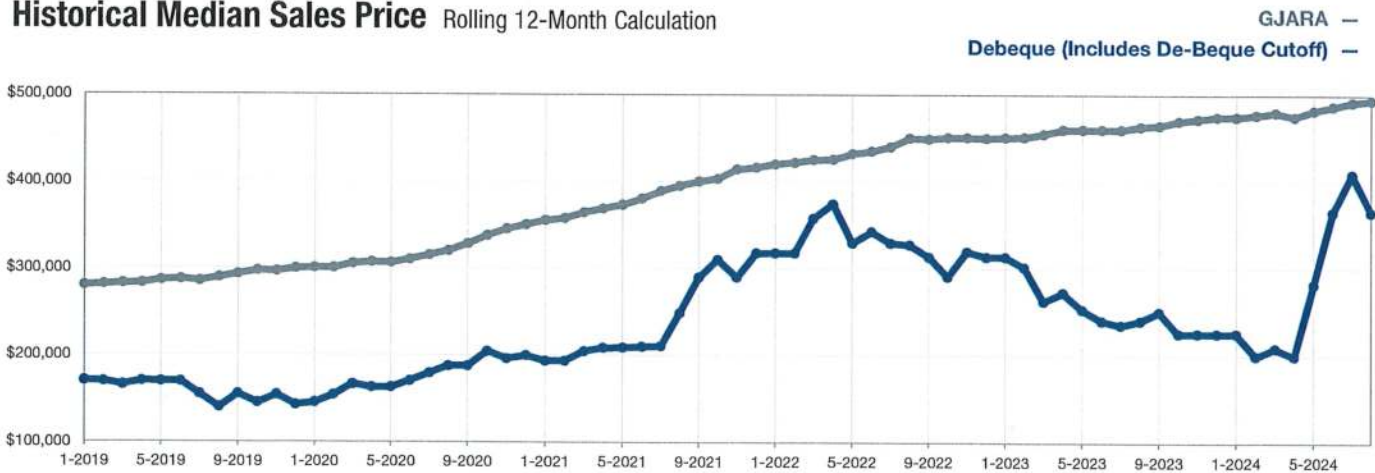
Key Metrics	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
New Listings	0	4	--	6	16	+ 166.7%
Sold Listings	1	0	- 100.0%	11	8	- 27.3%
Median Sales Price*	\$517,000	\$0	- 100.0%	\$250,000	\$408,750	+ 63.5%
Average Sales Price*	\$517,000	\$0	- 100.0%	\$300,364	\$463,500	+ 54.3%
Percent of List Price Received*	97.7%	0.0%	- 100.0%	93.5%	97.2%	+ 4.0%
Days on Market Until Sale	95	0	- 100.0%	134	83	- 38.1%
Inventory of Homes for Sale	2	6	+ 200.0%	--	--	--
Months Supply of Inventory	1.1	4.0	+ 263.6%	--	--	--

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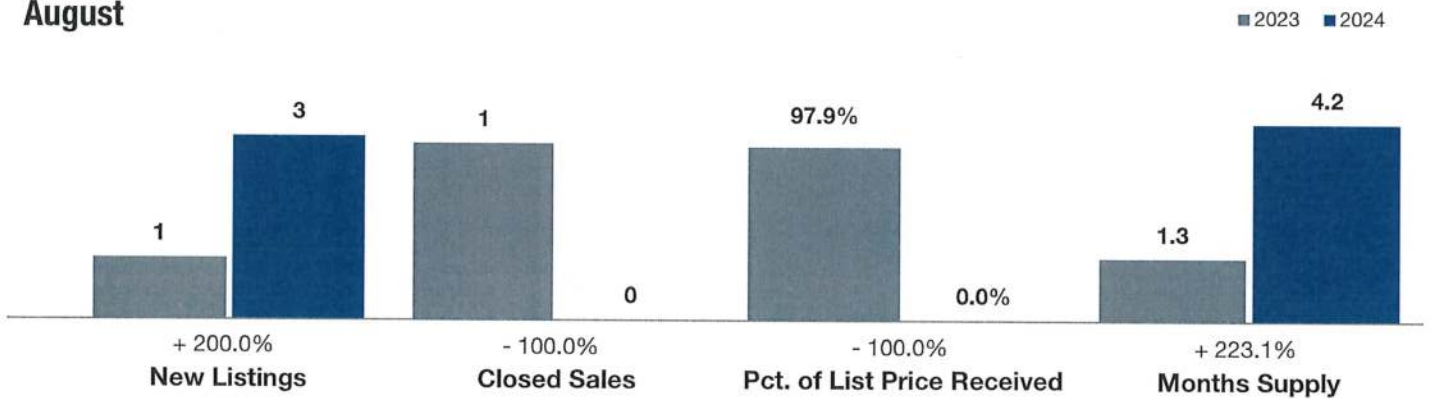


East Orchard Mesa

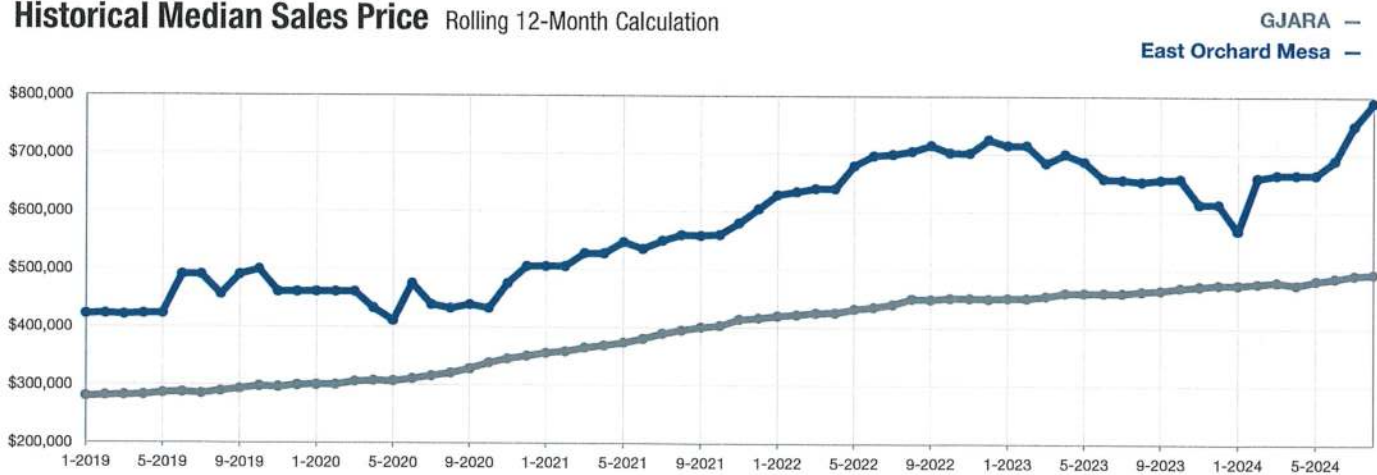
Key Metrics	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
New Listings	1	3	+ 200.0%	17	15	- 11.8%
Sold Listings	1	0	- 100.0%	9	10	+ 11.1%
Median Sales Price*	\$710,000	\$0	- 100.0%	\$660,000	\$807,500	+ 22.3%
Average Sales Price*	\$710,000	\$0	- 100.0%	\$565,044	\$781,800	+ 38.4%
Percent of List Price Received*	97.9%	0.0%	- 100.0%	98.8%	93.0%	- 5.9%
Days on Market Until Sale	42	0	- 100.0%	49	102	+ 108.2%
Inventory of Homes for Sale	2	7	+ 250.0%	--	--	--
Months Supply of Inventory	1.3	4.2	+ 223.1%	--	--	--

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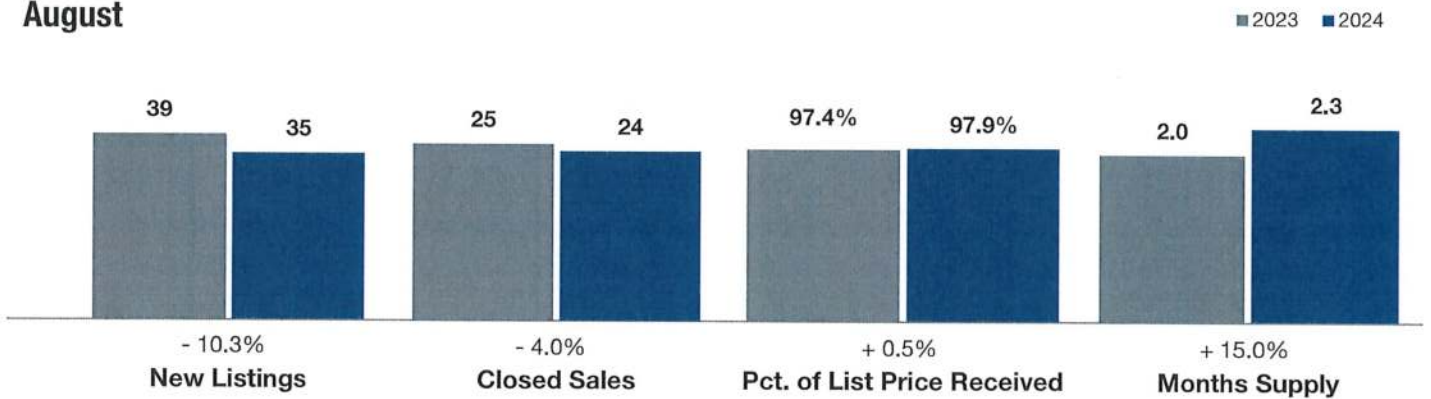


Fruita

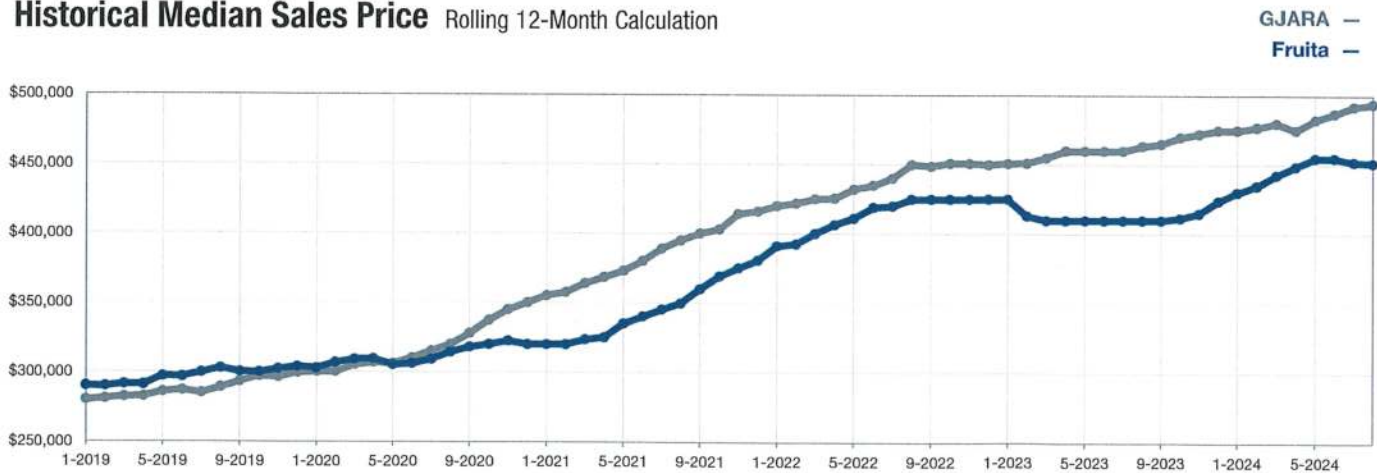
Key Metrics	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
New Listings	39	35	- 10.3%	253	243	- 4.0%
Sold Listings	25	24	- 4.0%	221	199	- 10.0%
Median Sales Price*	\$429,000	\$439,564	+ 2.5%	\$413,000	\$451,264	+ 9.3%
Average Sales Price*	\$449,884	\$456,890	+ 1.6%	\$440,292	\$464,762	+ 5.6%
Percent of List Price Received*	97.4%	97.9%	+ 0.5%	98.2%	97.9%	- 0.3%
Days on Market Until Sale	76	81	+ 6.6%	89	71	- 20.2%
Inventory of Homes for Sale	53	56	+ 5.7%	--	--	--
Months Supply of Inventory	2.0	2.3	+ 15.0%	--	--	--

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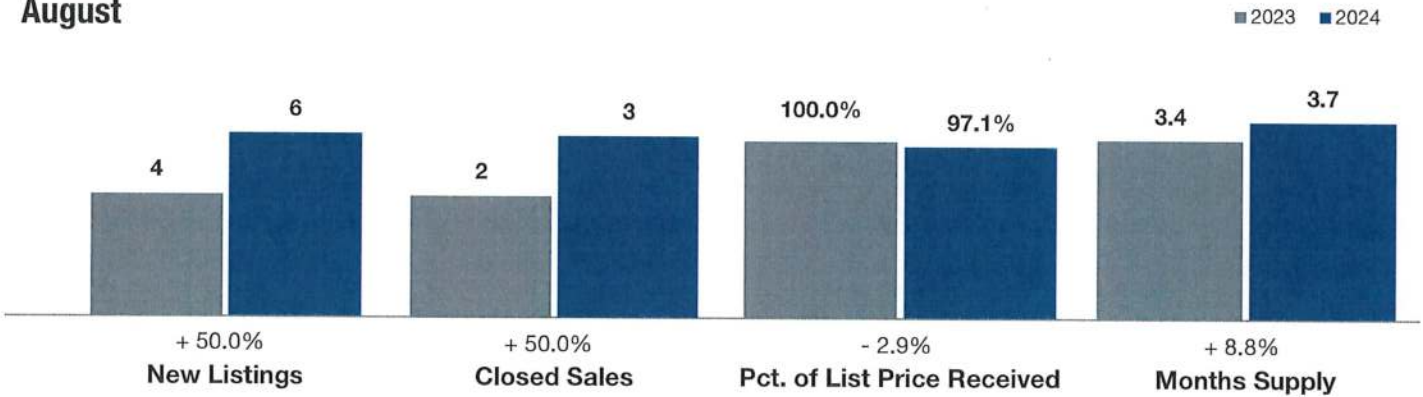


Glade Park

Key Metrics	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
New Listings	4	6	+ 50.0%	13	17	+ 30.8%
Sold Listings	2	3	+ 50.0%	8	12	+ 50.0%
Median Sales Price*	\$755,000	\$724,751	- 4.0%	\$660,000	\$647,000	- 2.0%
Average Sales Price*	\$755,000	\$716,550	- 5.1%	\$675,625	\$637,388	- 5.7%
Percent of List Price Received*	100.0%	97.1%	- 2.9%	97.2%	94.6%	- 2.7%
Days on Market Until Sale	85	118	+ 38.8%	113	136	+ 20.4%
Inventory of Homes for Sale	6	7	+ 16.7%	--	--	--
Months Supply of Inventory	3.4	3.7	+ 8.8%	--	--	--

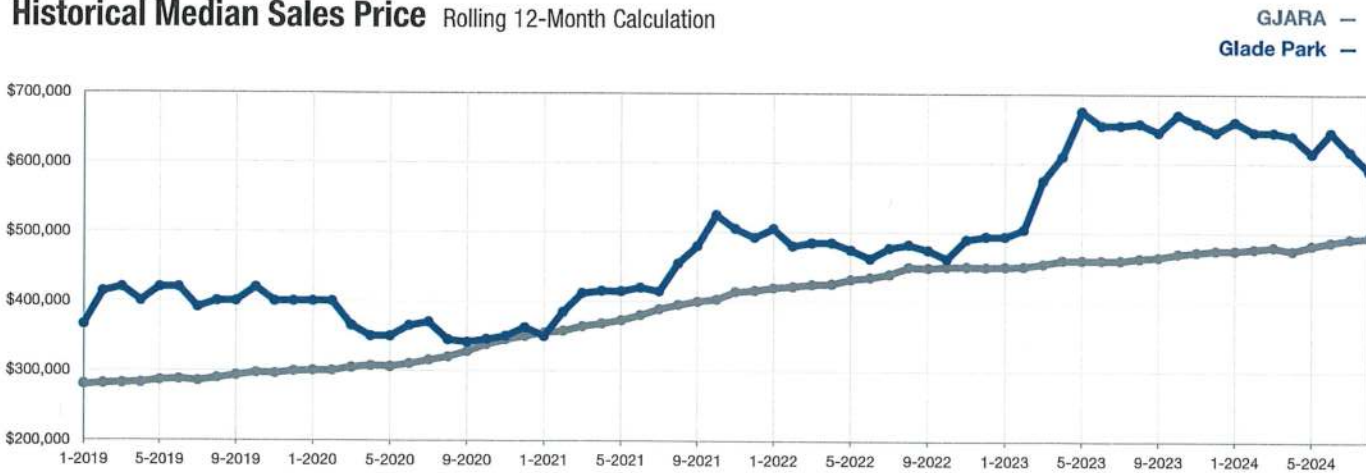
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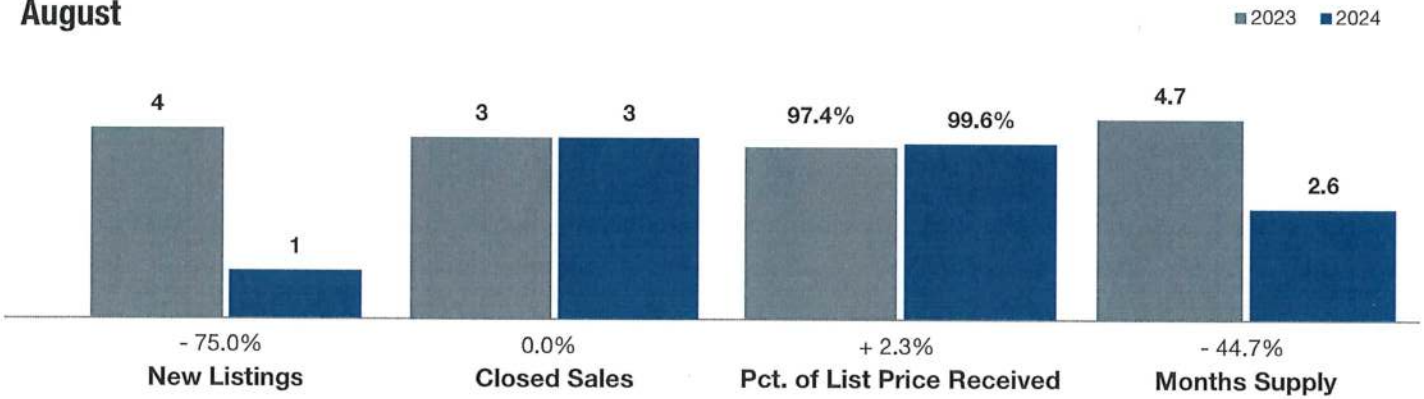


Loma

Key Metrics	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
New Listings	4	1	- 75.0%	18	16	- 11.1%
Sold Listings	3	3	0.0%	11	17	+ 54.5%
Median Sales Price*	\$705,500	\$400,000	- 43.3%	\$570,000	\$490,000	- 14.0%
Average Sales Price*	\$673,500	\$476,667	- 29.2%	\$568,300	\$564,641	- 0.6%
Percent of List Price Received*	97.4%	99.6%	+ 2.3%	96.8%	96.9%	+ 0.1%
Days on Market Until Sale	147	128	- 12.9%	117	100	- 14.5%
Inventory of Homes for Sale	9	5	- 44.4%	--	--	--
Months Supply of Inventory	4.7	2.6	- 44.7%	--	--	--

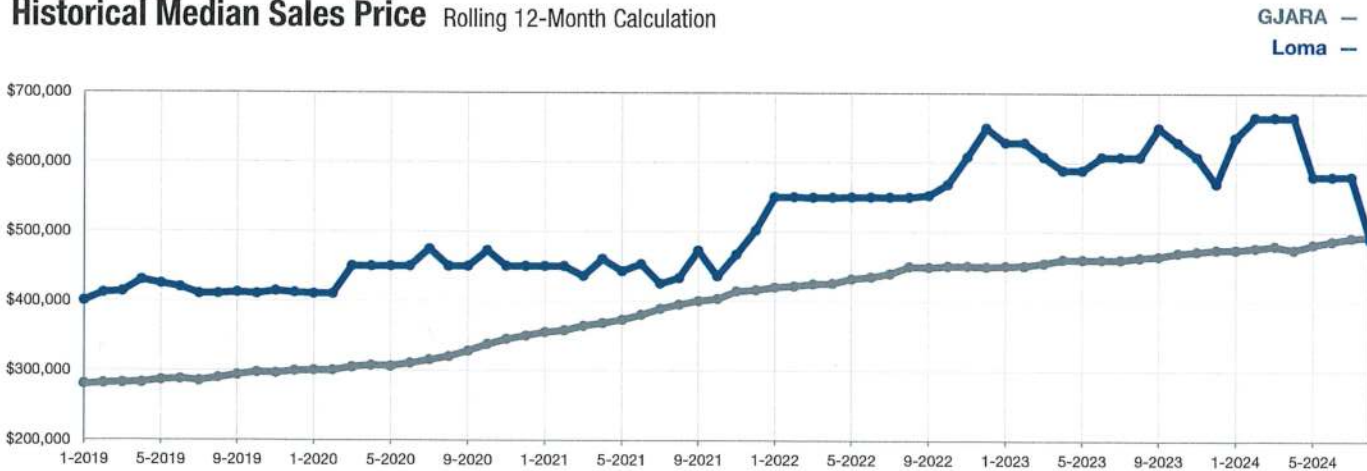
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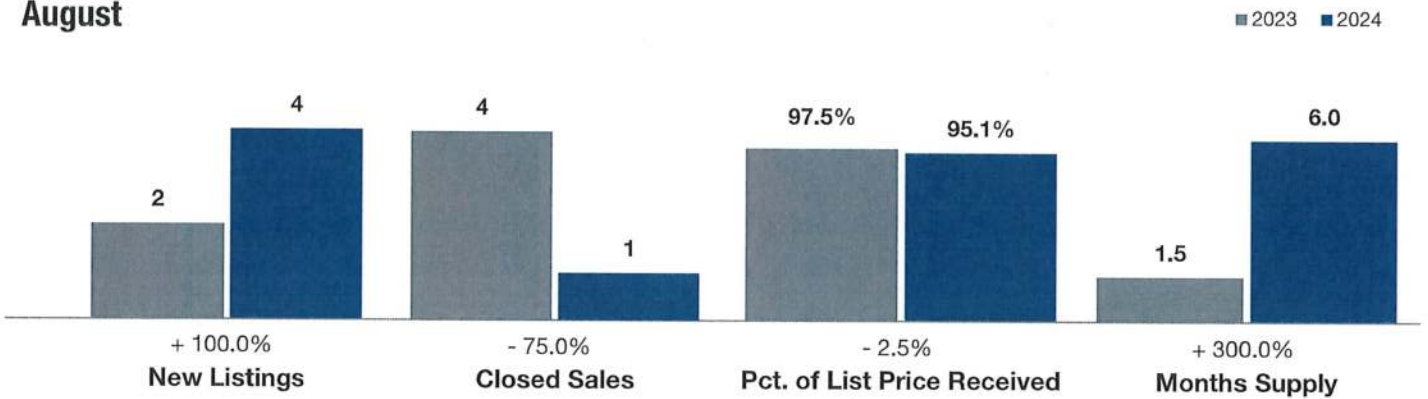


Mack

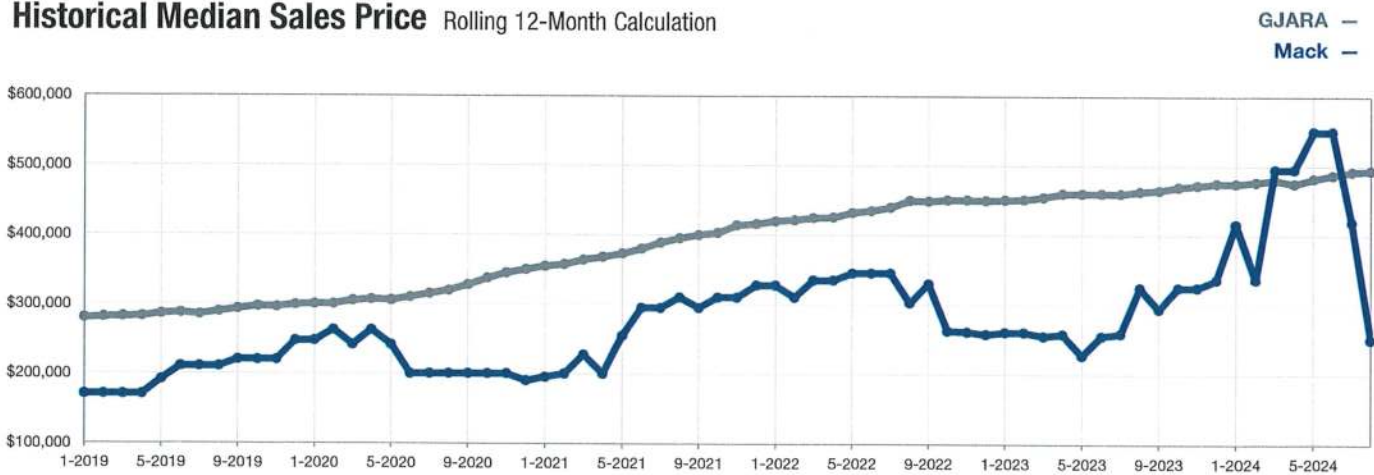
Key Metrics	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
New Listings	2	4	+ 100.0%	11	14	+ 27.3%
Sold Listings	4	1	- 75.0%	14	4	- 71.4%
Median Sales Price*	\$638,500	\$190,244	- 70.2%	\$415,750	\$269,595	- 35.2%
Average Sales Price*	\$561,725	\$190,244	- 66.1%	\$501,521	\$321,109	- 36.0%
Percent of List Price Received*	97.5%	95.1%	- 2.5%	97.9%	96.2%	- 1.7%
Days on Market Until Sale	108	70	- 35.2%	126	92	- 27.0%
Inventory of Homes for Sale	4	6	+ 50.0%	--	--	--
Months Supply of Inventory	1.5	6.0	+ 300.0%	--	--	--

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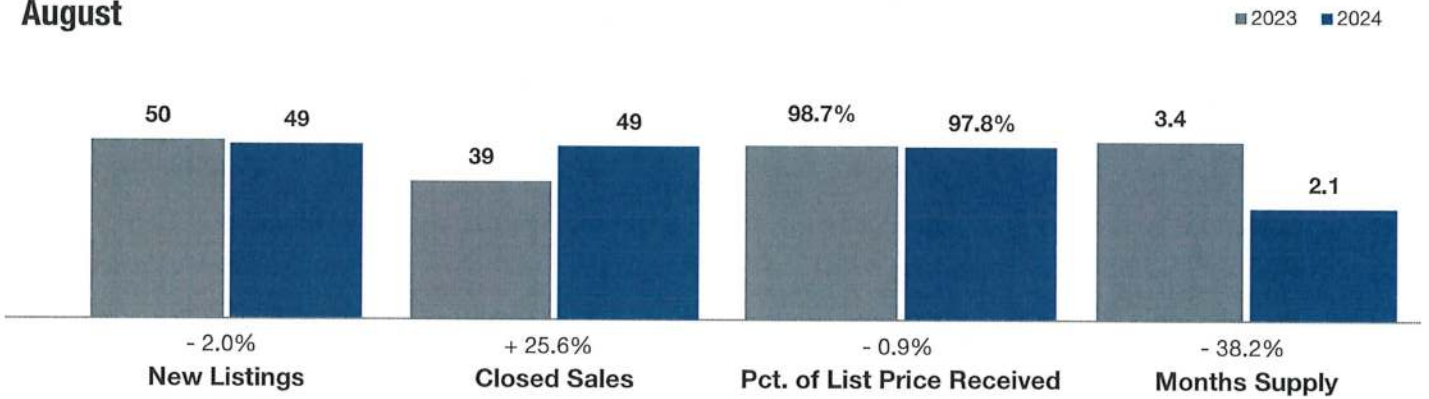


North

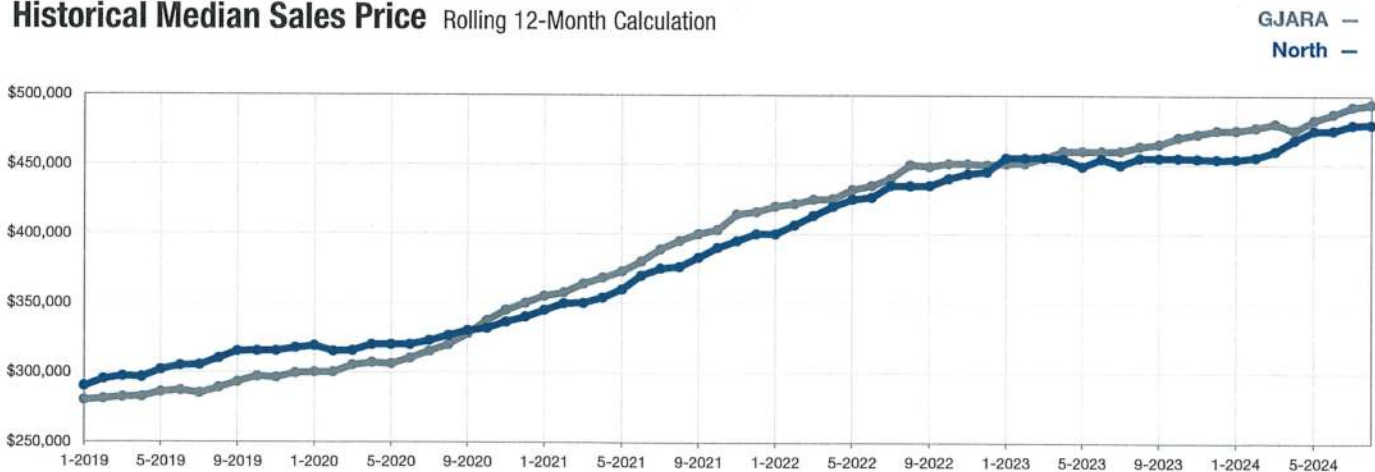
Key Metrics	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
New Listings	50	49	- 2.0%	367	374	+ 1.9%
Sold Listings	39	49	+ 25.6%	256	286	+ 11.7%
Median Sales Price*	\$495,127	\$530,000	+ 7.0%	\$454,682	\$502,450	+ 10.5%
Average Sales Price*	\$538,118	\$548,652	+ 2.0%	\$522,480	\$552,429	+ 5.7%
Percent of List Price Received*	98.7%	97.8%	- 0.9%	98.6%	98.3%	- 0.3%
Days on Market Until Sale	81	74	- 8.6%	79	81	+ 2.5%
Inventory of Homes for Sale	103	71	- 31.1%	--	--	--
Months Supply of Inventory	3.4	2.1	- 38.2%	--	--	--

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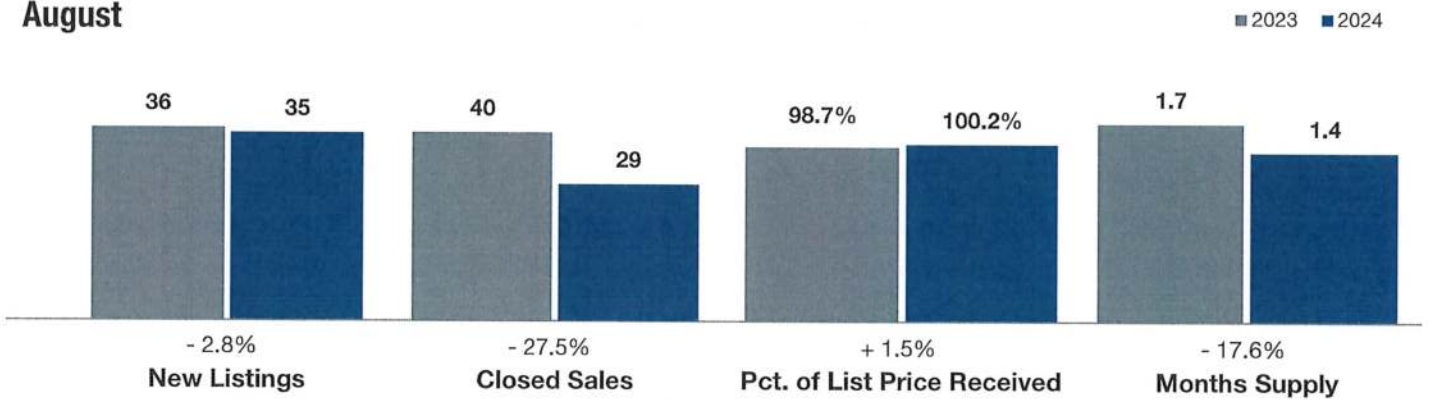


Northeast

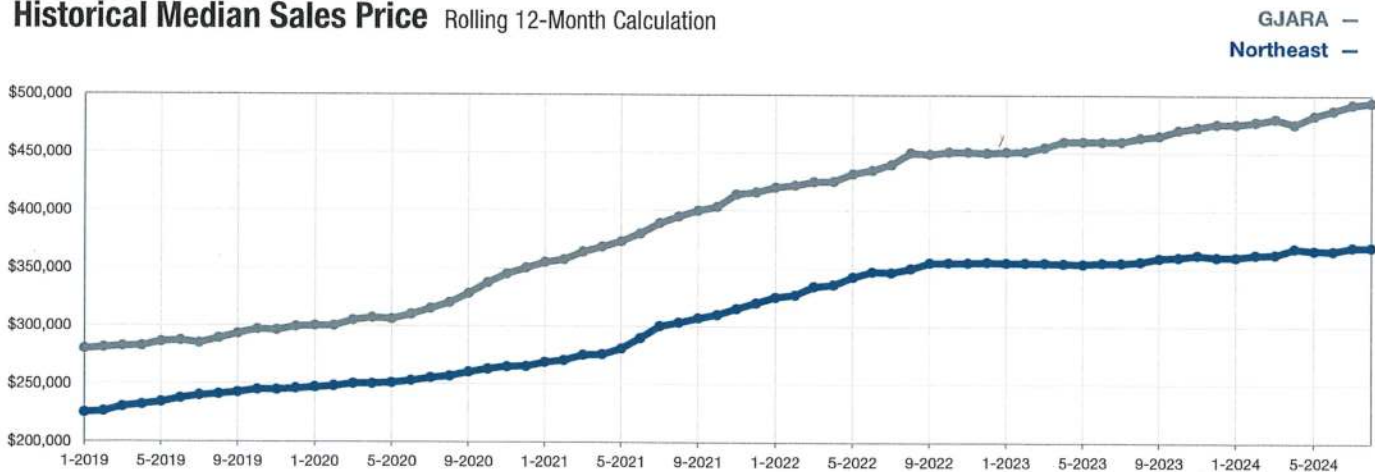
Key Metrics	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
New Listings	36	35	- 2.8%	251	277	+ 10.4%
Sold Listings	40	29	- 27.5%	228	252	+ 10.5%
Median Sales Price*	\$370,950	\$365,000	- 1.6%	\$365,000	\$372,200	+ 2.0%
Average Sales Price*	\$391,002	\$380,641	- 2.6%	\$375,253	\$380,638	+ 1.4%
Percent of List Price Received*	98.7%	100.2%	+ 1.5%	98.7%	99.6%	+ 0.9%
Days on Market Until Sale	71	66	- 7.0%	81	75	- 7.4%
Inventory of Homes for Sale	47	43	- 8.5%	--	--	--
Months Supply of Inventory	1.7	1.4	- 17.6%	--	--	--

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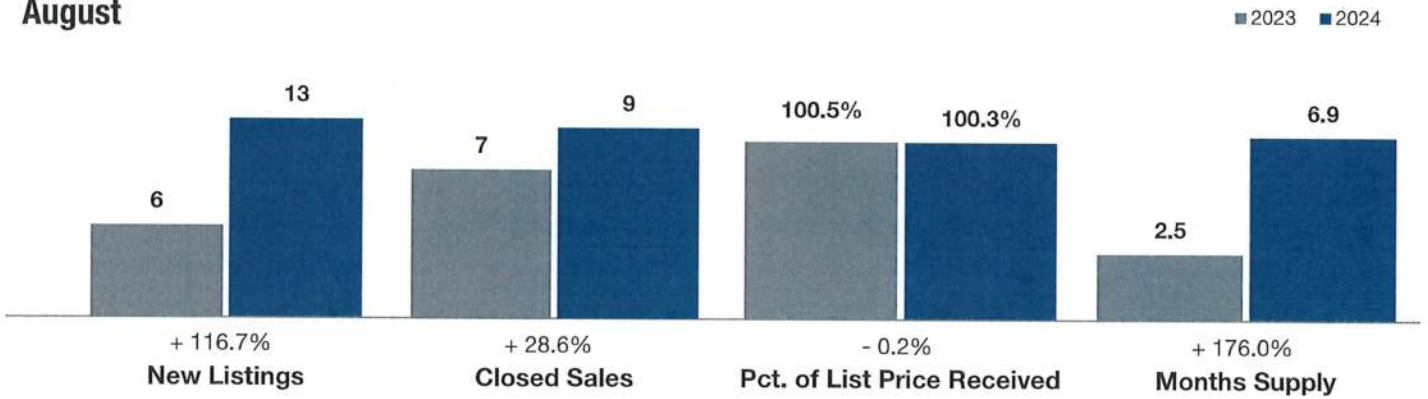


Northwest

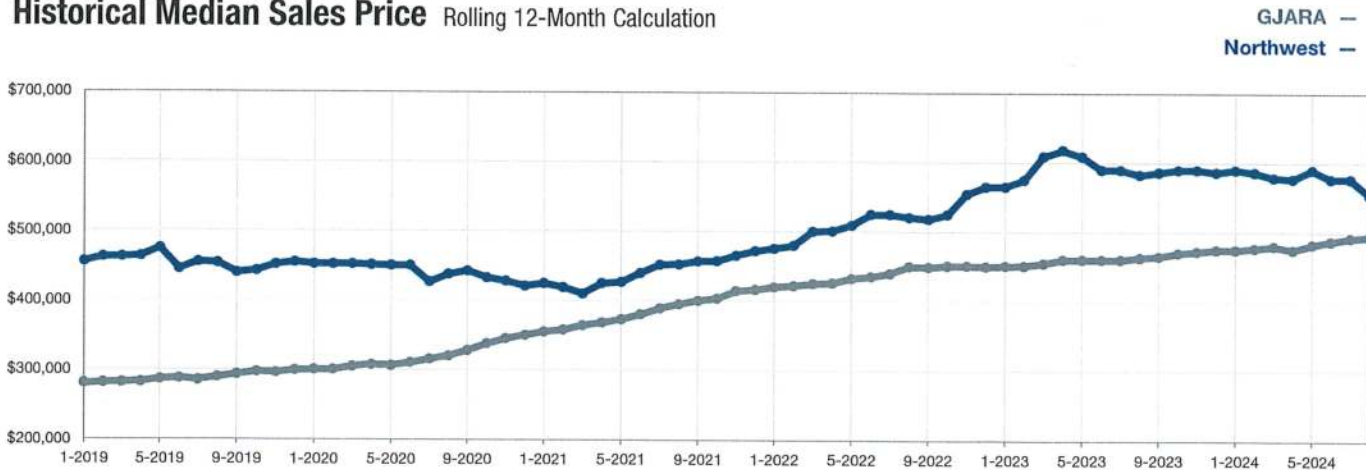
Key Metrics	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
New Listings	6	13	+ 116.7%	52	77	+ 48.1%
Sold Listings	7	9	+ 28.6%	47	37	- 21.3%
Median Sales Price*	\$514,900	\$329,900	- 35.9%	\$590,000	\$544,900	- 7.6%
Average Sales Price*	\$599,414	\$396,791	- 33.8%	\$663,093	\$579,946	- 12.5%
Percent of List Price Received*	100.5%	100.3%	- 0.2%	98.2%	98.6%	+ 0.4%
Days on Market Until Sale	64	104	+ 62.5%	116	95	- 18.1%
Inventory of Homes for Sale	14	30	+ 114.3%	--	--	--
Months Supply of Inventory	2.5	6.9	+ 176.0%	--	--	--

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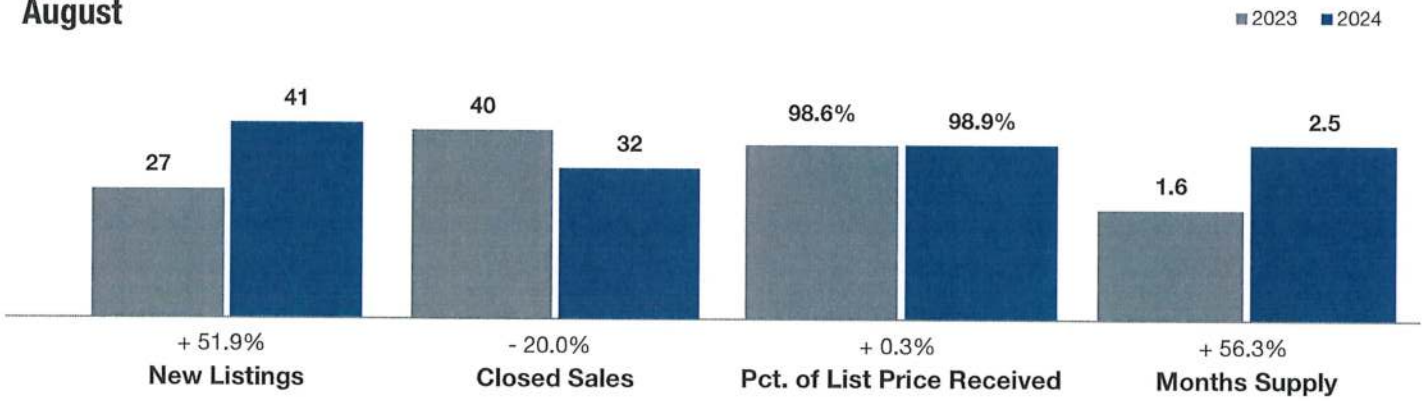


Orchard Mesa

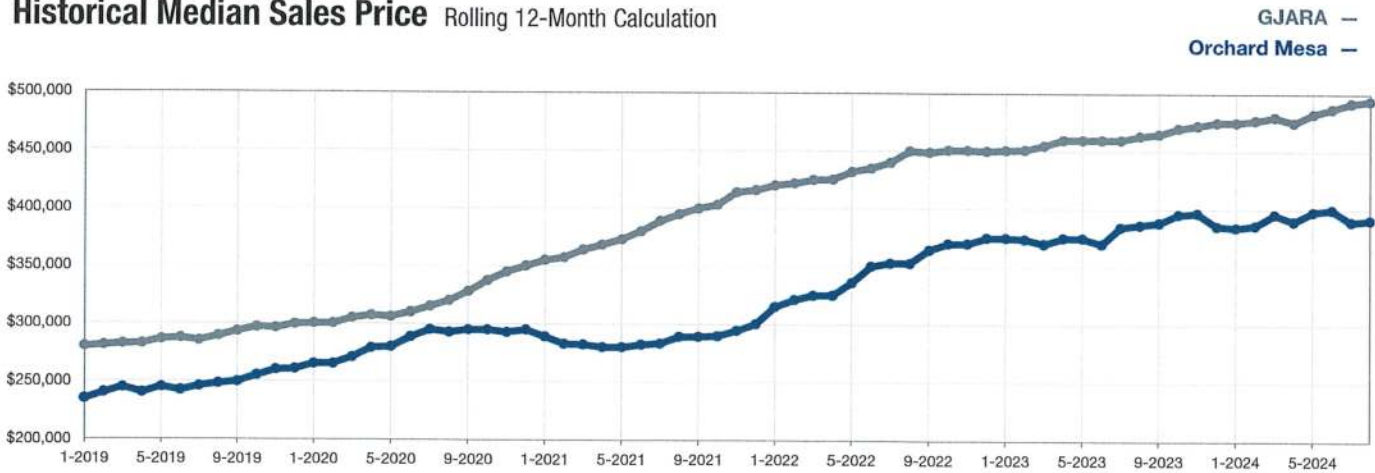
Key Metrics	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
New Listings	27	41	+ 51.9%	230	266	+ 15.7%
Sold Listings	40	32	- 20.0%	212	190	- 10.4%
Median Sales Price*	\$379,500	\$369,500	- 2.6%	\$394,750	\$398,700	+ 1.0%
Average Sales Price*	\$381,885	\$386,144	+ 1.1%	\$398,109	\$406,371	+ 2.1%
Percent of List Price Received*	98.6%	98.9%	+ 0.3%	98.5%	99.3%	+ 0.8%
Days on Market Until Sale	79	58	- 26.6%	83	79	- 4.8%
Inventory of Homes for Sale	43	55	+ 27.9%	--	--	--
Months Supply of Inventory	1.6	2.5	+ 56.3%	--	--	--

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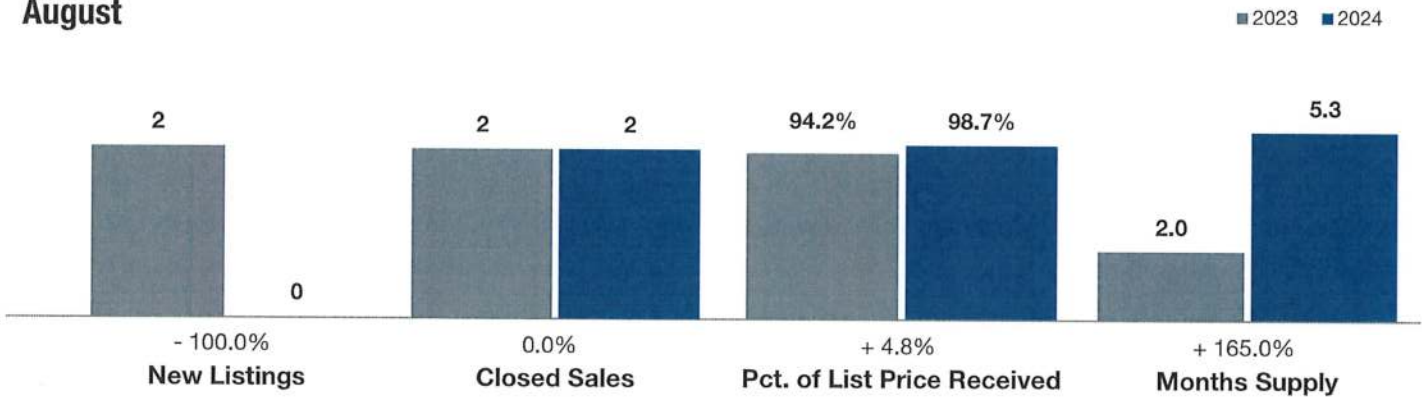


Outside Mesa County

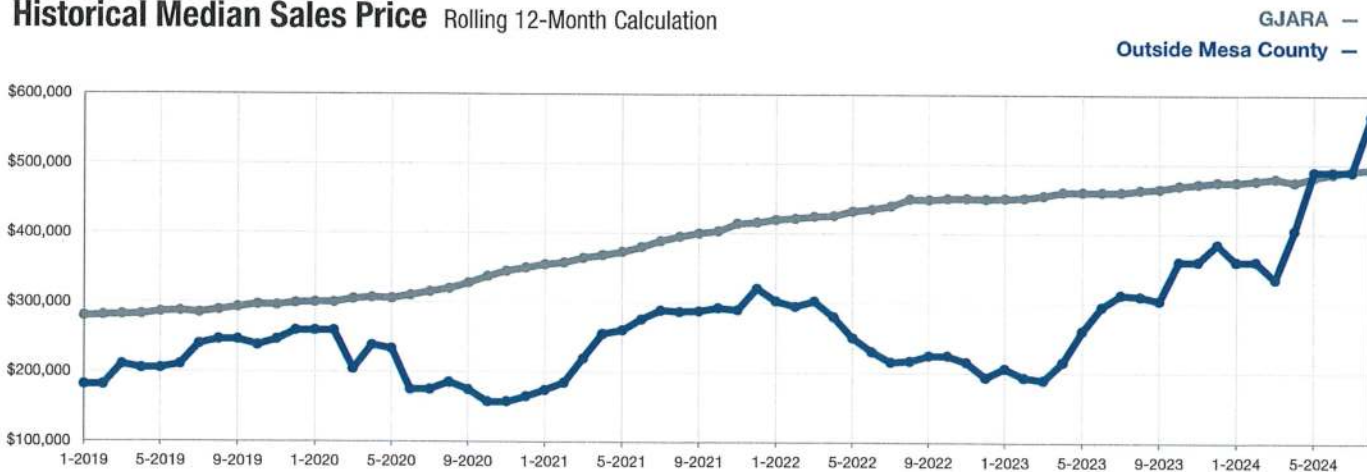
Key Metrics	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
New Listings	2	0	- 100.0%	21	16	- 23.8%
Sold Listings	2	2	0.0%	17	7	- 58.8%
Median Sales Price*	\$199,000	\$854,000	+ 329.1%	\$298,000	\$583,000	+ 95.6%
Average Sales Price*	\$199,000	\$854,000	+ 329.1%	\$433,068	\$600,536	+ 38.7%
Percent of List Price Received*	94.2%	98.7%	+ 4.8%	97.6%	99.7%	+ 2.2%
Days on Market Until Sale	128	86	- 32.8%	77	87	+ 13.0%
Inventory of Homes for Sale	5	8	+ 60.0%	--	--	--
Months Supply of Inventory	2.0	5.3	+ 165.0%	--	--	--

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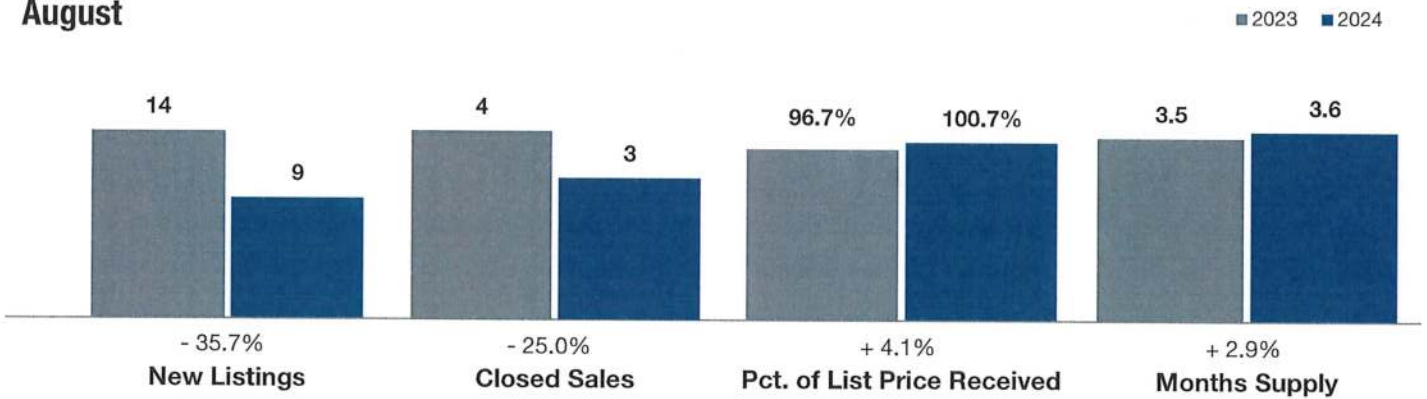


Palisade

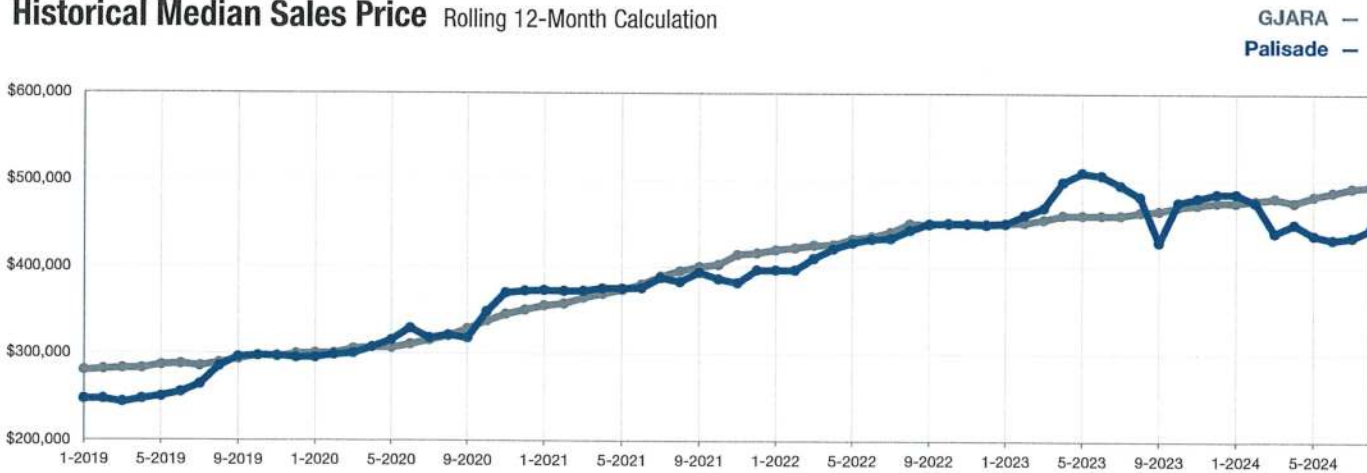
Key Metrics	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
New Listings	14	9	- 35.7%	57	54	- 5.3%
Sold Listings	4	3	- 25.0%	42	37	- 11.9%
Median Sales Price*	\$404,500	\$500,000	+ 23.6%	\$494,500	\$440,000	- 11.0%
Average Sales Price*	\$358,750	\$609,333	+ 69.8%	\$485,014	\$451,054	- 7.0%
Percent of List Price Received*	96.7%	100.7%	+ 4.1%	98.1%	96.8%	- 1.3%
Days on Market Until Sale	53	132	+ 149.1%	85	67	- 21.2%
Inventory of Homes for Sale	19	17	- 10.5%	--	--	--
Months Supply of Inventory	3.5	3.6	+ 2.9%	--	--	--

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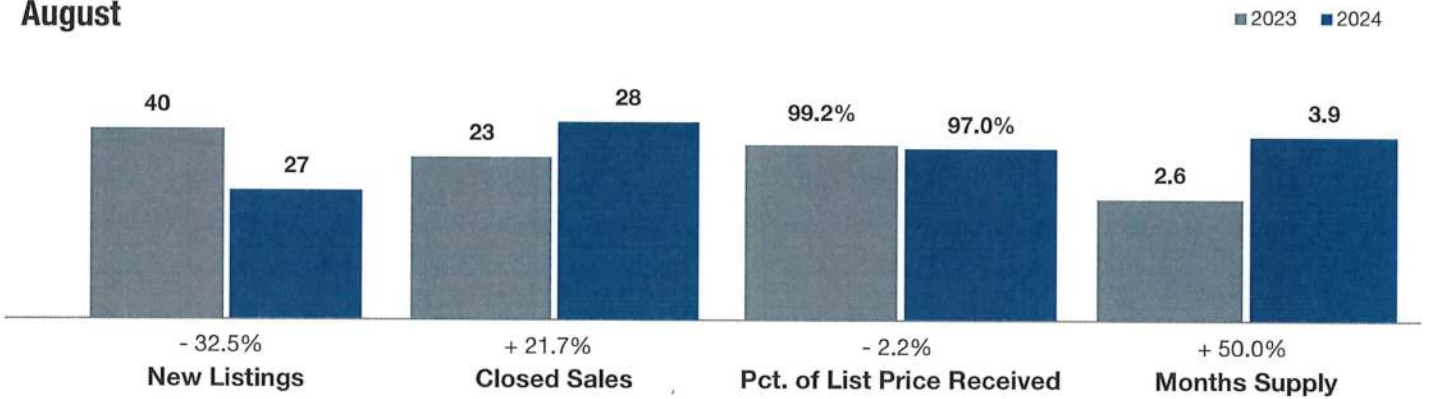


Redlands

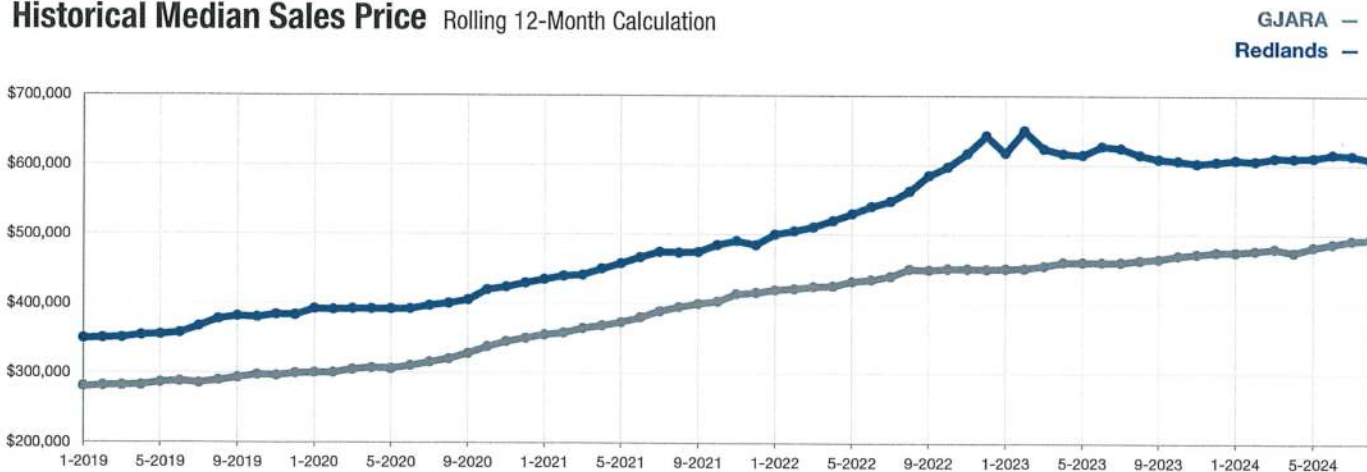
Key Metrics	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
New Listings	40	27	- 32.5%	255	258	+ 1.2%
Sold Listings	23	28	+ 21.7%	218	185	- 15.1%
Median Sales Price*	\$666,300	\$540,950	- 18.8%	\$609,000	\$612,500	+ 0.6%
Average Sales Price*	\$673,213	\$666,187	- 1.0%	\$656,545	\$697,133	+ 6.2%
Percent of List Price Received*	99.2%	97.0%	- 2.2%	98.5%	98.0%	- 0.5%
Days on Market Until Sale	81	116	+ 43.2%	97	93	- 4.1%
Inventory of Homes for Sale	67	84	+ 25.4%	--	--	--
Months Supply of Inventory	2.6	3.9	+ 50.0%	--	--	--

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

August



Historical Median Sales Price Rolling 12-Month Calculation



Local Market Update for August 2024

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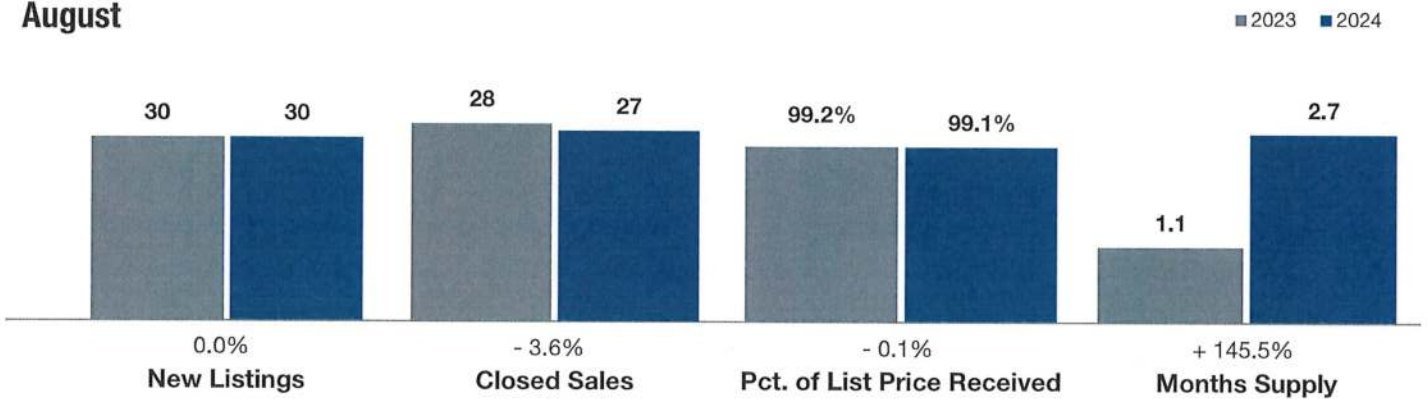


Southeast

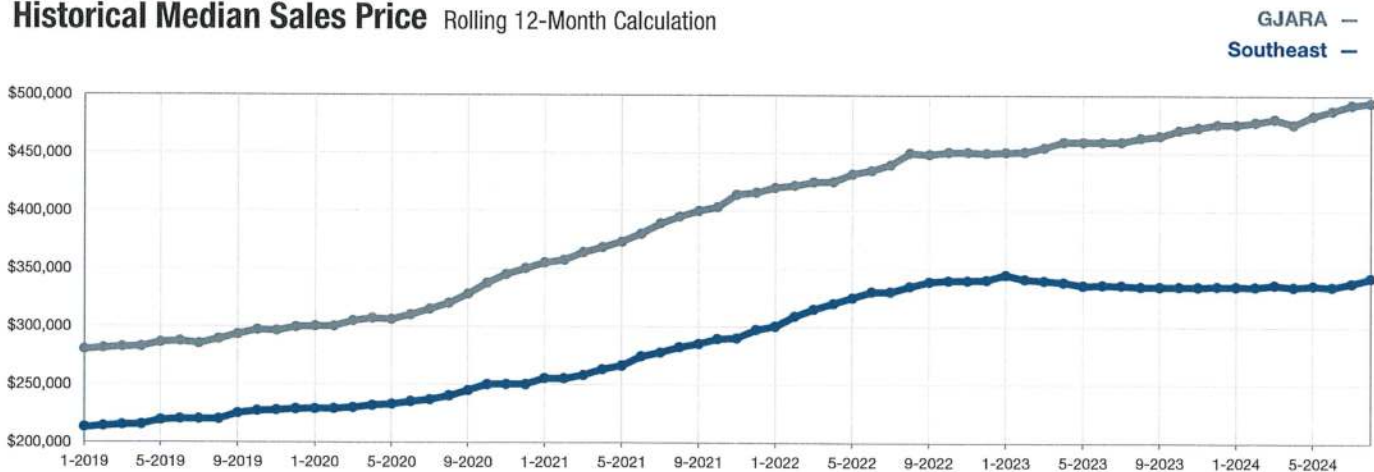
Key Metrics	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
New Listings	30	30	0.0%	221	281	+ 27.1%
Sold Listings	28	27	- 3.6%	203	208	+ 2.5%
Median Sales Price*	\$323,695	\$347,000	+ 7.2%	\$336,000	\$344,450	+ 2.5%
Average Sales Price*	\$300,562	\$315,158	+ 4.9%	\$319,783	\$330,641	+ 3.4%
Percent of List Price Received*	99.2%	99.1%	- 0.1%	99.0%	98.8%	- 0.2%
Days on Market Until Sale	60	59	- 1.7%	74	70	- 5.4%
Inventory of Homes for Sale	26	62	+ 138.5%	--	--	--
Months Supply of Inventory	1.1	2.7	+ 145.5%	--	--	--

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August



Historical Median Sales Price Rolling 12-Month Calculation



Local Market Update for August 2024

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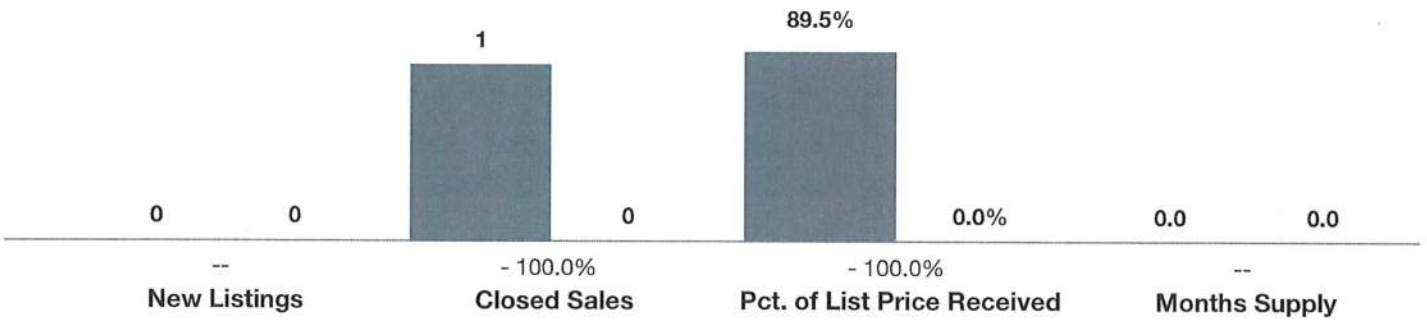
West Grand Junction

Key Metrics	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
New Listings	0	0	--	1	1	0.0%
Sold Listings	1	0	- 100.0%	2	0	- 100.0%
Median Sales Price*	\$255,000	\$0	- 100.0%	\$162,500	\$0	- 100.0%
Average Sales Price*	\$255,000	\$0	- 100.0%	\$162,500	\$0	- 100.0%
Percent of List Price Received*	89.5%	0.0%	- 100.0%	90.9%	0.0%	- 100.0%
Days on Market Until Sale	293	0	- 100.0%	179	0	- 100.0%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--

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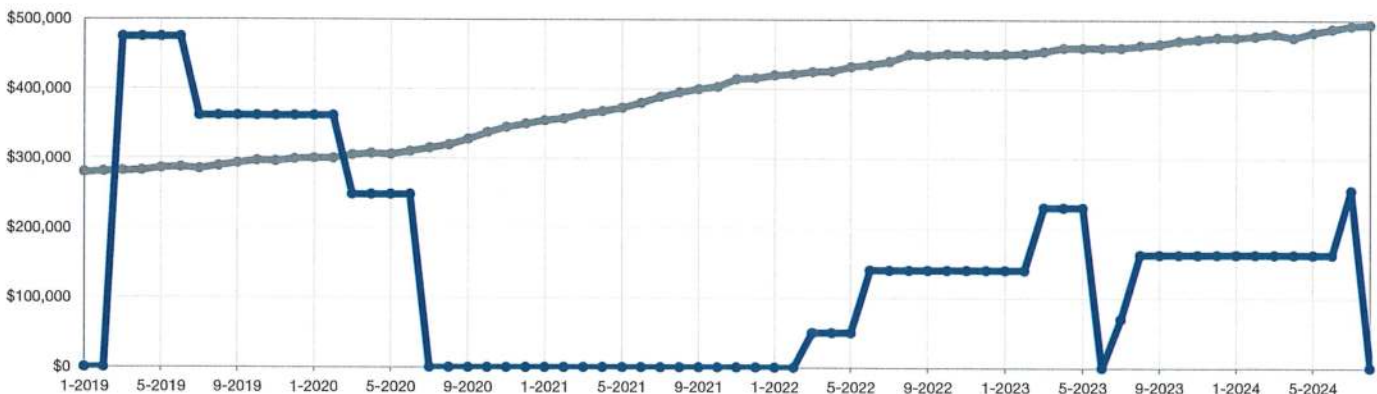
August

■ 2023 ■ 2024



Historical Median Sales Price Rolling 12-Month Calculation

GJARA —
West Grand Junction —



Local Market Update for August 2024

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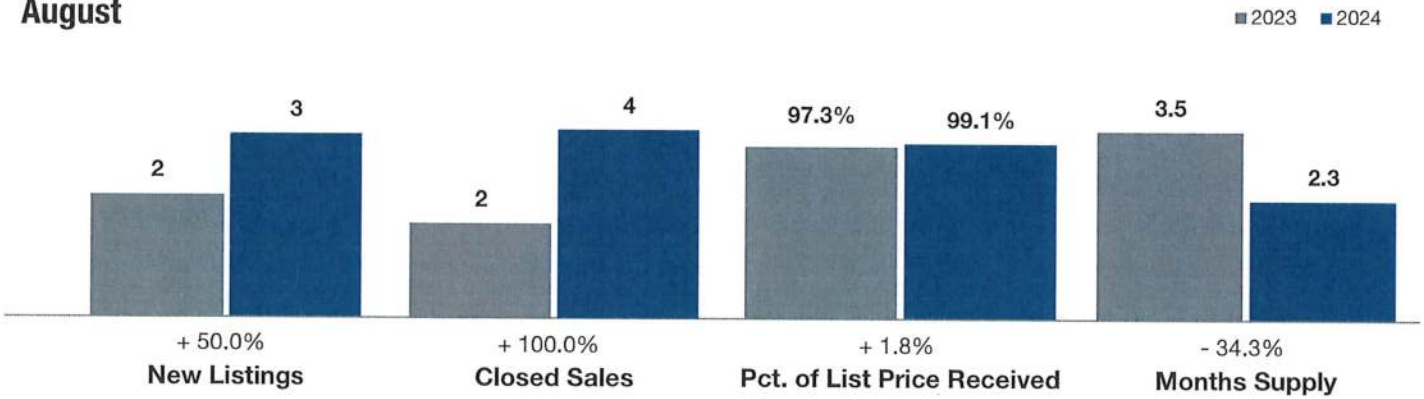


Whitewater/Gateway

Key Metrics	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
New Listings	2	3	+ 50.0%	25	28	+ 12.0%
Sold Listings	2	4	+ 100.0%	20	25	+ 25.0%
Median Sales Price*	\$649,575	\$431,750	- 33.5%	\$552,500	\$401,750	- 27.3%
Average Sales Price*	\$649,575	\$424,450	- 34.7%	\$605,008	\$462,870	- 23.5%
Percent of List Price Received*	97.3%	99.1%	+ 1.8%	95.2%	99.9%	+ 4.9%
Days on Market Until Sale	51	36	- 29.4%	83	92	+ 10.8%
Inventory of Homes for Sale	10	7	- 30.0%	--	--	--
Months Supply of Inventory	3.5	2.3	- 34.3%	--	--	--

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

August



Historical Median Sales Price Rolling 12-Month Calculation

