

Local Market Update for December 2024

A Research Tool Provided by the Colorado Association of REALTORS®



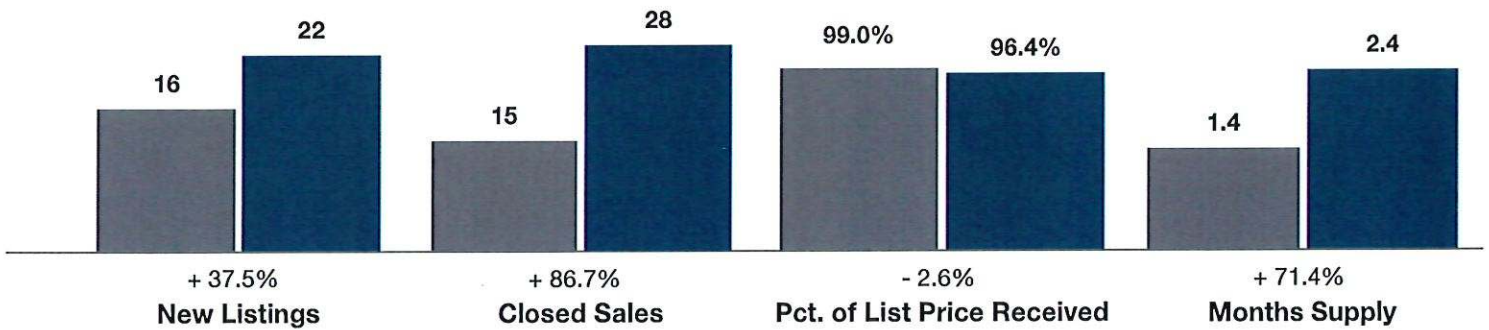
City

Key Metrics	December			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
New Listings	16	22	+ 37.5%	364	413	+ 13.5%
Sold Listings	15	28	+ 86.7%	329	304	- 7.6%
Median Sales Price*	\$301,500	\$354,450	+ 17.6%	\$305,250	\$330,000	+ 8.1%
Average Sales Price*	\$329,660	\$398,796	+ 21.0%	\$311,503	\$333,124	+ 6.9%
Percent of List Price Received*	99.0%	96.4%	- 2.6%	98.1%	97.8%	- 0.3%
Days on Market Until Sale	65	104	+ 60.0%	69	72	+ 4.3%
Inventory of Homes for Sale	38	62	+ 63.2%	--	--	--
Months Supply of Inventory	1.4	2.4	+ 71.4%	--	--	--

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

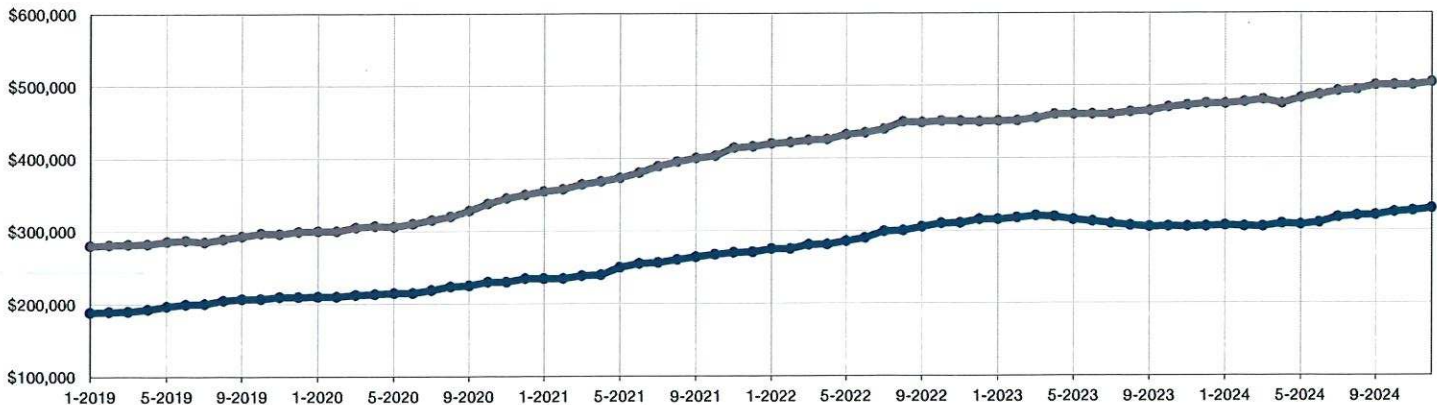
December

■ 2023 ■ 2024



Historical Median Sales Price Rolling 12-Month Calculation

GJARA —
City —



Local Market Update for December 2024

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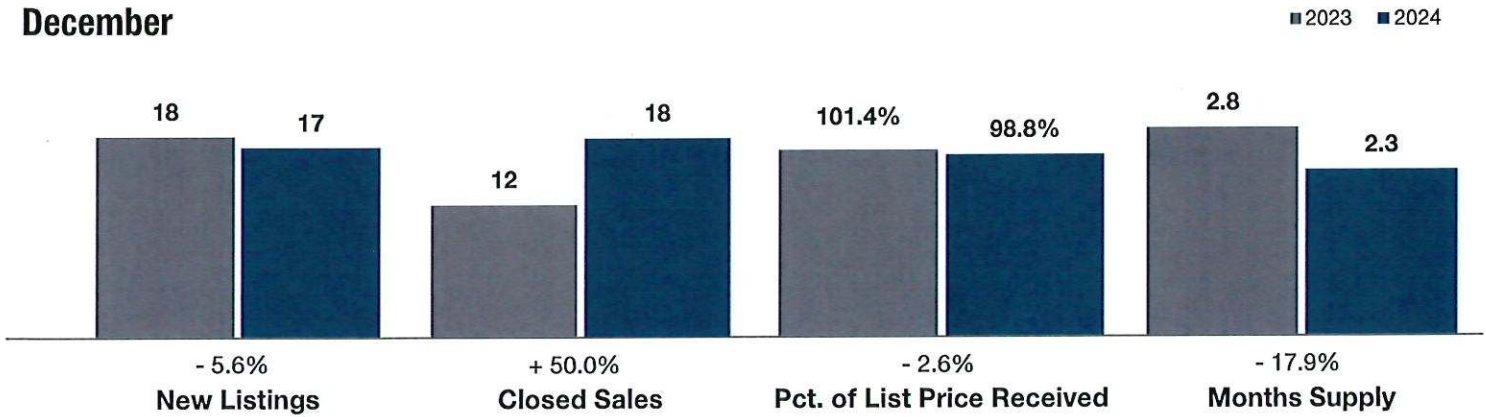


Clifton

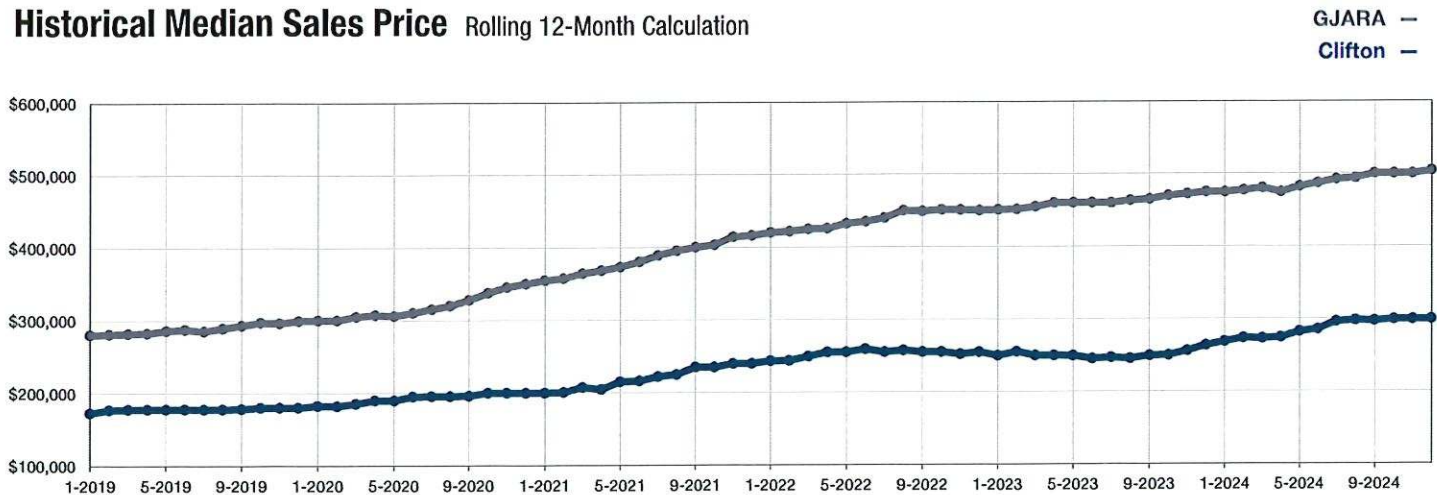
Key Metrics	December			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
New Listings	18	17	- 5.6%	245	243	- 0.8%
Sold Listings	12	18	+ 50.0%	182	197	+ 8.2%
Median Sales Price*	\$332,000	\$323,250	- 2.6%	\$263,250	\$299,000	+ 13.6%
Average Sales Price*	\$316,952	\$310,329	- 2.1%	\$260,758	\$296,069	+ 13.5%
Percent of List Price Received*	101.4%	98.8%	- 2.6%	98.3%	98.2%	- 0.1%
Days on Market Until Sale	61	85	+ 39.3%	76	72	- 5.3%
Inventory of Homes for Sale	43	37	- 14.0%	--	--	--
Months Supply of Inventory	2.8	2.3	- 17.9%	--	--	--

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December



Historical Median Sales Price Rolling 12-Month Calculation



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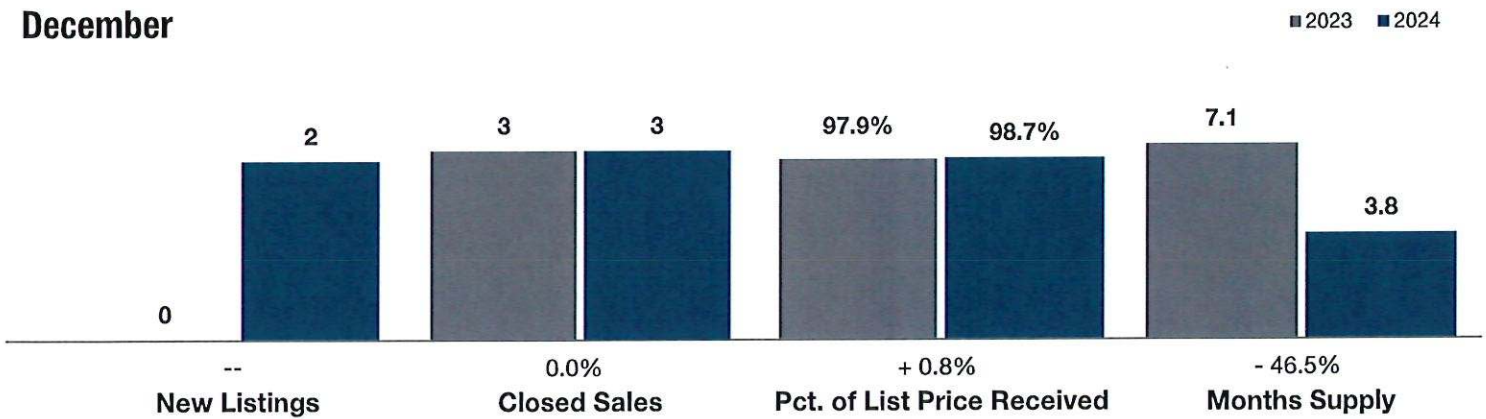


Collbran/Mesa/Vega

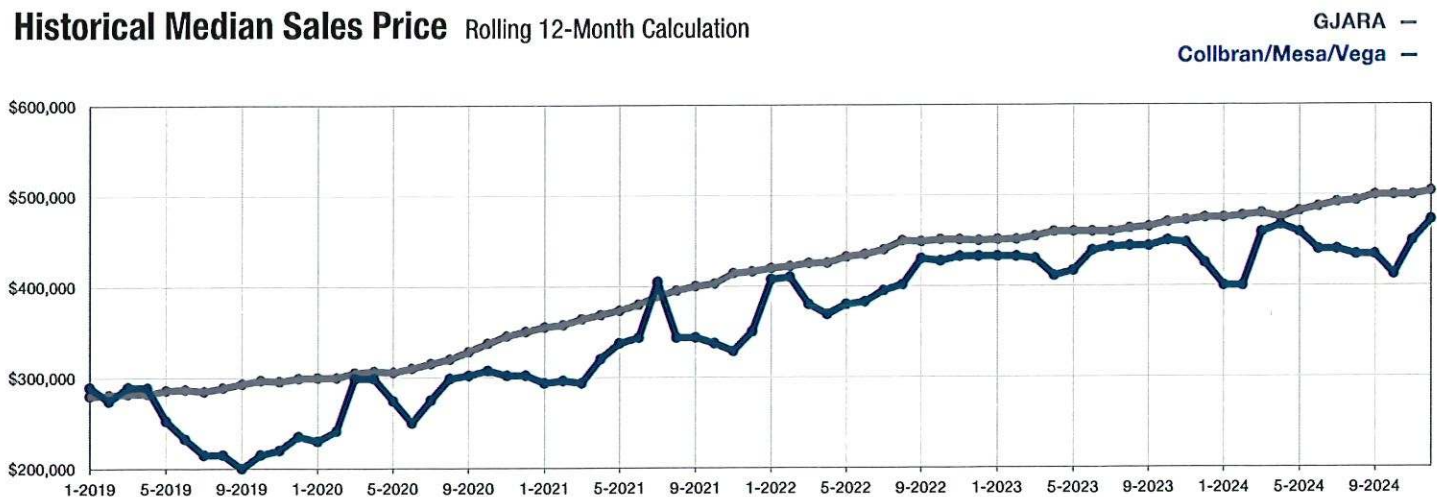
Key Metrics	December			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
New Listings	0	2	--	66	77	+ 16.7%
Sold Listings	3	3	0.0%	39	50	+ 28.2%
Median Sales Price*	\$336,610	\$667,500	+ 98.3%	\$425,000	\$472,500	+ 11.2%
Average Sales Price*	\$464,357	\$640,833	+ 38.0%	\$501,483	\$537,350	+ 7.2%
Percent of List Price Received*	97.9%	98.7%	+ 0.8%	96.2%	96.2%	0.0%
Days on Market Until Sale	88	129	+ 46.6%	112	107	- 4.5%
Inventory of Homes for Sale	23	16	- 30.4%	--	--	--
Months Supply of Inventory	7.1	3.8	- 46.5%	--	--	--

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December



Historical Median Sales Price Rolling 12-Month Calculation



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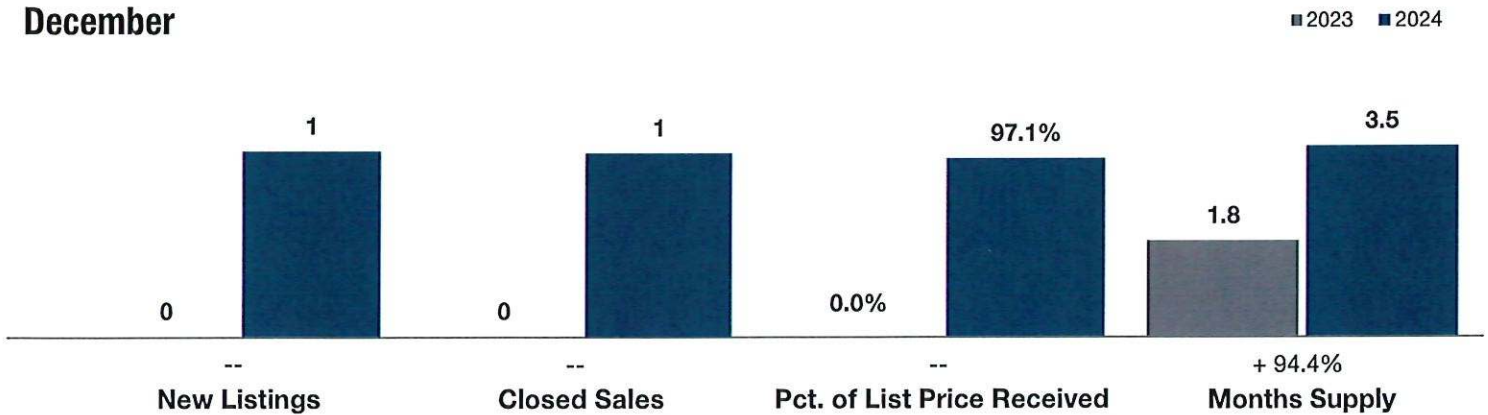


Debeque (Includes De-Beque Cutoff)

Key Metrics	December			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
New Listings	0	1	--	10	24	+ 140.0%
Sold Listings	0	1	--	12	13	+ 8.3%
Median Sales Price*	\$0	\$335,000	--	\$225,300	\$318,750	+ 41.5%
Average Sales Price*	\$0	\$335,000	--	\$289,917	\$382,817	+ 32.0%
Percent of List Price Received*	0.0%	97.1%	--	92.3%	97.5%	+ 5.6%
Days on Market Until Sale	0	88	--	127	78	- 38.6%
Inventory of Homes for Sale	3	5	+ 66.7%	--	--	--
Months Supply of Inventory	1.8	3.5	+ 94.4%	--	--	--

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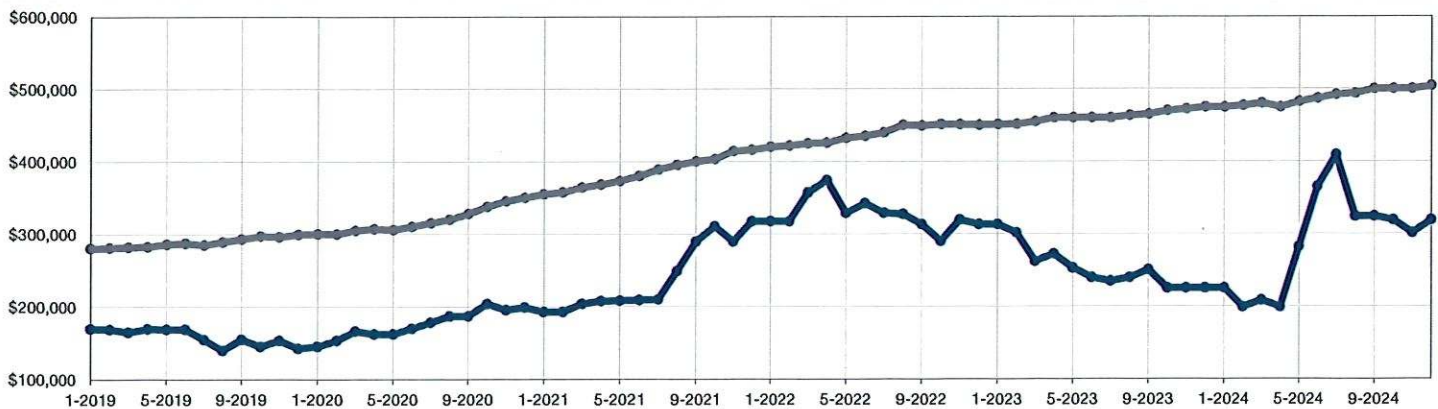
December



Historical Median Sales Price

Rolling 12-Month Calculation

GJARA —
Debeque (Includes De-Beque Cutoff) —



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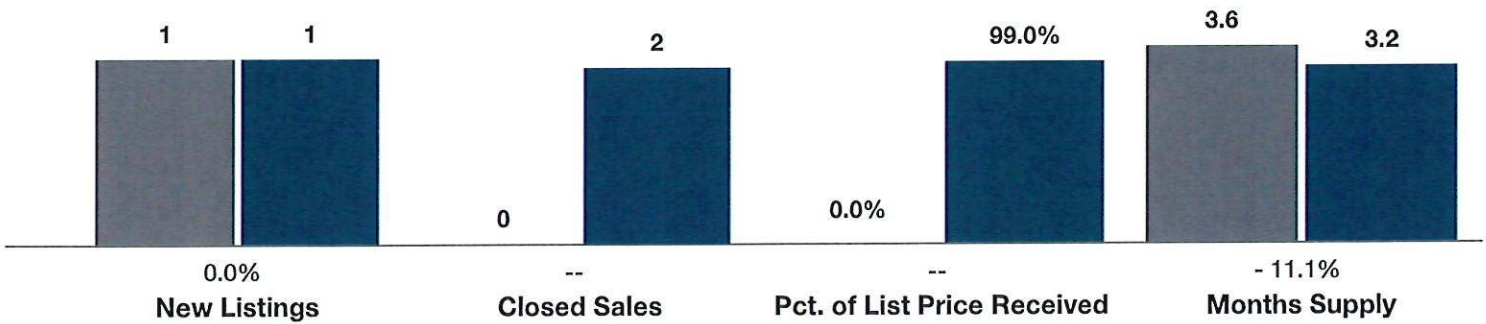
East Orchard Mesa

Key Metrics	December			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
New Listings	1	1	0.0%	26	22	- 15.4%
Sold Listings	0	2	--	14	14	0.0%
Median Sales Price*	\$0	\$542,500	--	\$614,250	\$775,000	+ 26.2%
Average Sales Price*	\$0	\$542,500	--	\$589,943	\$749,179	+ 27.0%
Percent of List Price Received*	0.0%	99.0%	--	98.1%	94.5%	- 3.7%
Days on Market Until Sale	0	98	--	52	98	+ 88.5%
Inventory of Homes for Sale	5	5	0.0%	--	--	--
Months Supply of Inventory	3.6	3.2	- 11.1%	--	--	--

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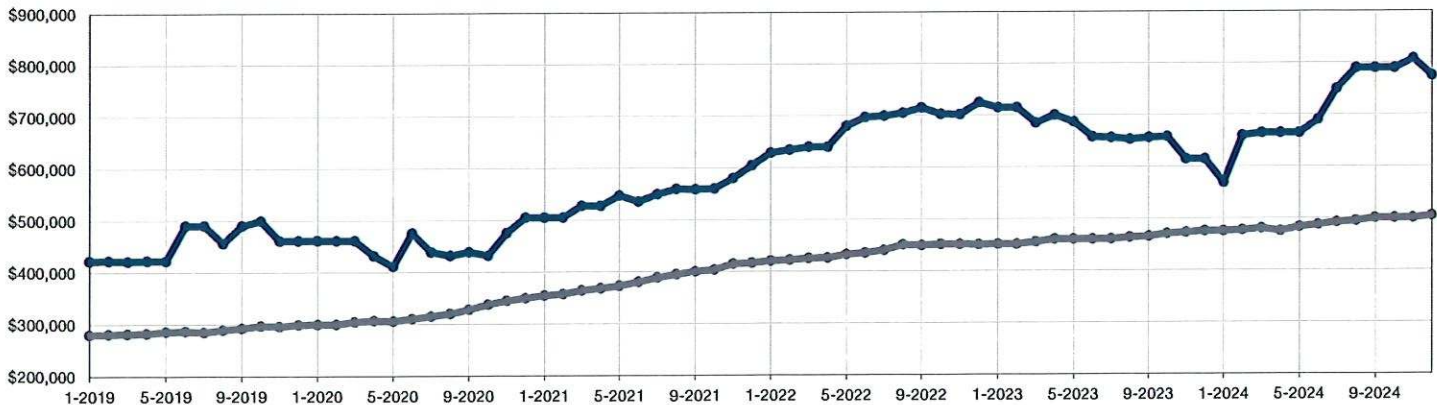
December

■ 2023 ■ 2024



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GJARA —
East Orchard Mesa —



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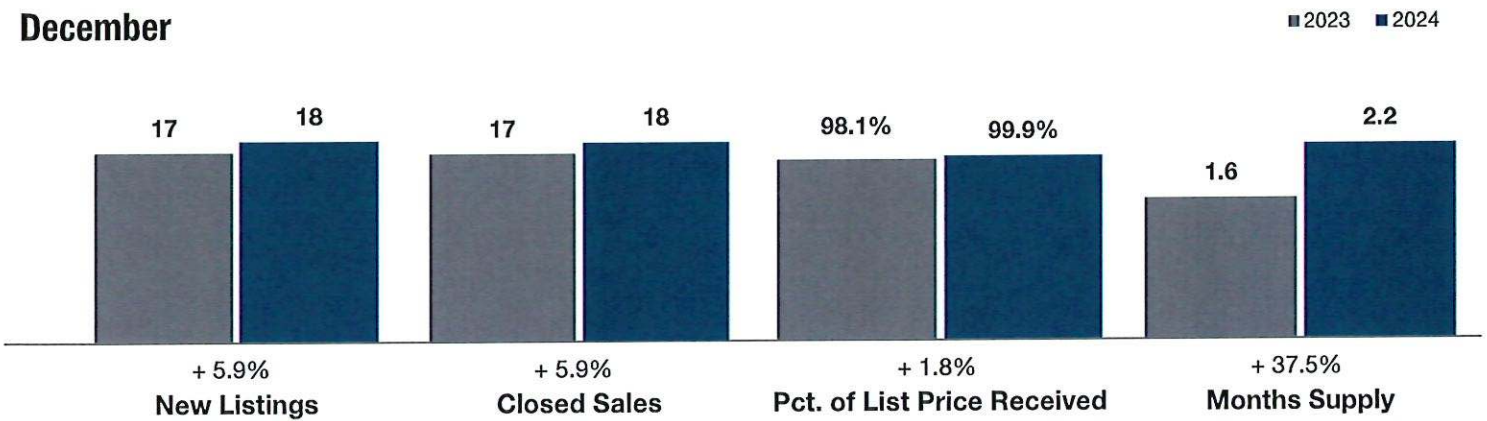


Fruita

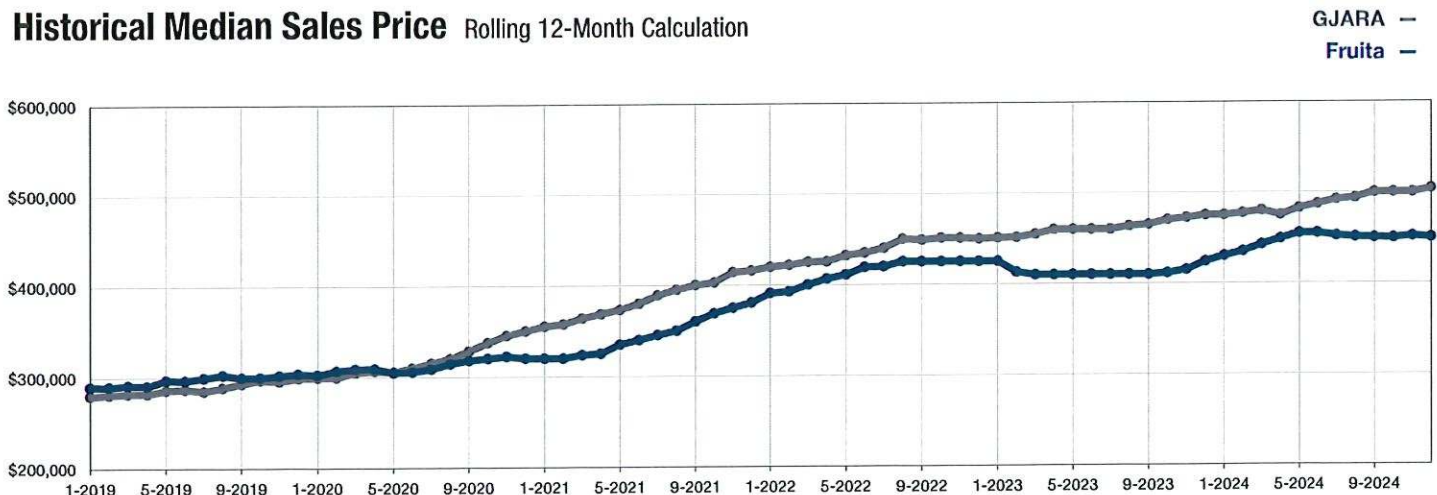
Key Metrics	December			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
New Listings	17	18	+ 5.9%	336	333	- 0.9%
Sold Listings	17	18	+ 5.9%	316	282	- 10.8%
Median Sales Price*	\$497,000	\$442,500	- 11.0%	\$424,000	\$449,950	+ 6.1%
Average Sales Price*	\$525,988	\$477,000	- 9.3%	\$450,831	\$474,592	+ 5.3%
Percent of List Price Received*	98.1%	99.9%	+ 1.8%	98.3%	98.0%	- 0.3%
Days on Market Until Sale	99	71	- 28.3%	87	74	- 14.9%
Inventory of Homes for Sale	42	52	+ 23.8%	--	--	--
Months Supply of Inventory	1.6	2.2	+ 37.5%	--	--	--

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December



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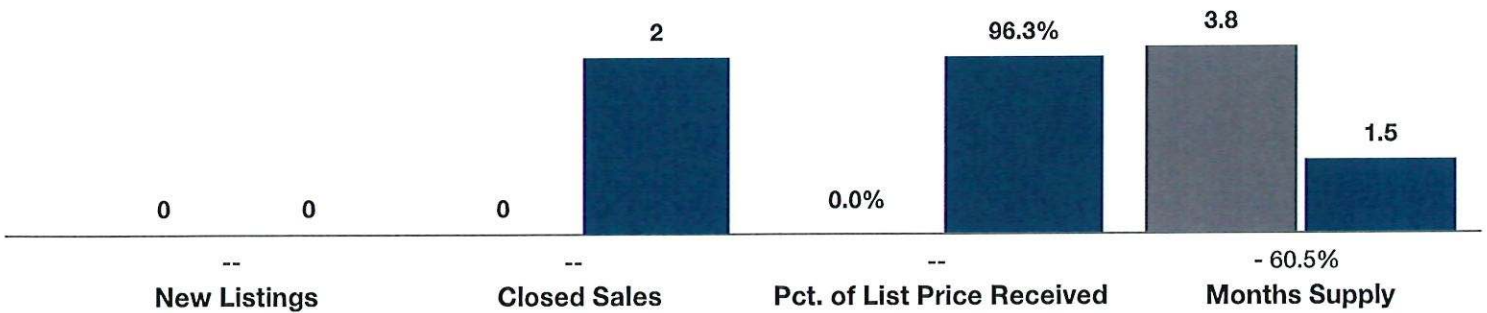
Glade Park

Key Metrics	December			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
New Listings	0	0	--	18	17	- 5.6%
Sold Listings	0	2	--	11	16	+ 45.5%
Median Sales Price*	\$0	\$610,250	--	\$645,000	\$697,250	+ 8.1%
Average Sales Price*	\$0	\$610,250	--	\$628,091	\$677,603	+ 7.9%
Percent of List Price Received*	0.0%	96.3%	--	95.3%	95.0%	- 0.3%
Days on Market Until Sale	0	165	--	137	171	+ 24.8%
Inventory of Homes for Sale	6	3	- 50.0%	--	--	--
Months Supply of Inventory	3.8	1.5	- 60.5%	--	--	--

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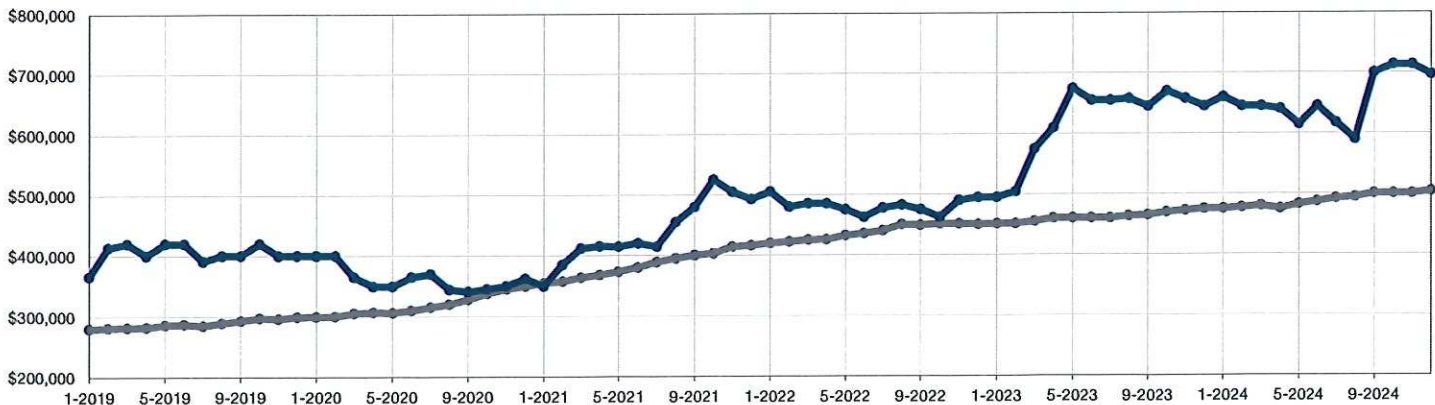
December

■ 2023 ■ 2024



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Glade Park —



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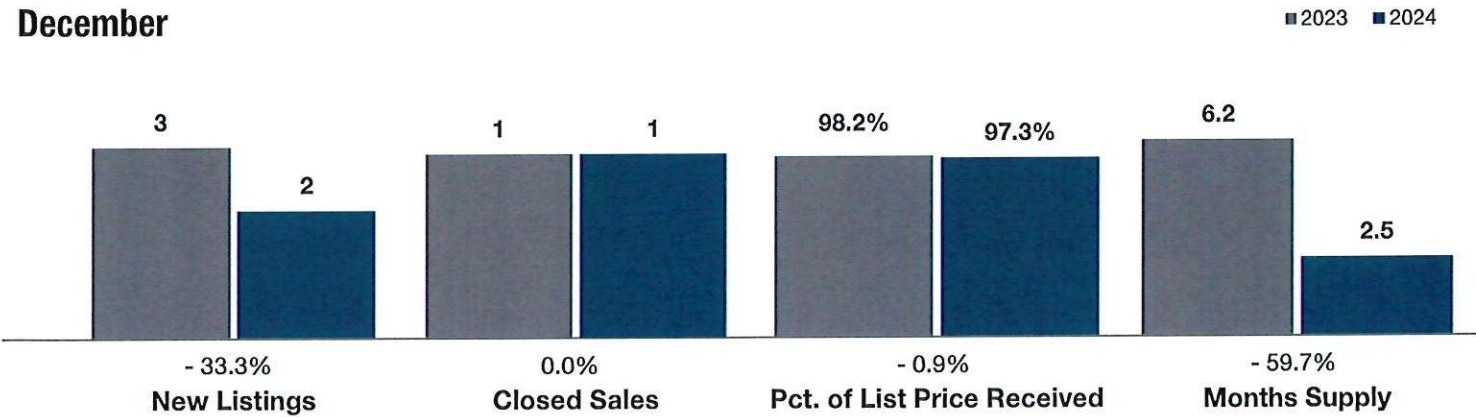


Loma

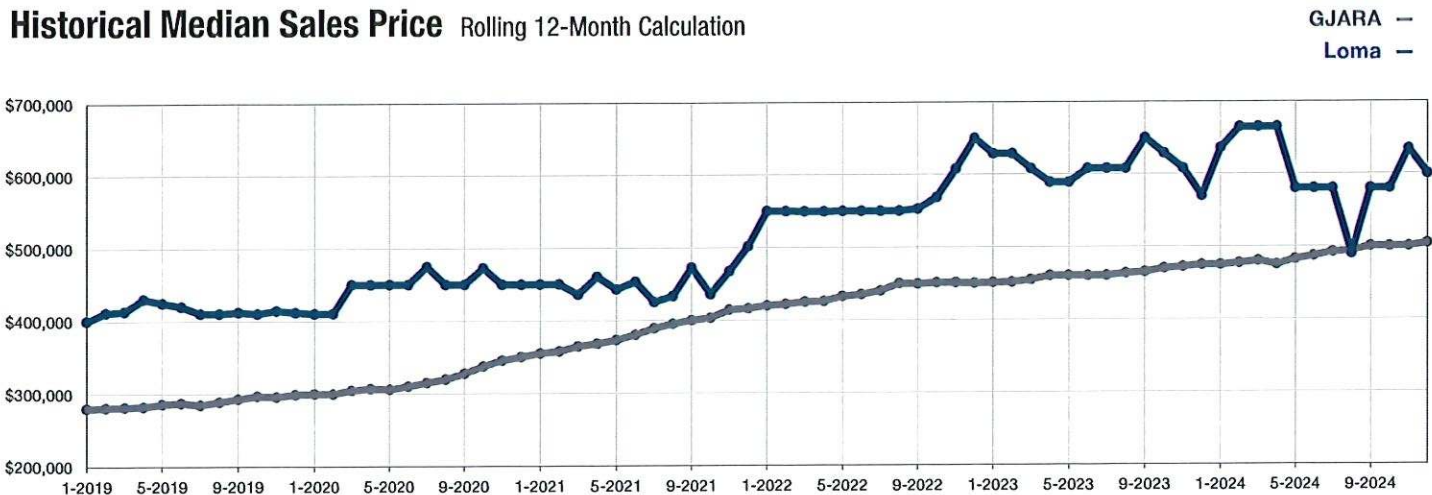
Key Metrics	December			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
New Listings	3	2	- 33.3%	26	26	0.0%
Sold Listings	1	1	0.0%	13	24	+ 84.6%
Median Sales Price*	\$785,000	\$330,000	- 58.0%	\$570,000	\$600,000	+ 5.3%
Average Sales Price*	\$785,000	\$330,000	- 58.0%	\$571,254	\$577,496	+ 1.1%
Percent of List Price Received*	98.2%	97.3%	- 0.9%	96.9%	97.1%	+ 0.2%
Days on Market Until Sale	78	26	- 66.7%	109	91	- 16.5%
Inventory of Homes for Sale	9	5	- 44.4%	--	--	--
Months Supply of Inventory	6.2	2.5	- 59.7%	--	--	--

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December



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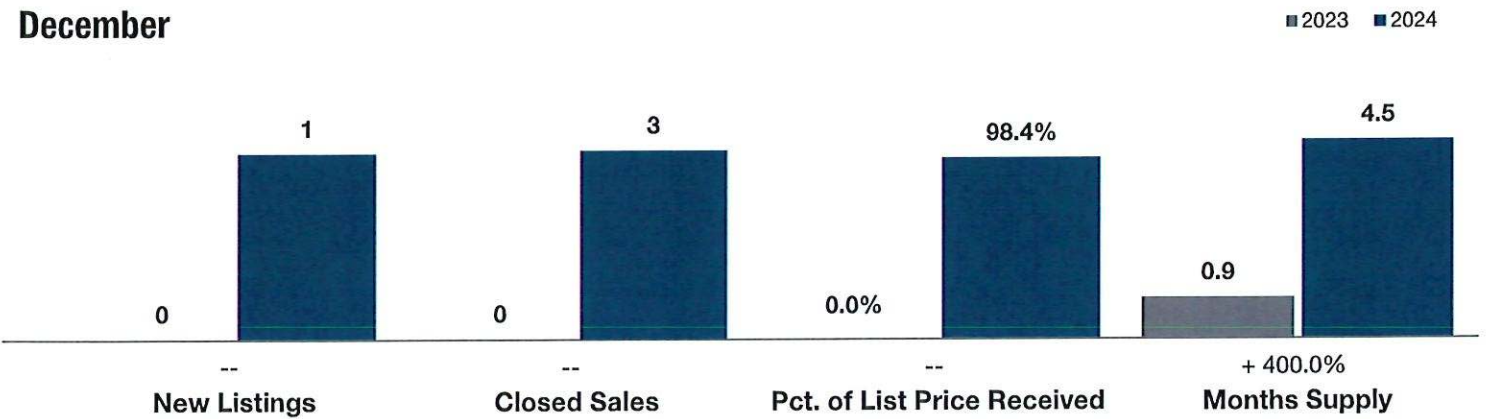


Mack

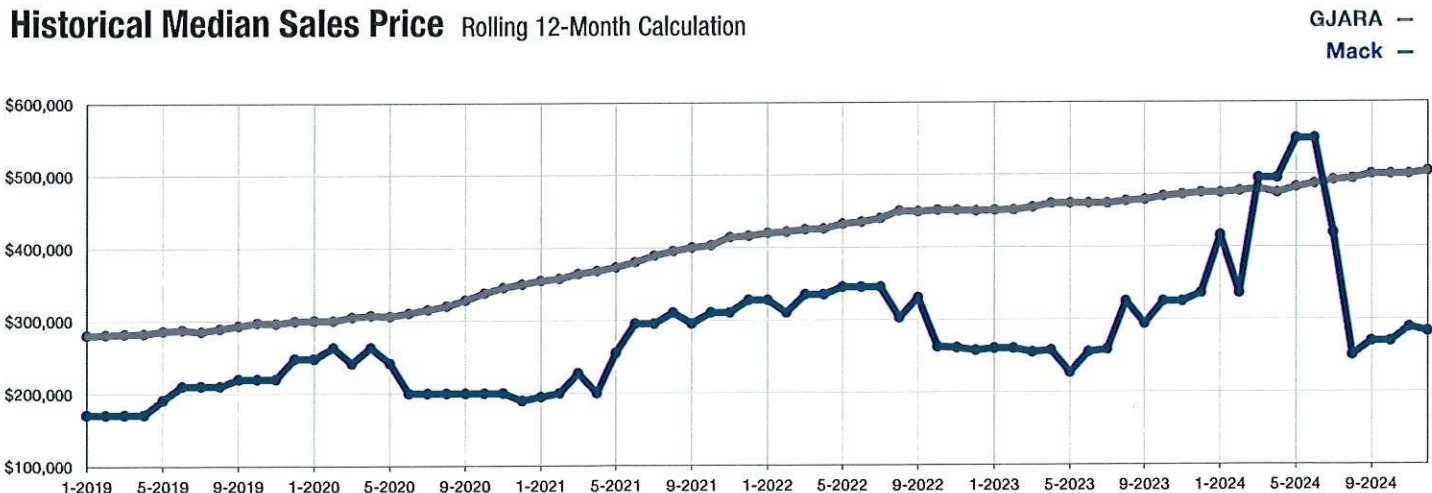
Key Metrics	December			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
New Listings	0	1	--	12	21	+ 75.0%
Sold Listings	0	3	--	15	8	- 46.7%
Median Sales Price*	\$0	\$276,500	--	\$336,500	\$282,595	- 16.0%
Average Sales Price*	\$0	\$387,167	--	\$483,487	\$356,792	- 26.2%
Percent of List Price Received*	0.0%	98.4%	--	97.9%	97.8%	- 0.1%
Days on Market Until Sale	0	79	--	122	97	- 20.5%
Inventory of Homes for Sale	2	6	+ 200.0%	--	--	--
Months Supply of Inventory	0.9	4.5	+ 400.0%	--	--	--

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December



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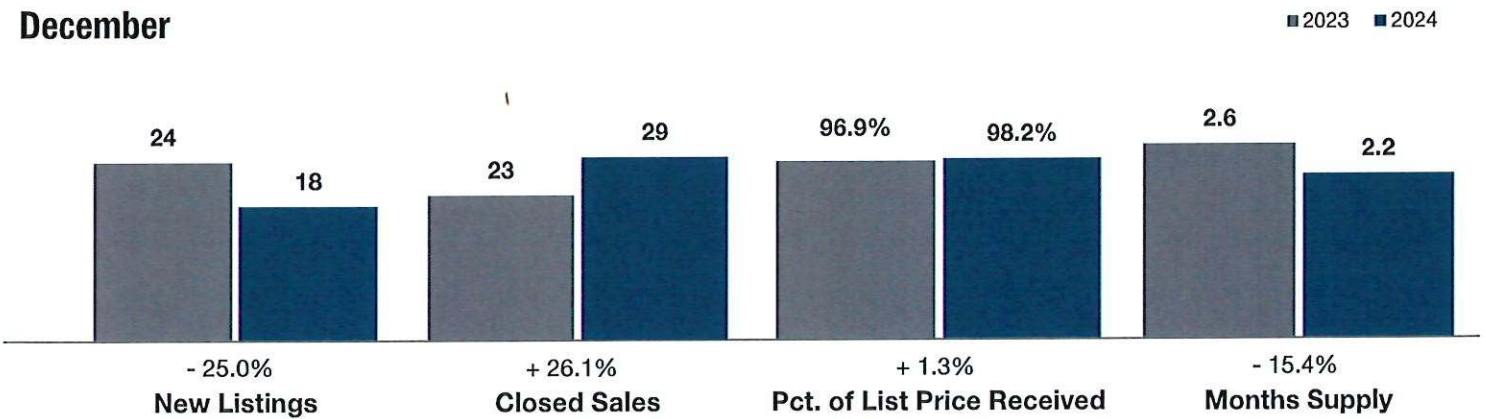


North

Key Metrics	December			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
New Listings	24	18	- 25.0%	490	493	+ 0.6%
Sold Listings	23	29	+ 26.1%	372	392	+ 5.4%
Median Sales Price*	\$430,000	\$493,000	+ 14.7%	\$454,000	\$510,000	+ 12.3%
Average Sales Price*	\$444,861	\$543,883	+ 22.3%	\$508,106	\$557,046	+ 9.6%
Percent of List Price Received*	96.9%	98.2%	+ 1.3%	98.5%	98.3%	- 0.2%
Days on Market Until Sale	85	103	+ 21.2%	80	82	+ 2.5%
Inventory of Homes for Sale	82	73	- 11.0%	--	--	--
Months Supply of Inventory	2.6	2.2	- 15.4%	--	--	--

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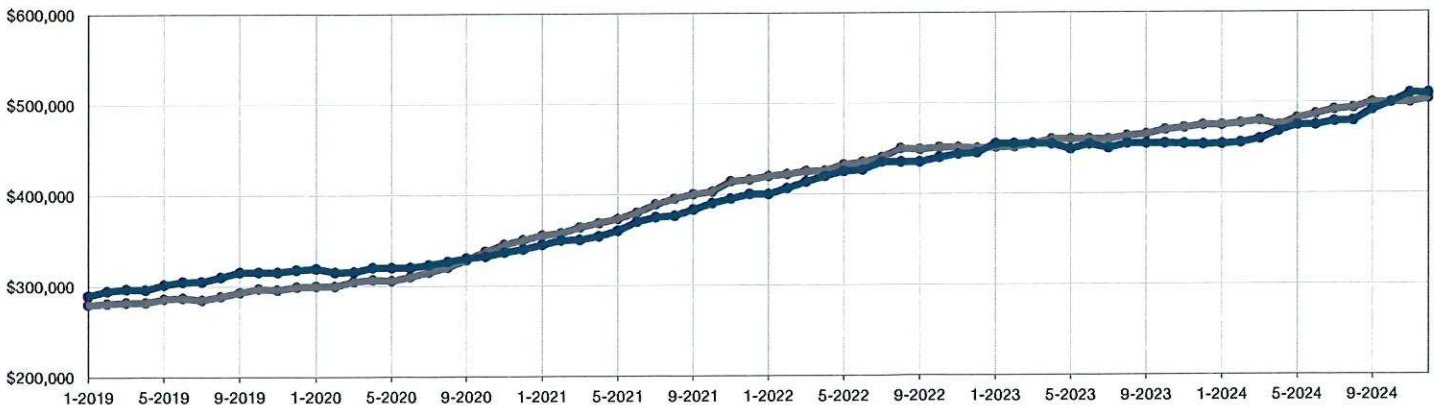
December



Historical Median Sales Price

Rolling 12-Month Calculation

GJARA —
North —



Local Market Update for December 2024

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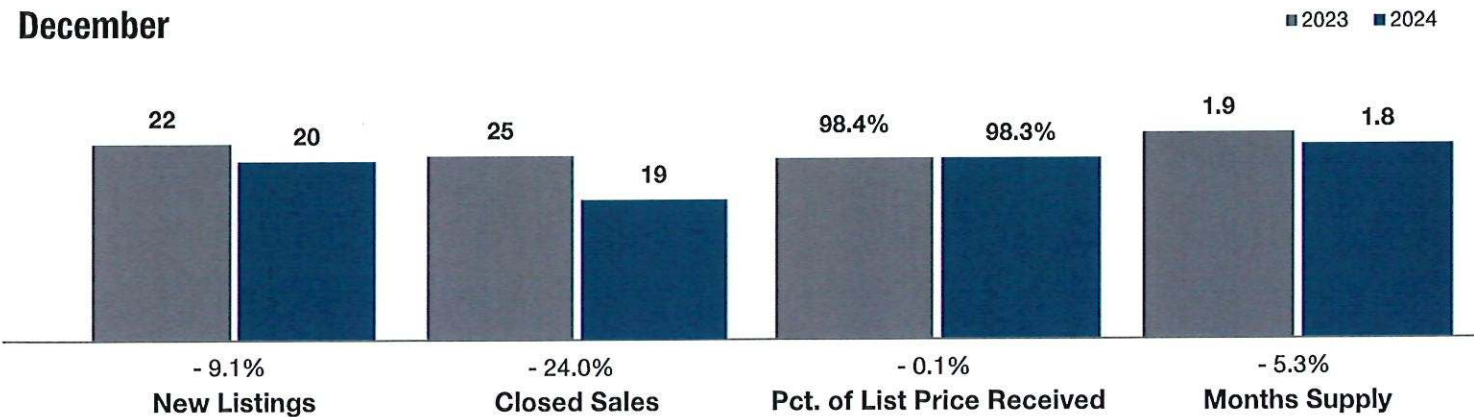


Northeast

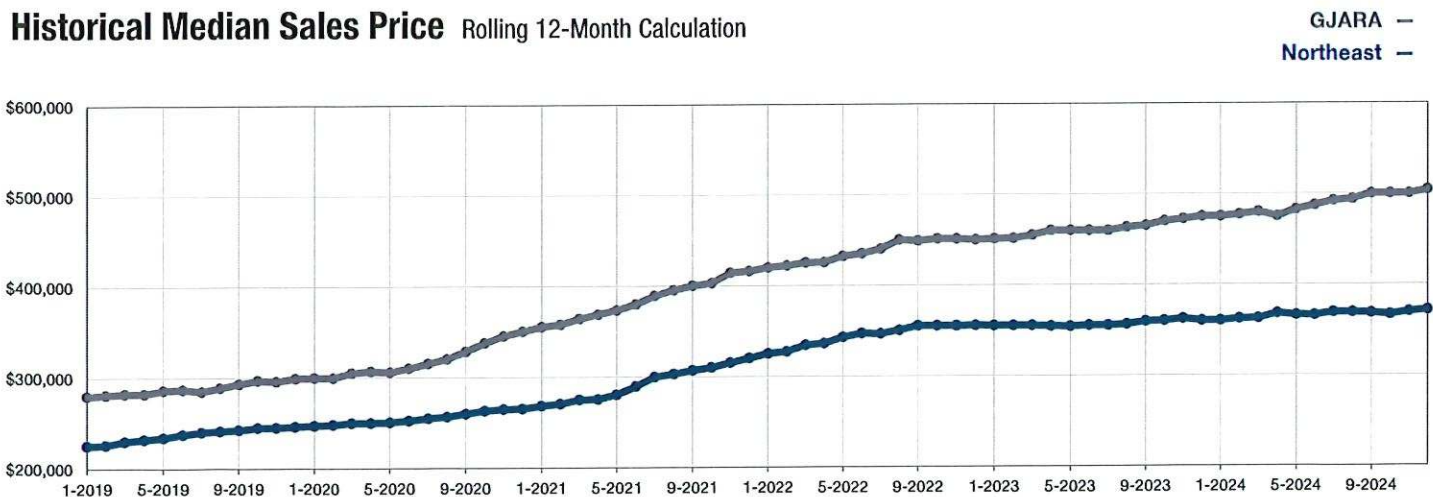
Key Metrics	December			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
New Listings	22	20	- 9.1%	381	386	+ 1.3%
Sold Listings	25	19	- 24.0%	334	334	0.0%
Median Sales Price*	\$309,000	\$385,000	+ 24.6%	\$360,000	\$371,375	+ 3.2%
Average Sales Price*	\$321,247	\$394,924	+ 22.9%	\$366,569	\$381,959	+ 4.2%
Percent of List Price Received*	98.4%	98.3%	- 0.1%	98.6%	99.4%	+ 0.8%
Days on Market Until Sale	71	69	- 2.8%	76	75	- 1.3%
Inventory of Homes for Sale	52	49	- 5.8%	--	--	--
Months Supply of Inventory	1.9	1.8	- 5.3%	--	--	--

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December



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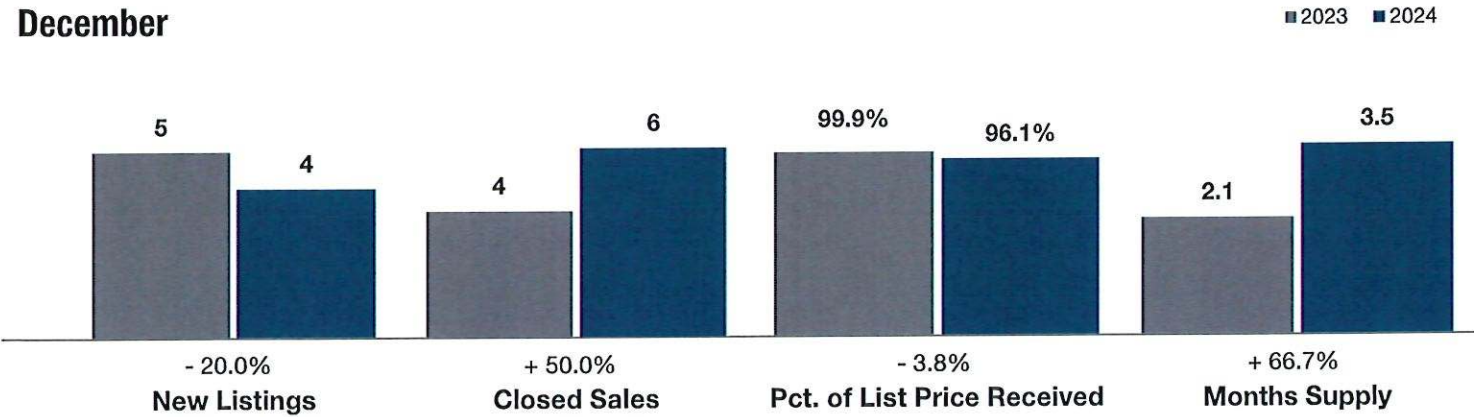


Northwest

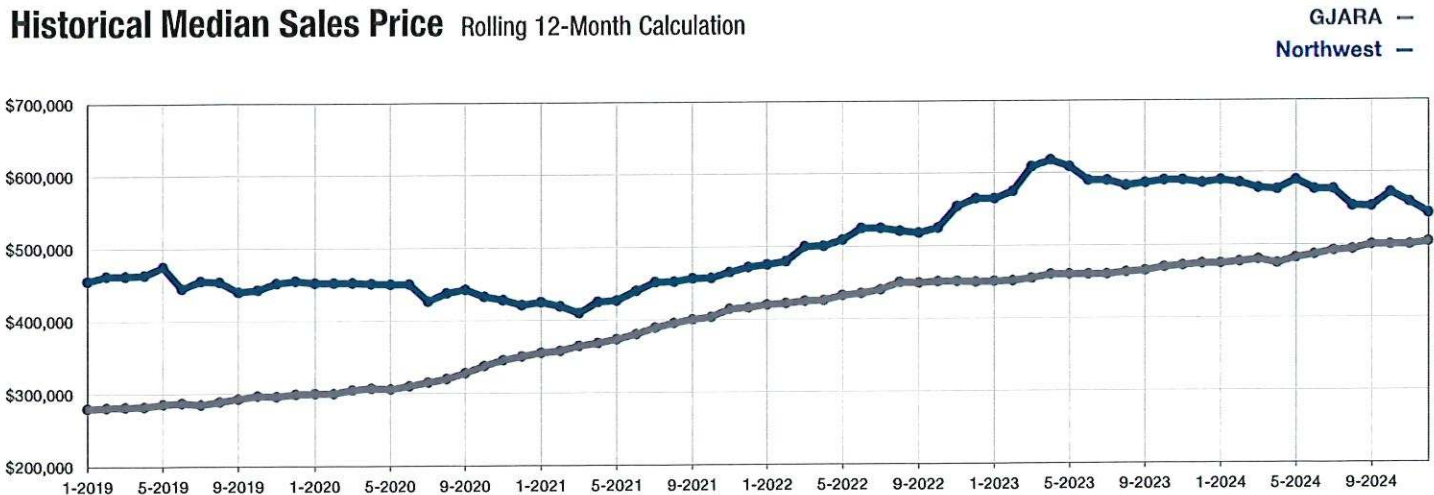
Key Metrics	December			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
New Listings	5	4	- 20.0%	66	114	+ 72.7%
Sold Listings	4	6	+ 50.0%	62	66	+ 6.5%
Median Sales Price*	\$663,000	\$329,108	- 50.4%	\$586,500	\$543,339	- 7.4%
Average Sales Price*	\$675,225	\$392,169	- 41.9%	\$659,534	\$586,180	- 11.1%
Percent of List Price Received*	99.9%	96.1%	- 3.8%	98.4%	98.3%	- 0.1%
Days on Market Until Sale	79	143	+ 81.0%	111	109	- 1.8%
Inventory of Homes for Sale	11	19	+ 72.7%	--	--	--
Months Supply of Inventory	2.1	3.5	+ 66.7%	--	--	--

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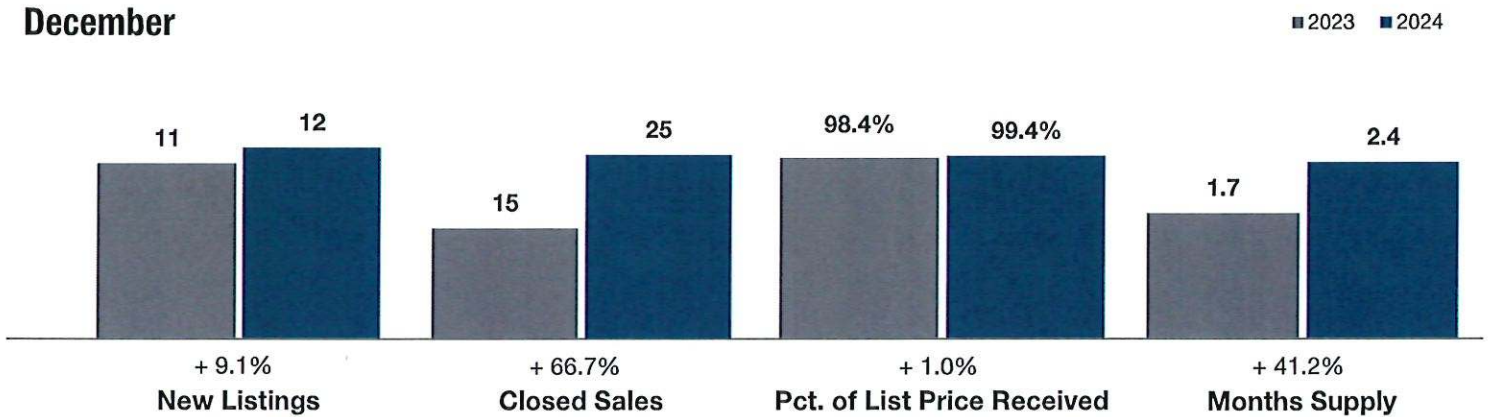


Orchard Mesa

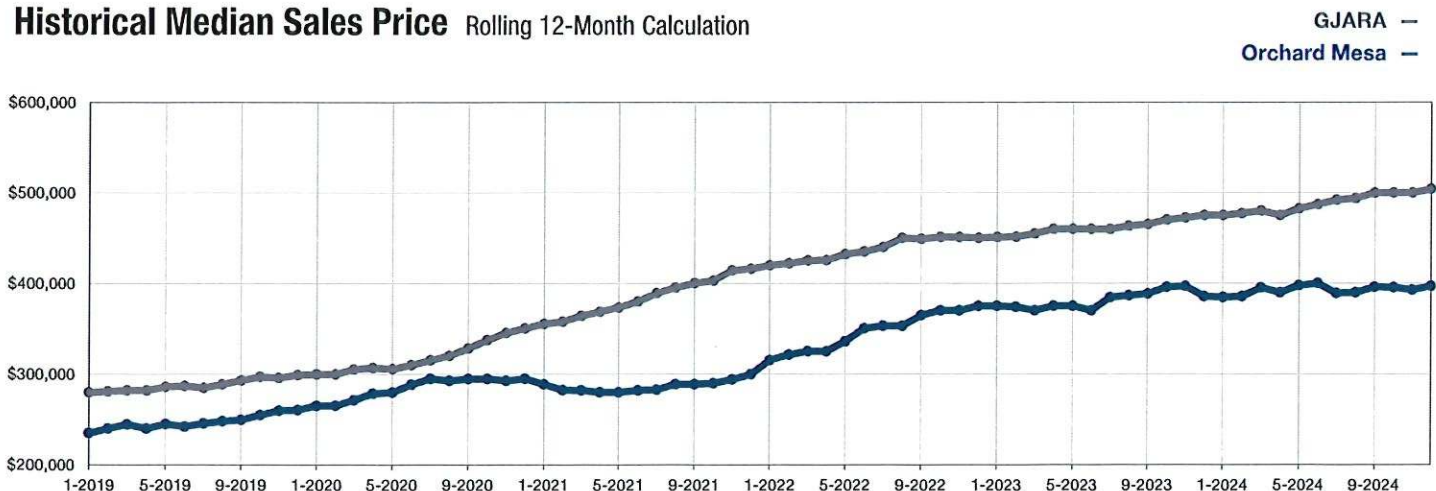
Key Metrics	December			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
New Listings	11	12	+ 9.1%	314	383	+ 22.0%
Sold Listings	15	25	+ 66.7%	288	300	+ 4.2%
Median Sales Price*	\$315,000	\$352,000	+ 11.7%	\$385,500	\$396,753	+ 2.9%
Average Sales Price*	\$332,933	\$399,167	+ 19.9%	\$395,989	\$408,548	+ 3.2%
Percent of List Price Received*	98.4%	99.4%	+ 1.0%	98.5%	99.2%	+ 0.7%
Days on Market Until Sale	67	89	+ 32.8%	80	80	0.0%
Inventory of Homes for Sale	41	60	+ 46.3%	--	--	--
Months Supply of Inventory	1.7	2.4	+ 41.2%	--	--	--

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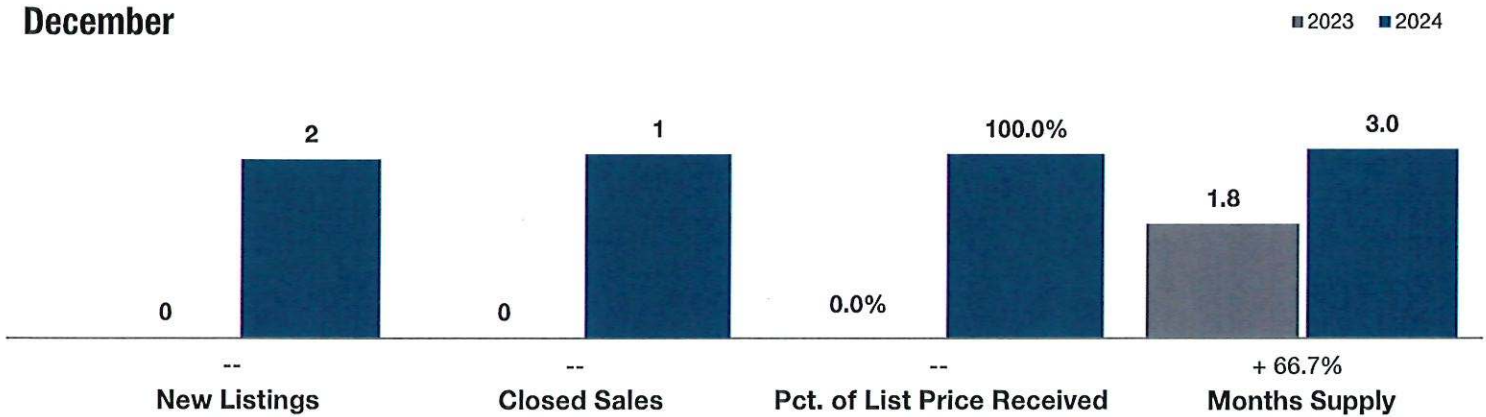


Outside Mesa County

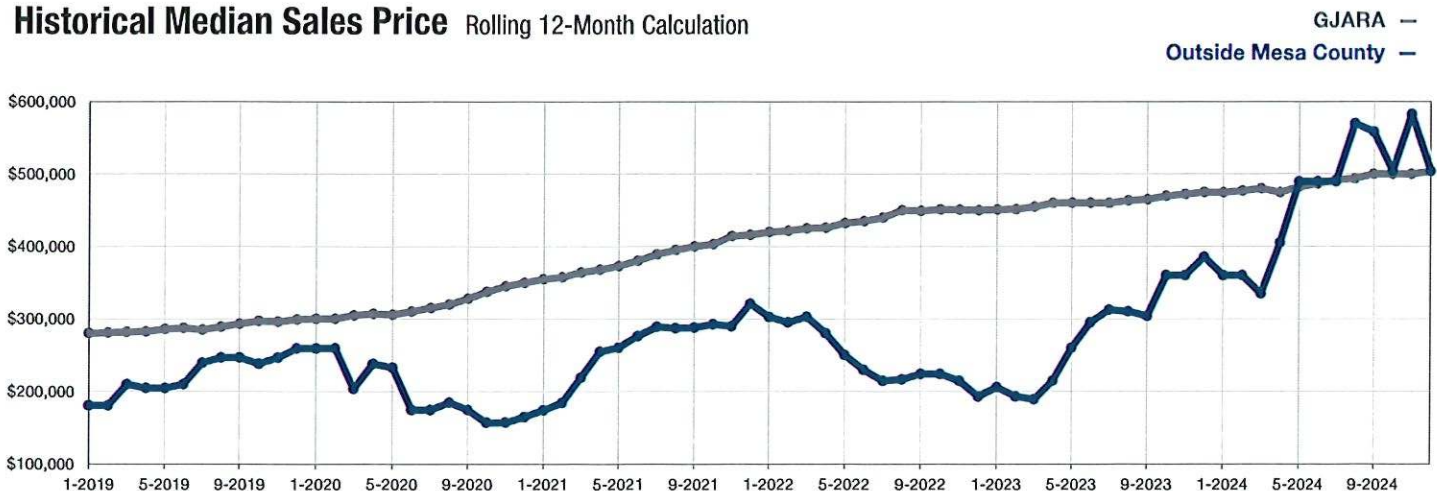
Key Metrics	December			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
New Listings	0	2	--	28	19	- 32.1%
Sold Listings	0	1	--	22	12	- 45.5%
Median Sales Price*	\$0	\$35,000	--	\$385,500	\$504,000	+ 30.7%
Average Sales Price*	\$0	\$35,000	--	\$513,602	\$1,223,475	+ 138.2%
Percent of List Price Received*	0.0%	100.0%	--	97.9%	97.7%	- 0.2%
Days on Market Until Sale	0	12	--	73	107	+ 46.6%
Inventory of Homes for Sale	5	4	- 20.0%	--	--	--
Months Supply of Inventory	1.8	3.0	+ 66.7%	--	--	--

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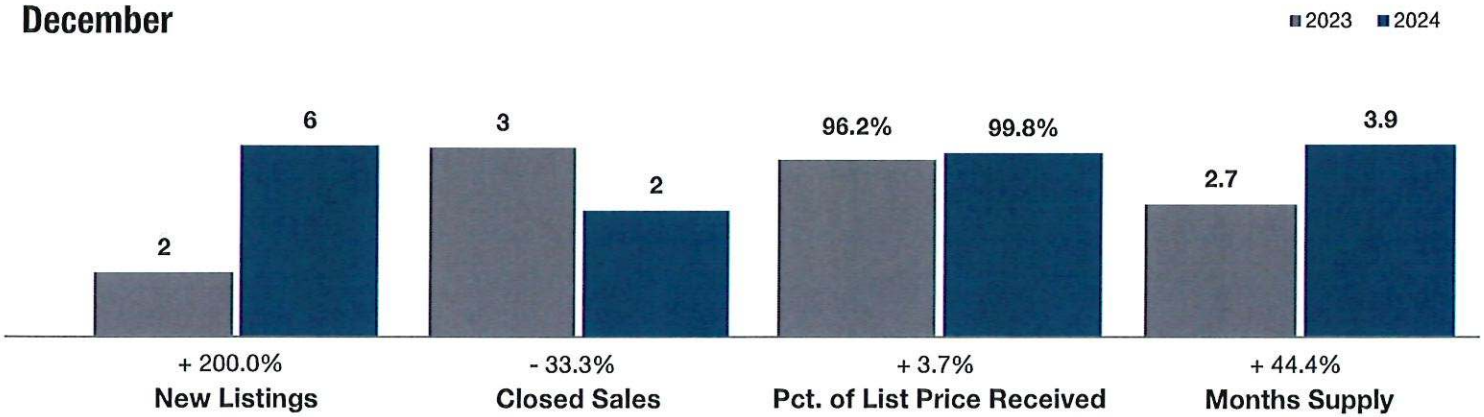


Palisade

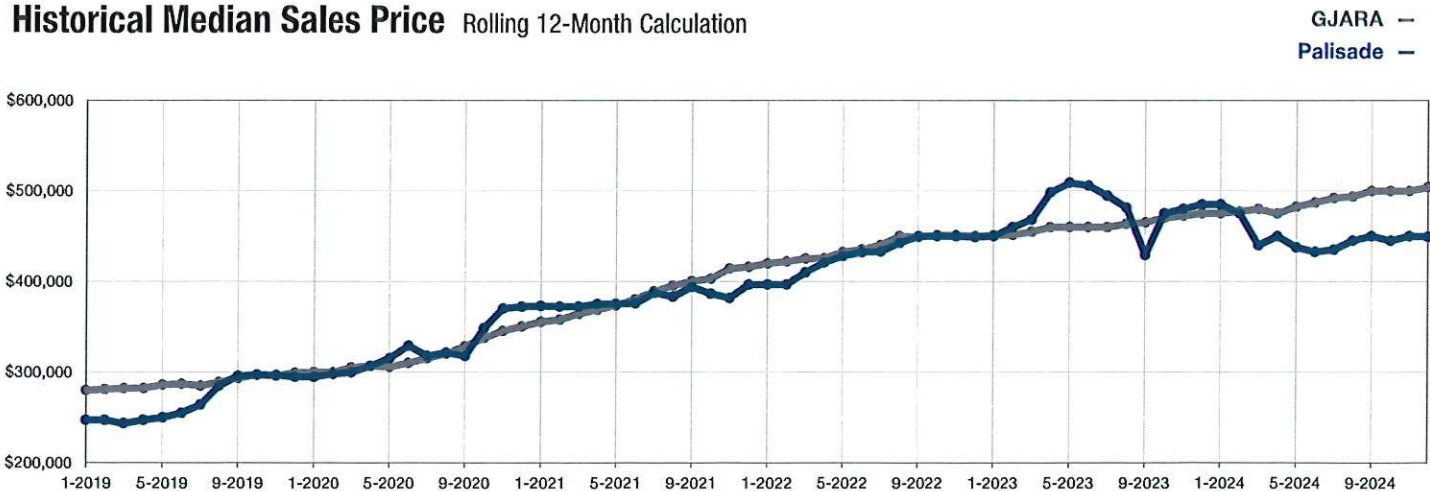
Key Metrics	December			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
New Listings	2	6	+ 200.0%	80	78	- 2.5%
Sold Listings	3	2	- 33.3%	62	52	- 16.1%
Median Sales Price*	\$500,000	\$533,750	+ 6.7%	\$485,000	\$449,250	- 7.4%
Average Sales Price*	\$392,167	\$533,750	+ 36.1%	\$453,336	\$446,827	- 1.4%
Percent of List Price Received*	96.2%	99.8%	+ 3.7%	97.3%	97.1%	- 0.2%
Days on Market Until Sale	48	35	- 27.1%	80	64	- 20.0%
Inventory of Homes for Sale	14	17	+ 21.4%	--	--	--
Months Supply of Inventory	2.7	3.9	+ 44.4%	--	--	--

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Local Market Update for December 2024

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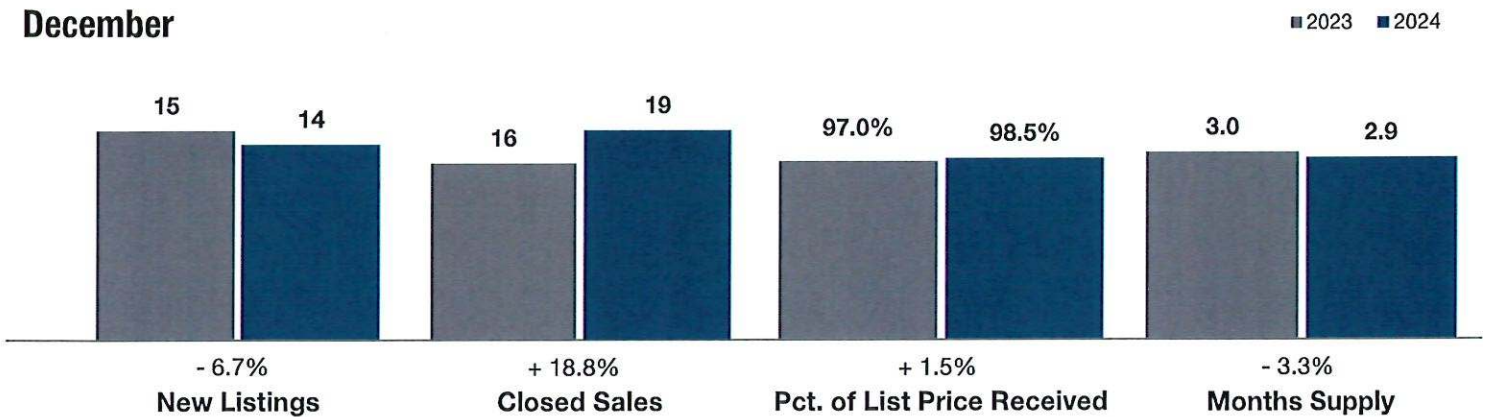


Redlands

Key Metrics	December			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
New Listings	15	14	- 6.7%	364	360	- 1.1%
Sold Listings	16	19	+ 18.8%	291	275	- 5.5%
Median Sales Price*	\$674,750	\$670,000	- 0.7%	\$605,000	\$623,000	+ 3.0%
Average Sales Price*	\$669,127	\$754,615	+ 12.8%	\$650,191	\$725,288	+ 11.5%
Percent of List Price Received*	97.0%	98.5%	+ 1.5%	98.3%	98.0%	- 0.3%
Days on Market Until Sale	107	109	+ 1.9%	95	94	- 1.1%
Inventory of Homes for Sale	72	66	- 8.3%	--	--	--
Months Supply of Inventory	3.0	2.9	- 3.3%	--	--	--

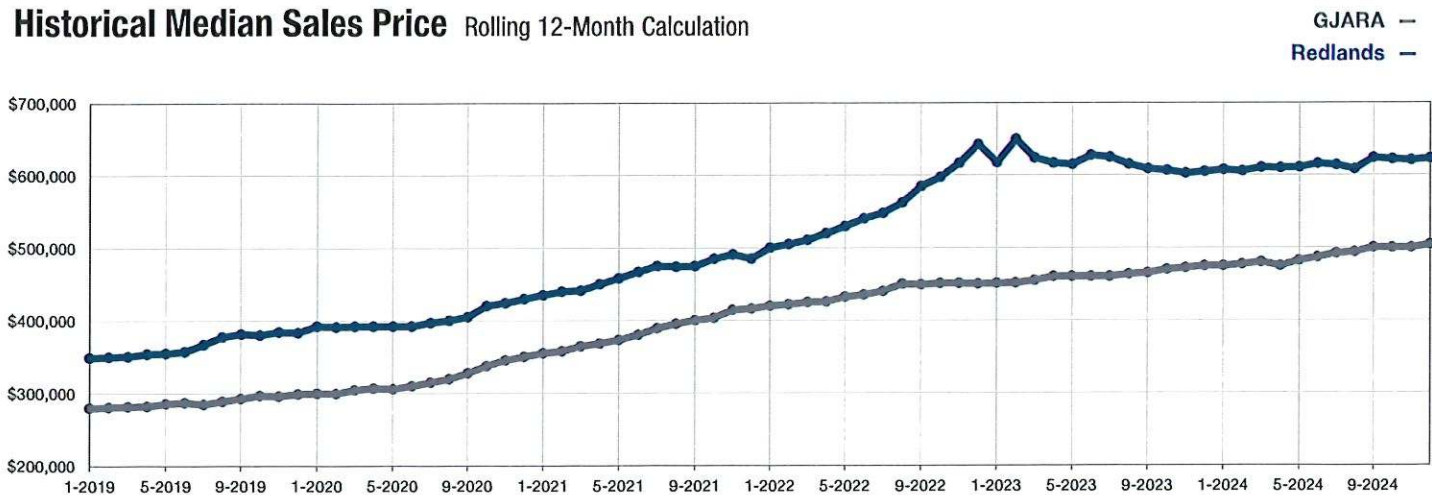
* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

December



Historical Median Sales Price

Rolling 12-Month Calculation



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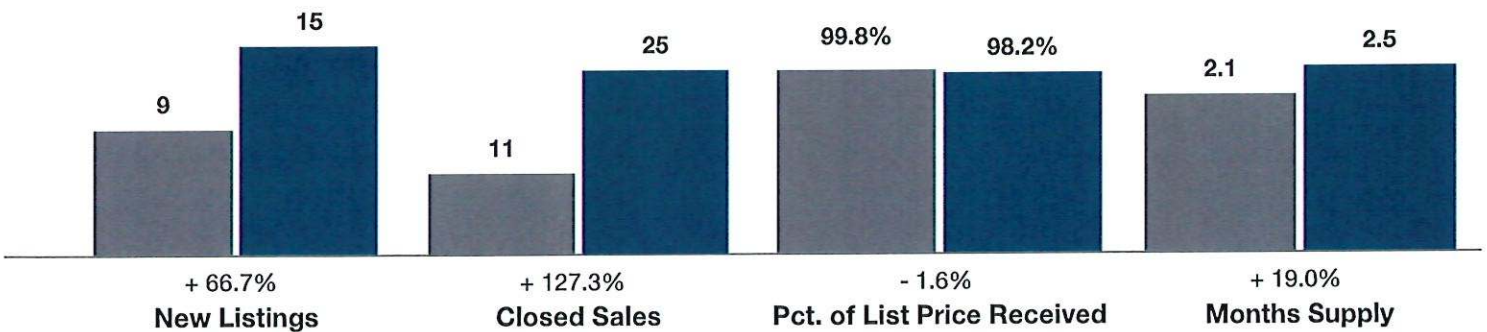
Southeast

Key Metrics	December			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
New Listings	9	15	+ 66.7%	312	391	+ 25.3%
Sold Listings	11	25	+ 127.3%	274	294	+ 7.3%
Median Sales Price*	\$288,000	\$336,900	+ 17.0%	\$335,126	\$345,000	+ 2.9%
Average Sales Price*	\$282,086	\$307,784	+ 9.1%	\$323,390	\$327,450	+ 1.3%
Percent of List Price Received*	99.8%	98.2%	- 1.6%	99.1%	98.7%	- 0.4%
Days on Market Until Sale	86	94	+ 9.3%	72	75	+ 4.2%
Inventory of Homes for Sale	49	62	+ 26.5%	--	--	--
Months Supply of Inventory	2.1	2.5	+ 19.0%	--	--	--

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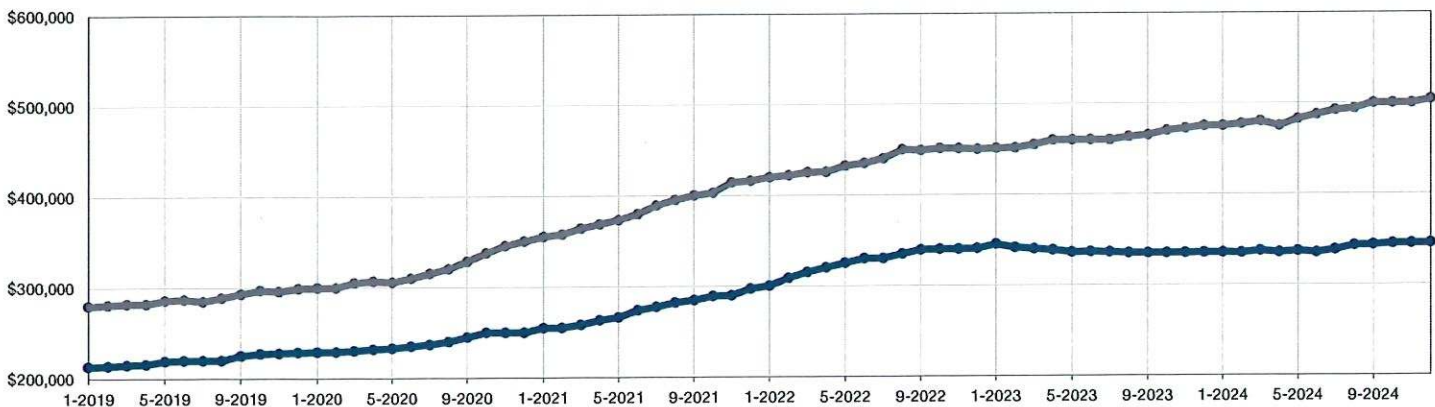
December

■ 2023 ■ 2024



Historical Median Sales Price Rolling 12-Month Calculation

GJARA —
Southeast —



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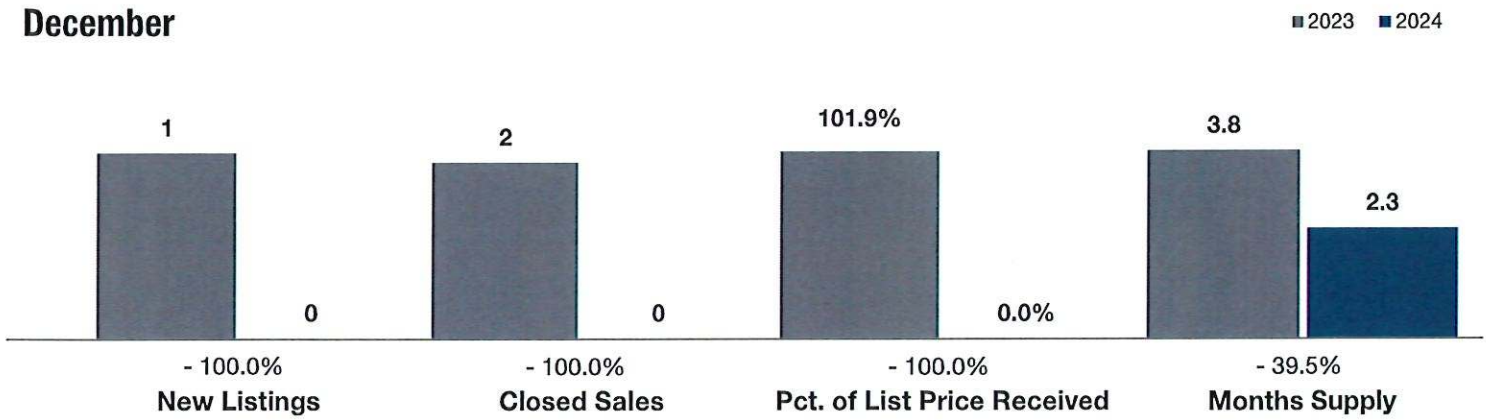


Whitewater/Gateway

Key Metrics	December			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
New Listings	1	0	- 100.0%	36	39	+ 8.3%
Sold Listings	2	0	- 100.0%	26	31	+ 19.2%
Median Sales Price*	\$411,638	\$0	- 100.0%	\$479,750	\$416,750	- 13.1%
Average Sales Price*	\$411,638	\$0	- 100.0%	\$557,247	\$487,702	- 12.5%
Percent of List Price Received*	101.9%	0.0%	- 100.0%	96.4%	99.9%	+ 3.6%
Days on Market Until Sale	56	0	- 100.0%	77	92	+ 19.5%
Inventory of Homes for Sale	10	7	- 30.0%	--	--	--
Months Supply of Inventory	3.8	2.3	- 39.5%	--	--	--

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

December



Historical Median Sales Price

Rolling 12-Month Calculation

