

# Local Market Update for February 2025

A Research Tool Provided by the Colorado Association of REALTORS®

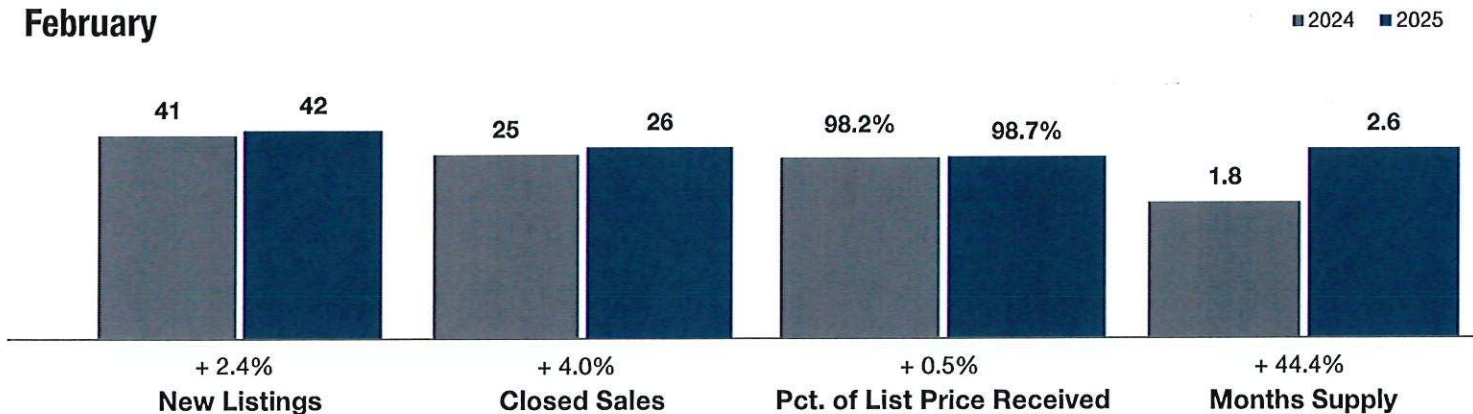


## City

Key Metrics	February			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 02-2025	Percent Change from Previous Year
New Listings	41	42	+ 2.4%	66	85	+ 28.8%
Sold Listings	25	26	+ 4.0%	34	43	+ 26.5%
Median Sales Price*	\$299,000	\$372,500	+ 24.6%	\$299,500	\$334,000	+ 11.5%
Average Sales Price*	\$293,100	\$373,759	+ 27.5%	\$299,806	\$351,797	+ 17.3%
Percent of List Price Received*	98.2%	98.7%	+ 0.5%	98.2%	98.5%	+ 0.3%
Days on Market Until Sale	83	94	+ 13.3%	84	85	+ 1.2%
Inventory of Homes for Sale	49	68	+ 38.8%	--	--	--
Months Supply of Inventory	1.8	2.6	+ 44.4%	--	--	--

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

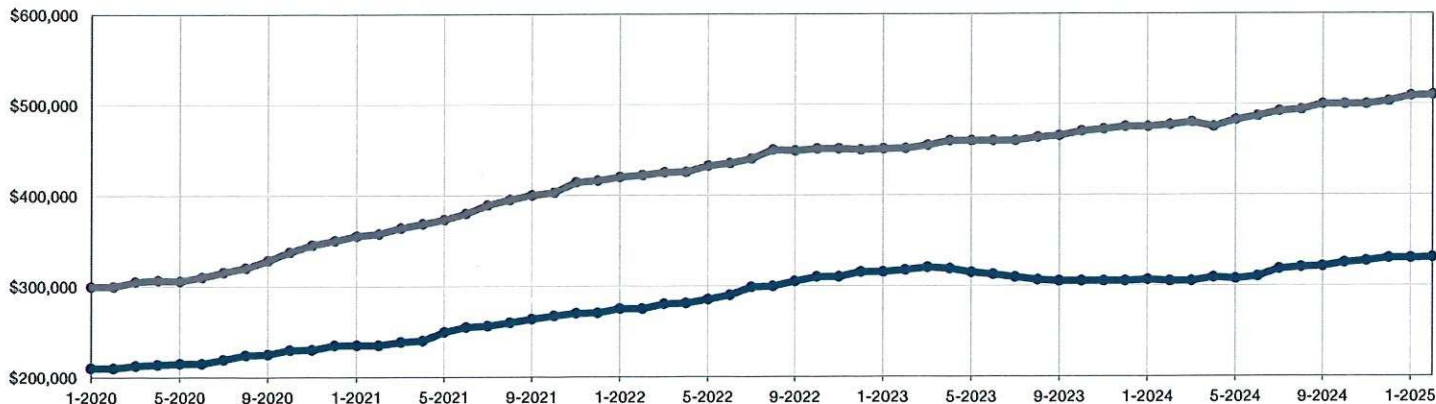
## February



## Historical Median Sales Price

Rolling 12-Month Calculation

GJARA —  
City —



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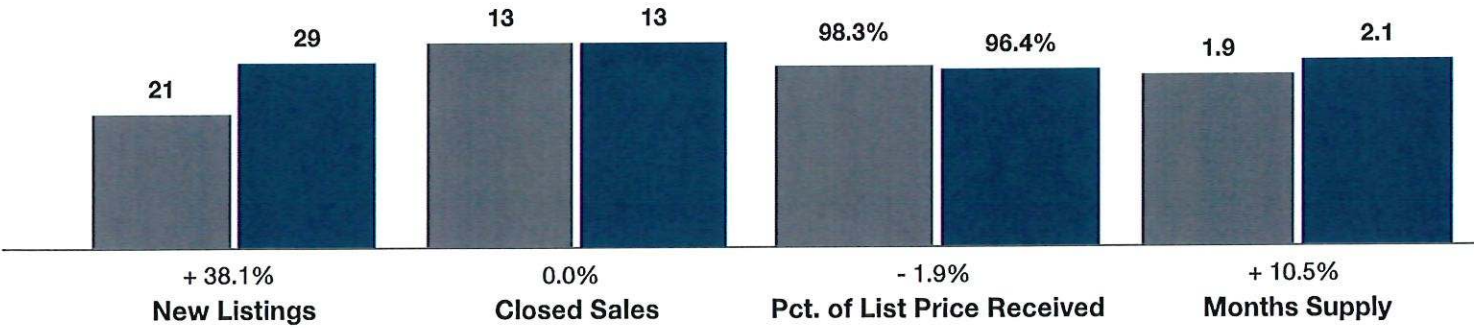
## Clifton

Key Metrics	February			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 02-2025	Percent Change from Previous Year
New Listings	21	29	+ 38.1%	37	47	+ 27.0%
Sold Listings	13	13	0.0%	29	30	+ 3.4%
Median Sales Price*	\$300,000	\$277,500	- 7.5%	\$285,000	\$284,330	- 0.2%
Average Sales Price*	\$296,792	\$283,288	- 4.5%	\$279,185	\$278,197	- 0.4%
Percent of List Price Received*	98.3%	96.4%	- 1.9%	97.1%	96.6%	- 0.5%
Days on Market Until Sale	76	86	+ 13.2%	74	97	+ 31.1%
Inventory of Homes for Sale	30	35	+ 16.7%	--	--	--
Months Supply of Inventory	1.9	2.1	+ 10.5%	--	--	--

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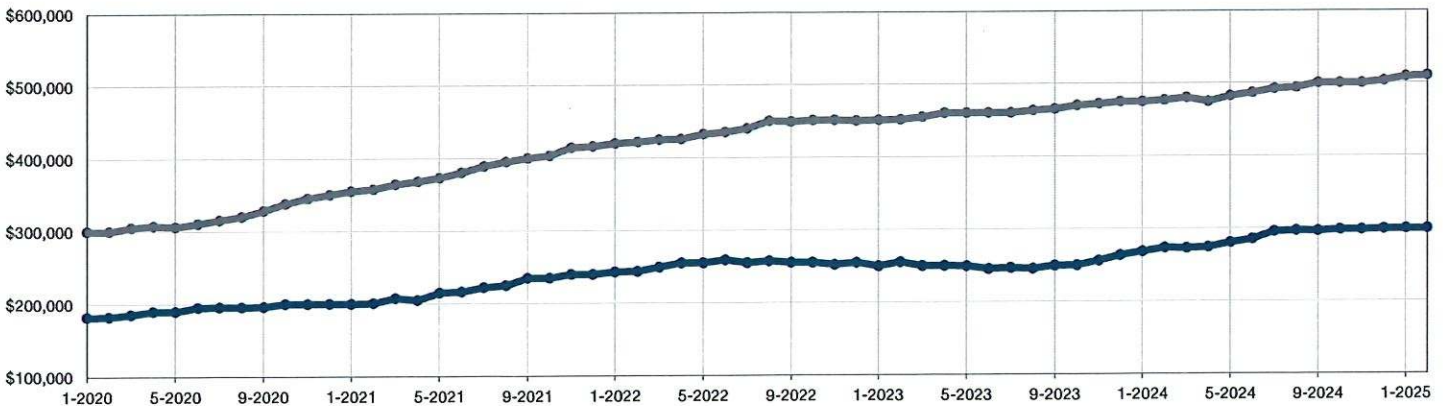
### February

■ 2024 ■ 2025



### Historical Median Sales Price Rolling 12-Month Calculation

GJARA —  
Clifton —





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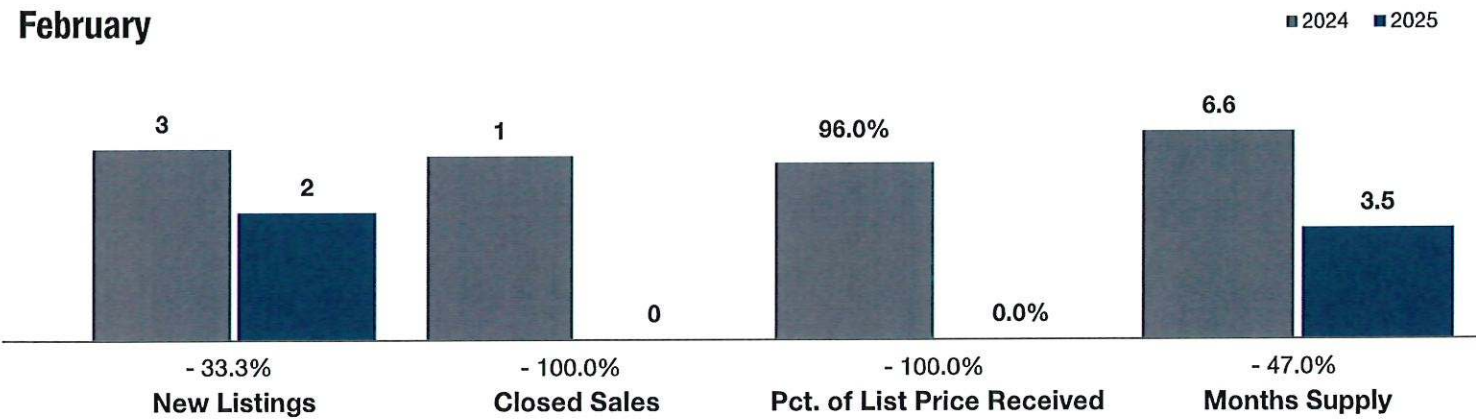


## Collbran/Mesa/Vega

Key Metrics	February			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 02-2025	Percent Change from Previous Year
New Listings	3	2	- 33.3%	10	5	- 50.0%
Sold Listings	1	0	- 100.0%	3	4	+ 33.3%
Median Sales Price*	\$556,588	\$0	- 100.0%	\$556,588	\$997,000	+ 79.1%
Average Sales Price*	\$556,588	\$0	- 100.0%	\$518,863	\$1,126,000	+ 117.0%
Percent of List Price Received*	96.0%	0.0%	- 100.0%	92.4%	96.0%	+ 3.9%
Days on Market Until Sale	254	0	- 100.0%	207	232	+ 12.1%
Inventory of Homes for Sale	22	17	- 22.7%	--	--	--
Months Supply of Inventory	6.6	3.5	- 47.0%	--	--	--

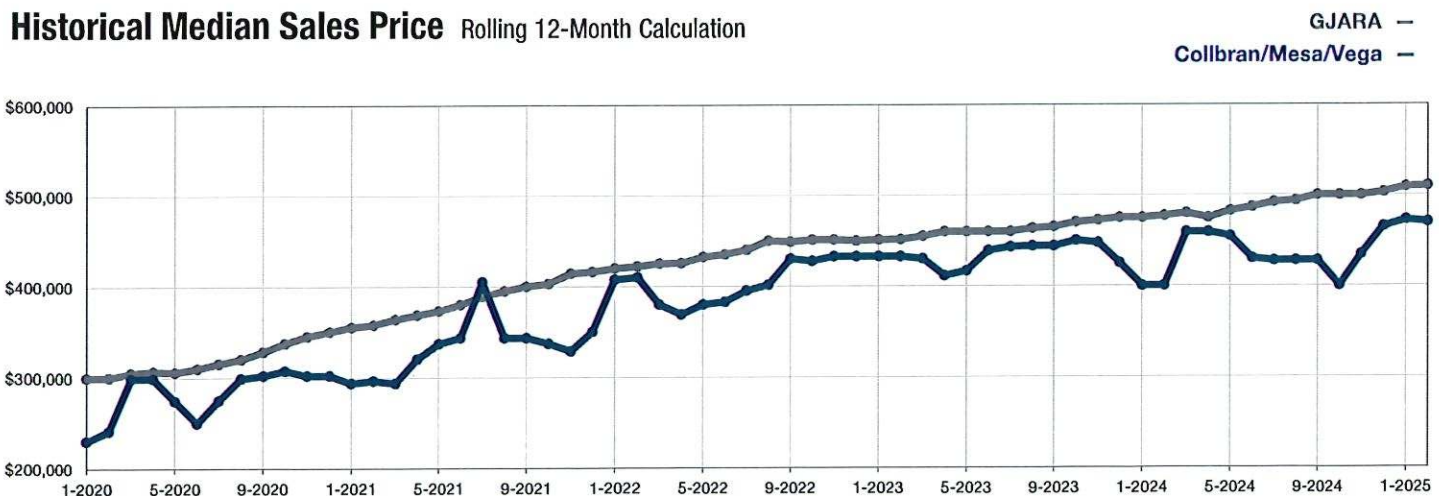
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### February



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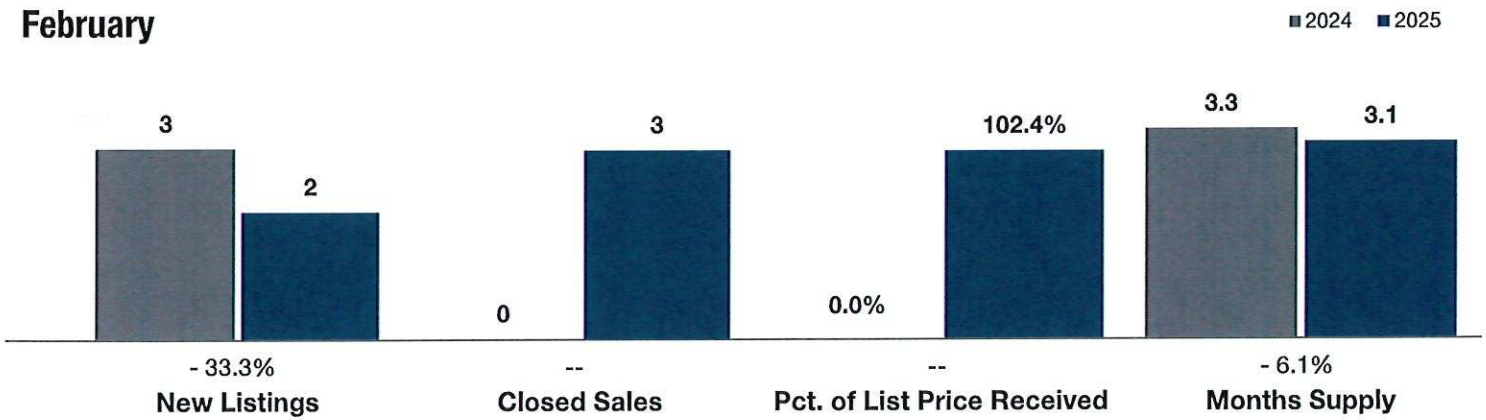


## Debeque (Includes De-Beque Cutoff)

Key Metrics	February			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 02-2025	Percent Change from Previous Year
New Listings	3	2	- 33.3%	4	2	- 50.0%
Sold Listings	0	3	--	0	3	--
Median Sales Price*	\$0	\$277,500	--	\$0	\$277,500	--
Average Sales Price*	\$0	\$329,167	--	\$0	\$329,167	--
Percent of List Price Received*	0.0%	102.4%	--	0.0%	102.4%	--
Days on Market Until Sale	0	123	--	0	123	--
Inventory of Homes for Sale	5	5	0.0%	--	--	--
Months Supply of Inventory	3.3	3.1	- 6.1%	--	--	--

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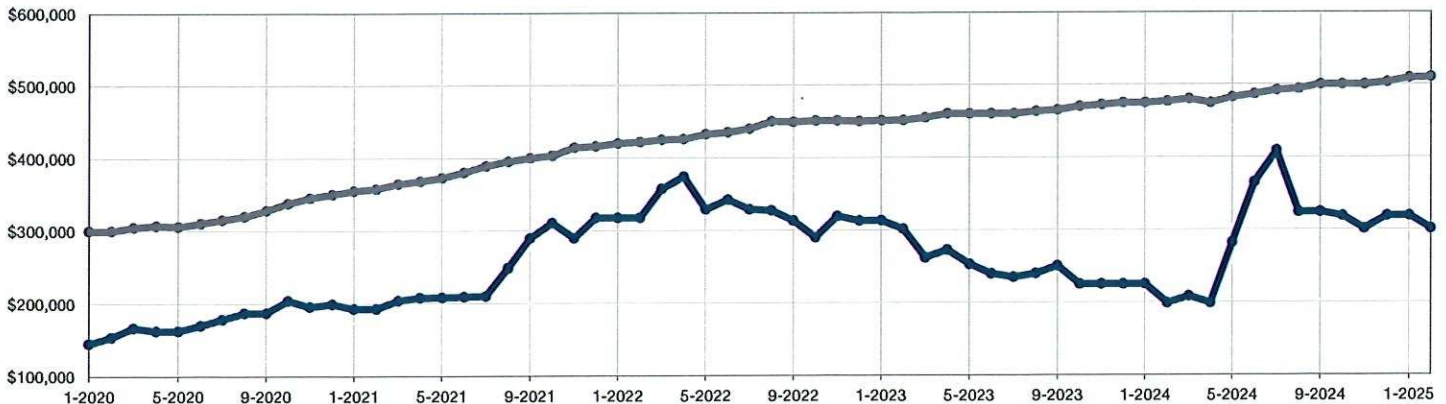
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Rolling 12-Month Calculation

GJARA —  
Debeque (Includes De-Beque Cutoff) —





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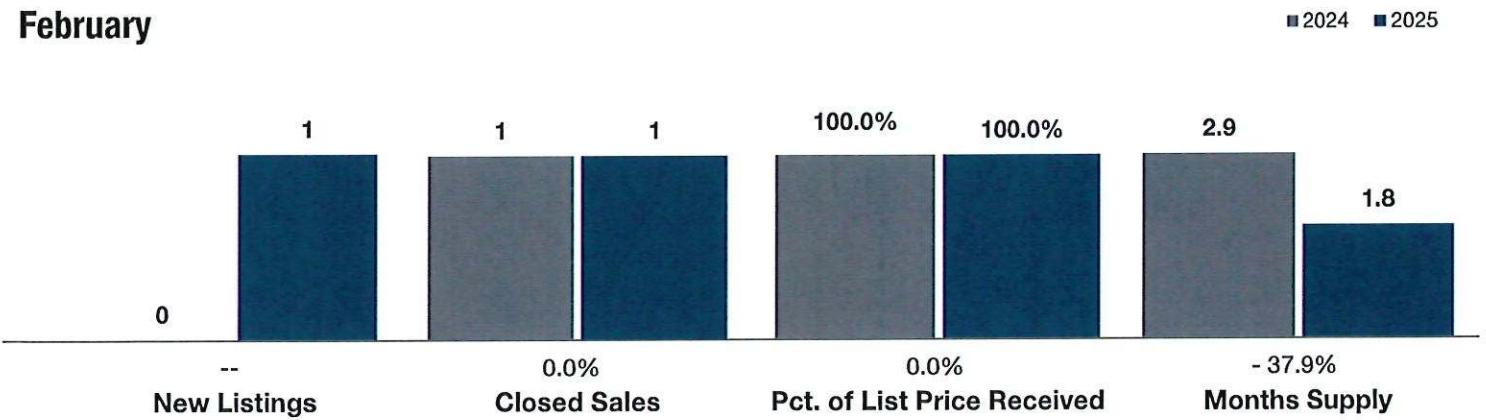


## East Orchard Mesa

Key Metrics	February			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 02-2025	Percent Change from Previous Year
New Listings	0	1	--	1	3	+ 200.0%
Sold Listings	1	1	0.0%	2	3	+ 50.0%
Median Sales Price*	\$825,000	\$584,900	- 29.1%	\$520,000	\$584,900	+ 12.5%
Average Sales Price*	\$825,000	\$584,900	- 29.1%	\$520,000	\$596,633	+ 14.7%
Percent of List Price Received*	100.0%	100.0%	0.0%	95.8%	99.6%	+ 4.0%
Days on Market Until Sale	82	43	- 47.6%	64	95	+ 48.4%
Inventory of Homes for Sale	4	3	- 25.0%	--	--	--
Months Supply of Inventory	2.9	1.8	- 37.9%	--	--	--

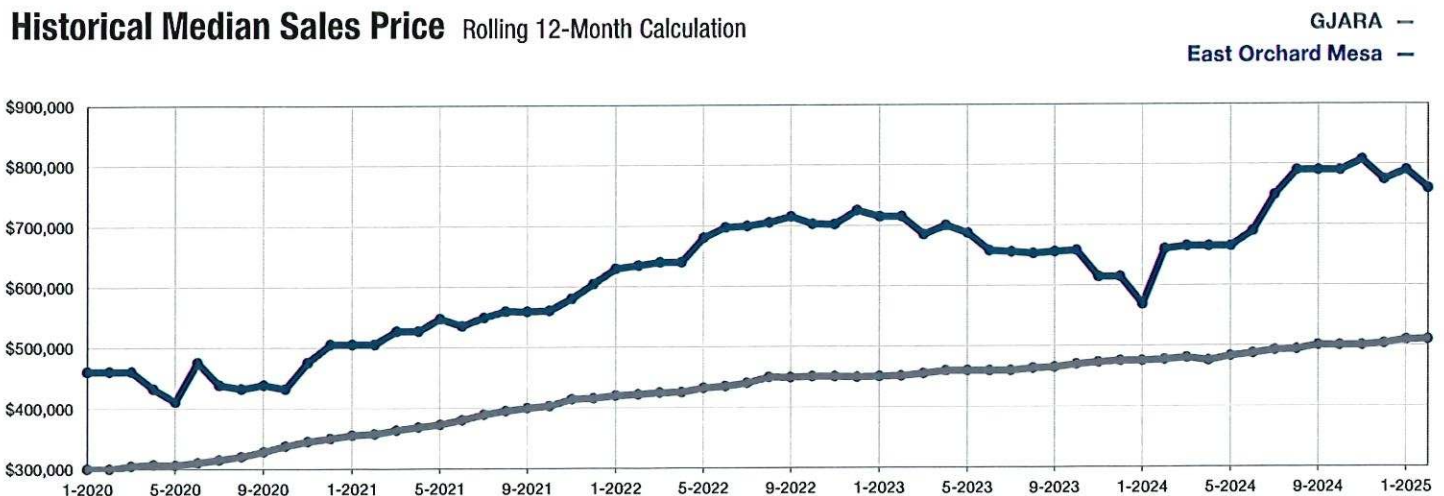
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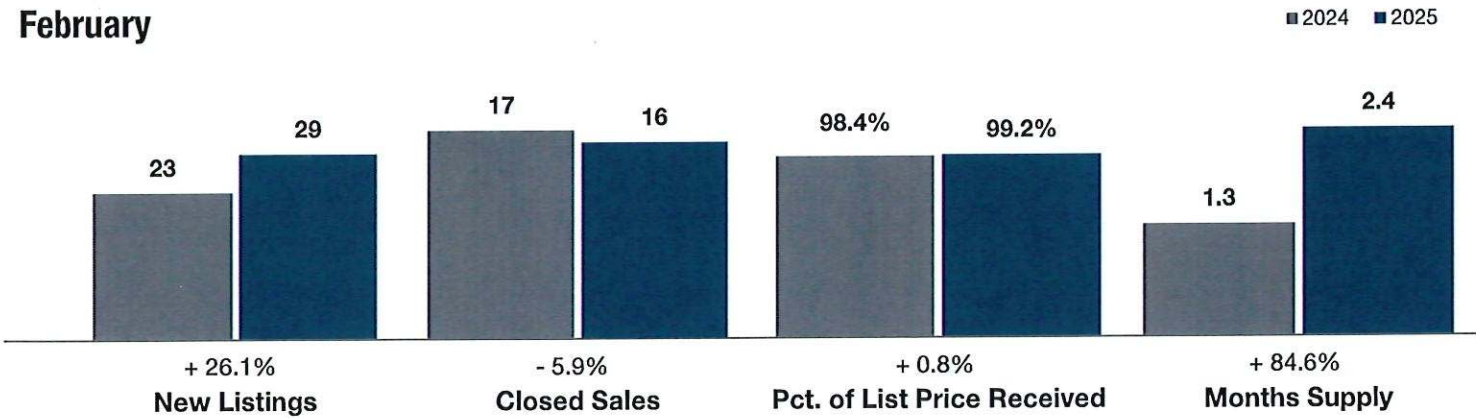


## Fruita

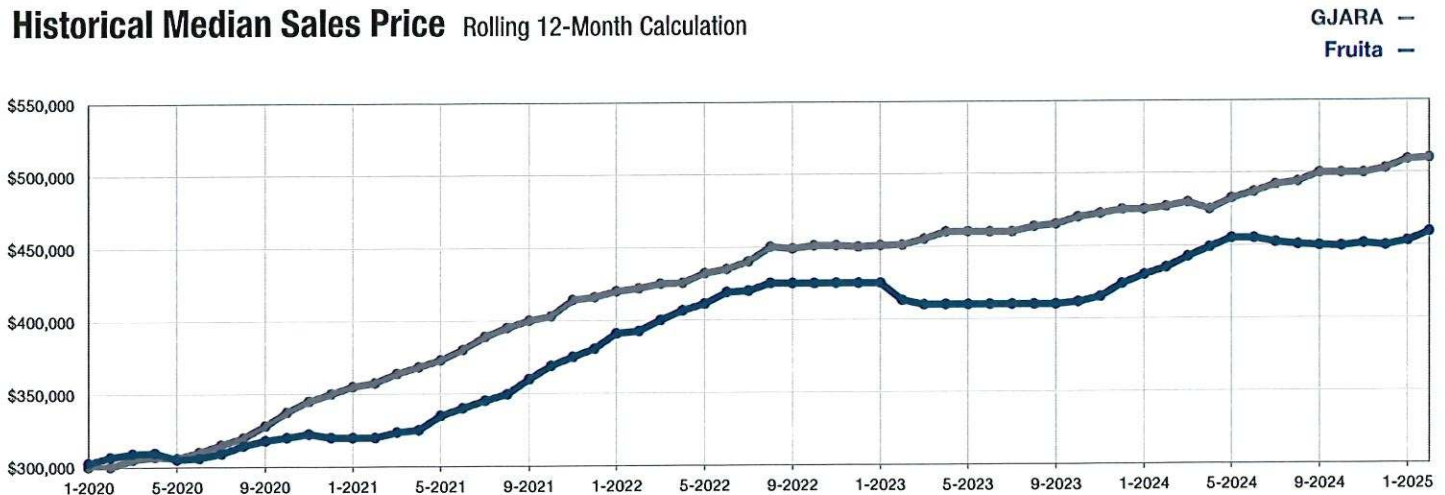
Key Metrics	February			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 02-2025	Percent Change from Previous Year
New Listings	23	29	+ 26.1%	44	59	+ 34.1%
Sold Listings	17	16	- 5.9%	32	29	- 9.4%
Median Sales Price*	\$395,410	\$462,550	+ 17.0%	\$397,205	\$470,100	+ 18.4%
Average Sales Price*	\$395,851	\$503,345	+ 27.2%	\$406,114	\$559,195	+ 37.7%
Percent of List Price Received*	98.4%	99.2%	+ 0.8%	98.5%	97.5%	- 1.0%
Days on Market Until Sale	96	64	- 33.3%	83	84	+ 1.2%
Inventory of Homes for Sale	31	55	+ 77.4%	--	--	--
Months Supply of Inventory	1.3	2.4	+ 84.6%	--	--	--

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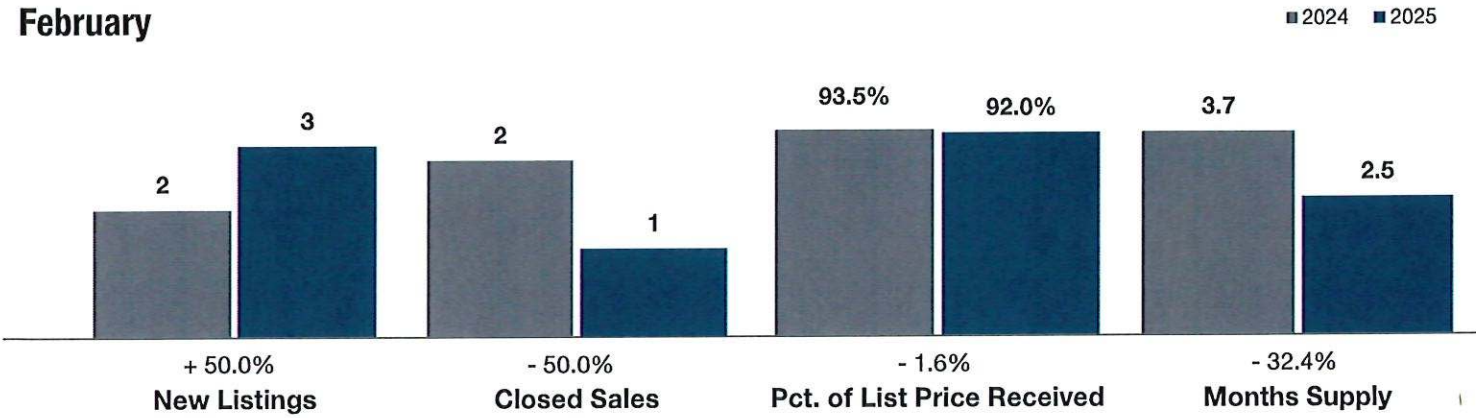


## Glade Park

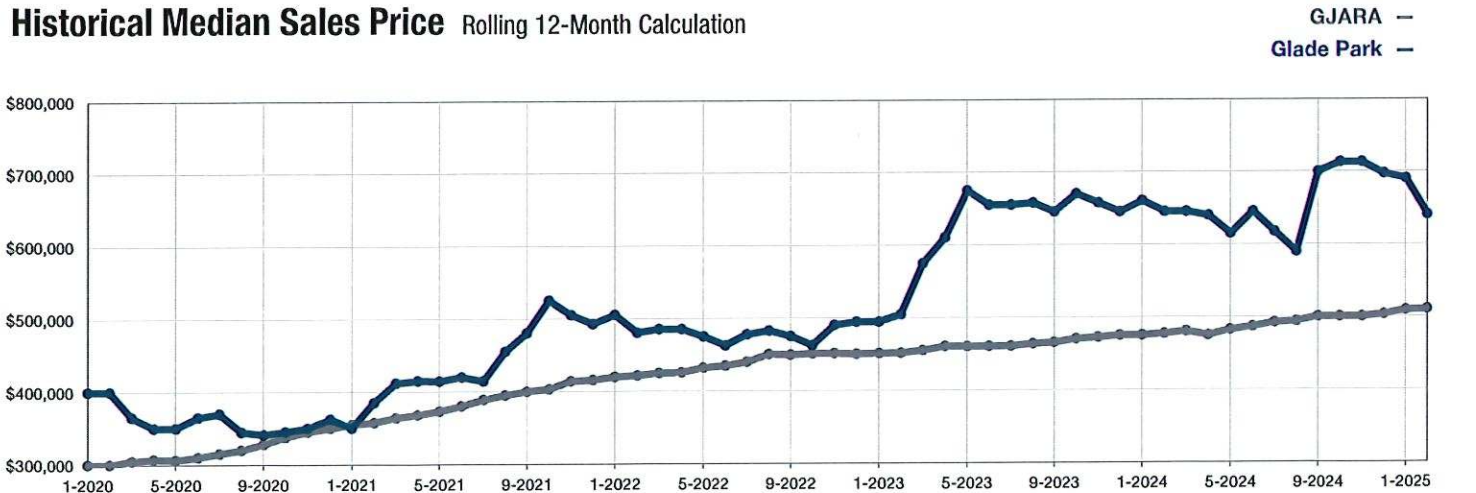
Key Metrics	February			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 02-2025	Percent Change from Previous Year
New Listings	2	3	+ 50.0%	3	5	+ 66.7%
Sold Listings	2	1	- 50.0%	3	1	- 66.7%
Median Sales Price*	\$514,500	\$450,000	- 12.5%	\$704,000	\$450,000	- 36.1%
Average Sales Price*	\$514,500	\$450,000	- 12.5%	\$604,667	\$450,000	- 25.6%
Percent of List Price Received*	93.5%	92.0%	- 1.6%	95.4%	92.0%	- 3.6%
Days on Market Until Sale	179	207	+ 15.6%	166	207	+ 24.7%
Inventory of Homes for Sale	6	5	- 16.7%	--	--	--
Months Supply of Inventory	3.7	2.5	- 32.4%	--	--	--

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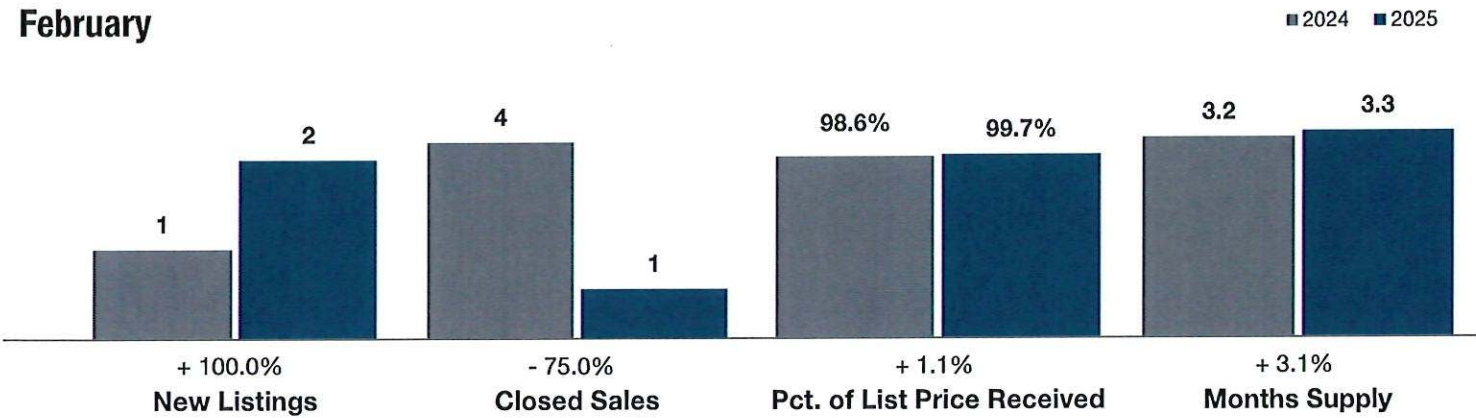


## Loma

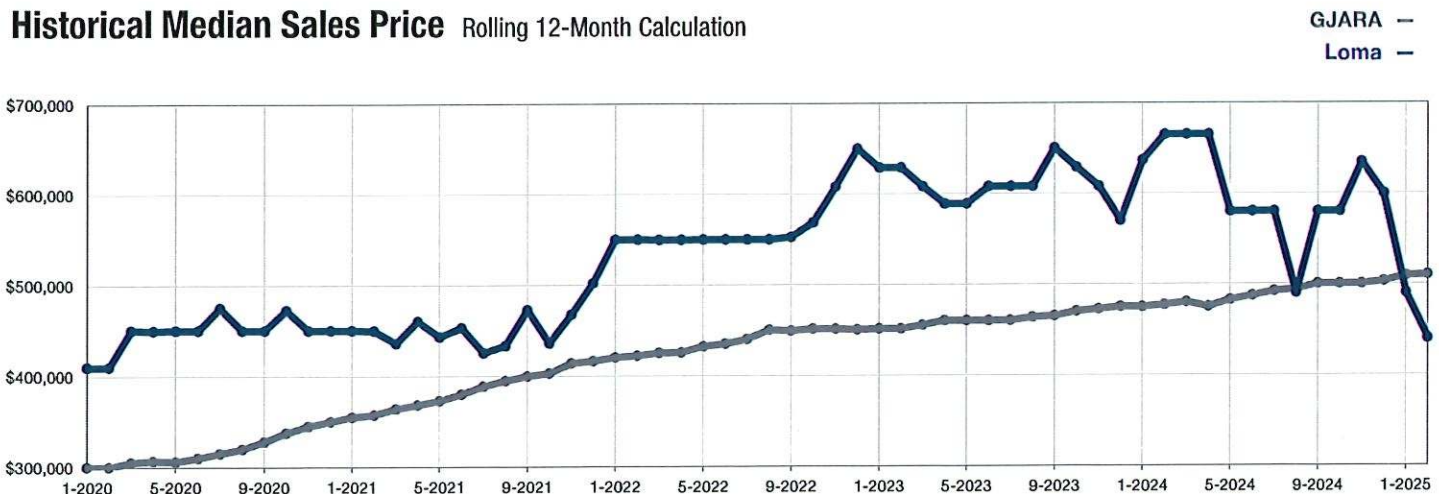
Key Metrics	February			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 02-2025	Percent Change from Previous Year
New Listings	1	2	+ 100.0%	3	6	+ 100.0%
Sold Listings	4	1	- 75.0%	6	4	- 33.3%
Median Sales Price*	\$652,500	\$398,000	- 39.0%	\$695,000	\$439,000	- 36.8%
Average Sales Price*	\$588,750	\$398,000	- 32.4%	\$786,667	\$440,750	- 44.0%
Percent of List Price Received*	98.6%	99.7%	+ 1.1%	98.4%	99.7%	+ 1.3%
Days on Market Until Sale	150	543	+ 262.0%	108	168	+ 55.6%
Inventory of Homes for Sale	6	6	0.0%	--	--	--
Months Supply of Inventory	3.2	3.3	+ 3.1%	--	--	--

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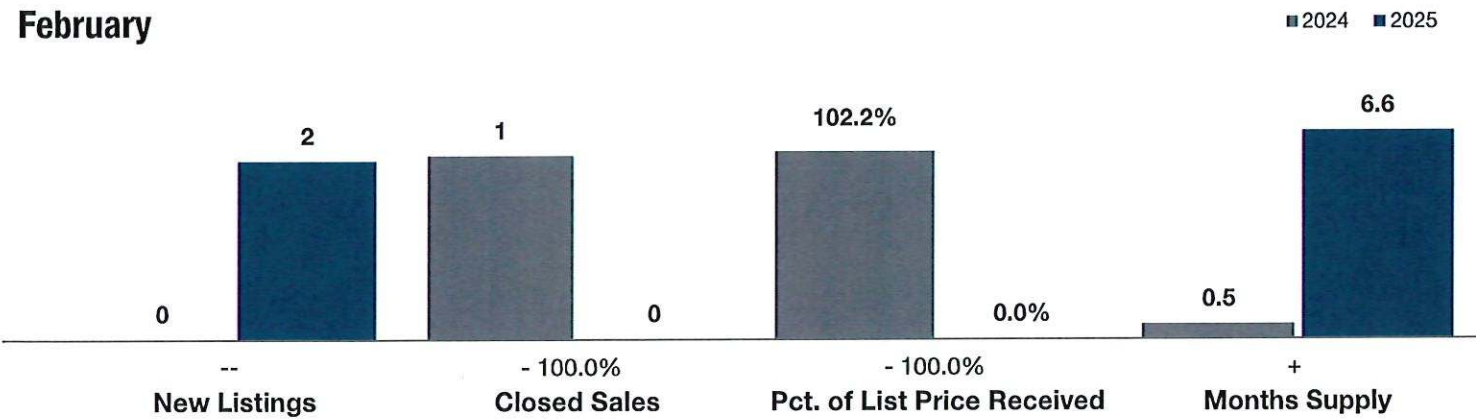


## Mack

Key Metrics	February			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 02-2025	Percent Change from Previous Year
New Listings	0	2	--	1	6	+ 500.0%
Sold Listings	1	0	- 100.0%	1	3	+ 200.0%
Median Sales Price*	\$250,500	\$0	- 100.0%	\$250,500	\$725,000	+ 189.4%
Average Sales Price*	\$250,500	\$0	- 100.0%	\$250,500	\$678,333	+ 170.8%
Percent of List Price Received*	102.2%	0.0%	- 100.0%	102.2%	98.4%	- 3.7%
Days on Market Until Sale	136	0	- 100.0%	136	123	- 9.6%
Inventory of Homes for Sale	1	11	+ 1000.0%	--	--	--
Months Supply of Inventory	0.5	6.6	+ 1220.0%	--	--	--

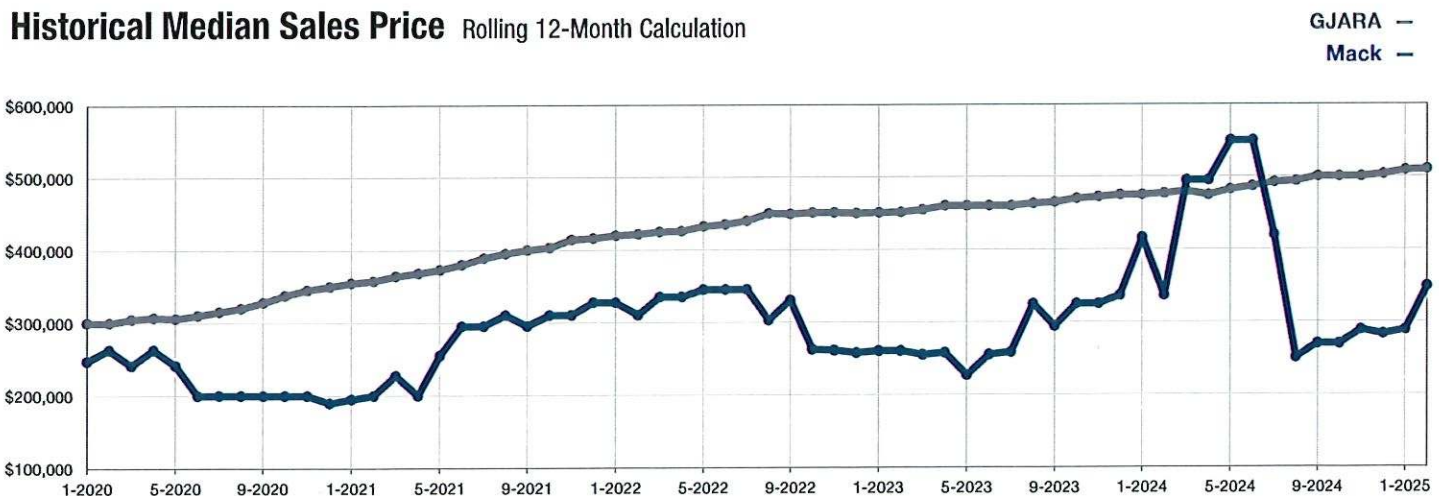
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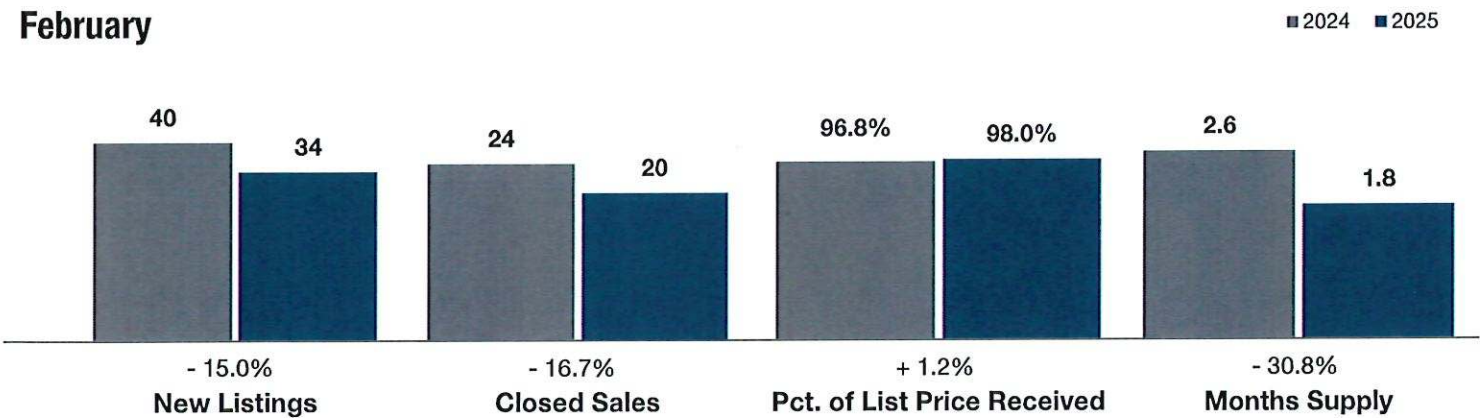


## North

Key Metrics	February			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 02-2025	Percent Change from Previous Year
New Listings	40	34	- 15.0%	78	69	- 11.5%
Sold Listings	24	20	- 16.7%	40	42	+ 5.0%
Median Sales Price*	\$511,700	\$515,000	+ 0.6%	\$484,250	\$498,360	+ 2.9%
Average Sales Price*	\$505,589	\$545,753	+ 7.9%	\$484,033	\$492,464	+ 1.7%
Percent of List Price Received*	96.8%	98.0%	+ 1.2%	97.0%	97.7%	+ 0.7%
Days on Market Until Sale	104	122	+ 17.3%	108	105	- 2.8%
Inventory of Homes for Sale	82	60	- 26.8%	--	--	--
Months Supply of Inventory	2.6	1.8	- 30.8%	--	--	--

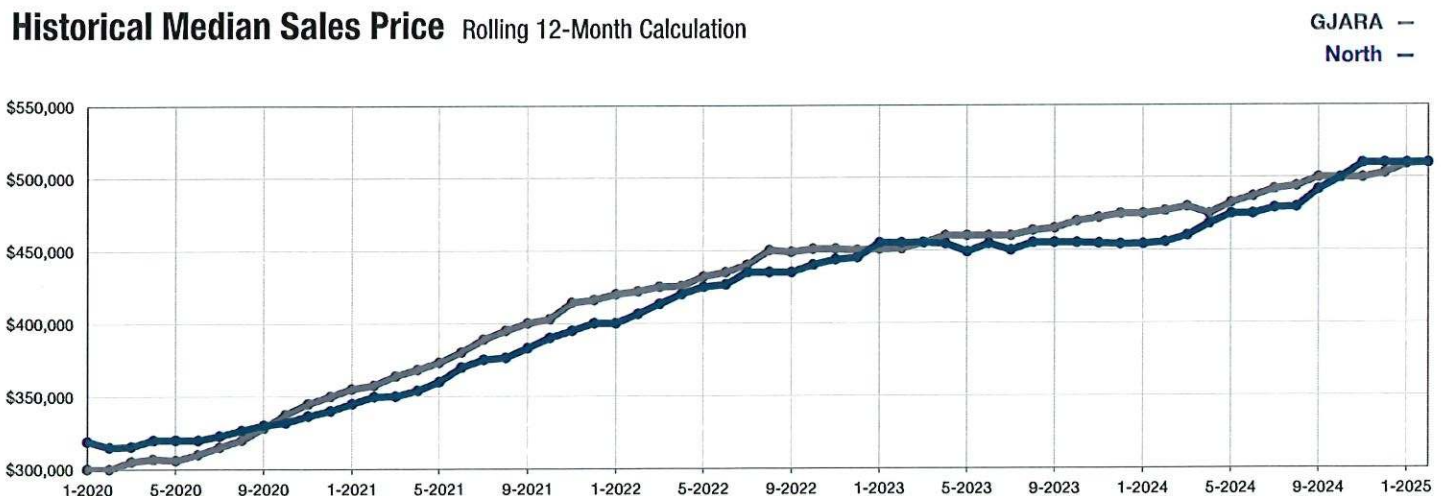
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### February



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Rolling 12-Month Calculation





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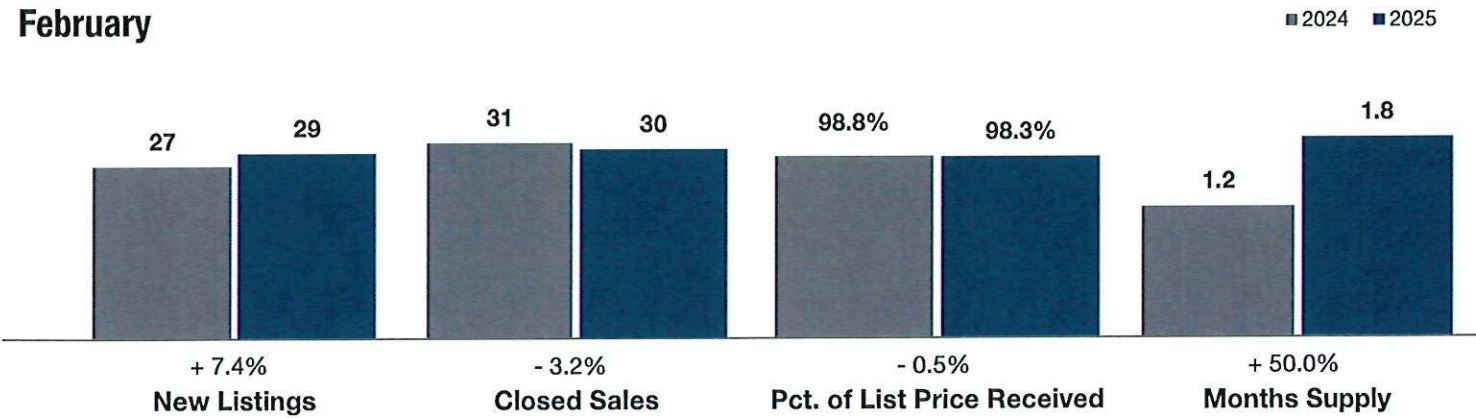


## Northeast

Key Metrics	February			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 02-2025	Percent Change from Previous Year
New Listings	27	29	+ 7.4%	60	61	+ 1.7%
Sold Listings	31	30	- 3.2%	50	53	+ 6.0%
Median Sales Price*	\$358,000	\$399,500	+ 11.6%	\$354,136	\$394,000	+ 11.3%
Average Sales Price*	\$357,772	\$415,140	+ 16.0%	\$351,332	\$395,940	+ 12.7%
Percent of List Price Received*	98.8%	98.3%	- 0.5%	99.1%	98.0%	- 1.1%
Days on Market Until Sale	82	88	+ 7.3%	79	90	+ 13.9%
Inventory of Homes for Sale	34	51	+ 50.0%	--	--	--
Months Supply of Inventory	1.2	1.8	+ 50.0%	--	--	--

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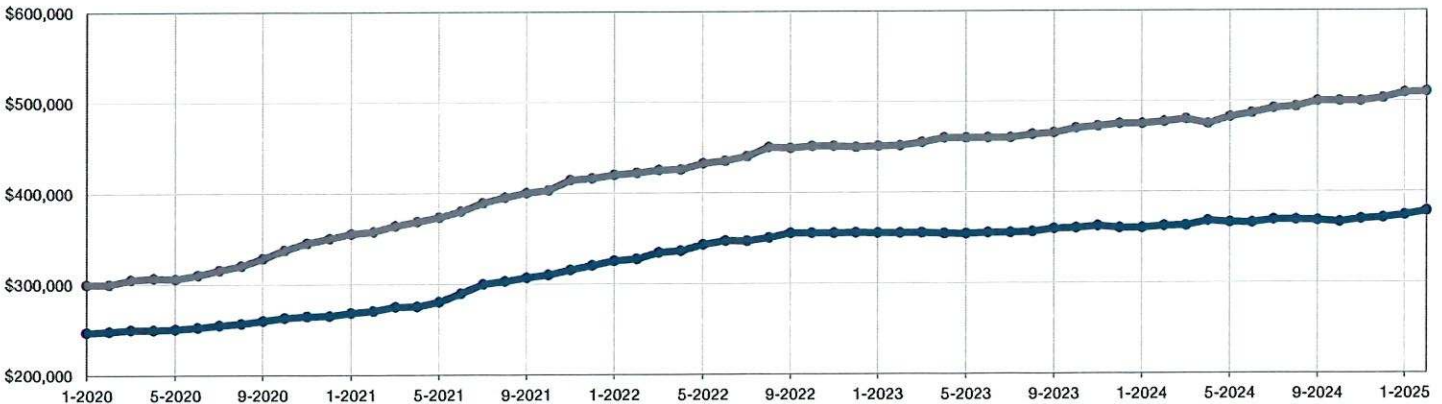
### February



### Historical Median Sales Price

Rolling 12-Month Calculation

GJARA —  
Northeast —



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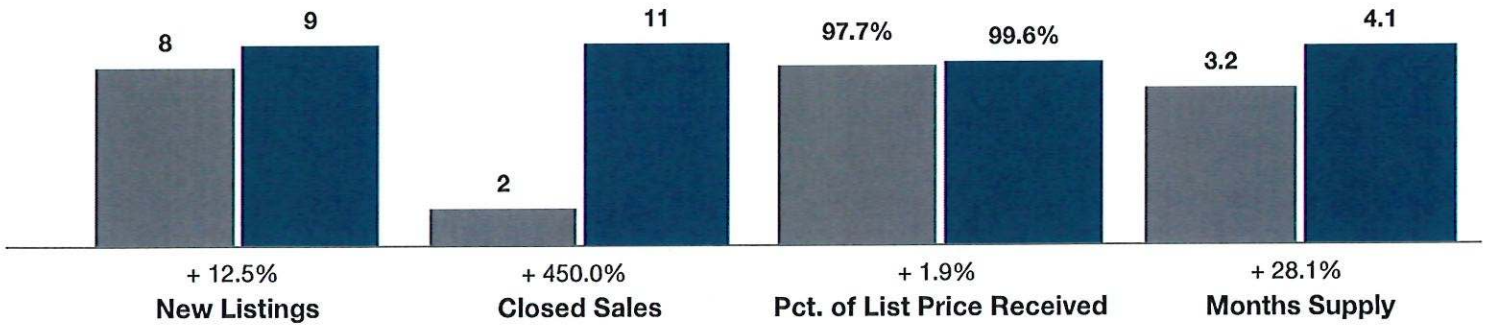
## Northwest

Key Metrics	February			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 02-2025	Percent Change from Previous Year
New Listings	8	9	+ 12.5%	11	26	+ 136.4%
Sold Listings	2	11	+ 450.0%	5	16	+ 220.0%
Median Sales Price*	\$589,000	\$339,900	- 42.3%	\$553,000	\$438,700	- 20.7%
Average Sales Price*	\$589,000	\$473,591	- 19.6%	\$590,500	\$625,587	+ 5.9%
Percent of List Price Received*	97.7%	99.6%	+ 1.9%	97.8%	98.7%	+ 0.9%
Days on Market Until Sale	80	121	+ 51.3%	78	114	+ 46.2%
Inventory of Homes for Sale	16	26	+ 62.5%	--	--	--
Months Supply of Inventory	3.2	4.1	+ 28.1%	--	--	--

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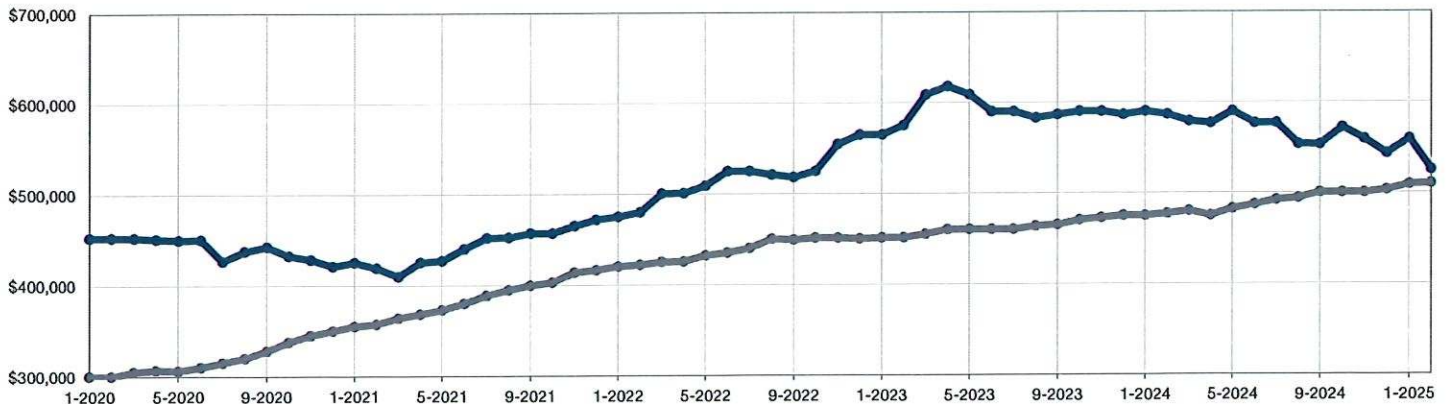
### February

■ 2024 ■ 2025



### Historical Median Sales Price Rolling 12-Month Calculation

GJARA —  
Northwest —





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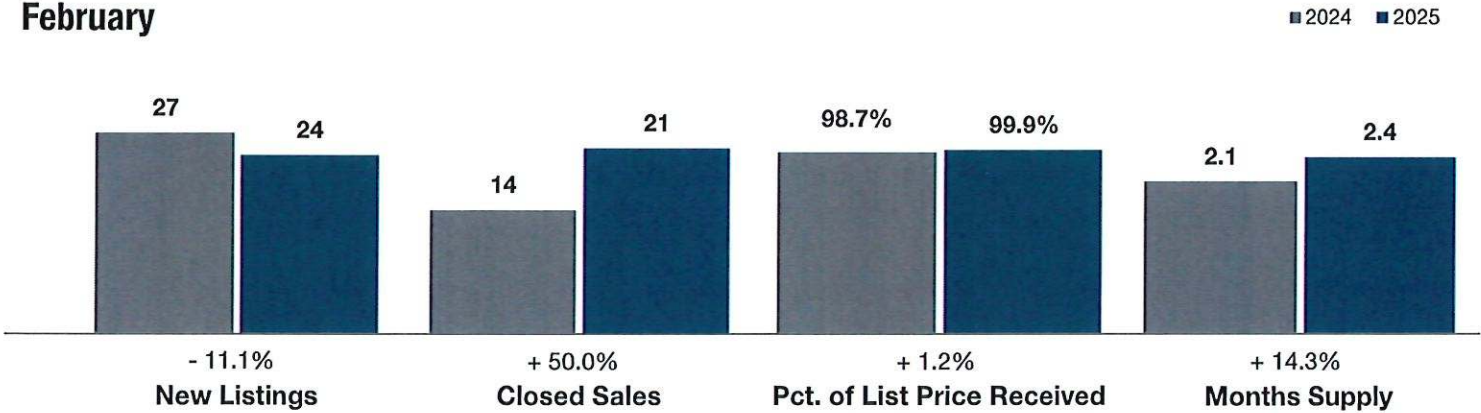


## Orchard Mesa

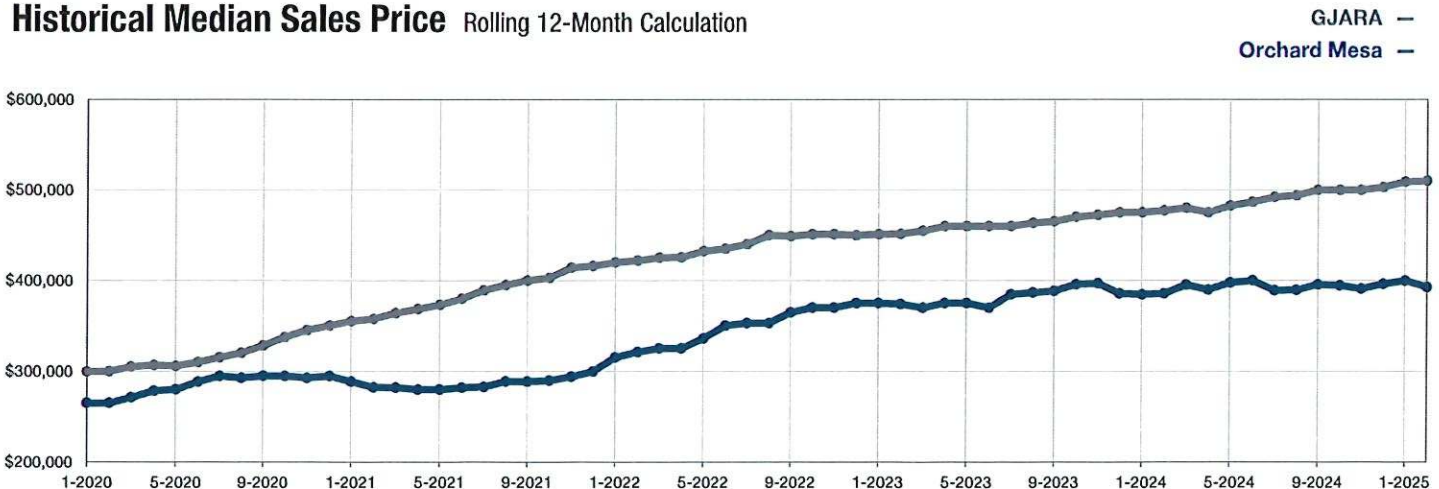
Key Metrics	February			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 02-2025	Percent Change from Previous Year
New Listings	27	24	- 11.1%	52	46	- 11.5%
Sold Listings	14	21	+ 50.0%	23	30	+ 30.4%
Median Sales Price*	\$390,775	\$332,500	- 14.9%	\$358,550	\$344,950	- 3.8%
Average Sales Price*	\$398,083	\$361,749	- 9.1%	\$389,203	\$371,208	- 4.6%
Percent of List Price Received*	98.7%	99.9%	+ 1.2%	99.3%	100.2%	+ 0.9%
Days on Market Until Sale	60	95	+ 58.3%	66	90	+ 36.4%
Inventory of Homes for Sale	49	62	+ 26.5%	--	--	--
Months Supply of Inventory	2.1	2.4	+ 14.3%	--	--	--

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### February



### Historical Median Sales Price Rolling 12-Month Calculation



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## Outside Mesa County

Key Metrics	February			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 02-2025	Percent Change from Previous Year
New Listings	2	1	- 50.0%	2	1	- 50.0%
Sold Listings	0	0	--	1	1	0.0%
Median Sales Price*	\$0	\$0	--	\$279,000	\$678,500	+ 143.2%
Average Sales Price*	\$0	\$0	--	\$279,000	\$678,500	+ 143.2%
Percent of List Price Received*	0.0%	0.0%	--	101.5%	99.8%	- 1.7%
Days on Market Until Sale	0	0	--	90	241	+ 167.8%
Inventory of Homes for Sale	5	3	- 40.0%	--	--	--
Months Supply of Inventory	1.9	2.3	+ 21.1%	--	--	--

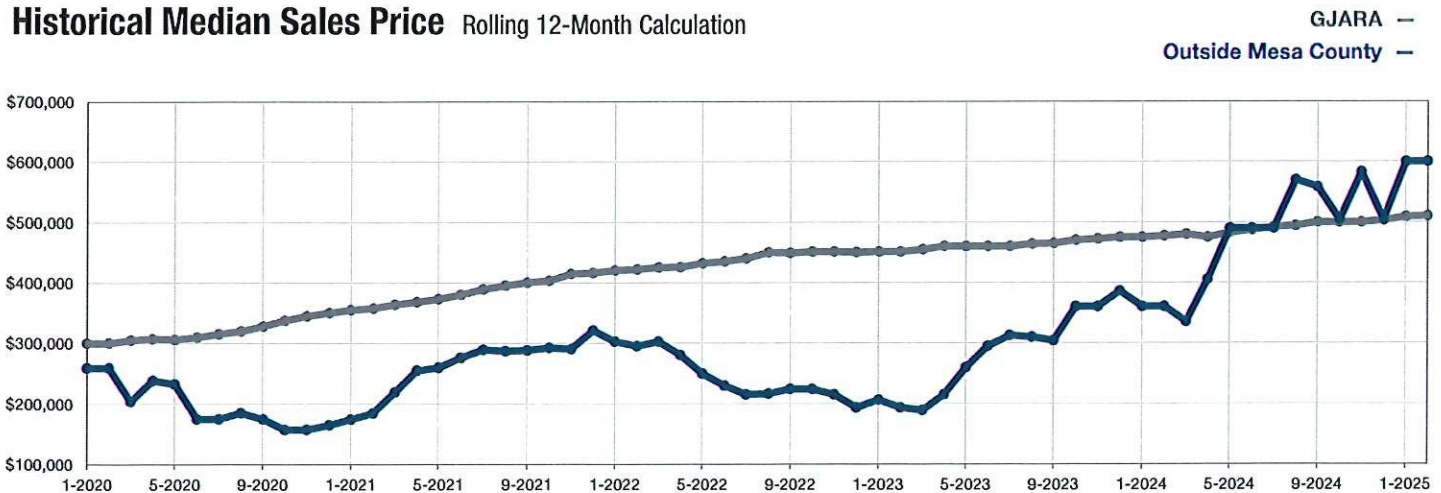
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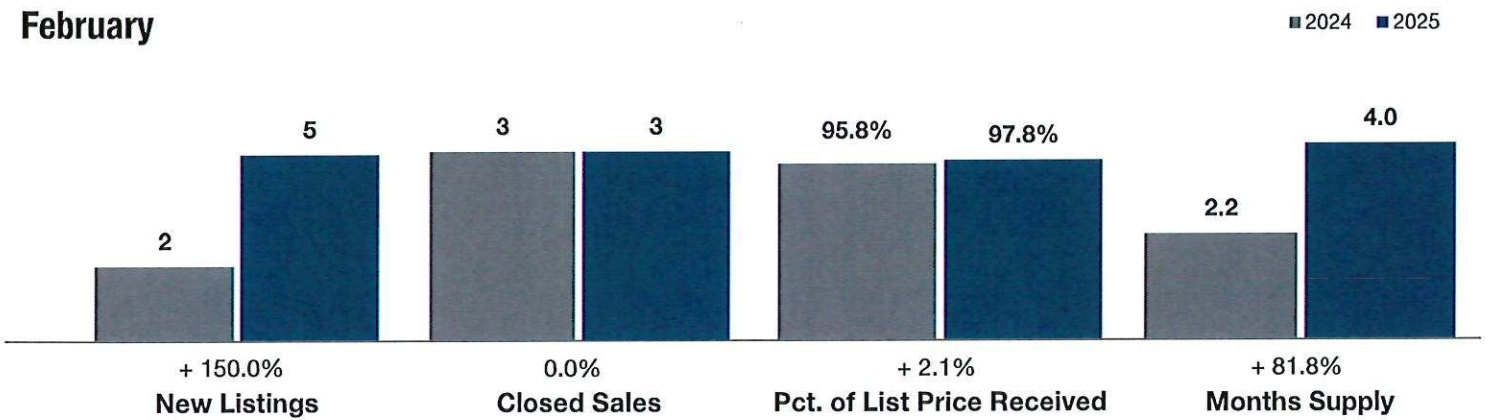


## Palisade

Key Metrics	February			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 02-2025	Percent Change from Previous Year
New Listings	2	5	+ 150.0%	6	9	+ 50.0%
Sold Listings	3	3	0.0%	5	7	+ 40.0%
Median Sales Price*	\$120,000	\$635,000	+ 429.2%	\$370,000	\$555,000	+ 50.0%
Average Sales Price*	\$210,000	\$666,667	+ 217.5%	\$311,000	\$616,379	+ 98.2%
Percent of List Price Received*	95.8%	97.8%	+ 2.1%	96.0%	98.6%	+ 2.7%
Days on Market Until Sale	86	135	+ 57.0%	71	88	+ 23.9%
Inventory of Homes for Sale	11	18	+ 63.6%	--	--	--
Months Supply of Inventory	2.2	4.0	+ 81.8%	--	--	--

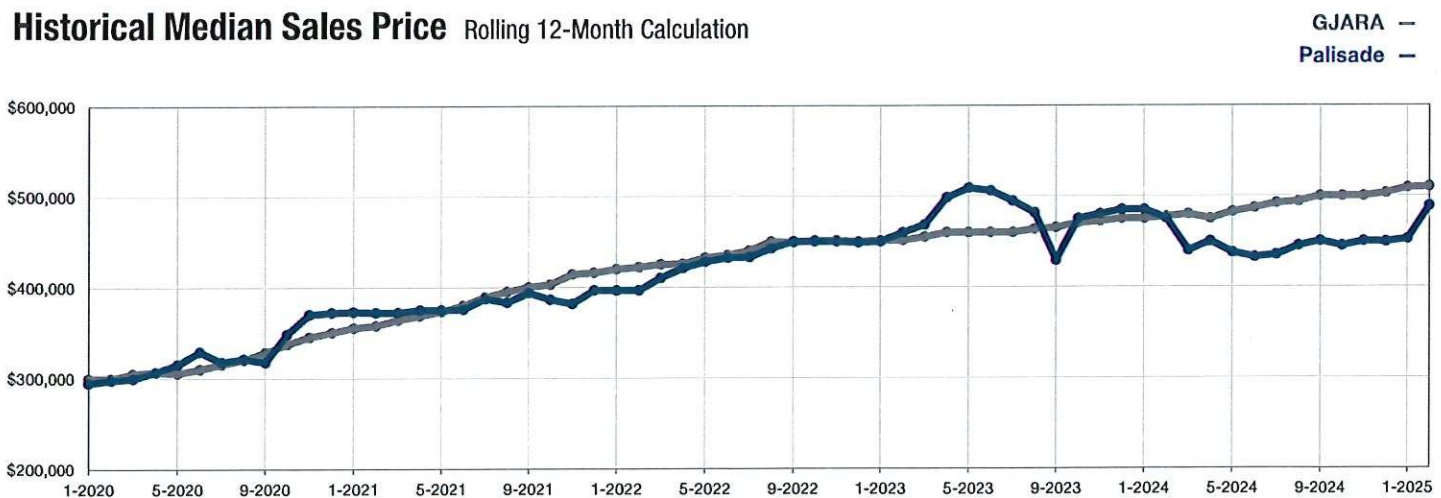
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# Local Market Update for February 2025

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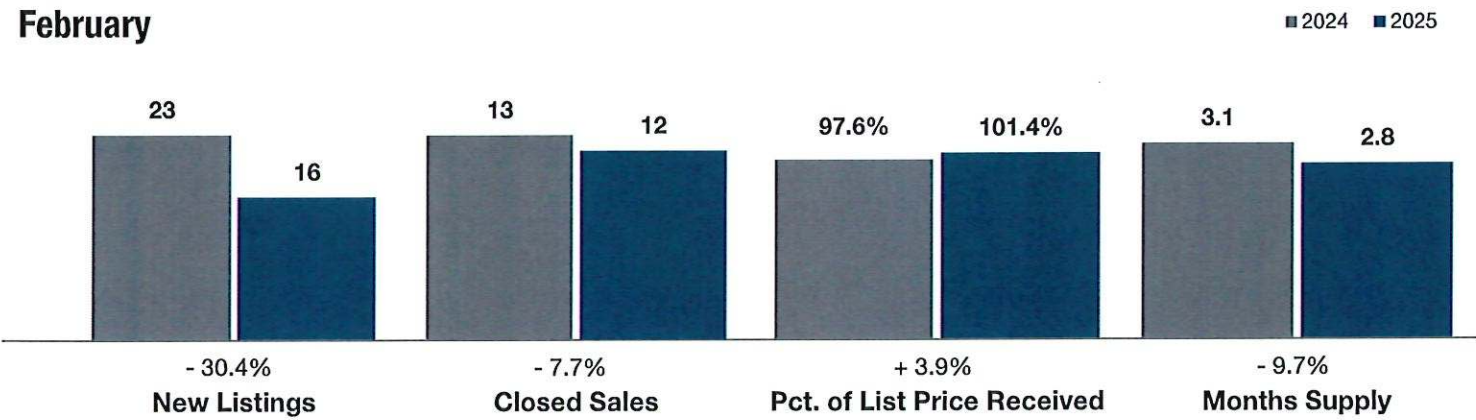


## Redlands

Key Metrics	February			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 02-2025	Percent Change from Previous Year
New Listings	23	16	- 30.4%	45	46	+ 2.2%
Sold Listings	13	12	- 7.7%	25	30	+ 20.0%
Median Sales Price*	\$550,000	\$700,000	+ 27.3%	\$550,000	\$690,226	+ 25.5%
Average Sales Price*	\$625,877	\$775,505	+ 23.9%	\$633,784	\$726,778	+ 14.7%
Percent of List Price Received*	97.6%	101.4%	+ 3.9%	98.5%	99.0%	+ 0.5%
Days on Market Until Sale	85	130	+ 52.9%	90	136	+ 51.1%
Inventory of Homes for Sale	74	65	- 12.2%	--	--	--
Months Supply of Inventory	3.1	2.8	- 9.7%	--	--	--

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

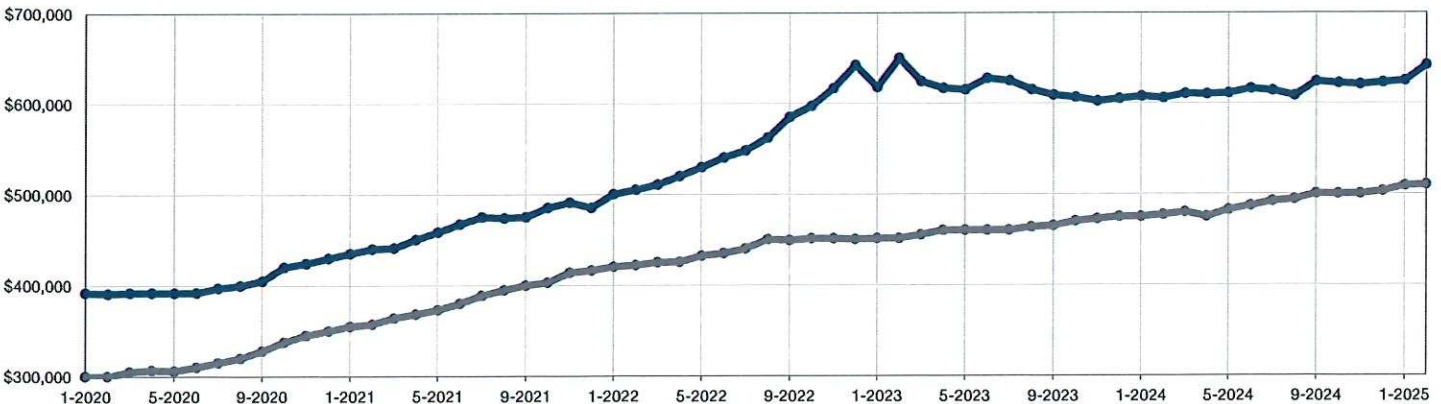
### February



### Historical Median Sales Price

Rolling 12-Month Calculation

GJARA —  
Redlands —





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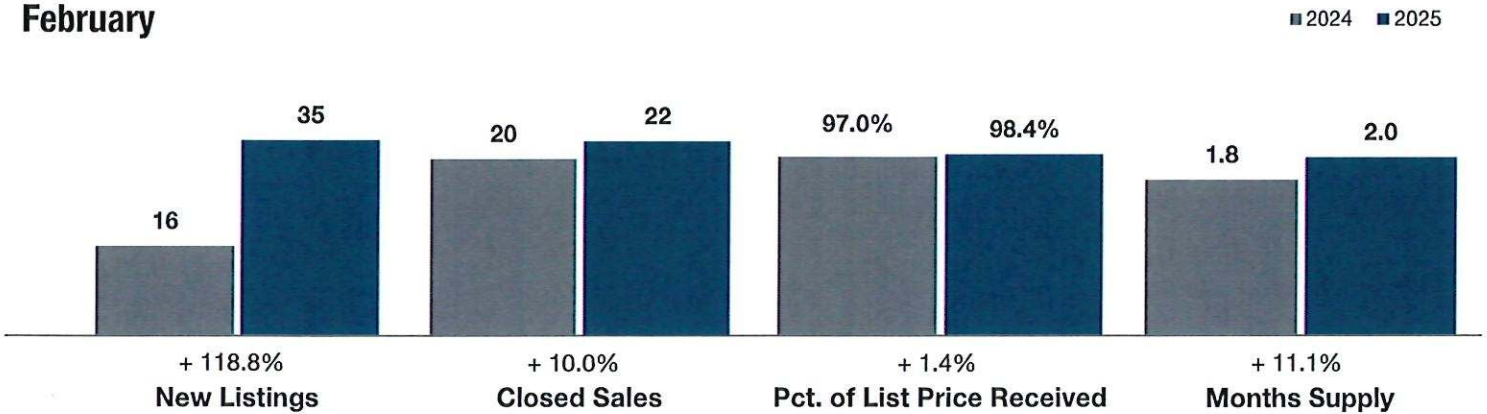


## Southeast

Key Metrics	February			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 02-2025	Percent Change from Previous Year
New Listings	16	35	+ 118.8%	47	66	+ 40.4%
Sold Listings	20	22	+ 10.0%	33	38	+ 15.2%
Median Sales Price*	\$313,200	\$344,948	+ 10.1%	\$322,000	\$336,850	+ 4.6%
Average Sales Price*	\$293,978	\$324,469	+ 10.4%	\$304,278	\$326,988	+ 7.5%
Percent of List Price Received*	97.0%	98.4%	+ 1.4%	97.2%	98.1%	+ 0.9%
Days on Market Until Sale	87	86	- 1.1%	85	88	+ 3.5%
Inventory of Homes for Sale	41	51	+ 24.4%	--	--	--
Months Supply of Inventory	1.8	2.0	+ 11.1%	--	--	--

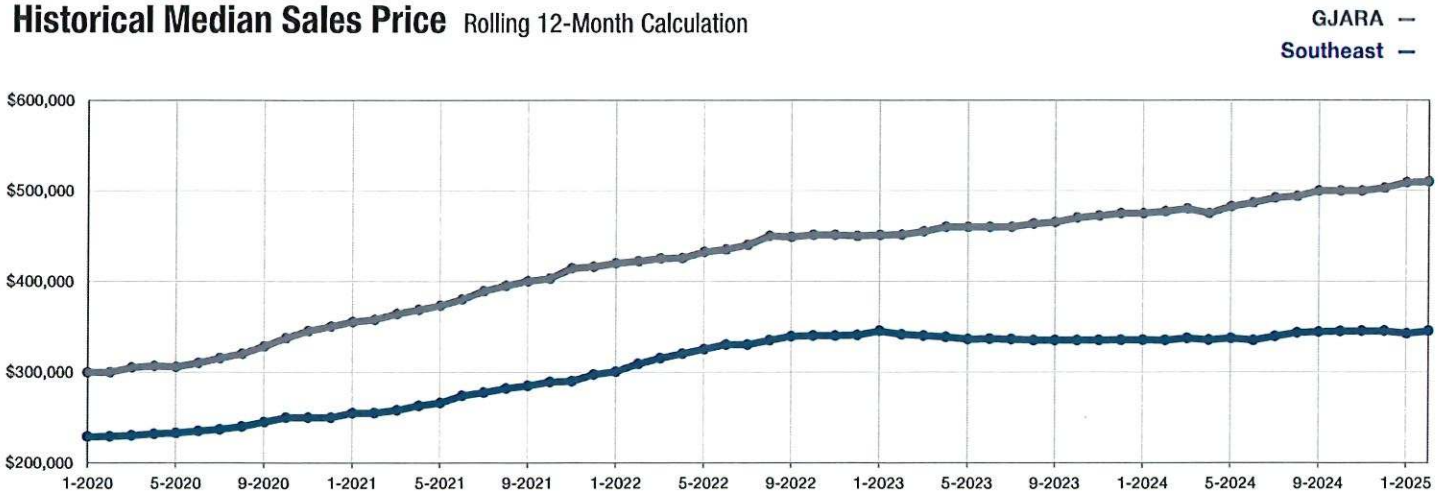
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### February



### Historical Median Sales Price

Rolling 12-Month Calculation



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## West Grand Junction

Key Metrics	February			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 02-2025	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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### February

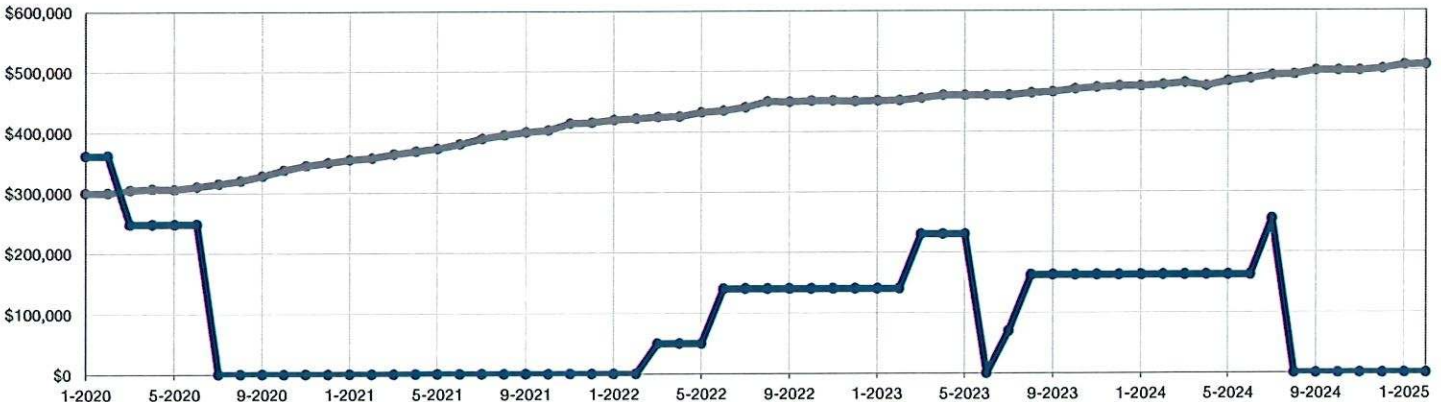
■ 2024 ■ 2025



### Historical Median Sales Price

Rolling 12-Month Calculation

GJARA —  
West Grand Junction —





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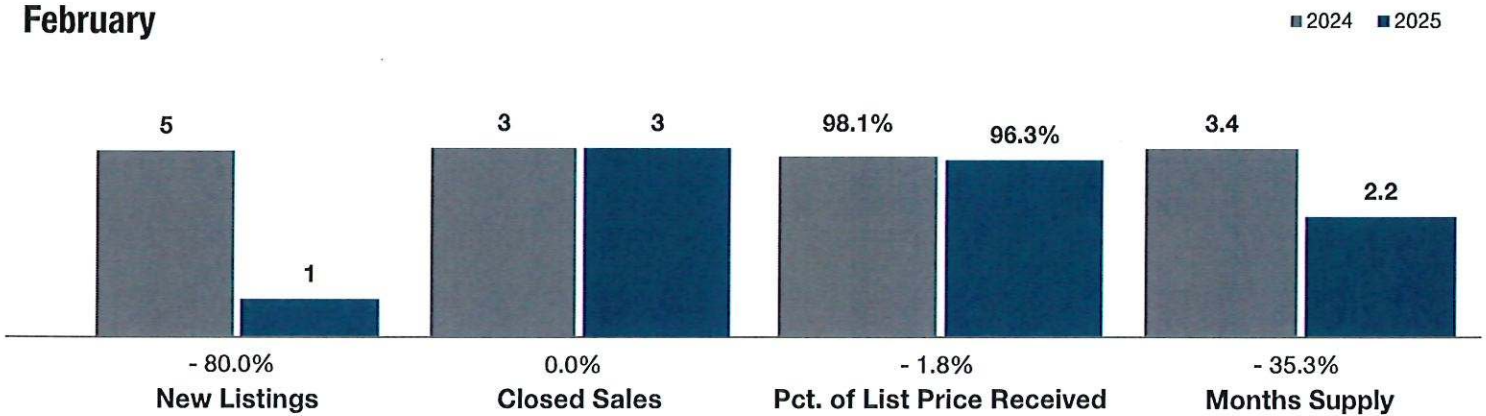


## Whitewater/Gateway

Key Metrics	February			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 02-2025	Percent Change from Previous Year
New Listings	5	1	- 80.0%	7	6	- 14.3%
Sold Listings	3	3	0.0%	4	4	0.0%
Median Sales Price*	\$509,250	\$577,500	+ 13.4%	\$349,900	\$723,750	+ 106.8%
Average Sales Price*	\$509,250	\$603,000	+ 18.4%	\$456,133	\$714,750	+ 56.7%
Percent of List Price Received*	98.1%	96.3%	- 1.8%	98.7%	96.1%	- 2.6%
Days on Market Until Sale	96	120	+ 25.0%	92	122	+ 32.6%
Inventory of Homes for Sale	9	7	- 22.2%	--	--	--
Months Supply of Inventory	3.4	2.2	- 35.3%	--	--	--

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### February



### Historical Median Sales Price

Rolling 12-Month Calculation

