

Local Market Update for January 2025

A Research Tool Provided by the Colorado Association of REALTORS®

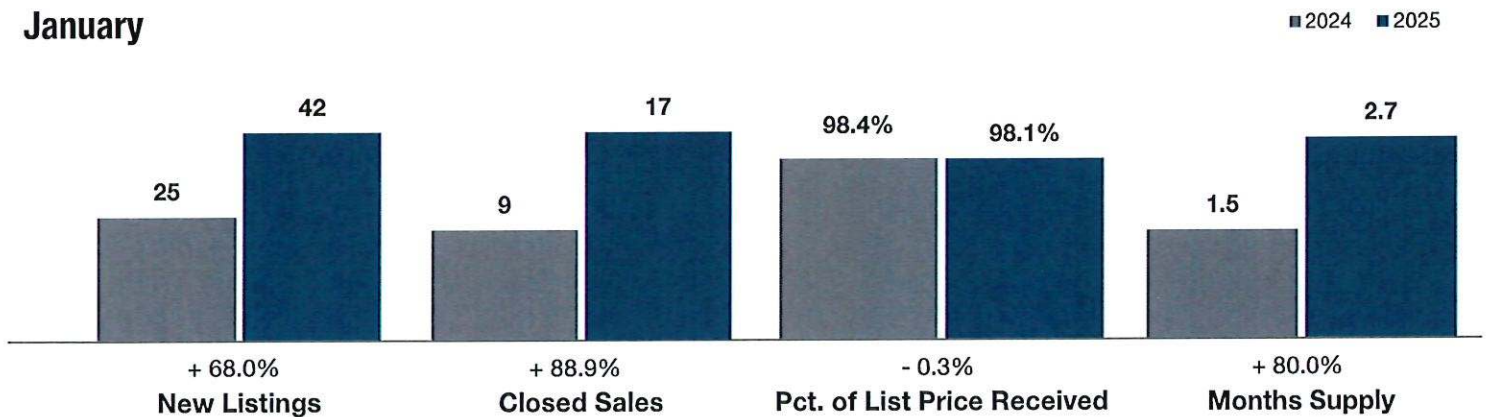


City

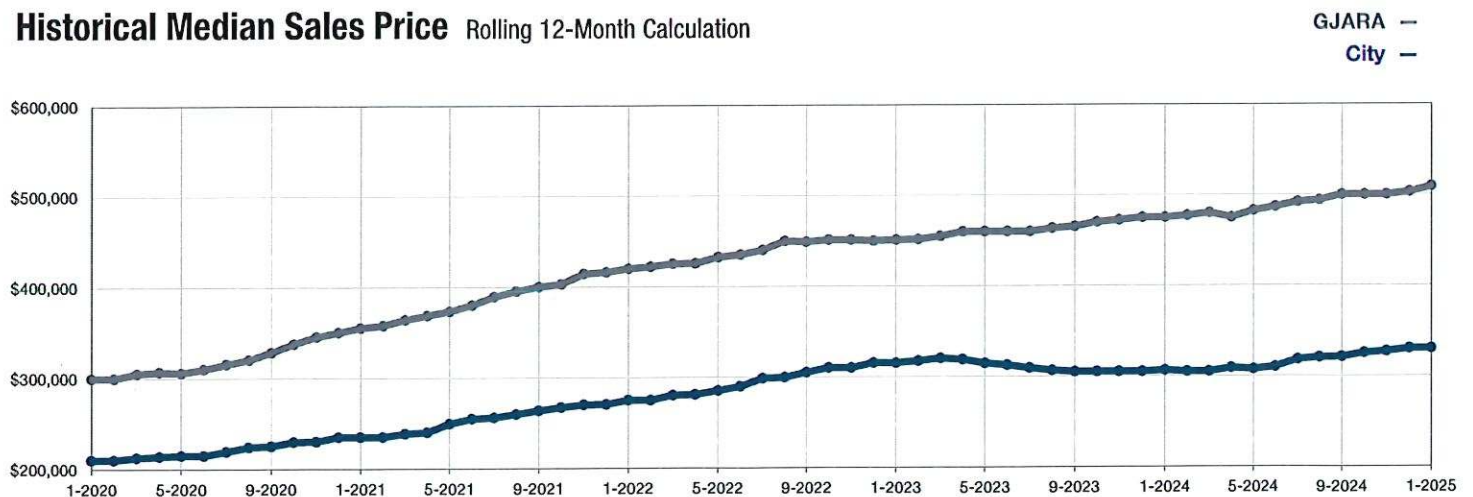
Key Metrics	January			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
New Listings	25	42	+ 68.0%	25	42	+ 68.0%
Sold Listings	9	17	+ 88.9%	9	17	+ 88.9%
Median Sales Price*	\$320,000	\$310,000	- 3.1%	\$320,000	\$310,000	- 3.1%
Average Sales Price*	\$318,433	\$318,209	- 0.1%	\$318,433	\$318,209	- 0.1%
Percent of List Price Received*	98.4%	98.1%	- 0.3%	98.4%	98.1%	- 0.3%
Days on Market Until Sale	88	71	- 19.3%	88	71	- 19.3%
Inventory of Homes for Sale	39	72	+ 84.6%	--	--	--
Months Supply of Inventory	1.5	2.7	+ 80.0%	--	--	--

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

January



Historical Median Sales Price Rolling 12-Month Calculation



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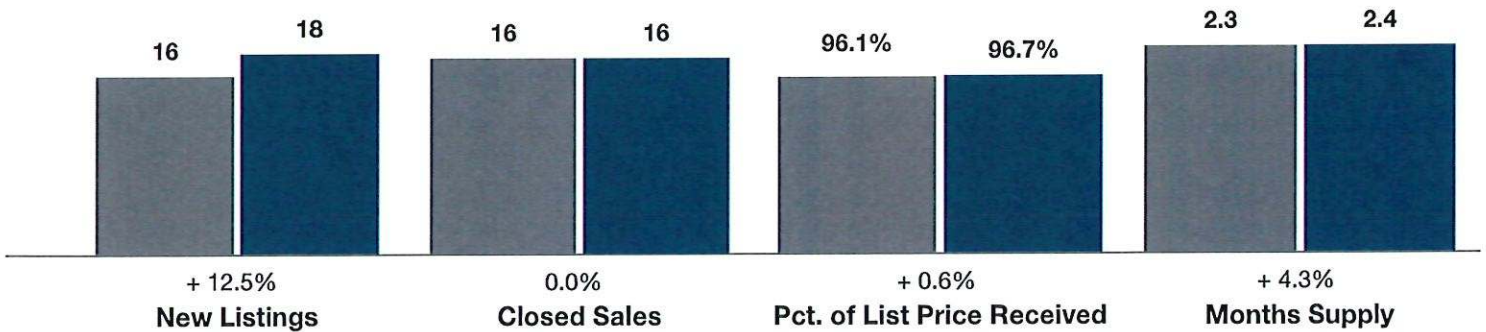
Clifton

Key Metrics	January			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
New Listings	16	18	+ 12.5%	16	18	+ 12.5%
Sold Listings	16	16	0.0%	16	16	0.0%
Median Sales Price*	\$267,500	\$284,330	+ 6.3%	\$267,500	\$284,330	+ 6.3%
Average Sales Price*	\$264,879	\$272,385	+ 2.8%	\$264,879	\$272,385	+ 2.8%
Percent of List Price Received*	96.1%	96.7%	+ 0.6%	96.1%	96.7%	+ 0.6%
Days on Market Until Sale	72	104	+ 44.4%	72	104	+ 44.4%
Inventory of Homes for Sale	36	39	+ 8.3%	--	--	--
Months Supply of Inventory	2.3	2.4	+ 4.3%	--	--	--

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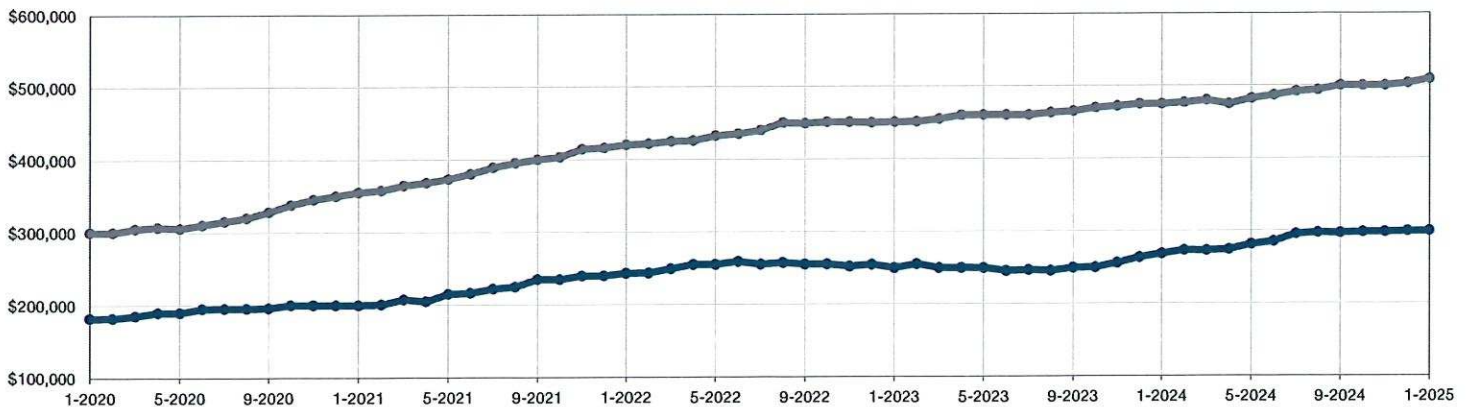
January

■ 2024 ■ 2025



Historical Median Sales Price Rolling 12-Month Calculation

GJARA —
Clifton —



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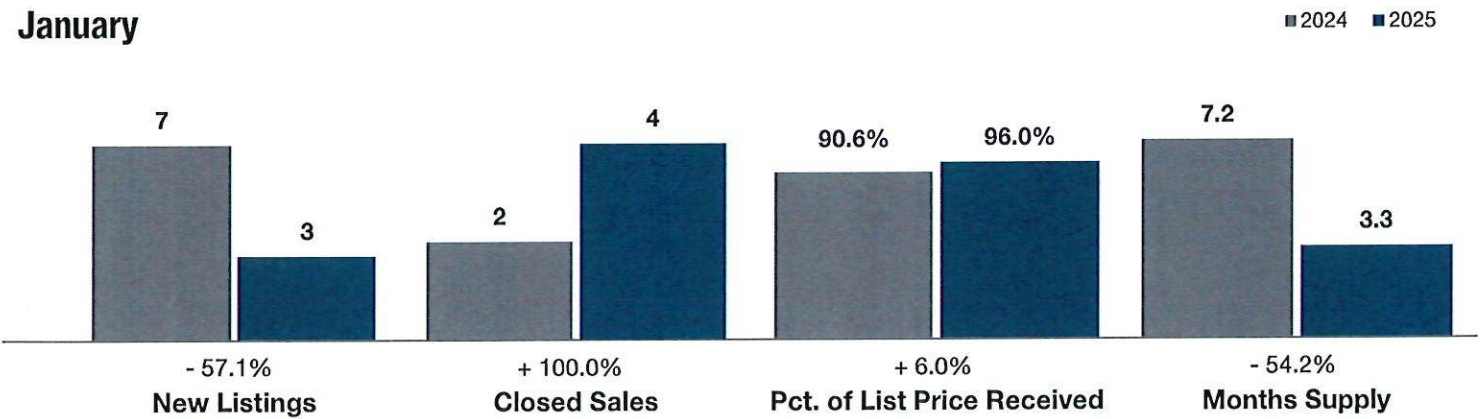


Collbran/Mesa/Vega

Key Metrics	January			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
New Listings	7	3	- 57.1%	7	3	- 57.1%
Sold Listings	2	4	+ 100.0%	2	4	+ 100.0%
Median Sales Price*	\$500,000	\$997,000	+ 99.4%	\$500,000	\$997,000	+ 99.4%
Average Sales Price*	\$500,000	\$1,126,000	+ 125.2%	\$500,000	\$1,126,000	+ 125.2%
Percent of List Price Received*	90.6%	96.0%	+ 6.0%	90.6%	96.0%	+ 6.0%
Days on Market Until Sale	184	232	+ 26.1%	184	232	+ 26.1%
Inventory of Homes for Sale	24	15	- 37.5%	--	--	--
Months Supply of Inventory	7.2	3.3	- 54.2%	--	--	--

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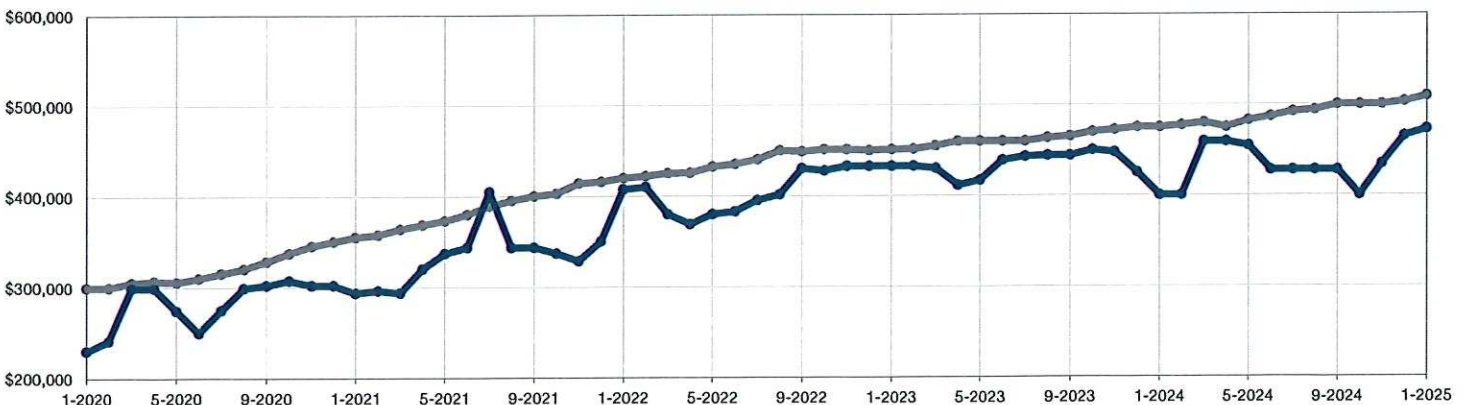
January



Historical Median Sales Price

Rolling 12-Month Calculation

GJARA —
Collbran/Mesa/Vega —



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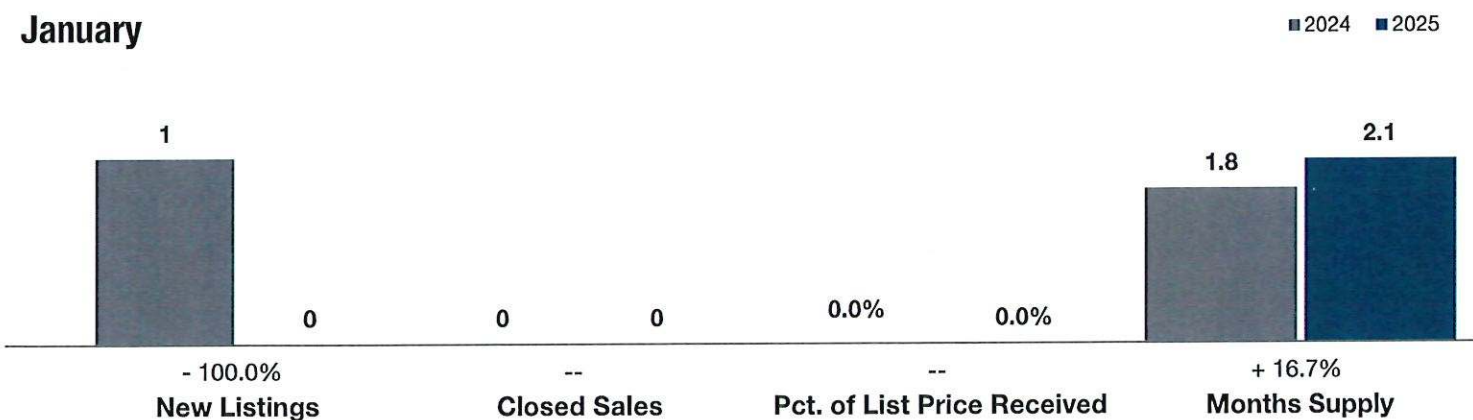


Debeque (Includes De-Beque Cutoff)

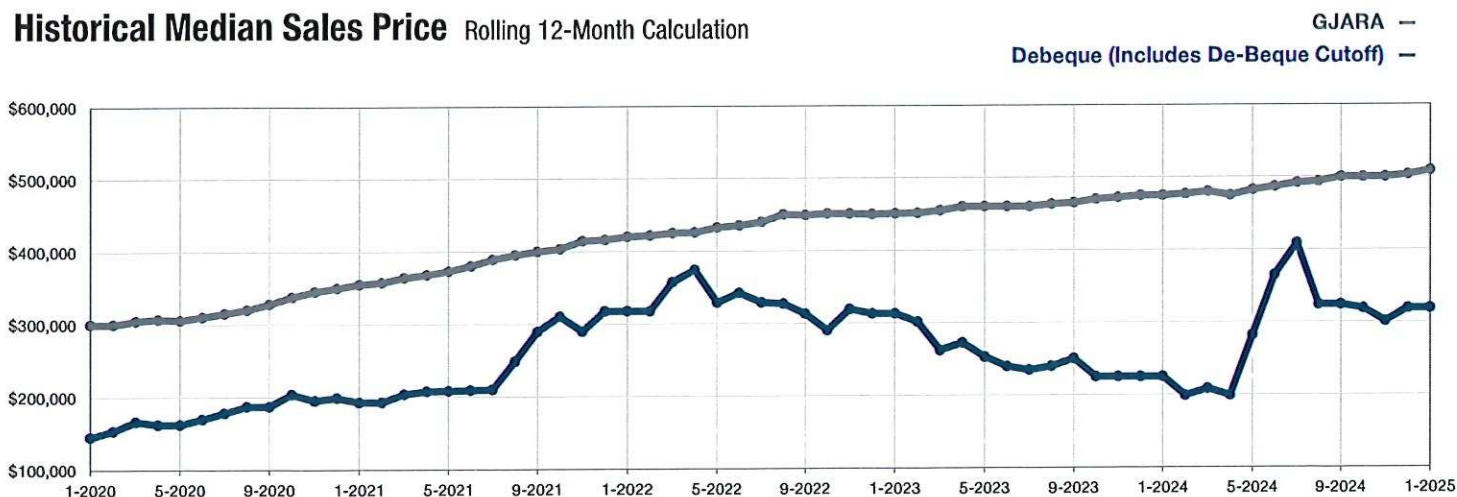
Key Metrics	January			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
New Listings	1	0	- 100.0%	1	0	- 100.0%
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent 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	3	3	0.0%	--	--	--
Months Supply of Inventory	1.8	2.1	+ 16.7%	--	--	--

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January



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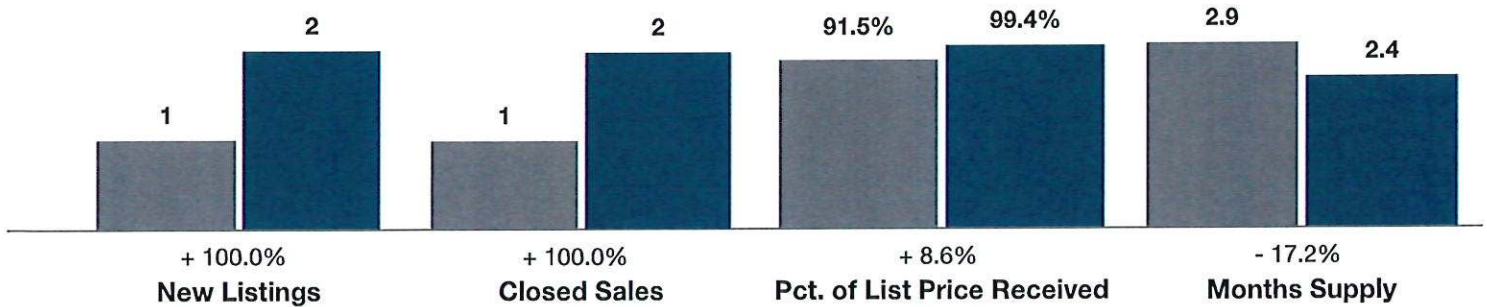
East Orchard Mesa

Key Metrics	January			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
New Listings	1	2	+ 100.0%	1	2	+ 100.0%
Sold Listings	1	2	+ 100.0%	1	2	+ 100.0%
Median Sales Price*	\$215,000	\$602,500	+ 180.2%	\$215,000	\$602,500	+ 180.2%
Average Sales Price*	\$215,000	\$602,500	+ 180.2%	\$215,000	\$602,500	+ 180.2%
Percent of List Price Received*	91.5%	99.4%	+ 8.6%	91.5%	99.4%	+ 8.6%
Days on Market Until Sale	45	122	+ 171.1%	45	122	+ 171.1%
Inventory of Homes for Sale	4	4	0.0%	--	--	--
Months Supply of Inventory	2.9	2.4	- 17.2%	--	--	--

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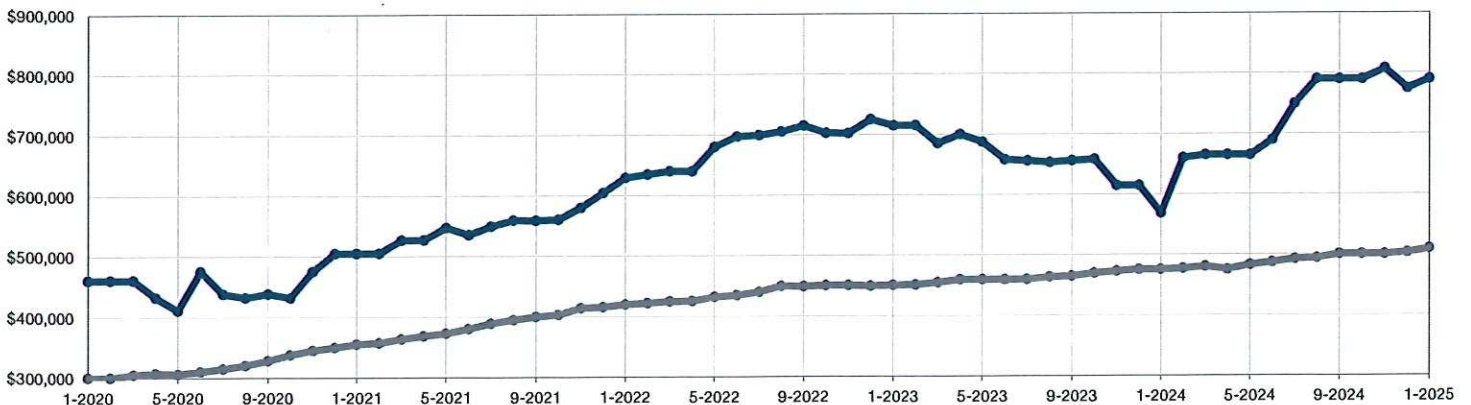
January

■ 2024 ■ 2025



Historical Median Sales Price Rolling 12-Month Calculation

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East Orchard Mesa —



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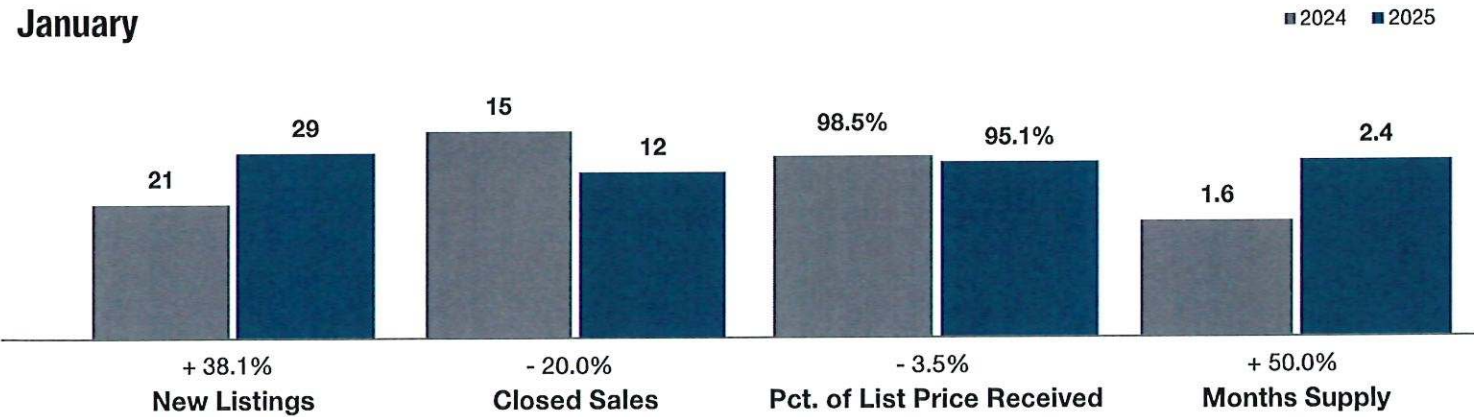


Fruita

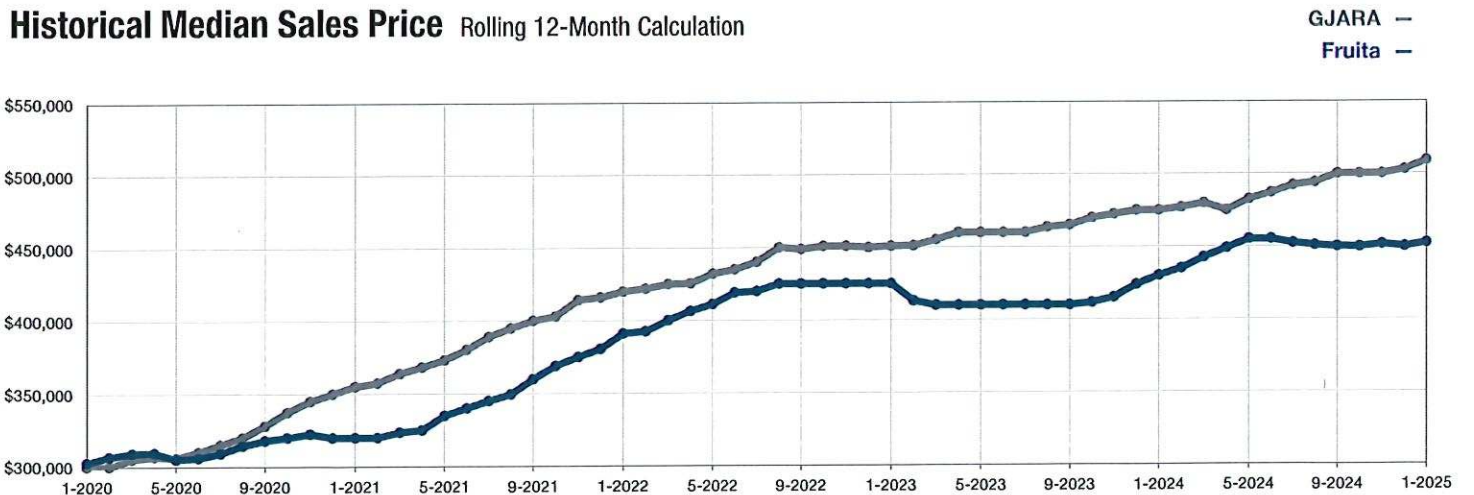
Key Metrics	January			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
New Listings	21	29	+ 38.1%	21	29	+ 38.1%
Sold Listings	15	12	- 20.0%	15	12	- 20.0%
Median Sales Price*	\$399,000	\$527,564	+ 32.2%	\$399,000	\$527,564	+ 32.2%
Average Sales Price*	\$417,745	\$636,511	+ 52.4%	\$417,745	\$636,511	+ 52.4%
Percent of List Price Received*	98.5%	95.1%	- 3.5%	98.5%	95.1%	- 3.5%
Days on Market Until Sale	69	114	+ 65.2%	69	114	+ 65.2%
Inventory of Homes for Sale	40	56	+ 40.0%	--	--	--
Months Supply of Inventory	1.6	2.4	+ 50.0%	--	--	--

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January



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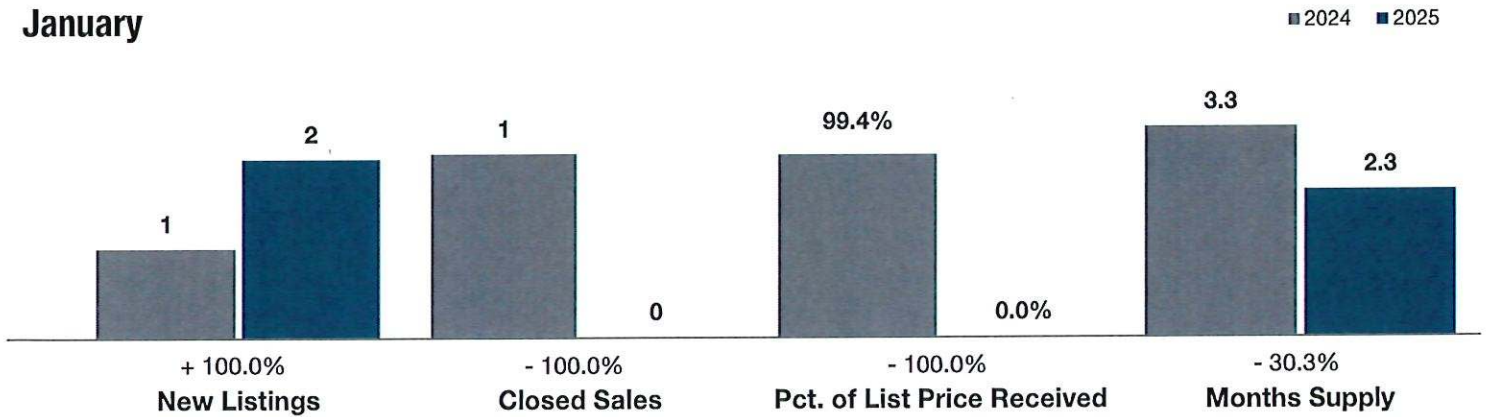
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Glade Park

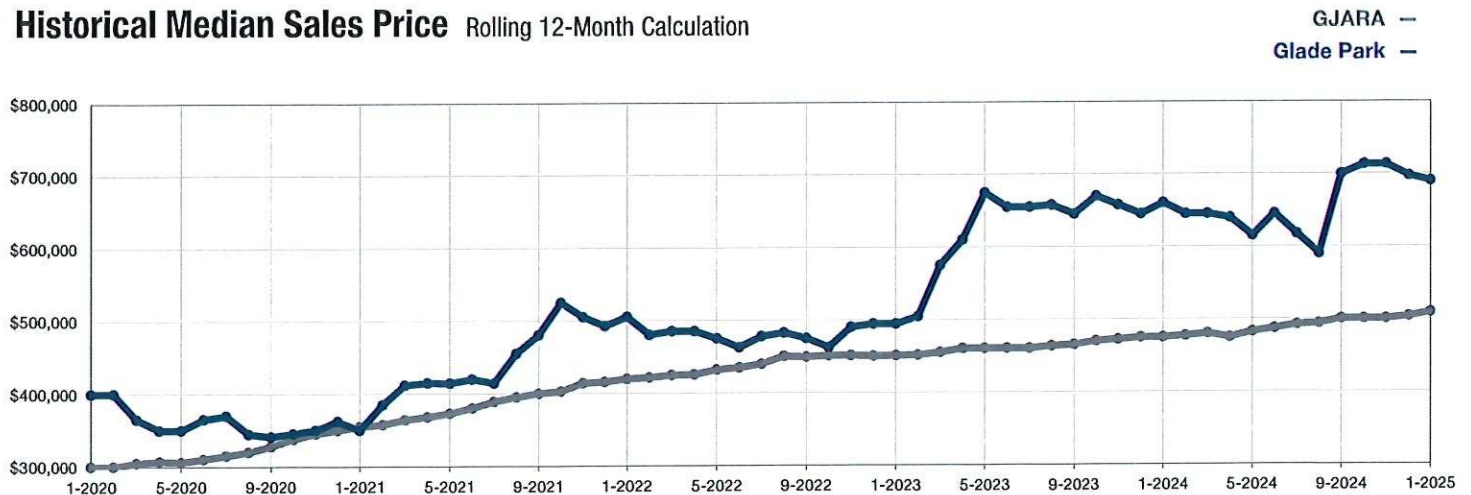
Key Metrics	January			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
New Listings	1	2	+ 100.0%	1	2	+ 100.0%
Sold Listings	1	0	- 100.0%	1	0	- 100.0%
Median Sales Price*	\$785,000	\$0	- 100.0%	\$785,000	\$0	- 100.0%
Average Sales Price*	\$785,000	\$0	- 100.0%	\$785,000	\$0	- 100.0%
Percent of List Price Received*	99.4%	0.0%	- 100.0%	99.4%	0.0%	- 100.0%
Days on Market Until Sale	139	0	- 100.0%	139	0	- 100.0%
Inventory of Homes for Sale	5	5	0.0%	--	--	--
Months Supply of Inventory	3.3	2.3	- 30.3%	--	--	--

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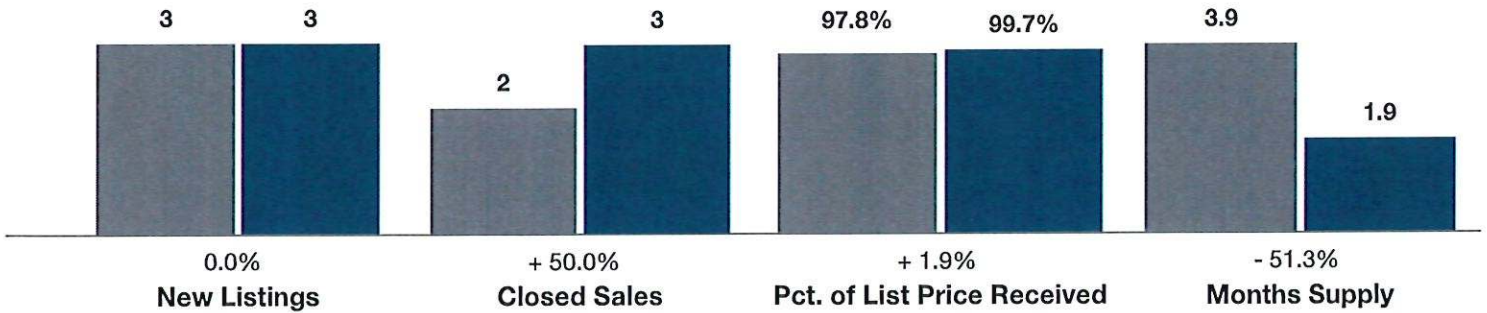
Loma

Key Metrics	January			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
New Listings	3	3	0.0%	3	3	0.0%
Sold Listings	2	3	+ 50.0%	2	3	+ 50.0%
Median Sales Price*	\$1,182,500	\$480,000	- 59.4%	\$1,182,500	\$480,000	- 59.4%
Average Sales Price*	\$1,182,500	\$455,000	- 61.5%	\$1,182,500	\$455,000	- 61.5%
Percent of List Price Received*	97.8%	99.7%	+ 1.9%	97.8%	99.7%	+ 1.9%
Days on Market Until Sale	23	43	+ 87.0%	23	43	+ 87.0%
Inventory of Homes for Sale	6	4	- 33.3%	--	--	--
Months Supply of Inventory	3.9	1.9	- 51.3%	--	--	--

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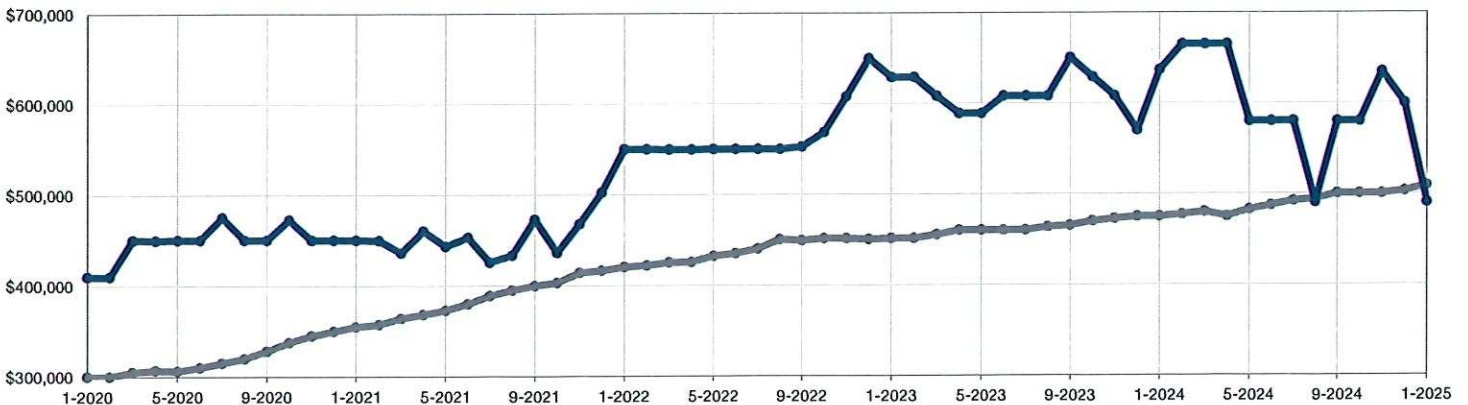
January

■ 2024 ■ 2025



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Loma —



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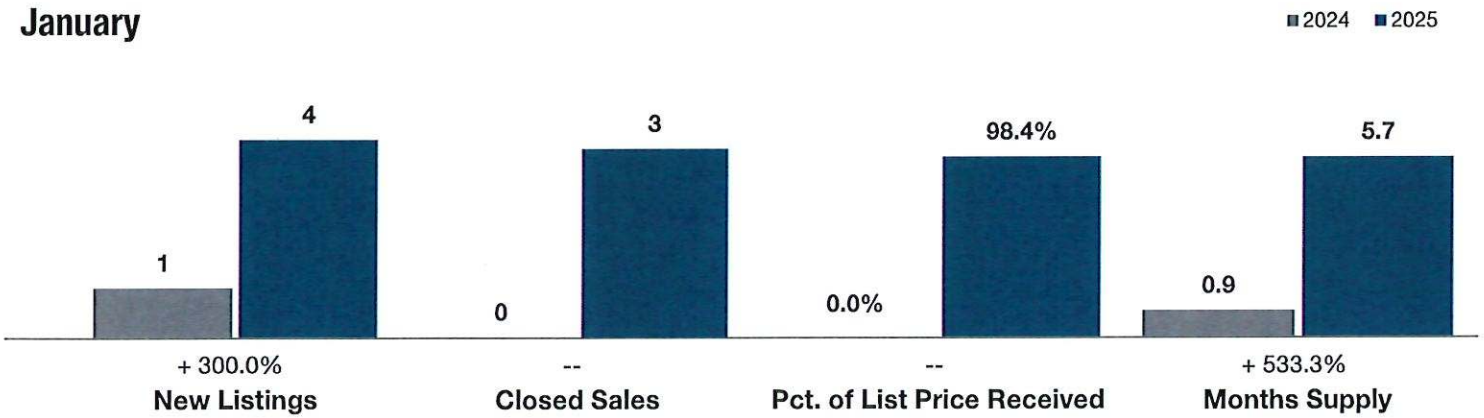


Mack

Key Metrics	January			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
New Listings	1	4	+ 300.0%	1	4	+ 300.0%
Sold Listings	0	3	--	0	3	--
Median Sales Price*	\$0	\$725,000	--	\$0	\$725,000	--
Average Sales Price*	\$0	\$678,333	--	\$0	\$678,333	--
Percent of List Price Received*	0.0%	98.4%	--	0.0%	98.4%	--
Days on Market Until Sale	0	123	--	0	123	--
Inventory of Homes for Sale	2	9	+ 350.0%	--	--	--
Months Supply of Inventory	0.9	5.7	+ 533.3%	--	--	--

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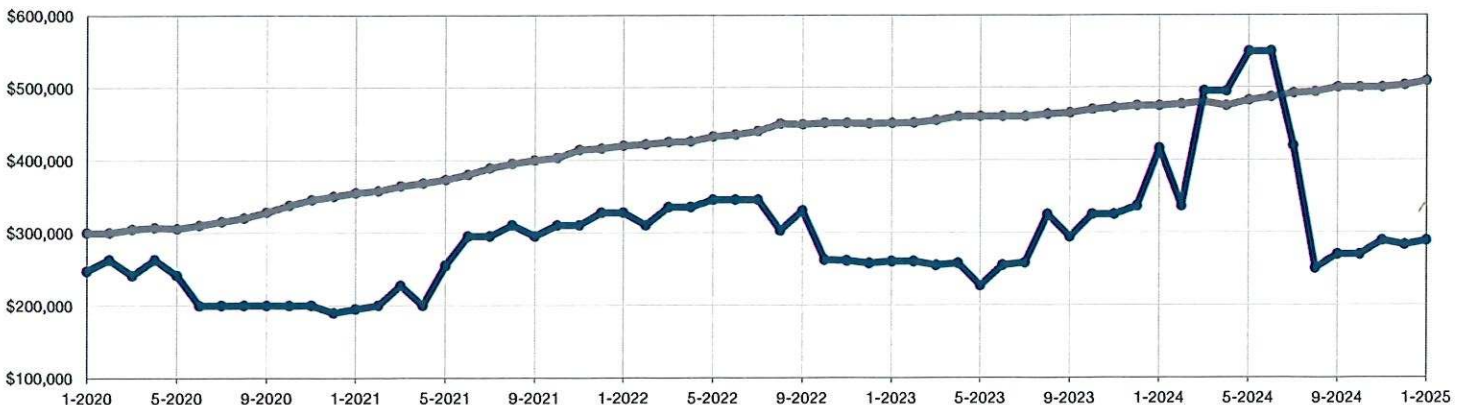
January



Historical Median Sales Price

Rolling 12-Month Calculation

GJARA —
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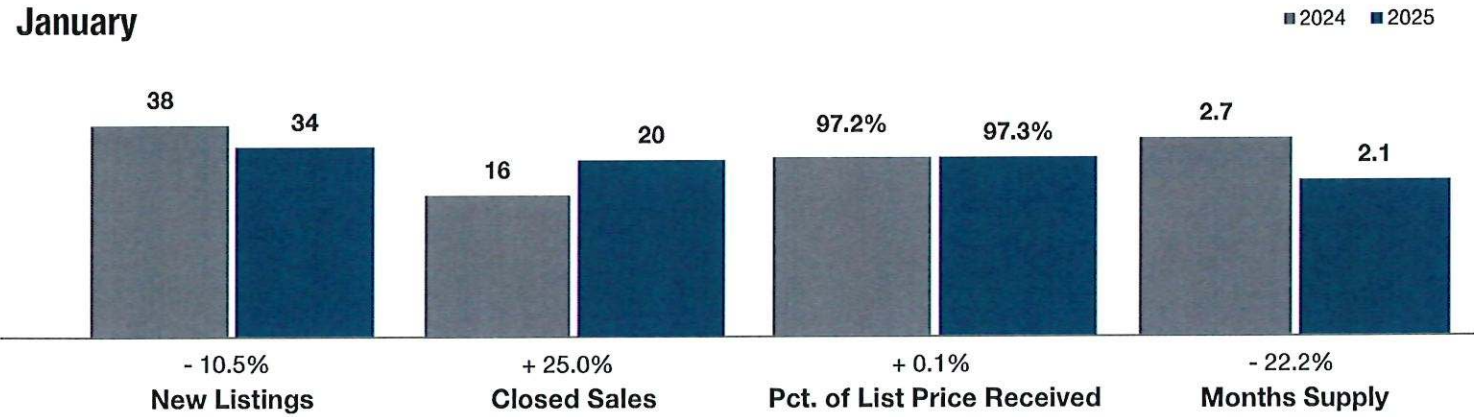


North

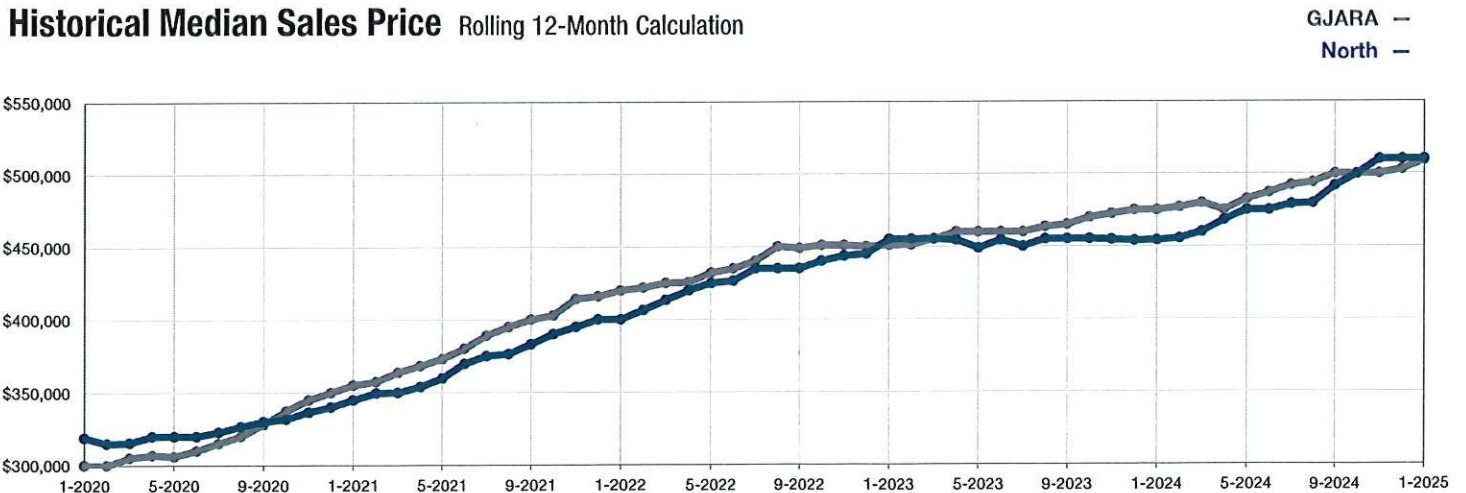
Key Metrics	January			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
New Listings	38	34	- 10.5%	38	34	- 10.5%
Sold Listings	16	20	+ 25.0%	16	20	+ 25.0%
Median Sales Price*	\$476,500	\$414,250	- 13.1%	\$476,500	\$414,250	- 13.1%
Average Sales Price*	\$451,700	\$444,146	- 1.7%	\$451,700	\$444,146	- 1.7%
Percent of List Price Received*	97.2%	97.3%	+ 0.1%	97.2%	97.3%	+ 0.1%
Days on Market Until Sale	115	87	- 24.3%	115	87	- 24.3%
Inventory of Homes for Sale	84	70	- 16.7%	--	--	--
Months Supply of Inventory	2.7	2.1	- 22.2%	--	--	--

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January



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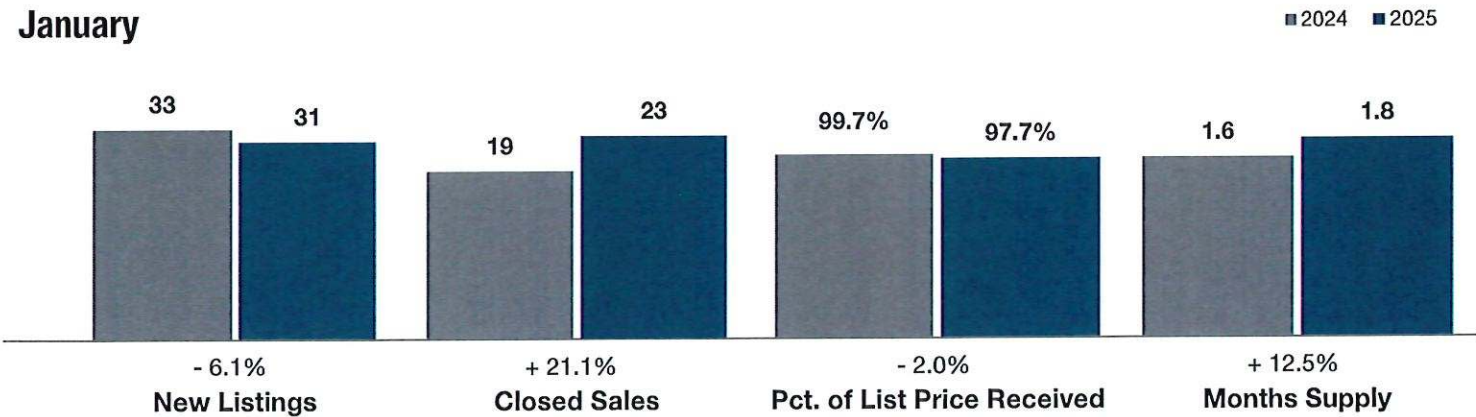


Northeast

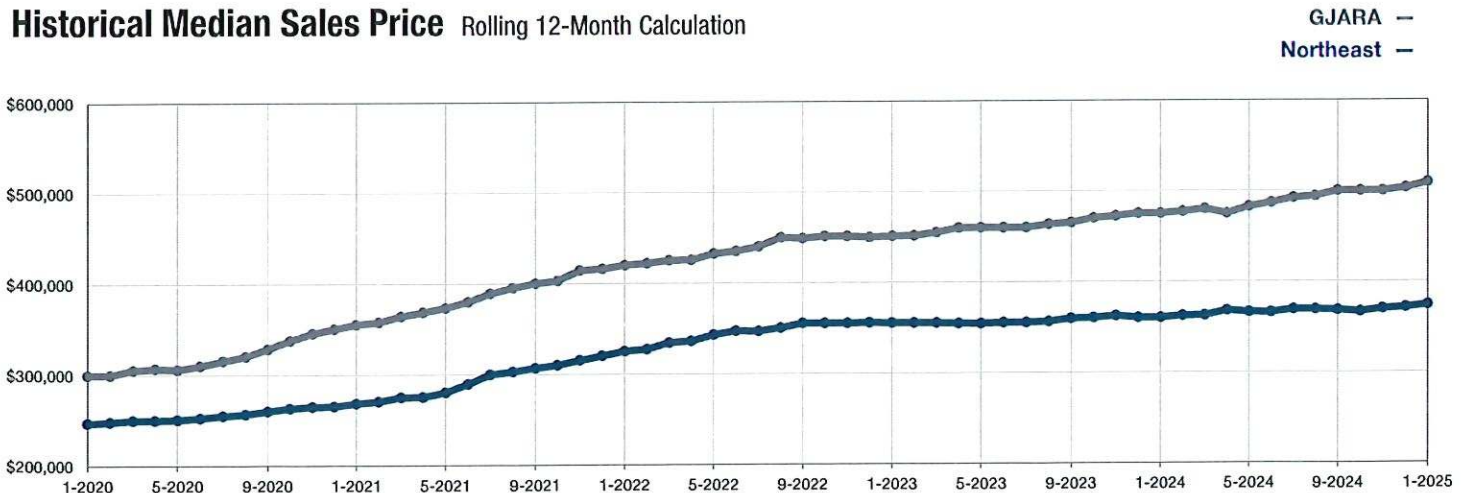
Key Metrics	January			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
New Listings	33	31	- 6.1%	33	31	- 6.1%
Sold Listings	19	23	+ 21.1%	19	23	+ 21.1%
Median Sales Price*	\$353,271	\$374,500	+ 6.0%	\$353,271	\$374,500	+ 6.0%
Average Sales Price*	\$340,825	\$370,896	+ 8.8%	\$340,825	\$370,896	+ 8.8%
Percent of List Price Received*	99.7%	97.7%	- 2.0%	99.7%	97.7%	- 2.0%
Days on Market Until Sale	75	94	+ 25.3%	75	94	+ 25.3%
Inventory of Homes for Sale	45	51	+ 13.3%	--	--	--
Months Supply of Inventory	1.6	1.8	+ 12.5%	--	--	--

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January



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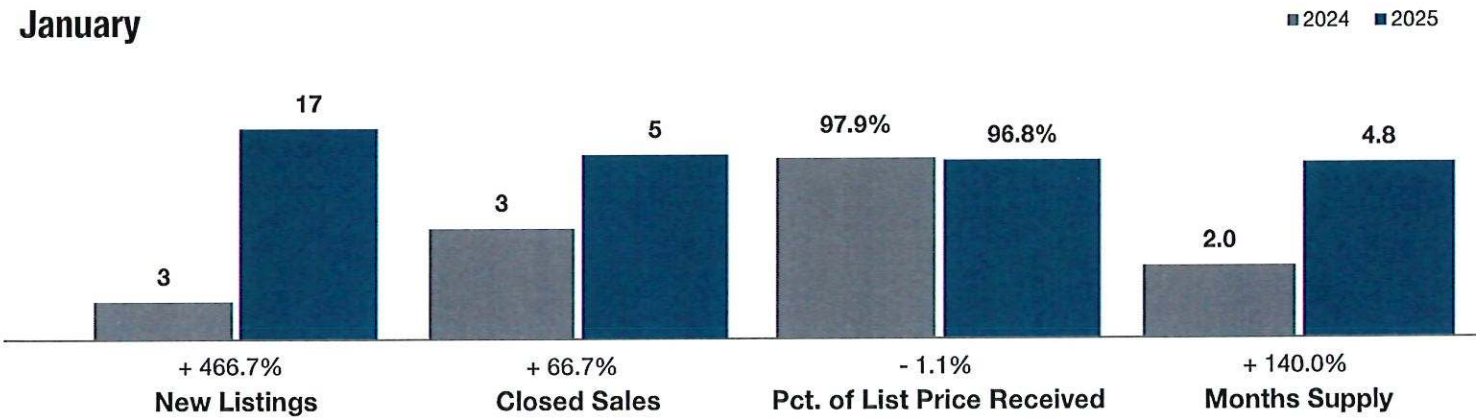


Northwest

Key Metrics	January			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
New Listings	3	17	+ 466.7%	3	17	+ 466.7%
Sold Listings	3	5	+ 66.7%	3	5	+ 66.7%
Median Sales Price*	\$537,000	\$1,100,000	+ 104.8%	\$537,000	\$1,100,000	+ 104.8%
Average Sales Price*	\$591,500	\$959,980	+ 62.3%	\$591,500	\$959,980	+ 62.3%
Percent of List Price Received*	97.9%	96.8%	- 1.1%	97.9%	96.8%	- 1.1%
Days on Market Until Sale	77	99	+ 28.6%	77	99	+ 28.6%
Inventory of Homes for Sale	10	27	+ 170.0%	--	--	--
Months Supply of Inventory	2.0	4.8	+ 140.0%	--	--	--

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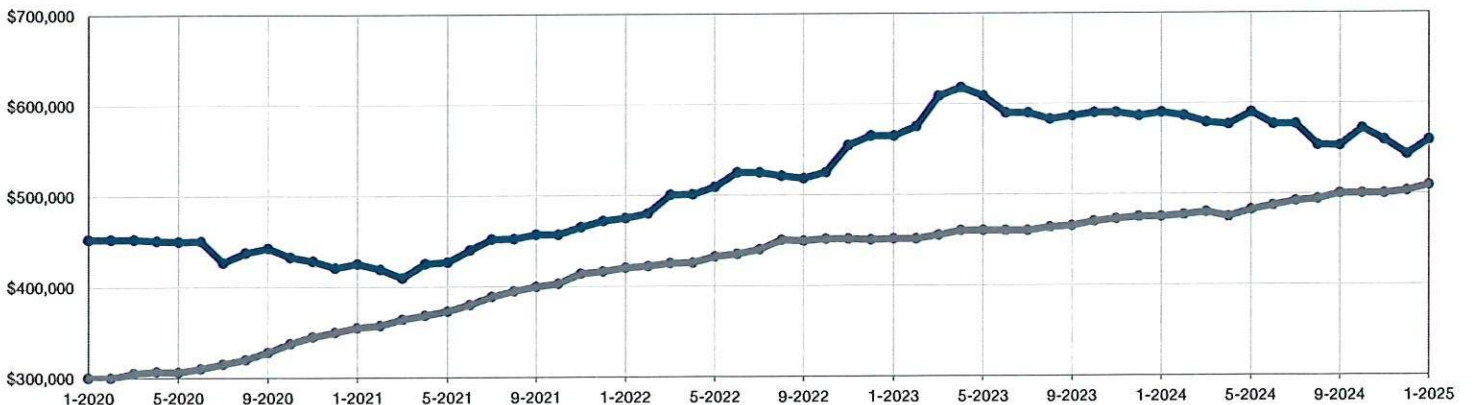
January



Historical Median Sales Price

Rolling 12-Month Calculation

GJARA —
Northwest —



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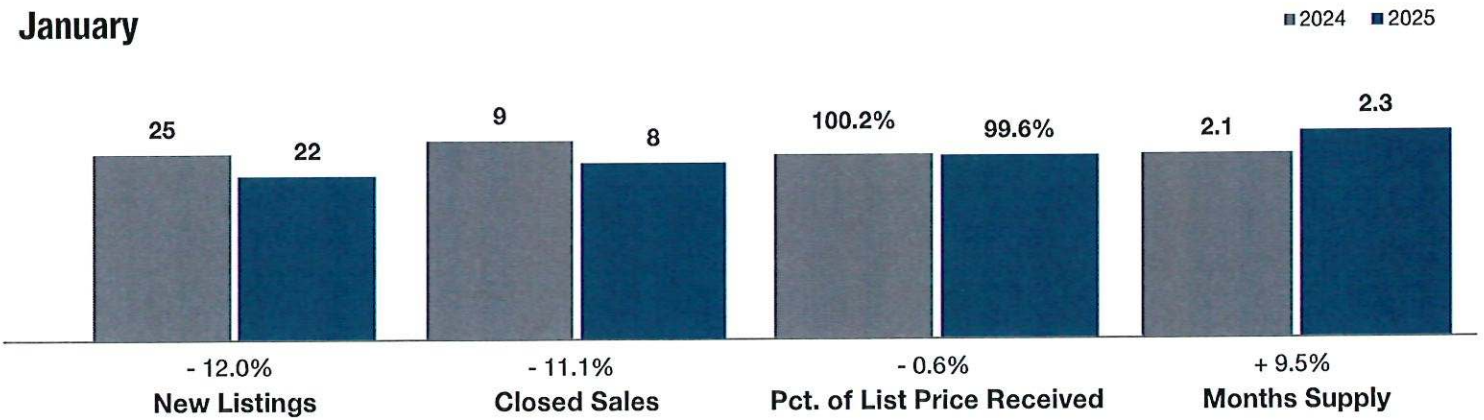


Orchard Mesa

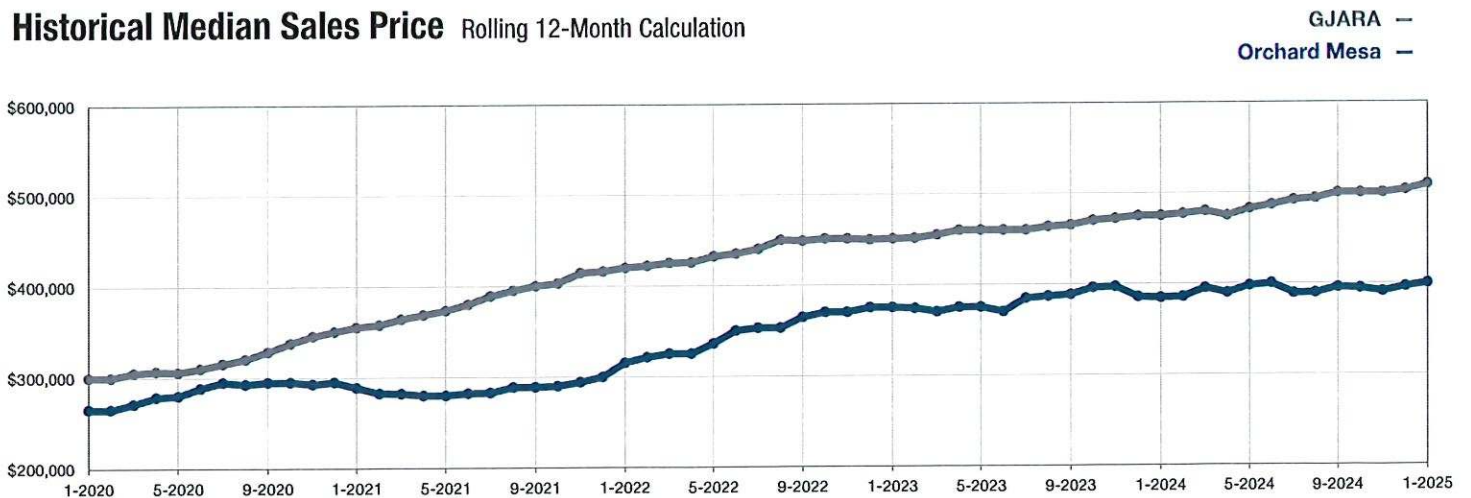
Key Metrics	January			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
New Listings	25	22	- 12.0%	25	22	- 12.0%
Sold Listings	9	8	- 11.1%	9	8	- 11.1%
Median Sales Price*	\$348,000	\$428,949	+ 23.3%	\$348,000	\$428,949	+ 23.3%
Average Sales Price*	\$375,389	\$416,816	+ 11.0%	\$375,389	\$416,816	+ 11.0%
Percent of List Price Received*	100.2%	99.6%	- 0.6%	100.2%	99.6%	- 0.6%
Days on Market Until Sale	76	86	+ 13.2%	76	86	+ 13.2%
Inventory of Homes for Sale	50	59	+ 18.0%	--	--	--
Months Supply of Inventory	2.1	2.3	+ 9.5%	--	--	--

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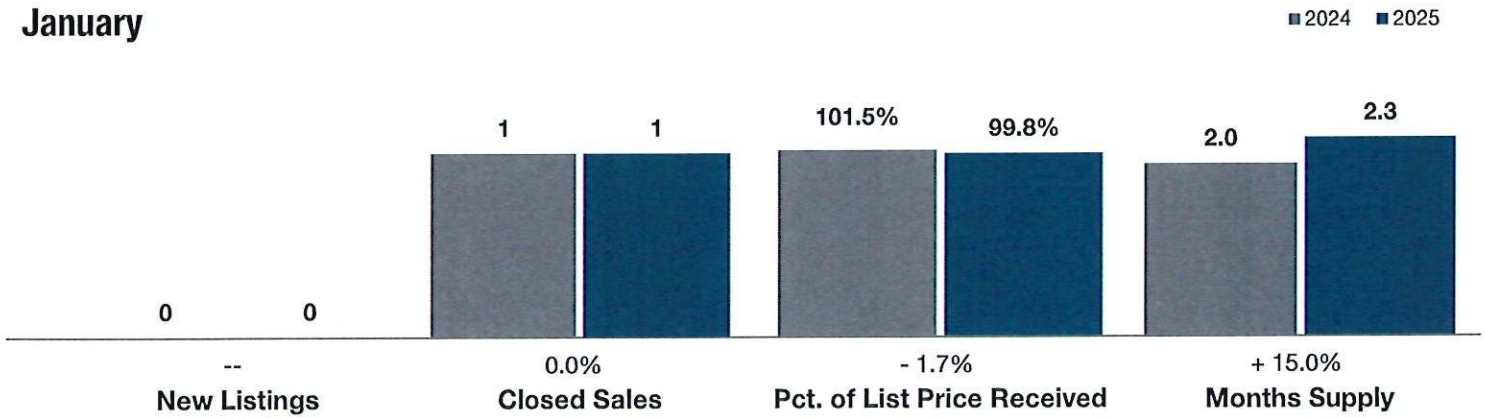


Outside Mesa County

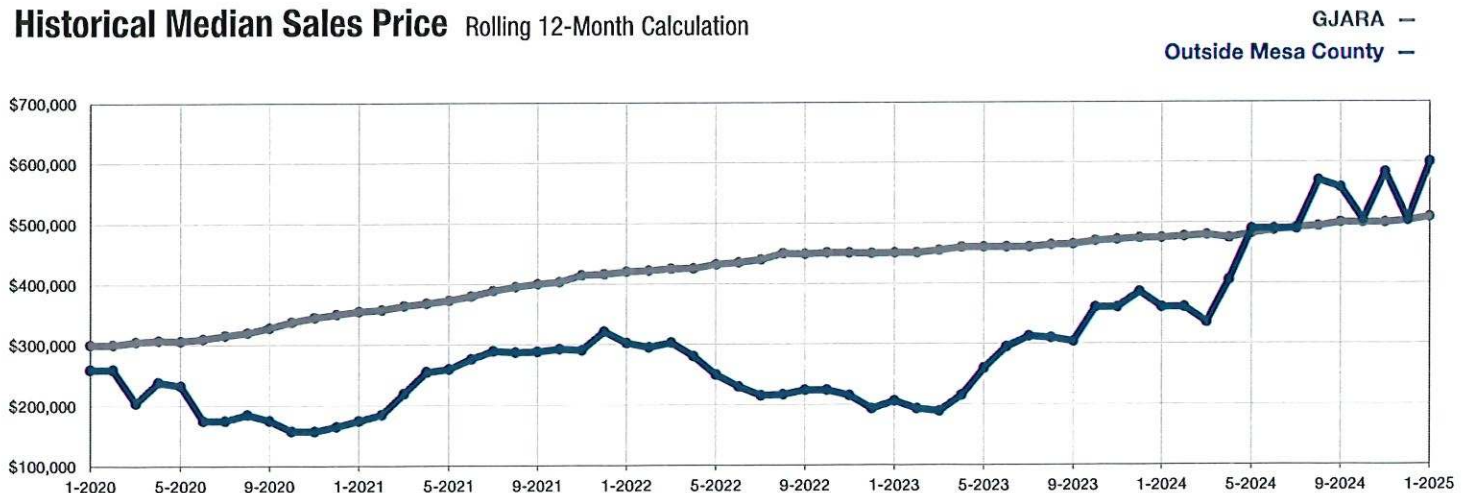
Key Metrics	January			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
New Listings	0	0	--	0	0	--
Sold Listings	1	1	0.0%	1	1	0.0%
Median Sales Price*	\$279,000	\$678,500	+ 143.2%	\$279,000	\$678,500	+ 143.2%
Average Sales Price*	\$279,000	\$678,500	+ 143.2%	\$279,000	\$678,500	+ 143.2%
Percent of List Price Received*	101.5%	99.8%	- 1.7%	101.5%	99.8%	- 1.7%
Days on Market Until Sale	90	241	+ 167.8%	90	241	+ 167.8%
Inventory of Homes for Sale	5	3	- 40.0%	--	--	--
Months Supply of Inventory	2.0	2.3	+ 15.0%	--	--	--

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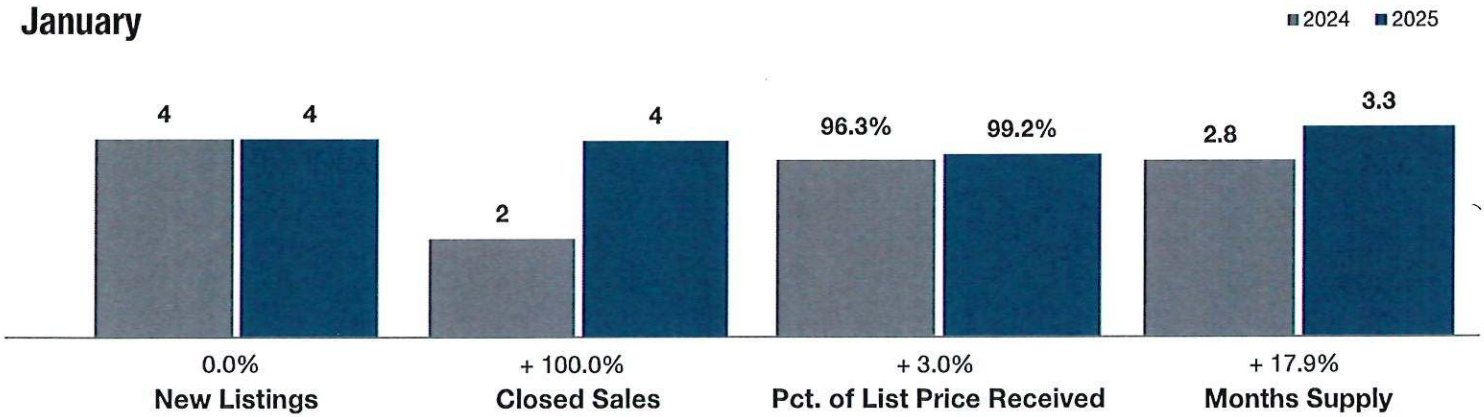


Palisade

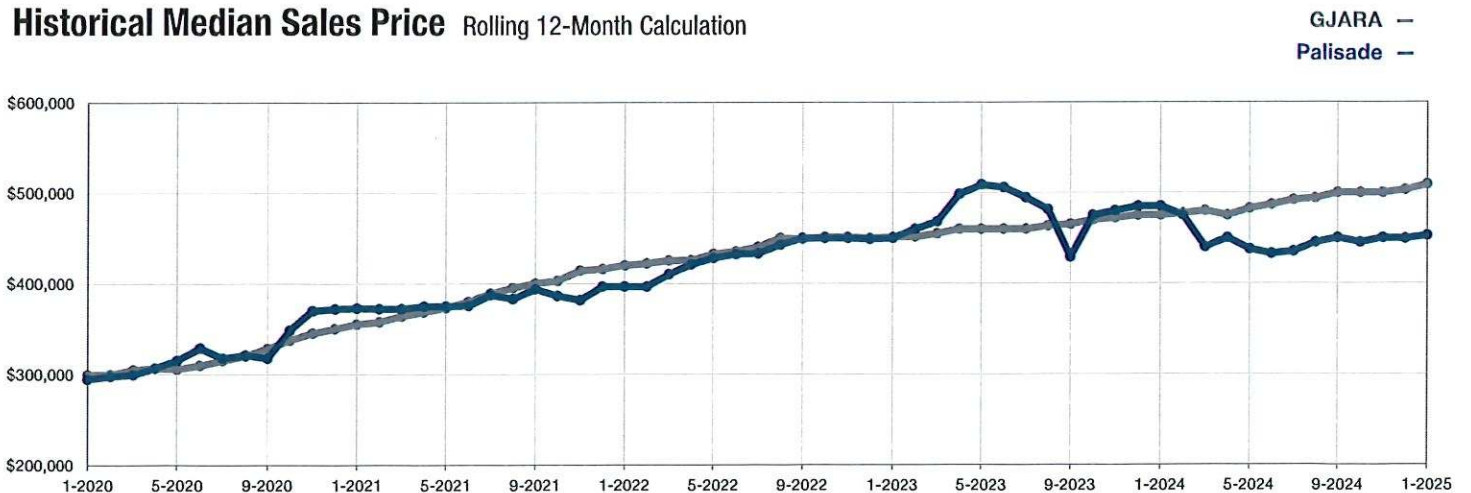
Key Metrics	January			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
New Listings	4	4	0.0%	4	4	0.0%
Sold Listings	2	4	+ 100.0%	2	4	+ 100.0%
Median Sales Price*	\$462,500	\$537,450	+ 16.2%	\$462,500	\$537,450	+ 16.2%
Average Sales Price*	\$462,500	\$578,663	+ 25.1%	\$462,500	\$578,663	+ 25.1%
Percent of List Price Received*	96.3%	99.2%	+ 3.0%	96.3%	99.2%	+ 3.0%
Days on Market Until Sale	48	53	+ 10.4%	48	53	+ 10.4%
Inventory of Homes for Sale	14	15	+ 7.1%	--	--	--
Months Supply of Inventory	2.8	3.3	+ 17.9%	--	--	--

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Local Market Update for January 2025

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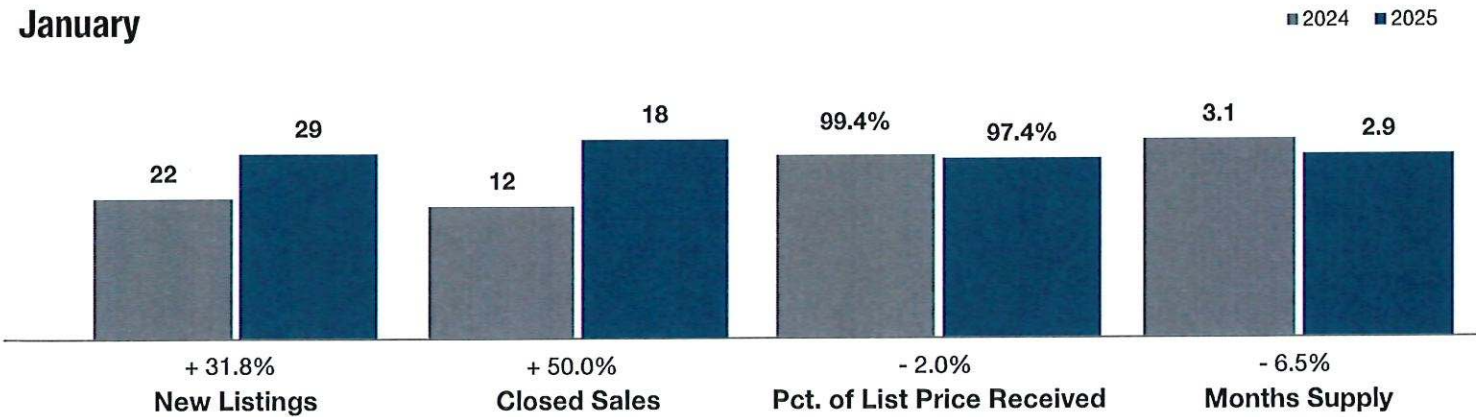


Redlands

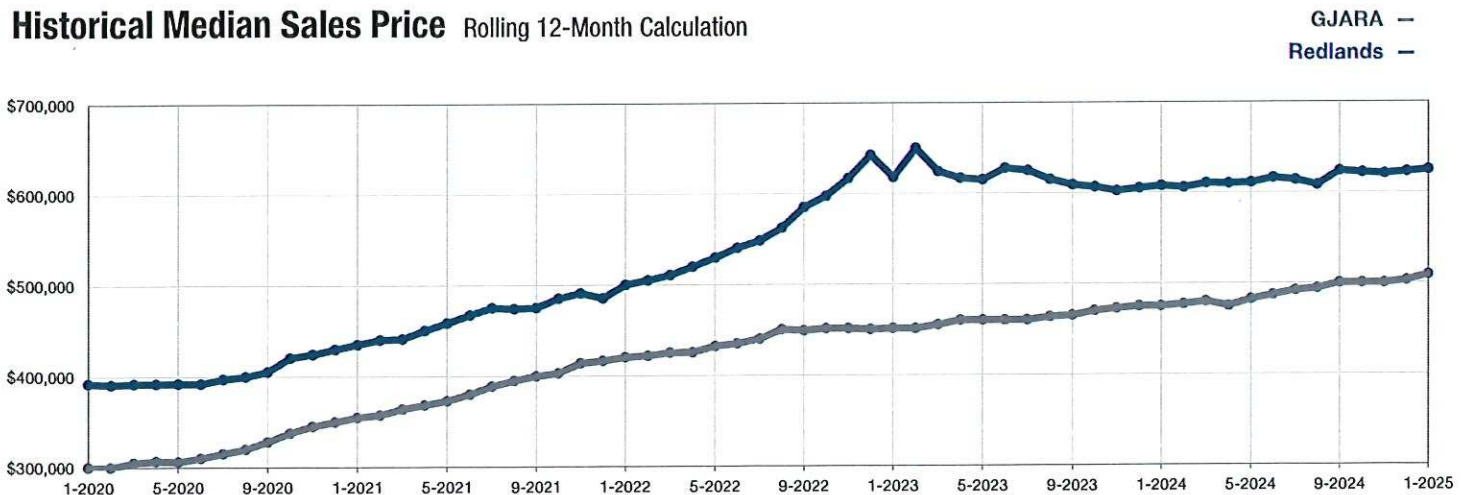
Key Metrics	January			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
New Listings	22	29	+ 31.8%	22	29	+ 31.8%
Sold Listings	12	18	+ 50.0%	12	18	+ 50.0%
Median Sales Price*	\$567,050	\$658,000	+ 16.0%	\$567,050	\$658,000	+ 16.0%
Average Sales Price*	\$642,349	\$694,293	+ 8.1%	\$642,349	\$694,293	+ 8.1%
Percent of List Price Received*	99.4%	97.4%	- 2.0%	99.4%	97.4%	- 2.0%
Days on Market Until Sale	96	139	+ 44.8%	96	139	+ 44.8%
Inventory of Homes for Sale	76	68	- 10.5%	--	--	--
Months Supply of Inventory	3.1	2.9	- 6.5%	--	--	--

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

January



Historical Median Sales Price Rolling 12-Month Calculation



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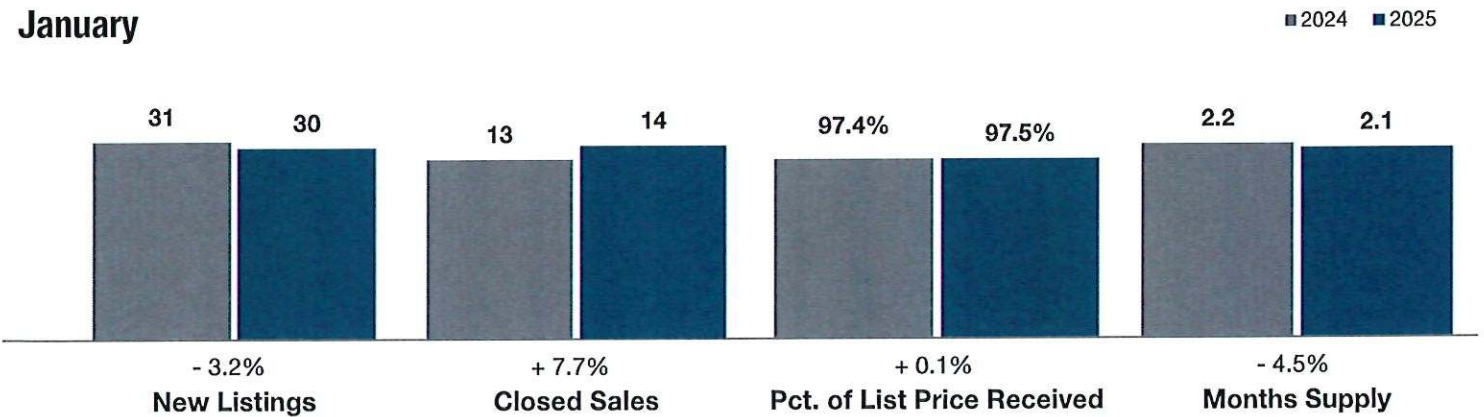
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Southeast

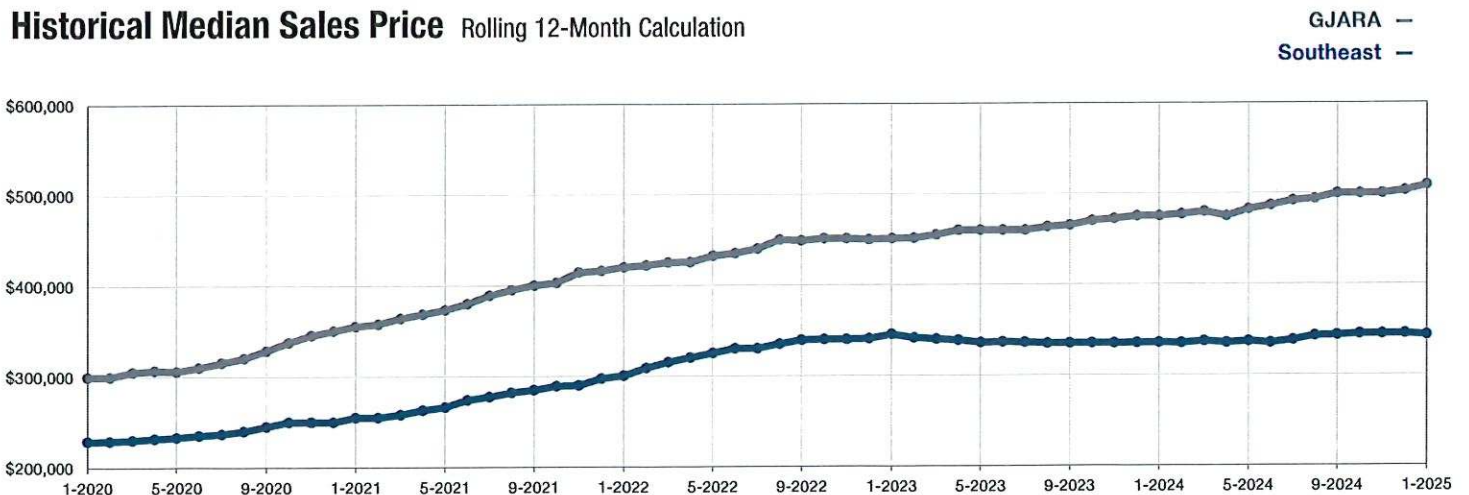
Key Metrics	January			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
New Listings	31	30	- 3.2%	31	30	- 3.2%
Sold Listings	13	14	+ 7.7%	13	14	+ 7.7%
Median Sales Price*	\$369,000	\$335,000	- 9.2%	\$369,000	\$335,000	- 9.2%
Average Sales Price*	\$320,123	\$329,536	+ 2.9%	\$320,123	\$329,536	+ 2.9%
Percent of List Price Received*	97.4%	97.5%	+ 0.1%	97.4%	97.5%	+ 0.1%
Days on Market Until Sale	80	92	+ 15.0%	80	92	+ 15.0%
Inventory of Homes for Sale	50	53	+ 6.0%	--	--	--
Months Supply of Inventory	2.2	2.1	- 4.5%	--	--	--

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January



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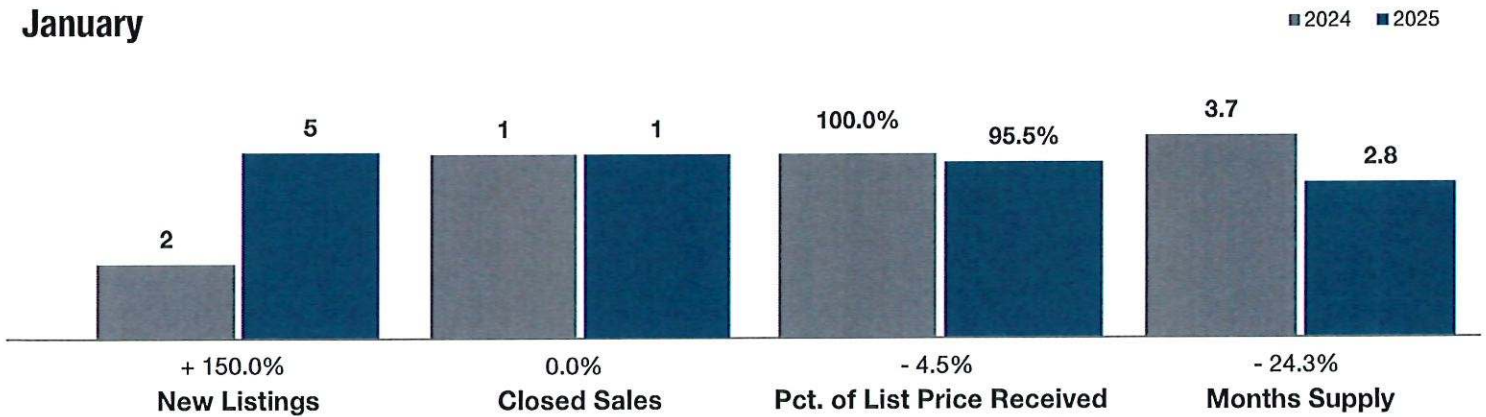


Whitewater/Gateway

Key Metrics	January			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
New Listings	2	5	+ 150.0%	2	5	+ 150.0%
Sold Listings	1	1	0.0%	1	1	0.0%
Median Sales Price*	\$349,900	\$1,050,000	+ 200.1%	\$349,900	\$1,050,000	+ 200.1%
Average Sales Price*	\$349,900	\$1,050,000	+ 200.1%	\$349,900	\$1,050,000	+ 200.1%
Percent of List Price Received*	100.0%	95.5%	- 4.5%	100.0%	95.5%	- 4.5%
Days on Market Until Sale	80	125	+ 56.3%	80	125	+ 56.3%
Inventory of Homes for Sale	9	9	0.0%	--	--	--
Months Supply of Inventory	3.7	2.8	- 24.3%	--	--	--

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

January



Historical Median Sales Price Rolling 12-Month Calculation

