

Local Market Update for November 2024

A Research Tool Provided by the Colorado Association of REALTORS®

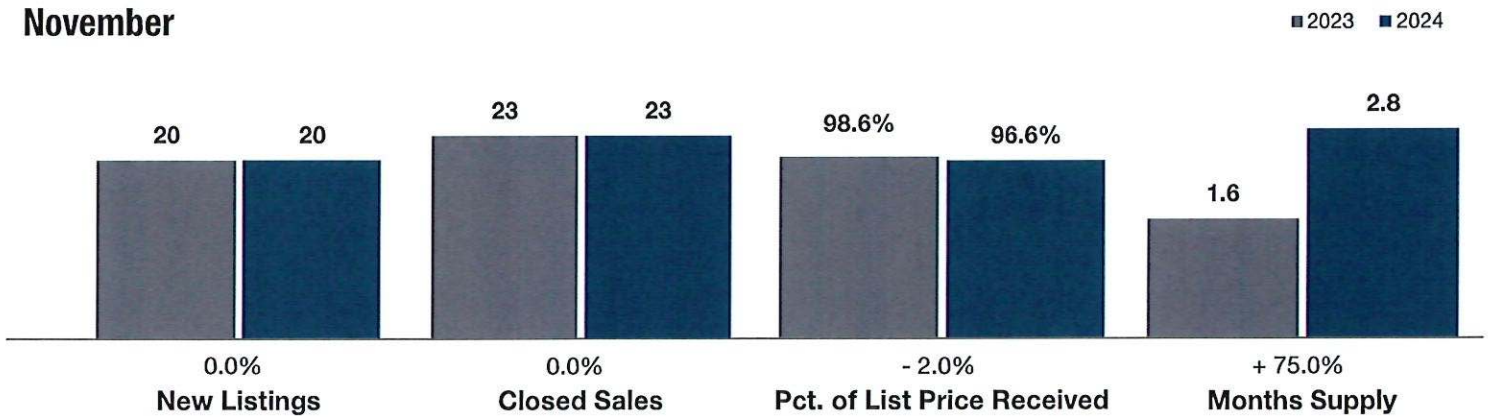


City

Key Metrics	November			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 11-2023	Thru 11-2024	Percent Change from Previous Year
New Listings	20	20	0.0%	348	390	+ 12.1%
Sold Listings	23	23	0.0%	314	276	- 12.1%
Median Sales Price*	\$307,500	\$310,000	+ 0.8%	\$305,500	\$329,950	+ 8.0%
Average Sales Price*	\$305,530	\$332,813	+ 8.9%	\$310,633	\$326,462	+ 5.1%
Percent of List Price Received*	98.6%	96.6%	- 2.0%	98.1%	97.9%	- 0.2%
Days on Market Until Sale	55	100	+ 81.8%	69	68	- 1.4%
Inventory of Homes for Sale	46	69	+ 50.0%	--	--	--
Months Supply of Inventory	1.6	2.8	+ 75.0%	--	--	--

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

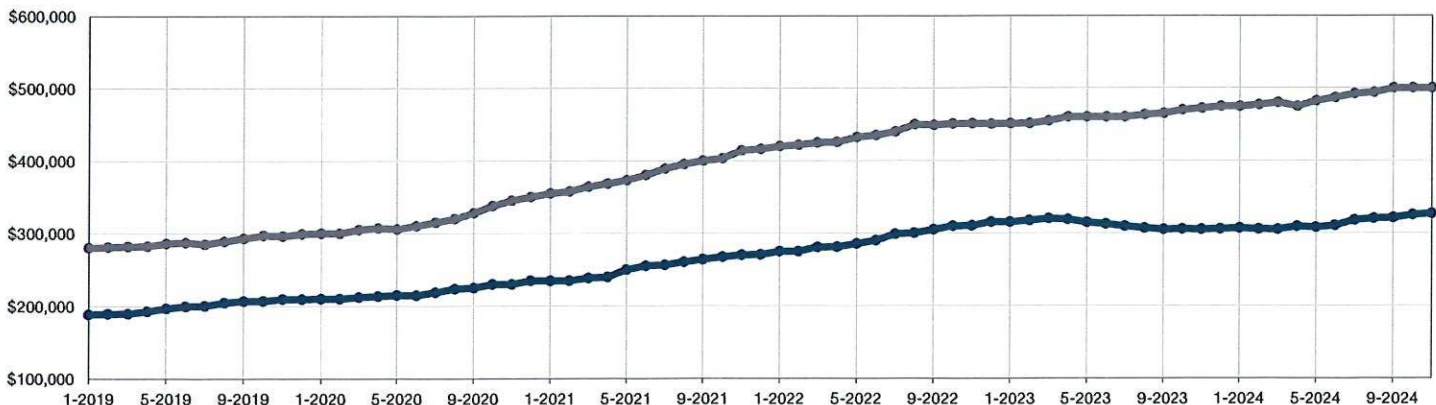
November



Historical Median Sales Price

Rolling 12-Month Calculation

GJARA —
City —



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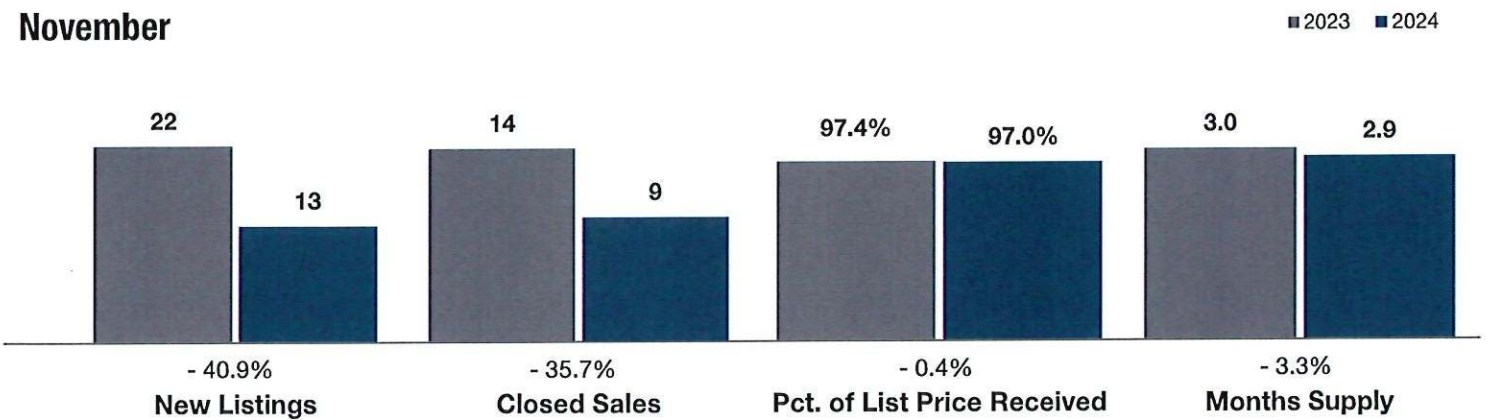


Clifton

Key Metrics	November			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 11-2023	Thru 11-2024	Percent Change from Previous Year
New Listings	22	13	- 40.9%	227	224	- 1.3%
Sold Listings	14	9	- 35.7%	170	178	+ 4.7%
Median Sales Price*	\$275,500	\$275,000	- 0.2%	\$255,000	\$297,500	+ 16.7%
Average Sales Price*	\$246,425	\$251,083	+ 1.9%	\$257,101	\$294,605	+ 14.6%
Percent of List Price Received*	97.4%	97.0%	- 0.4%	98.1%	98.1%	0.0%
Days on Market Until Sale	80	57	- 28.8%	77	71	- 7.8%
Inventory of Homes for Sale	46	46	0.0%	--	--	--
Months Supply of Inventory	3.0	2.9	- 3.3%	--	--	--

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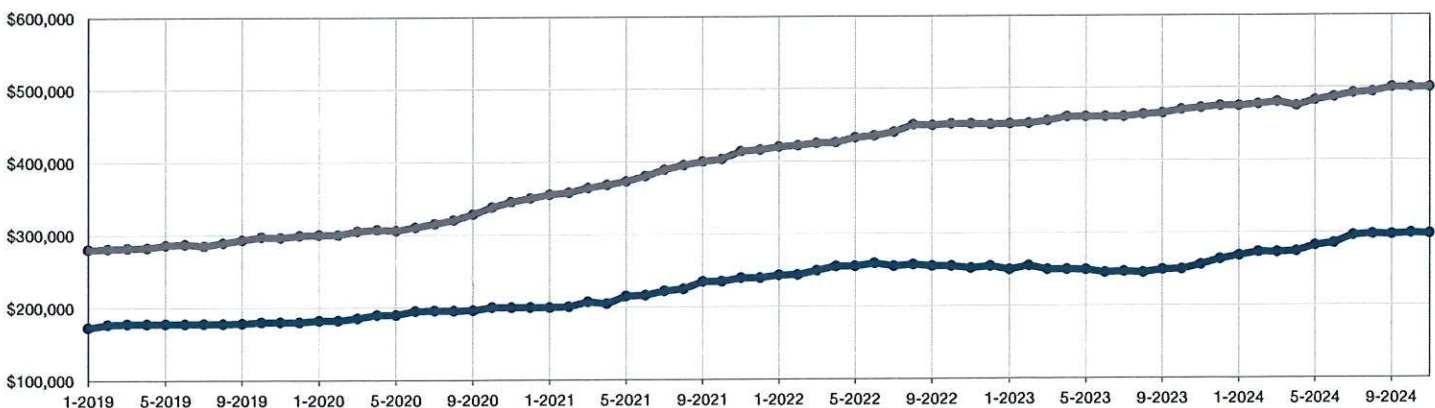
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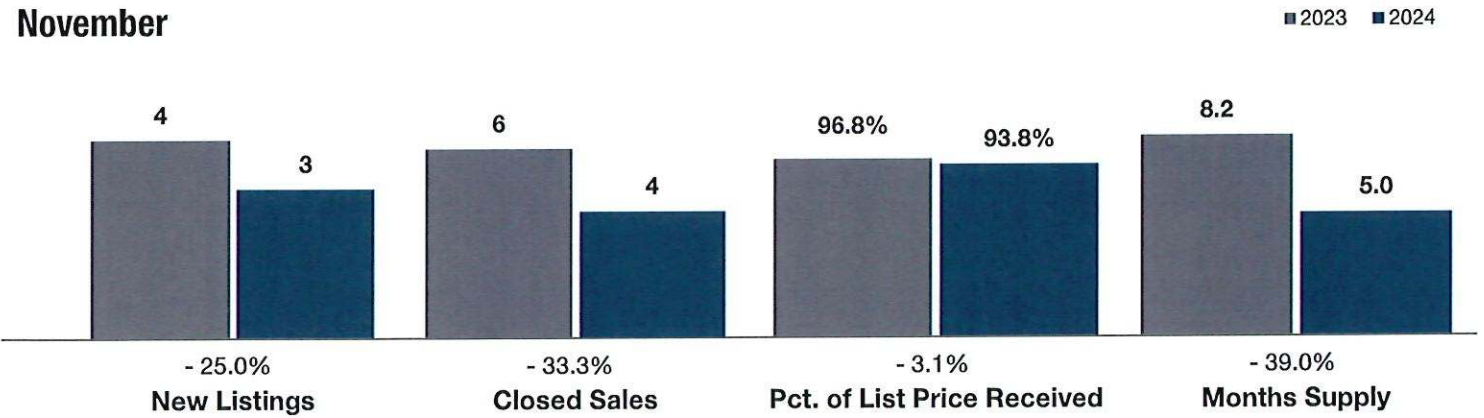


Collbran/Mesa/Vega

Key Metrics	November			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 11-2023	Thru 11-2024	Percent Change from Previous Year
New Listings	4	3	- 25.0%	66	75	+ 13.6%
Sold Listings	6	4	- 33.3%	36	47	+ 30.6%
Median Sales Price*	\$271,000	\$730,000	+ 169.4%	\$450,000	\$460,000	+ 2.2%
Average Sales Price*	\$494,333	\$720,000	+ 45.7%	\$504,666	\$530,744	+ 5.2%
Percent of List Price Received*	96.8%	93.8%	- 3.1%	96.1%	96.1%	0.0%
Days on Market Until Sale	184	135	- 26.6%	114	105	- 7.9%
Inventory of Homes for Sale	28	21	- 25.0%	--	--	--
Months Supply of Inventory	8.2	5.0	- 39.0%	--	--	--

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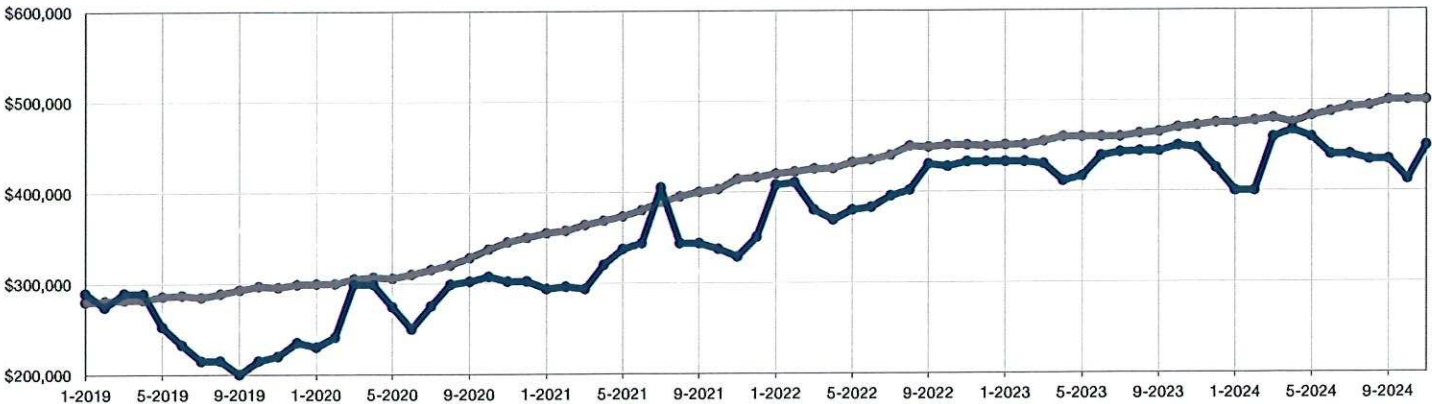
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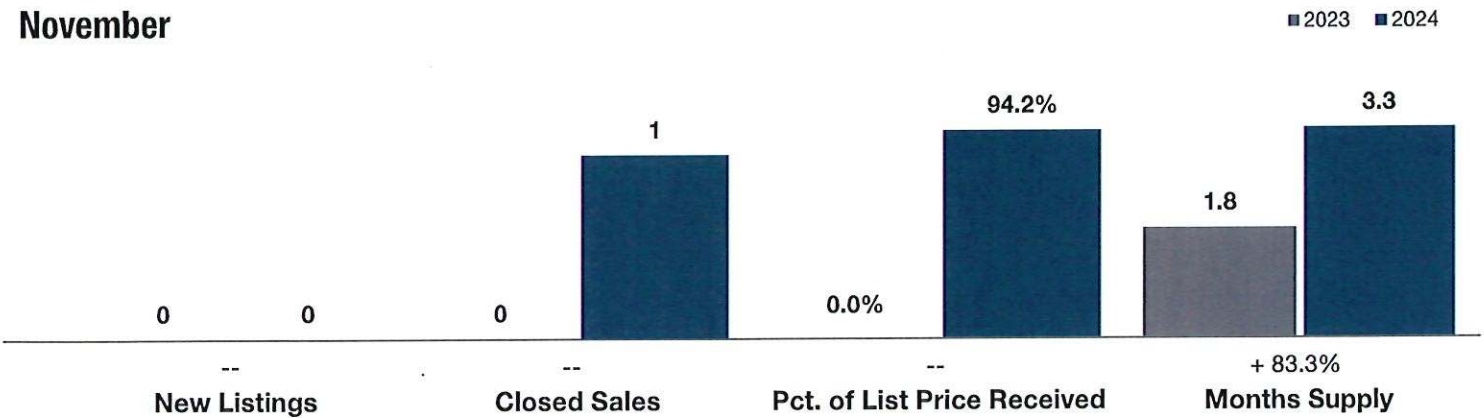


Debeque (Includes De-Beque Cutoff)

Key Metrics	November			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 11-2023	Thru 11-2024	Percent Change from Previous Year
New Listings	0	0	--	10	23	+ 130.0%
Sold Listings	0	1	--	12	12	0.0%
Median Sales Price*	\$0	\$226,000	--	\$225,300	\$300,875	+ 33.5%
Average Sales Price*	\$0	\$226,000	--	\$289,917	\$386,801	+ 33.4%
Percent of List Price Received*	0.0%	94.2%	--	92.3%	97.5%	+ 5.6%
Days on Market Until Sale	0	84	--	127	78	- 38.6%
Inventory of Homes for Sale	3	5	+ 66.7%	--	--	--
Months Supply of Inventory	1.8	3.3	+ 83.3%	--	--	--

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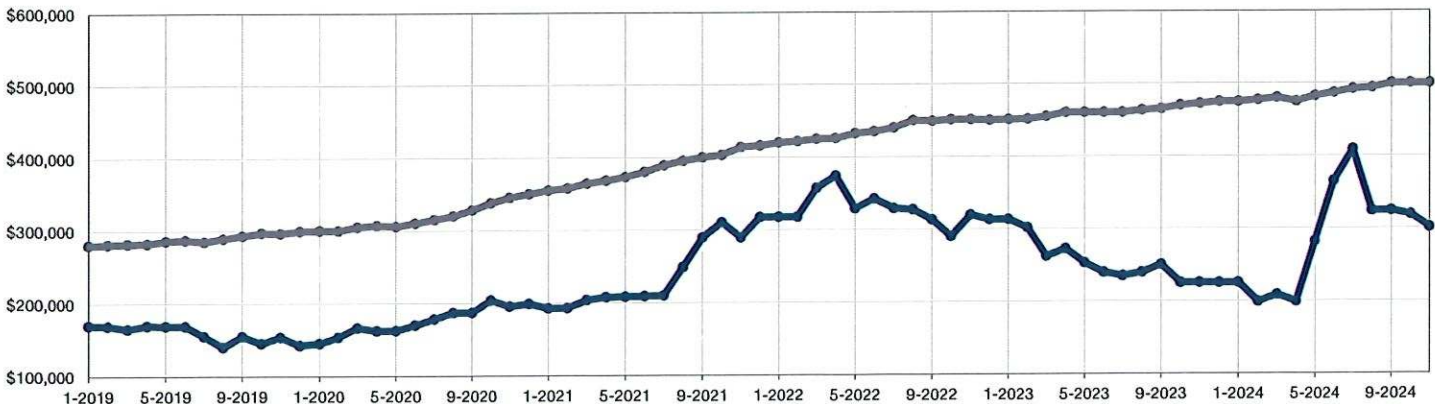
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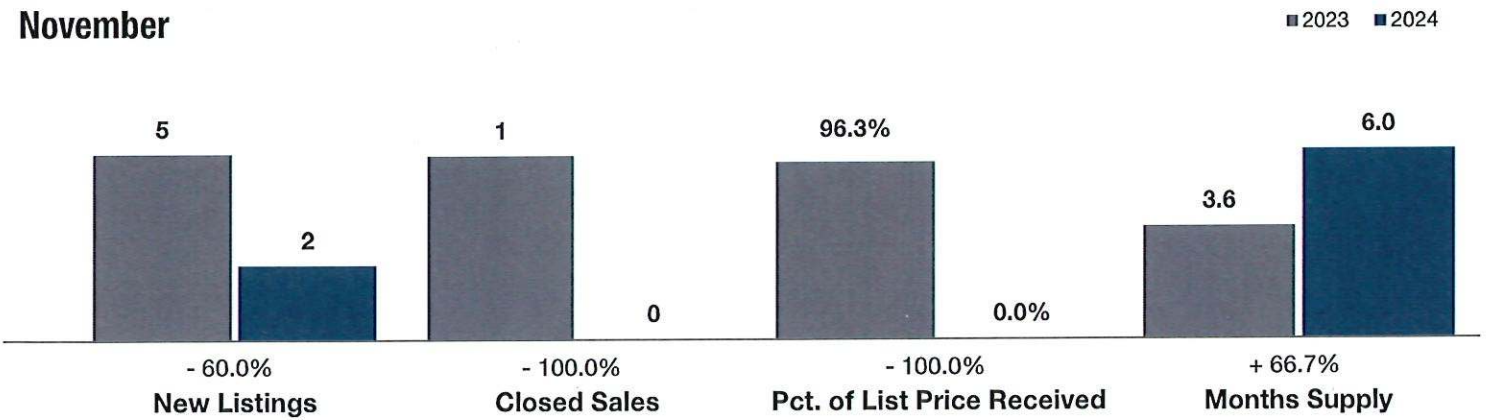


East Orchard Mesa

Key Metrics	November			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 11-2023	Thru 11-2024	Percent Change from Previous Year
New Listings	5	2	- 60.0%	25	20	- 20.0%
Sold Listings	1	0	- 100.0%	14	12	- 14.3%
Median Sales Price*	\$385,000	\$0	- 100.0%	\$614,250	\$807,500	+ 31.5%
Average Sales Price*	\$385,000	\$0	- 100.0%	\$589,943	\$783,625	+ 32.8%
Percent of List Price Received*	96.3%	0.0%	- 100.0%	98.1%	93.8%	- 4.4%
Days on Market Until Sale	49	0	- 100.0%	52	99	+ 90.4%
Inventory of Homes for Sale	5	9	+ 80.0%	--	--	--
Months Supply of Inventory	3.6	6.0	+ 66.7%	--	--	--

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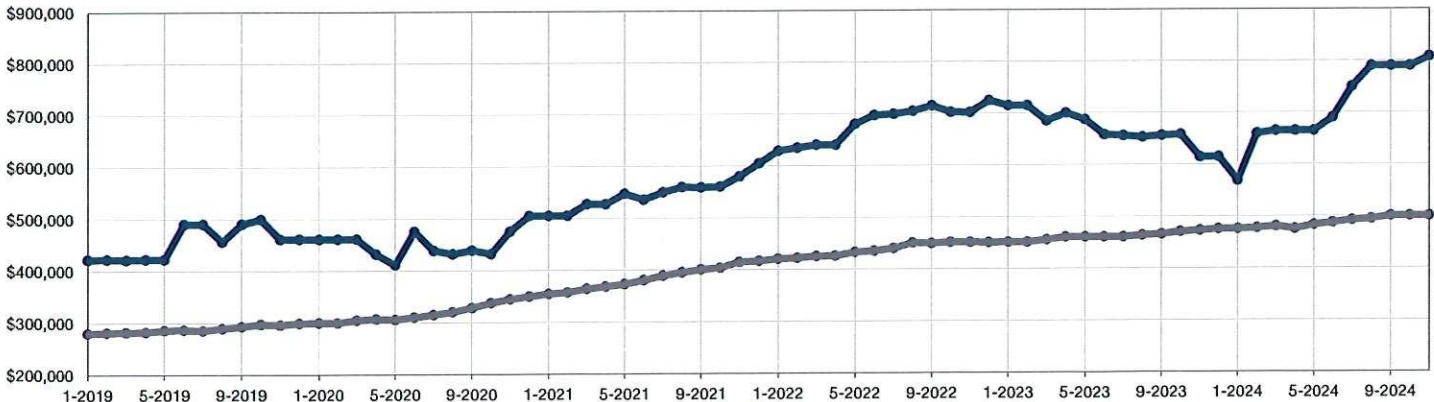
November



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East Orchard Mesa —



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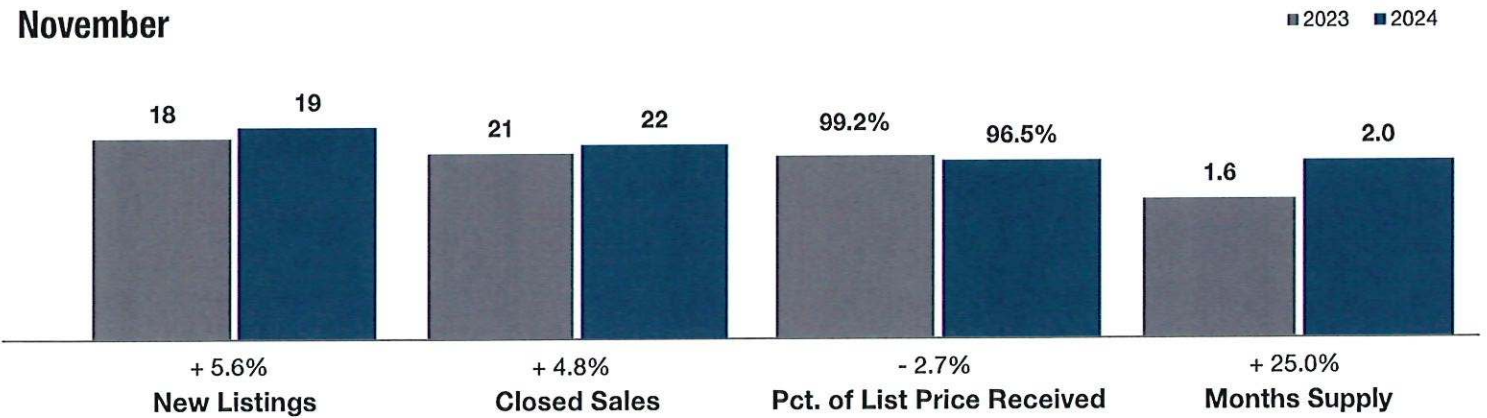


Fruita

Key Metrics	November			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 11-2023	Thru 11-2024	Percent Change from Previous Year
New Listings	18	19	+ 5.6%	319	315	- 1.3%
Sold Listings	21	22	+ 4.8%	299	264	- 11.7%
Median Sales Price*	\$432,777	\$453,750	+ 4.8%	\$420,000	\$450,632	+ 7.3%
Average Sales Price*	\$422,564	\$477,824	+ 13.1%	\$446,544	\$474,427	+ 6.2%
Percent of List Price Received*	99.2%	96.5%	- 2.7%	98.4%	97.8%	- 0.6%
Days on Market Until Sale	93	77	- 17.2%	87	74	- 14.9%
Inventory of Homes for Sale	42	47	+ 11.9%	--	--	--
Months Supply of Inventory	1.6	2.0	+ 25.0%	--	--	--

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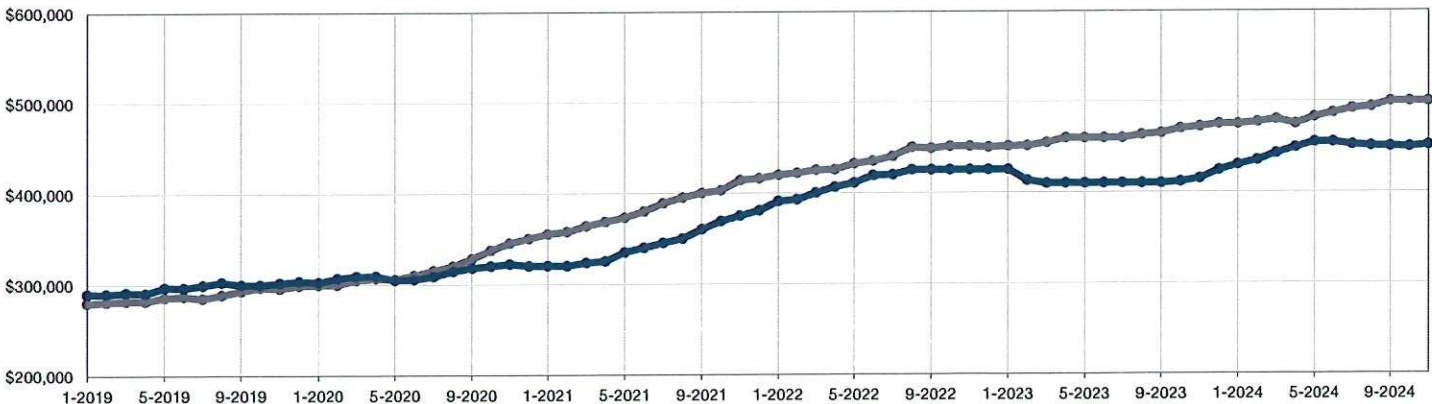
November



Historical Median Sales Price

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Fruita —



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Glade Park

Key Metrics	November			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 11-2023	Thru 11-2024	Percent Change from Previous Year
New Listings	1	0	- 100.0%	18	18	0.0%
Sold Listings	0	0	--	11	14	+ 27.3%
Median Sales Price*	\$0	\$0	--	\$645,000	\$713,250	+ 10.6%
Average Sales Price*	\$0	\$0	--	\$628,091	\$687,225	+ 9.4%
Percent of List Price Received*	0.0%	0.0%	--	95.3%	94.9%	- 0.4%
Days on Market Until Sale	0	0	--	137	172	+ 25.5%
Inventory of Homes for Sale	7	5	- 28.6%	--	--	--
Months Supply of Inventory	4.7	2.5	- 46.8%	--	--	--

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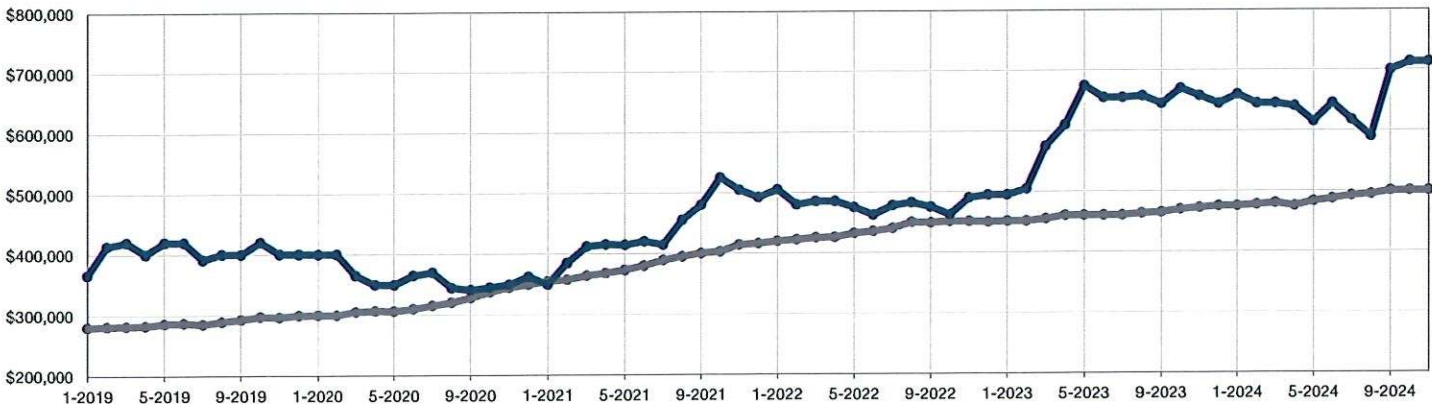
November



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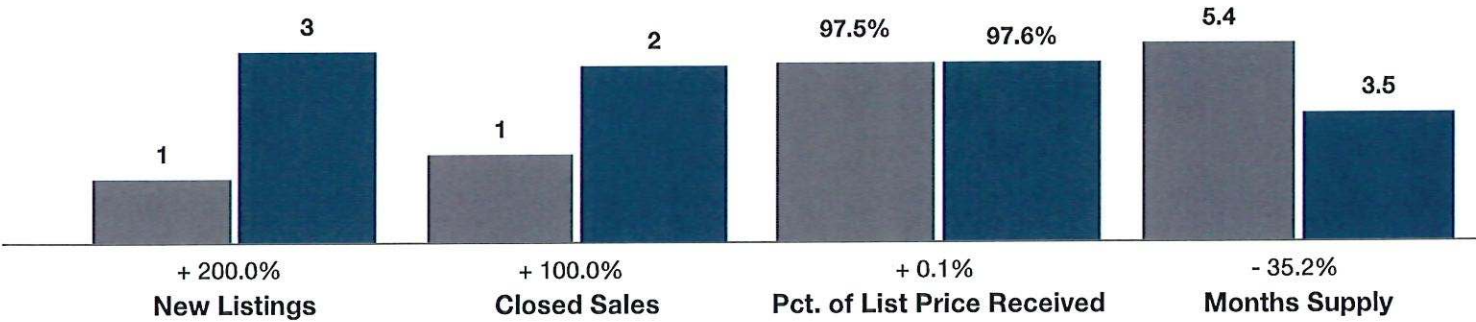
Loma

Key Metrics	November			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 11-2023	Thru 11-2024	Percent Change from Previous Year
New Listings	1	3	+ 200.0%	23	24	+ 4.3%
Sold Listings	1	2	+ 100.0%	12	23	+ 91.7%
Median Sales Price*	\$390,000	\$737,000	+ 89.0%	\$495,000	\$620,000	+ 25.3%
Average Sales Price*	\$390,000	\$737,000	+ 89.0%	\$553,442	\$588,256	+ 6.3%
Percent of List Price Received*	97.5%	97.6%	+ 0.1%	96.8%	97.1%	+ 0.3%
Days on Market Until Sale	55	67	+ 21.8%	112	93	- 17.0%
Inventory of Homes for Sale	9	7	- 22.2%	--	--	--
Months Supply of Inventory	5.4	3.5	- 35.2%	--	--	--

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November

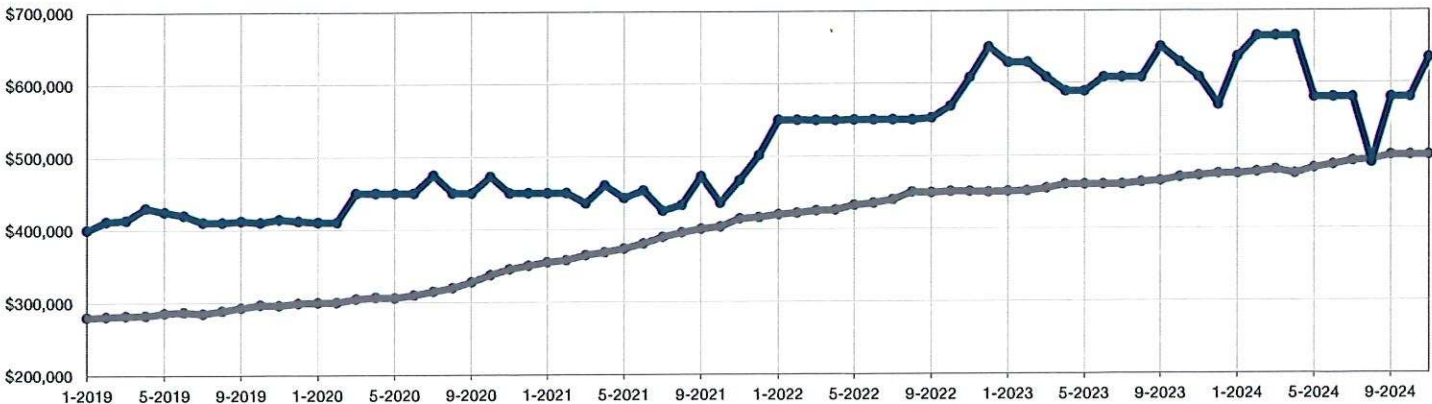
■ 2023 ■ 2024



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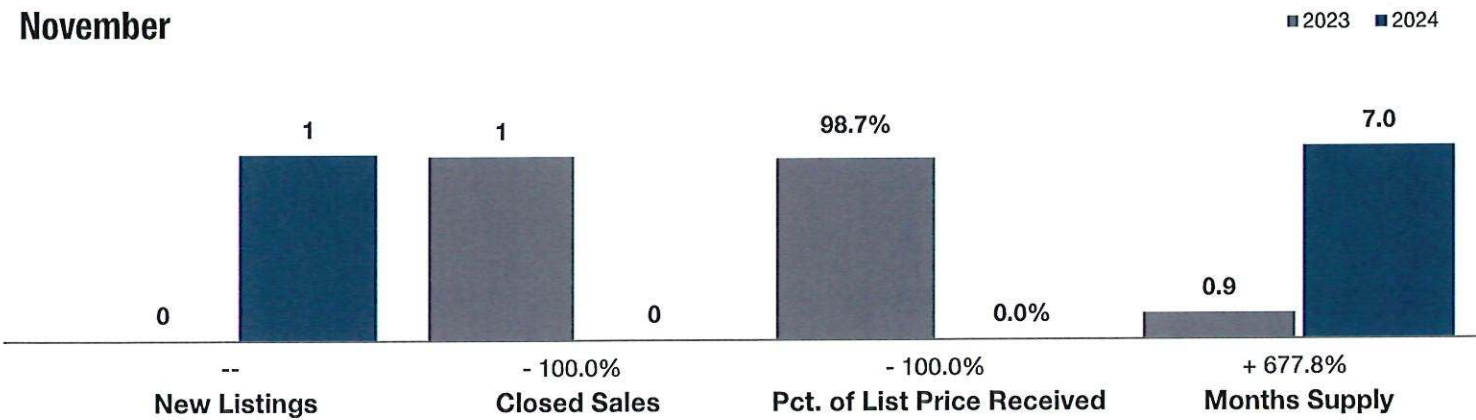


Mack

Key Metrics	November			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 11-2023	Thru 11-2024	Percent Change from Previous Year
New Listings	0	1	--	12	20	+ 66.7%
Sold Listings	1	0	- 100.0%	15	5	- 66.7%
Median Sales Price*	\$231,000	\$0	- 100.0%	\$336,500	\$288,690	- 14.2%
Average Sales Price*	\$231,000	\$0	- 100.0%	\$483,487	\$338,567	- 30.0%
Percent of List Price Received*	98.7%	0.0%	- 100.0%	97.9%	97.4%	- 0.5%
Days on Market Until Sale	74	0	- 100.0%	122	107	- 12.3%
Inventory of Homes for Sale	2	7	+ 250.0%	--	--	--
Months Supply of Inventory	0.9	7.0	+ 677.8%	--	--	--

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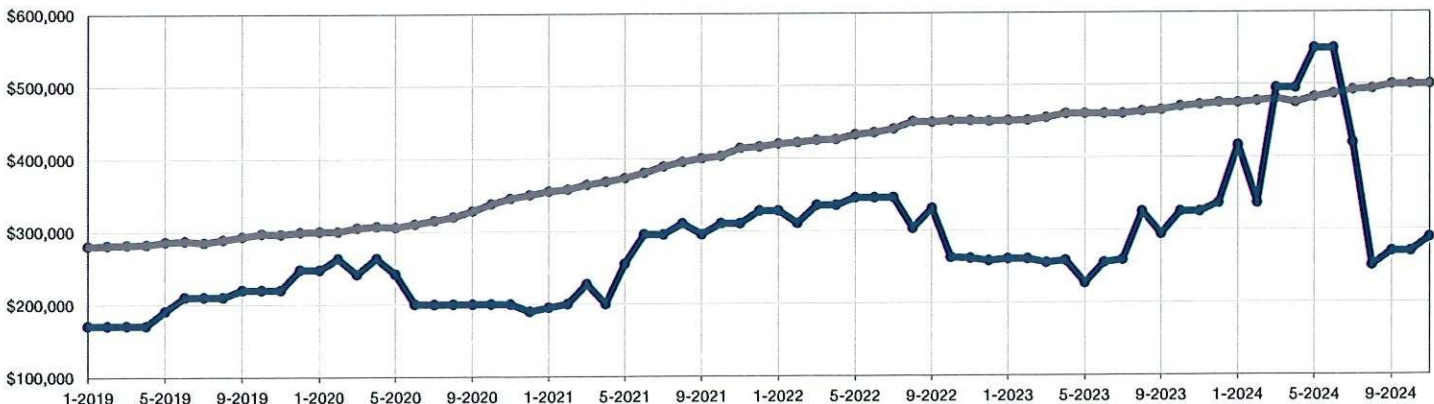
November



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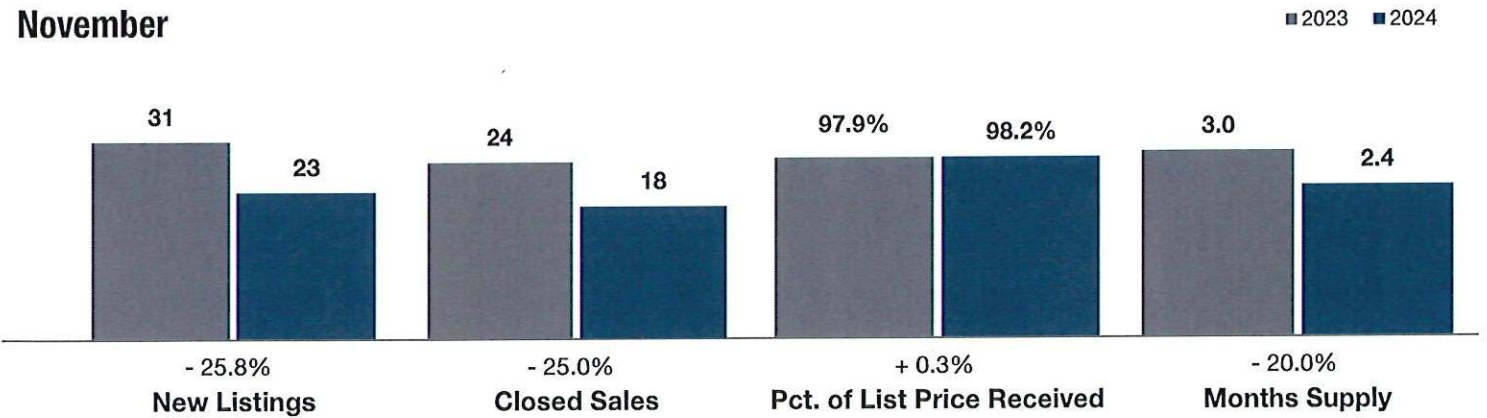


North

Key Metrics	November			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 11-2023	Thru 11-2024	Percent Change from Previous Year
New Listings	31	23	- 25.8%	465	474	+ 1.9%
Sold Listings	24	18	- 25.0%	349	361	+ 3.4%
Median Sales Price*	\$433,000	\$587,725	+ 35.7%	\$454,000	\$510,000	+ 12.3%
Average Sales Price*	\$490,801	\$553,332	+ 12.7%	\$512,298	\$558,187	+ 9.0%
Percent of List Price Received*	97.9%	98.2%	+ 0.3%	98.6%	98.3%	- 0.3%
Days on Market Until Sale	81	80	- 1.2%	80	81	+ 1.3%
Inventory of Homes for Sale	90	77	- 14.4%	--	--	--
Months Supply of Inventory	3.0	2.4	- 20.0%	--	--	--

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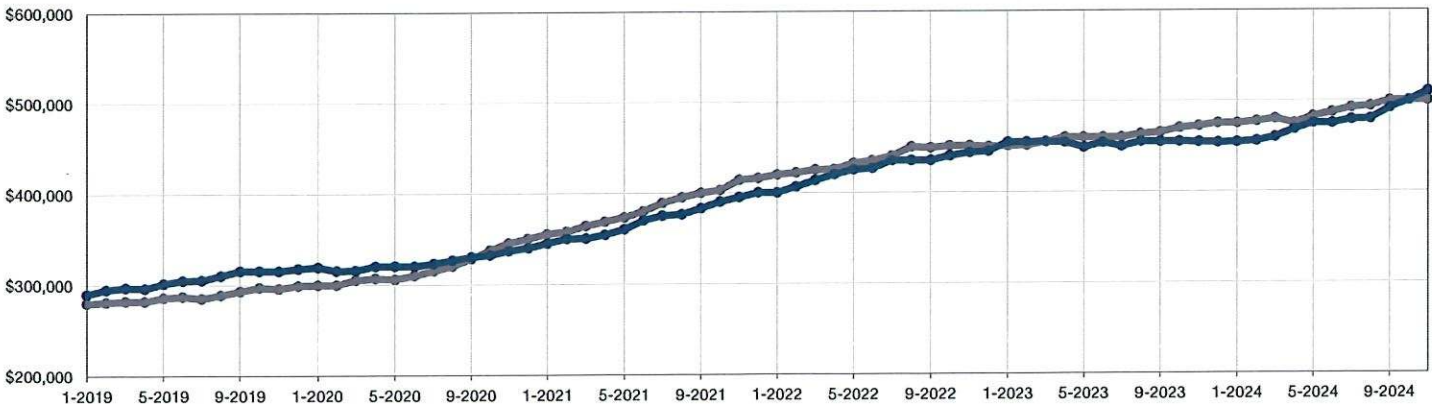
November



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GJARA —
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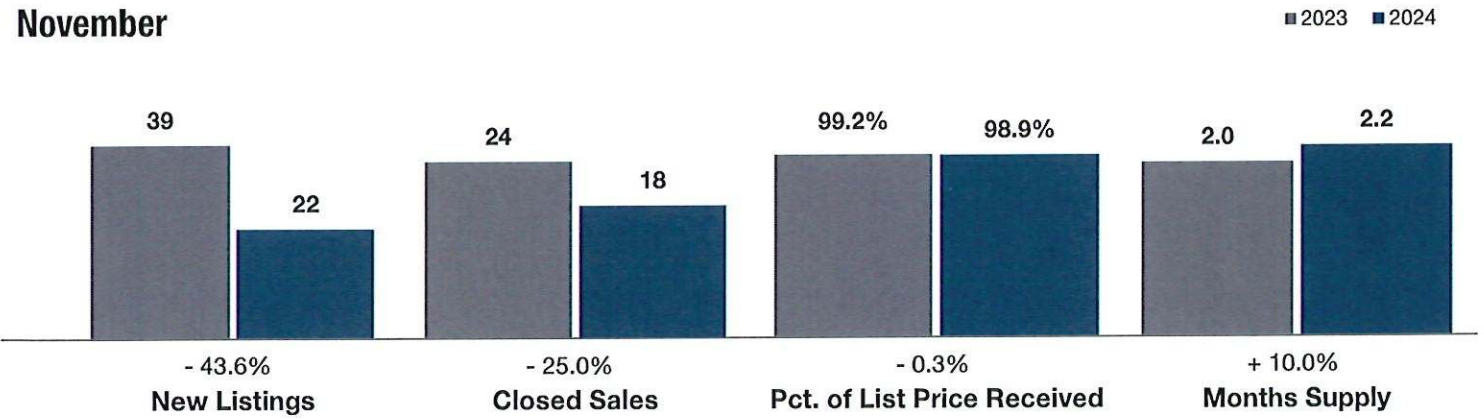


Northeast

Key Metrics	November			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 11-2023	Thru 11-2024	Percent Change from Previous Year
New Listings	39	22	- 43.6%	359	365	+ 1.7%
Sold Listings	24	18	- 25.0%	309	314	+ 1.6%
Median Sales Price*	\$361,000	\$424,500	+ 17.6%	\$362,000	\$370,650	+ 2.4%
Average Sales Price*	\$354,528	\$436,876	+ 23.2%	\$370,260	\$380,655	+ 2.8%
Percent of List Price Received*	99.2%	98.9%	- 0.3%	98.7%	99.5%	+ 0.8%
Days on Market Until Sale	53	80	+ 50.9%	77	75	- 2.6%
Inventory of Homes for Sale	54	61	+ 13.0%	--	--	--
Months Supply of Inventory	2.0	2.2	+ 10.0%	--	--	--

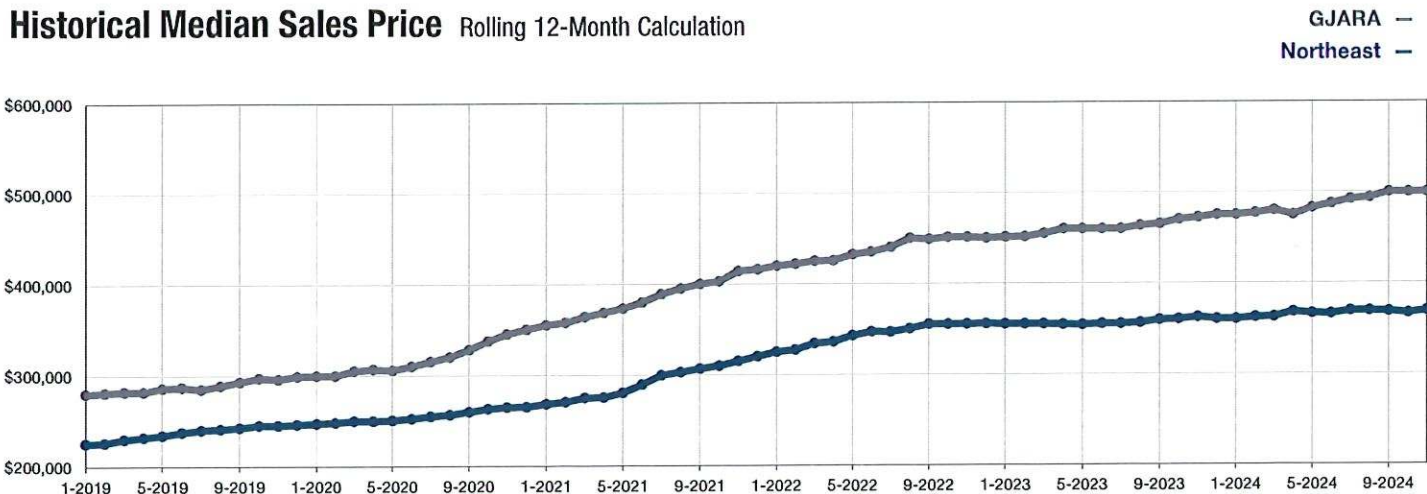
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November



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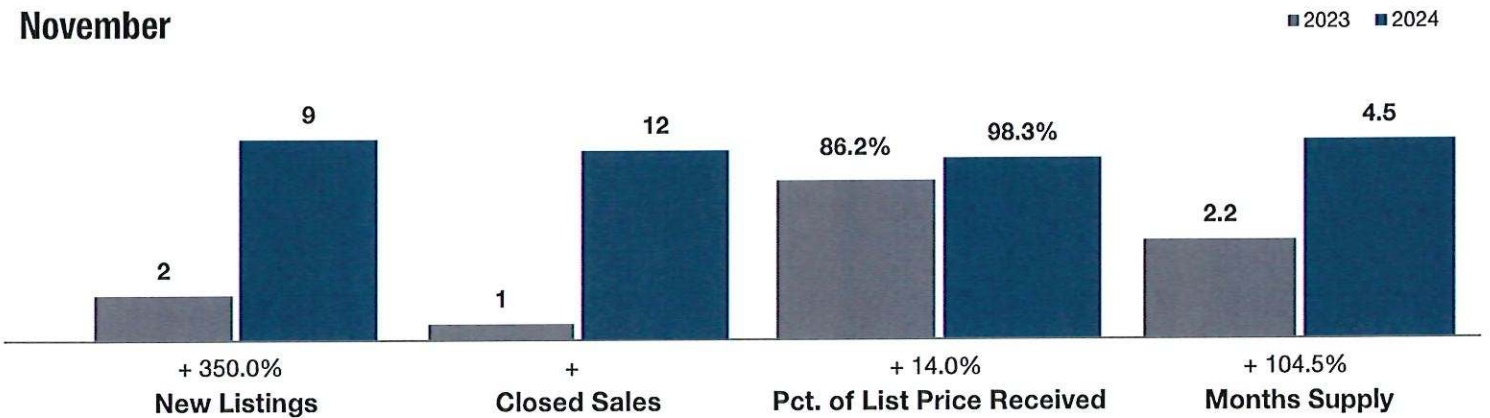


Northwest

Key Metrics	November			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 11-2023	Thru 11-2024	Percent Change from Previous Year
New Listings	2	9	+ 350.0%	61	110	+ 80.3%
Sold Listings	1	12	+ 1100.0%	58	60	+ 3.4%
Median Sales Price*	\$775,000	\$545,000	- 29.7%	\$586,500	\$559,000	- 4.7%
Average Sales Price*	\$775,000	\$555,067	- 28.4%	\$658,451	\$605,581	- 8.0%
Percent of List Price Received*	86.2%	98.3%	+ 14.0%	98.3%	98.5%	+ 0.2%
Days on Market Until Sale	154	135	- 12.3%	113	106	- 6.2%
Inventory of Homes for Sale	11	24	+ 118.2%	--	--	--
Months Supply of Inventory	2.2	4.5	+ 104.5%	--	--	--

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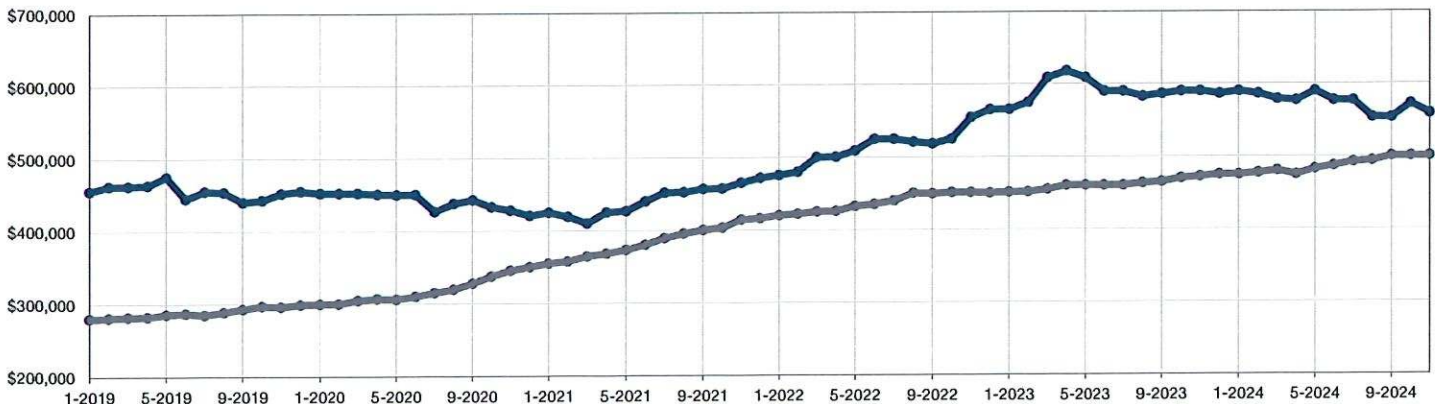
November



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GJARA —
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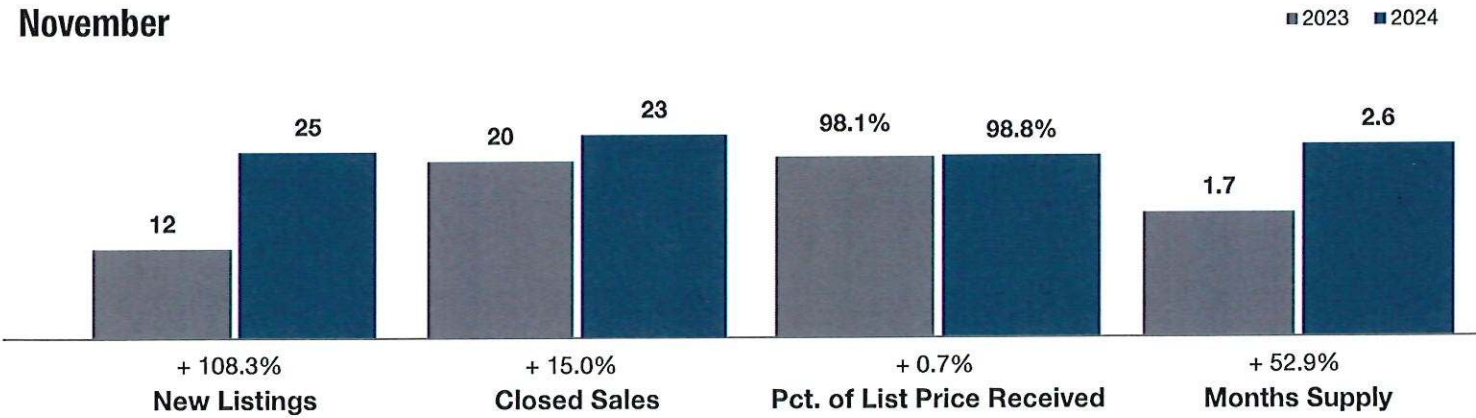


Orchard Mesa

Key Metrics	November			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 11-2023	Thru 11-2024	Percent Change from Previous Year
New Listings	12	25	+ 108.3%	302	370	+ 22.5%
Sold Listings	20	23	+ 15.0%	273	274	+ 0.4%
Median Sales Price*	\$372,688	\$383,000	+ 2.8%	\$394,500	\$399,700	+ 1.3%
Average Sales Price*	\$393,536	\$414,463	+ 5.3%	\$399,480	\$410,001	+ 2.6%
Percent of List Price Received*	98.1%	98.8%	+ 0.7%	98.5%	99.2%	+ 0.7%
Days on Market Until Sale	64	59	- 7.8%	81	79	- 2.5%
Inventory of Homes for Sale	42	63	+ 50.0%	--	--	--
Months Supply of Inventory	1.7	2.6	+ 52.9%	--	--	--

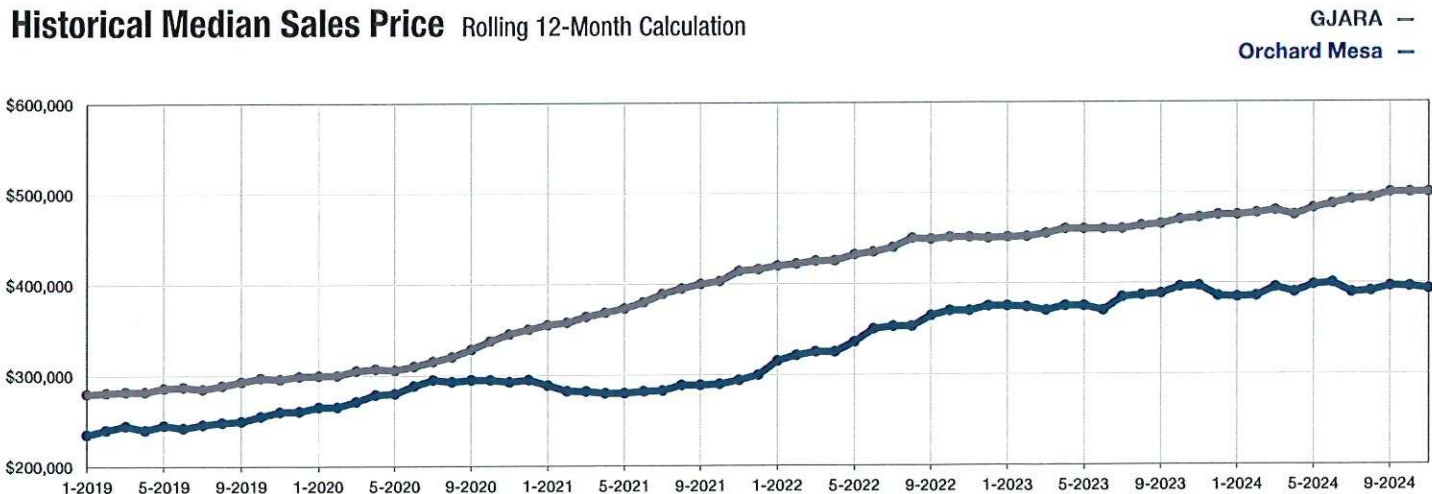
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November



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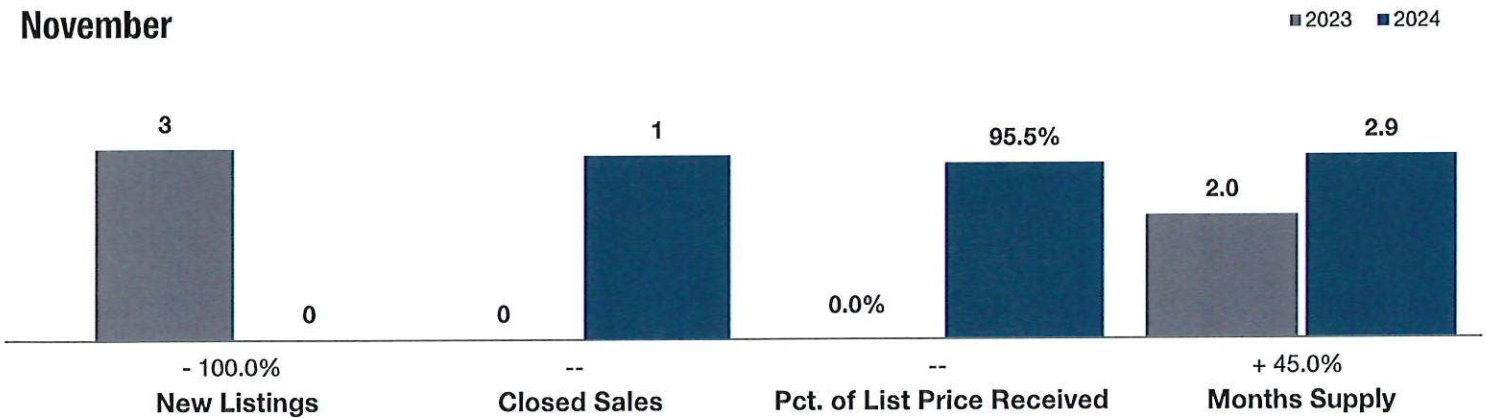


Outside Mesa County

Key Metrics	November			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 11-2023	Thru 11-2024	Percent Change from Previous Year
New Listings	3	0	- 100.0%	28	17	- 39.3%
Sold Listings	0	1	--	22	11	- 50.0%
Median Sales Price*	\$0	\$9,075,000	--	\$385,500	\$583,000	+ 51.2%
Average Sales Price*	\$0	\$9,075,000	--	\$513,602	\$1,331,518	+ 159.3%
Percent of List Price Received*	0.0%	95.5%	--	97.9%	97.5%	- 0.4%
Days on Market Until Sale	0	265	--	73	116	+ 58.9%
Inventory of Homes for Sale	5	4	- 20.0%	--	--	--
Months Supply of Inventory	2.0	2.9	+ 45.0%	--	--	--

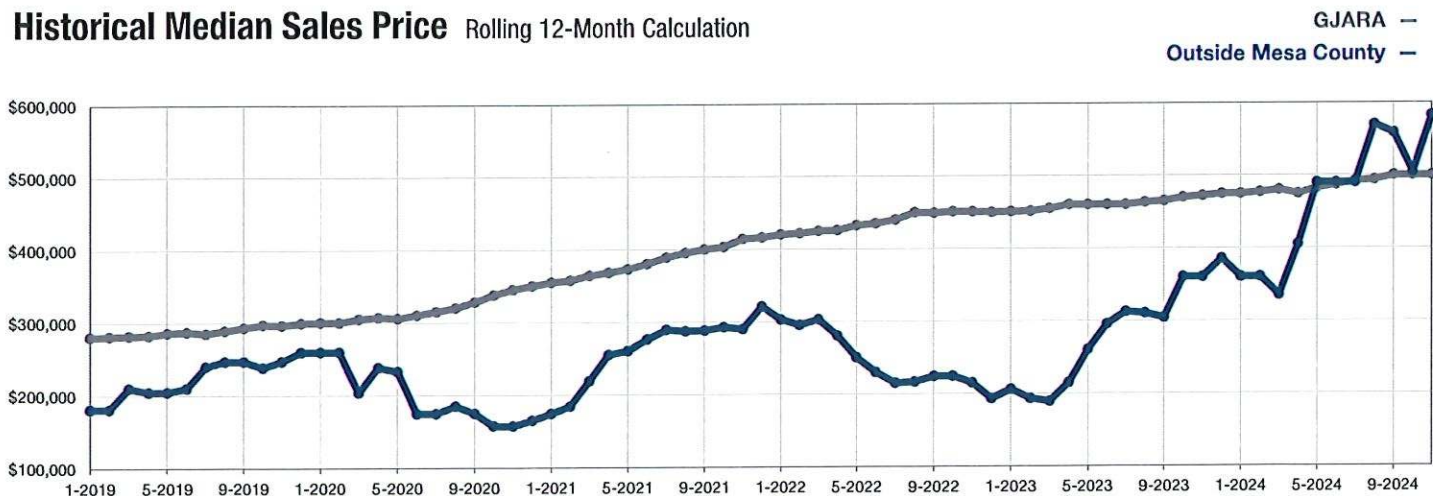
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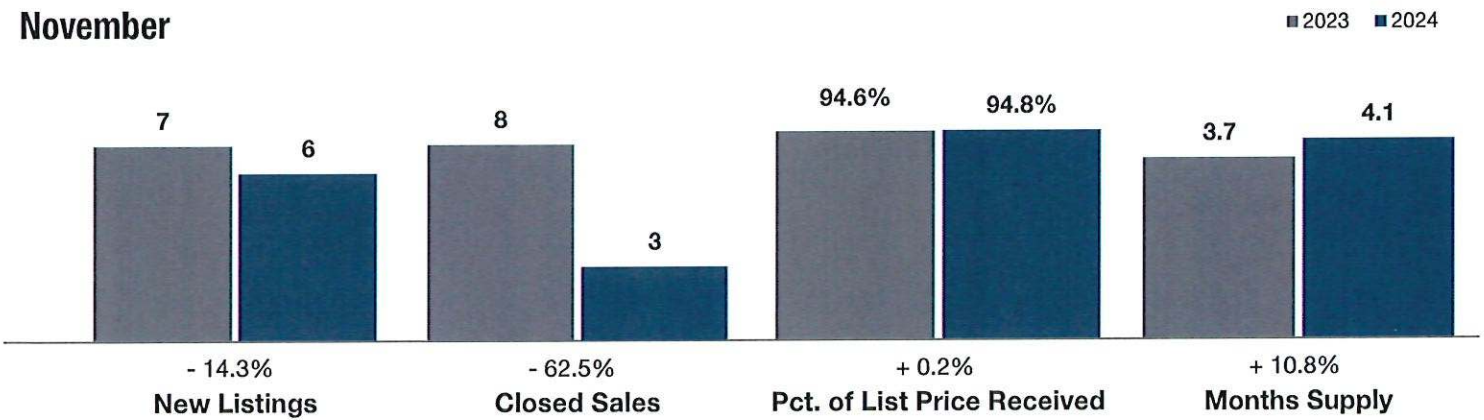


Palisade

Key Metrics	November			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 11-2023	Thru 11-2024	Percent Change from Previous Year
New Listings	7	6	- 14.3%	78	72	- 7.7%
Sold Listings	8	3	- 62.5%	59	50	- 15.3%
Median Sales Price*	\$425,500	\$320,000	- 24.8%	\$480,000	\$445,000	- 7.3%
Average Sales Price*	\$383,863	\$380,667	- 0.8%	\$456,500	\$443,350	- 2.9%
Percent of List Price Received*	94.6%	94.8%	+ 0.2%	97.3%	97.0%	- 0.3%
Days on Market Until Sale	66	80	+ 21.2%	82	66	- 19.5%
Inventory of Homes for Sale	20	18	- 10.0%	--	--	--
Months Supply of Inventory	3.7	4.1	+ 10.8%	--	--	--

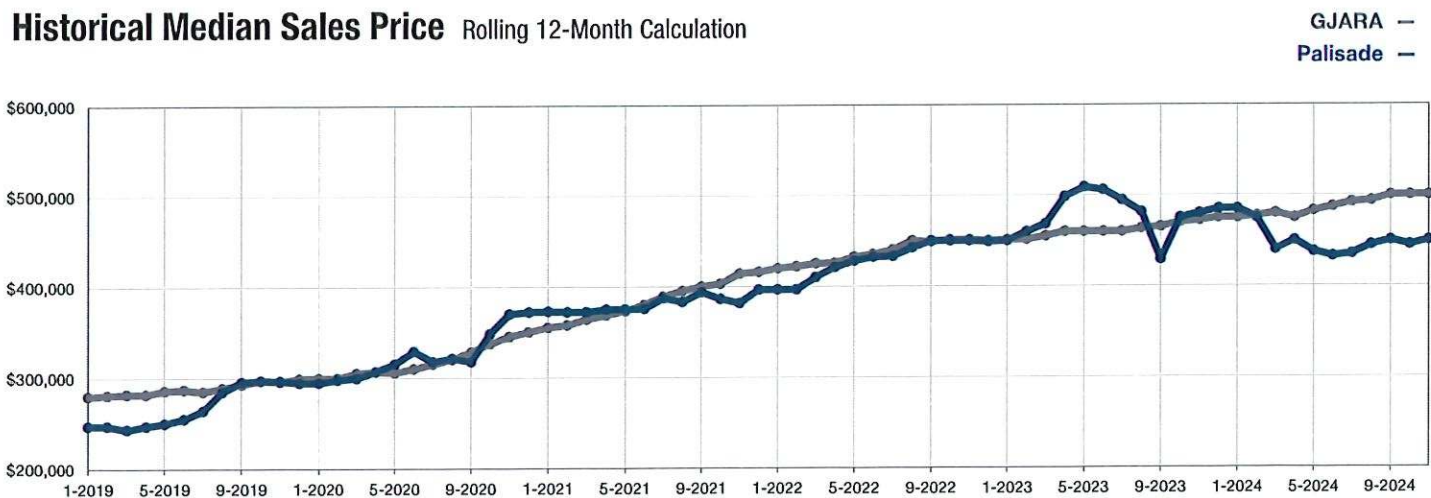
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Local Market Update for November 2024

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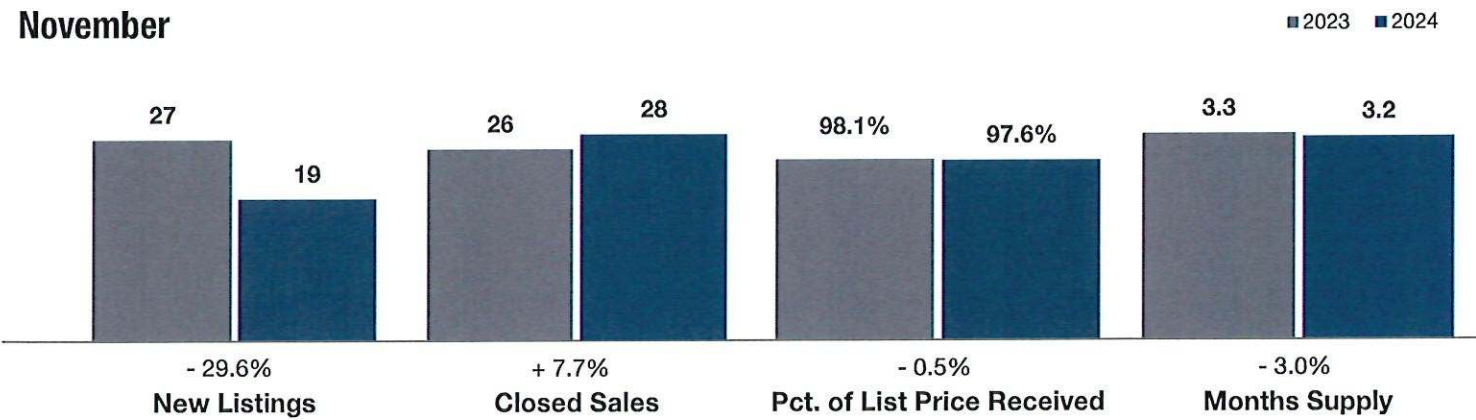


Redlands

Key Metrics	November			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 11-2023	Thru 11-2024	Percent Change from Previous Year
New Listings	27	19	- 29.6%	349	345	- 1.1%
Sold Listings	26	28	+ 7.7%	275	256	- 6.9%
Median Sales Price*	\$598,450	\$554,500	- 7.3%	\$596,400	\$620,000	+ 4.0%
Average Sales Price*	\$640,488	\$652,687	+ 1.9%	\$649,081	\$723,109	+ 11.4%
Percent of List Price Received*	98.1%	97.6%	- 0.5%	98.4%	98.0%	- 0.4%
Days on Market Until Sale	74	93	+ 25.7%	95	92	- 3.2%
Inventory of Homes for Sale	79	73	- 7.6%	--	--	--
Months Supply of Inventory	3.3	3.2	- 3.0%	--	--	--

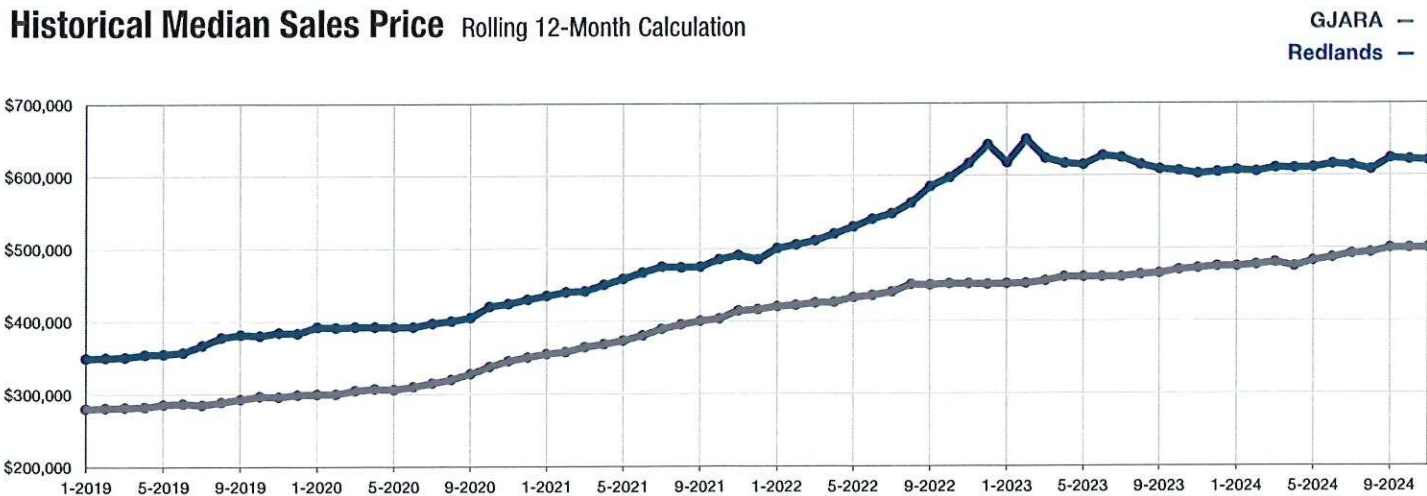
* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

November



Historical Median Sales Price

Rolling 12-Month Calculation



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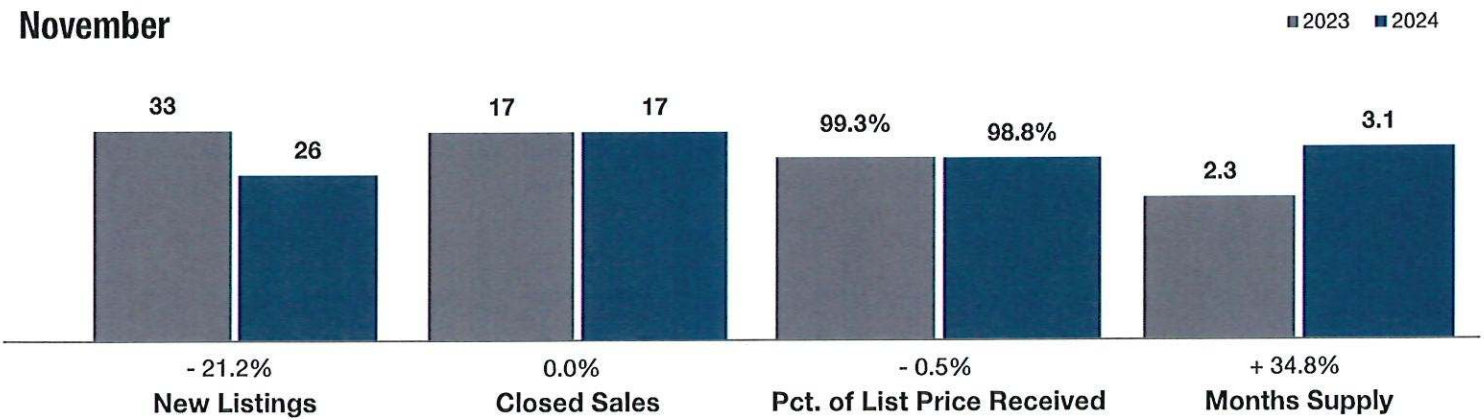


Southeast

Key Metrics	November			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 11-2023	Thru 11-2024	Percent Change from Previous Year
New Listings	33	26	- 21.2%	303	374	+ 23.4%
Sold Listings	17	17	0.0%	263	268	+ 1.9%
Median Sales Price*	\$379,900	\$360,000	- 5.2%	\$336,000	\$346,000	+ 3.0%
Average Sales Price*	\$330,188	\$345,241	+ 4.6%	\$325,131	\$329,656	+ 1.4%
Percent of List Price Received*	99.3%	98.8%	- 0.5%	99.0%	98.8%	- 0.2%
Days on Market Until Sale	67	90	+ 34.3%	72	73	+ 1.4%
Inventory of Homes for Sale	54	71	+ 31.5%	--	--	--
Months Supply of Inventory	2.3	3.1	+ 34.8%	--	--	--

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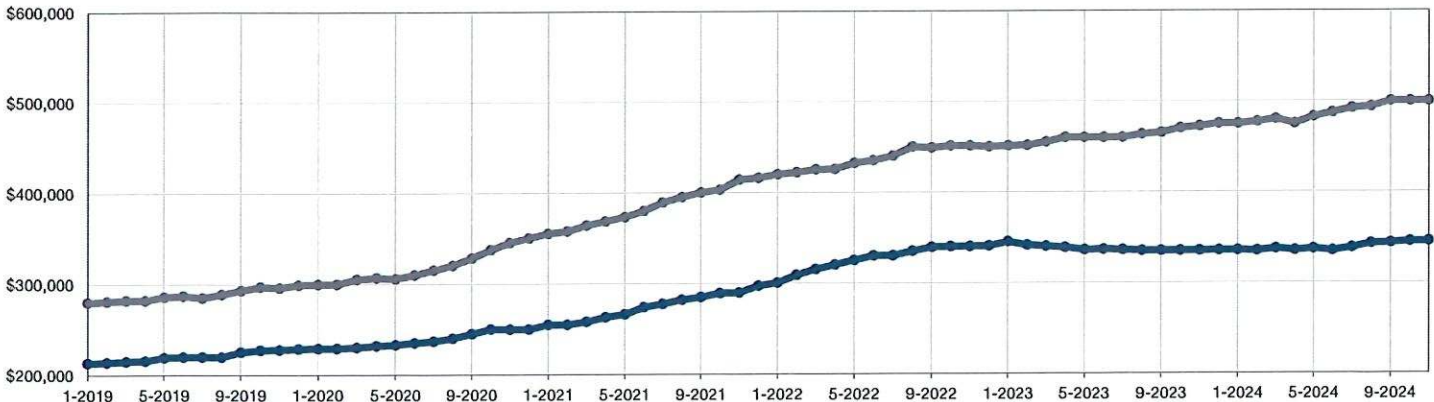
November



Historical Median Sales Price

Rolling 12-Month Calculation

GJARA —
Southeast —



Local Market Update for November 2024

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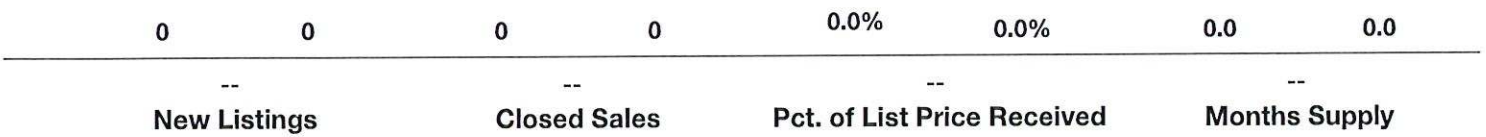
West Grand Junction

Key Metrics	November			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 11-2023	Thru 11-2024	Percent Change from Previous Year
New Listings	0	0	--	1	1	0.0%
Sold Listings	0	0	--	2	0	-100.0%
Median Sales Price*	\$0	\$0	--	\$162,500	\$0	-100.0%
Average Sales Price*	\$0	\$0	--	\$162,500	\$0	-100.0%
Percent of List Price Received*	0.0%	0.0%	--	90.9%	0.0%	-100.0%
Days on Market Until Sale	0	0	--	179	0	-100.0%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--

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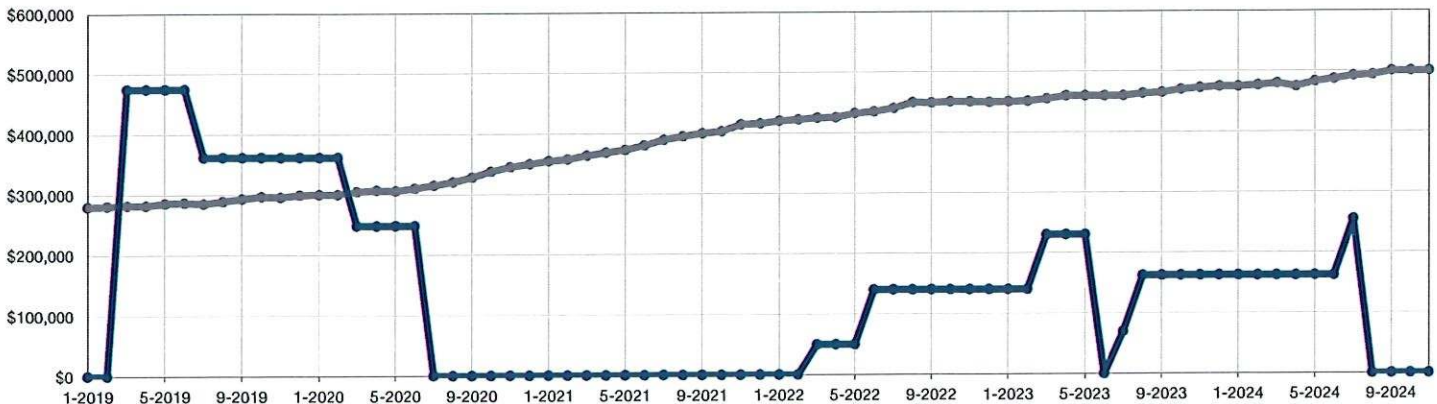
November

■ 2023 ■ 2024



Historical Median Sales Price Rolling 12-Month Calculation

GJARA —
West Grand Junction —



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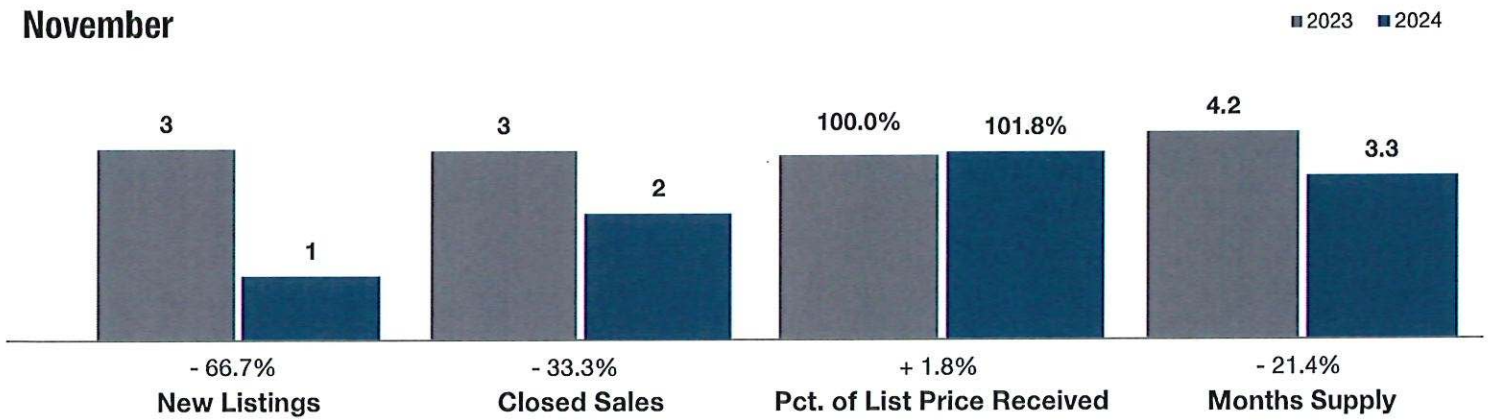


Whitewater/Gateway

Key Metrics	November			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 11-2023	Thru 11-2024	Percent Change from Previous Year
New Listings	3	1	- 66.7%	35	39	+ 11.4%
Sold Listings	3	2	- 33.3%	24	31	+ 29.2%
Median Sales Price*	\$360,100	\$506,250	+ 40.6%	\$517,250	\$416,750	- 19.4%
Average Sales Price*	\$376,667	\$506,250	+ 34.4%	\$569,381	\$487,702	- 14.3%
Percent of List Price Received*	100.0%	101.8%	+ 1.8%	96.0%	99.9%	+ 4.1%
Days on Market Until Sale	56	55	- 1.8%	79	92	+ 16.5%
Inventory of Homes for Sale	11	10	- 9.1%	--	--	--
Months Supply of Inventory	4.2	3.3	- 21.4%	--	--	--

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November



Historical Median Sales Price

Rolling 12-Month Calculation

