

Local Market Update for October 2024

A Research Tool Provided by the Colorado Association of REALTORS®

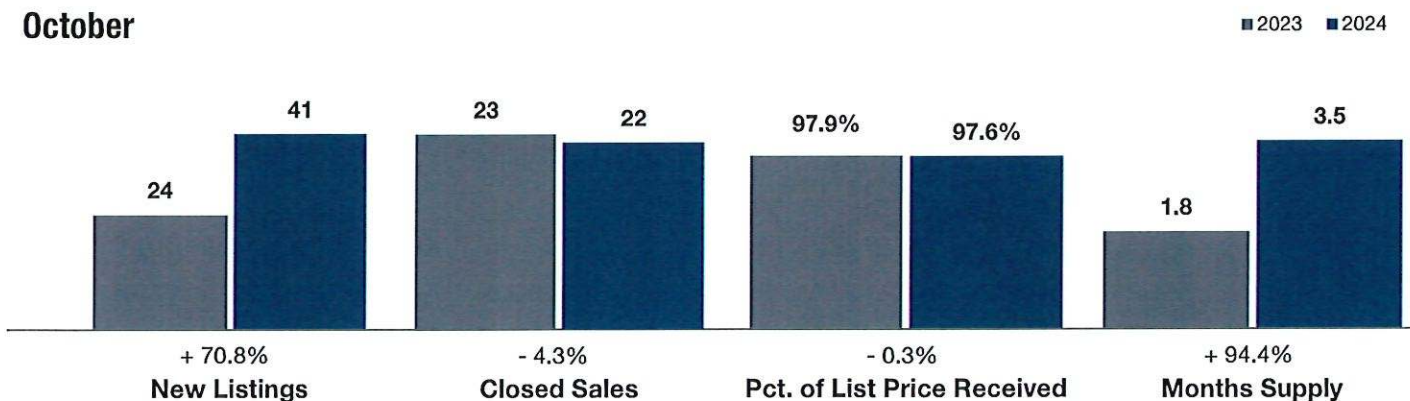


City

Key Metrics	October			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
New Listings	24	41	+ 70.8%	328	370	+ 12.8%
Sold Listings	23	22	- 4.3%	291	253	- 13.1%
Median Sales Price*	\$305,500	\$326,500	+ 6.9%	\$305,250	\$330,000	+ 8.1%
Average Sales Price*	\$320,426	\$323,750	+ 1.0%	\$311,037	\$325,885	+ 4.8%
Percent of List Price Received*	97.9%	97.6%	- 0.3%	98.0%	98.0%	0.0%
Days on Market Until Sale	74	61	- 17.6%	70	66	- 5.7%
Inventory of Homes for Sale	51	86	+ 68.6%	--	--	--
Months Supply of Inventory	1.8	3.5	+ 94.4%	--	--	--

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

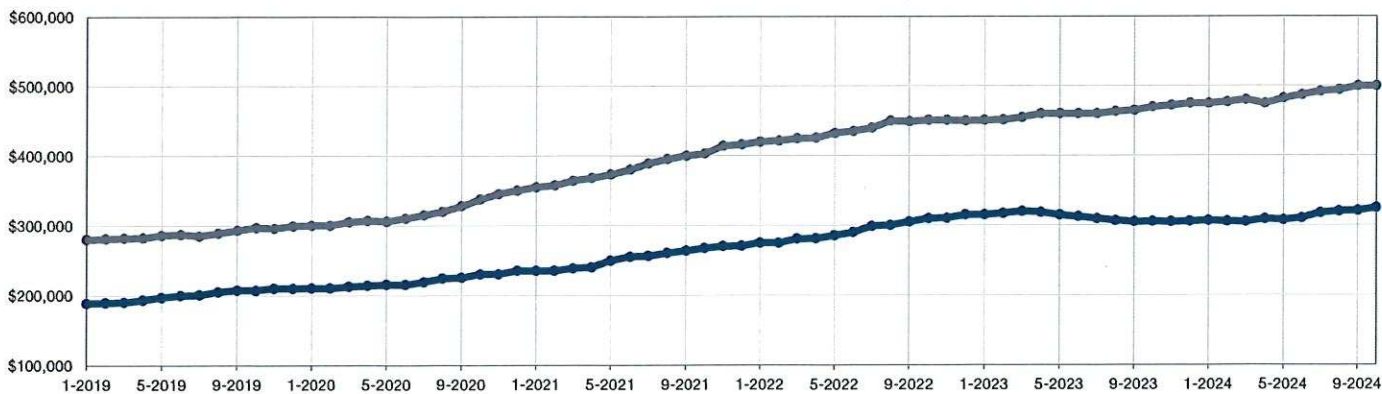
October



Historical Median Sales Price

Rolling 12-Month Calculation

GJARA —
City —



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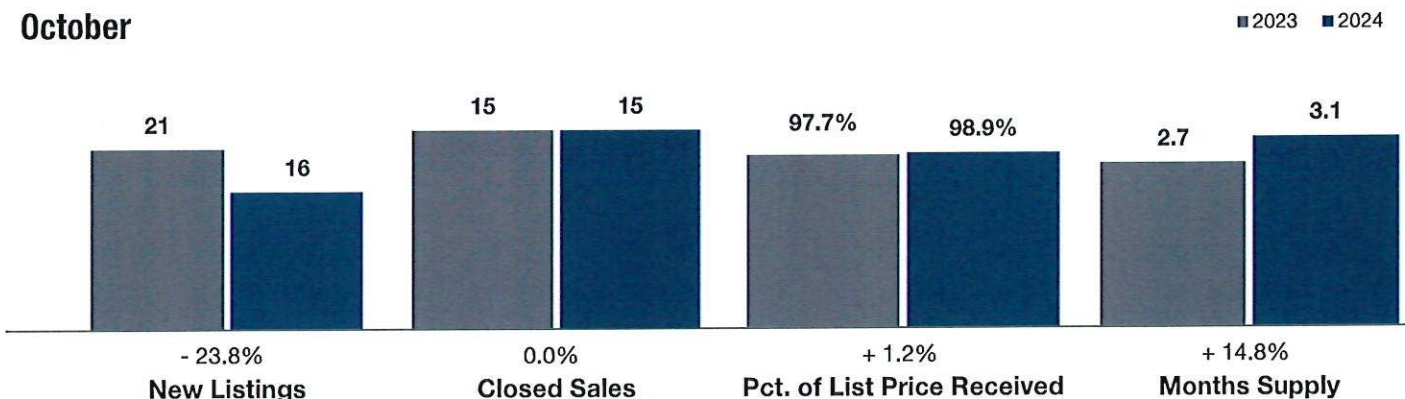


Clifton

Key Metrics	October			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
New Listings	21	16	- 23.8%	205	211	+ 2.9%
Sold Listings	15	15	0.0%	156	169	+ 8.3%
Median Sales Price*	\$246,500	\$295,000	+ 19.7%	\$250,000	\$298,000	+ 19.2%
Average Sales Price*	\$277,364	\$295,293	+ 6.5%	\$258,065	\$296,922	+ 15.1%
Percent of List Price Received*	97.7%	98.9%	+ 1.2%	98.1%	98.1%	0.0%
Days on Market Until Sale	131	77	- 41.2%	77	72	- 6.5%
Inventory of Homes for Sale	42	51	+ 21.4%	--	--	--
Months Supply of Inventory	2.7	3.1	+ 14.8%	--	--	--

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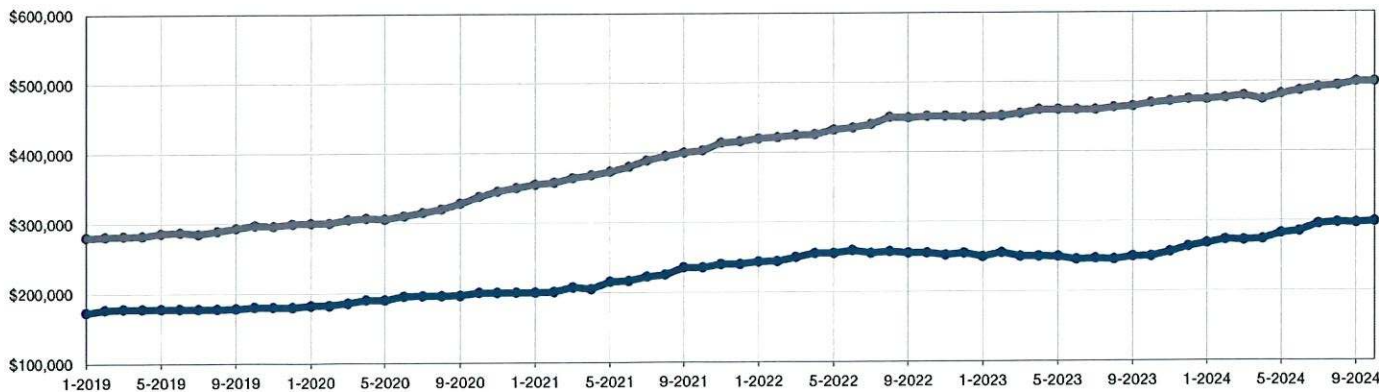
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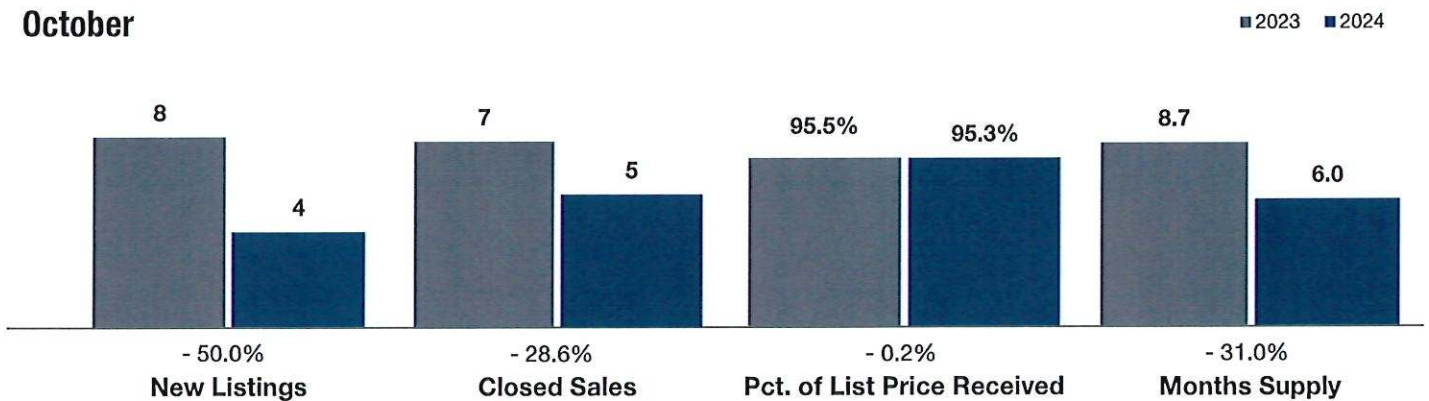


Collbran/Mesa/Vega

Key Metrics	October			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
New Listings	8	4	- 50.0%	62	72	+ 16.1%
Sold Listings	7	5	- 28.6%	30	43	+ 43.3%
Median Sales Price*	\$450,000	\$335,000	- 25.6%	\$459,000	\$430,000	- 6.3%
Average Sales Price*	\$614,786	\$384,400	- 37.5%	\$506,803	\$513,139	+ 1.3%
Percent of List Price Received*	95.5%	95.3%	- 0.2%	95.9%	96.3%	+ 0.4%
Days on Market Until Sale	78	118	+ 51.3%	100	102	+ 2.0%
Inventory of Homes for Sale	26	26	0.0%	--	--	--
Months Supply of Inventory	8.7	6.0	- 31.0%	--	--	--

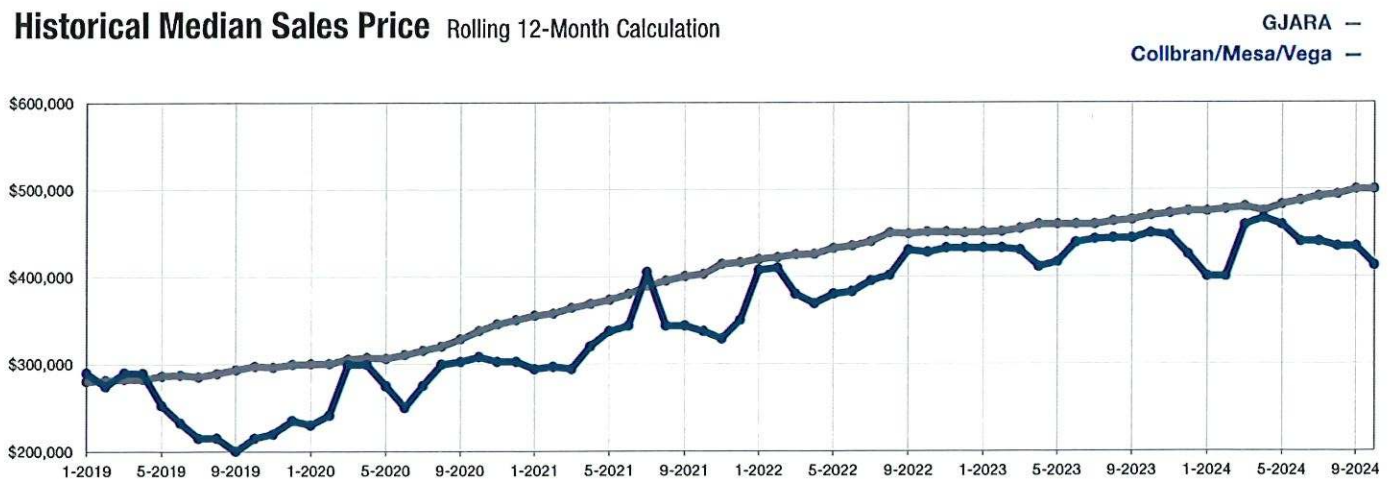
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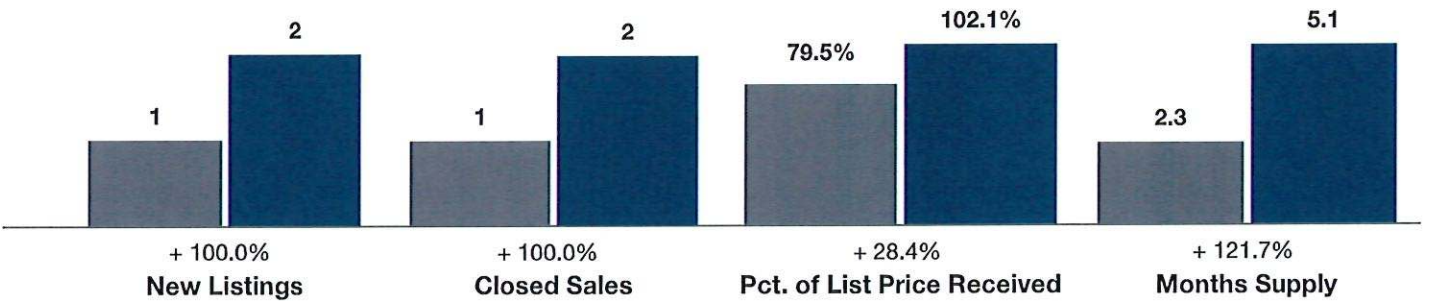
Debeque (Includes De-Beque Cutoff)

Key Metrics	October			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
New Listings	1	2	+ 100.0%	10	23	+ 130.0%
Sold Listings	1	2	+ 100.0%	12	11	- 8.3%
Median Sales Price*	\$175,000	\$223,808	+ 27.9%	\$225,300	\$318,750	+ 41.5%
Average Sales Price*	\$175,000	\$223,808	+ 27.9%	\$289,917	\$401,420	+ 38.5%
Percent of List Price Received*	79.5%	102.1%	+ 28.4%	92.3%	97.8%	+ 6.0%
Days on Market Until Sale	39	71	+ 82.1%	127	77	- 39.4%
Inventory of Homes for Sale	4	8	+ 100.0%	--	--	--
Months Supply of Inventory	2.3	5.1	+ 121.7%	--	--	--

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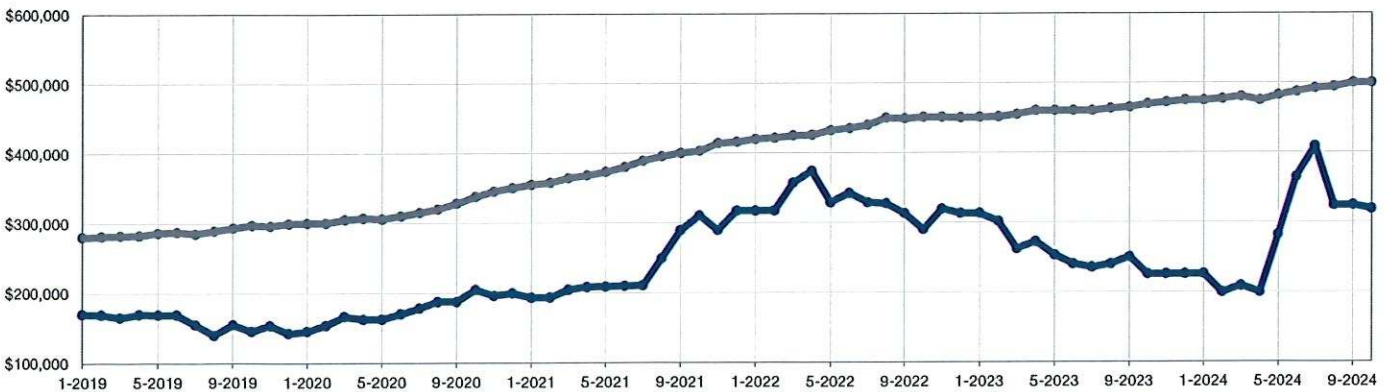
October

■ 2023 ■ 2024



Historical Median Sales Price Rolling 12-Month Calculation

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Debeque (Includes De-Beque Cutoff) —



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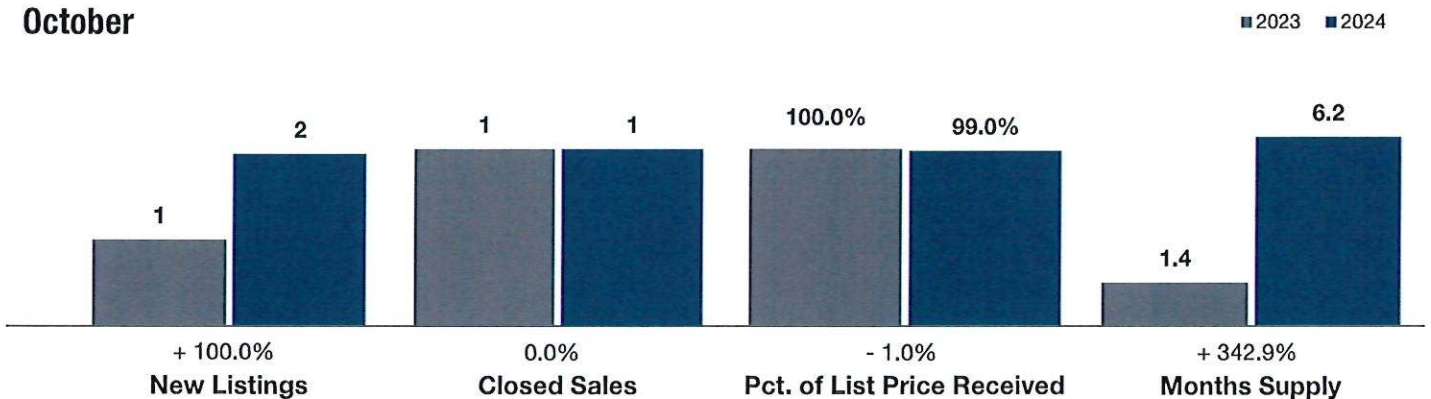


East Orchard Mesa

Key Metrics	October			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
New Listings	1	2	+ 100.0%	20	19	- 5.0%
Sold Listings	1	1	0.0%	13	12	- 7.7%
Median Sales Price*	\$499,000	\$717,500	+ 43.8%	\$660,000	\$807,500	+ 22.3%
Average Sales Price*	\$499,000	\$717,500	+ 43.8%	\$605,708	\$783,625	+ 29.4%
Percent of List Price Received*	100.0%	99.0%	- 1.0%	98.3%	93.8%	- 4.6%
Days on Market Until Sale	84	77	- 8.3%	52	99	+ 90.4%
Inventory of Homes for Sale	2	9	+ 350.0%	--	--	--
Months Supply of Inventory	1.4	6.2	+ 342.9%	--	--	--

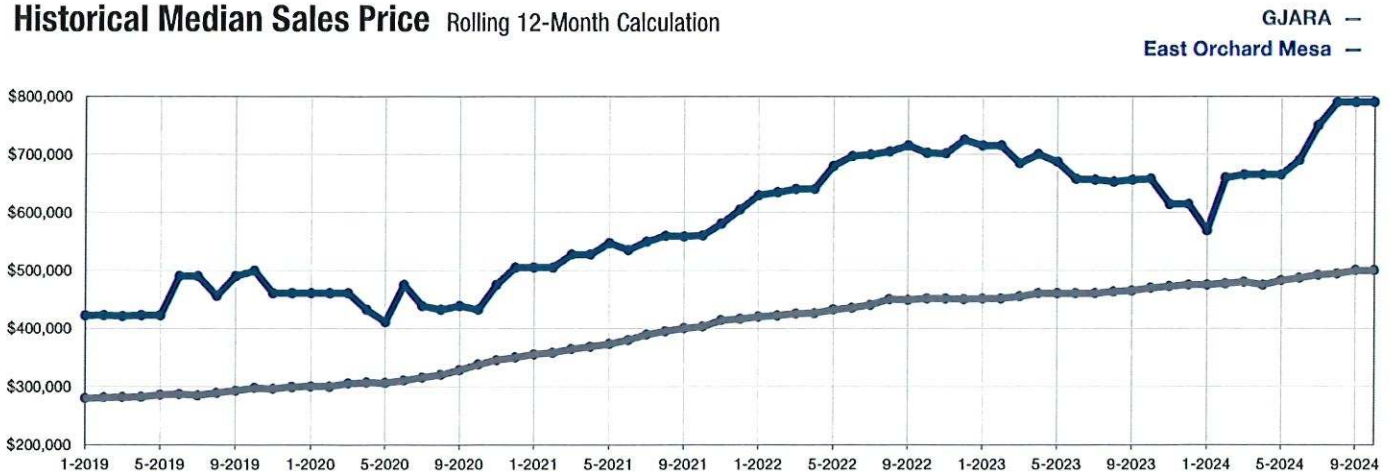
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October



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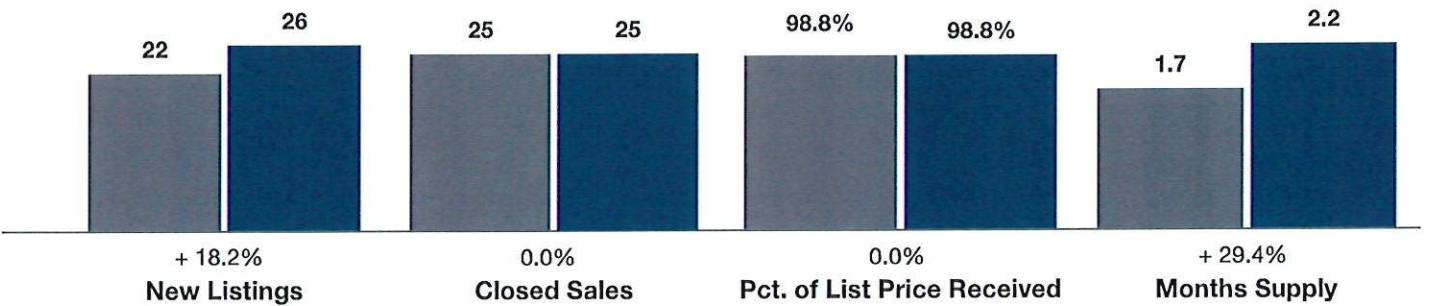
Fruita

Key Metrics	October			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
New Listings	22	26	+ 18.2%	301	295	- 2.0%
Sold Listings	25	25	0.0%	278	242	- 12.9%
Median Sales Price*	\$458,500	\$445,000	- 2.9%	\$420,000	\$450,582	+ 7.3%
Average Sales Price*	\$480,691	\$545,140	+ 13.4%	\$448,362	\$474,119	+ 5.7%
Percent of List Price Received*	98.8%	98.8%	0.0%	98.3%	97.9%	- 0.4%
Days on Market Until Sale	72	97	+ 34.7%	86	74	- 14.0%
Inventory of Homes for Sale	44	51	+ 15.9%	--	--	--
Months Supply of Inventory	1.7	2.2	+ 29.4%	--	--	--

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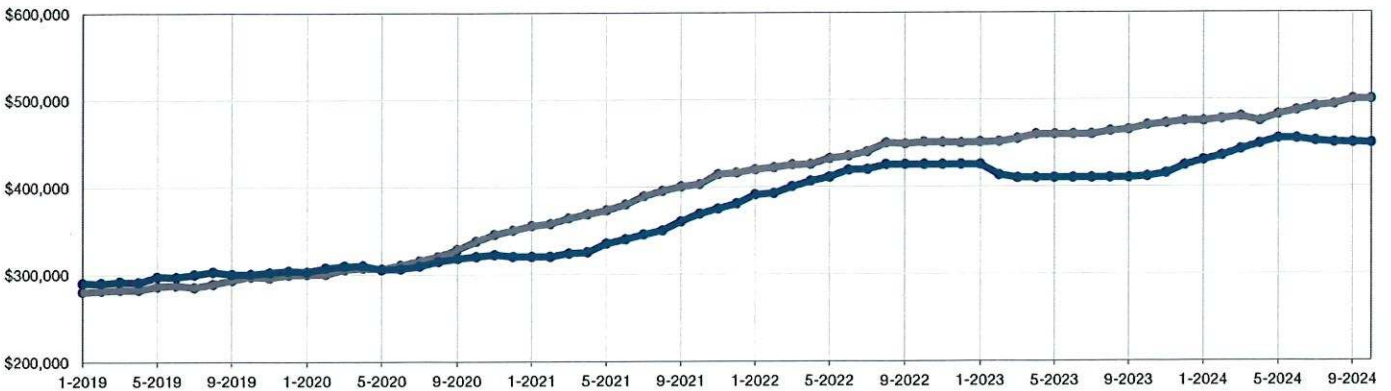
October

■ 2023 ■ 2024



Historical Median Sales Price Rolling 12-Month Calculation

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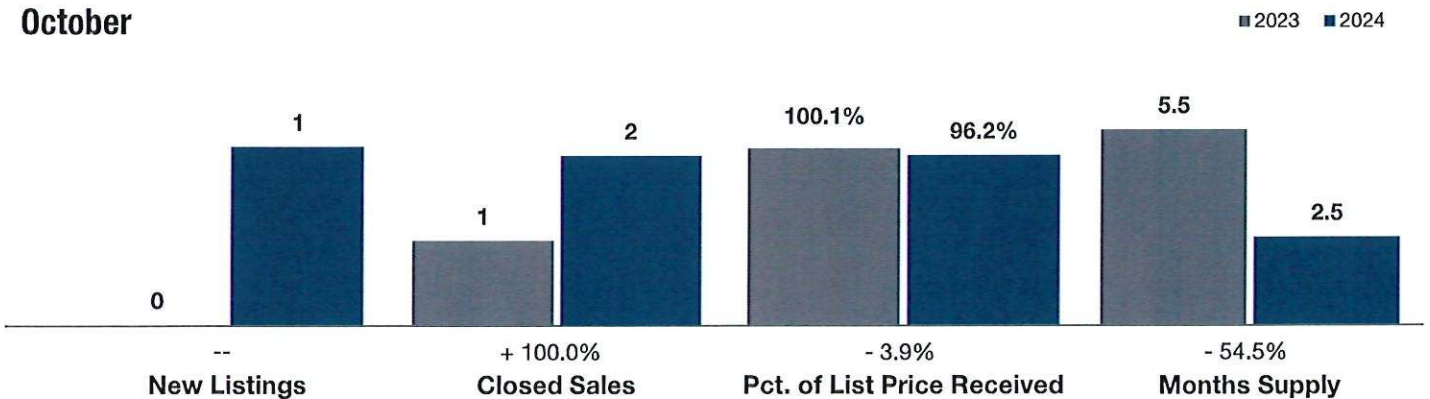


Glade Park

Key Metrics	October			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
New Listings	0	1	--	17	18	+ 5.9%
Sold Listings	1	2	+ 100.0%	11	14	+ 27.3%
Median Sales Price*	\$700,000	\$986,250	+ 40.9%	\$645,000	\$713,250	+ 10.6%
Average Sales Price*	\$700,000	\$986,250	+ 40.9%	\$628,091	\$687,225	+ 9.4%
Percent of List Price Received*	100.1%	96.2%	- 3.9%	95.3%	94.9%	- 0.4%
Days on Market Until Sale	101	384	+ 280.2%	137	172	+ 25.5%
Inventory of Homes for Sale	8	5	- 37.5%	--	--	--
Months Supply of Inventory	5.5	2.5	- 54.5%	--	--	--

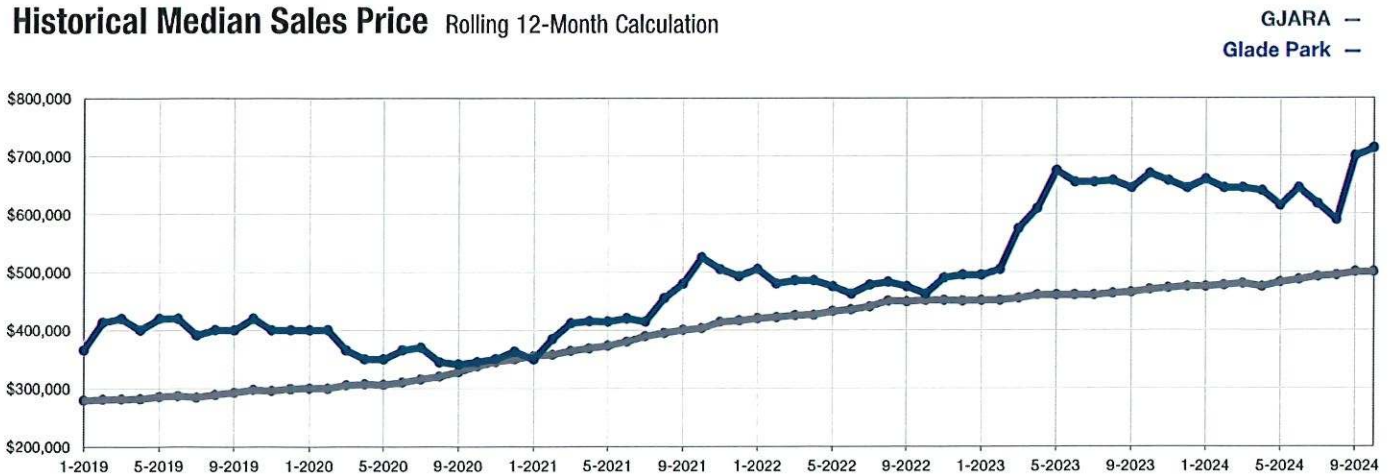
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October



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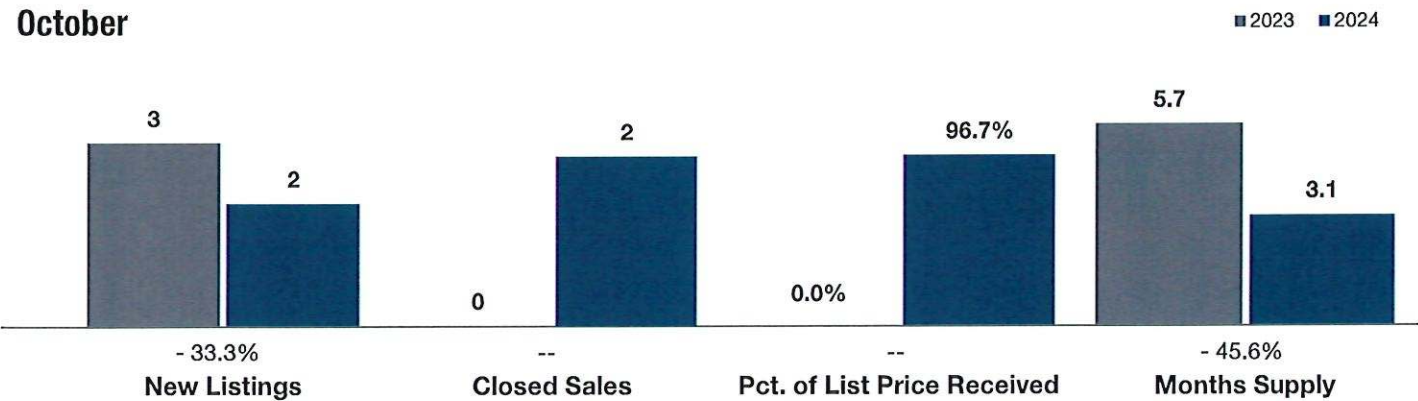


Loma

Key Metrics	October			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
New Listings	3	2	- 33.3%	22	21	- 4.5%
Sold Listings	0	2	--	11	21	+ 90.9%
Median Sales Price*	\$0	\$477,500	--	\$570,000	\$580,000	+ 1.8%
Average Sales Price*	\$0	\$477,500	--	\$568,300	\$574,090	+ 1.0%
Percent of List Price Received*	0.0%	96.7%	--	96.8%	97.1%	+ 0.3%
Days on Market Until Sale	0	100	--	117	96	- 17.9%
Inventory of Homes for Sale	10	6	- 40.0%	--	--	--
Months Supply of Inventory	5.7	3.1	- 45.6%	--	--	--

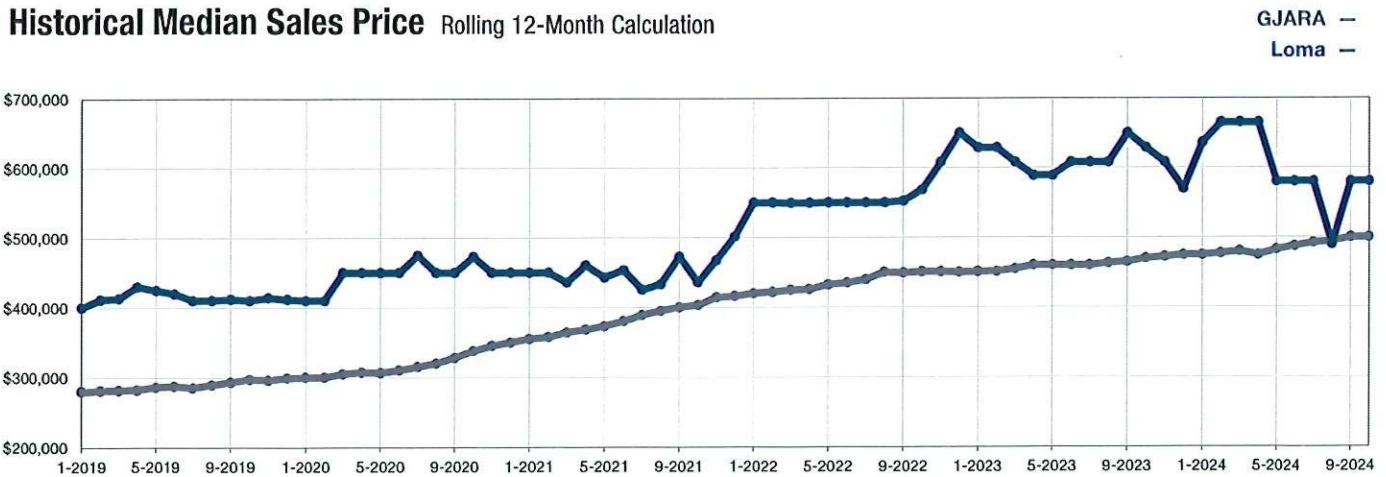
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October



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Mack

Key Metrics	October			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
New Listings	0	3	--	12	19	+ 58.3%
Sold Listings	0	0	--	14	5	- 64.3%
Median Sales Price*	\$0	\$0	--	\$415,750	\$288,690	- 30.6%
Average Sales Price*	\$0	\$0	--	\$501,521	\$338,567	- 32.5%
Percent of List Price Received*	0.0%	0.0%	--	97.9%	97.4%	- 0.5%
Days on Market Until Sale	0	0	--	126	107	- 15.1%
Inventory of Homes for Sale	3	8	+ 166.7%	--	--	--
Months Supply of Inventory	1.4	8.0	+ 471.4%	--	--	--

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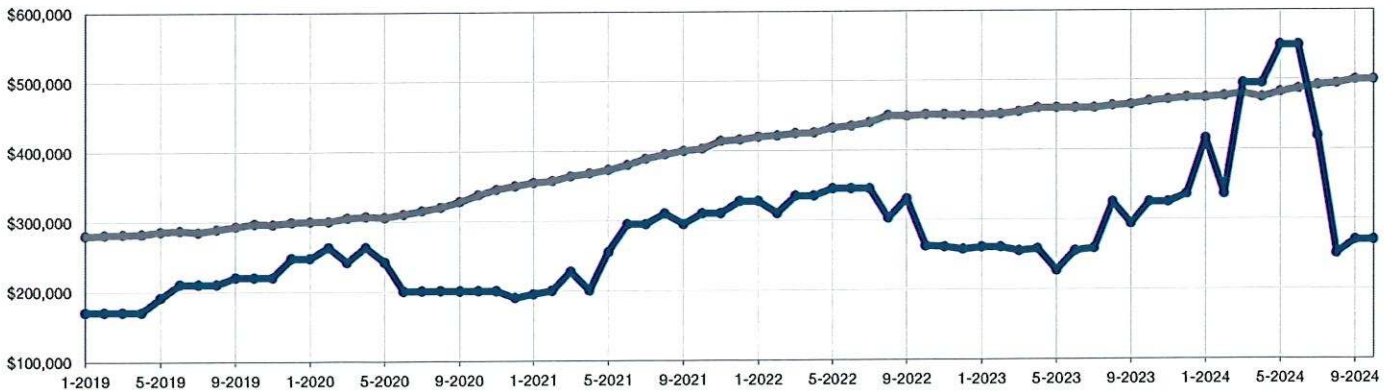
October

■ 2023 ■ 2024



Historical Median Sales Price Rolling 12-Month Calculation

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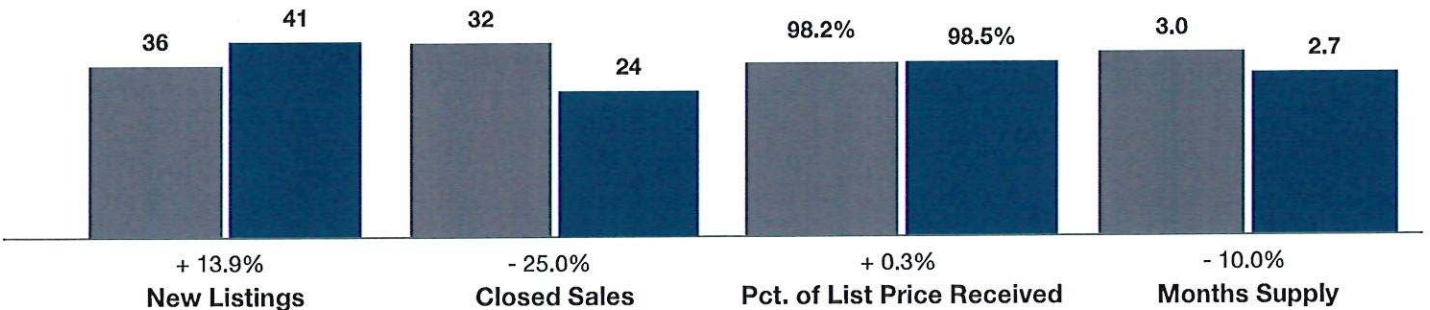
North

Key Metrics	October			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
New Listings	36	41	+ 13.9%	434	452	+ 4.1%
Sold Listings	32	24	- 25.0%	325	342	+ 5.2%
Median Sales Price*	\$475,064	\$513,000	+ 8.0%	\$455,000	\$510,000	+ 12.1%
Average Sales Price*	\$504,587	\$526,501	+ 4.3%	\$513,895	\$558,826	+ 8.7%
Percent of List Price Received*	98.2%	98.5%	+ 0.3%	98.6%	98.4%	- 0.2%
Days on Market Until Sale	91	99	+ 8.8%	80	81	+ 1.3%
Inventory of Homes for Sale	93	87	- 6.5%	--	--	--
Months Supply of Inventory	3.0	2.7	- 10.0%	--	--	--

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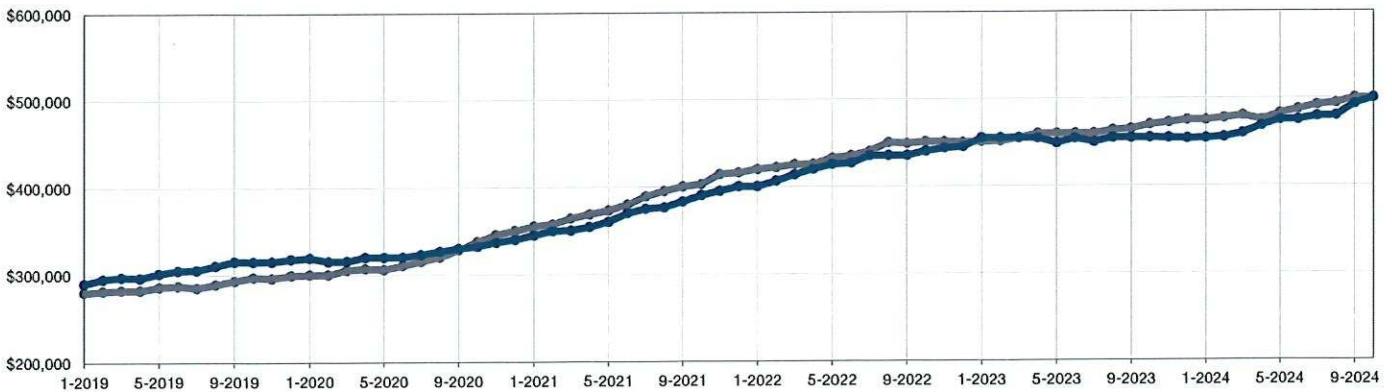
October

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GJARA —
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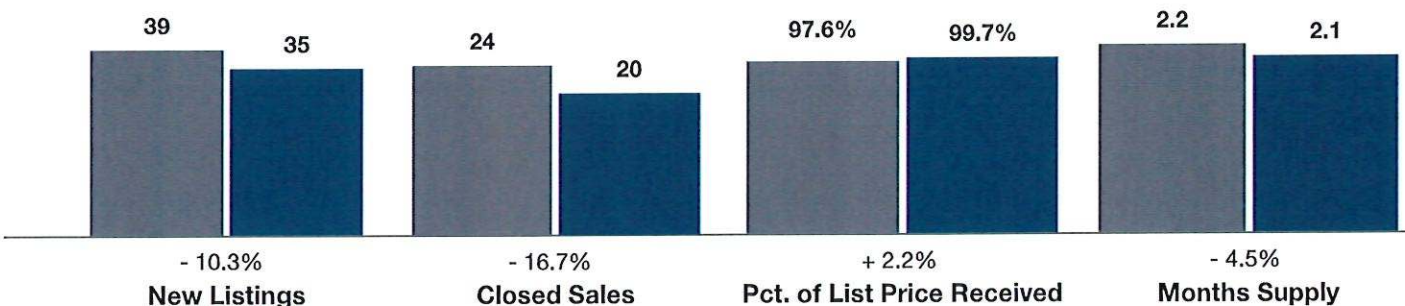
Northeast

Key Metrics	October			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
New Listings	39	35	- 10.3%	320	343	+ 7.2%
Sold Listings	24	20	- 16.7%	285	296	+ 3.9%
Median Sales Price*	\$352,500	\$321,000	- 8.9%	\$362,000	\$369,950	+ 2.2%
Average Sales Price*	\$341,082	\$339,941	- 0.3%	\$371,594	\$377,236	+ 1.5%
Percent of List Price Received*	97.6%	99.7%	+ 2.2%	98.6%	99.5%	+ 0.9%
Days on Market Until Sale	57	85	+ 49.1%	79	75	- 5.1%
Inventory of Homes for Sale	61	60	- 1.6%	--	--	--
Months Supply of Inventory	2.2	2.1	- 4.5%	--	--	--

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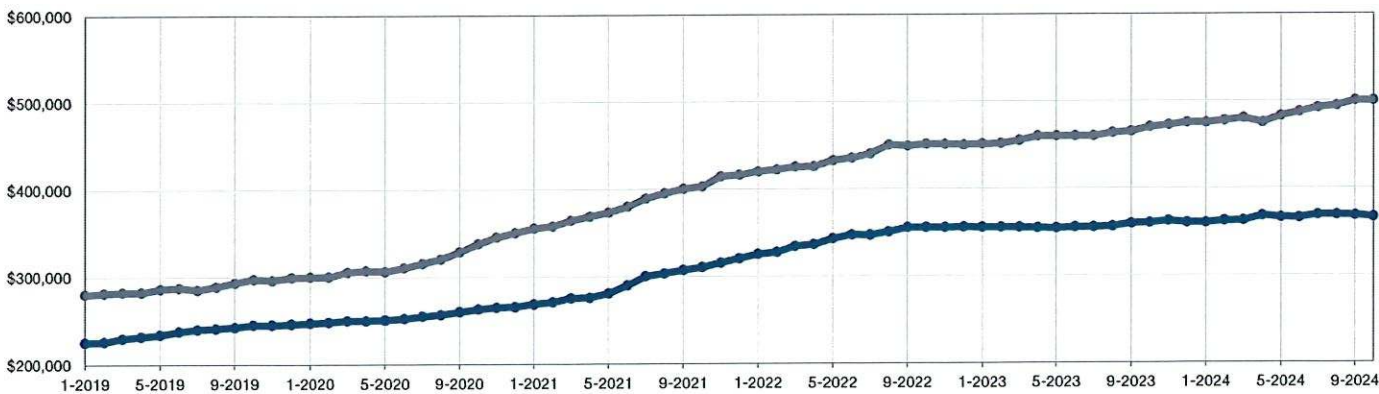
October

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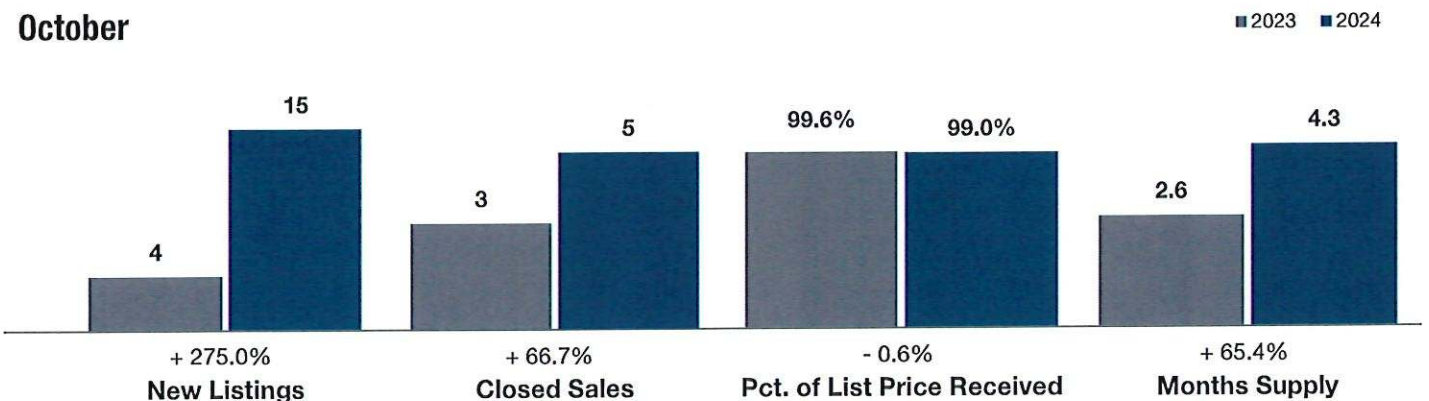


Northwest

Key Metrics	October			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
New Listings	4	15	+ 275.0%	59	101	+ 71.2%
Sold Listings	3	5	+ 66.7%	57	48	- 15.8%
Median Sales Price*	\$750,000	\$770,000	+ 2.7%	\$583,000	\$562,500	- 3.5%
Average Sales Price*	\$663,333	\$765,230	+ 15.4%	\$656,407	\$618,210	- 5.8%
Percent of List Price Received*	99.6%	99.0%	- 0.6%	98.5%	98.5%	0.0%
Days on Market Until Sale	99	118	+ 19.2%	112	98	- 12.5%
Inventory of Homes for Sale	14	19	+ 35.7%	--	--	--
Months Supply of Inventory	2.6	4.3	+ 65.4%	--	--	--

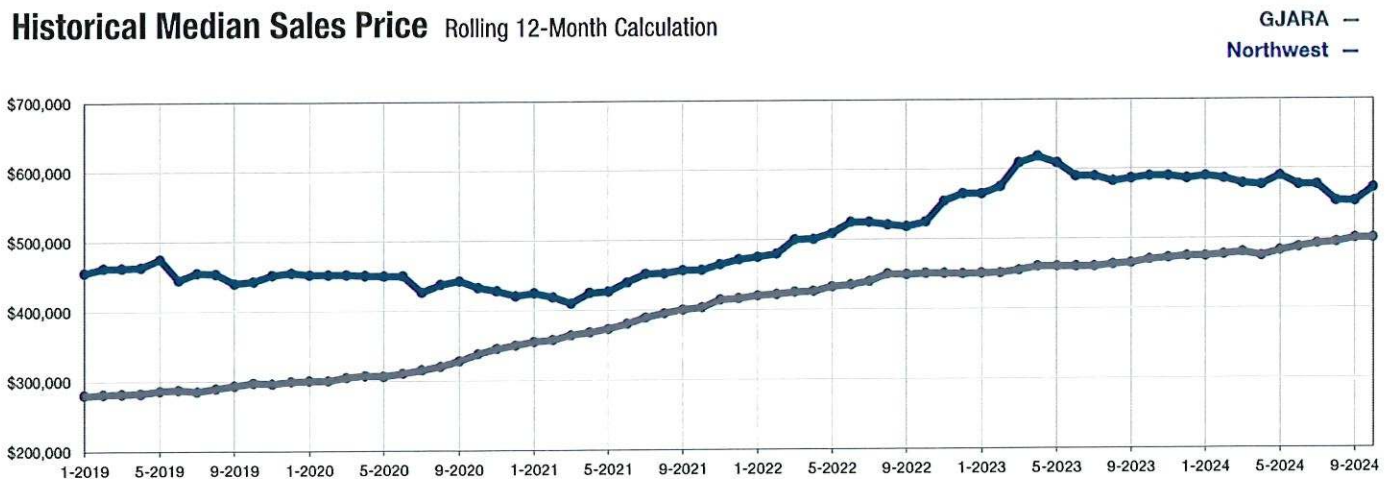
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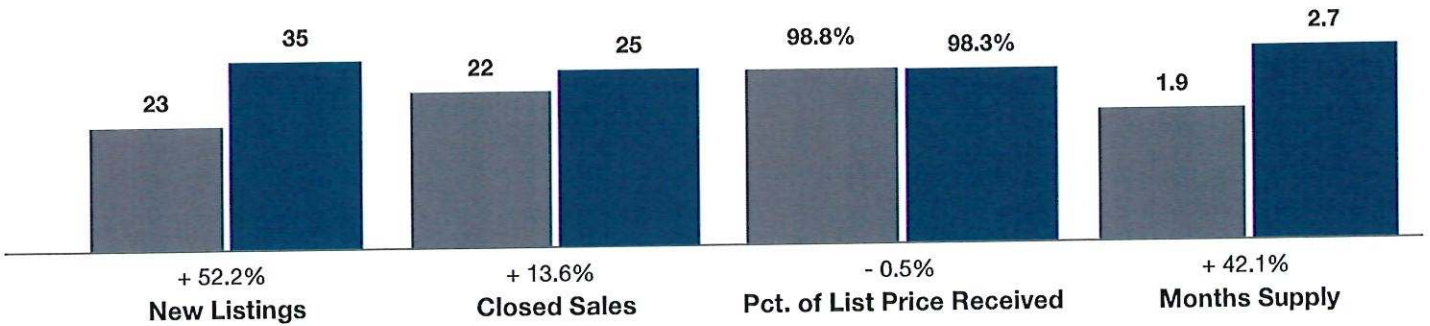
Orchard Mesa

Key Metrics	October			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
New Listings	23	35	+ 52.2%	291	343	+ 17.9%
Sold Listings	22	25	+ 13.6%	253	249	- 1.6%
Median Sales Price*	\$442,500	\$420,000	- 5.1%	\$395,000	\$400,000	+ 1.3%
Average Sales Price*	\$423,781	\$431,519	+ 1.8%	\$399,953	\$410,064	+ 2.5%
Percent of List Price Received*	98.8%	98.3%	- 0.5%	98.5%	99.2%	+ 0.7%
Days on Market Until Sale	91	82	- 9.9%	82	81	- 1.2%
Inventory of Homes for Sale	47	65	+ 38.3%	--	--	--
Months Supply of Inventory	1.9	2.7	+ 42.1%	--	--	--

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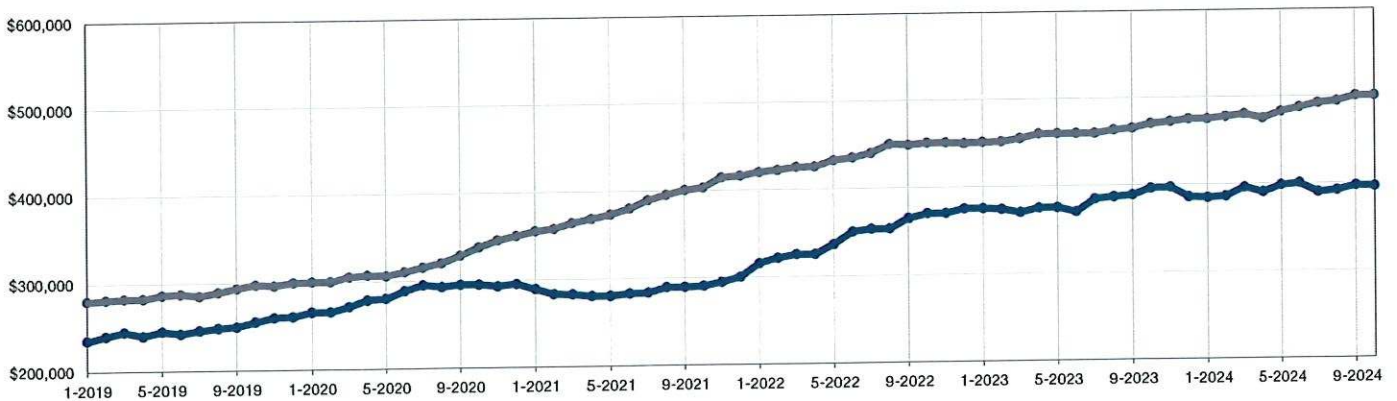
October

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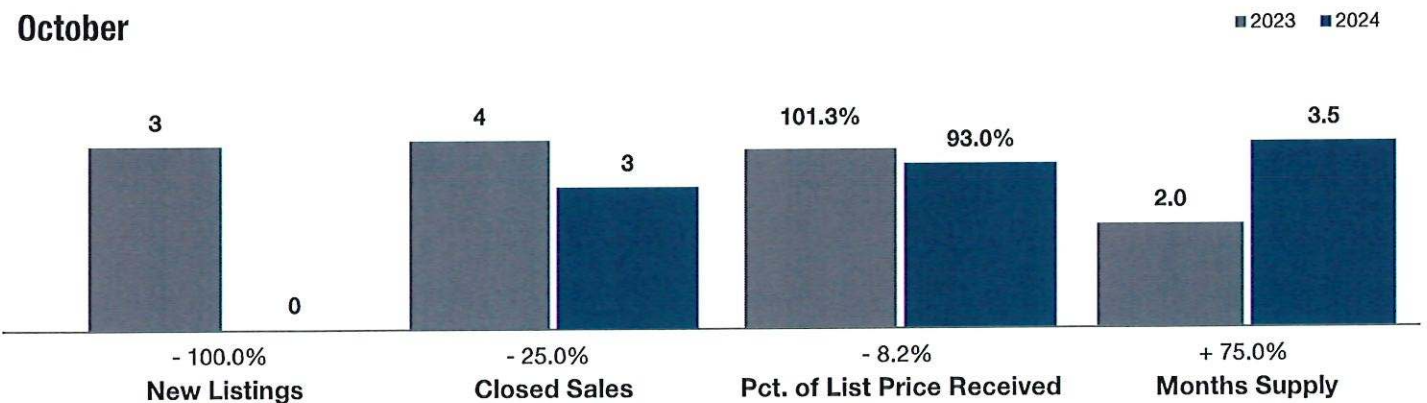


Outside Mesa County

Key Metrics	October			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
New Listings	3	0	- 100.0%	25	17	- 32.0%
Sold Listings	4	3	- 25.0%	22	10	- 54.5%
Median Sales Price*	\$546,500	\$425,000	- 22.2%	\$385,500	\$504,000	+ 30.7%
Average Sales Price*	\$535,500	\$455,982	- 14.8%	\$513,602	\$557,170	+ 8.5%
Percent of List Price Received*	101.3%	93.0%	- 8.2%	97.9%	97.7%	- 0.2%
Days on Market Until Sale	40	134	+ 235.0%	73	101	+ 38.4%
Inventory of Homes for Sale	5	5	0.0%	--	--	--
Months Supply of Inventory	2.0	3.5	+ 75.0%	--	--	--

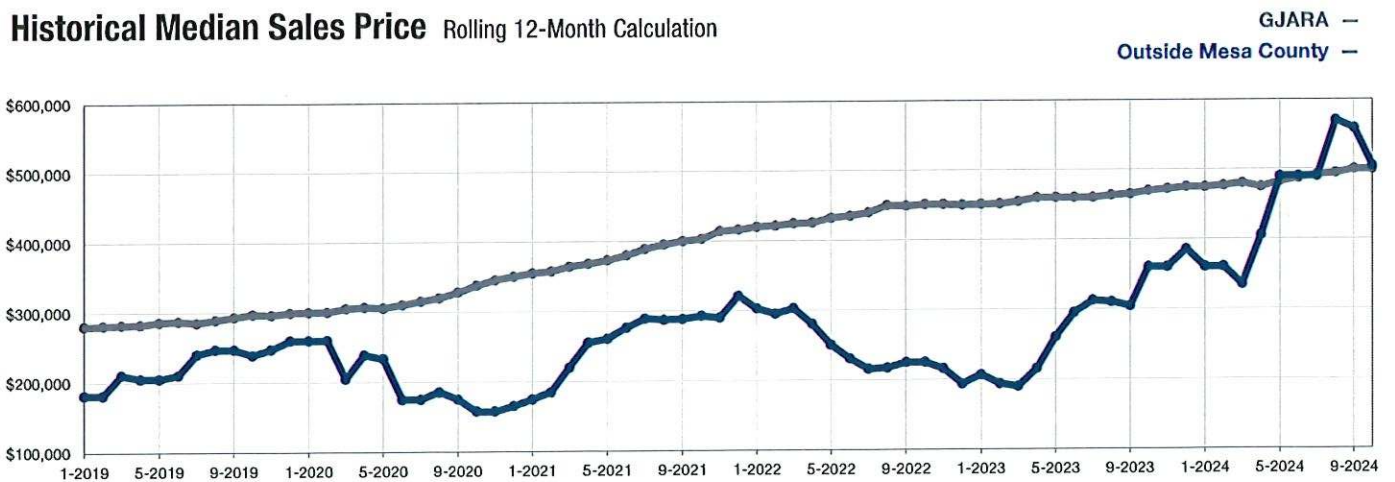
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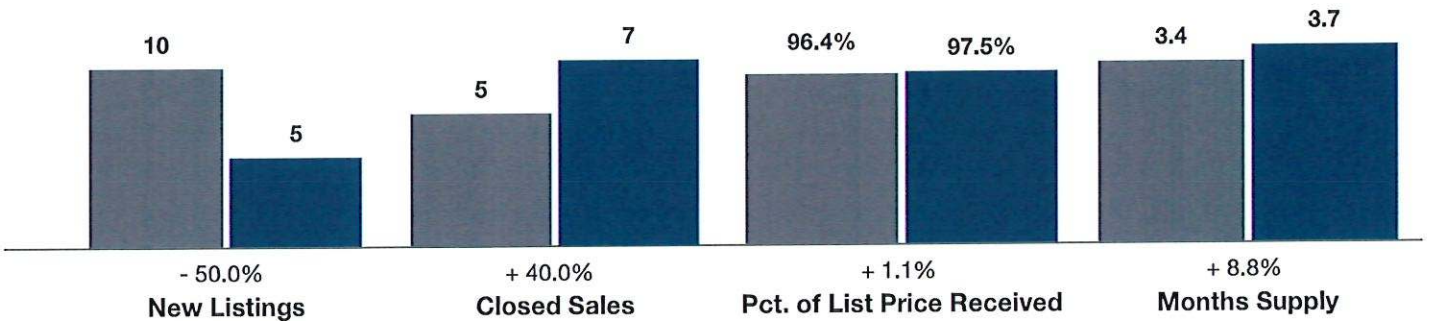
Palisade

Key Metrics	October			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
New Listings	10	5	- 50.0%	71	66	- 7.0%
Sold Listings	5	7	+ 40.0%	51	47	- 7.8%
Median Sales Price*	\$564,500	\$487,500	- 13.6%	\$494,500	\$450,000	- 9.0%
Average Sales Price*	\$557,250	\$455,929	- 18.2%	\$468,122	\$447,351	- 4.4%
Percent of List Price Received*	96.4%	97.5%	+ 1.1%	97.8%	97.1%	- 0.7%
Days on Market Until Sale	53	62	+ 17.0%	85	65	- 23.5%
Inventory of Homes for Sale	18	18	0.0%	--	--	--
Months Supply of Inventory	3.4	3.7	+ 8.8%	--	--	--

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October

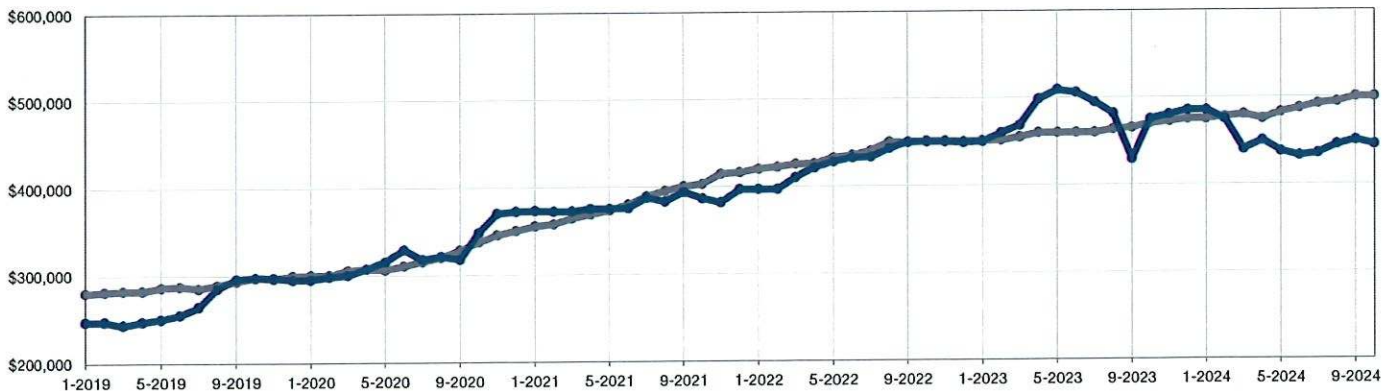
■ 2023 ■ 2024



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Local Market Update for October 2024

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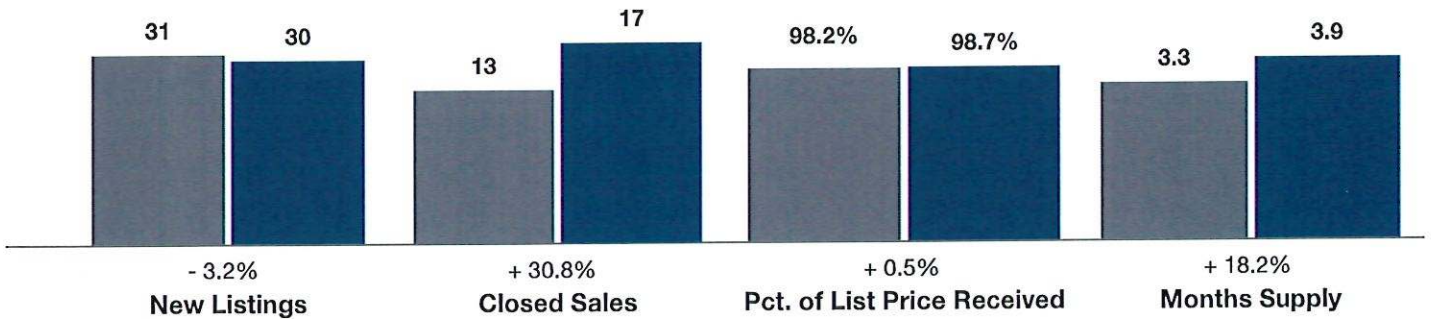
Redlands

Key Metrics	October			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
New Listings	31	30	- 3.2%	322	326	+ 1.2%
Sold Listings	13	17	+ 30.8%	249	228	- 8.4%
Median Sales Price*	\$596,750	\$621,250	+ 4.1%	\$596,400	\$622,125	+ 4.3%
Average Sales Price*	\$651,008	\$655,150	+ 0.6%	\$649,985	\$731,757	+ 12.6%
Percent of List Price Received*	98.2%	98.7%	+ 0.5%	98.4%	98.0%	- 0.4%
Days on Market Until Sale	107	79	- 26.2%	97	92	- 5.2%
Inventory of Homes for Sale	79	87	+ 10.1%	--	--	--
Months Supply of Inventory	3.3	3.9	+ 18.2%	--	--	--

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

October

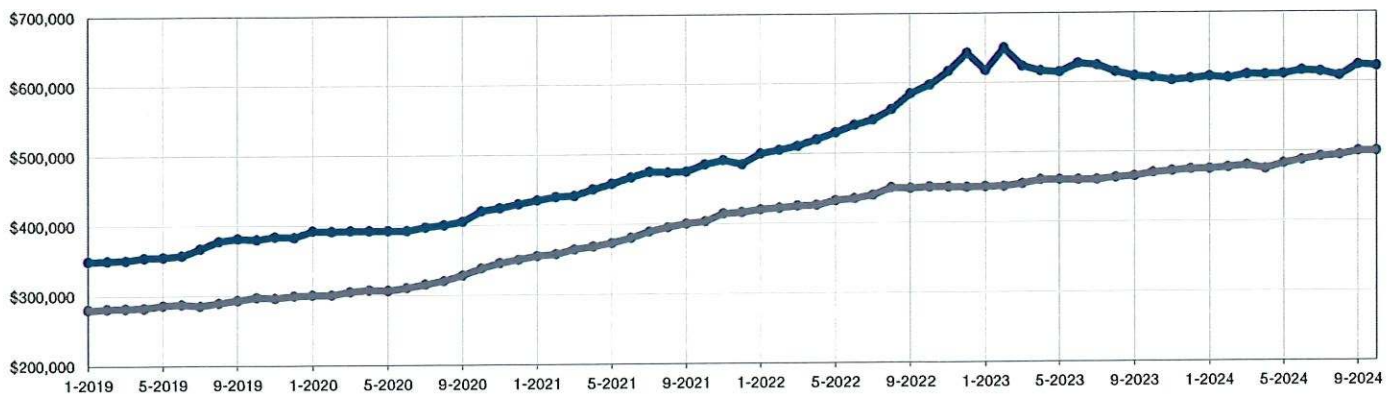
■ 2023 ■ 2024



Historical Median Sales Price

Rolling 12-Month Calculation

GJARA —
Redlands —



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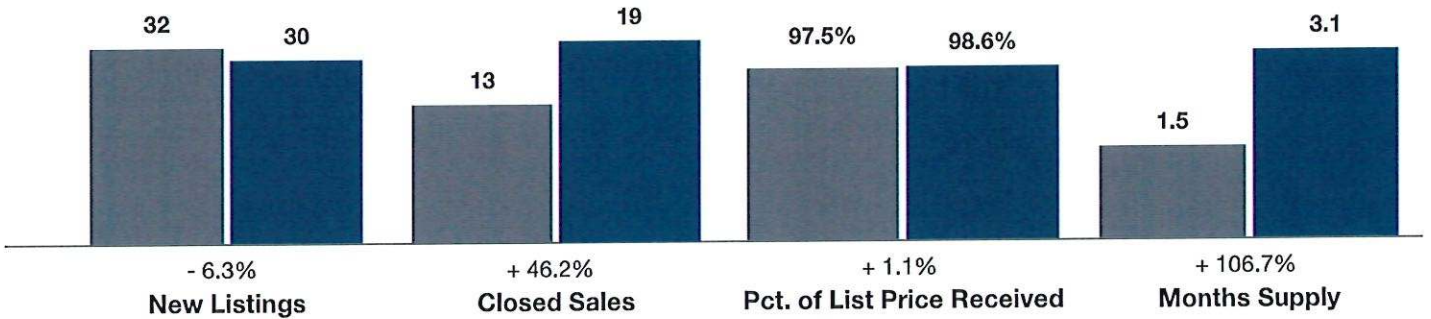
Southeast

Key Metrics	October			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
New Listings	32	30	- 6.3%	270	348	+ 28.9%
Sold Listings	13	19	+ 46.2%	246	249	+ 1.2%
Median Sales Price*	\$320,500	\$340,000	+ 6.1%	\$335,626	\$345,000	+ 2.8%
Average Sales Price*	\$326,208	\$305,173	- 6.4%	\$324,778	\$328,276	+ 1.1%
Percent of List Price Received*	97.5%	98.6%	+ 1.1%	99.0%	98.8%	- 0.2%
Days on Market Until Sale	73	79	+ 8.2%	72	71	- 1.4%
Inventory of Homes for Sale	37	72	+ 94.6%	--	--	--
Months Supply of Inventory	1.5	3.1	+ 106.7%	--	--	--

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October

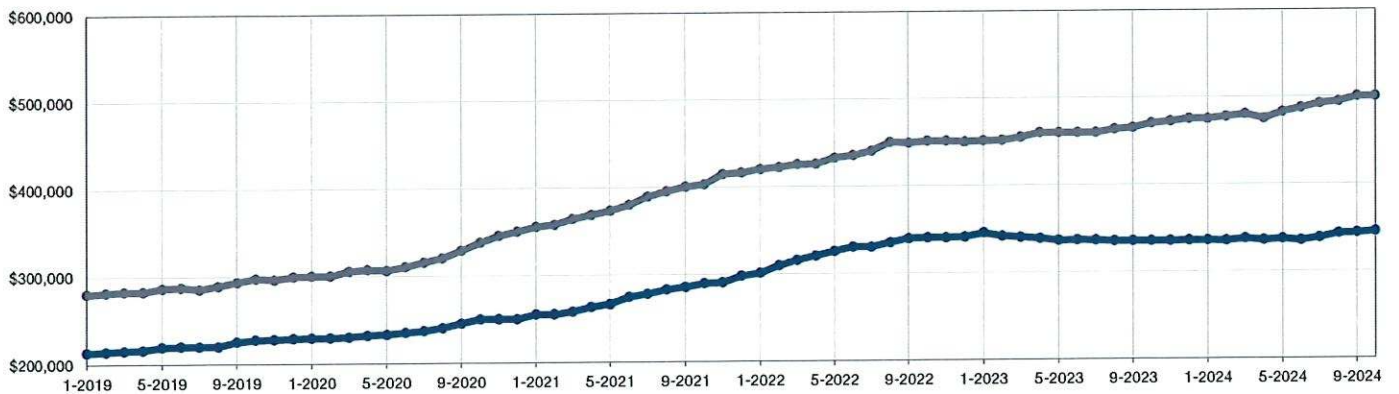
■ 2023 ■ 2024



Historical Median Sales Price

Rolling 12-Month Calculation

GJARA —
Southeast —



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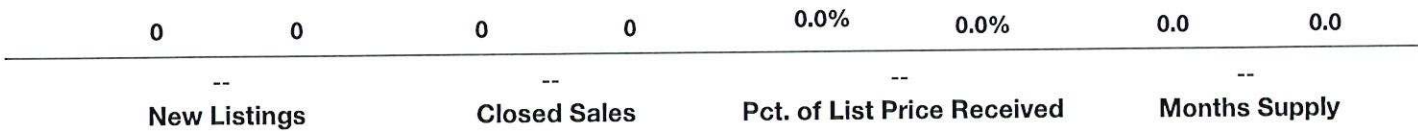
West Grand Junction

Key Metrics	October			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	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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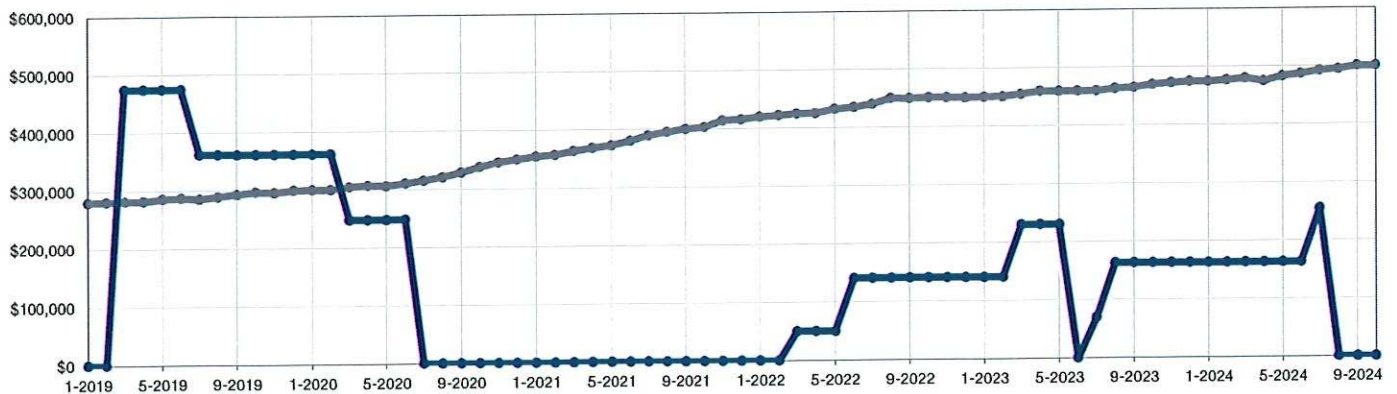
October

■ 2023 ■ 2024



Historical Median Sales Price Rolling 12-Month Calculation

GJARA —
West Grand Junction —



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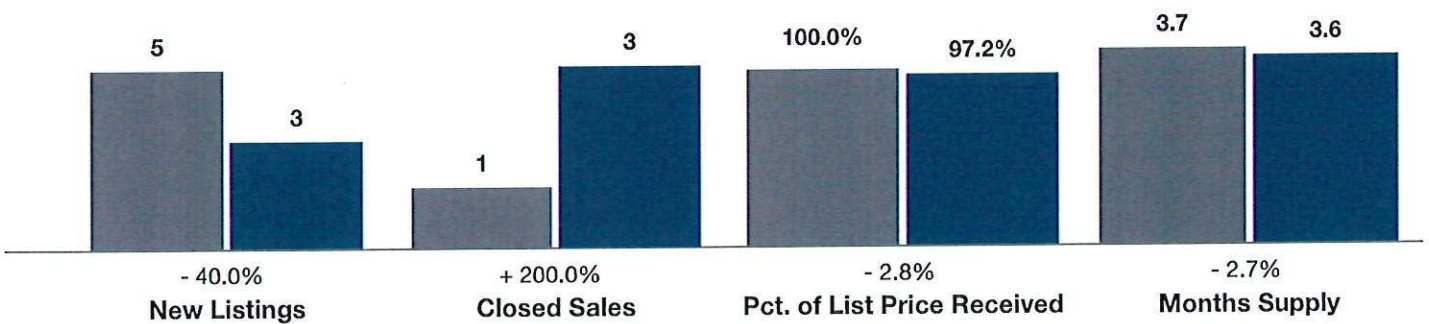
Whitewater/Gateway

Key Metrics	October			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
New Listings	5	3	- 40.0%	32	38	+ 18.8%
Sold Listings	1	3	+ 200.0%	21	29	+ 38.1%
Median Sales Price*	\$435,000	\$642,000	+ 47.6%	\$540,000	\$416,750	- 22.8%
Average Sales Price*	\$435,000	\$711,667	+ 63.6%	\$596,912	\$486,377	- 18.5%
Percent of List Price Received*	100.0%	97.2%	- 2.8%	95.4%	99.8%	+ 4.6%
Days on Market Until Sale	58	119	+ 105.2%	82	94	+ 14.6%
Inventory of Homes for Sale	10	11	+ 10.0%	--	--	--
Months Supply of Inventory	3.7	3.6	- 2.7%	--	--	--

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October

■ 2023 ■ 2024



Historical Median Sales Price Rolling 12-Month Calculation

GJARA —
Whitewater/Gateway —

