

Local Market Update for September 2022

A Research Tool Provided by the Colorado Association of REALTORS®

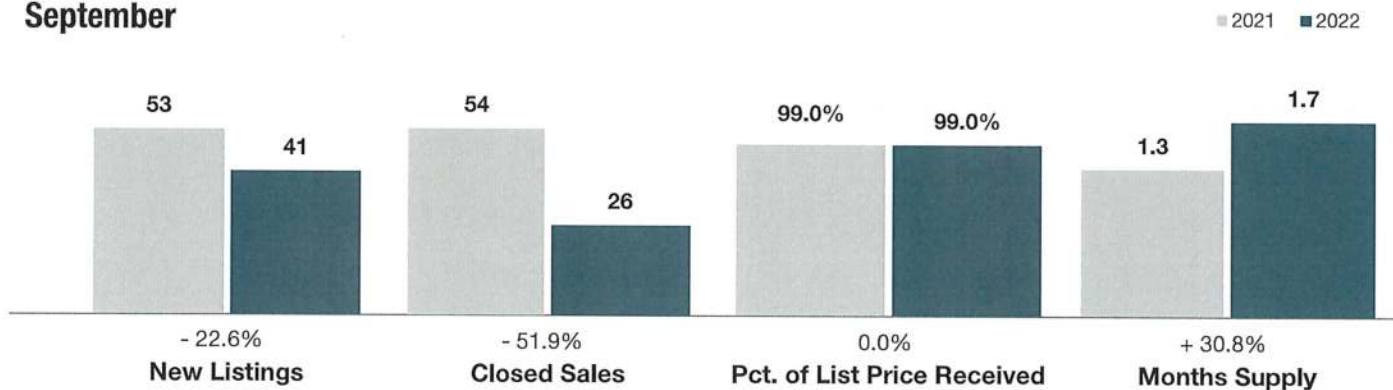


City

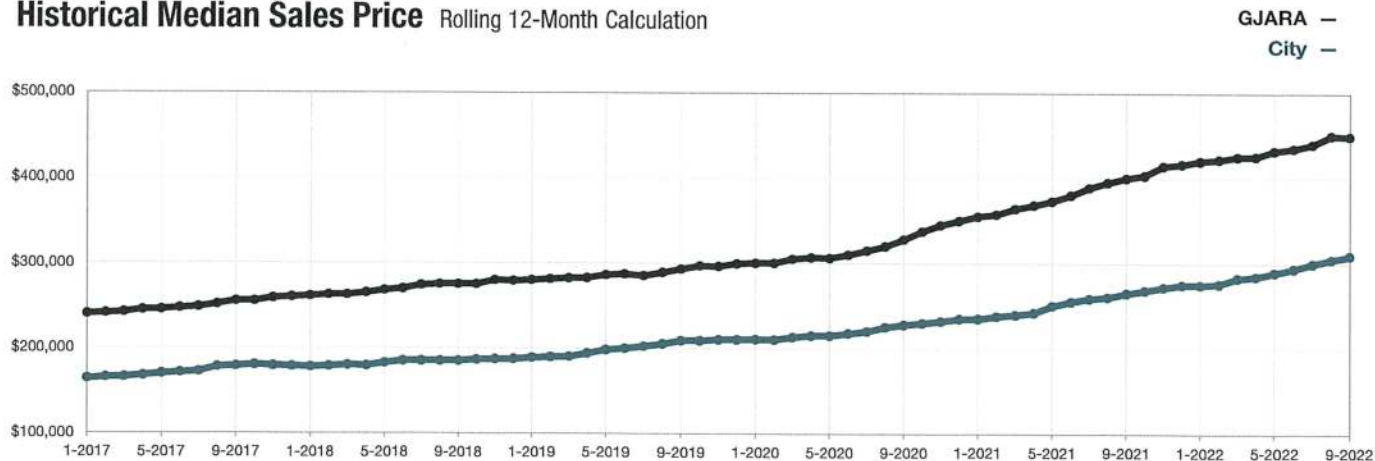
Key Metrics	September			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 09-2021	Thru 09-2022	Percent Change from Previous Year
New Listings	53	41	- 22.6%	463	394	- 14.9%
Sold Listings	54	26	- 51.9%	390	301	- 22.8%
Median Sales Price*	\$288,250	\$310,453	+ 7.7%	\$270,250	\$320,000	+ 18.4%
Average Sales Price*	\$300,647	\$332,181	+ 10.5%	\$278,714	\$323,624	+ 16.1%
Percent of List Price Received*	99.0%	99.0%	0.0%	100.8%	99.9%	- 0.9%
Days on Market Until Sale	52	69	+ 32.7%	55	57	+ 3.6%
Inventory of Homes for Sale	57	62	+ 8.8%	--	--	--
Months Supply of Inventory	1.3	1.7	+ 30.8%	--	--	--

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

September



Historical Median Sales Price Rolling 12-Month Calculation



Current as of October 5, 2022. All data from the Grand Junction Multiple Listing Service, Report © 2022 ShowingTime.

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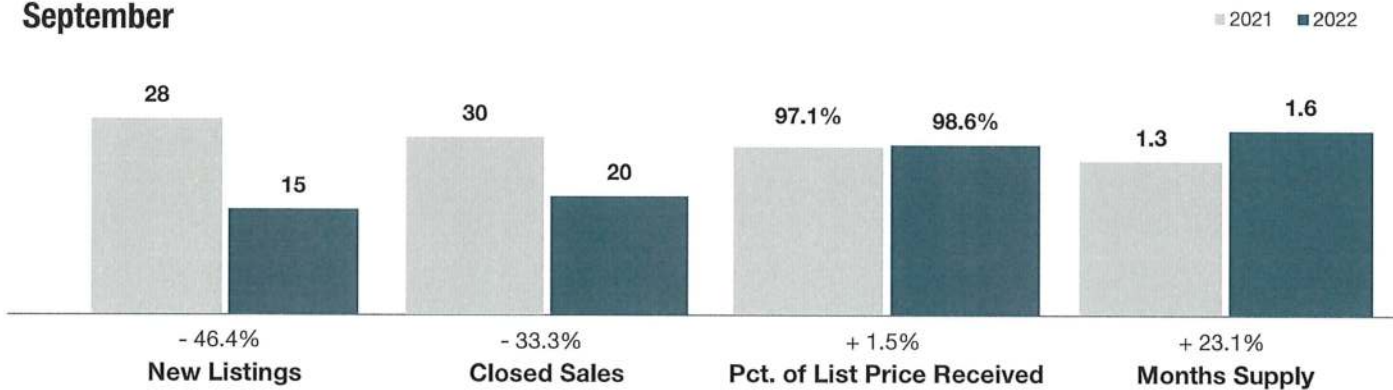


Clifton

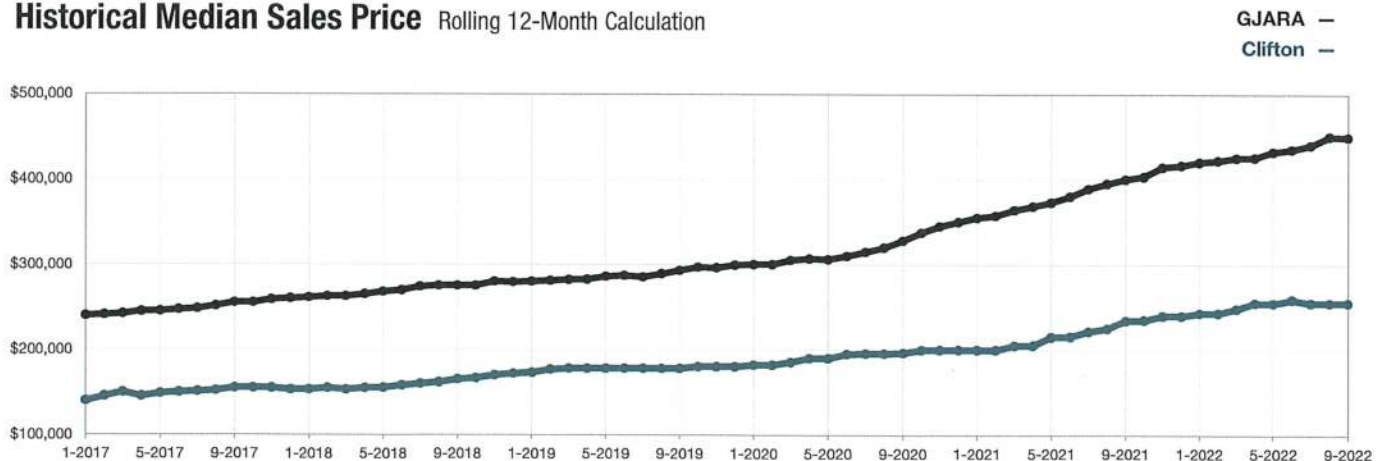
Key Metrics	September			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 09-2021	Thru 09-2022	Percent Change from Previous Year
New Listings	28	15	- 46.4%	283	248	- 12.4%
Sold Listings	30	20	- 33.3%	248	194	- 21.8%
Median Sales Price*	\$270,000	\$192,000	- 28.9%	\$238,700	\$254,750	+ 6.7%
Average Sales Price*	\$236,130	\$209,468	- 11.3%	\$225,766	\$238,727	+ 5.7%
Percent of List Price Received*	97.1%	98.6%	+ 1.5%	99.8%	98.3%	- 1.5%
Days on Market Until Sale	43	63	+ 46.5%	56	54	- 3.6%
Inventory of Homes for Sale	35	36	+ 2.9%	--	--	--
Months Supply of Inventory	1.3	1.6	+ 23.1%	--	--	--

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September



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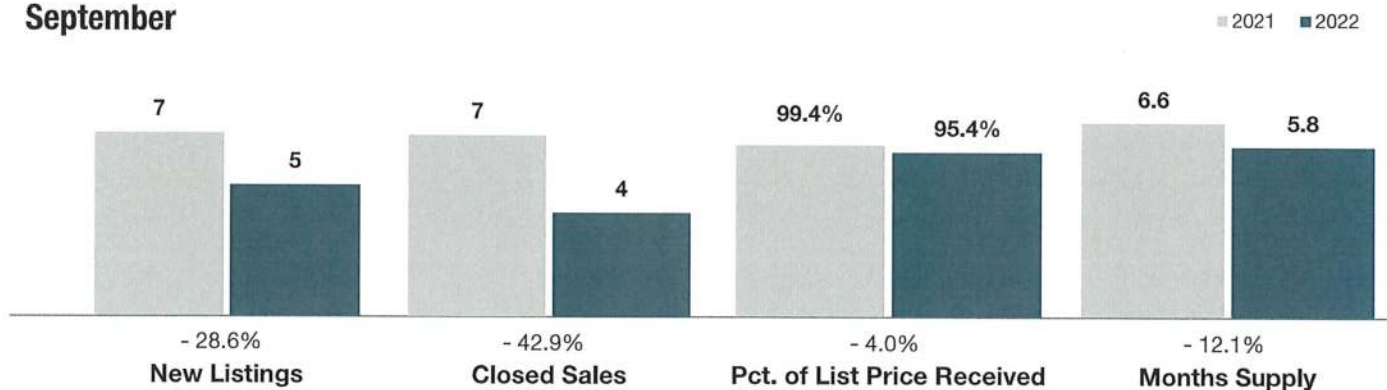


Collbran/Mesa/Vega

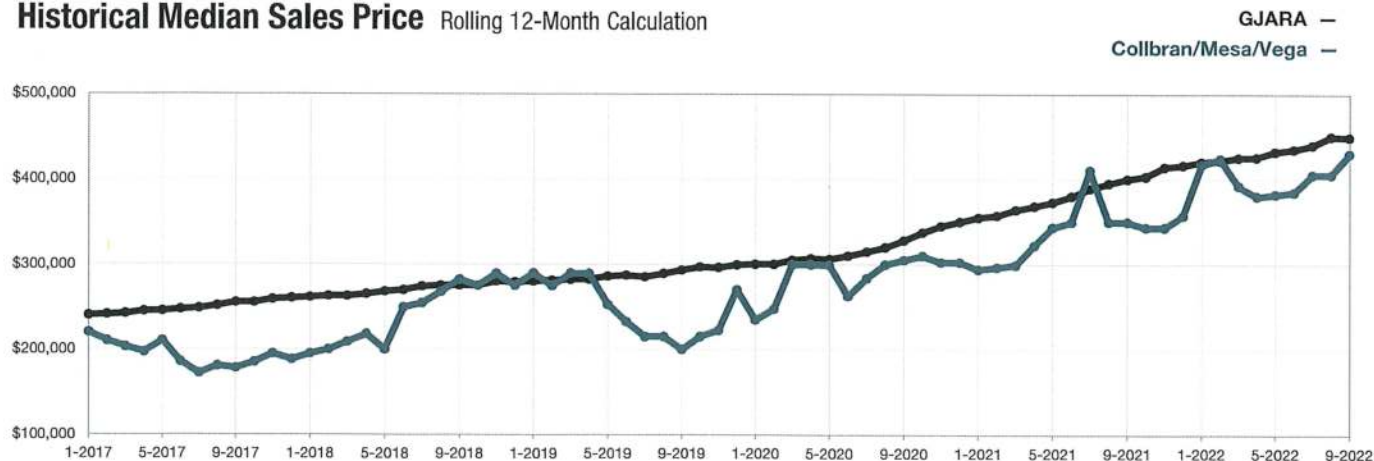
Key Metrics	September			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 09-2021	Thru 09-2022	Percent Change from Previous Year
New Listings	7	5	- 28.6%	71	64	- 9.9%
Sold Listings	7	4	- 42.9%	50	40	- 20.0%
Median Sales Price*	\$250,000	\$549,000	+ 119.6%	\$320,000	\$432,500	+ 35.2%
Average Sales Price*	\$340,543	\$559,500	+ 64.3%	\$465,510	\$535,648	+ 15.1%
Percent of List Price Received*	99.4%	95.4%	- 4.0%	98.1%	97.2%	- 0.9%
Days on Market Until Sale	87	147	+ 69.0%	146	105	- 28.1%
Inventory of Homes for Sale	35	24	- 31.4%	--	--	--
Months Supply of Inventory	6.6	5.8	- 12.1%	--	--	--

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September



Historical Median Sales Price Rolling 12-Month Calculation



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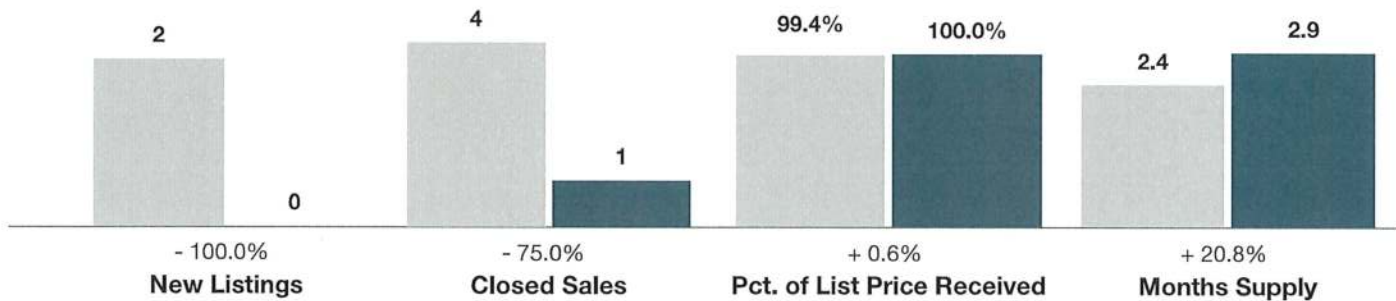
Debeque (Includes De-Beque Cutoff)

Key Metrics	September			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 09-2021	Thru 09-2022	Percent Change from Previous Year
New Listings	2	0	- 100.0%	20	19	- 5.0%
Sold Listings	4	1	- 75.0%	16	11	- 31.3%
Median Sales Price*	\$717,000	\$230,000	- 67.9%	\$342,250	\$325,000	- 5.0%
Average Sales Price*	\$620,750	\$230,000	- 62.9%	\$412,906	\$356,273	- 13.7%
Percent of List Price Received*	99.4%	100.0%	+ 0.6%	97.4%	99.3%	+ 2.0%
Days on Market Until Sale	220	36	- 83.6%	136	79	- 41.9%
Inventory of Homes for Sale	6	5	- 16.7%	--	--	--
Months Supply of Inventory	2.4	2.9	+ 20.8%	--	--	--

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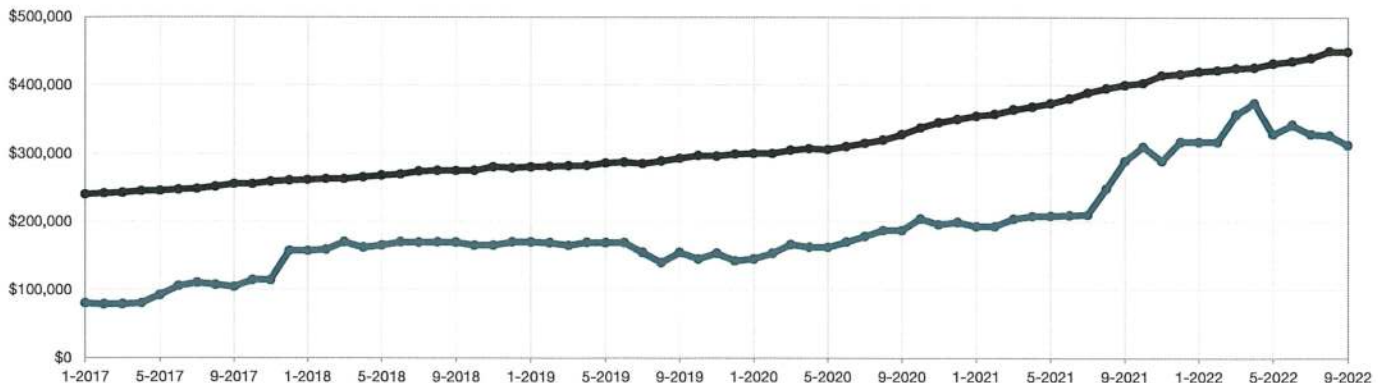
September

2021 2022



Historical Median Sales Price Rolling 12-Month Calculation

GJARA —
Debeque (Includes De-Beque Cutoff) —



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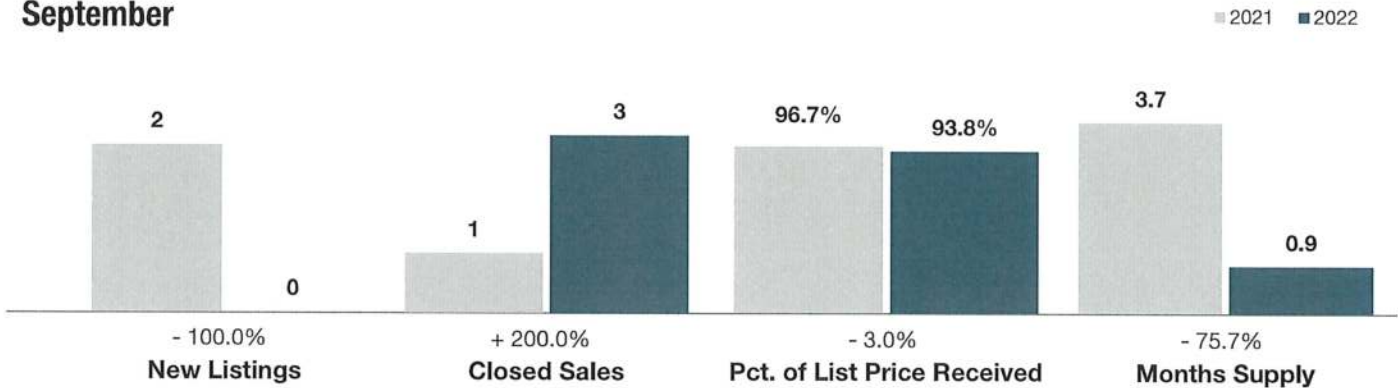


East Orchard Mesa

Key Metrics	September			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 09-2021	Thru 09-2022	Percent Change from Previous Year
New Listings	2	0	- 100.0%	17	23	+ 35.3%
Sold Listings	1	3	+ 200.0%	10	20	+ 100.0%
Median Sales Price*	\$377,000	\$582,700	+ 54.6%	\$537,500	\$793,500	+ 47.6%
Average Sales Price*	\$377,000	\$582,700	+ 54.6%	\$715,500	\$829,578	+ 15.9%
Percent of List Price Received*	96.7%	93.8%	- 3.0%	98.3%	96.4%	- 1.9%
Days on Market Until Sale	49	144	+ 193.9%	177	129	- 27.1%
Inventory of Homes for Sale	8	2	- 75.0%	--	--	--
Months Supply of Inventory	3.7	0.9	- 75.7%	--	--	--

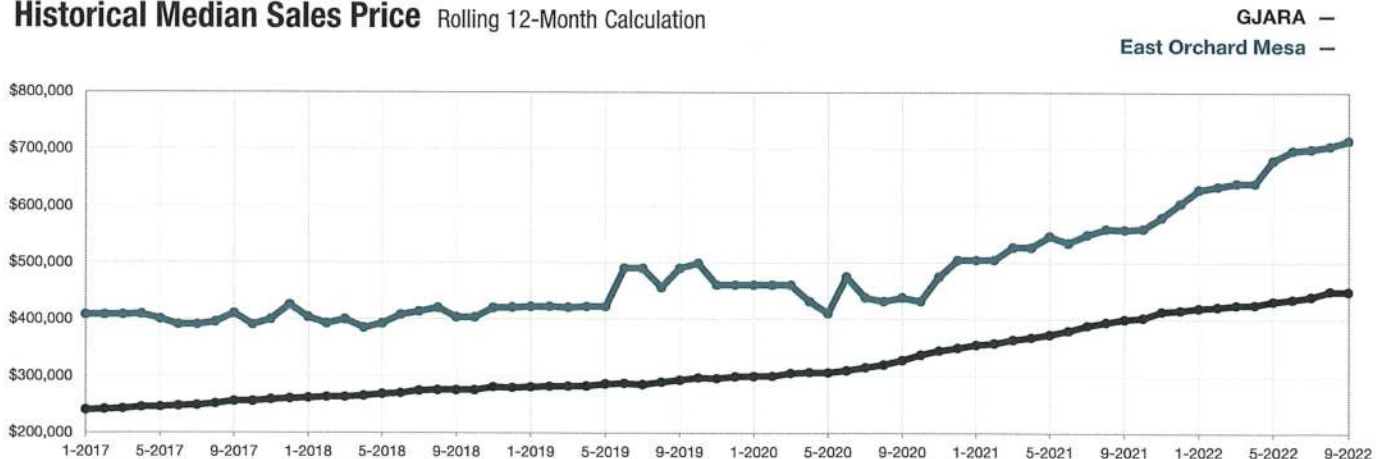
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September



Historical Median Sales Price

Rolling 12-Month Calculation



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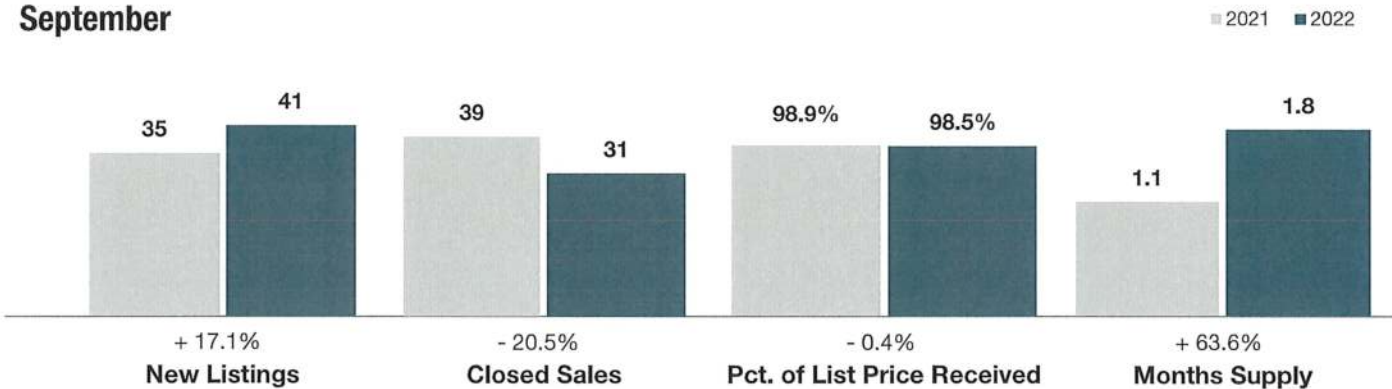


Fruita

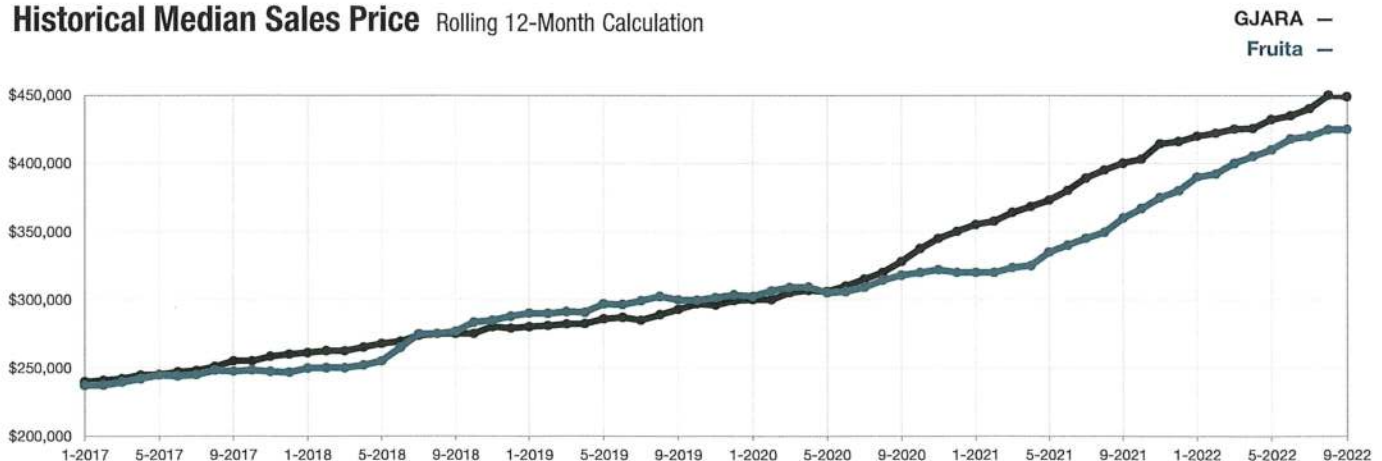
Key Metrics	September			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 09-2021	Thru 09-2022	Percent Change from Previous Year
New Listings	35	41	+ 17.1%	374	394	+ 5.3%
Sold Listings	39	31	- 20.5%	345	322	- 6.7%
Median Sales Price*	\$421,500	\$439,800	+ 4.3%	\$375,000	\$430,500	+ 14.8%
Average Sales Price*	\$422,714	\$465,845	+ 10.2%	\$404,649	\$460,566	+ 13.8%
Percent of List Price Received*	98.9%	98.5%	- 0.4%	100.1%	99.5%	- 0.6%
Days on Market Until Sale	68	65	- 4.4%	65	63	- 3.1%
Inventory of Homes for Sale	44	64	+ 45.5%	--	--	--
Months Supply of Inventory	1.1	1.8	+ 63.6%	--	--	--

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September



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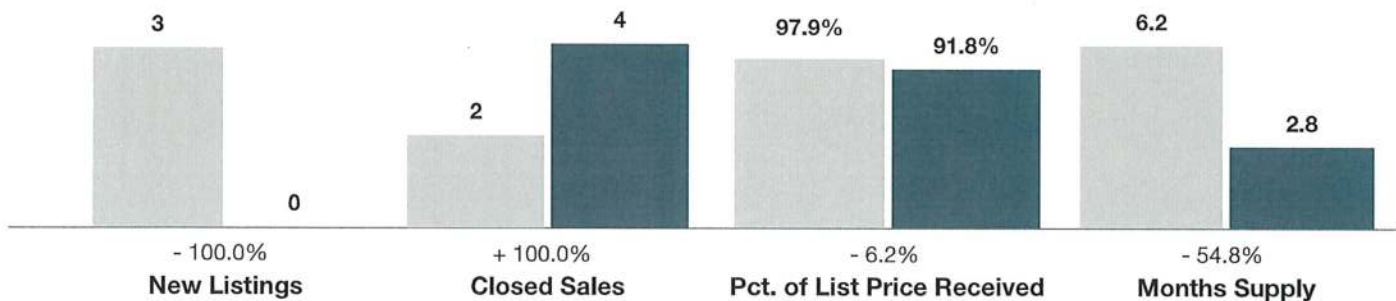
Glade Park

Key Metrics	September			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 09-2021	Thru 09-2022	Percent Change from Previous Year
New Listings	3	0	- 100.0%	33	23	- 30.3%
Sold Listings	2	4	+ 100.0%	18	20	+ 11.1%
Median Sales Price*	\$857,500	\$745,000	- 13.1%	\$540,000	\$494,500	- 8.4%
Average Sales Price*	\$857,500	\$669,375	- 21.9%	\$630,747	\$655,217	+ 3.9%
Percent of List Price Received*	97.9%	91.8%	- 6.2%	98.9%	97.6%	- 1.3%
Days on Market Until Sale	65	86	+ 32.3%	68	103	+ 51.5%
Inventory of Homes for Sale	14	7	- 50.0%	--	--	--
Months Supply of Inventory	6.2	2.8	- 54.8%	--	--	--

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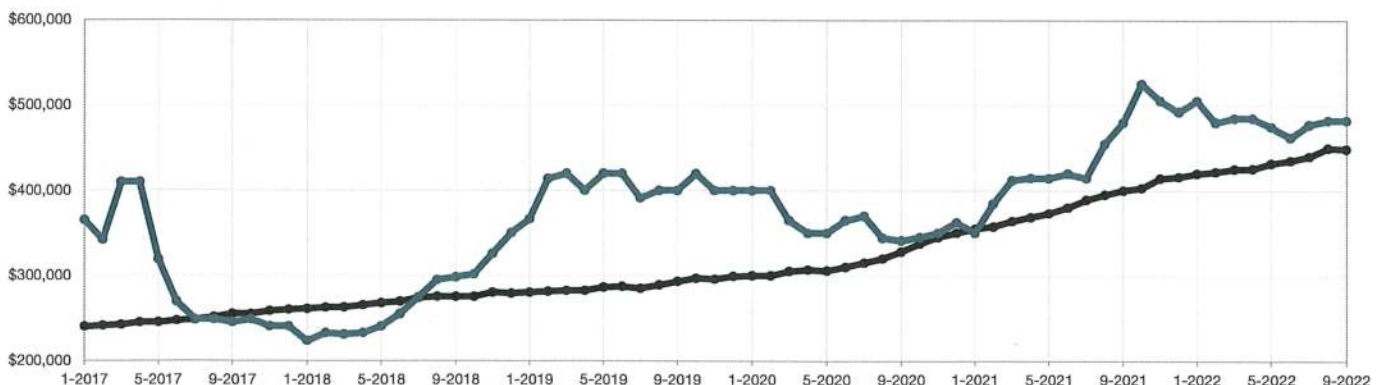
September

2021 2022



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GJARA —
Glade Park —



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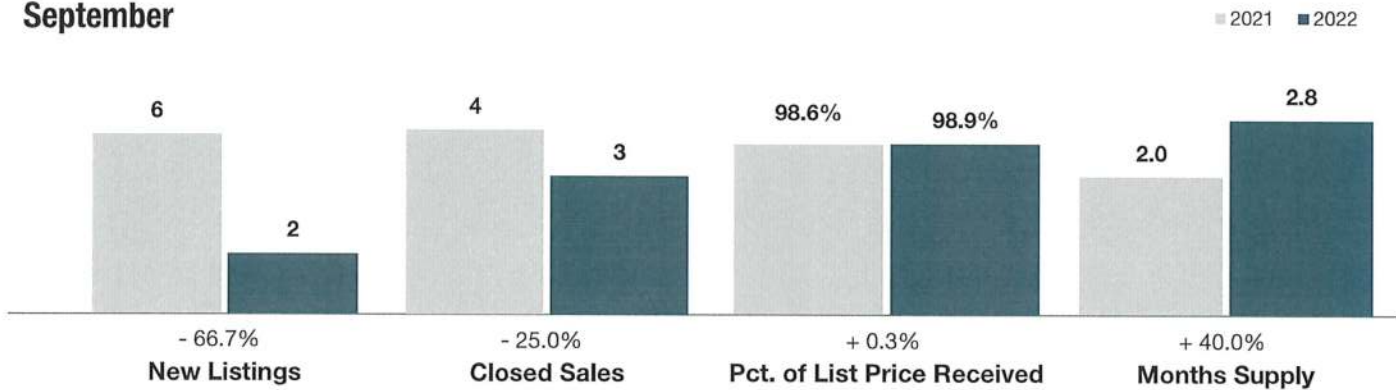


Loma

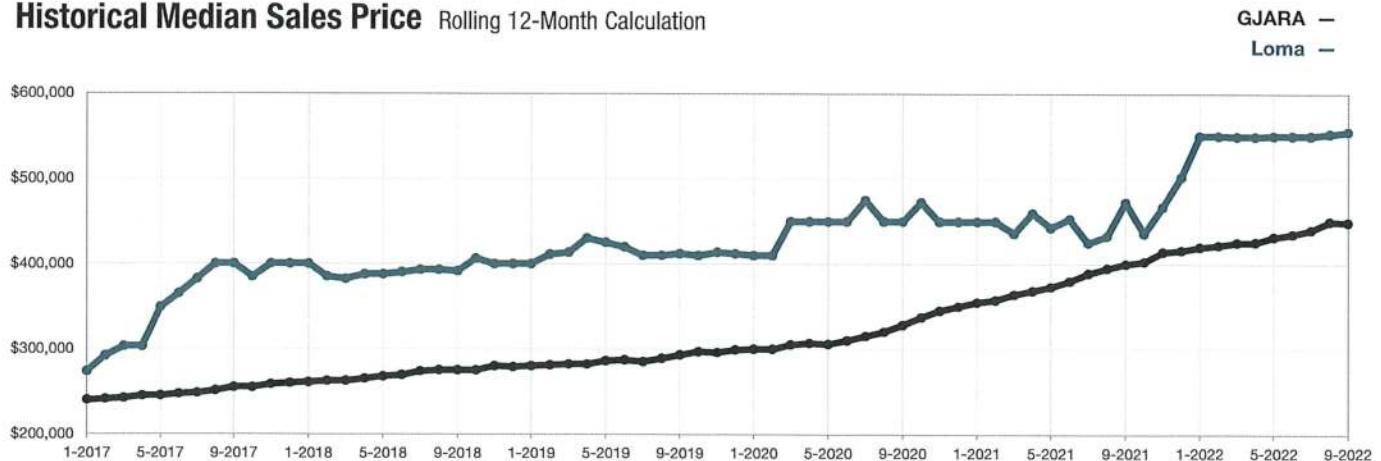
Key Metrics	September			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 09-2021	Thru 09-2022	Percent Change from Previous Year
New Listings	6	2	- 66.7%	50	33	- 34.0%
Sold Listings	4	3	- 25.0%	40	23	- 42.5%
Median Sales Price*	\$573,923	\$570,000	- 0.7%	\$534,500	\$589,000	+ 10.2%
Average Sales Price*	\$595,711	\$459,000	- 22.9%	\$496,337	\$588,282	+ 18.5%
Percent of List Price Received*	98.6%	98.9%	+ 0.3%	97.7%	98.1%	+ 0.4%
Days on Market Until Sale	79	51	- 35.4%	77	92	+ 19.5%
Inventory of Homes for Sale	9	8	- 11.1%	--	--	--
Months Supply of Inventory	2.0	2.8	+ 40.0%	--	--	--

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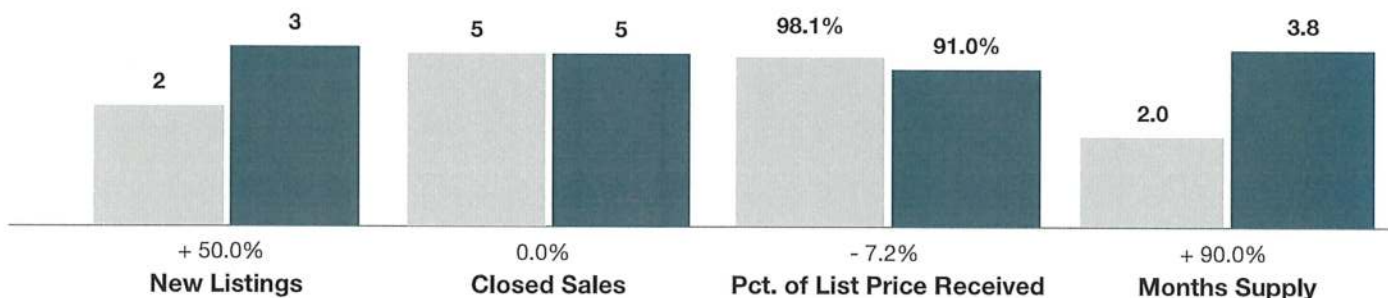
Mack

Key Metrics	September			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 09-2021	Thru 09-2022	Percent Change from Previous Year
New Listings	2	3	+ 50.0%	24	35	+ 45.8%
Sold Listings	5	5	0.0%	18	22	+ 22.2%
Median Sales Price*	\$345,000	\$485,000	+ 40.6%	\$327,500	\$329,950	+ 0.7%
Average Sales Price*	\$366,000	\$382,000	+ 4.4%	\$356,744	\$366,314	+ 2.7%
Percent of List Price Received*	98.1%	91.0%	- 7.2%	99.0%	97.3%	- 1.7%
Days on Market Until Sale	62	127	+ 104.8%	72	88	+ 22.2%
Inventory of Homes for Sale	5	10	+ 100.0%	--	--	--
Months Supply of Inventory	2.0	3.8	+ 90.0%	--	--	--

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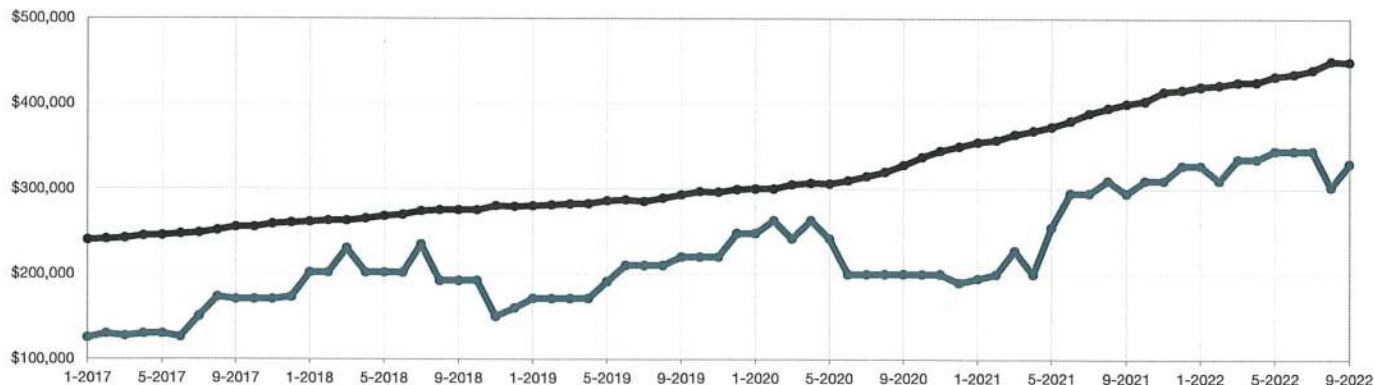
September

2021 2022



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GJARA —
Mack —



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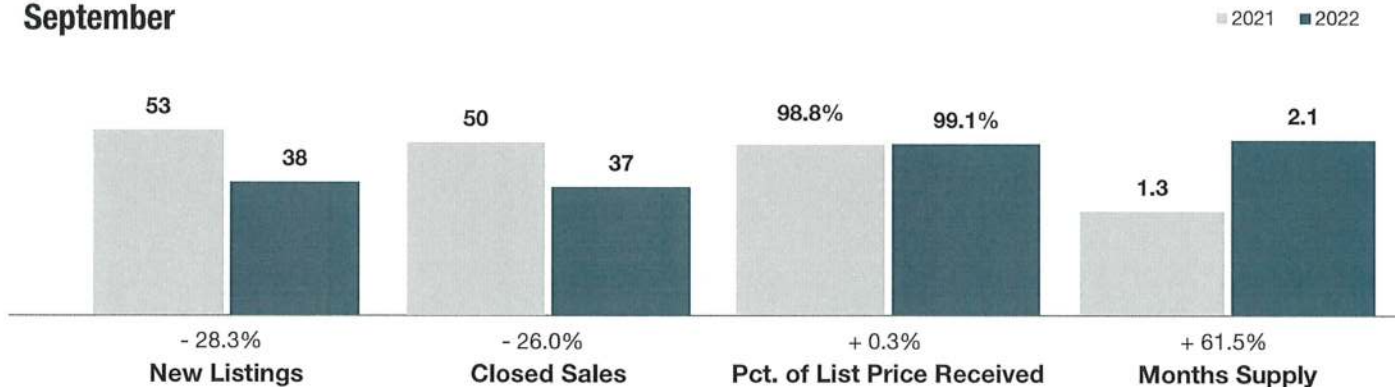


North

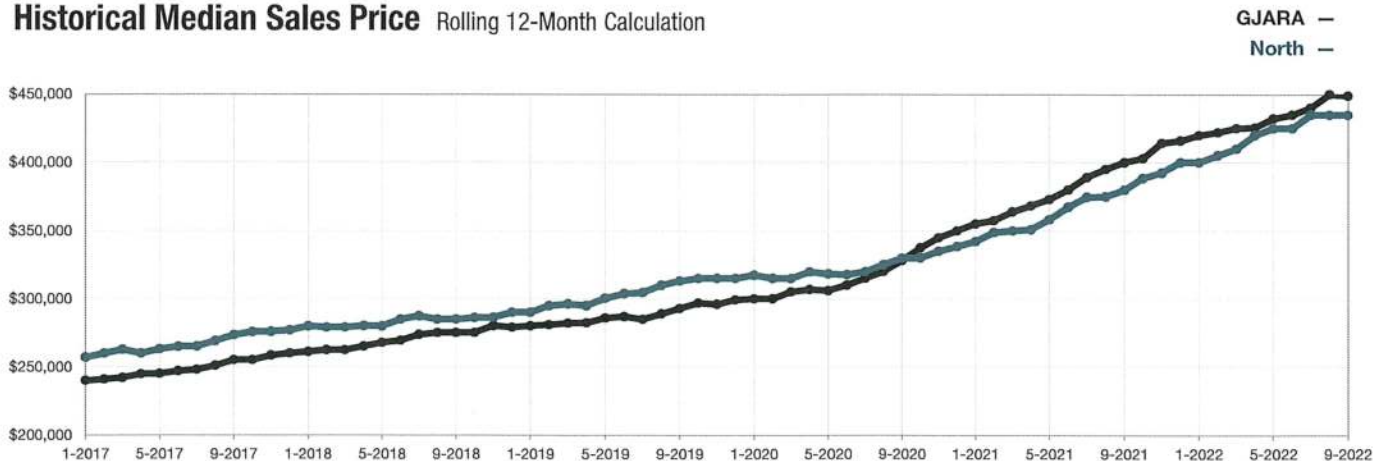
Key Metrics	September			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 09-2021	Thru 09-2022	Percent Change from Previous Year
New Listings	53	38	- 28.3%	480	445	- 7.3%
Sold Listings	50	37	- 26.0%	459	360	- 21.6%
Median Sales Price*	\$399,250	\$429,000	+ 7.5%	\$395,800	\$440,500	+ 11.3%
Average Sales Price*	\$415,275	\$474,657	+ 14.3%	\$421,398	\$489,934	+ 16.3%
Percent of List Price Received*	98.8%	99.1%	+ 0.3%	99.9%	99.5%	- 0.4%
Days on Market Until Sale	50	60	+ 20.0%	61	62	+ 1.6%
Inventory of Homes for Sale	62	83	+ 33.9%	--	--	--
Months Supply of Inventory	1.3	2.1	+ 61.5%	--	--	--

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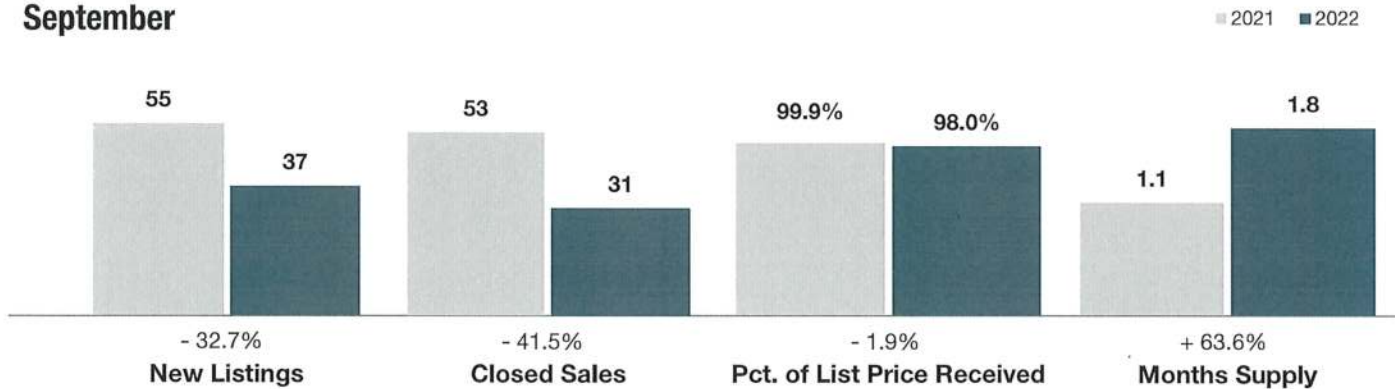


Northeast

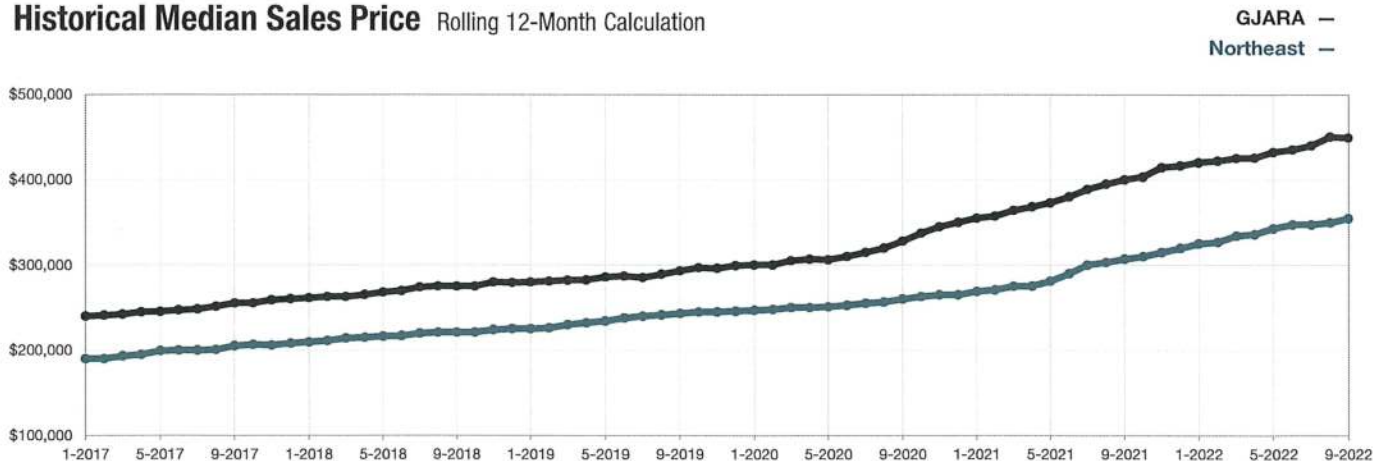
Key Metrics	September			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 09-2021	Thru 09-2022	Percent Change from Previous Year
New Listings	55	37	- 32.7%	471	388	- 17.6%
Sold Listings	53	31	- 41.5%	427	300	- 29.7%
Median Sales Price*	\$325,000	\$354,000	+ 8.9%	\$315,000	\$360,875	+ 14.6%
Average Sales Price*	\$340,007	\$353,134	+ 3.9%	\$320,283	\$368,295	+ 15.0%
Percent of List Price Received*	99.9%	98.0%	- 1.9%	100.8%	100.5%	- 0.3%
Days on Market Until Sale	61	76	+ 24.6%	66	61	- 7.6%
Inventory of Homes for Sale	51	68	+ 33.3%	--	--	--
Months Supply of Inventory	1.1	1.8	+ 63.6%	--	--	--

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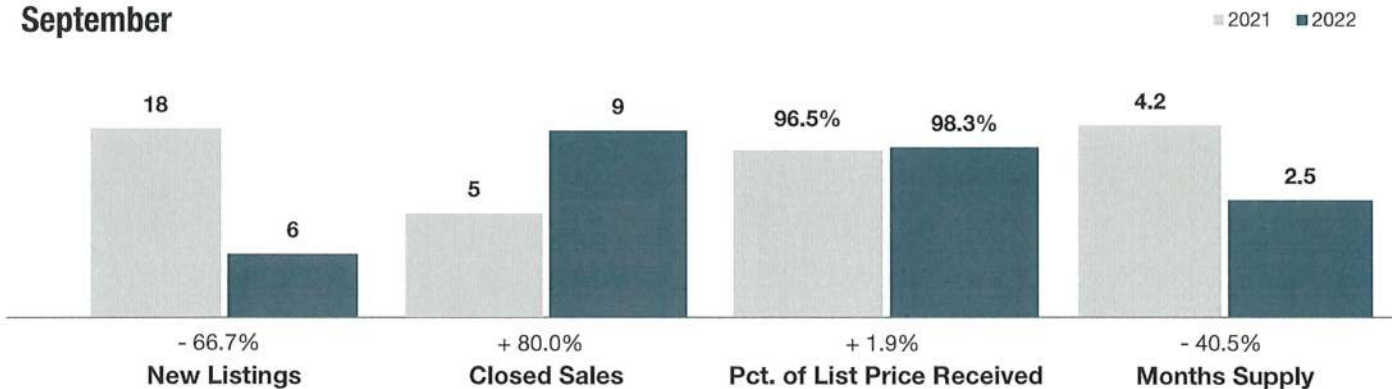


Northwest

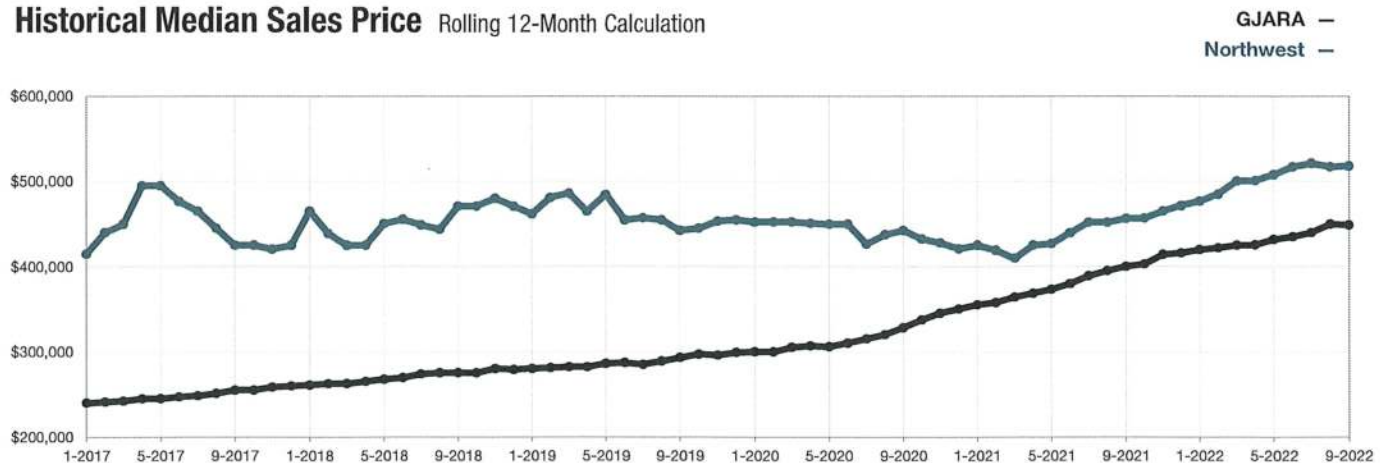
Key Metrics	September			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 09-2021	Thru 09-2022	Percent Change from Previous Year
New Listings	18	6	- 66.7%	63	59	- 6.3%
Sold Listings	5	9	+ 80.0%	42	51	+ 21.4%
Median Sales Price*	\$555,000	\$574,900	+ 3.6%	\$466,250	\$564,900	+ 21.2%
Average Sales Price*	\$728,400	\$696,632	- 4.4%	\$549,005	\$641,289	+ 16.8%
Percent of List Price Received*	96.5%	98.3%	+ 1.9%	100.1%	98.7%	- 1.4%
Days on Market Until Sale	69	85	+ 23.2%	111	90	- 18.9%
Inventory of Homes for Sale	25	18	- 28.0%	--	--	--
Months Supply of Inventory	4.2	2.5	- 40.5%	--	--	--

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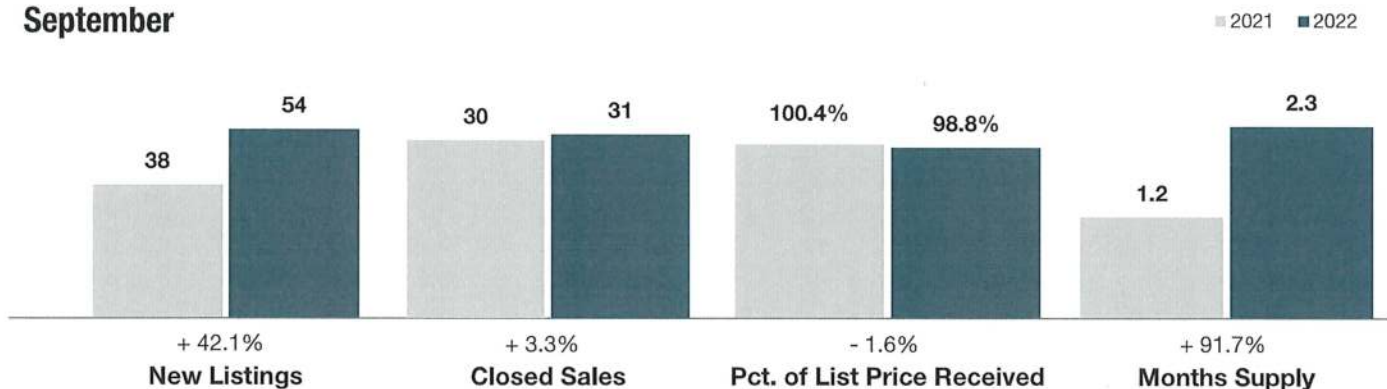


Orchard Mesa

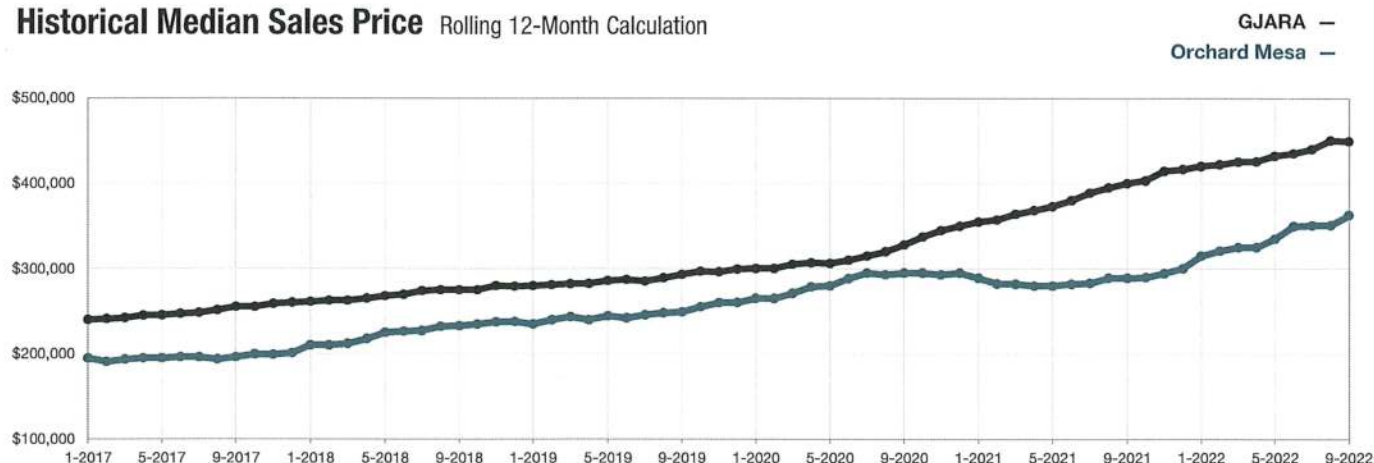
Key Metrics	September			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 09-2021	Thru 09-2022	Percent Change from Previous Year
New Listings	38	54	+ 42.1%	341	331	- 2.9%
Sold Listings	30	31	+ 3.3%	292	241	- 17.5%
Median Sales Price*	\$283,500	\$360,000	+ 27.0%	\$290,000	\$370,000	+ 27.6%
Average Sales Price*	\$309,565	\$385,989	+ 24.7%	\$321,000	\$388,547	+ 21.0%
Percent of List Price Received*	100.4%	98.8%	- 1.6%	100.4%	99.6%	- 0.8%
Days on Market Until Sale	49	60	+ 22.4%	56	59	+ 5.4%
Inventory of Homes for Sale	42	64	+ 52.4%	--	--	--
Months Supply of Inventory	1.2	2.3	+ 91.7%	--	--	--

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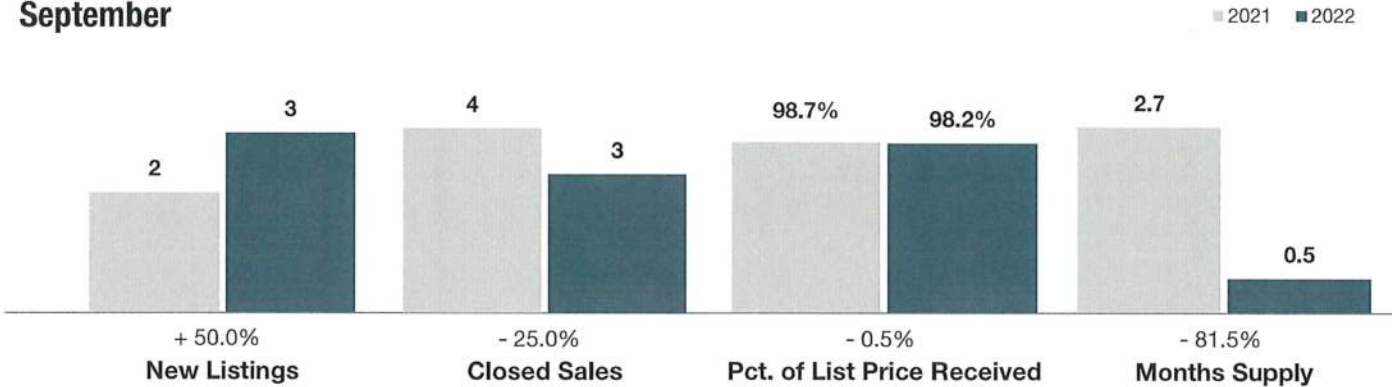


Outside Mesa County

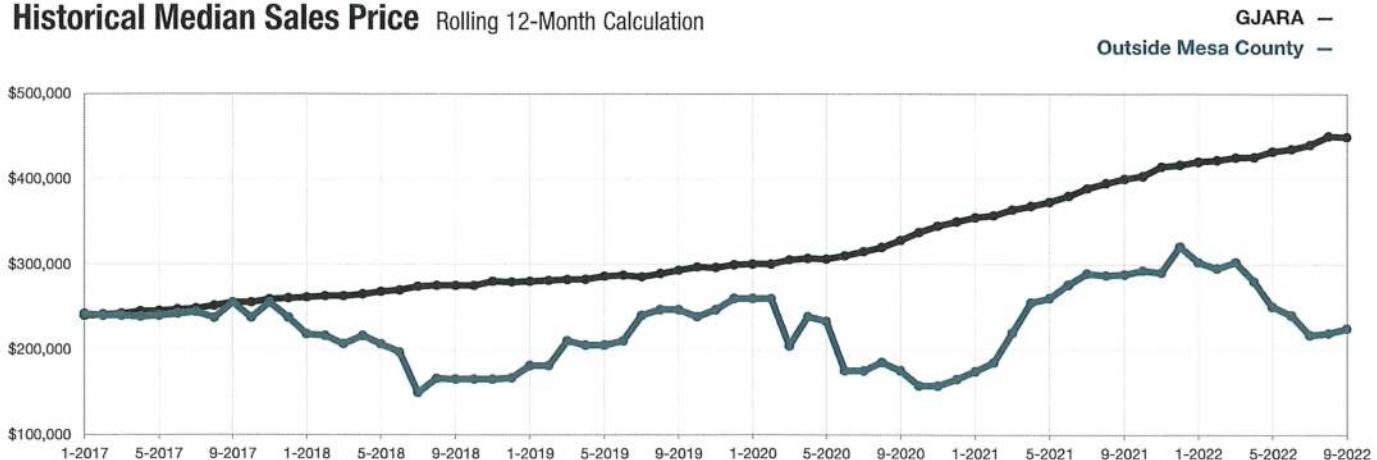
Key Metrics	September			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 09-2021	Thru 09-2022	Percent Change from Previous Year
New Listings	2	3	+ 50.0%	30	30	0.0%
Sold Listings	4	3	- 25.0%	28	36	+ 28.6%
Median Sales Price*	\$220,500	\$500,000	+ 126.8%	\$302,500	\$193,250	- 36.1%
Average Sales Price*	\$209,000	\$470,616	+ 125.2%	\$388,957	\$290,477	- 25.3%
Percent of List Price Received*	98.7%	98.2%	- 0.5%	98.1%	96.2%	- 1.9%
Days on Market Until Sale	227	63	- 72.2%	166	93	- 44.0%
Inventory of Homes for Sale	11	2	- 81.8%	--	--	--
Months Supply of Inventory	2.7	0.5	- 81.5%	--	--	--

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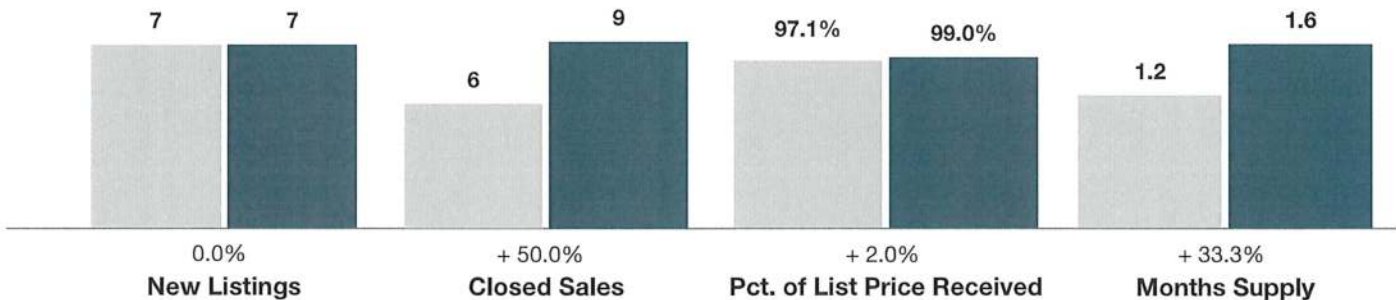
Palisade

Key Metrics	September			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 09-2021	Thru 09-2022	Percent Change from Previous Year
New Listings	7	7	0.0%	76	101	+ 32.9%
Sold Listings	6	9	+ 50.0%	68	87	+ 27.9%
Median Sales Price*	\$388,650	\$559,000	+ 43.8%	\$390,551	\$450,000	+ 15.2%
Average Sales Price*	\$381,467	\$482,667	+ 26.5%	\$395,772	\$446,286	+ 12.8%
Percent of List Price Received*	97.1%	99.0%	+ 2.0%	99.0%	99.4%	+ 0.4%
Days on Market Until Sale	73	46	- 37.0%	74	62	- 16.2%
Inventory of Homes for Sale	10	14	+ 40.0%	--	--	--
Months Supply of Inventory	1.2	1.6	+ 33.3%	--	--	--

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

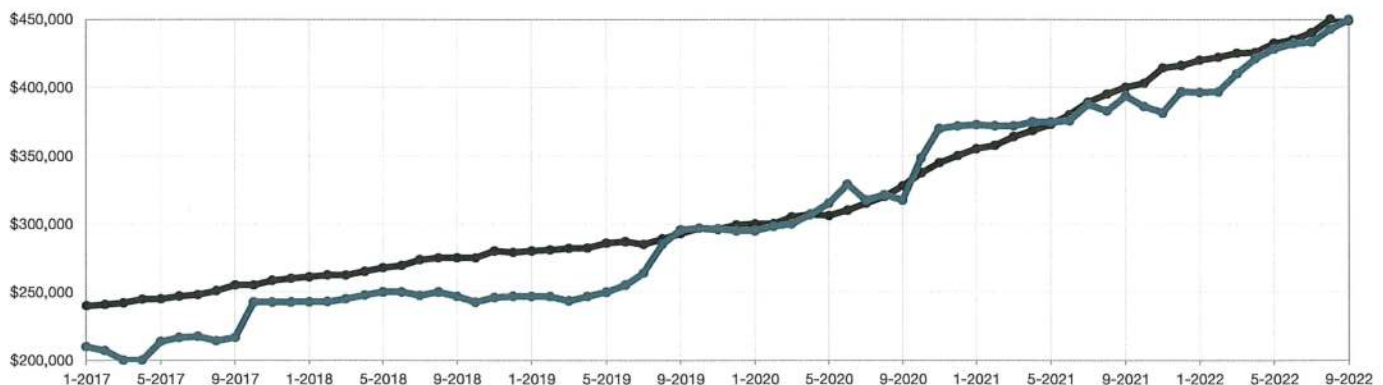
September

2021 2022



Historical Median Sales Price Rolling 12-Month Calculation

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Palisade —



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Local Market Update for September 2022

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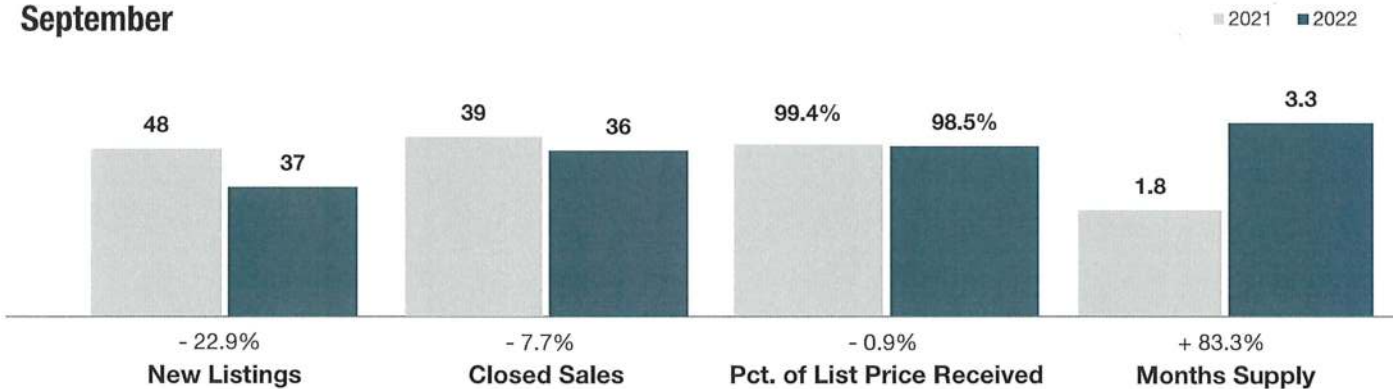


Redlands

Key Metrics	September			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 09-2021	Thru 09-2022	Percent Change from Previous Year
New Listings	48	37	- 22.9%	364	369	+ 1.4%
Sold Listings	39	36	- 7.7%	312	273	- 12.5%
Median Sales Price*	\$529,900	\$570,000	+ 7.6%	\$485,000	\$625,000	+ 28.9%
Average Sales Price*	\$598,632	\$696,486	+ 16.3%	\$532,367	\$662,132	+ 24.4%
Percent of List Price Received*	99.4%	98.5%	- 0.9%	99.7%	99.2%	- 0.5%
Days on Market Until Sale	68	65	- 4.4%	74	69	- 6.8%
Inventory of Homes for Sale	63	98	+ 55.6%	--	--	--
Months Supply of Inventory	1.8	3.3	+ 83.3%	--	--	--

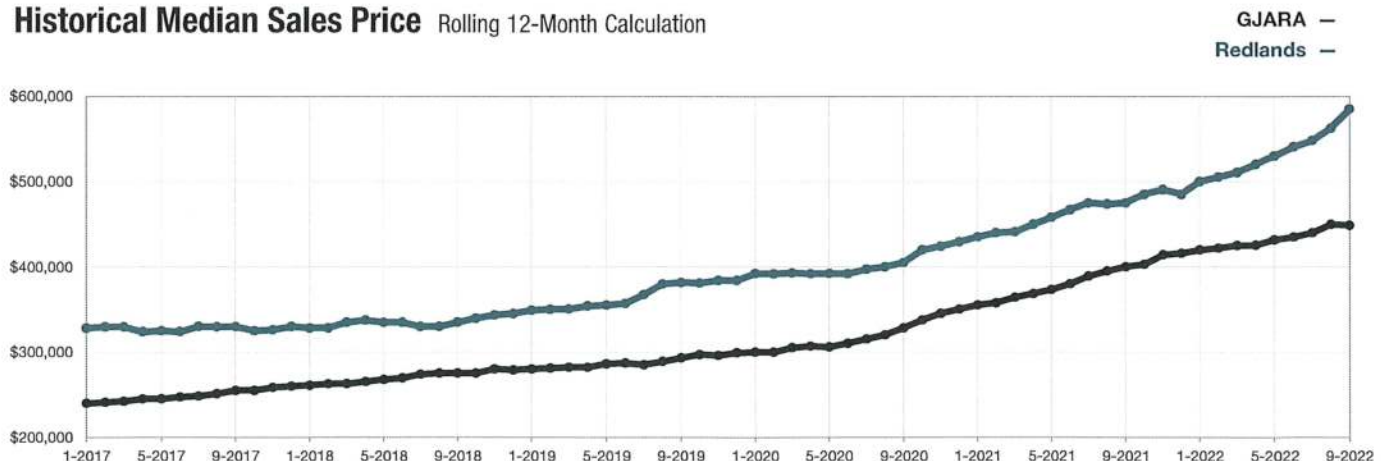
* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

September



Historical Median Sales Price

Rolling 12-Month Calculation



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Local Market Update for September 2022

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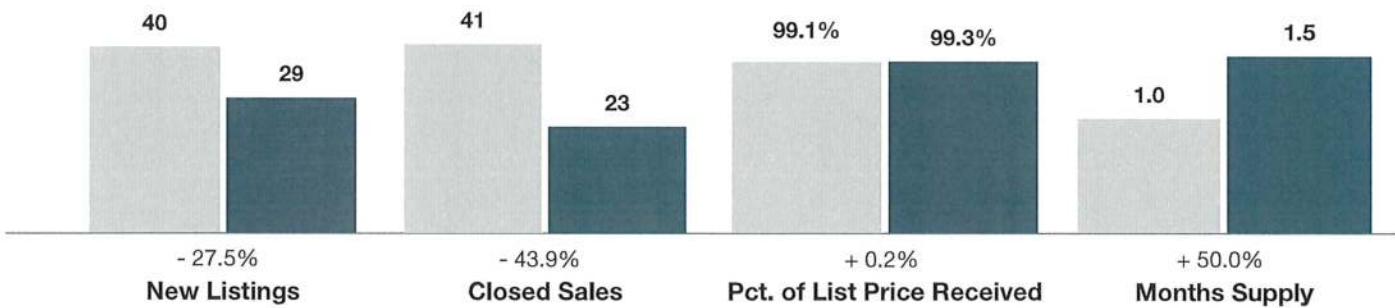
Southeast

Key Metrics	September			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 09-2021	Thru 09-2022	Percent Change from Previous Year
New Listings	40	29	- 27.5%	378	372	- 1.6%
Sold Listings	41	23	- 43.9%	354	317	- 10.5%
Median Sales Price*	\$289,300	\$336,000	+ 16.1%	\$290,000	\$348,000	+ 20.0%
Average Sales Price*	\$293,584	\$325,743	+ 11.0%	\$283,740	\$334,070	+ 17.7%
Percent of List Price Received*	99.1%	99.3%	+ 0.2%	100.6%	99.7%	- 0.9%
Days on Market Until Sale	52	54	+ 3.8%	55	54	- 1.8%
Inventory of Homes for Sale	39	56	+ 43.6%	--	--	--
Months Supply of Inventory	1.0	1.5	+ 50.0%	--	--	--

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September

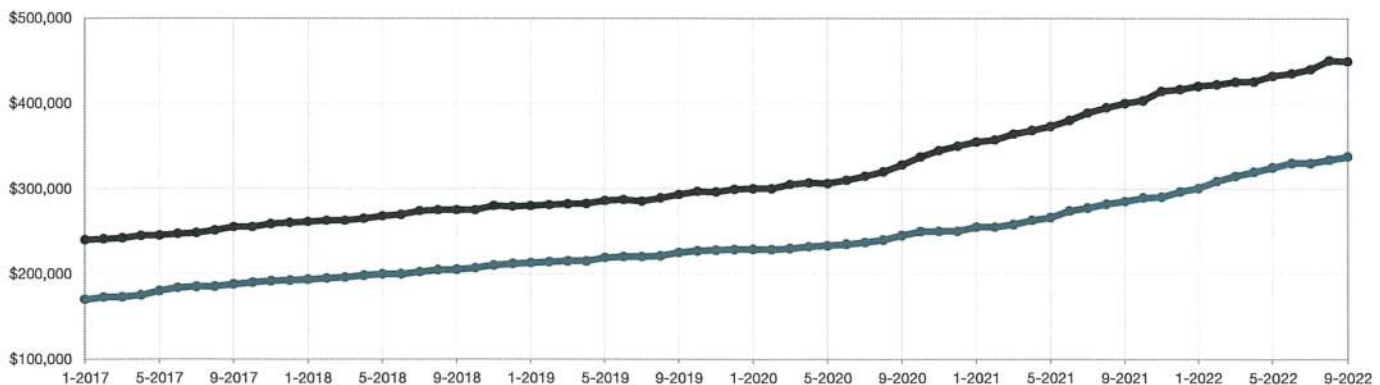
■ 2021 ■ 2022



Historical Median Sales Price

Rolling 12-Month Calculation

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Southeast —



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Local Market Update for September 2022

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West Grand Junction

Key Metrics	September			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 09-2021	Thru 09-2022	Percent Change from Previous Year
New Listings	0	0	--	0	4	--
Sold Listings	0	0	--	0	2	--
Median Sales Price*	\$0	\$0	--	\$0	\$139,950	--
Average Sales Price*	\$0	\$0	--	\$0	\$139,950	--
Percent of List Price Received*	0.0%	0.0%	--	0.0%	98.1%	--
Days on Market Until Sale	0	0	--	0	84	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--

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

September

■ 2021 ■ 2022

0 0 0 0 0.0% 0.0% 0.0 0.0

New Listings

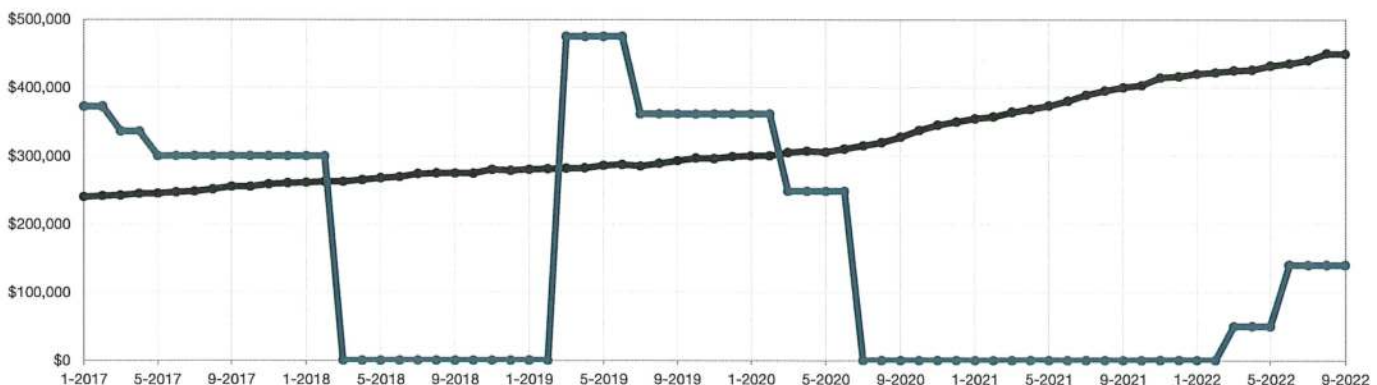
Closed Sales

Pct. of List Price Received

Months Supply

Historical Median Sales Price Rolling 12-Month Calculation

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West Grand Junction —



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Local Market Update for September 2022

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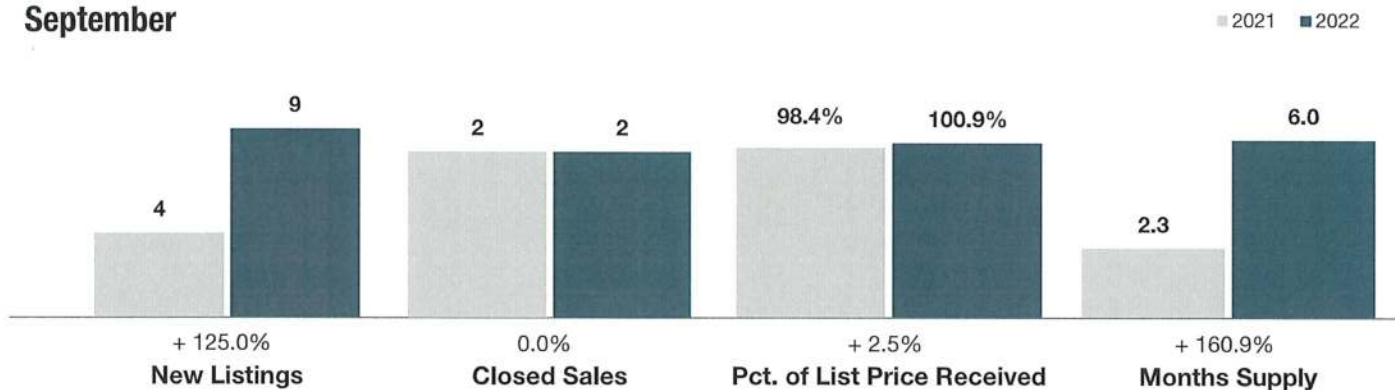


Whitewater/Gateway

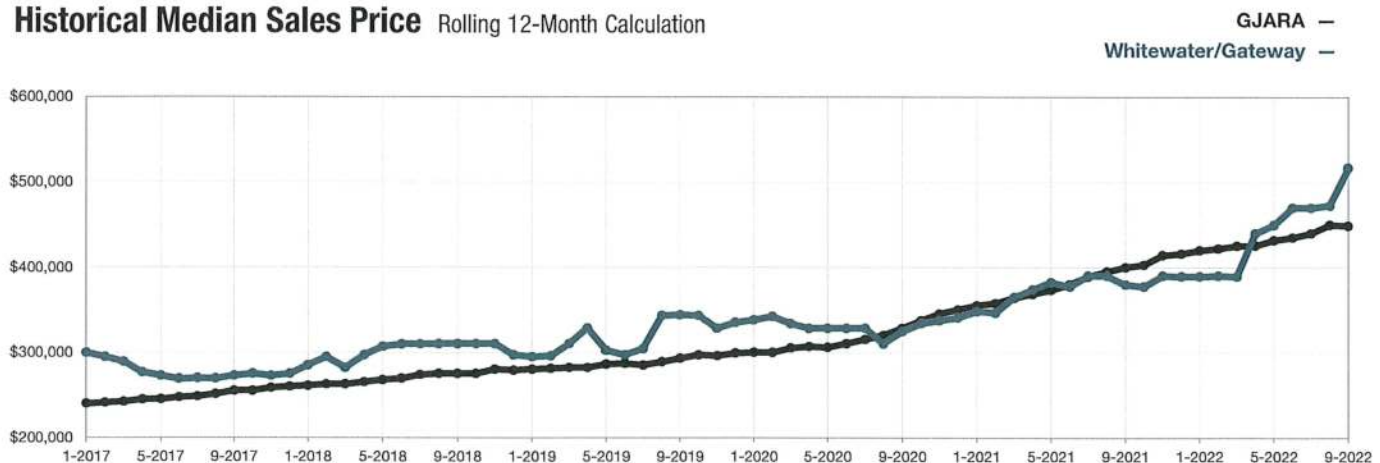
Key Metrics	September			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 09-2021	Thru 09-2022	Percent Change from Previous Year
New Listings	4	9	+ 125.0%	37	43	+ 16.2%
Sold Listings	2	2	0.0%	31	25	- 19.4%
Median Sales Price*	\$370,000	\$618,450	+ 67.1%	\$430,000	\$564,900	+ 31.4%
Average Sales Price*	\$370,000	\$618,450	+ 67.1%	\$528,758	\$529,524	+ 0.1%
Percent of List Price Received*	98.4%	100.9%	+ 2.5%	100.0%	98.1%	- 1.9%
Days on Market Until Sale	50	39	- 22.0%	79	90	+ 13.9%
Inventory of Homes for Sale	8	18	+ 125.0%	--	--	--
Months Supply of Inventory	2.3	6.0	+ 160.9%	--	--	--

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September



Historical Median Sales Price Rolling 12-Month Calculation



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