

Local Market Update for January 2023

A Research Tool Provided by the Colorado Association of REALTORS®

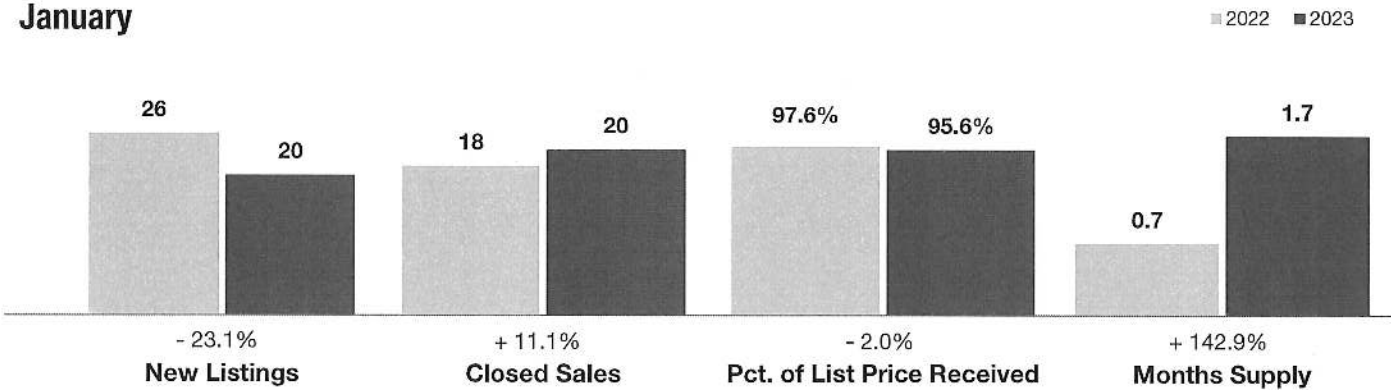


City

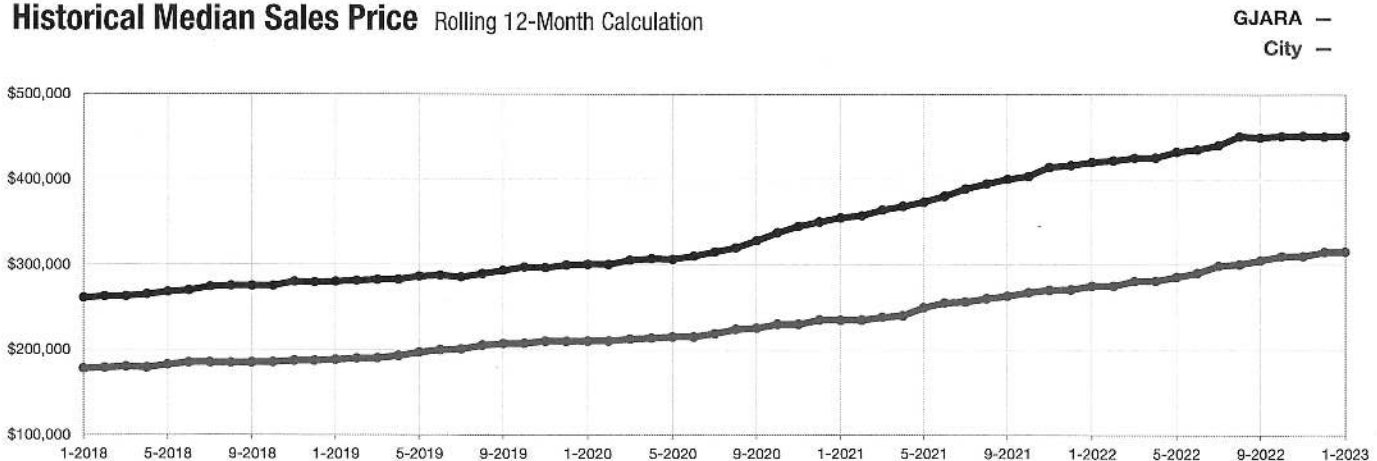
Key Metrics	January			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 01-2022	Thru 01-2023	Percent Change from Previous Year
New Listings	26	20	- 23.1%	26	20	- 23.1%
Sold Listings	18	20	+ 11.1%	18	20	+ 11.1%
Median Sales Price*	\$271,500	\$289,000	+ 6.4%	\$271,500	\$289,000	+ 6.4%
Average Sales Price*	\$264,267	\$298,040	+ 12.8%	\$264,267	\$298,040	+ 12.8%
Percent of List Price Received*	97.6%	95.6%	- 2.0%	97.6%	95.6%	- 2.0%
Days on Market Until Sale	65	102	+ 56.9%	65	102	+ 56.9%
Inventory of Homes for Sale	30	56	+ 86.7%	--	--	--
Months Supply of Inventory	0.7	1.7	+ 142.9%	--	--	--

* 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



Current as of February 3, 2023. All data from the Grand Junction Multiple Listing Service. Report © 2023 ShowingTime.

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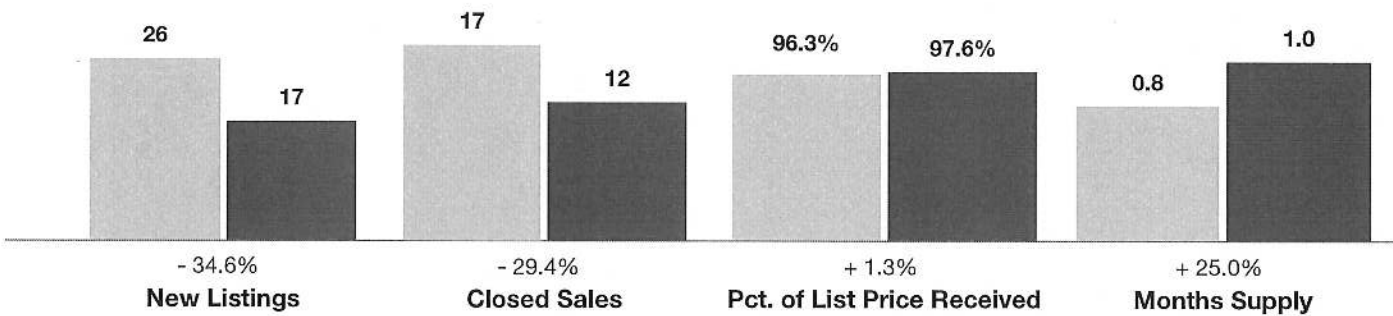
Clifton

Key Metrics	January			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 01-2022	Thru 01-2023	Percent Change from Previous Year
New Listings	26	17	- 34.6%	26	17	- 34.6%
Sold Listings	17	12	- 29.4%	17	12	- 29.4%
Median Sales Price*	\$270,000	\$249,000	- 7.8%	\$270,000	\$249,000	- 7.8%
Average Sales Price*	\$245,441	\$271,354	+ 10.6%	\$245,441	\$271,354	+ 10.6%
Percent of List Price Received*	96.3%	97.6%	+ 1.3%	96.3%	97.6%	+ 1.3%
Days on Market Until Sale	73	68	- 6.8%	73	68	- 6.8%
Inventory of Homes for Sale	21	21	0.0%	--	--	--
Months Supply of Inventory	0.8	1.0	+ 25.0%	--	--	--

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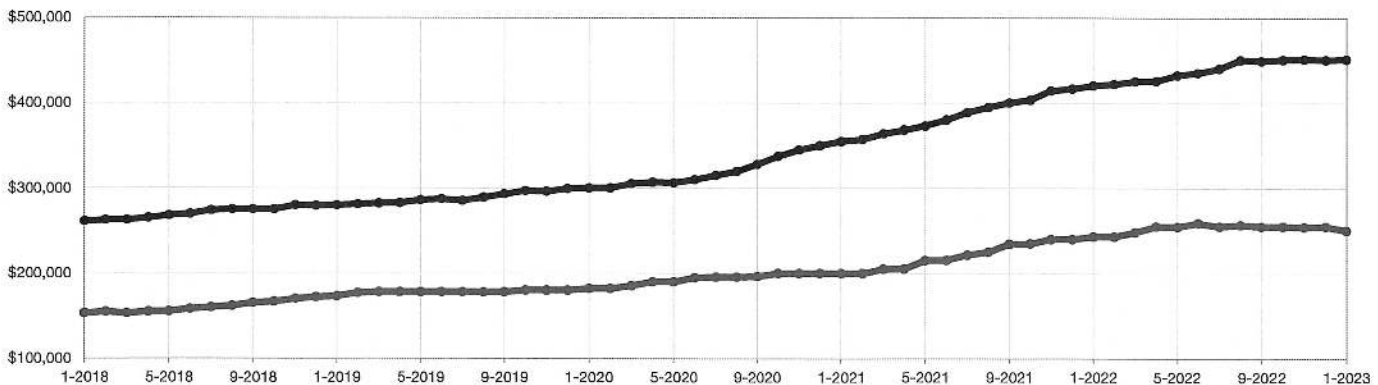
January

■ 2022 ■ 2023



Historical Median Sales Price Rolling 12-Month Calculation

GJARA —
Clifton —



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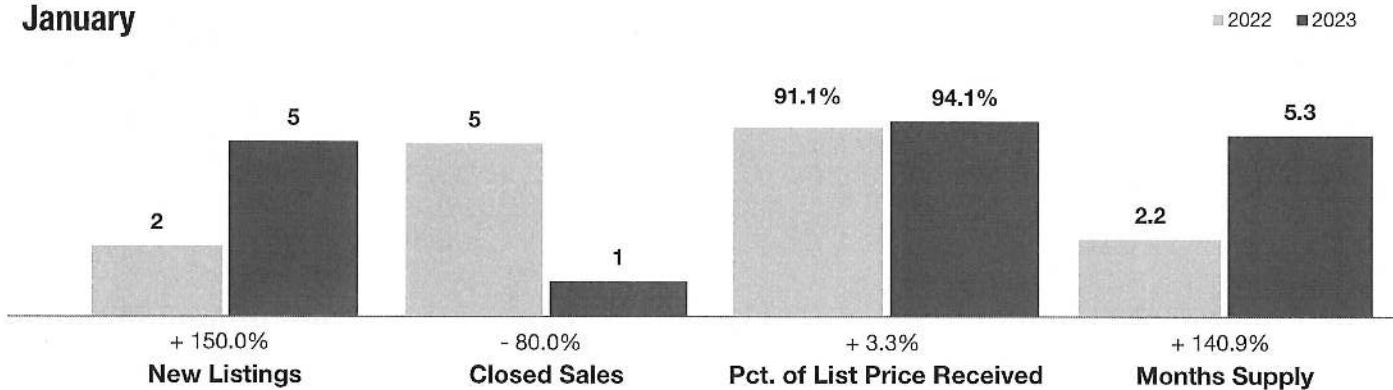


Collbran/Mesa/Vega

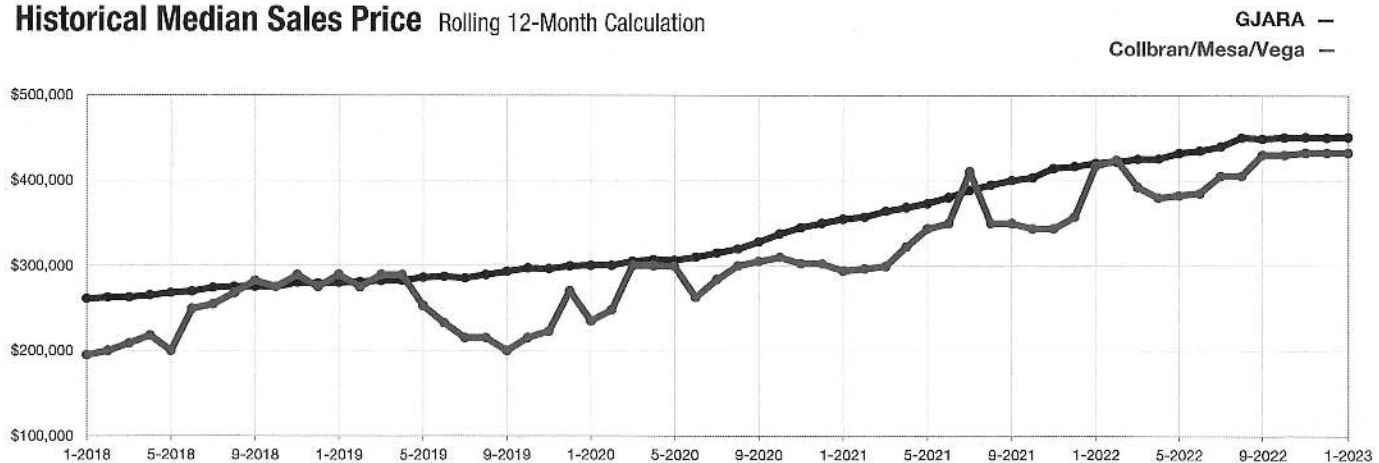
Key Metrics	January			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 01-2022	Thru 01-2023	Percent Change from Previous Year
New Listings	2	5	+ 150.0%	2	5	+ 150.0%
Sold Listings	5	1	- 80.0%	5	1	- 80.0%
Median Sales Price*	\$470,000	\$560,000	+ 19.1%	\$470,000	\$560,000	+ 19.1%
Average Sales Price*	\$496,600	\$560,000	+ 12.8%	\$496,600	\$560,000	+ 12.8%
Percent of List Price Received*	91.1%	94.1%	+ 3.3%	91.1%	94.1%	+ 3.3%
Days on Market Until Sale	105	84	- 20.0%	105	84	- 20.0%
Inventory of Homes for Sale	11	21	+ 90.9%	--	--	--
Months Supply of Inventory	2.2	5.3	+ 140.9%	--	--	--

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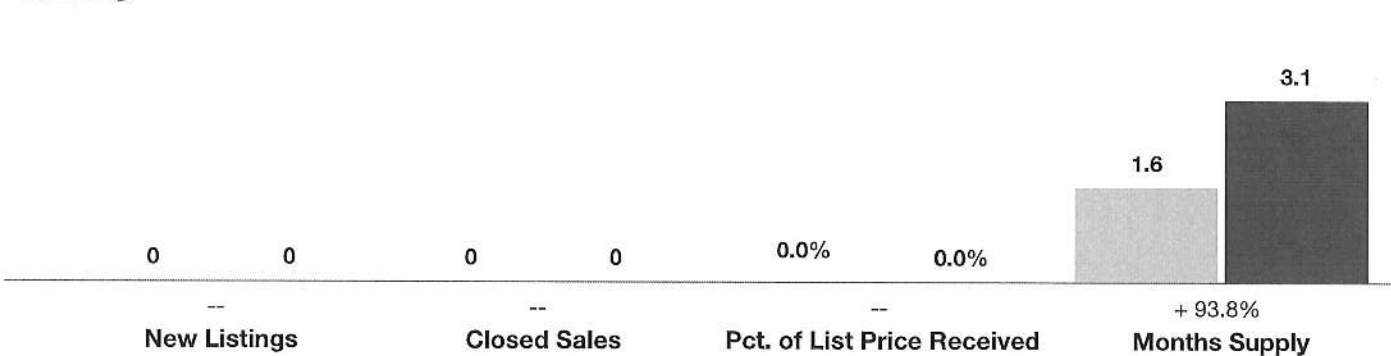
Debeque (Includes De-Beque Cutoff)

Key Metrics	January			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 01-2022	Thru 01-2023	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	4	5	+ 25.0%	--	--	--
Months Supply of Inventory	1.6	3.1	+ 93.8%	--	--	--

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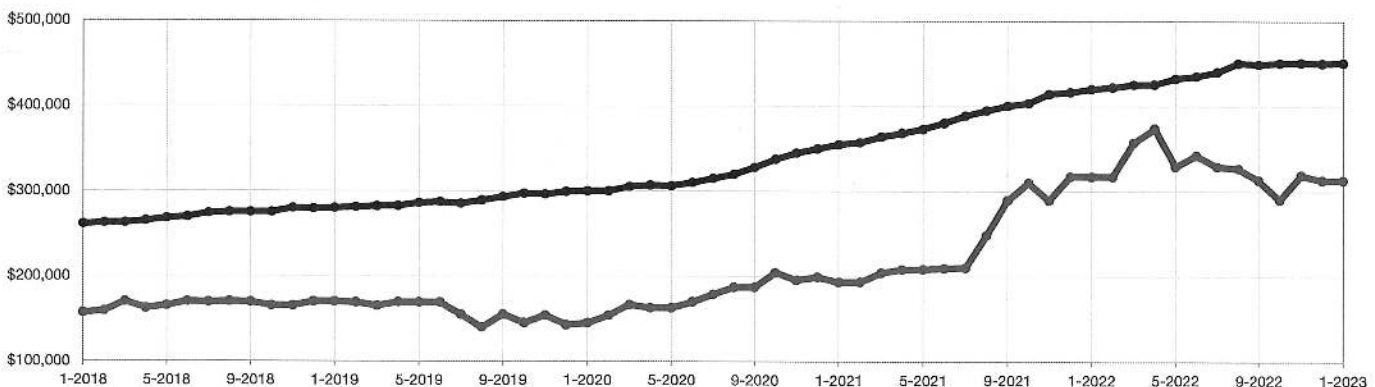
January

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GJARA —
Debeque (Includes De-Beque Cutoff) —



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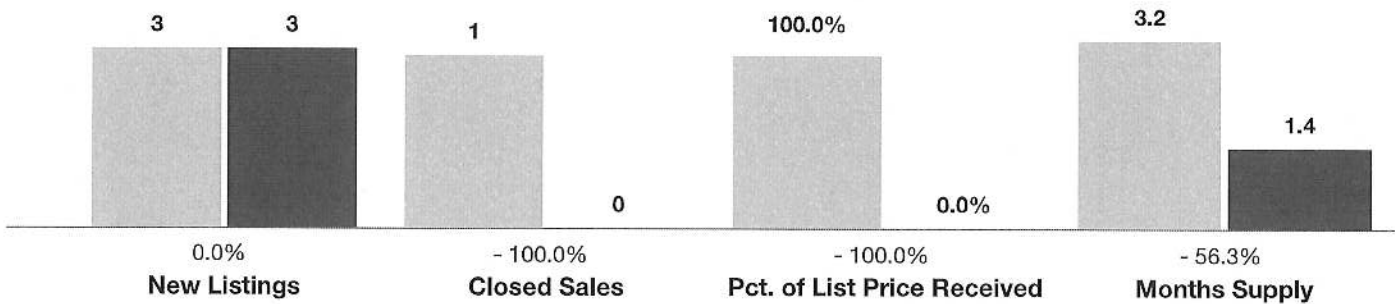
East Orchard Mesa

Key Metrics	January			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 01-2022	Thru 01-2023	Percent Change from Previous Year
New Listings	3	3	0.0%	3	3	0.0%
Sold Listings	1	0	- 100.0%	1	0	- 100.0%
Median Sales Price*	\$825,000	\$0	- 100.0%	\$825,000	\$0	- 100.0%
Average Sales Price*	\$825,000	\$0	- 100.0%	\$825,000	\$0	- 100.0%
Percent of List Price Received*	100.0%	0.0%	- 100.0%	100.0%	0.0%	- 100.0%
Days on Market Until Sale	35	0	- 100.0%	35	0	- 100.0%
Inventory of Homes for Sale	6	3	- 50.0%	--	--	--
Months Supply of Inventory	3.2	1.4	- 56.3%	--	--	--

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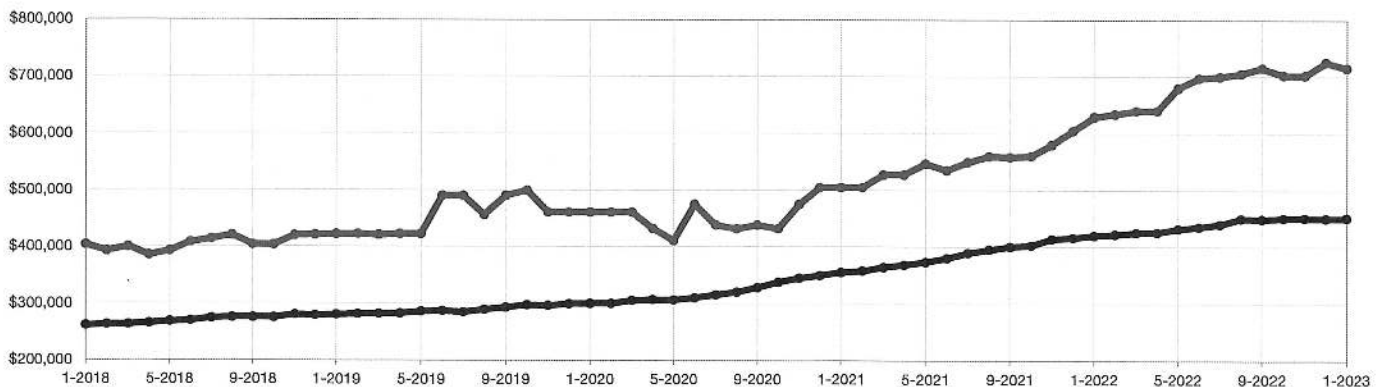
January

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GJARA —
East Orchard Mesa —



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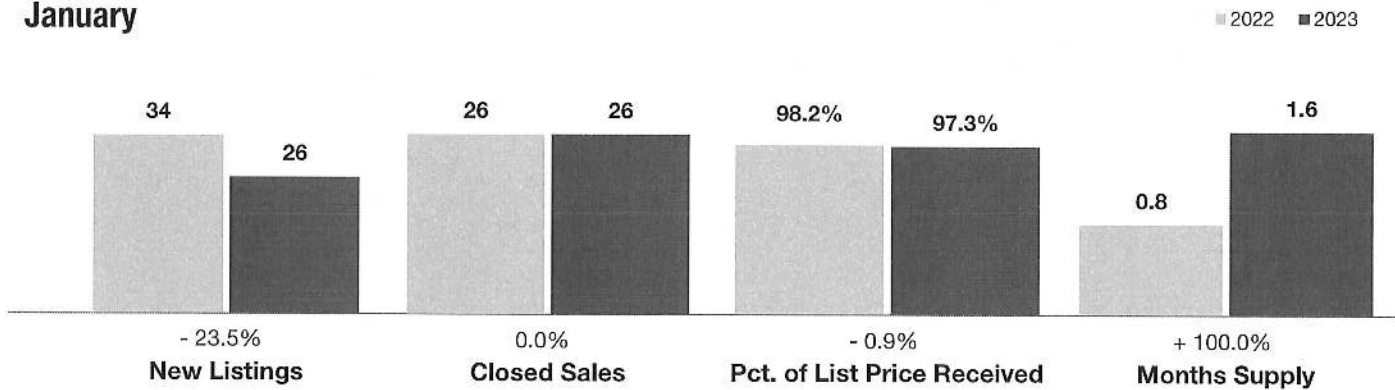


Fruita

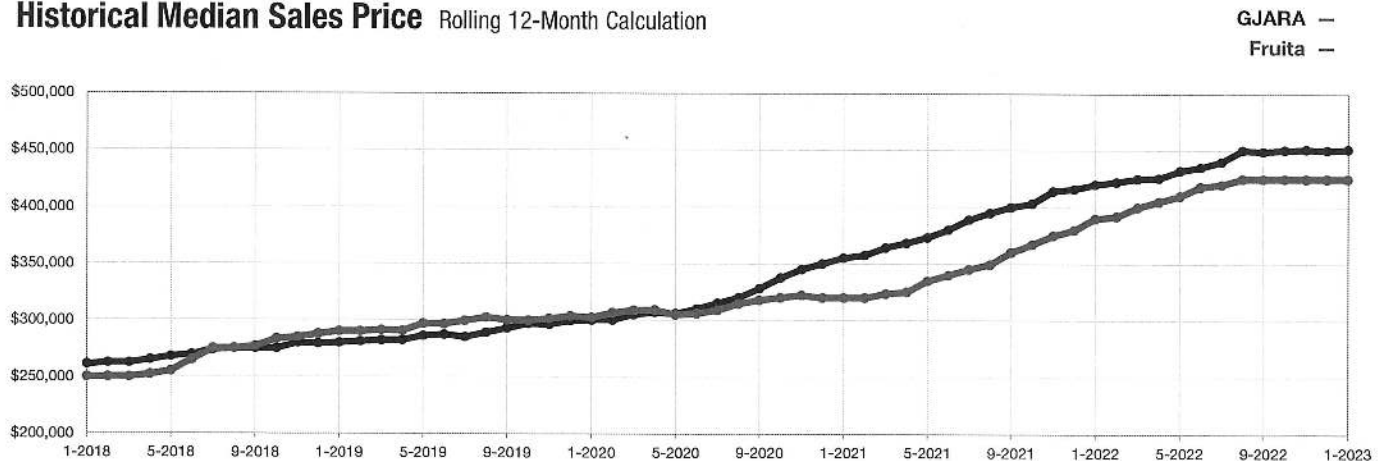
Key Metrics	January			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 01-2022	Thru 01-2023	Percent Change from Previous Year
New Listings	34	26	- 23.5%	34	26	- 23.5%
Sold Listings	26	26	0.0%	26	26	0.0%
Median Sales Price*	\$438,000	\$359,000	- 18.0%	\$438,000	\$359,000	- 18.0%
Average Sales Price*	\$445,440	\$377,153	- 15.3%	\$445,440	\$377,153	- 15.3%
Percent of List Price Received*	98.2%	97.3%	- 0.9%	98.2%	97.3%	- 0.9%
Days on Market Until Sale	83	116	+ 39.8%	83	116	+ 39.8%
Inventory of Homes for Sale	29	52	+ 79.3%	--	--	--
Months Supply of Inventory	0.8	1.6	+ 100.0%	--	--	--

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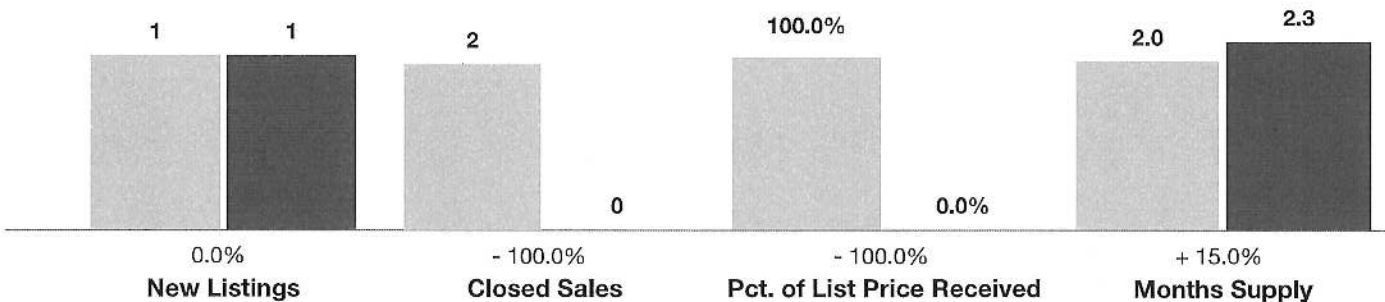
Glade Park

Key Metrics	January			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 01-2022	Thru 01-2023	Percent Change from Previous Year
New Listings	1	1	0.0%	1	1	0.0%
Sold Listings	2	0	- 100.0%	2	0	- 100.0%
Median Sales Price*	\$573,500	\$0	- 100.0%	\$573,500	\$0	- 100.0%
Average Sales Price*	\$573,500	\$0	- 100.0%	\$573,500	\$0	- 100.0%
Percent of List Price Received*	100.0%	0.0%	- 100.0%	100.0%	0.0%	- 100.0%
Days on Market Until Sale	86	0	- 100.0%	86	0	- 100.0%
Inventory of Homes for Sale	5	5	0.0%	--	--	--
Months Supply of Inventory	2.0	2.3	+ 15.0%	--	--	--

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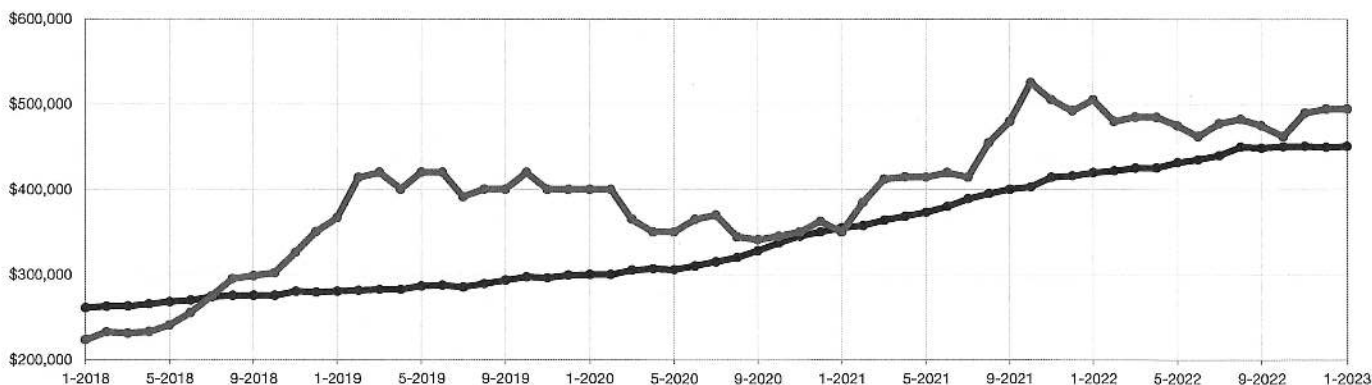
January

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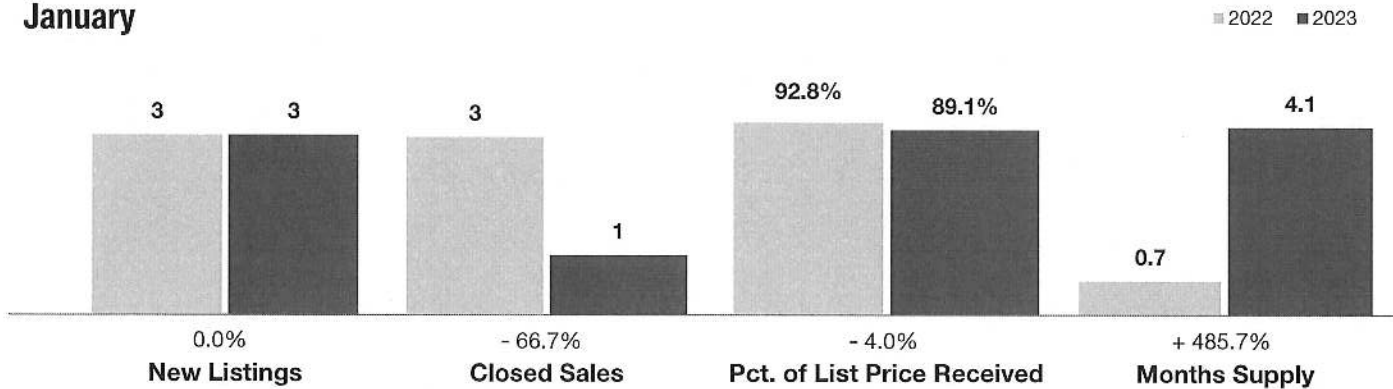


Loma

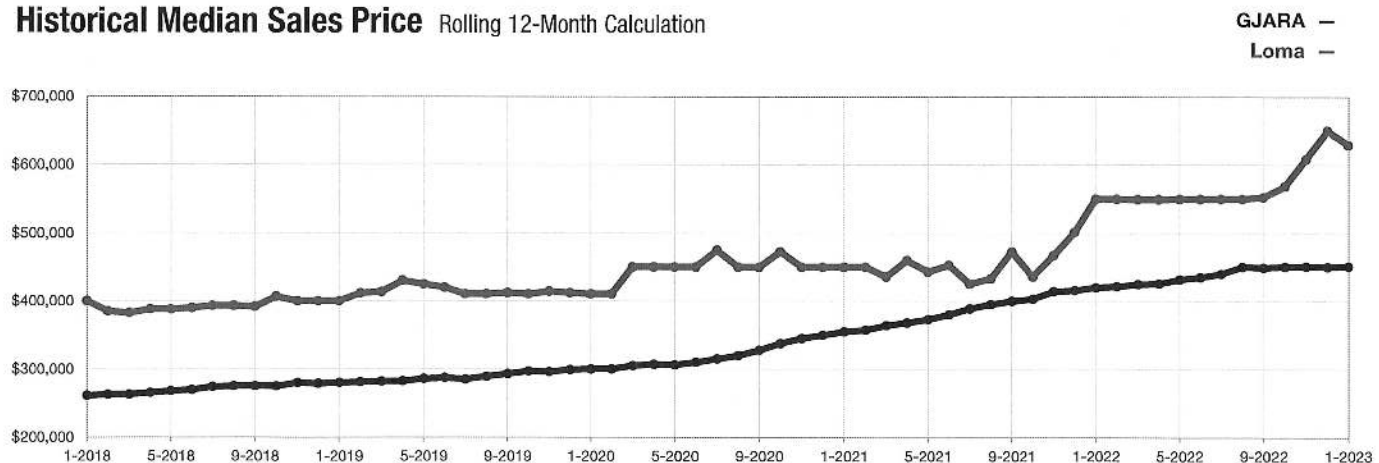
Key Metrics	January			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 01-2022	Thru 01-2023	Percent Change from Previous Year
New Listings	3	3	0.0%	3	3	0.0%
Sold Listings	3	1	- 66.7%	3	1	- 66.7%
Median Sales Price*	\$659,900	\$400,000	- 39.4%	\$659,900	\$400,000	- 39.4%
Average Sales Price*	\$638,300	\$400,000	- 37.3%	\$638,300	\$400,000	- 37.3%
Percent of List Price Received*	92.8%	89.1%	- 4.0%	92.8%	89.1%	- 4.0%
Days on Market Until Sale	158	232	+ 46.8%	158	232	+ 46.8%
Inventory of Homes for Sale	3	10	+ 233.3%	--	--	--
Months Supply of Inventory	0.7	4.1	+ 485.7%	--	--	--

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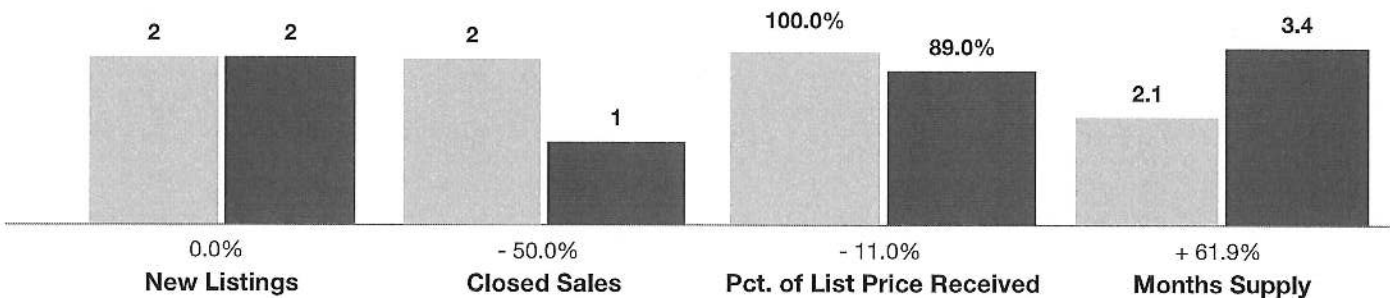
Mack

Key Metrics	January			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 01-2022	Thru 01-2023	Percent Change from Previous Year
New Listings	2	2	0.0%	2	2	0.0%
Sold Listings	2	1	- 50.0%	2	1	- 50.0%
Median Sales Price*	\$414,500	\$325,000	- 21.6%	\$414,500	\$325,000	- 21.6%
Average Sales Price*	\$414,500	\$325,000	- 21.6%	\$414,500	\$325,000	- 21.6%
Percent of List Price Received*	100.0%	89.0%	- 11.0%	100.0%	89.0%	- 11.0%
Days on Market Until Sale	104	131	+ 26.0%	104	131	+ 26.0%
Inventory of Homes for Sale	5	9	+ 80.0%	--	--	--
Months Supply of Inventory	2.1	3.4	+ 61.9%	--	--	--

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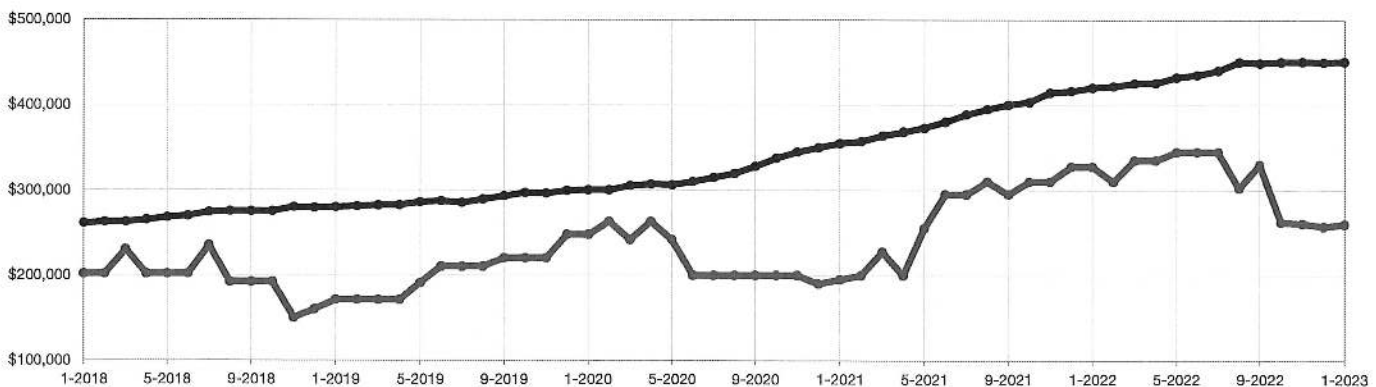
January

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GJARA —
Mack —



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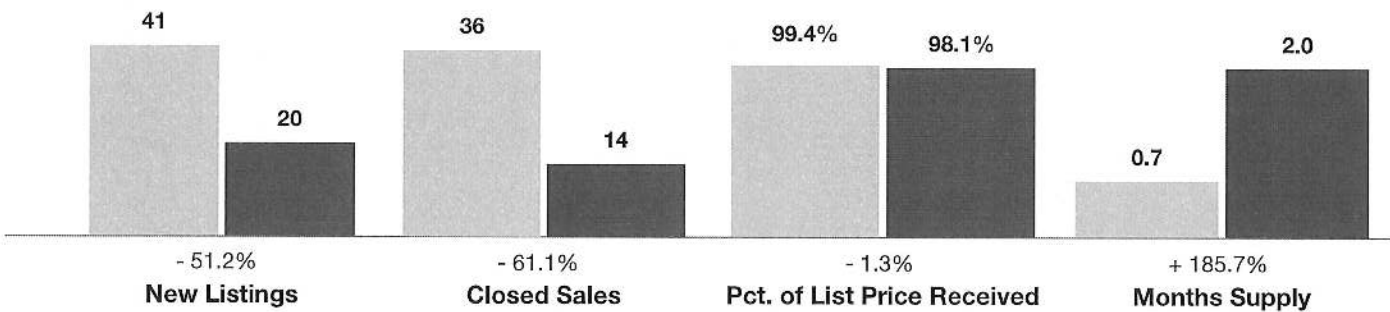
North

Key Metrics	January			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 01-2022	Thru 01-2023	Percent Change from Previous Year
New Listings	41	20	- 51.2%	41	20	- 51.2%
Sold Listings	36	14	- 61.1%	36	14	- 61.1%
Median Sales Price*	\$395,000	\$465,558	+ 17.9%	\$395,000	\$465,558	+ 17.9%
Average Sales Price*	\$381,814	\$485,122	+ 27.1%	\$381,814	\$485,122	+ 27.1%
Percent of List Price Received*	99.4%	98.1%	- 1.3%	99.4%	98.1%	- 1.3%
Days on Market Until Sale	61	87	+ 42.6%	61	87	+ 42.6%
Inventory of Homes for Sale	32	69	+ 115.6%	--	--	--
Months Supply of Inventory	0.7	2.0	+ 185.7%	--	--	--

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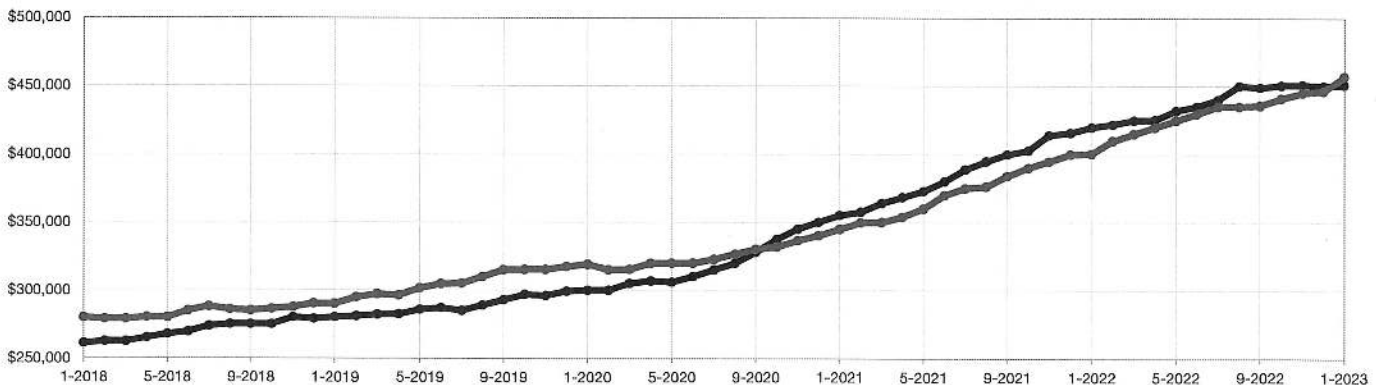
January

■ 2022 ■ 2023



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GJARA —
North —



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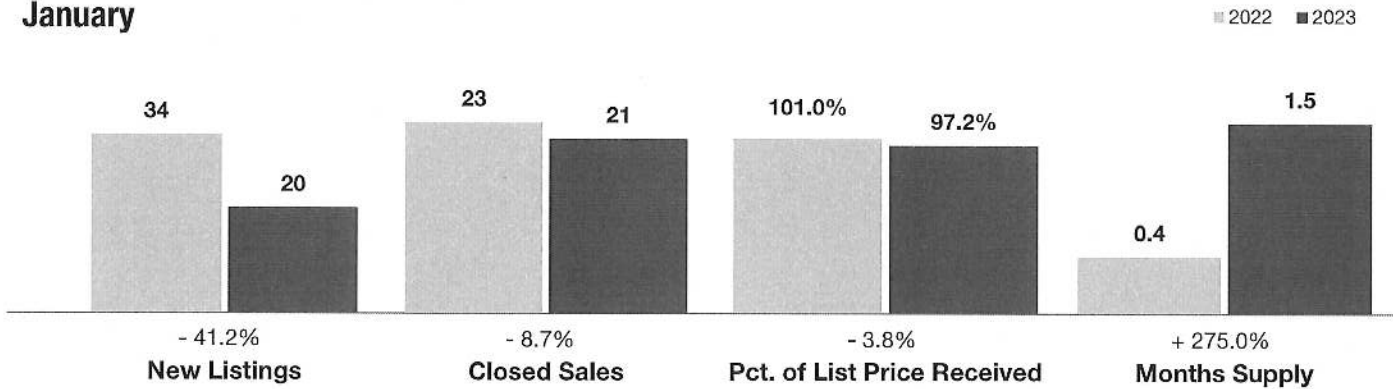


Northeast

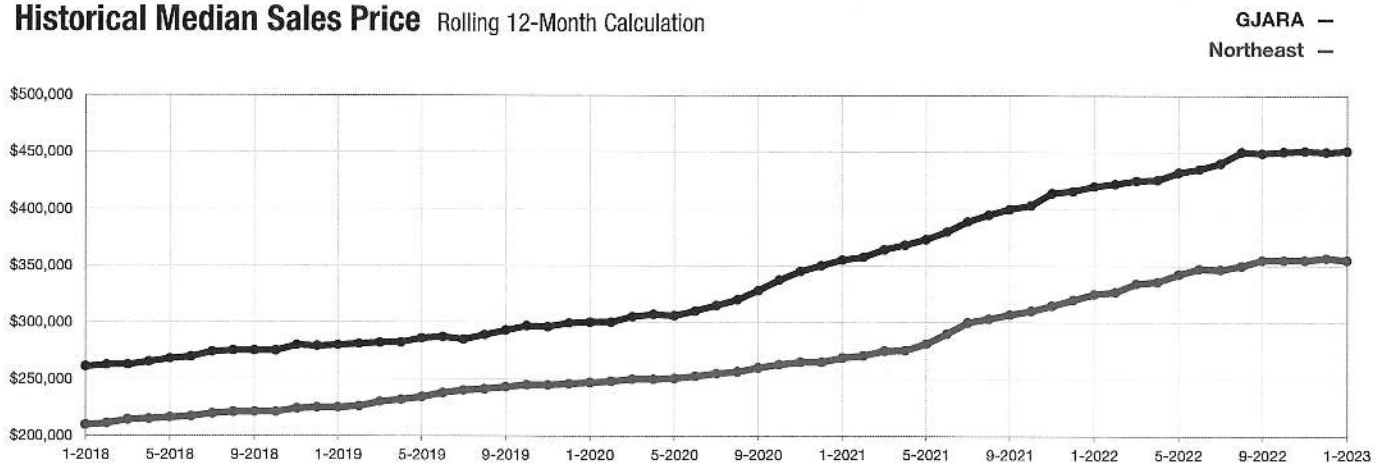
Key Metrics	January			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 01-2022	Thru 01-2023	Percent Change from Previous Year
New Listings	34	20	- 41.2%	34	20	- 41.2%
Sold Listings	23	21	- 8.7%	23	21	- 8.7%
Median Sales Price*	\$370,000	\$340,000	- 8.1%	\$370,000	\$340,000	- 8.1%
Average Sales Price*	\$365,123	\$368,469	+ 0.9%	\$365,123	\$368,469	+ 0.9%
Percent of List Price Received*	101.0%	97.2%	- 3.8%	101.0%	97.2%	- 3.8%
Days on Market Until Sale	89	109	+ 22.5%	89	109	+ 22.5%
Inventory of Homes for Sale	21	46	+ 119.0%	--	--	--
Months Supply of Inventory	0.4	1.5	+ 275.0%	--	--	--

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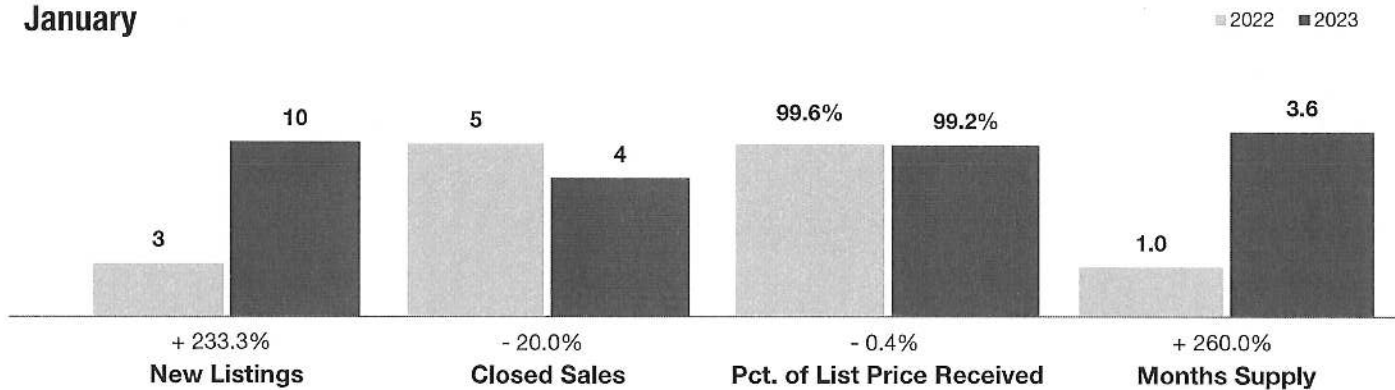


Northwest

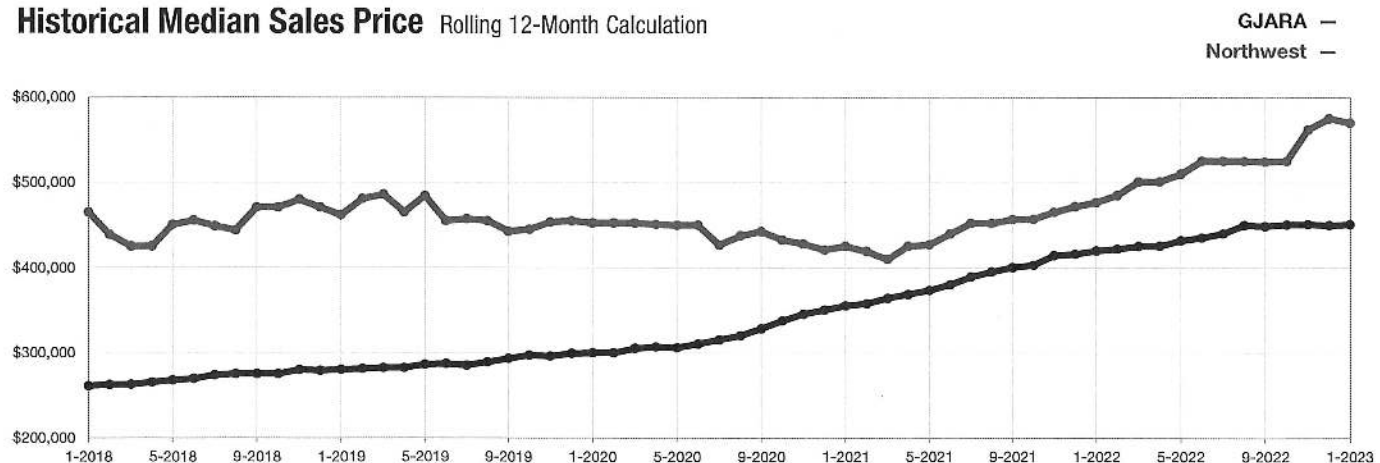
Key Metrics	January			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 01-2022	Thru 01-2023	Percent Change from Previous Year
New Listings	3	10	+ 233.3%	3	10	+ 233.3%
Sold Listings	5	4	- 20.0%	5	4	- 20.0%
Median Sales Price*	\$500,500	\$497,450	- 0.6%	\$500,500	\$497,450	- 0.6%
Average Sales Price*	\$656,660	\$575,225	- 12.4%	\$656,660	\$575,225	- 12.4%
Percent of List Price Received*	99.6%	99.2%	- 0.4%	99.6%	99.2%	- 0.4%
Days on Market Until Sale	121	107	- 11.6%	121	107	- 11.6%
Inventory of Homes for Sale	7	19	+ 171.4%	--	--	--
Months Supply of Inventory	1.0	3.6	+ 260.0%	--	--	--

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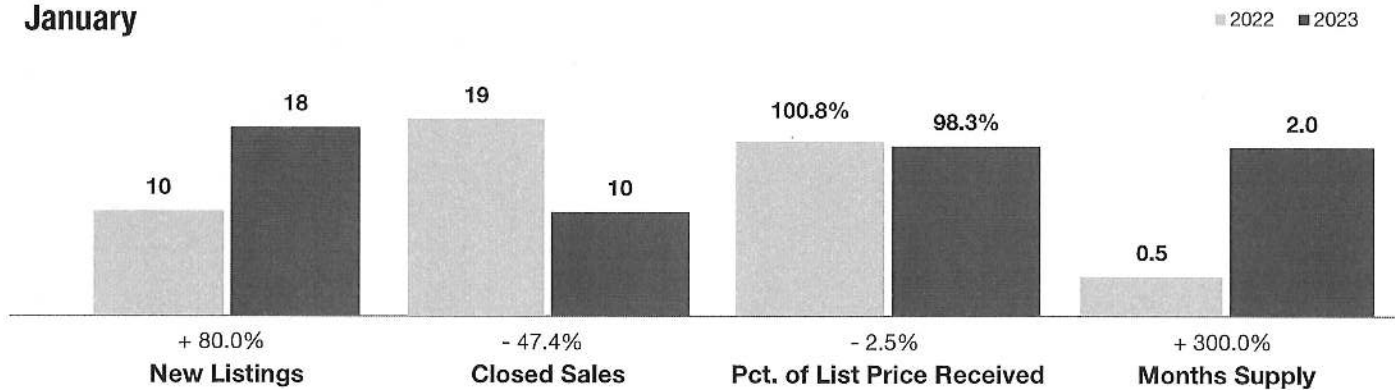


Orchard Mesa

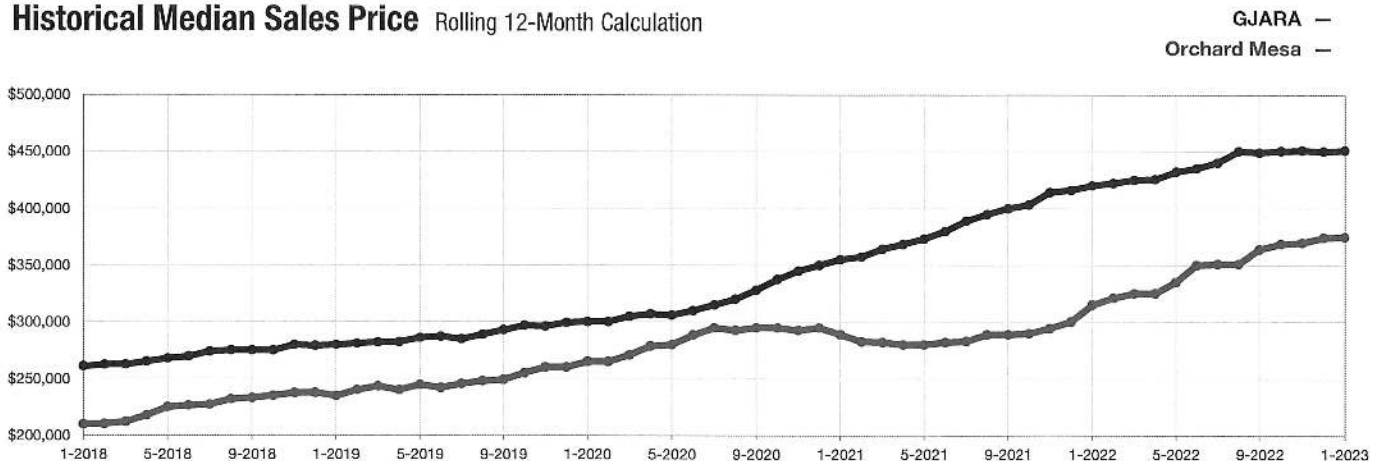
Key Metrics	January			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 01-2022	Thru 01-2023	Percent Change from Previous Year
New Listings	10	18	+ 80.0%	10	18	+ 80.0%
Sold Listings	19	10	- 47.4%	19	10	- 47.4%
Median Sales Price*	\$336,000	\$378,450	+ 12.6%	\$336,000	\$378,450	+ 12.6%
Average Sales Price*	\$337,500	\$356,340	+ 5.6%	\$337,500	\$356,340	+ 5.6%
Percent of List Price Received*	100.8%	98.3%	- 2.5%	100.8%	98.3%	- 2.5%
Days on Market Until Sale	73	82	+ 12.3%	73	82	+ 12.3%
Inventory of Homes for Sale	15	54	+ 260.0%	--	--	--
Months Supply of Inventory	0.5	2.0	+ 300.0%	--	--	--

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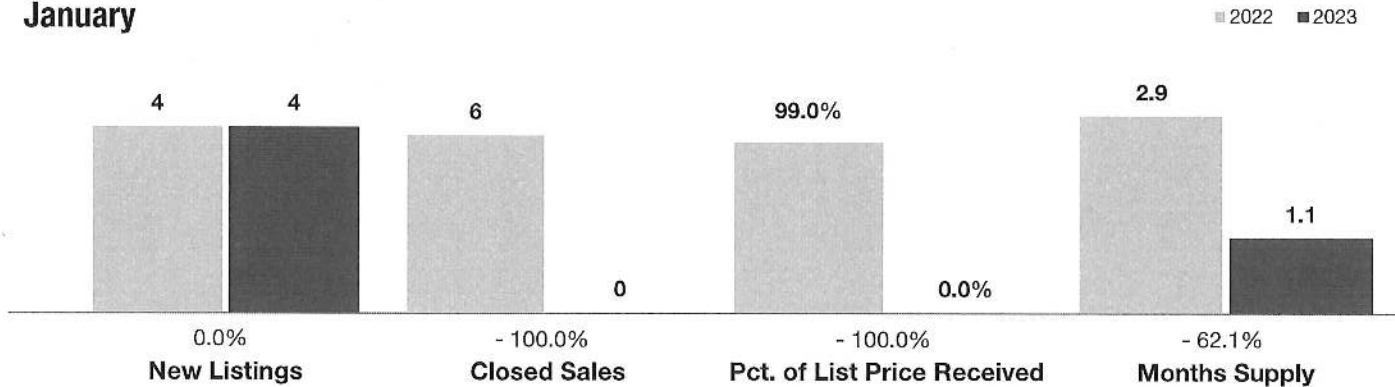


Outside Mesa County

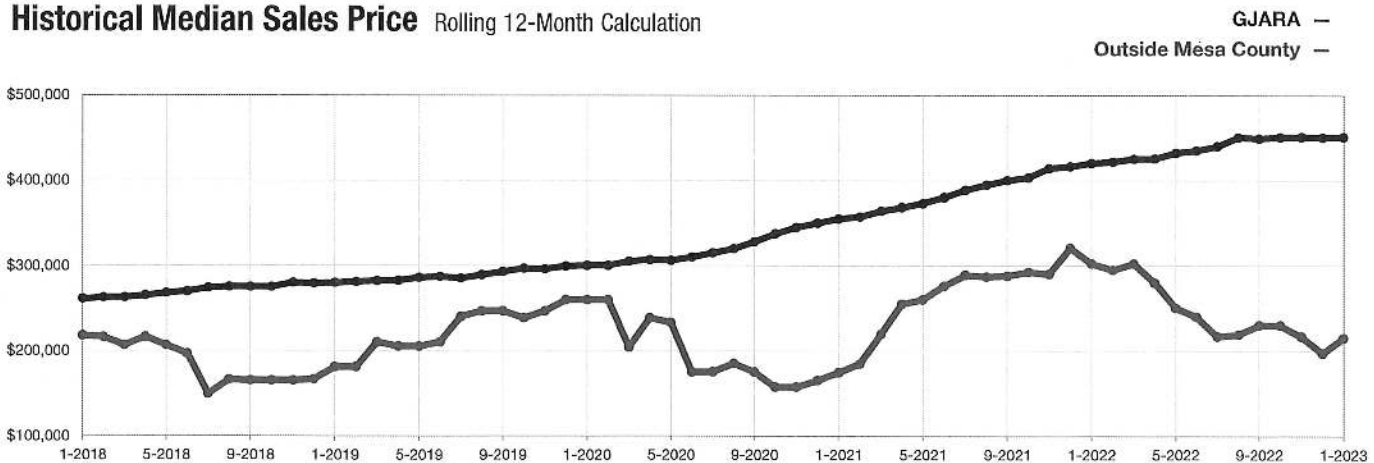
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	2022	2023	Percent Change from Previous Year	Thru 01-2022	Thru 01-2023	Percent Change from Previous Year
New Listings	4	4	0.0%	4	4	0.0%
Sold Listings	6	0	- 100.0%	6	0	- 100.0%
Median Sales Price*	\$137,650	\$0	- 100.0%	\$137,650	\$0	- 100.0%
Average Sales Price*	\$209,050	\$0	- 100.0%	\$209,050	\$0	- 100.0%
Percent of List Price Received*	99.0%	0.0%	- 100.0%	99.0%	0.0%	- 100.0%
Days on Market Until Sale	75	0	- 100.0%	75	0	- 100.0%
Inventory of Homes for Sale	10	4	- 60.0%	--	--	--
Months Supply of Inventory	2.9	1.1	- 62.1%	--	--	--

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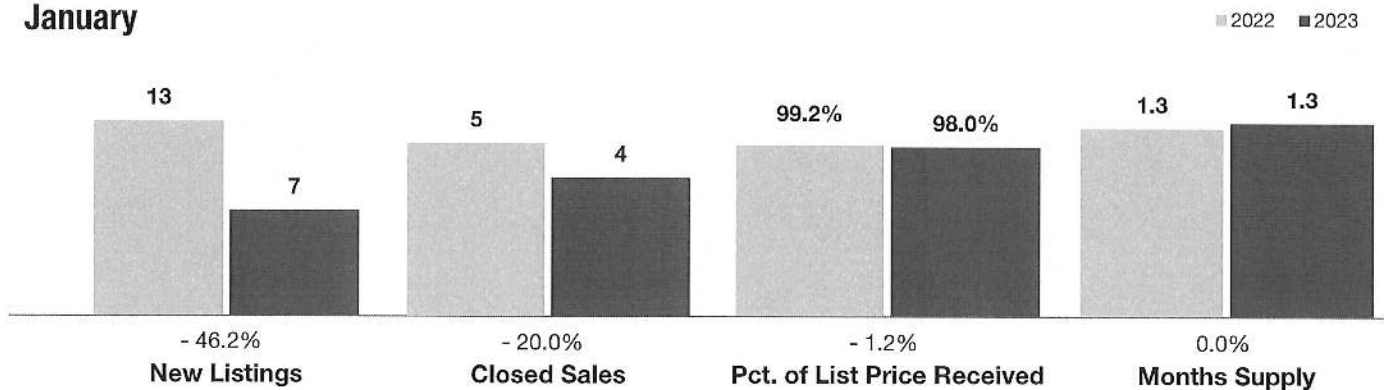


Palisade

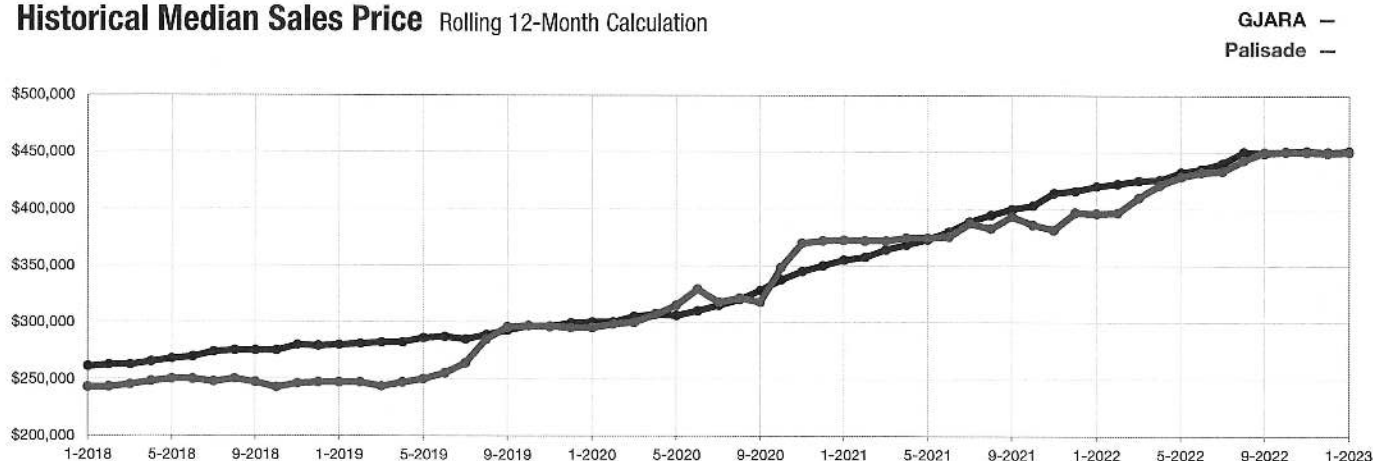
Key Metrics	January			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 01-2022	Thru 01-2023	Percent Change from Previous Year
New Listings	13	7	- 46.2%	13	7	- 46.2%
Sold Listings	5	4	- 20.0%	5	4	- 20.0%
Median Sales Price*	\$430,127	\$468,500	+ 8.9%	\$430,127	\$468,500	+ 8.9%
Average Sales Price*	\$366,651	\$393,875	+ 7.4%	\$366,651	\$393,875	+ 7.4%
Percent of List Price Received*	99.2%	98.0%	- 1.2%	99.2%	98.0%	- 1.2%
Days on Market Until Sale	68	91	+ 33.8%	68	91	+ 33.8%
Inventory of Homes for Sale	9	11	+ 22.2%	--	--	--
Months Supply of Inventory	1.3	1.3	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.

January



Historical Median Sales Price Rolling 12-Month Calculation



Current as of February 3, 2023. All data from the Grand Junction Multiple Listing Service. Report © 2023 ShowingTime.

Local Market Update for January 2023

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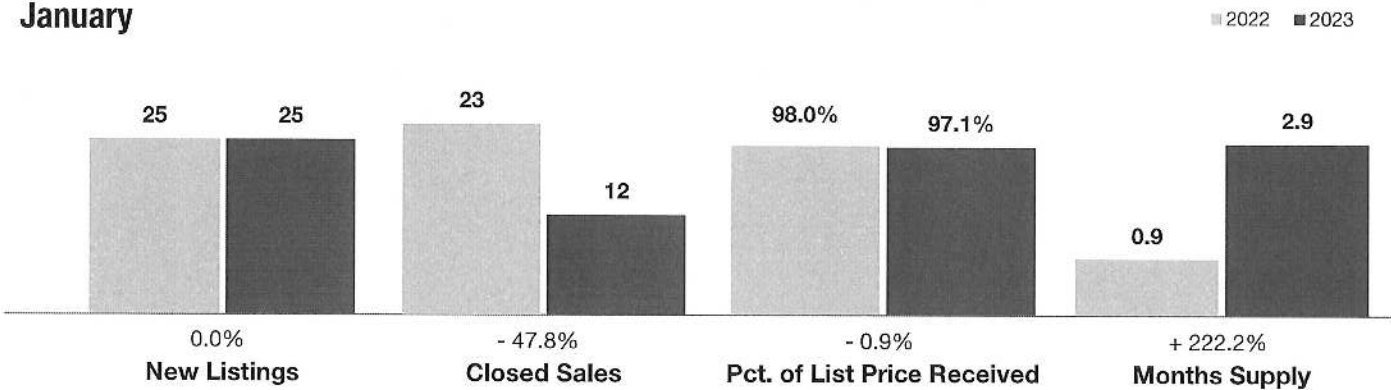


Redlands

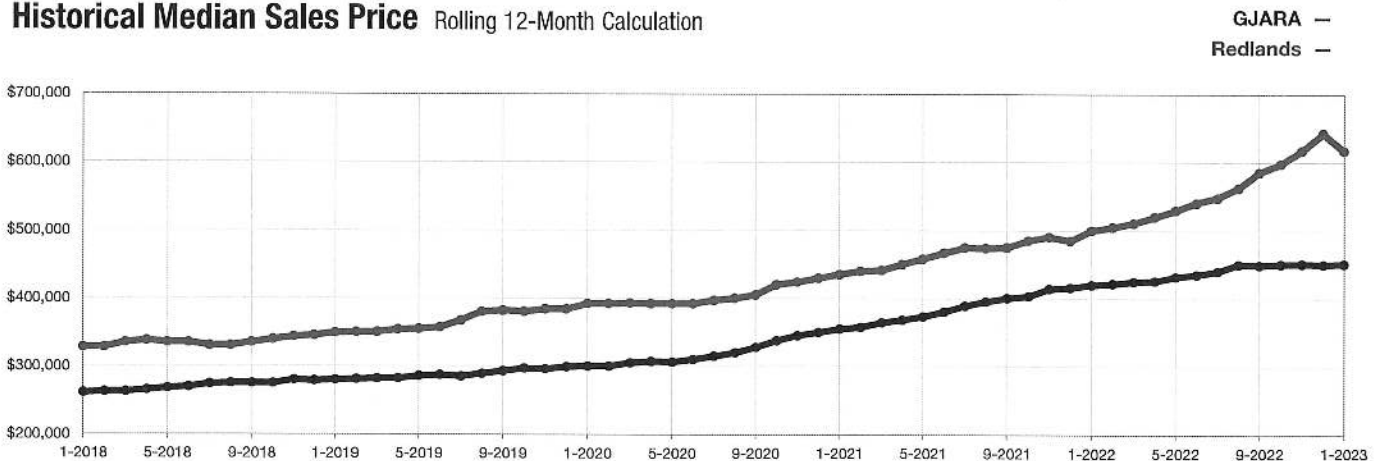
Key Metrics	January			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 01-2022	Thru 01-2023	Percent Change from Previous Year
New Listings	25	25	0.0%	25	25	0.0%
Sold Listings	23	12	- 47.8%	23	12	- 47.8%
Median Sales Price*	\$658,500	\$482,000	- 26.8%	\$658,500	\$482,000	- 26.8%
Average Sales Price*	\$704,457	\$539,042	- 23.5%	\$704,457	\$539,042	- 23.5%
Percent of List Price Received*	98.0%	97.1%	- 0.9%	98.0%	97.1%	- 0.9%
Days on Market Until Sale	88	118	+ 34.1%	88	118	+ 34.1%
Inventory of Homes for Sale	31	77	+ 148.4%	--	--	--
Months Supply of Inventory	0.9	2.9	+ 222.2%	--	--	--

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January



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Local Market Update for January 2023

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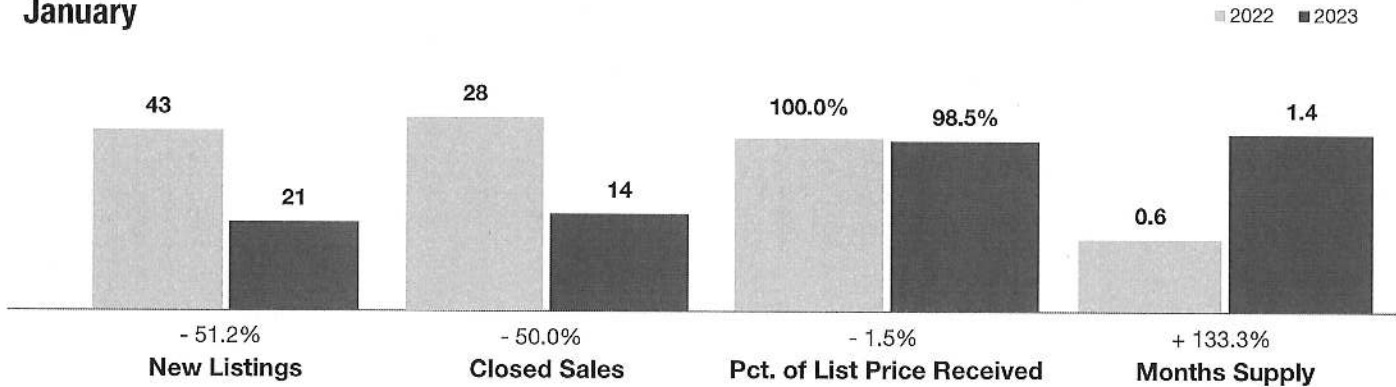


Southeast

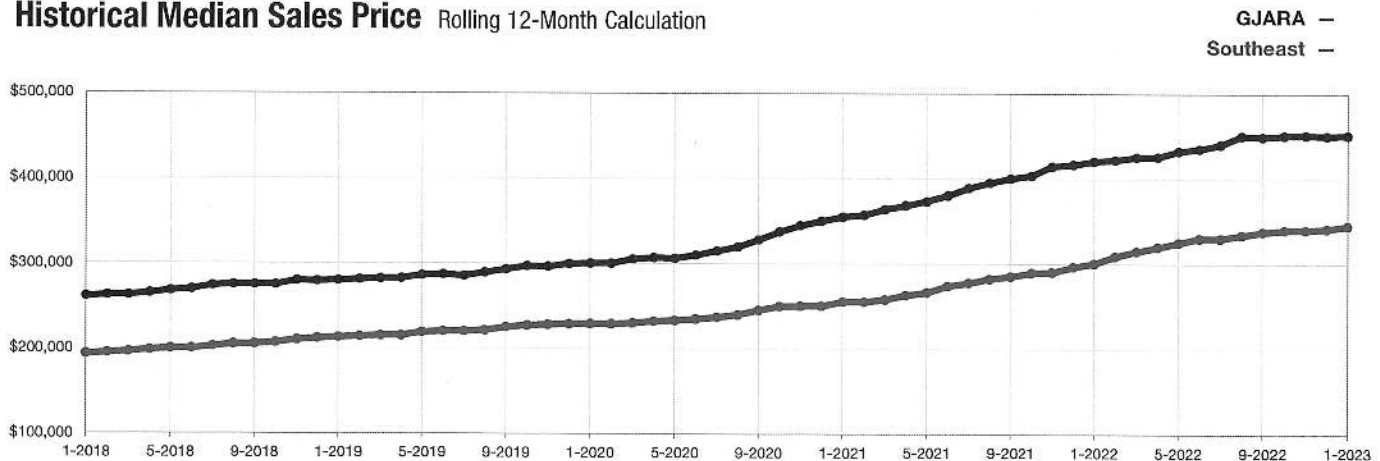
Key Metrics	January			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 01-2022	Thru 01-2023	Percent Change from Previous Year
New Listings	43	21	- 51.2%	43	21	- 51.2%
Sold Listings	28	14	- 50.0%	28	14	- 50.0%
Median Sales Price*	\$327,500	\$354,660	+ 8.3%	\$327,500	\$354,660	+ 8.3%
Average Sales Price*	\$315,116	\$329,009	+ 4.4%	\$315,116	\$329,009	+ 4.4%
Percent of List Price Received*	100.0%	98.5%	- 1.5%	100.0%	98.5%	- 1.5%
Days on Market Until Sale	63	86	+ 36.5%	63	86	+ 36.5%
Inventory of Homes for Sale	22	42	+ 90.9%	--	--	--
Months Supply of Inventory	0.6	1.4	+ 133.3%	--	--	--

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January



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Local Market Update for January 2023

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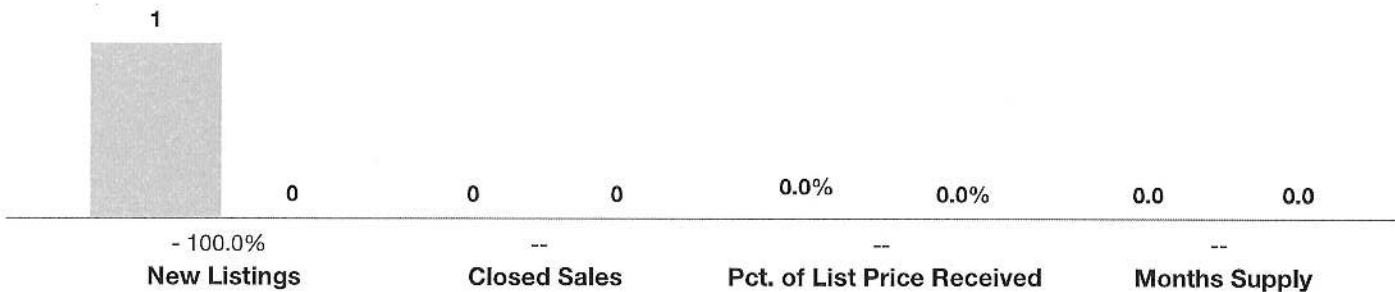
West Grand Junction

Key Metrics	January			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 01-2022	Thru 01-2023	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	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--

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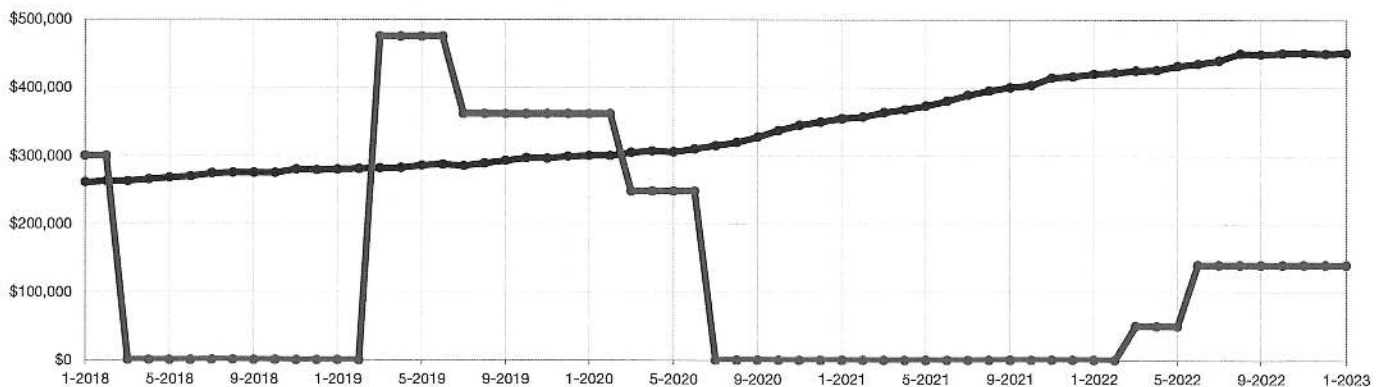
January

■ 2022 ■ 2023



Historical Median Sales Price Rolling 12-Month Calculation

GJARA —
West Grand Junction —



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Local Market Update for January 2023

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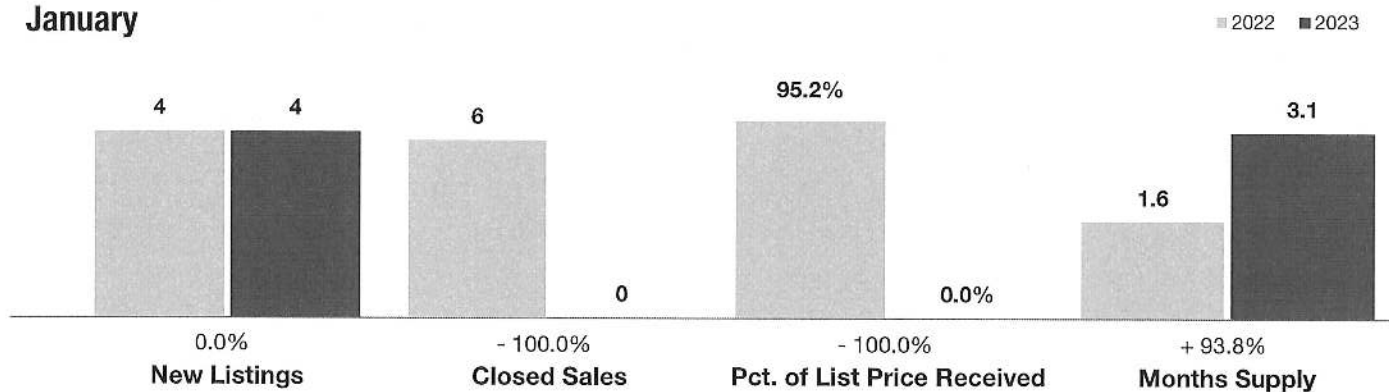


Whitewater/Gateway

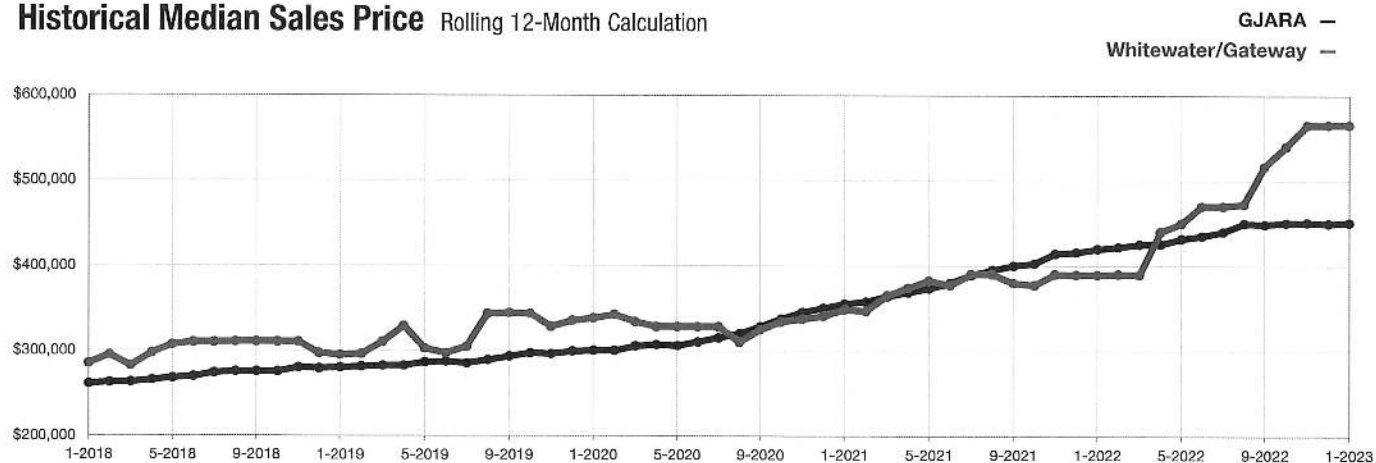
Key Metrics	January			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 01-2022	Thru 01-2023	Percent Change from Previous Year
New Listings	4	4	0.0%	4	4	0.0%
Sold Listings	6	0	- 100.0%	6	0	- 100.0%
Median Sales Price*	\$516,000	\$0	- 100.0%	\$516,000	\$0	- 100.0%
Average Sales Price*	\$538,233	\$0	- 100.0%	\$538,233	\$0	- 100.0%
Percent of List Price Received*	95.2%	0.0%	- 100.0%	95.2%	0.0%	- 100.0%
Days on Market Until Sale	104	0	- 100.0%	104	0	- 100.0%
Inventory of Homes for Sale	6	8	+ 33.3%	--	--	--
Months Supply of Inventory	1.6	3.1	+ 93.8%	--	--	--

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January



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