

# Local Market Update for March 2023

A Research Tool Provided by the Colorado Association of REALTORS®



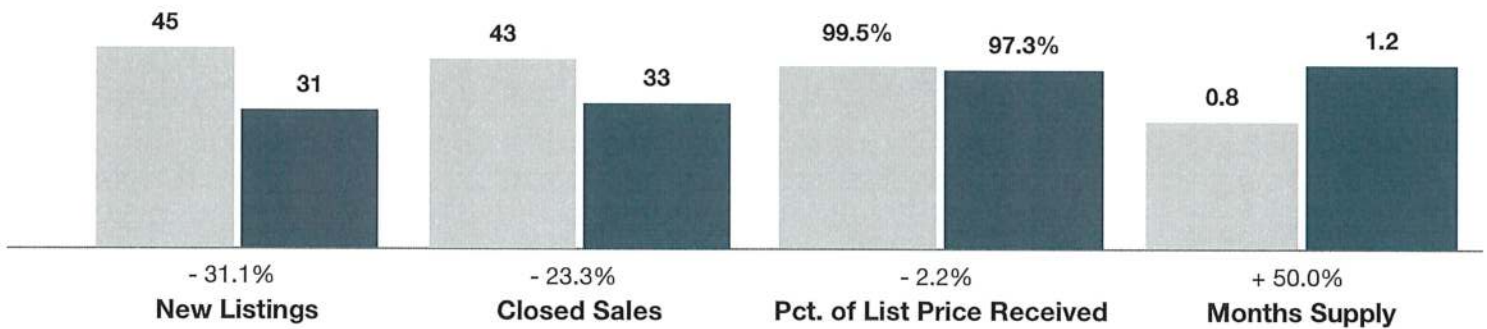
## City

Key Metrics	March			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 03-2022	Thru 03-2023	Percent Change from Previous Year
New Listings	45	31	- 31.1%	107	71	- 33.6%
Sold Listings	43	33	- 23.3%	85	77	- 9.4%
Median Sales Price*	\$300,000	<b>\$314,900</b>	+ 5.0%	\$295,000	<b>\$311,000</b>	+ 5.4%
Average Sales Price*	\$295,981	<b>\$293,745</b>	- 0.8%	\$293,718	<b>\$298,507</b>	+ 1.6%
Percent of List Price Received*	99.5%	<b>97.3%</b>	- 2.2%	98.9%	<b>96.8%</b>	- 2.1%
Days on Market Until Sale	55	<b>91</b>	+ 65.5%	61	<b>95</b>	+ 55.7%
Inventory of Homes for Sale	34	<b>37</b>	+ 8.8%	--	--	--
Months Supply of Inventory	0.8	<b>1.2</b>	+ 50.0%	--	--	--

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

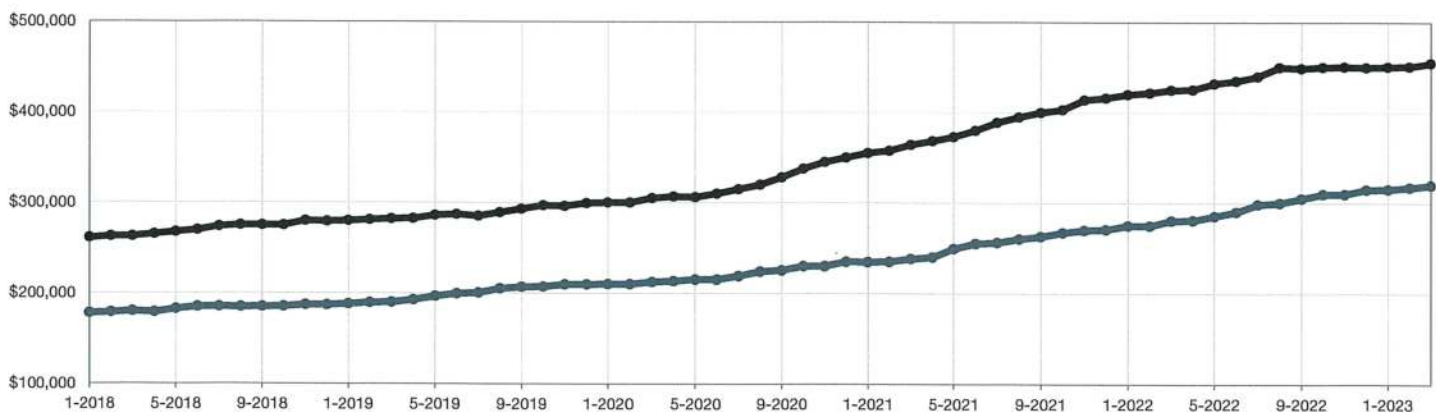
## March

■ 2022 ■ 2023



## Historical Median Sales Price Rolling 12-Month Calculation

GJARA —  
City —



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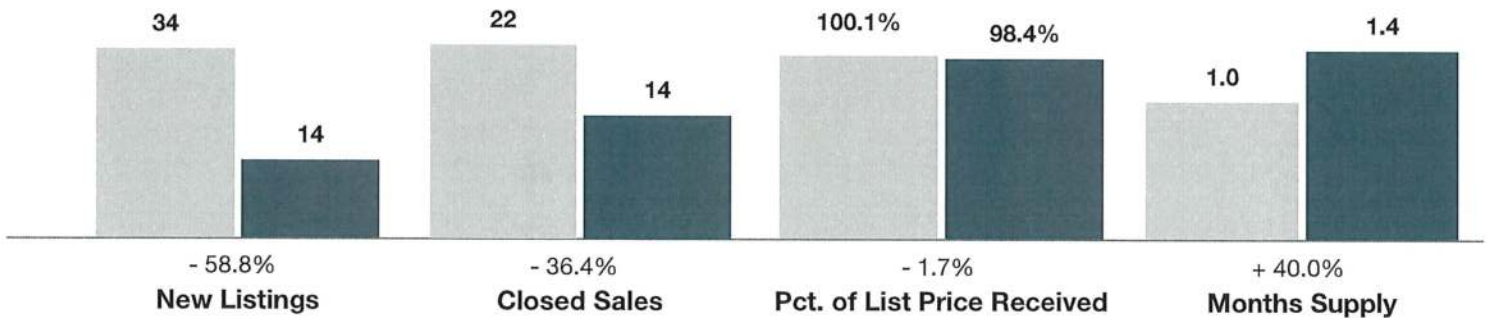
## Clifton

Key Metrics	March			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 03-2022	Thru 03-2023	Percent Change from Previous Year
New Listings	34	14	- 58.8%	81	55	- 32.1%
Sold Listings	22	14	- 36.4%	62	40	- 35.5%
Median Sales Price*	\$289,500	\$285,000	- 1.6%	\$254,750	\$249,750	- 2.0%
Average Sales Price*	\$270,118	\$271,693	+ 0.6%	\$232,323	\$259,224	+ 11.6%
Percent of List Price Received*	100.1%	98.4%	- 1.7%	98.5%	97.9%	- 0.6%
Days on Market Until Sale	41	60	+ 46.3%	52	74	+ 42.3%
Inventory of Homes for Sale	27	26	- 3.7%	--	--	--
Months Supply of Inventory	1.0	1.4	+ 40.0%	--	--	--

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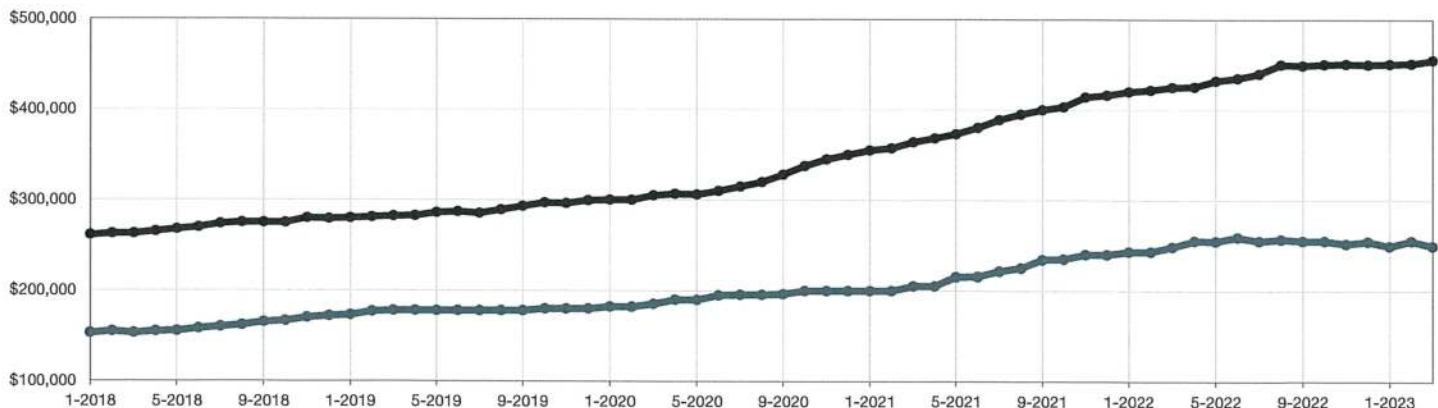
### March

■ 2022 ■ 2023



### Historical Median Sales Price Rolling 12-Month Calculation

GJARA —  
Clifton —



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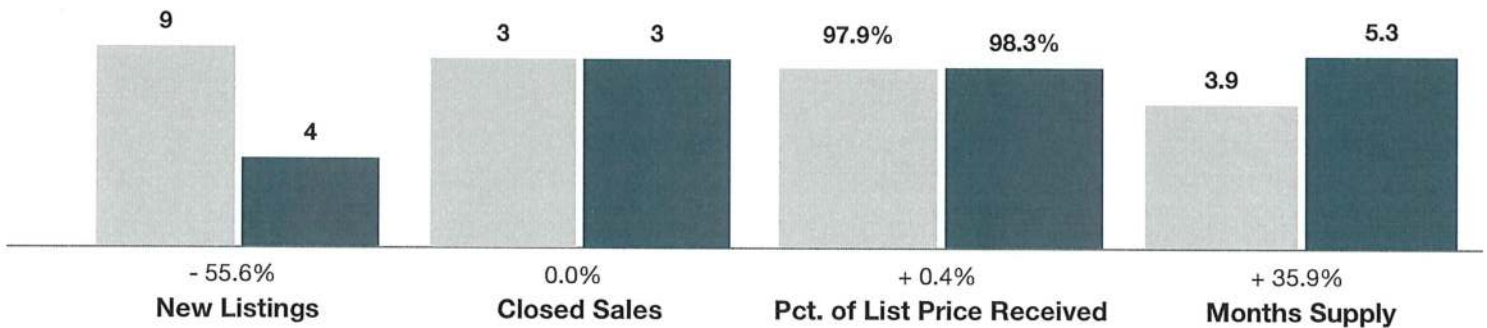
## Collbran/Mesa/Vega

Key Metrics	March			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 03-2022	Thru 03-2023	Percent Change from Previous Year
New Listings	9	4	- 55.6%	17	12	- 29.4%
Sold Listings	3	3	0.0%	9	5	- 44.4%
Median Sales Price*	\$351,000	\$341,000	- 2.8%	\$430,000	\$392,000	- 8.8%
Average Sales Price*	\$370,000	\$297,333	- 19.6%	\$455,111	\$440,400	- 3.2%
Percent of List Price Received*	97.9%	98.3%	+ 0.4%	93.9%	97.2%	+ 3.5%
Days on Market Until Sale	72	68	- 5.6%	94	142	+ 51.1%
Inventory of Homes for Sale	18	21	+ 16.7%	--	--	--
Months Supply of Inventory	3.9	5.3	+ 35.9%	--	--	--

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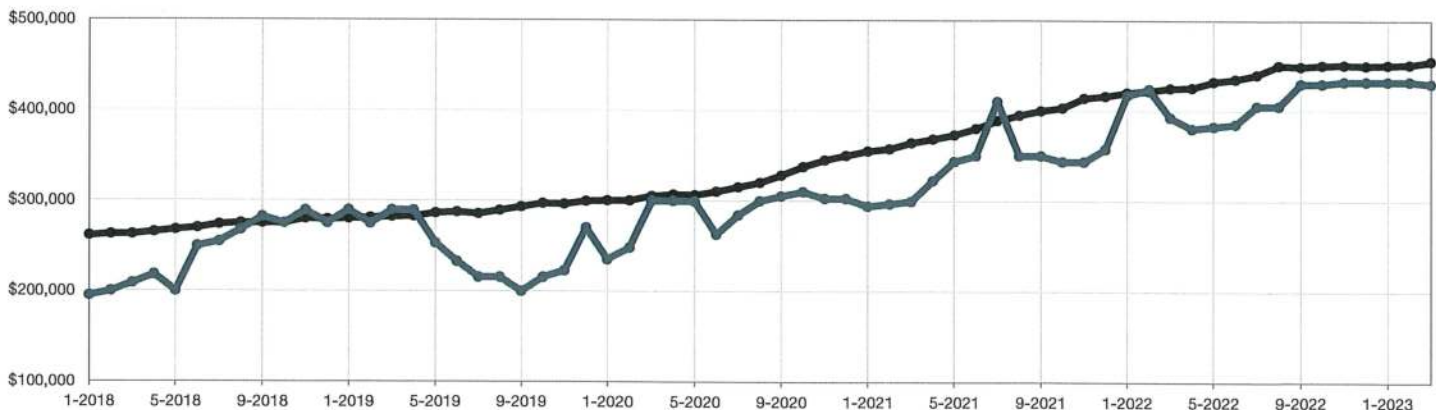
### March

■ 2022 ■ 2023



### Historical Median Sales Price Rolling 12-Month Calculation

GJARA —  
Collbran/Mesa/Vega —





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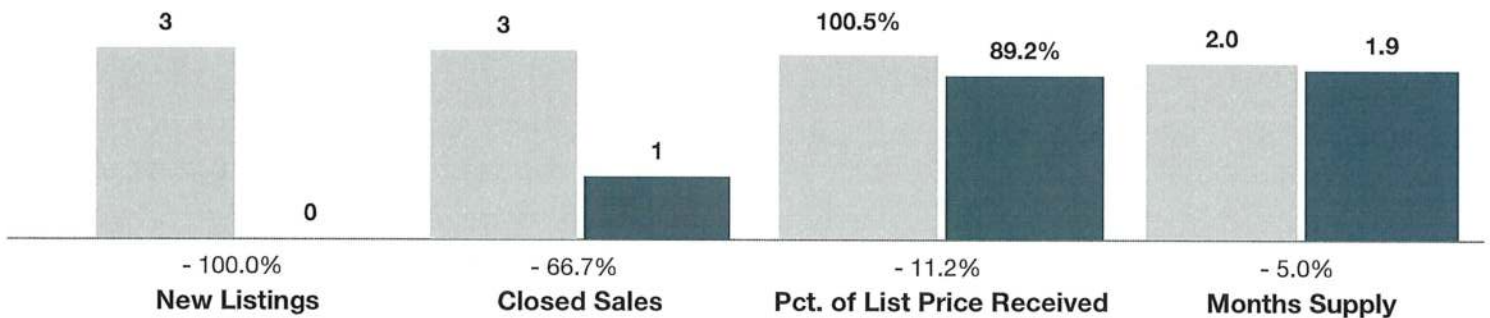
# Debeque (Includes De-Beque Cutoff)

Key Metrics	March			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 03-2022	Thru 03-2023	Percent Change from Previous Year
New Listings	3	0	- 100.0%	5	3	- 40.0%
Sold Listings	3	1	- 66.7%	3	4	+ 33.3%
Median Sales Price*	\$355,000	\$200,600	- 43.5%	\$355,000	\$265,950	- 25.1%
Average Sales Price*	\$456,667	\$200,600	- 56.1%	\$456,667	\$280,750	- 38.5%
Percent of List Price Received*	100.5%	89.2%	- 11.2%	100.5%	95.5%	- 5.0%
Days on Market Until Sale	109	38	- 65.1%	109	105	- 3.7%
Inventory of Homes for Sale	5	3	- 40.0%	--	--	--
Months Supply of Inventory	2.0	1.9	- 5.0%	--	--	--

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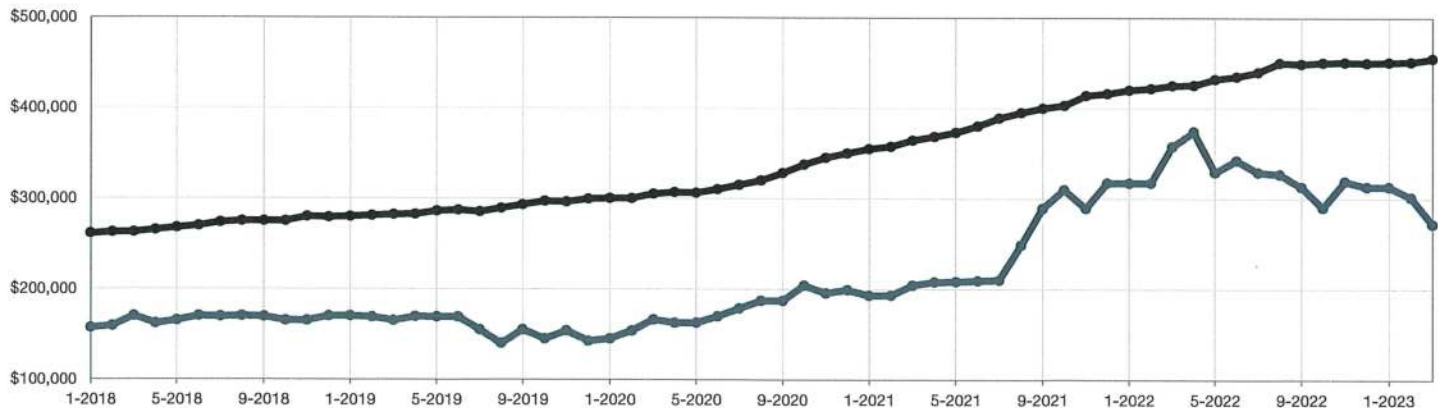
### March

■ 2022 ■ 2023



### Historical Median Sales Price Rolling 12-Month Calculation

GJARA —  
Debeque (Includes De-Beque Cutoff) —



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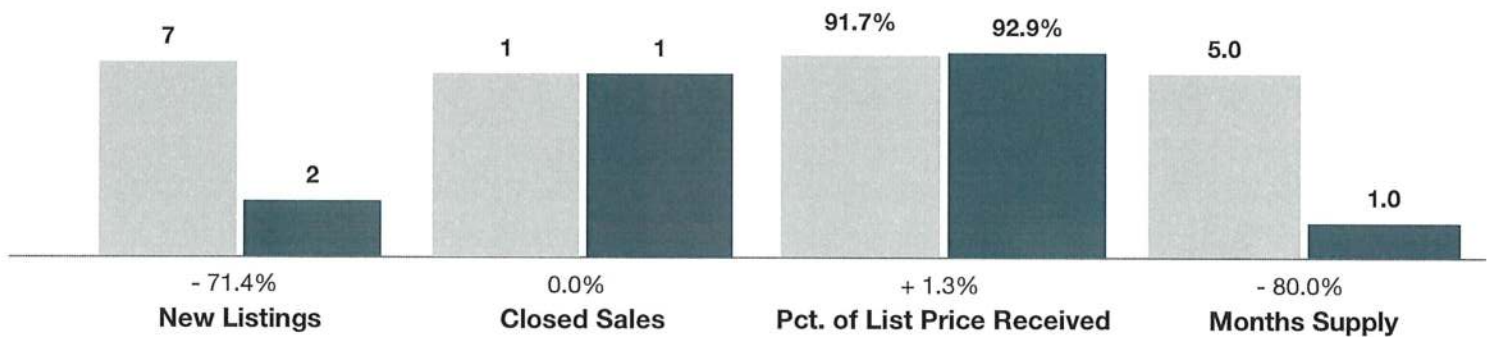
## East Orchard Mesa

Key Metrics	March			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 03-2022	Thru 03-2023	Percent Change from Previous Year
New Listings	7	2	- 71.4%	10	6	- 40.0%
Sold Listings	1	1	0.0%	4	2	- 50.0%
Median Sales Price*	\$1,100,000	\$325,000	- 70.5%	\$825,000	\$302,500	- 63.3%
Average Sales Price*	\$1,100,000	\$325,000	- 70.5%	\$873,333	\$302,500	- 65.4%
Percent of List Price Received*	91.7%	92.9%	+ 1.3%	97.2%	93.3%	- 4.0%
Days on Market Until Sale	167	80	- 52.1%	281	67	- 76.2%
Inventory of Homes for Sale	9	2	- 77.8%	--	--	--
Months Supply of Inventory	5.0	1.0	- 80.0%	--	--	--

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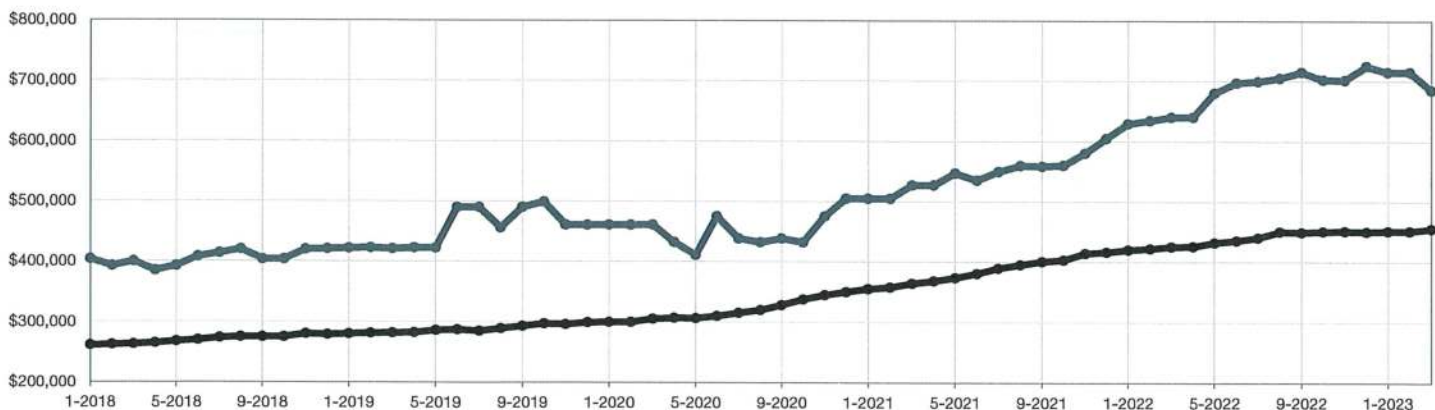
### March

■ 2022 ■ 2023



### Historical Median Sales Price Rolling 12-Month Calculation

GJARA —  
East Orchard Mesa —



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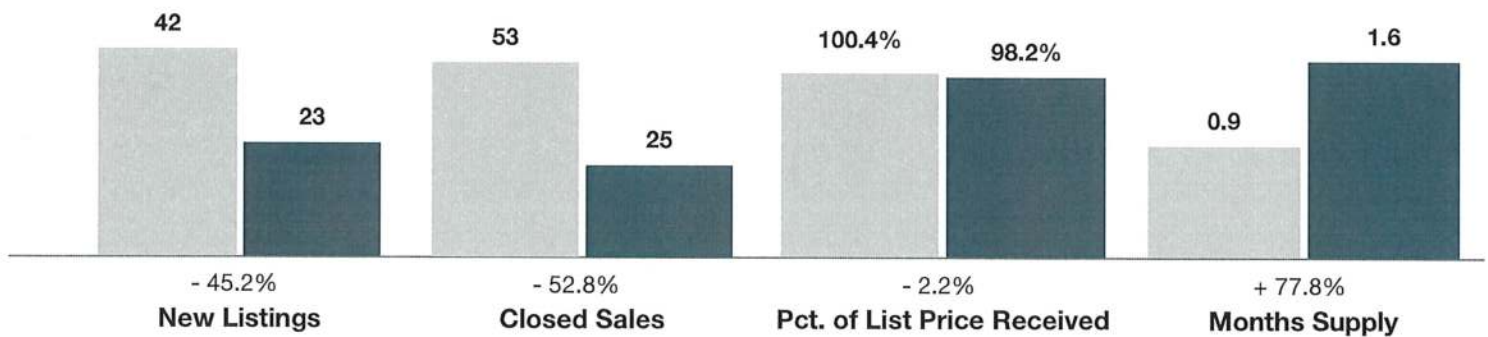
## Fruita

Key Metrics	March			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 03-2022	Thru 03-2023	Percent Change from Previous Year
New Listings	42	23	- 45.2%	122	75	- 38.5%
Sold Listings	53	25	- 52.8%	100	81	- 19.0%
Median Sales Price*	\$428,000	\$405,000	- 5.4%	\$431,500	\$380,000	- 11.9%
Average Sales Price*	\$457,428	\$412,676	- 9.8%	\$452,610	\$394,087	- 12.9%
Percent of List Price Received*	100.4%	98.2%	- 2.2%	99.2%	97.8%	- 1.4%
Days on Market Until Sale	59	94	+ 59.3%	69	101	+ 46.4%
Inventory of Homes for Sale	34	50	+ 47.1%	--	--	--
Months Supply of Inventory	0.9	1.6	+ 77.8%	--	--	--

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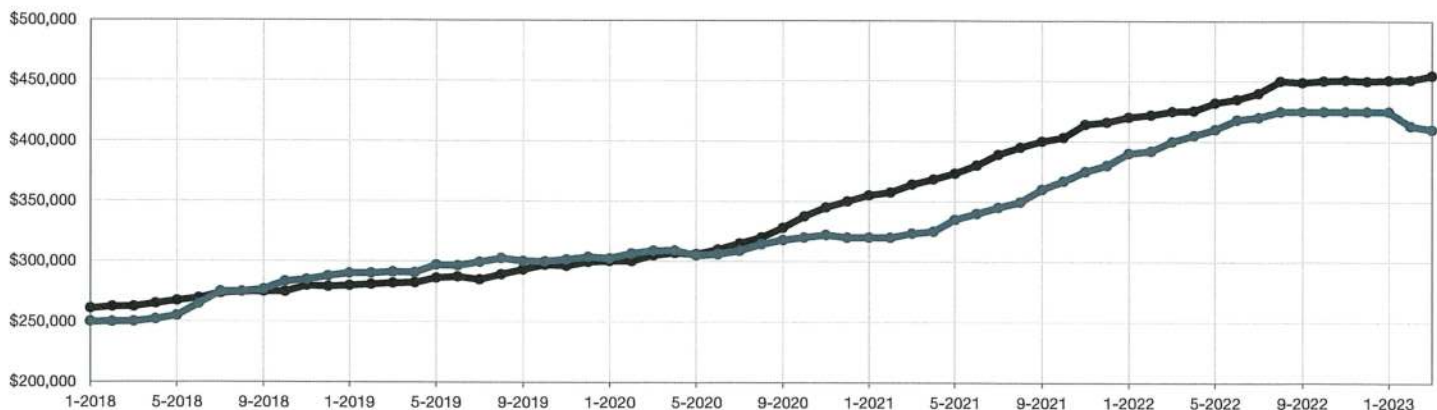
### March

■ 2022 ■ 2023



### Historical Median Sales Price Rolling 12-Month Calculation

GJARA —  
Fruita —





# Local Market Update for March 2023

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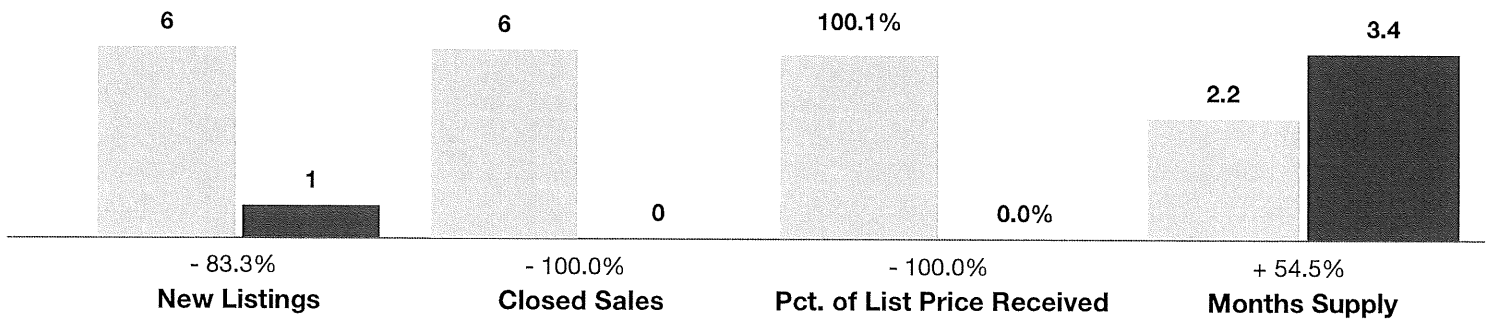
## Glade Park

Key Metrics	March			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 03-2022	Thru 03-2023	Percent Change from Previous Year
New Listings	6	1	- 83.3%	8	2	- 75.0%
Sold Listings	6	0	- 100.0%	9	1	- 88.9%
Median Sales Price*	\$482,500	\$0	- 100.0%	\$475,000	<b>\$725,000</b>	+ 52.6%
Average Sales Price*	\$557,474	\$0	- 100.0%	\$546,316	<b>\$725,000</b>	+ 32.7%
Percent of List Price Received*	100.1%	0.0%	- 100.0%	98.4%	<b>91.8%</b>	- 6.7%
Days on Market Until Sale	152	0	- 100.0%	139	<b>185</b>	+ 33.1%
Inventory of Homes for Sale	6	6	0.0%	--	--	--
Months Supply of Inventory	2.2	<b>3.4</b>	+ 54.5%	--	--	--

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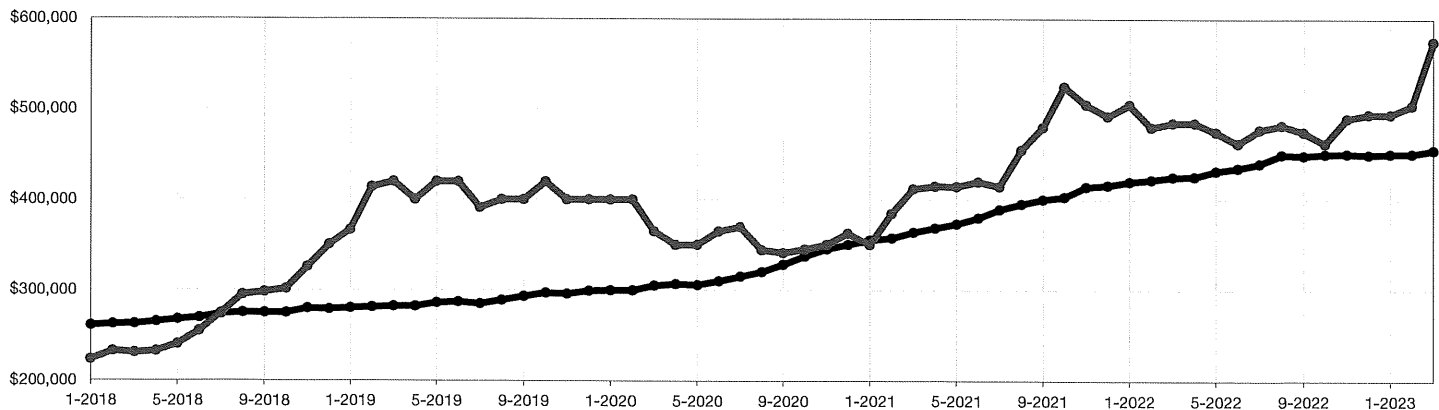
### March

2022 2023



### Historical Median Sales Price Rolling 12-Month Calculation

GJARA —  
Glade Park —



# Local Market Update for March 2023

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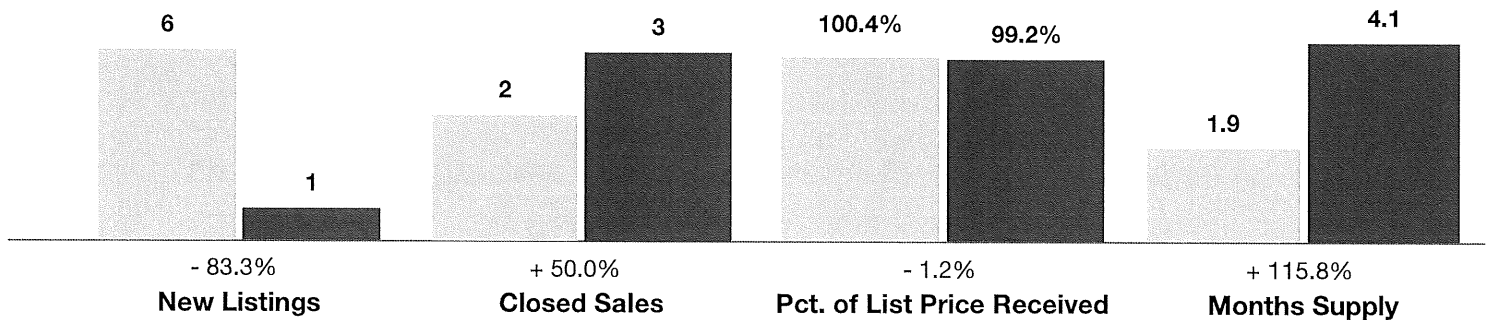
## Loma

Key Metrics	March			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 03-2022	Thru 03-2023	Percent Change from Previous Year
New Listings	6	1	- 83.3%	13	7	- 46.2%
Sold Listings	2	3	+ 50.0%	7	5	- 28.6%
Median Sales Price*	\$624,750	<b>\$389,900</b>	- 37.6%	\$607,450	<b>\$389,900</b>	- 35.8%
Average Sales Price*	\$624,750	<b>\$496,600</b>	- 20.5%	\$591,567	<b>\$453,560</b>	- 23.3%
Percent of List Price Received*	100.4%	<b>99.2%</b>	- 1.2%	96.5%	<b>97.0%</b>	+ 0.5%
Days on Market Until Sale	117	80	- 31.6%	118	105	- 11.0%
Inventory of Homes for Sale	8	10	+ 25.0%	--	--	--
Months Supply of Inventory	1.9	<b>4.1</b>	+ 115.8%	--	--	--

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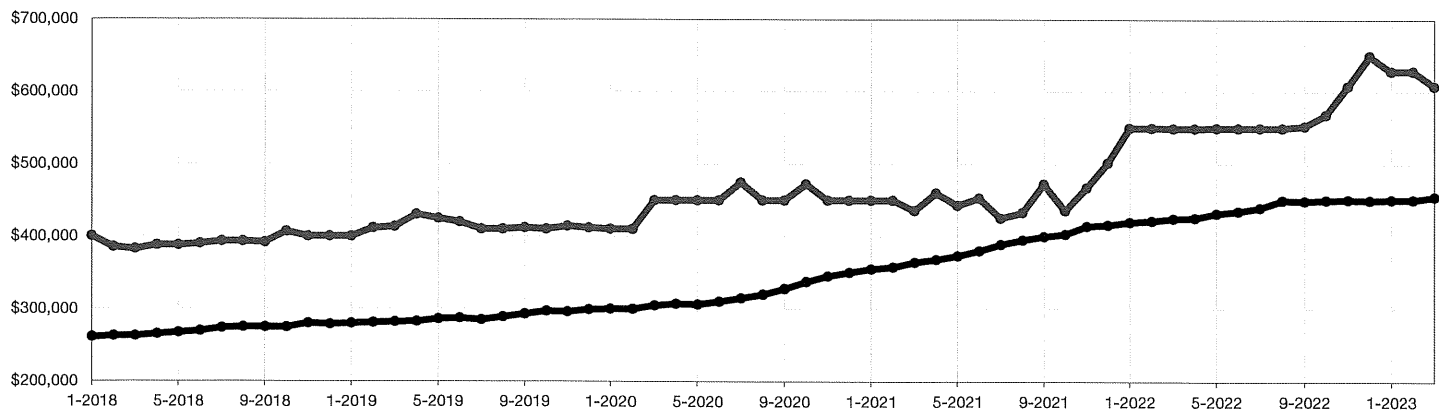
### March

2022 2023



### Historical Median Sales Price Rolling 12-Month Calculation

GJARA —  
Loma —





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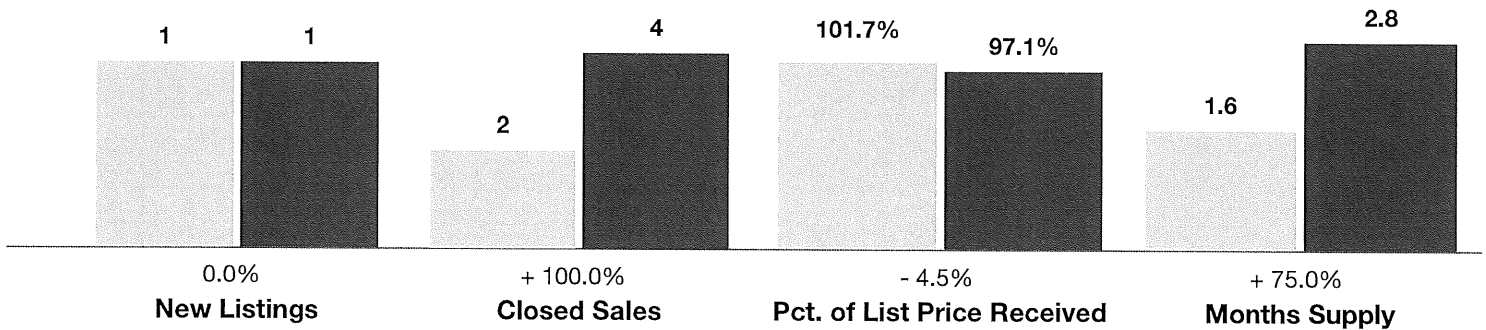
## Mack

Key Metrics	March			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 03-2022	Thru 03-2023	Percent Change from Previous Year
New Listings	1	1	0.0%	5	3	- 40.0%
Sold Listings	2	4	+ 100.0%	4	5	+ 25.0%
Median Sales Price*	\$432,750	\$277,750	- 35.8%	\$432,750	\$325,000	- 24.9%
Average Sales Price*	\$432,750	\$292,625	- 32.4%	\$423,625	\$299,100	- 29.4%
Percent of List Price Received*	101.7%	97.1%	- 4.5%	100.8%	95.5%	- 5.3%
Days on Market Until Sale	47	144	+ 206.4%	76	142	+ 86.8%
Inventory of Homes for Sale	4	8	+ 100.0%	--	--	--
Months Supply of Inventory	1.6	2.8	+ 75.0%	--	--	--

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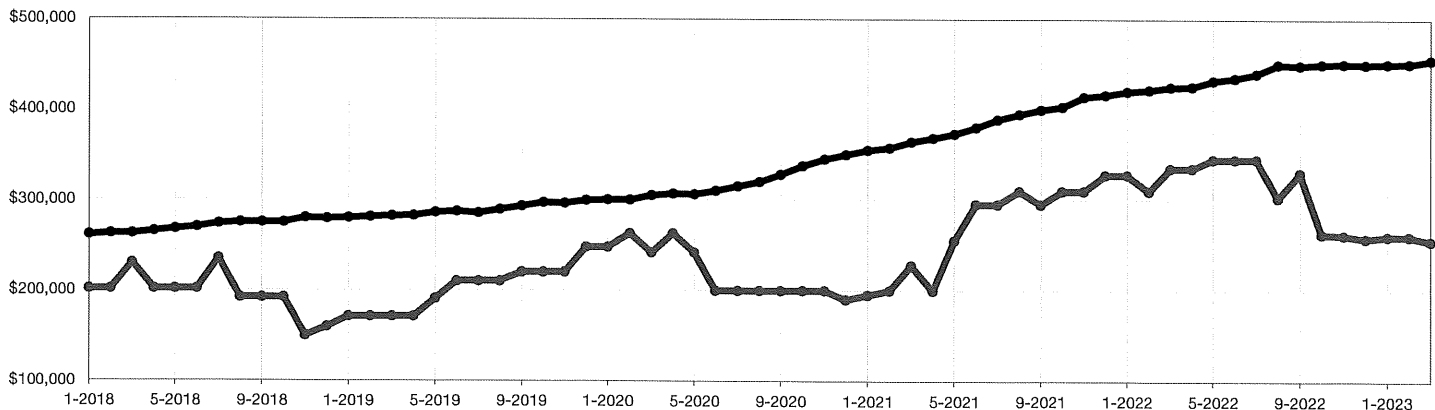
### March

2022 2023



### Historical Median Sales Price Rolling 12-Month Calculation

GJARA —  
Mack —



# Local Market Update for March 2023

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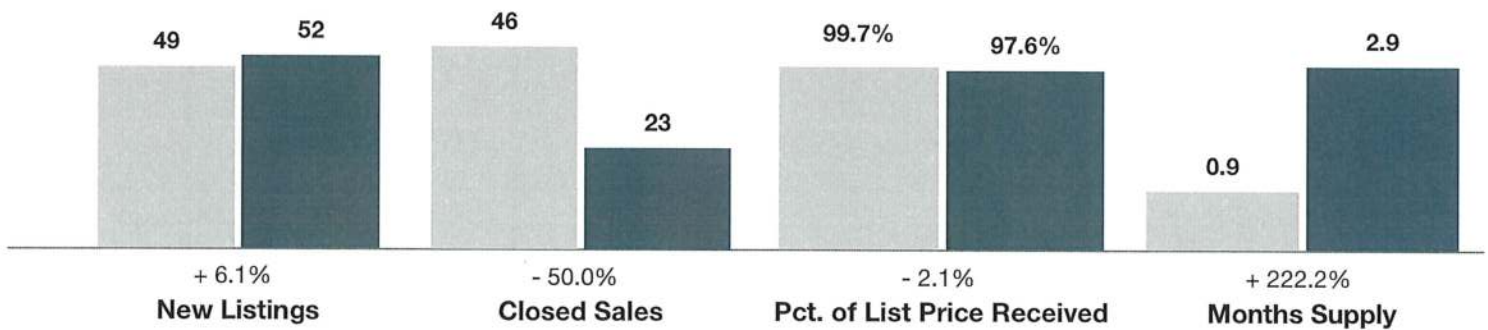
## North

Key Metrics	March			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 03-2022	Thru 03-2023	Percent Change from Previous Year
New Listings	49	52	+ 6.1%	133	112	- 15.8%
Sold Listings	46	23	- 50.0%	117	50	- 57.3%
Median Sales Price*	\$437,450	\$420,000	- 4.0%	\$420,000	\$449,450	+ 7.0%
Average Sales Price*	\$473,030	\$444,278	- 6.1%	\$439,119	\$507,146	+ 15.5%
Percent of List Price Received*	99.7%	97.6%	- 2.1%	99.4%	97.5%	- 1.9%
Days on Market Until Sale	54	84	+ 55.6%	61	86	+ 41.0%
Inventory of Homes for Sale	44	88	+ 100.0%	--	--	--
Months Supply of Inventory	0.9	2.9	+ 222.2%	--	--	--

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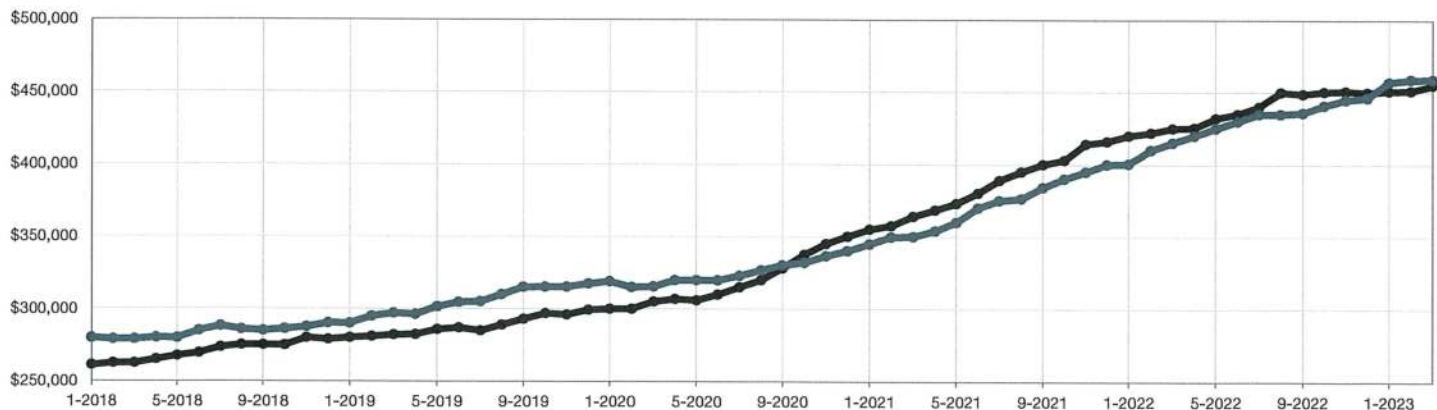
## March

■ 2022 ■ 2023



## Historical Median Sales Price Rolling 12-Month Calculation

GJARA —  
North —



# Local Market Update for March 2023

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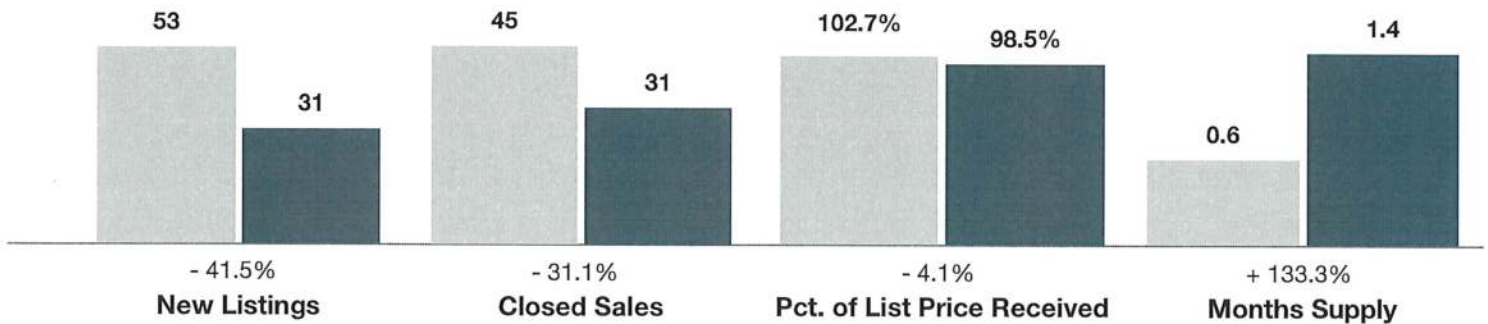
## Northeast

Key Metrics	March			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 03-2022	Thru 03-2023	Percent Change from Previous Year
New Listings	53	31	- 41.5%	115	76	- 33.9%
Sold Listings	45	31	- 31.1%	88	71	- 19.3%
Median Sales Price*	\$349,900	\$355,000	+ 1.5%	\$350,000	\$340,000	- 2.9%
Average Sales Price*	\$349,671	\$387,268	+ 10.8%	\$356,600	\$362,820	+ 1.7%
Percent of List Price Received*	102.7%	98.5%	- 4.1%	101.8%	98.2%	- 3.5%
Days on Market Until Sale	52	89	+ 71.2%	63	95	+ 50.8%
Inventory of Homes for Sale	28	42	+ 50.0%	--	--	--
Months Supply of Inventory	0.6	1.4	+ 133.3%	--	--	--

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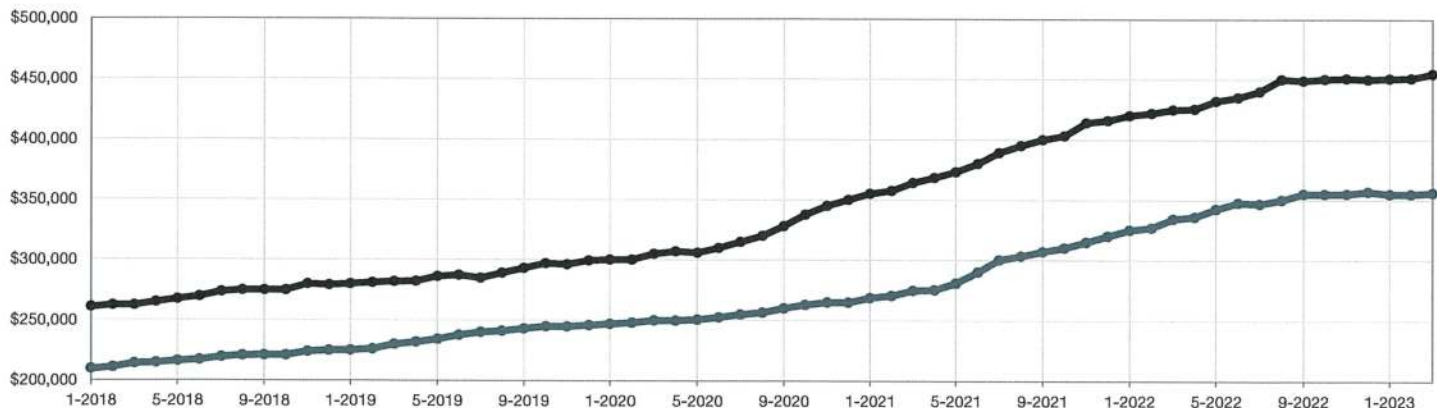
### March

■ 2022 ■ 2023



### Historical Median Sales Price Rolling 12-Month Calculation

GJARA —  
Northeast —



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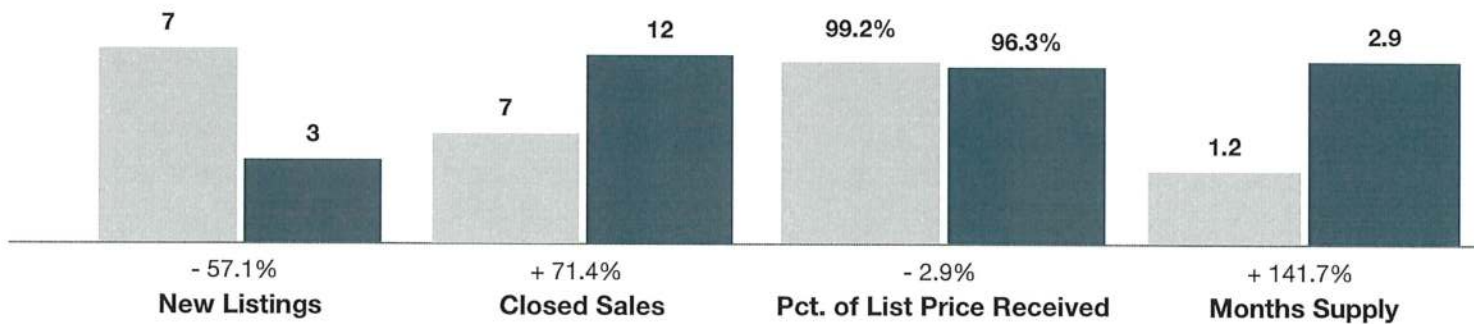
## Northwest

Key Metrics	March			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 03-2022	Thru 03-2023	Percent Change from Previous Year
New Listings	7	3	- 57.1%	14	22	+ 57.1%
Sold Listings	7	12	+ 71.4%	18	19	+ 5.6%
Median Sales Price*	\$549,900	\$647,250	+ 17.7%	\$539,900	\$644,500	+ 19.4%
Average Sales Price*	\$753,071	\$752,725	- 0.0%	\$655,256	\$698,216	+ 6.6%
Percent of List Price Received*	99.2%	96.3%	- 2.9%	99.0%	96.3%	- 2.7%
Days on Market Until Sale	72	97	+ 34.7%	90	116	+ 28.9%
Inventory of Homes for Sale	9	16	+ 77.8%	--	--	--
Months Supply of Inventory	1.2	2.9	+ 141.7%	--	--	--

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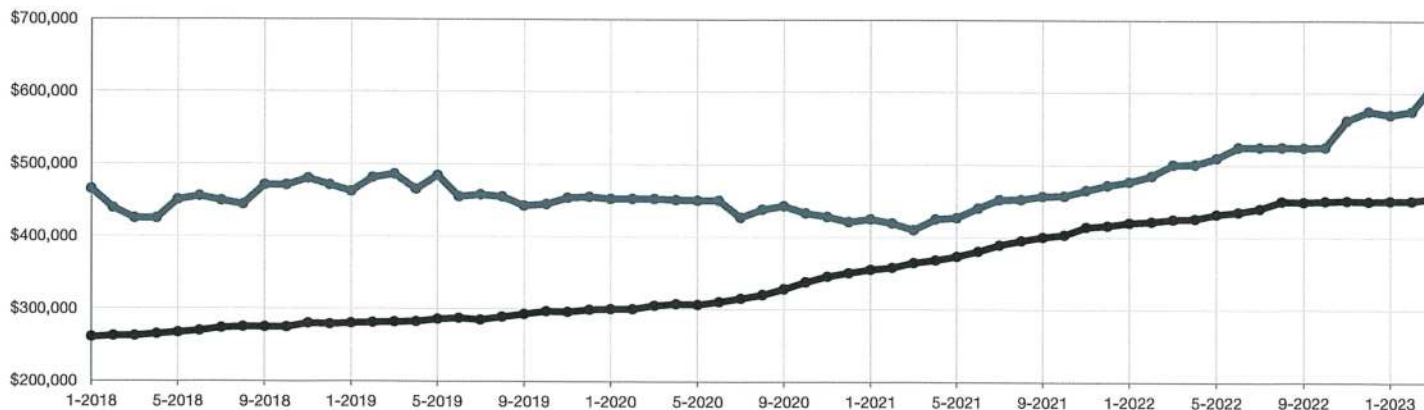
### March

■ 2022 ■ 2023



### Historical Median Sales Price Rolling 12-Month Calculation

GJARA —  
Northwest —





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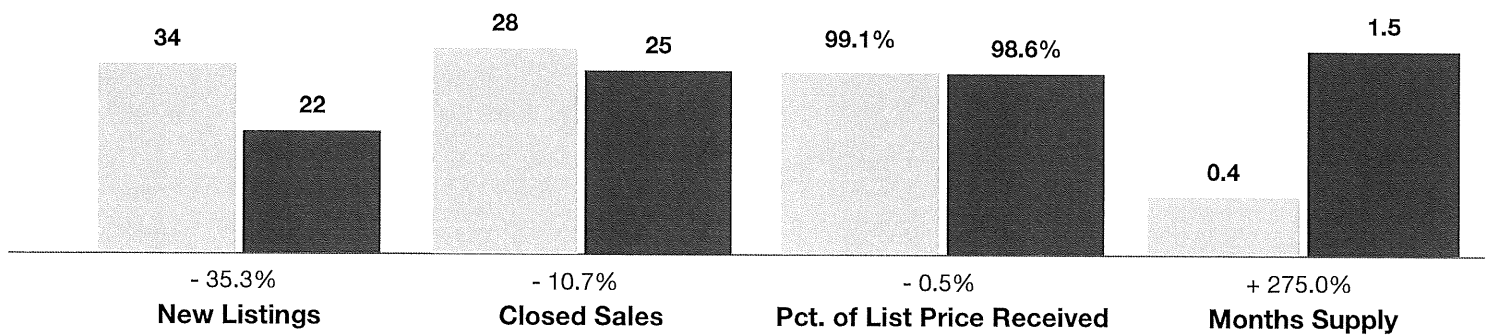
## Orchard Mesa

Key Metrics	March			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 03-2022	Thru 03-2023	Percent Change from Previous Year
New Listings	34	22	- 35.3%	66	72	+ 9.1%
Sold Listings	28	25	- 10.7%	65	52	- 20.0%
Median Sales Price*	\$372,000	\$340,000	- 8.6%	\$373,000	\$342,250	- 8.2%
Average Sales Price*	\$381,785	\$359,523	- 5.8%	\$380,985	\$360,105	- 5.5%
Percent of List Price Received*	99.1%	98.6%	- 0.5%	99.7%	98.5%	- 1.2%
Days on Market Until Sale	67	85	+ 26.9%	72	90	+ 25.0%
Inventory of Homes for Sale	13	39	+ 200.0%	--	--	--
Months Supply of Inventory	0.4	1.5	+ 275.0%	--	--	--

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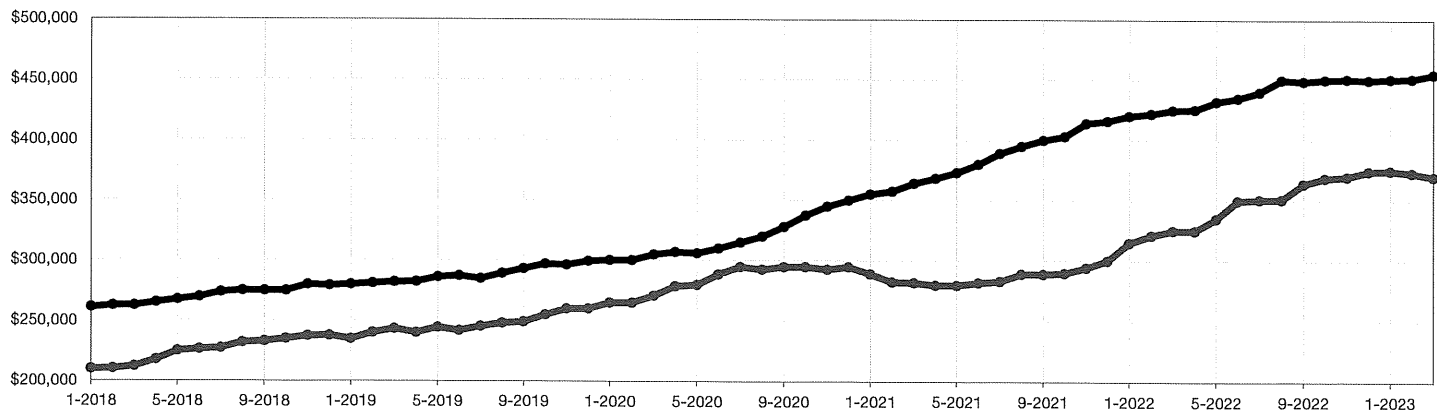
### March

2022 2023



### Historical Median Sales Price Rolling 12-Month Calculation

GJARA —  
Orchard Mesa —



# Local Market Update for March 2023

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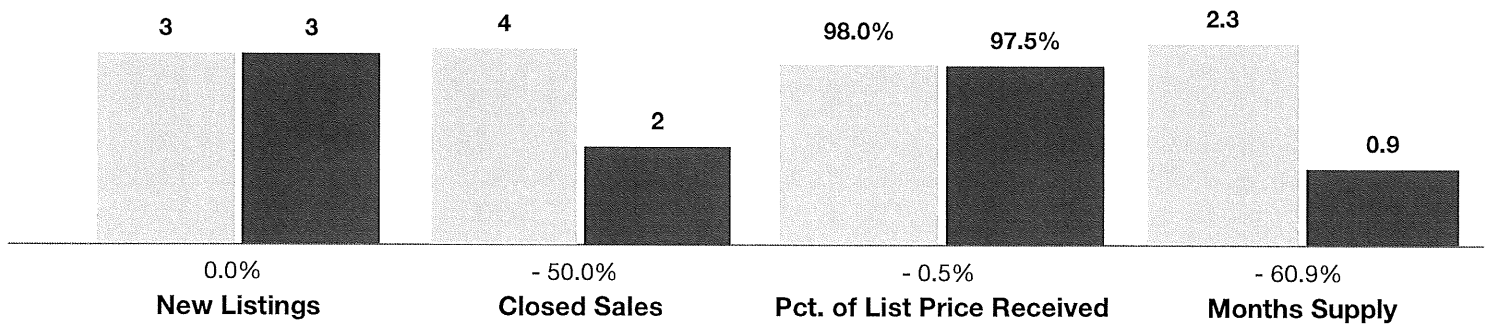
## Outside Mesa County

Key Metrics	March			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 03-2022	Thru 03-2023	Percent Change from Previous Year
New Listings	3	3	0.0%	8	11	+ 37.5%
Sold Listings	4	2	- 50.0%	12	4	- 66.7%
Median Sales Price*	\$375,000	\$1,032,500	+ 175.3%	\$249,500	\$298,500	+ 19.6%
Average Sales Price*	\$348,500	\$1,032,500	+ 196.3%	\$303,025	\$665,500	+ 119.6%
Percent of List Price Received*	98.0%	97.5%	- 0.5%	98.5%	94.9%	- 3.7%
Days on Market Until Sale	143	110	- 23.1%	129	99	- 23.3%
Inventory of Homes for Sale	8	3	- 62.5%	--	--	--
Months Supply of Inventory	2.3	0.9	- 60.9%	--	--	--

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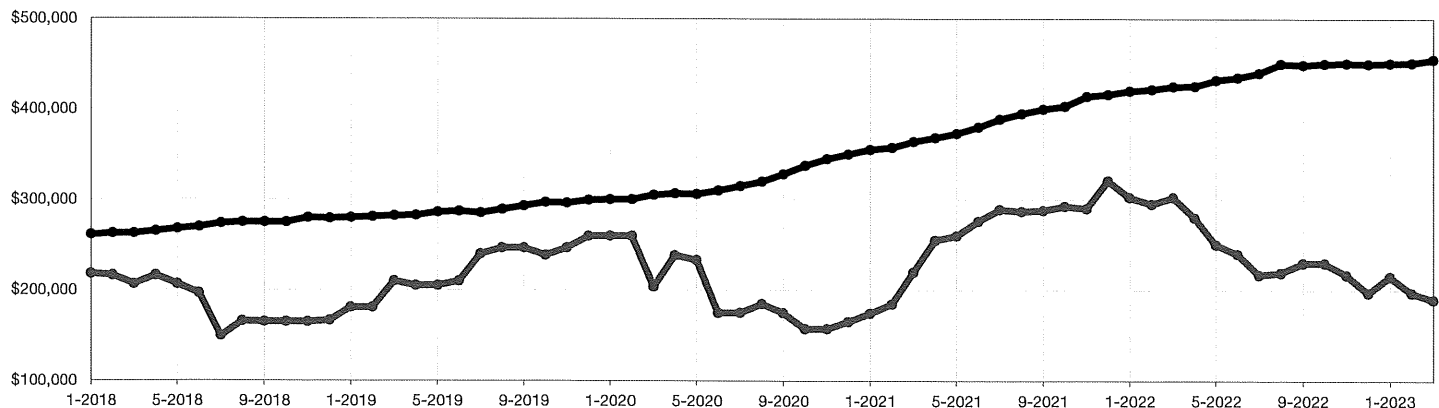
### March

2022 2023



### Historical Median Sales Price Rolling 12-Month Calculation

GJARA —  
Outside Mesa County —



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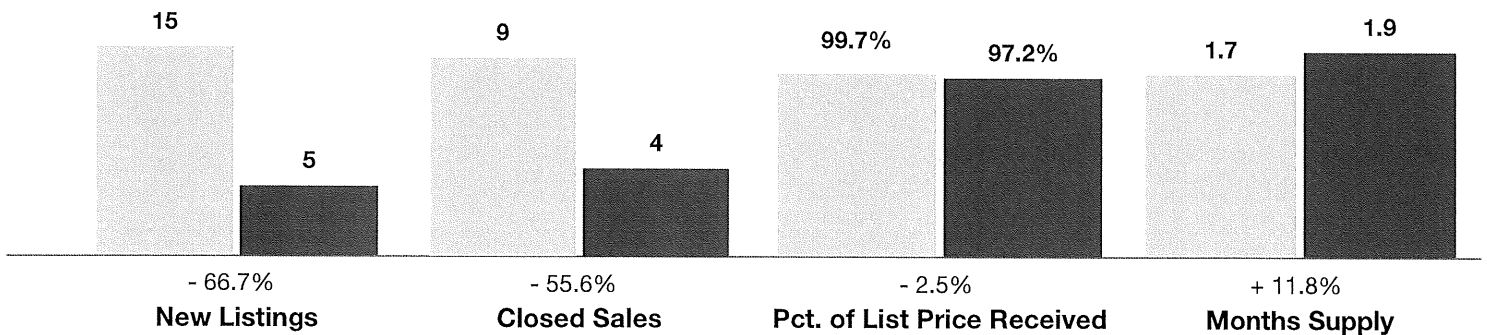
## Palisade

Key Metrics	March			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 03-2022	Thru 03-2023	Percent Change from Previous Year
New Listings	15	5	- 66.7%	36	18	- 50.0%
Sold Listings	9	4	- 55.6%	22	10	- 54.5%
Median Sales Price*	\$434,127	\$560,064	+ 29.0%	\$432,127	\$517,564	+ 19.8%
Average Sales Price*	\$459,626	\$563,782	+ 22.7%	\$411,484	\$476,563	+ 15.8%
Percent of List Price Received*	99.7%	97.2%	- 2.5%	98.9%	100.0%	+ 1.1%
Days on Market Until Sale	65	116	+ 78.5%	71	104	+ 46.5%
Inventory of Homes for Sale	12	14	+ 16.7%	--	--	--
Months Supply of Inventory	1.7	1.9	+ 11.8%	--	--	--

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

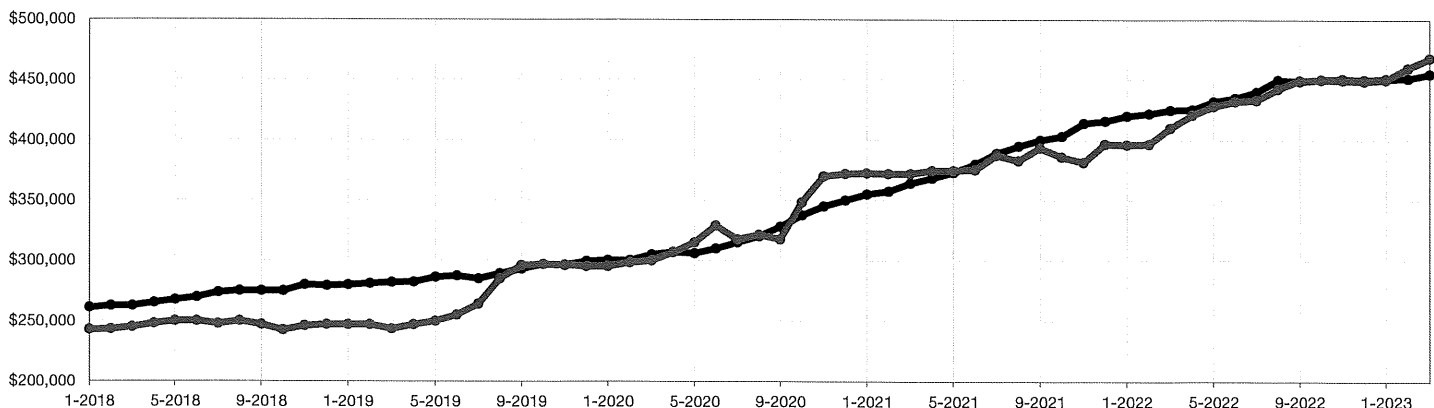
### March

2022 2023



### Historical Median Sales Price Rolling 12-Month Calculation

GJARA —  
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# Local Market Update for March 2023

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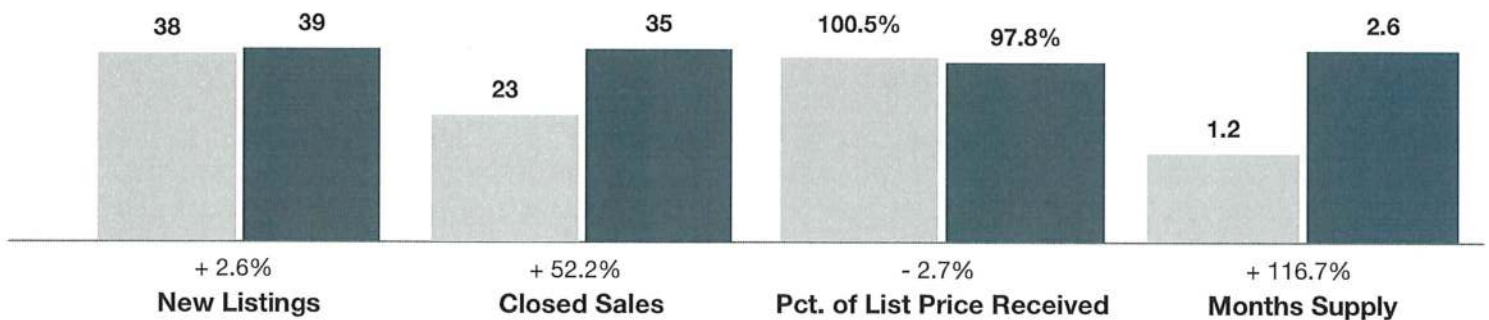
## Redlands

Key Metrics	March			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 03-2022	Thru 03-2023	Percent Change from Previous Year
New Listings	38	39	+ 2.6%	82	92	+ 12.2%
Sold Listings	23	35	+ 52.2%	78	65	- 16.7%
Median Sales Price*	\$665,000	\$545,000	- 18.0%	\$597,000	\$575,000	- 3.7%
Average Sales Price*	\$648,852	\$604,937	- 6.8%	\$638,615	\$631,814	- 1.1%
Percent of List Price Received*	100.5%	97.8%	- 2.7%	99.1%	97.8%	- 1.3%
Days on Market Until Sale	78	110	+ 41.0%	85	115	+ 35.3%
Inventory of Homes for Sale	39	69	+ 76.9%	--	--	--
Months Supply of Inventory	1.2	2.6	+ 116.7%	--	--	--

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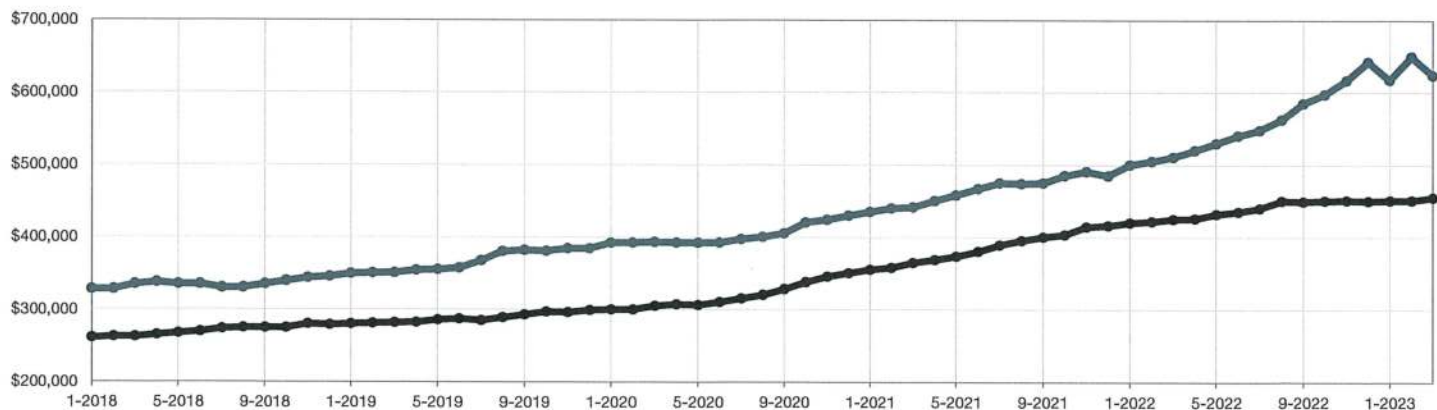
### March

■ 2022 ■ 2023



### Historical Median Sales Price Rolling 12-Month Calculation

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# Local Market Update for March 2023

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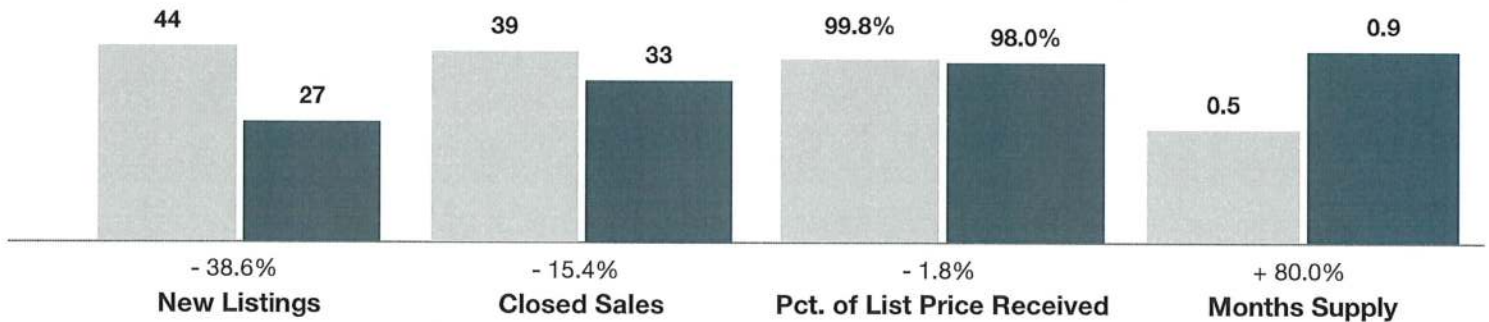
## Southeast

Key Metrics	March			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 03-2022	Thru 03-2023	Percent Change from Previous Year
New Listings	44	27	- 38.6%	124	72	- 41.9%
Sold Listings	39	33	- 15.4%	100	61	- 39.0%
Median Sales Price*	\$339,000	\$310,000	- 8.6%	\$339,500	\$311,000	- 8.4%
Average Sales Price*	\$310,919	\$304,040	- 2.2%	\$321,908	\$311,947	- 3.1%
Percent of List Price Received*	99.8%	98.0%	- 1.8%	99.8%	98.1%	- 1.7%
Days on Market Until Sale	52	83	+ 59.6%	58	80	+ 37.9%
Inventory of Homes for Sale	20	25	+ 25.0%	--	--	--
Months Supply of Inventory	0.5	0.9	+ 80.0%	--	--	--

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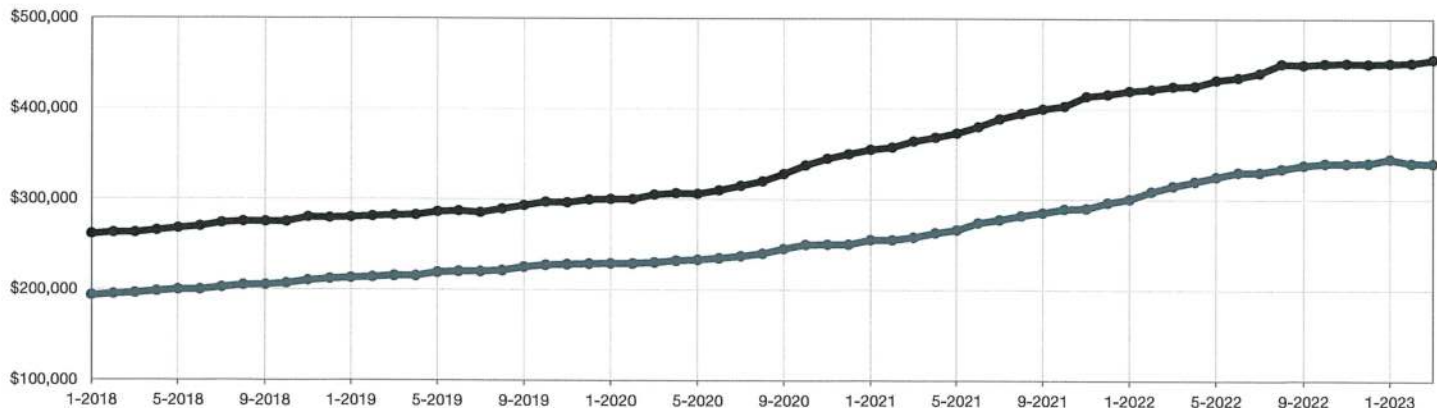
### March

■ 2022 ■ 2023



### Historical Median Sales Price Rolling 12-Month Calculation

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Southeast —



# Local Market Update for March 2023

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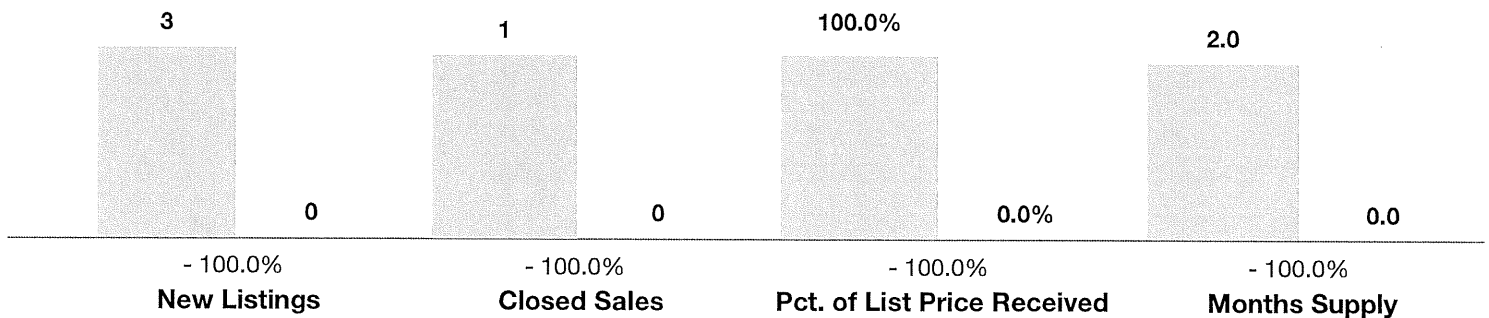
## West Grand Junction

Key Metrics	March			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 03-2022	Thru 03-2023	Percent Change from Previous Year
New Listings	3	0	- 100.0%	4	0	- 100.0%
Sold Listings	1	0	- 100.0%	1	0	- 100.0%
Median Sales Price*	\$49,900	\$0	- 100.0%	\$49,900	\$0	- 100.0%
Average Sales Price*	\$49,900	\$0	- 100.0%	\$49,900	\$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	63	0	- 100.0%	63	0	- 100.0%
Inventory of Homes for Sale	2	0	- 100.0%	--	--	--
Months Supply of Inventory	2.0	0.0	- 100.0%	--	--	--

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

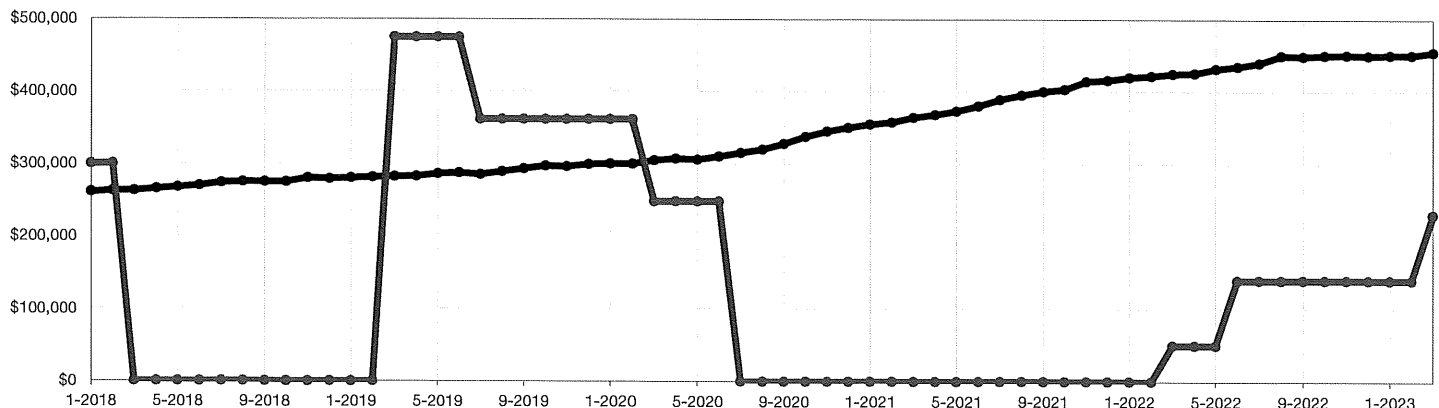
### March

2022 2023



### Historical Median Sales Price Rolling 12-Month Calculation

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West Grand Junction —



# Local Market Update for March 2023

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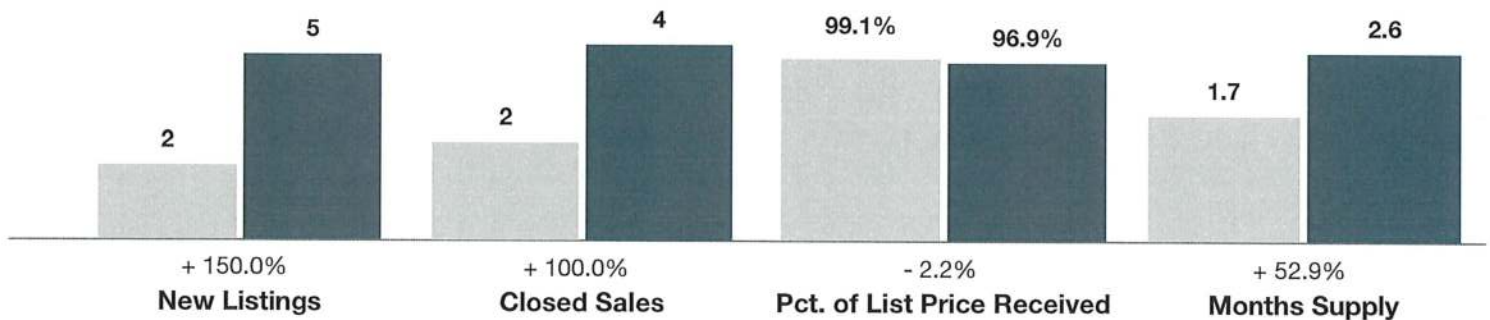
## Whitewater/Gateway

Key Metrics	March			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 03-2022	Thru 03-2023	Percent Change from Previous Year
New Listings	2	5	+ 150.0%	8	9	+ 12.5%
Sold Listings	2	4	+ 100.0%	9	5	- 44.4%
Median Sales Price*	\$352,500	\$662,500	+ 87.9%	\$457,000	\$565,000	+ 23.6%
Average Sales Price*	\$352,500	\$675,000	+ 91.5%	\$498,267	\$612,000	+ 22.8%
Percent of List Price Received*	99.1%	96.9%	- 2.2%	96.6%	96.2%	- 0.4%
Days on Market Until Sale	160	75	- 53.1%	109	77	- 29.4%
Inventory of Homes for Sale	6	7	+ 16.7%	--	--	--
Months Supply of Inventory	1.7	2.6	+ 52.9%	--	--	--

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

### March

■ 2022 ■ 2023



### Historical Median Sales Price Rolling 12-Month Calculation

GJARA —  
Whitewater/Gateway —

