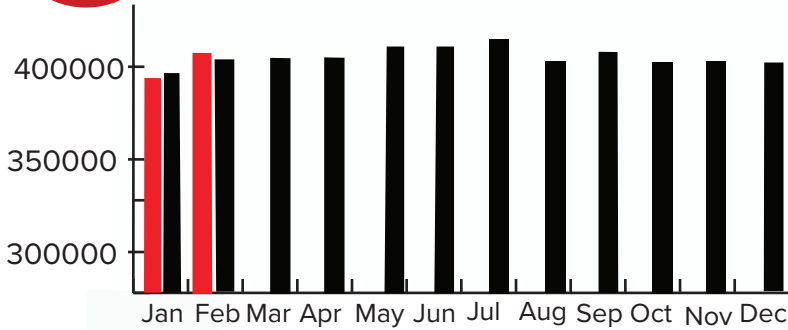




■ 2026
■ 2025

MEDIAN SALES PRICE
FEBRUARY 2026: \$415,000



ON AVERAGE,
HOMES SOLD FOR

98.29%

OF THEIR LIST PRICE
IN FEBRUARY 2026

	JAN	FEB	MAR	APR	MAY	JUN
2024	\$369,000	\$358,000	\$375,000	\$412,500	\$425,000	\$430,000
2025	\$397,500	\$394,500	\$404,00	\$400,000	\$425,000	\$424,500
2026	\$392,500	\$415,000				
TREND	-1%	+5%				

	JUL	AUG	SEP	OCT	NOV	DEC
2024	\$400,000	\$387,000	\$429,900	\$397,430	\$415,000	\$399,500
2025	\$437,000	\$402,000	\$417,500	\$402,000	\$395,000	\$385,000
2026						
TREND						

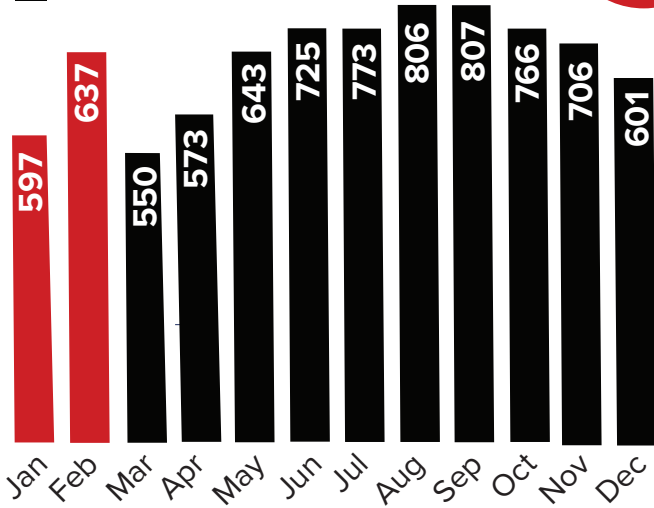
MARCH 2026 INVENTORY BY PRICE RANGE

PRICE RANGE	SOLD LISTINGS	ACTIVE LISTINGS	MONTHS OF INVENTORY
0 - 200K	32	2	0.8
201K - 300K	171	11	0.8
301K - 400K	683	78	1.4
401K - 500K	507	102	2.4
501K - 600K	312	76	2.9
601K - 700K	180	55	3.7
701K - 800k	126	38	3.6
801k - 1 MILLION	113	63	6.7
1 MILLION +	94	67	8.6

NUMBER OF ACTIVE LISTINGS

FEBRUARY 2026: 637

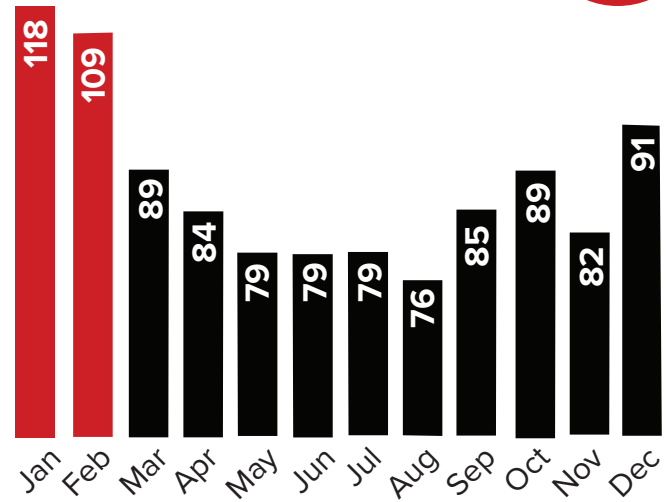
■ 2026
■ 2025



AVERAGE DAYS ON MARKET

FEBRUARY 2026: 109

■ 2026
■ 2025



Number of active listing is **+17%** from FEB 2025

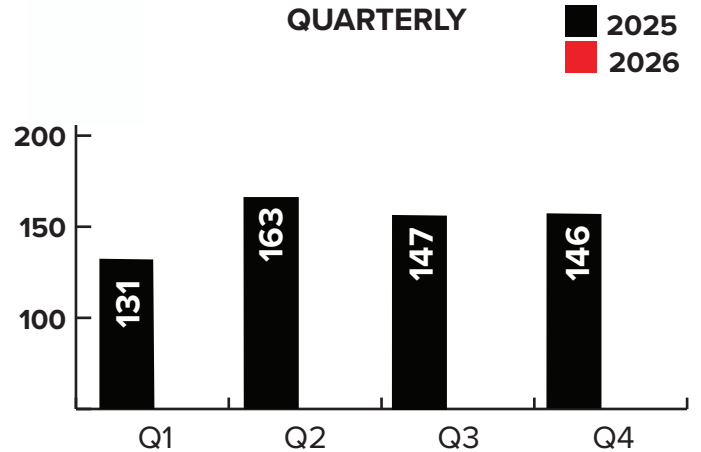
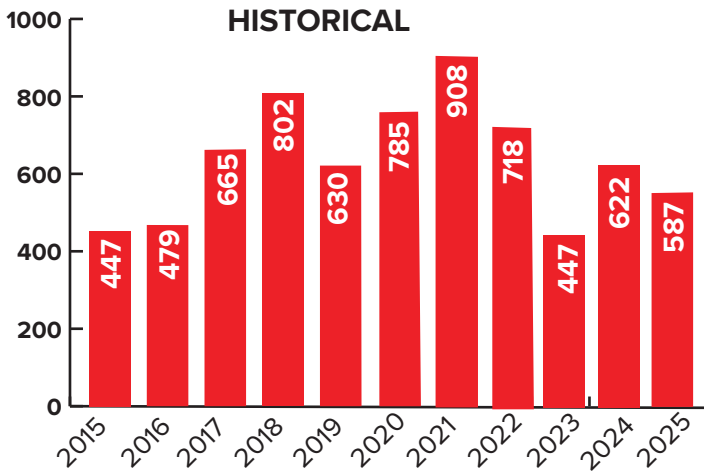
Average days on market is **+10%** from FEB 2025

DAYS ON MARKET HISTORICAL OVERVIEW

2020	82	2023	81
2021	72	2024	81
2022	68	2025	86

RESIDENTIAL BUILDING PERMITS ISSUED IN MESA COUNTY

Reported from the Mesa County Clerk & Records office and believed to be accurate but is not guaranteed.



KNOW THE NEIGHBORHOOD

STATS BY AREA FEBRAURY 2026

GRAND JCT CITY	NORTHEAST	NORTH	CLIFTON	SOUTHEAST
MEDIAN PRICE \$357,000	MEDIAN PRICE \$420,000	MEDIAN PRICE \$485,000	MEDIAN PRICE \$315,000	MEDIAN PRICE \$362,000
DAYS ON MARKET 70	DAYS ON MARKET 126	DAYS ON MARKET 113	DAYS ON MARKET 114	DAYS ON MARKET 100
AMOUNT SOLD 19	AMOUNT SOLD 25	AMOUNT SOLD 27	AMOUNT SOLD 8	AMOUNT SOLD 19

REDLANDS	FRUITA	PALISADE	ORCHARD MESA	NORTHWEST
MEDIAN PRICE \$725,000	MEDIAN PRICE \$470,000	MEDIAN PRICE \$435,000	MEDIAN PRICE \$375,000	MEDIAN PRICE \$495,000
DAYS ON MARKET 138	DAYS ON MARKET 87	DAYS ON MARKET 139	DAYS ON MARKET 89	DAYS ON MARKET 165
AMOUNT SOLD 15	AMOUNT SOLD 21	AMOUNT SOLD 2	AMOUNT SOLD 14	AMOUNT SOLD 5

*All data, except where noted otherwise, is reported from the GJARA MLS and believed to be accurate but is not guaranteed.
Figures shown reflect MLS transactions only and do not include transactions without a Realtor.
Except where noted, figures reflect residential sales of single family homes, condos and townhouses*