

JULY 2026

LOCAL MARKET UPDATE

BATTLEMENT MESA/PARACHUTE



COLDWELL BANKER
MASON MORSE

A Research Tool Provided by the Colorado Association of REALTORS®

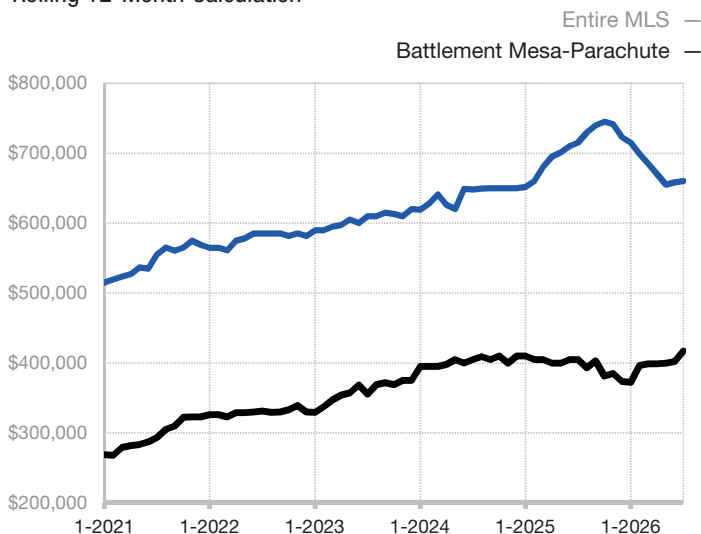
Single Family	July			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 07-2026	Percent Change from Previous Year
New Listings	10	8	- 20.0%	54	82	+ 51.9%
Sold Listings	6	7	+ 16.7%	33	44	+ 33.3%
Median Sales Price*	\$398,750	\$560,000	+ 40.4%	\$396,500	\$442,750	+ 11.7%
Average Sales Price*	\$467,417	\$540,143	+ 15.6%	\$432,576	\$486,995	+ 12.6%
Percent of List Price Received*	97.3%	96.1%	- 1.2%	98.3%	97.7%	- 0.6%
Days on Market Until Sale	71	100	+ 40.8%	101	119	+ 17.8%
Inventory of Homes for Sale	25	42	+ 68.0%	--	--	--
Months Supply of Inventory	3.5	6.9	+ 97.1%	--	--	--

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

Townhouse/Condo	July			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 07-2026	Percent Change from Previous Year
New Listings	3	2	- 33.3%	14	12	- 14.3%
Sold Listings	0	1	--	11	5	- 54.5%
Median Sales Price*	\$0	\$315,000	--	\$315,000	\$350,000	+ 11.1%
Average Sales Price*	\$0	\$315,000	--	\$304,500	\$353,650	+ 16.1%
Percent of List Price Received*	0.0%	100.0%	--	98.0%	98.9%	+ 0.9%
Days on Market Until Sale	0	65	--	83	56	- 32.5%
Inventory of Homes for Sale	4	7	+ 75.0%	--	--	--
Months Supply of Inventory	2.4	4.1	+ 70.8%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation

