

Local Market Update for April 2026

A Research Tool Provided by the Colorado Association of REALTORS®



Battlement Mesa-Parachute

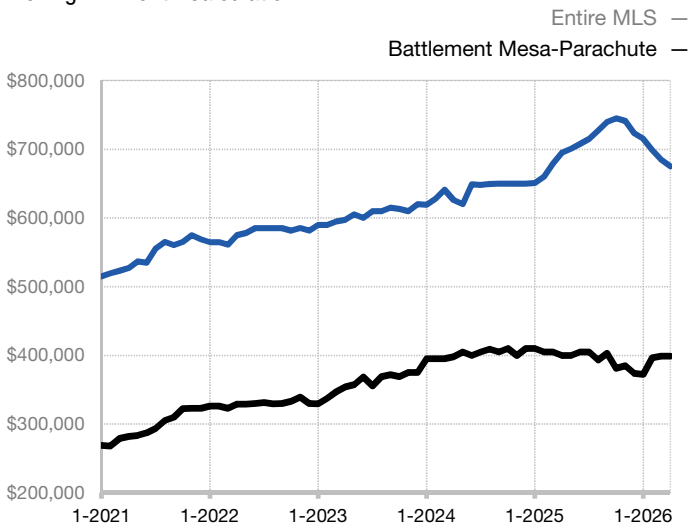
Single Family Key Metrics	April			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 04-2025	Thru 04-2026	Percent Change from Previous Year
New Listings	8	13	+ 62.5%	24	40	+ 66.7%
Sold Listings	8	4	- 50.0%	20	23	+ 15.0%
Median Sales Price*	\$392,500	\$373,875	- 4.7%	\$377,000	\$420,000	+ 11.4%
Average Sales Price*	\$463,563	\$341,938	- 26.2%	\$393,000	\$449,589	+ 14.4%
Percent of List Price Received*	99.2%	96.7%	- 2.5%	99.3%	97.7%	- 1.6%
Days on Market Until Sale	127	123	- 3.1%	114	151	+ 32.5%
Inventory of Homes for Sale	10	32	+ 220.0%	--	--	--
Months Supply of Inventory	1.2	5.9	+ 391.7%	--	--	--

* 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 Key Metrics	April			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 04-2025	Thru 04-2026	Percent Change from Previous Year
New Listings	3	2	- 33.3%	6	8	+ 33.3%
Sold Listings	2	0	- 100.0%	8	3	- 62.5%
Median Sales Price*	\$351,500	\$0	- 100.0%	\$316,500	\$350,000	+ 10.6%
Average Sales Price*	\$351,500	\$0	- 100.0%	\$303,688	\$346,083	+ 14.0%
Percent of List Price Received*	97.2%	0.0%	- 100.0%	98.0%	100.0%	+ 2.0%
Days on Market Until Sale	41	0	- 100.0%	99	36	- 63.6%
Inventory of Homes for Sale	0	6	--	--	--	--
Months Supply of Inventory	0.0	3.2	--	--	--	--

* 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

