

# Local Market Update for May 2020

A Research Tool Provided by the Colorado Association of REALTORS®

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are the same!



## Mesa County

Contact the Grand Junction Area REALTOR® Association for more detailed local statistics or to find a REALTOR® in the area.

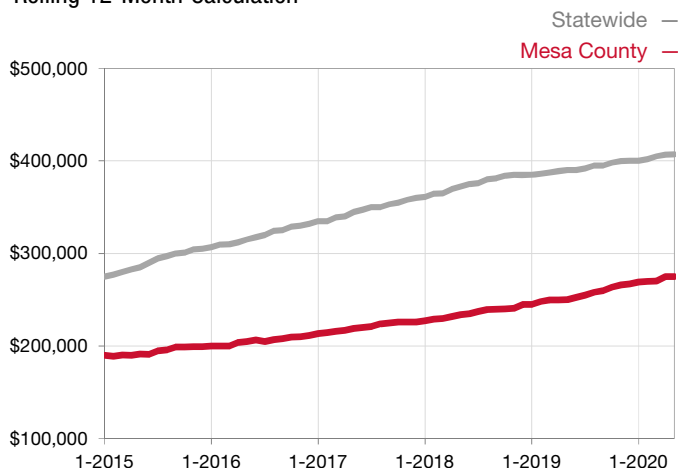
Single Family	May			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 05-2019	Thru 05-2020	Percent Change from Previous Year
New Listings	472	371	- 21.4%	1,895	1,608	- 15.1%
Sold Listings	361	214	- 40.7%	1,305	1,179	- 9.7%
Median Sales Price*	\$269,900	<b>\$275,000</b>	+ 1.9%	\$259,900	<b>\$284,900</b>	+ 9.6%
Average Sales Price*	\$296,368	<b>\$294,652</b>	- 0.6%	\$290,243	<b>\$305,356</b>	+ 5.2%
Percent of List Price Received*	98.8%	<b>99.1%</b>	+ 0.3%	98.5%	<b>98.5%</b>	0.0%
Days on Market Until Sale	79	<b>74</b>	- 6.3%	88	<b>89</b>	+ 1.1%
Inventory of Homes for Sale	802	<b>549</b>	- 31.5%	--	--	--
Months Supply of Inventory	2.8	<b>2.0</b>	- 28.6%	--	--	--

\* 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	May			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 05-2019	Thru 05-2020	Percent Change from Previous Year
New Listings	61	40	- 34.4%	223	167	- 25.1%
Sold Listings	49	28	- 42.9%	172	138	- 19.8%
Median Sales Price*	\$200,000	<b>\$194,600</b>	- 2.7%	\$190,325	<b>\$203,556</b>	+ 7.0%
Average Sales Price*	\$215,340	<b>\$211,459</b>	- 1.8%	\$201,089	<b>\$212,492</b>	+ 5.7%
Percent of List Price Received*	99.2%	<b>99.5%</b>	+ 0.3%	98.8%	<b>99.3%</b>	+ 0.5%
Days on Market Until Sale	87	<b>73</b>	- 16.1%	101	<b>96</b>	- 5.0%
Inventory of Homes for Sale	73	<b>52</b>	- 28.8%	--	--	--
Months Supply of Inventory	2.0	<b>1.5</b>	- 25.0%	--	--	--

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

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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

