

Local Market Update for January 2023

A Research Tool Provided by the Colorado Association of REALTORS®

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Your Agent is a REALTOR®

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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.

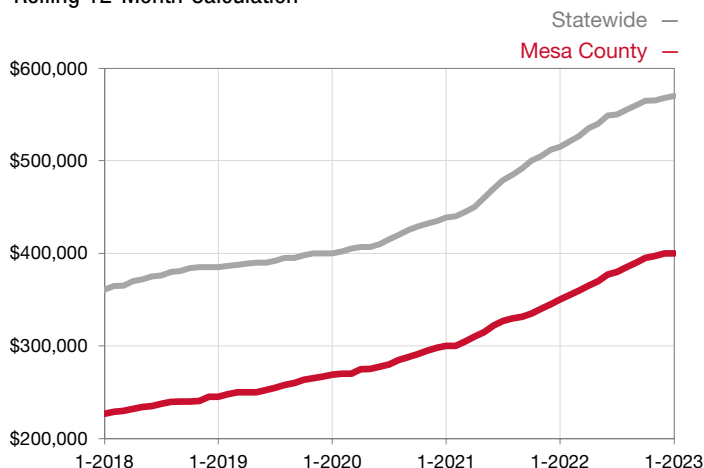
Single Family	January			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 01-2022	Thru 01-2023	Percent Change from Previous Year
New Listings	230	187	- 18.7%	230	187	- 18.7%
Sold Listings	202	126	- 37.6%	202	126	- 37.6%
Median Sales Price*	\$393,450	\$379,950	- 3.4%	\$393,450	\$379,950	- 3.4%
Average Sales Price*	\$433,968	\$395,237	- 8.9%	\$433,968	\$395,237	- 8.9%
Percent of List Price Received*	98.6%	97.2%	- 1.4%	98.6%	97.2%	- 1.4%
Days on Market Until Sale	77	103	+ 33.8%	77	103	+ 33.8%
Inventory of Homes for Sale	242	456	+ 88.4%	--	--	--
Months Supply of Inventory	0.8	1.9	+ 137.5%	--	--	--

* 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	January			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 01-2022	Thru 01-2023	Percent Change from Previous Year
New Listings	44	21	- 52.3%	44	21	- 52.3%
Sold Listings	23	18	- 21.7%	23	18	- 21.7%
Median Sales Price*	\$238,000	\$275,000	+ 15.5%	\$238,000	\$275,000	+ 15.5%
Average Sales Price*	\$226,107	\$307,617	+ 36.0%	\$226,107	\$307,617	+ 36.0%
Percent of List Price Received*	99.8%	98.3%	- 1.5%	99.8%	98.3%	- 1.5%
Days on Market Until Sale	71	69	- 2.8%	71	69	- 2.8%
Inventory of Homes for Sale	21	59	+ 181.0%	--	--	--
Months Supply of Inventory	0.6	2.0	+ 233.3%	--	--	--

* 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

