

Local Market Update for February 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.

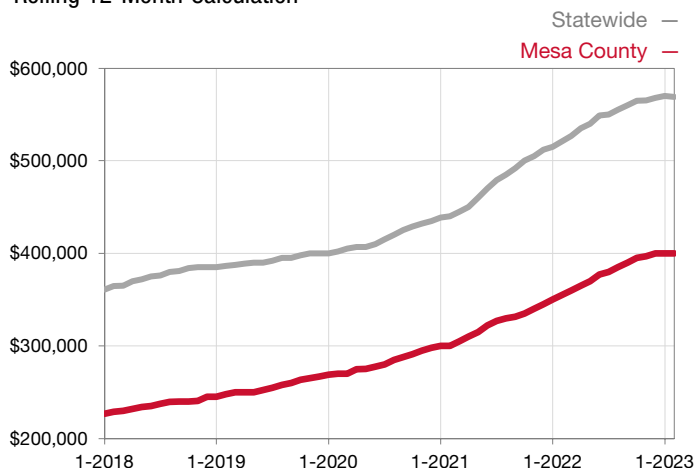
Single Family	February			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 02-2022	Thru 02-2023	Percent Change from Previous Year
New Listings	247	219	- 11.3%	477	404	- 15.3%
Sold Listings	206	134	- 35.0%	408	265	- 35.0%
Median Sales Price*	\$388,500	\$364,700	- 6.1%	\$390,000	\$372,500	- 4.5%
Average Sales Price*	\$426,681	\$437,285	+ 2.5%	\$430,307	\$416,925	- 3.1%
Percent of List Price Received*	98.6%	97.9%	- 0.7%	98.6%	97.5%	- 1.1%
Days on Market Until Sale	76	102	+ 34.2%	76	102	+ 34.2%
Inventory of Homes for Sale	233	460	+ 97.4%	--	--	--
Months Supply of Inventory	0.8	2.0	+ 150.0%	--	--	--

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

Townhouse/Condo	February			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 02-2022	Thru 02-2023	Percent Change from Previous Year
New Listings	37	39	+ 5.4%	81	60	- 25.9%
Sold Listings	29	15	- 48.3%	52	33	- 36.5%
Median Sales Price*	\$275,000	\$271,000	- 1.5%	\$263,381	\$273,000	+ 3.7%
Average Sales Price*	\$289,515	\$270,595	- 6.5%	\$261,469	\$290,788	+ 11.2%
Percent of List Price Received*	99.7%	98.1%	- 1.6%	99.7%	98.2%	- 1.5%
Days on Market Until Sale	54	82	+ 51.9%	62	75	+ 21.0%
Inventory of Homes for Sale	20	68	+ 240.0%	--	--	--
Months Supply of Inventory	0.5	2.4	+ 380.0%	--	--	--

* 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

