

Local Market Update for March 2023

A Research Tool Provided by the Colorado Association of REALTORS®

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Mesa County

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

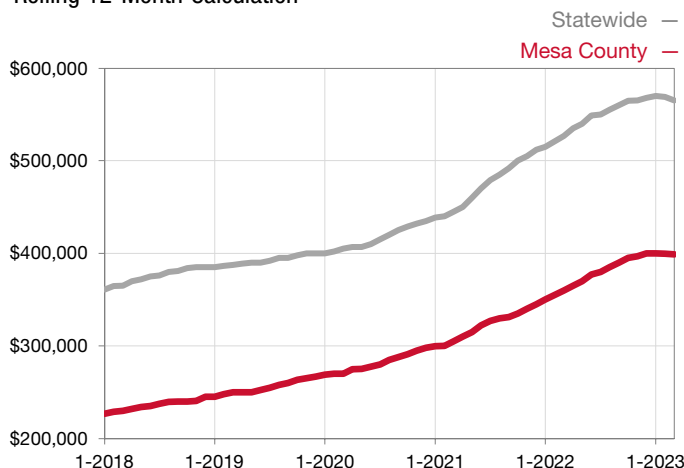
Single Family	March			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 03-2022	Thru 03-2023	Percent Change from Previous Year
New Listings	361	244	- 32.4%	838	653	- 22.1%
Sold Listings	296	229	- 22.6%	704	503	- 28.6%
Median Sales Price*	\$390,000	\$380,000	- 2.6%	\$390,000	\$375,000	- 3.8%
Average Sales Price*	\$428,657	\$430,132	+ 0.3%	\$429,611	\$421,613	- 1.9%
Percent of List Price Received*	100.2%	97.7%	- 2.5%	99.3%	97.6%	- 1.7%
Days on Market Until Sale	63	90	+ 42.9%	71	97	+ 36.6%
Inventory of Homes for Sale	296	423	+ 42.9%	--	--	--
Months Supply of Inventory	1.0	1.9	+ 90.0%	--	--	--

* 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	March			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 03-2022	Thru 03-2023	Percent Change from Previous Year
New Listings	39	24	- 38.5%	120	84	- 30.0%
Sold Listings	42	30	- 28.6%	94	65	- 30.9%
Median Sales Price*	\$286,000	\$287,500	+ 0.5%	\$273,336	\$279,900	+ 2.4%
Average Sales Price*	\$290,844	\$289,217	- 0.6%	\$274,594	\$287,270	+ 4.6%
Percent of List Price Received*	99.9%	98.1%	- 1.8%	99.8%	98.2%	- 1.6%
Days on Market Until Sale	40	85	+ 112.5%	52	78	+ 50.0%
Inventory of Homes for Sale	22	53	+ 140.9%	--	--	--
Months Supply of Inventory	0.6	1.9	+ 216.7%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

