

Local Market Update for April 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.

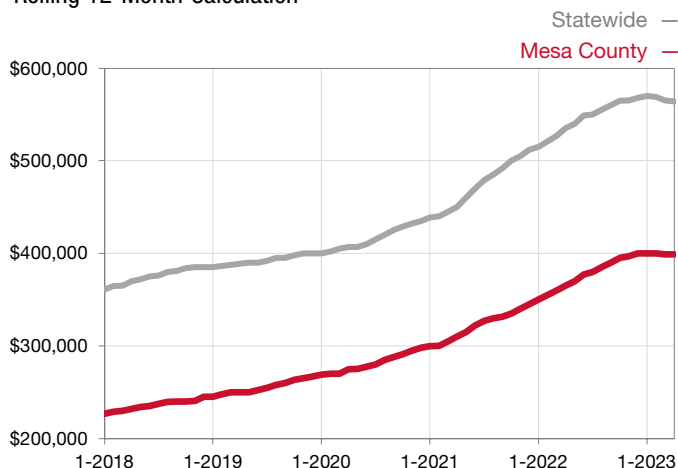
Single Family	April			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 04-2022	Thru 04-2023	Percent Change from Previous Year
New Listings	384	259	- 32.6%	1,223	921	- 24.7%
Sold Listings	274	196	- 28.5%	979	701	- 28.4%
Median Sales Price*	\$396,500	\$398,200	+ 0.4%	\$391,900	\$380,000	- 3.0%
Average Sales Price*	\$443,315	\$445,350	+ 0.5%	\$433,327	\$427,863	- 1.3%
Percent of List Price Received*	100.0%	98.3%	- 1.7%	99.5%	97.8%	- 1.7%
Days on Market Until Sale	57	84	+ 47.4%	67	93	+ 38.8%
Inventory of Homes for Sale	350	415	+ 18.6%	--	--	--
Months Supply of Inventory	1.2	1.9	+ 58.3%	--	--	--

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

Townhouse/Condo	April			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 04-2022	Thru 04-2023	Percent Change from Previous Year
New Listings	49	38	- 22.4%	168	117	- 30.4%
Sold Listings	41	26	- 36.6%	134	90	- 32.8%
Median Sales Price*	\$310,000	\$273,860	- 11.7%	\$277,177	\$279,950	+ 1.0%
Average Sales Price*	\$311,499	\$304,455	- 2.3%	\$285,659	\$293,370	+ 2.7%
Percent of List Price Received*	100.2%	98.9%	- 1.3%	99.9%	98.3%	- 1.6%
Days on Market Until Sale	45	58	+ 28.9%	50	73	+ 46.0%
Inventory of Homes for Sale	31	51	+ 64.5%	--	--	--
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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

