

Local Market Update for July 2023

A Research Tool Provided by the Colorado Association of REALTORS®

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Not all agents 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.

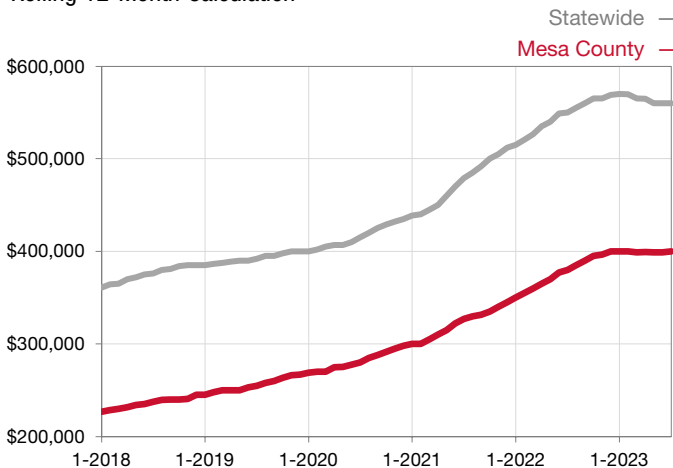
| Single Family | July | | | Year to Date | | |
|---------------------------------|-----------|------------------|-----------------------------------|--------------|------------------|-----------------------------------|
| | 2022 | 2023 | Percent Change from Previous Year | Thru 07-2022 | Thru 07-2023 | Percent Change from Previous Year |
| Key Metrics | | | | | | |
| New Listings | 374 | 252 | - 32.6% | 2,375 | 1,748 | - 26.4% |
| Sold Listings | 273 | 195 | - 28.6% | 1,851 | 1,452 | - 21.6% |
| Median Sales Price* | \$407,500 | \$418,000 | + 2.6% | \$402,000 | \$400,000 | - 0.5% |
| Average Sales Price* | \$456,533 | \$482,137 | + 5.6% | \$444,767 | \$448,950 | + 0.9% |
| Percent of List Price Received* | 98.5% | 98.3% | - 0.2% | 99.6% | 98.2% | - 1.4% |
| Days on Market Until Sale | 65 | 75 | + 15.4% | 63 | 87 | + 38.1% |
| Inventory of Homes for Sale | 613 | 432 | - 29.5% | -- | -- | -- |
| Months Supply of Inventory | 2.2 | 2.0 | - 9.1% | -- | -- | -- |

* 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 | July | | | Year to Date | | |
|---------------------------------|-----------|------------------|-----------------------------------|--------------|------------------|-----------------------------------|
| | 2022 | 2023 | Percent Change from Previous Year | Thru 07-2022 | Thru 07-2023 | Percent Change from Previous Year |
| Key Metrics | | | | | | |
| New Listings | 32 | 39 | + 21.9% | 292 | 215 | - 26.4% |
| Sold Listings | 23 | 20 | - 13.0% | 235 | 177 | - 24.7% |
| Median Sales Price* | \$300,000 | \$315,750 | + 5.3% | \$288,003 | \$295,000 | + 2.4% |
| Average Sales Price* | \$300,863 | \$327,220 | + 8.8% | \$291,459 | \$302,165 | + 3.7% |
| Percent of List Price Received* | 99.5% | 99.6% | + 0.1% | 100.2% | 98.9% | - 1.3% |
| Days on Market Until Sale | 52 | 42 | - 19.2% | 49 | 64 | + 30.6% |
| Inventory of Homes for Sale | 47 | 40 | - 14.9% | -- | -- | -- |
| Months Supply of Inventory | 1.4 | 1.6 | + 14.3% | -- | -- | -- |

* 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

