

Local Market Update for August 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.

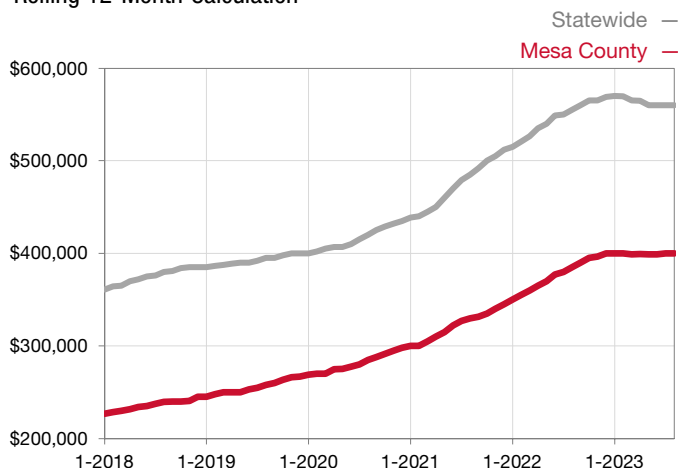
Single Family	August			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
New Listings	379	311	- 17.9%	2,753	2,064	- 25.0%
Sold Listings	257	240	- 6.6%	2,108	1,693	- 19.7%
Median Sales Price*	\$399,245	\$414,000	+ 3.7%	\$400,725	\$405,000	+ 1.1%
Average Sales Price*	\$455,588	\$448,796	- 1.5%	\$446,088	\$449,296	+ 0.7%
Percent of List Price Received*	98.4%	98.2%	- 0.2%	99.4%	98.2%	- 1.2%
Days on Market Until Sale	61	72	+ 18.0%	63	85	+ 34.9%
Inventory of Homes for Sale	673	502	- 25.4%	--	--	--
Months Supply of Inventory	2.4	2.4	0.0%	--	--	--

* 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	August			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
New Listings	36	32	- 11.1%	329	248	- 24.6%
Sold Listings	31	24	- 22.6%	266	203	- 23.7%
Median Sales Price*	\$294,900	\$283,000	- 4.0%	\$289,700	\$295,000	+ 1.8%
Average Sales Price*	\$319,649	\$320,075	+ 0.1%	\$294,745	\$304,463	+ 3.3%
Percent of List Price Received*	98.5%	99.8%	+ 1.3%	100.0%	99.0%	- 1.0%
Days on Market Until Sale	76	82	+ 7.9%	52	66	+ 26.9%
Inventory of Homes for Sale	54	41	- 24.1%	--	--	--
Months Supply of Inventory	1.6	1.7	+ 6.3%	--	--	--

* 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

