

Local Market Update for October 2023

A Research Tool Provided by the Colorado Association of REALTORS®

Make Sure Your Agent is a REALTOR®

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.

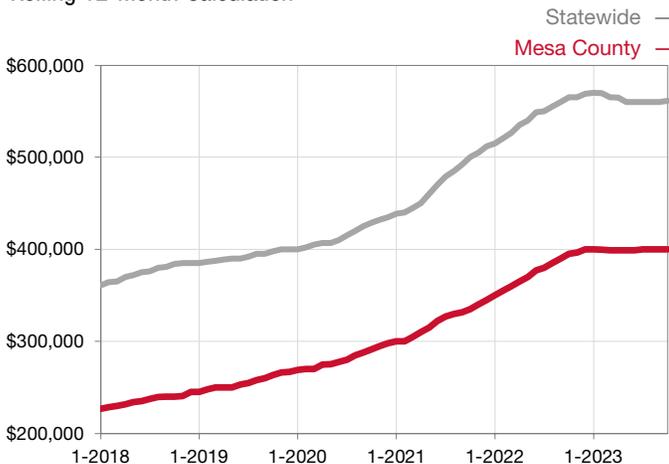
Single Family	October			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 10-2022	Thru 10-2023	Percent Change from Previous Year
Key Metrics						
New Listings	235	238	+ 1.3%	3,289	2,540	- 22.8%
Sold Listings	234	156	- 33.3%	2,596	2,062	- 20.6%
Median Sales Price*	\$383,000	\$418,750	+ 9.3%	\$400,000	\$405,000	+ 1.3%
Average Sales Price*	\$412,292	\$450,864	+ 9.4%	\$444,177	\$448,273	+ 0.9%
Percent of List Price Received*	97.7%	97.9%	+ 0.2%	99.2%	98.2%	- 1.0%
Days on Market Until Sale	70	77	+ 10.0%	64	83	+ 29.7%
Inventory of Homes for Sale	657	530	- 19.3%	--	--	--
Months Supply of Inventory	2.5	2.6	+ 4.0%	--	--	--

* 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	October			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 10-2022	Thru 10-2023	Percent Change from Previous Year
Key Metrics						
New Listings	29	24	- 17.2%	399	305	- 23.6%
Sold Listings	32	18	- 43.8%	327	256	- 21.7%
Median Sales Price*	\$245,500	\$309,450	+ 26.0%	\$282,000	\$299,000	+ 6.0%
Average Sales Price*	\$286,336	\$301,237	+ 5.2%	\$296,284	\$308,854	+ 4.2%
Percent of List Price Received*	98.8%	98.3%	- 0.5%	99.8%	99.0%	- 0.8%
Days on Market Until Sale	63	69	+ 9.5%	53	67	+ 26.4%
Inventory of Homes for Sale	65	54	- 16.9%	--	--	--
Months Supply of Inventory	2.0	2.3	+ 15.0%	--	--	--

* 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

