

# Local Market Update for December 2023

A Research Tool Provided by the Colorado Association of REALTORS®

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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.

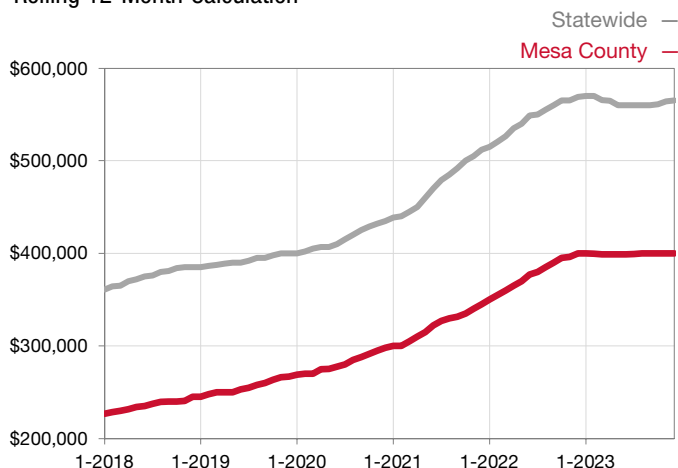
| Single Family                   | December  |           |                                   | Year to Date |              |                                   |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics                     | 2022      | 2023      | Percent Change from Previous Year | Thru 12-2022 | Thru 12-2023 | Percent Change from Previous Year |
| New Listings                    | 146       | 132       | - 9.6%                            | 3,634        | 2,877        | - 20.8%                           |
| Sold Listings                   | 165       | 122       | - 26.1%                           | 2,934        | 2,372        | - 19.2%                           |
| Median Sales Price*             | \$395,000 | \$380,000 | - 3.8%                            | \$400,000    | \$400,000    | 0.0%                              |
| Average Sales Price*            | \$449,611 | \$442,630 | - 1.6%                            | \$443,836    | \$445,317    | + 0.3%                            |
| Percent of List Price Received* | 97.9%     | 98.3%     | + 0.4%                            | 99.0%        | 98.2%        | - 0.8%                            |
| Days on Market Until Sale       | 89        | 81        | - 9.0%                            | 66           | 82           | + 24.2%                           |
| Inventory of Homes for Sale     | 584       | 464       | - 20.5%                           | --           | --           | --                                |
| Months Supply of Inventory      | 2.4       | 2.3       | - 4.2%                            | --           | --           | --                                |

\* 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                 | December  |           |                                   | Year to Date |              |                                   |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics                     | 2022      | 2023      | Percent Change from Previous Year | Thru 12-2022 | Thru 12-2023 | Percent Change from Previous Year |
| New Listings                    | 16        | 19        | + 18.8%                           | 428          | 360          | - 15.9%                           |
| Sold Listings                   | 15        | 19        | + 26.7%                           | 358          | 286          | - 20.1%                           |
| Median Sales Price*             | \$215,000 | \$284,500 | + 32.3%                           | \$278,000    | \$297,000    | + 6.8%                            |
| Average Sales Price*            | \$224,193 | \$267,229 | + 19.2%                           | \$292,317    | \$308,672    | + 5.6%                            |
| Percent of List Price Received* | 98.2%     | 98.5%     | + 0.3%                            | 99.7%        | 99.0%        | - 0.7%                            |
| Days on Market Until Sale       | 89        | 57        | - 36.0%                           | 56           | 66           | + 17.9%                           |
| Inventory of Homes for Sale     | 59        | 60        | + 1.7%                            | --           | --           | --                                |
| Months Supply of Inventory      | 2.0       | 2.5       | + 25.0%                           | --           | --           | --                                |

\* 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

