

Local Market Update for January 2024

A Research Tool Provided by the Colorado Association of REALTORS®

Make Sure Your Agent is a REALTOR®

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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.

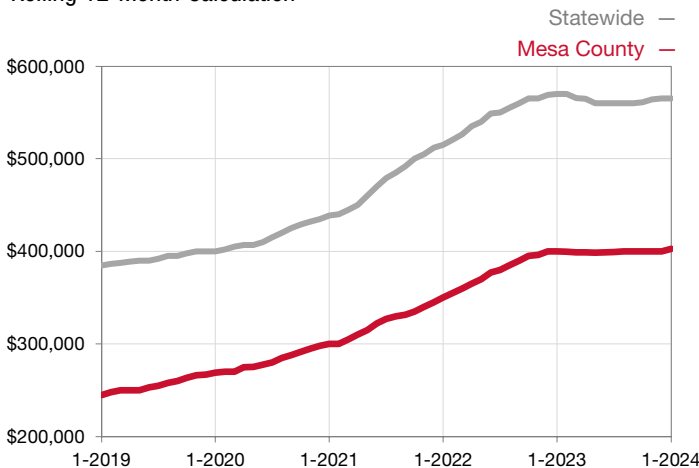
Single Family	January			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 01-2023	Thru 01-2024	Percent Change from Previous Year
Key Metrics						
New Listings	185	205	+ 10.8%	185	205	+ 10.8%
Sold Listings	133	102	- 23.3%	133	102	- 23.3%
Median Sales Price*	\$379,900	\$386,250	+ 1.7%	\$379,900	\$386,250	+ 1.7%
Average Sales Price*	\$393,916	\$429,027	+ 8.9%	\$393,916	\$429,027	+ 8.9%
Percent of List Price Received*	97.1%	97.9%	+ 0.8%	97.1%	97.9%	+ 0.8%
Days on Market Until Sale	103	87	- 15.5%	103	87	- 15.5%
Inventory of Homes for Sale	514	461	- 10.3%	--	--	--
Months Supply of Inventory	2.2	2.4	+ 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	January			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 01-2023	Thru 01-2024	Percent Change from Previous Year
Key Metrics						
New Listings	20	30	+ 50.0%	20	30	+ 50.0%
Sold Listings	18	13	- 27.8%	18	13	- 27.8%
Median Sales Price*	\$275,000	\$272,500	- 0.9%	\$275,000	\$272,500	- 0.9%
Average Sales Price*	\$307,617	\$281,308	- 8.6%	\$307,617	\$281,308	- 8.6%
Percent of List Price Received*	98.3%	98.5%	+ 0.2%	98.3%	98.5%	+ 0.2%
Days on Market Until Sale	71	71	0.0%	71	71	0.0%
Inventory of Homes for Sale	59	58	- 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

