

Local Market Update for May 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.

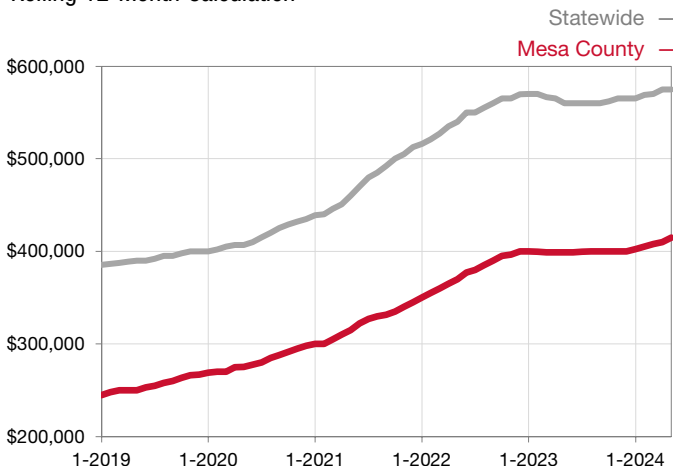
Single Family	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
Key Metrics						
New Listings	290	340	+ 17.2%	1,222	1,320	+ 8.0%
Sold Listings	265	249	- 6.0%	980	935	- 4.6%
Median Sales Price*	\$415,000	\$450,000	+ 8.4%	\$390,950	\$415,000	+ 6.2%
Average Sales Price*	\$457,402	\$525,481	+ 14.9%	\$434,940	\$464,082	+ 6.7%
Percent of List Price Received*	98.5%	98.4%	- 0.1%	98.0%	98.4%	+ 0.4%
Days on Market Until Sale	90	78	- 13.3%	92	82	- 10.9%
Inventory of Homes for Sale	450	506	+ 12.4%	--	--	--
Months Supply of Inventory	2.0	2.6	+ 30.0%	--	--	--

* 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	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
Key Metrics						
New Listings	31	37	+ 19.4%	148	175	+ 18.2%
Sold Listings	31	33	+ 6.5%	119	128	+ 7.6%
Median Sales Price*	\$315,000	\$266,000	- 15.6%	\$299,900	\$284,950	- 5.0%
Average Sales Price*	\$335,706	\$312,952	- 6.8%	\$309,657	\$309,853	+ 0.1%
Percent of List Price Received*	99.8%	99.1%	- 0.7%	98.6%	98.6%	0.0%
Days on Market Until Sale	54	78	+ 44.4%	71	70	- 1.4%
Inventory of Homes for Sale	45	64	+ 42.2%	--	--	--
Months Supply of Inventory	1.8	2.6	+ 44.4%	--	--	--

* 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

