

# Local Market Update for July 2024

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.

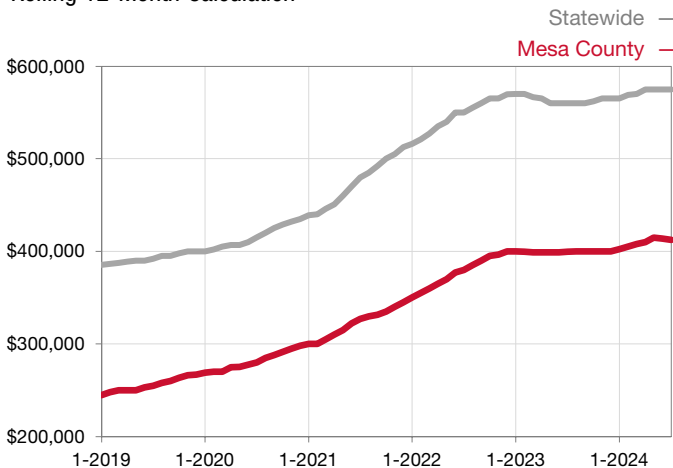
Single Family	July			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 07-2023	Thru 07-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	259	<b>304</b>	+ 17.4%	1,756	<b>1,911</b>	+ 8.8%
Sold Listings	200	<b>249</b>	+ 24.5%	1,463	<b>1,418</b>	- 3.1%
Median Sales Price*	\$420,000	<b>\$415,000</b>	- 1.2%	\$400,000	<b>\$417,450</b>	+ 4.4%
Average Sales Price*	\$482,926	<b>\$460,705</b>	- 4.6%	\$447,723	<b>\$468,929</b>	+ 4.7%
Percent of List Price Received*	98.4%	<b>98.2%</b>	- 0.2%	98.2%	<b>98.4%</b>	+ 0.2%
Days on Market Until Sale	74	<b>76</b>	+ 2.7%	86	<b>79</b>	- 8.1%
Inventory of Homes for Sale	474	<b>519</b>	+ 9.5%	--	--	--
Months Supply of Inventory	2.2	<b>2.7</b>	+ 22.7%	--	--	--

\* 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	July			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 07-2023	Thru 07-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	40	<b>40</b>	0.0%	219	<b>241</b>	+ 10.0%
Sold Listings	21	<b>31</b>	+ 47.6%	176	<b>178</b>	+ 1.1%
Median Sales Price*	\$321,000	<b>\$320,000</b>	- 0.3%	\$299,450	<b>\$299,950</b>	+ 0.2%
Average Sales Price*	\$330,495	<b>\$322,923</b>	- 2.3%	\$309,171	<b>\$313,110</b>	+ 1.3%
Percent of List Price Received*	99.6%	<b>97.9%</b>	- 1.7%	98.9%	<b>98.6%</b>	- 0.3%
Days on Market Until Sale	42	<b>61</b>	+ 45.2%	66	<b>68</b>	+ 3.0%
Inventory of Homes for Sale	51	<b>67</b>	+ 31.4%	--	--	--
Months Supply of Inventory	2.0	<b>2.8</b>	+ 40.0%	--	--	--

\* 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

