

# Local Market Update for September 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.

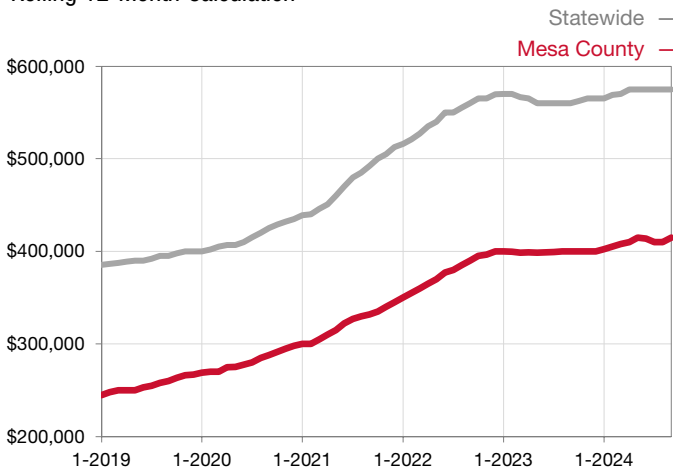
Single Family	September			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 09-2023	Thru 09-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	232	<b>275</b>	+ 18.5%	2,299	<b>2,494</b>	+ 8.5%
Sold Listings	195	<b>183</b>	- 6.2%	1,914	<b>1,855</b>	- 3.1%
Median Sales Price*	\$412,500	<b>\$440,000</b>	+ 6.7%	\$402,900	<b>\$419,000</b>	+ 4.0%
Average Sales Price*	\$446,818	<b>\$552,383</b>	+ 23.6%	\$447,038	<b>\$476,055</b>	+ 6.5%
Percent of List Price Received*	98.4%	<b>98.6%</b>	+ 0.2%	98.3%	<b>98.4%</b>	+ 0.1%
Days on Market Until Sale	74	<b>78</b>	+ 5.4%	83	<b>79</b>	- 4.8%
Inventory of Homes for Sale	553	<b>581</b>	+ 5.1%	--	--	--
Months Supply of Inventory	2.7	<b>3.0</b>	+ 11.1%	--	--	--

\* 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	September			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 09-2023	Thru 09-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	27	<b>35</b>	+ 29.6%	283	<b>318</b>	+ 12.4%
Sold Listings	34	<b>16</b>	- 52.9%	235	<b>229</b>	- 2.6%
Median Sales Price*	\$309,125	<b>\$265,950</b>	- 14.0%	\$299,900	<b>\$299,900</b>	0.0%
Average Sales Price*	\$319,652	<b>\$305,330</b>	- 4.5%	\$313,587	<b>\$311,627</b>	- 0.6%
Percent of List Price Received*	99.3%	<b>98.2%</b>	- 1.1%	99.1%	<b>98.5%</b>	- 0.6%
Days on Market Until Sale	65	<b>60</b>	- 7.7%	67	<b>67</b>	0.0%
Inventory of Homes for Sale	52	<b>74</b>	+ 42.3%	--	--	--
Months Supply of Inventory	2.1	<b>3.1</b>	+ 47.6%	--	--	--

\* 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

