

# Local Market Update for January 2025

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.

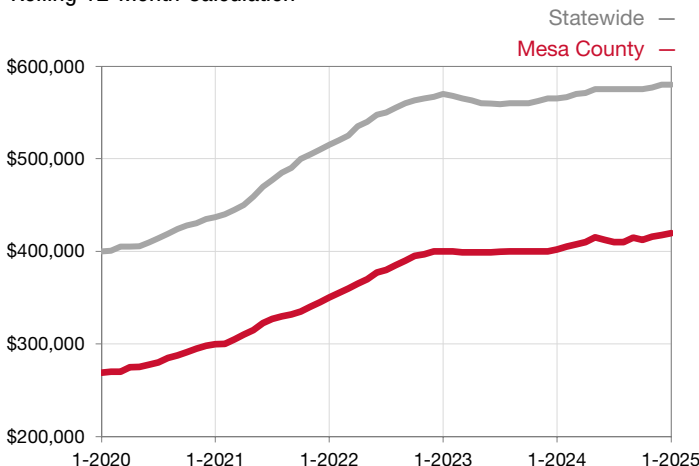
| Single Family                   | January   |                  |                                   | Year to Date |                  |                                   |
|---------------------------------|-----------|------------------|-----------------------------------|--------------|------------------|-----------------------------------|
|                                 | 2024      | 2025             | Percent Change from Previous Year | Thru 01-2024 | Thru 01-2025     | Percent Change from Previous Year |
| <b>Key Metrics</b>              |           |                  |                                   |              |                  |                                   |
| New Listings                    | 206       | <b>238</b>       | + 15.5%                           | 206          | <b>238</b>       | + 15.5%                           |
| Sold Listings                   | 107       | <b>136</b>       | + 27.1%                           | 107          | <b>136</b>       | + 27.1%                           |
| Median Sales Price*             | \$387,500 | <b>\$411,000</b> | + 6.1%                            | \$387,500    | <b>\$411,000</b> | + 6.1%                            |
| Average Sales Price*            | \$424,179 | <b>\$504,257</b> | + 18.9%                           | \$424,179    | <b>\$504,257</b> | + 18.9%                           |
| Percent of List Price Received* | 97.9%     | <b>97.6%</b>     | - 0.3%                            | 97.9%        | <b>97.6%</b>     | - 0.3%                            |
| Days on Market Until Sale       | 84        | <b>102</b>       | + 21.4%                           | 84           | <b>102</b>       | + 21.4%                           |
| Inventory of Homes for Sale     | 462       | <b>500</b>       | + 8.2%                            | --           | --               | --                                |
| Months Supply of Inventory      | 2.3       | <b>2.5</b>       | + 8.7%                            | --           | --               | --                                |

\* 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                 | January   |                  |                                   | Year to Date |                  |                                   |
|---------------------------------|-----------|------------------|-----------------------------------|--------------|------------------|-----------------------------------|
|                                 | 2024      | 2025             | Percent Change from Previous Year | Thru 01-2024 | Thru 01-2025     | Percent Change from Previous Year |
| <b>Key Metrics</b>              |           |                  |                                   |              |                  |                                   |
| New Listings                    | 32        | <b>42</b>        | + 31.3%                           | 32           | <b>42</b>        | + 31.3%                           |
| Sold Listings                   | 15        | <b>17</b>        | + 13.3%                           | 15           | <b>17</b>        | + 13.3%                           |
| Median Sales Price*             | \$272,500 | <b>\$294,000</b> | + 7.9%                            | \$272,500    | <b>\$294,000</b> | + 7.9%                            |
| Average Sales Price*            | \$297,700 | <b>\$309,603</b> | + 4.0%                            | \$297,700    | <b>\$309,603</b> | + 4.0%                            |
| Percent of List Price Received* | 98.3%     | <b>96.4%</b>     | - 1.9%                            | 98.3%        | <b>96.4%</b>     | - 1.9%                            |
| Days on Market Until Sale       | 76        | <b>84</b>        | + 10.5%                           | 76           | <b>84</b>        | + 10.5%                           |
| Inventory of Homes for Sale     | 58        | <b>72</b>        | + 24.1%                           | --           | --               | --                                |
| Months Supply of Inventory      | 2.4       | <b>2.8</b>       | + 16.7%                           | --           | --               | --                                |

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



**Median Sales Price – Townhouse-Condo**  
Rolling 12-Month Calculation

