

Local Market Update for April 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.

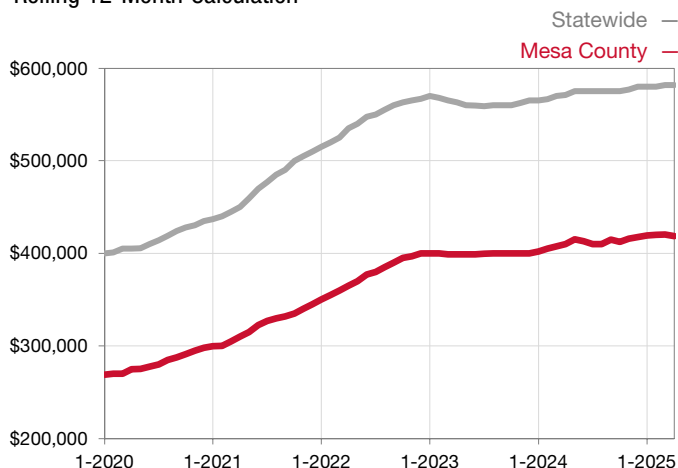
Single Family	April			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 04-2024	Thru 04-2025	Percent Change from Previous Year
New Listings	290	334	+ 15.2%	985	1,125	+ 14.2%
Sold Listings	242	237	- 2.1%	690	760	+ 10.1%
Median Sales Price*	\$428,450	\$412,500	- 3.7%	\$405,000	\$409,950	+ 1.2%
Average Sales Price*	\$467,462	\$474,200	+ 1.4%	\$440,939	\$468,208	+ 6.2%
Percent of List Price Received*	98.9%	98.5%	- 0.4%	98.4%	98.3%	- 0.1%
Days on Market Until Sale	76	87	+ 14.5%	84	93	+ 10.7%
Inventory of Homes for Sale	422	527	+ 24.9%	--	--	--
Months Supply of Inventory	2.1	2.6	+ 23.8%	--	--	--

* 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	April			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 04-2024	Thru 04-2025	Percent Change from Previous Year
New Listings	34	59	+ 73.5%	141	178	+ 26.2%
Sold Listings	32	30	- 6.3%	97	103	+ 6.2%
Median Sales Price*	\$310,500	\$334,950	+ 7.9%	\$293,500	\$315,000	+ 7.3%
Average Sales Price*	\$313,069	\$374,620	+ 19.7%	\$308,903	\$343,813	+ 11.3%
Percent of List Price Received*	99.4%	98.5%	- 0.9%	98.5%	98.6%	+ 0.1%
Days on Market Until Sale	56	72	+ 28.6%	67	86	+ 28.4%
Inventory of Homes for Sale	65	94	+ 44.6%	--	--	--
Months Supply of Inventory	2.6	3.6	+ 38.5%	--	--	--

* 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

