

Local Market Update for January 2026

A Research Tool Provided by the Colorado Association of REALTORS®

Mesa County

Contact the Grand Junction Area REALTOR® Association for more detailed local statistics or to find a REALTOR® in the area.

Single Family

Key Metrics	January			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 01-2025	Thru 01-2026	Percent Change from Previous Year
New Listings	251	228	- 9.2%	251	228	- 9.2%
Sold Listings	142	124	- 12.7%	142	124	- 12.7%
Median Sales Price*	\$405,500	\$405,000	- 0.1%	\$405,500	\$405,000	- 0.1%
Average Sales Price*	\$498,030	\$454,441	- 8.8%	\$498,030	\$454,441	- 8.8%
Percent of List Price Received*	97.6%	97.8%	+ 0.2%	97.6%	97.8%	+ 0.2%
Days on Market Until Sale	101	117	+ 15.8%	101	117	+ 15.8%
Inventory of Homes for Sale	544	538	- 1.1%	--	--	--
Months Supply of Inventory	2.7	2.6	- 3.7%	--	--	--

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

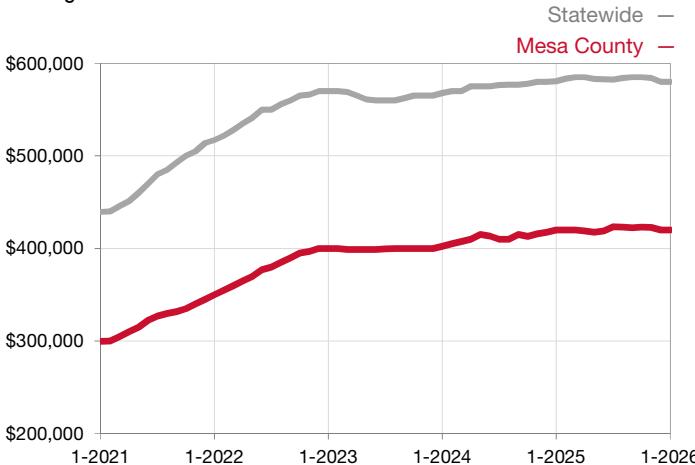
Townhouse/Condo

Key Metrics	January			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 01-2025	Thru 01-2026	Percent Change from Previous Year
New Listings	41	38	- 7.3%	41	38	- 7.3%
Sold Listings	17	15	- 11.8%	17	15	- 11.8%
Median Sales Price*	\$294,000	\$332,500	+ 13.1%	\$294,000	\$332,500	+ 13.1%
Average Sales Price*	\$309,603	\$325,805	+ 5.2%	\$309,603	\$325,805	+ 5.2%
Percent of List Price Received*	96.4%	98.0%	+ 1.7%	96.4%	98.0%	+ 1.7%
Days on Market Until Sale	84	121	+ 44.0%	84	121	+ 44.0%
Inventory of Homes for Sale	73	79	+ 8.2%	--	--	--
Months Supply of Inventory	2.8	3.1	+ 10.7%	--	--	--

* 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

