Local Market Update for October 2026

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

	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 10-2025**	**Thru 10-2026**	Percent Change from Previous Year
New Listings	231	**238**	+ 3.0%	2,989	**3,077**	+ 2.9%
Sold Listings	228	**174**	- 23.7%	2,188	**2,013**	- 8.0%
Median Sales Price*	$416,540	**$450,000**	+ 8.0%	$423,250	**$430,000**	+ 1.6%
Average Sales Price*	$471,512	**$528,981**	+ 12.2%	$487,409	**$496,137**	+ 1.8%
Percent of List Price Received*	97.3%	**98.3%**	+ 1.0%	98.2%	**98.1%**	- 0.1%
Days on Market Until Sale	88	**102**	+ 15.9%	85	**93**	+ 9.4%
Inventory of Homes for Sale	722	**942**	+ 30.5%	--	**--**	--
Months Supply of Inventory	3.4	**4.8**	+ 41.2%	--	**--**	--

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

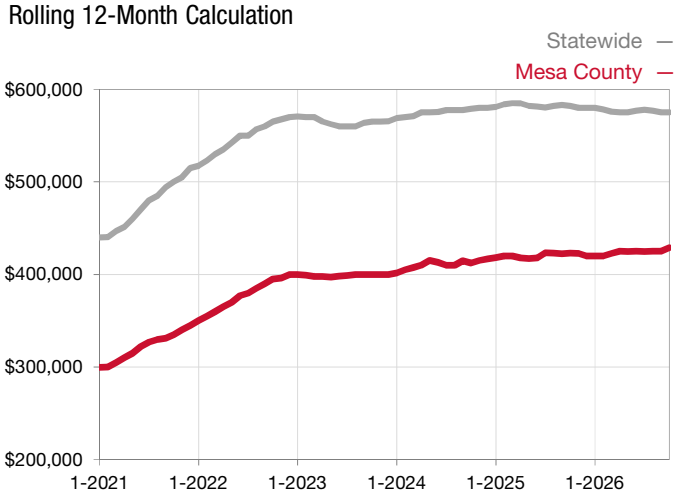
Townhouse/Condo

	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 10-2025**	**Thru 10-2026**	Percent Change from Previous Year
New Listings	33	**45**	+ 36.4%	386	**467**	+ 21.0%
Sold Listings	20	**17**	- 15.0%	273	**241**	- 11.7%
Median Sales Price*	$360,950	**$329,900**	- 8.6%	$320,000	**$334,000**	+ 4.4%
Average Sales Price*	$460,445	**$336,271**	- 27.0%	$338,298	**$331,954**	- 1.9%
Percent of List Price Received*	97.7%	**96.7%**	- 1.0%	98.5%	**98.2%**	- 0.3%
Days on Market Until Sale	109	**72**	- 33.9%	84	**94**	+ 11.9%
Inventory of Homes for Sale	92	**166**	+ 80.4%	--	**--**	--
Months Supply of Inventory	3.4	**7.1**	+ 108.8%	--	**--**	--

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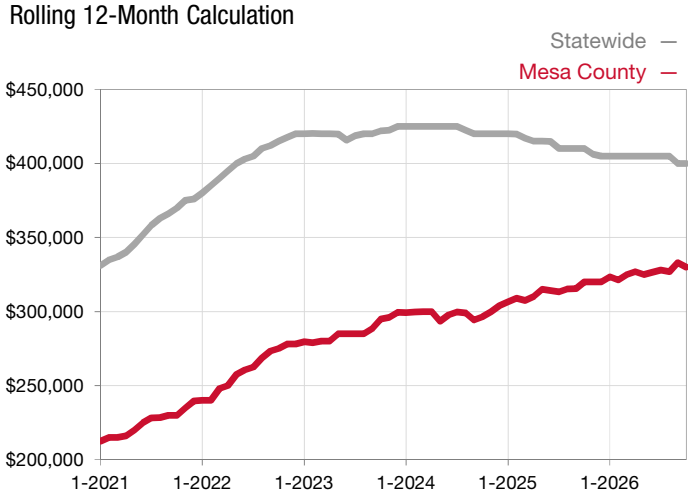
Median Sales Price – Single Family

Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation



Current as of November 4, 2026. All data from the multiple listing services in the state of Colorado. Report © 2026 ShowingTime Plus, LLC.