

Local Market Update for October 2020

A Research Tool Provided by the Colorado Association of REALTORS®

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Your Agent is a REALTOR®

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are the same!



Mesa County

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

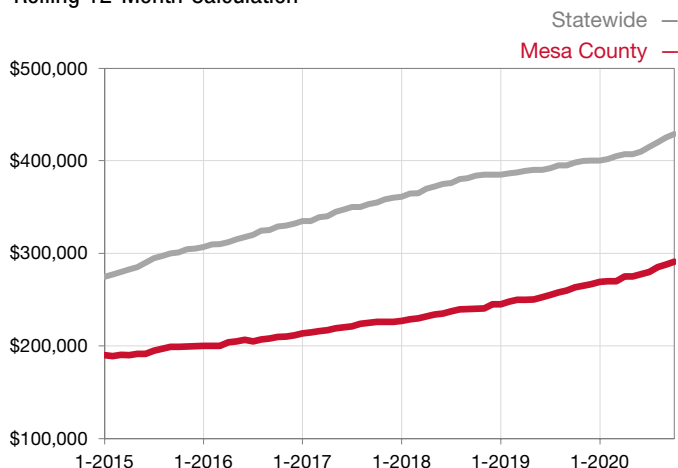
Single Family	October			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 10-2019	Thru 10-2020	Percent Change from Previous Year
New Listings	315	334	+ 6.0%	3,851	3,468	- 9.9%
Sold Listings	338	362	+ 7.1%	2,972	3,006	+ 1.1%
Median Sales Price*	\$275,000	\$314,900	+ 14.5%	\$265,000	\$295,000	+ 11.3%
Average Sales Price*	\$295,567	\$356,372	+ 20.6%	\$296,353	\$326,622	+ 10.2%
Percent of List Price Received*	98.3%	98.7%	+ 0.4%	98.5%	98.8%	+ 0.3%
Days on Market Until Sale	83	76	- 8.4%	83	82	- 1.2%
Inventory of Homes for Sale	789	420	- 46.8%	--	--	--
Months Supply of Inventory	2.7	1.4	- 48.1%	--	--	--

* 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	October			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 10-2019	Thru 10-2020	Percent Change from Previous Year
New Listings	41	29	- 29.3%	465	391	- 15.9%
Sold Listings	40	37	- 7.5%	400	367	- 8.3%
Median Sales Price*	\$194,875	\$220,000	+ 12.9%	\$190,375	\$208,333	+ 9.4%
Average Sales Price*	\$212,148	\$231,714	+ 9.2%	\$200,962	\$218,643	+ 8.8%
Percent of List Price Received*	98.5%	98.6%	+ 0.1%	98.9%	99.5%	+ 0.6%
Days on Market Until Sale	86	74	- 14.0%	84	81	- 3.6%
Inventory of Homes for Sale	75	35	- 53.3%	--	--	--
Months Supply of Inventory	1.9	1.0	- 47.4%	--	--	--

* 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

