

Local Market Update for April 2026

A Research Tool Provided by the Colorado Association of REALTORS®

Make Sure Your Agent is a REALTOR®

Not all agents 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.

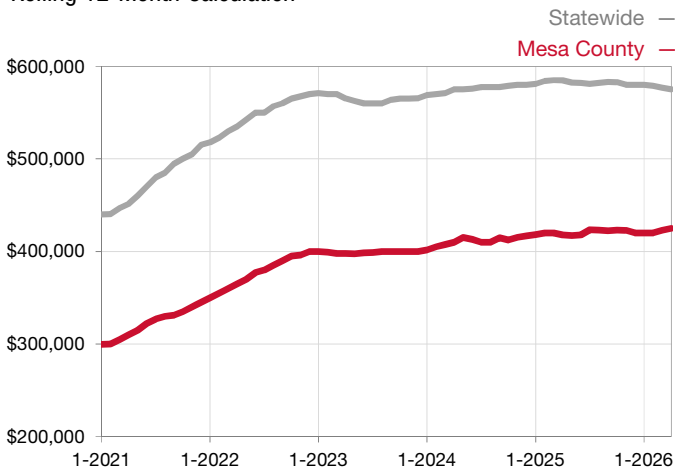
Single Family	April			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 04-2025	Thru 04-2026	Percent Change from Previous Year
Key Metrics						
New Listings	364	340	- 6.6%	1,181	1,200	+ 1.6%
Sold Listings	254	213	- 16.1%	784	715	- 8.8%
Median Sales Price*	\$413,500	\$440,500	+ 6.5%	\$409,950	\$420,450	+ 2.6%
Average Sales Price*	\$480,131	\$494,207	+ 2.9%	\$469,740	\$479,563	+ 2.1%
Percent of List Price Received*	98.5%	98.2%	- 0.3%	98.3%	98.2%	- 0.1%
Days on Market Until Sale	87	97	+ 11.5%	93	104	+ 11.8%
Inventory of Homes for Sale	594	679	+ 14.3%	--	--	--
Months Supply of Inventory	2.8	3.3	+ 17.9%	--	--	--

* 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		
	2025	2026	Percent Change from Previous Year	Thru 04-2025	Thru 04-2026	Percent Change from Previous Year
Key Metrics						
New Listings	47	46	- 2.1%	150	167	+ 11.3%
Sold Listings	27	31	+ 14.8%	95	87	- 8.4%
Median Sales Price*	\$335,000	\$340,000	+ 1.5%	\$313,400	\$334,900	+ 6.9%
Average Sales Price*	\$321,204	\$323,798	+ 0.8%	\$324,281	\$332,990	+ 2.7%
Percent of List Price Received*	98.5%	98.5%	0.0%	98.7%	98.5%	- 0.2%
Days on Market Until Sale	86	95	+ 10.5%	90	96	+ 6.7%
Inventory of Homes for Sale	75	103	+ 37.3%	--	--	--
Months Supply of Inventory	2.9	4.1	+ 41.4%	--	--	--

* 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

