

Local Market Update for March 2024

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.

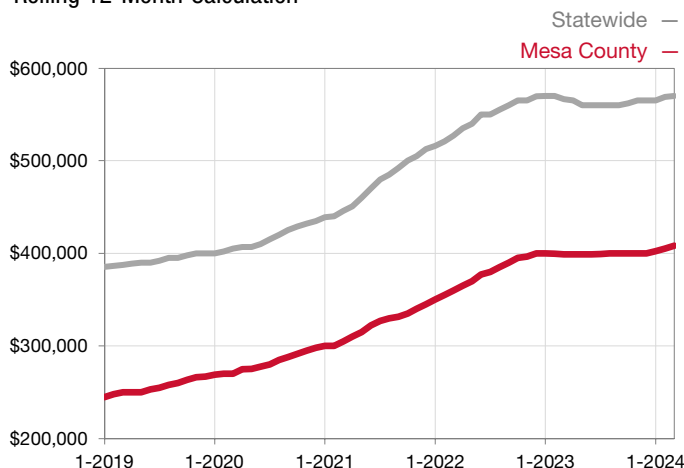
Single Family	March			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 03-2023	Thru 03-2024	Percent Change from Previous Year
New Listings	249	274	+ 10.0%	662	685	+ 3.5%
Sold Listings	233	179	- 23.2%	507	431	- 15.0%
Median Sales Price*	\$377,384	\$397,500	+ 5.3%	\$375,000	\$390,000	+ 4.0%
Average Sales Price*	\$426,965	\$435,884	+ 2.1%	\$420,342	\$429,942	+ 2.3%
Percent of List Price Received*	97.8%	98.2%	+ 0.4%	97.6%	98.1%	+ 0.5%
Days on Market Until Sale	88	87	- 1.1%	96	89	- 7.3%
Inventory of Homes for Sale	474	398	- 16.0%	--	--	--
Months Supply of Inventory	2.1	2.1	0.0%	--	--	--

* 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	March			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 03-2023	Thru 03-2024	Percent Change from Previous Year
New Listings	27	35	+ 29.6%	76	102	+ 34.2%
Sold Listings	29	16	- 44.8%	64	58	- 9.4%
Median Sales Price*	\$295,000	\$269,575	- 8.6%	\$282,950	\$269,575	- 4.7%
Average Sales Price*	\$300,914	\$288,197	- 4.2%	\$293,008	\$294,632	+ 0.6%
Percent of List Price Received*	98.0%	98.7%	+ 0.7%	98.1%	98.0%	- 0.1%
Days on Market Until Sale	90	68	- 24.4%	83	70	- 15.7%
Inventory of Homes for Sale	48	68	+ 41.7%	--	--	--
Months Supply of Inventory	1.7	2.9	+ 70.6%	--	--	--

* 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

