

Local Market Update for February 2025

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.

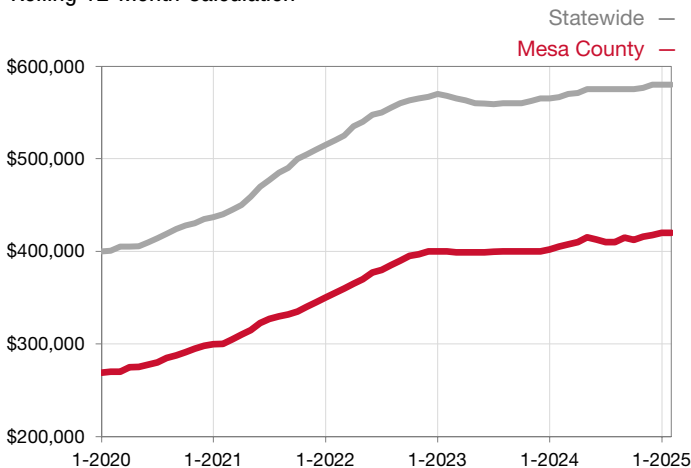
Single Family	February			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 02-2025	Percent Change from Previous Year
Key Metrics						
New Listings	211	232	+ 10.0%	416	479	+ 15.1%
Sold Listings	150	159	+ 6.0%	257	302	+ 17.5%
Median Sales Price*	\$380,000	\$415,000	+ 9.2%	\$386,200	\$411,000	+ 6.4%
Average Sales Price*	\$423,545	\$455,115	+ 7.5%	\$423,810	\$475,286	+ 12.1%
Percent of List Price Received*	98.0%	98.6%	+ 0.6%	98.0%	98.2%	+ 0.2%
Days on Market Until Sale	93	95	+ 2.2%	89	98	+ 10.1%
Inventory of Homes for Sale	432	482	+ 11.6%	--	--	--
Months Supply of Inventory	2.2	2.4	+ 9.1%	--	--	--

* 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	February			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 02-2025	Percent Change from Previous Year
Key Metrics						
New Listings	38	36	- 5.3%	70	77	+ 10.0%
Sold Listings	28	26	- 7.1%	43	43	0.0%
Median Sales Price*	\$268,800	\$329,900	+ 22.7%	\$272,500	\$307,350	+ 12.8%
Average Sales Price*	\$300,265	\$334,231	+ 11.3%	\$299,370	\$324,494	+ 8.4%
Percent of List Price Received*	97.6%	99.7%	+ 2.2%	97.8%	98.4%	+ 0.6%
Days on Market Until Sale	71	121	+ 70.4%	73	107	+ 46.6%
Inventory of Homes for Sale	65	74	+ 13.8%	--	--	--
Months Supply of Inventory	2.6	2.9	+ 11.5%	--	--	--

* 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

