

Local Market Update for August 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.

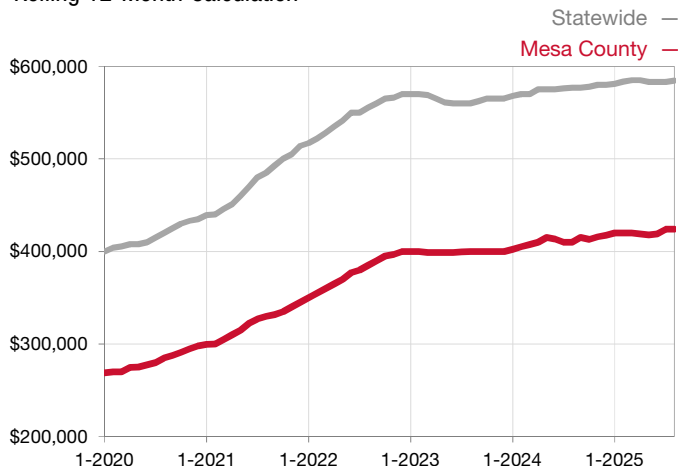
Single Family	August			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 08-2024	Thru 08-2025	Percent Change from Previous Year
New Listings	296	289	- 2.4%	2,218	2,472	+ 11.5%
Sold Listings	242	228	- 5.8%	1,674	1,750	+ 4.5%
Median Sales Price*	\$407,450	\$416,000	+ 2.1%	\$415,000	\$424,127	+ 2.2%
Average Sales Price*	\$465,392	\$472,581	+ 1.5%	\$467,781	\$491,416	+ 5.1%
Percent of List Price Received*	98.1%	97.3%	- 0.8%	98.4%	98.3%	- 0.1%
Days on Market Until Sale	76	78	+ 2.6%	79	85	+ 7.6%
Inventory of Homes for Sale	569	716	+ 25.8%	--	--	--
Months Supply of Inventory	2.9	3.5	+ 20.7%	--	--	--

* 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	August			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 08-2024	Thru 08-2025	Percent Change from Previous Year
New Listings	43	33	- 23.3%	293	321	+ 9.6%
Sold Listings	39	28	- 28.2%	220	225	+ 2.3%
Median Sales Price*	\$298,500	\$342,750	+ 14.8%	\$299,800	\$322,000	+ 7.4%
Average Sales Price*	\$304,466	\$358,404	+ 17.7%	\$310,953	\$328,430	+ 5.6%
Percent of List Price Received*	98.7%	97.7%	- 1.0%	98.6%	98.5%	- 0.1%
Days on Market Until Sale	69	61	- 11.6%	68	82	+ 20.6%
Inventory of Homes for Sale	87	93	+ 6.9%	--	--	--
Months Supply of Inventory	3.4	3.6	+ 5.9%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation

