

# Local Market Update for October 2025

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.

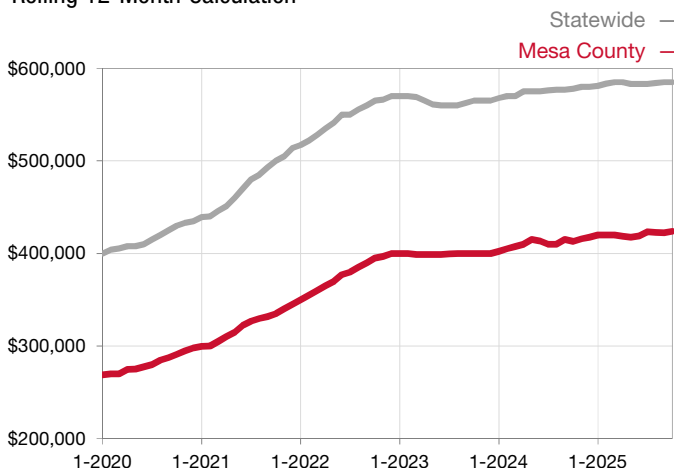
Single Family	October			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 10-2024	Thru 10-2025	Percent Change from Previous Year
New Listings	268	239	- 10.8%	2,766	2,999	+ 8.4%
Sold Listings	179	213	+ 19.0%	2,041	2,173	+ 6.5%
Median Sales Price*	\$407,500	\$420,000	+ 3.1%	\$416,203	\$424,000	+ 1.9%
Average Sales Price*	\$463,443	\$479,594	+ 3.5%	\$474,581	\$488,321	+ 2.9%
Percent of List Price Received*	98.3%	97.5%	- 0.8%	98.4%	98.2%	- 0.2%
Days on Market Until Sale	85	86	+ 1.2%	79	85	+ 7.6%
Inventory of Homes for Sale	633	708	+ 11.8%	--	--	--
Months Supply of Inventory	3.2	3.3	+ 3.1%	--	--	--

\* 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	2024	2025	Percent Change from Previous Year	Thru 10-2024	Thru 10-2025	Percent Change from Previous Year
New Listings	35	27	- 22.9%	364	377	+ 3.6%
Sold Listings	23	17	- 26.1%	259	265	+ 2.3%
Median Sales Price*	\$304,000	\$362,000	+ 19.1%	\$299,900	\$320,000	+ 6.7%
Average Sales Price*	\$307,248	\$486,935	+ 58.5%	\$310,277	\$337,319	+ 8.7%
Percent of List Price Received*	99.5%	97.4%	- 2.1%	98.7%	98.4%	- 0.3%
Days on Market Until Sale	87	116	+ 33.3%	69	84	+ 21.7%
Inventory of Homes for Sale	79	82	+ 3.8%	--	--	--
Months Supply of Inventory	3.2	3.1	- 3.1%	--	--	--

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

Median Sales Price – Single Family  
Rolling 12-Month Calculation



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

