

# Local Market Update for February 2026

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.

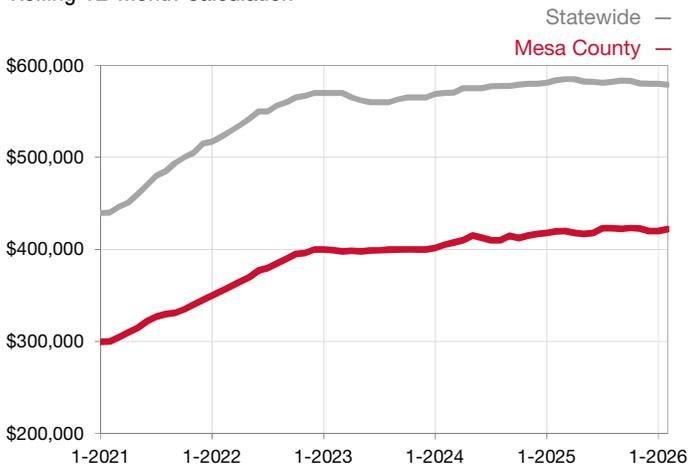
Single Family	February			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 02-2025	Thru 02-2026	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	244	<b>267</b>	+ 9.4%	496	<b>496</b>	0.0%
Sold Listings	170	<b>149</b>	- 12.4%	312	<b>282</b>	- 9.6%
Median Sales Price*	\$400,000	<b>\$421,450</b>	+ 5.4%	\$400,750	<b>\$415,000</b>	+ 3.6%
Average Sales Price*	\$444,733	<b>\$461,154</b>	+ 3.7%	\$468,990	<b>\$457,589</b>	- 2.4%
Percent of List Price Received*	98.5%	<b>98.3%</b>	- 0.2%	98.1%	<b>98.0%</b>	- 0.1%
Days on Market Until Sale	96	<b>111</b>	+ 15.6%	98	<b>114</b>	+ 16.3%
Inventory of Homes for Sale	526	<b>559</b>	+ 6.3%	--	--	--
Months Supply of Inventory	2.6	<b>2.7</b>	+ 3.8%	--	--	--

\* 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		
	2025	2026	Percent Change from Previous Year	Thru 02-2025	Thru 02-2026	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	32	<b>38</b>	+ 18.8%	73	<b>75</b>	+ 2.7%
Sold Listings	26	<b>17</b>	- 34.6%	43	<b>32</b>	- 25.6%
Median Sales Price*	\$327,400	<b>\$310,000</b>	- 5.3%	\$307,000	<b>\$331,250</b>	+ 7.9%
Average Sales Price*	\$332,000	<b>\$319,259</b>	- 3.8%	\$323,146	<b>\$322,328</b>	- 0.3%
Percent of List Price Received*	99.7%	<b>99.0%</b>	- 0.7%	98.4%	<b>98.5%</b>	+ 0.1%
Days on Market Until Sale	123	<b>88</b>	- 28.5%	107	<b>104</b>	- 2.8%
Inventory of Homes for Sale	71	<b>78</b>	+ 9.9%	--	--	--
Months Supply of Inventory	2.8	<b>3.1</b>	+ 10.7%	--	--	--

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

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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

