

# Local Market Update for April 2024

A Research Tool Provided by the Colorado Association of REALTORS®

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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.

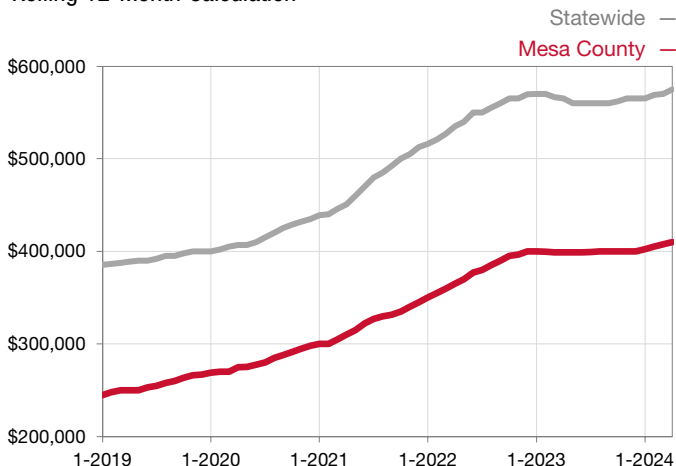
Single Family	April			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
New Listings	270	277	+ 2.6%	932	967	+ 3.8%
Sold Listings	208	236	+ 13.5%	715	680	- 4.9%
Median Sales Price*	\$399,900	<b>\$429,950</b>	+ 7.5%	\$380,000	<b>\$405,000</b>	+ 6.6%
Average Sales Price*	\$441,856	<b>\$472,853</b>	+ 7.0%	\$426,600	<b>\$442,822</b>	+ 3.8%
Percent of List Price Received*	98.3%	<b>98.9%</b>	+ 0.6%	97.8%	<b>98.4%</b>	+ 0.6%
Days on Market Until Sale	84	75	- 10.7%	92	83	- 9.8%
Inventory of Homes for Sale	463	409	- 11.7%	--	--	--
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	April			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
New Listings	41	31	- 24.4%	117	135	+ 15.4%
Sold Listings	24	28	+ 16.7%	88	90	+ 2.3%
Median Sales Price*	\$293,950	<b>\$298,250</b>	+ 1.5%	\$284,950	<b>\$276,300</b>	- 3.0%
Average Sales Price*	\$320,409	<b>\$302,761</b>	- 5.5%	\$300,481	<b>\$301,804</b>	+ 0.4%
Percent of List Price Received*	98.4%	<b>99.4%</b>	+ 1.0%	98.2%	<b>98.5%</b>	+ 0.3%
Days on Market Until Sale	63	58	- 7.9%	77	67	- 13.0%
Inventory of Homes for Sale	53	53	0.0%	--	--	--
Months Supply of Inventory	2.0	2.2	+ 10.0%	--	--	--

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

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



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

