

Local Market Update for February 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.

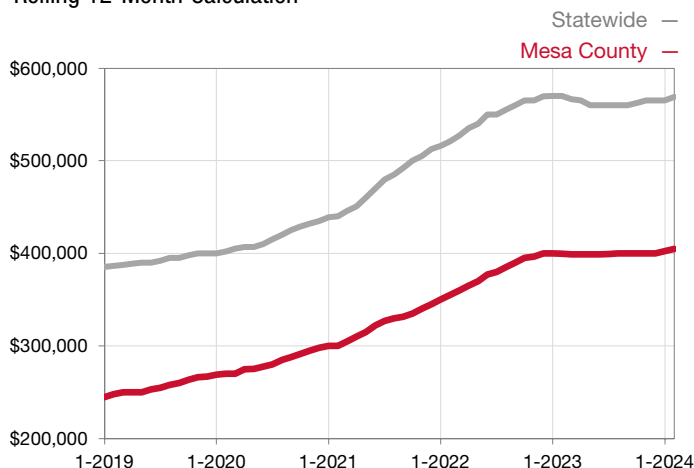
Single Family	February			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
New Listings	228	201	- 11.8%	413	408	- 1.2%
Sold Listings	141	140	- 0.7%	274	245	- 10.6%
Median Sales Price*	\$365,400	\$388,700	+ 6.4%	\$371,250	\$387,400	+ 4.4%
Average Sales Price*	\$434,323	\$428,258	- 1.4%	\$414,710	\$426,422	+ 2.8%
Percent of List Price Received*	97.8%	98.1%	+ 0.3%	97.4%	98.0%	+ 0.6%
Days on Market Until Sale	102	94	- 7.8%	103	90	- 12.6%
Inventory of Homes for Sale	518	424	- 18.1%	--	--	--
Months Supply of Inventory	2.2	2.2	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	February			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
New Listings	29	37	+ 27.6%	49	67	+ 36.7%
Sold Listings	17	27	+ 58.8%	35	42	+ 20.0%
Median Sales Price*	\$266,500	\$265,000	- 0.6%	\$271,000	\$270,750	- 0.1%
Average Sales Price*	\$264,054	\$296,741	+ 12.4%	\$286,458	\$297,084	+ 3.7%
Percent of List Price Received*	97.9%	97.5%	- 0.4%	98.1%	97.8%	- 0.3%
Days on Market Until Sale	83	68	- 18.1%	77	71	- 7.8%
Inventory of Homes for Sale	60	64	+ 6.7%	--	--	--
Months Supply of Inventory	2.1	2.6	+ 23.8%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

