

# Local Market Update for October 2024

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.

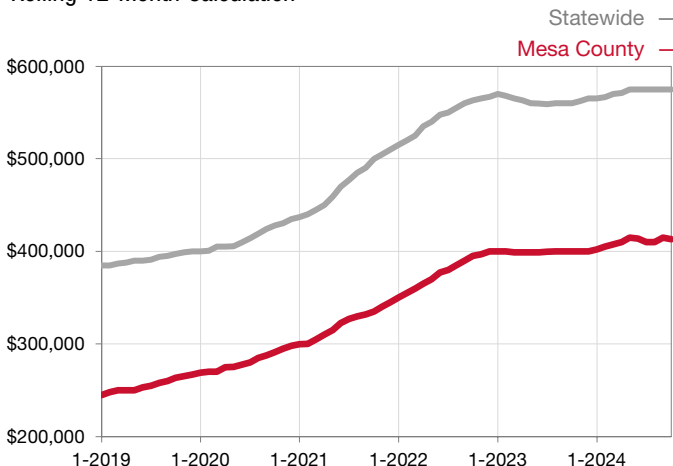
Single Family	October			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	241	<b>266</b>	+ 10.4%	2,535	<b>2,764</b>	+ 9.0%
Sold Listings	169	<b>174</b>	+ 3.0%	2,083	<b>2,033</b>	- 2.4%
Median Sales Price*	\$415,000	<b>\$407,500</b>	- 1.8%	\$405,000	<b>\$416,500</b>	+ 2.8%
Average Sales Price*	\$445,829	<b>\$466,160</b>	+ 4.6%	\$446,791	<b>\$475,143</b>	+ 6.3%
Percent of List Price Received*	97.9%	<b>98.3%</b>	+ 0.4%	98.2%	<b>98.4%</b>	+ 0.2%
Days on Market Until Sale	82	<b>87</b>	+ 6.1%	84	<b>79</b>	- 6.0%
Inventory of Homes for Sale	523	<b>603</b>	+ 15.3%	--	--	--
Months Supply of Inventory	2.6	<b>3.1</b>	+ 19.2%	--	--	--

\* 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		
	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	26	<b>37</b>	+ 42.3%	313	<b>362</b>	+ 15.7%
Sold Listings	20	<b>23</b>	+ 15.0%	258	<b>255</b>	- 1.2%
Median Sales Price*	\$309,450	<b>\$304,000</b>	- 1.8%	\$299,900	<b>\$300,000</b>	+ 0.0%
Average Sales Price*	\$301,237	<b>\$307,248</b>	+ 2.0%	\$311,275	<b>\$310,997</b>	- 0.1%
Percent of List Price Received*	98.3%	<b>99.5%</b>	+ 1.2%	99.0%	<b>98.6%</b>	- 0.4%
Days on Market Until Sale	80	<b>87</b>	+ 8.7%	68	<b>69</b>	+ 1.5%
Inventory of Homes for Sale	53	<b>81</b>	+ 52.8%	--	--	--
Months Supply of Inventory	2.2	<b>3.3</b>	+ 50.0%	--	--	--

\* 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

