

Local Market Update for August 2022

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.

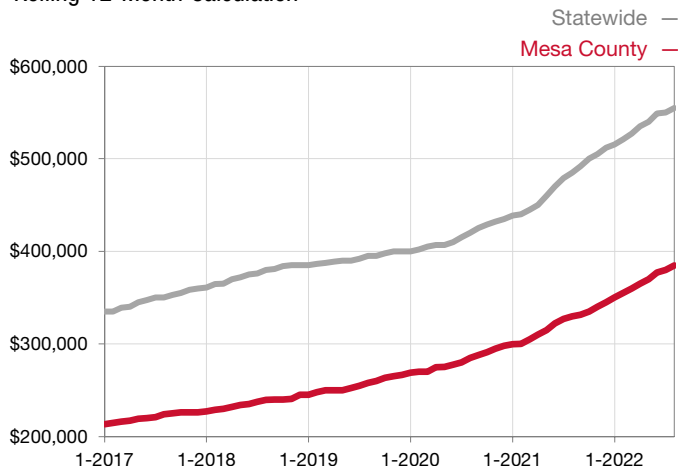
| Single Family | August | | | Year to Date | | |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics | 2021 | 2022 | Percent Change from Previous Year | Thru 08-2021 | Thru 08-2022 | Percent Change from Previous Year |
| New Listings | 411 | 364 | - 11.4% | 2,824 | 2,737 | - 3.1% |
| Sold Listings | 294 | 241 | - 18.0% | 2,444 | 2,090 | - 14.5% |
| Median Sales Price* | \$342,850 | \$399,900 | + 16.6% | \$340,000 | \$401,095 | + 18.0% |
| Average Sales Price* | \$401,885 | \$463,986 | + 15.5% | \$380,211 | \$446,888 | + 17.5% |
| Percent of List Price Received* | 100.3% | 98.5% | - 1.8% | 100.2% | 99.4% | - 0.8% |
| Days on Market Until Sale | 60 | 61 | + 1.7% | 66 | 63 | - 4.5% |
| Inventory of Homes for Sale | 447 | 595 | + 33.1% | -- | -- | -- |
| Months Supply of Inventory | 1.4 | 2.2 | + 57.1% | -- | -- | -- |

* 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 | August | | | Year to Date | | |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics | 2021 | 2022 | Percent Change from Previous Year | Thru 08-2021 | Thru 08-2022 | Percent Change from Previous Year |
| New Listings | 49 | 34 | - 30.6% | 343 | 320 | - 6.7% |
| Sold Listings | 44 | 30 | - 31.8% | 330 | 262 | - 20.6% |
| Median Sales Price* | \$224,850 | \$292,400 | + 30.0% | \$233,700 | \$288,952 | + 23.6% |
| Average Sales Price* | \$242,621 | \$316,188 | + 30.3% | \$242,388 | \$293,833 | + 21.2% |
| Percent of List Price Received* | 100.0% | 98.9% | - 1.1% | 100.6% | 100.1% | - 0.5% |
| Days on Market Until Sale | 53 | 70 | + 32.1% | 58 | 51 | - 12.1% |
| Inventory of Homes for Sale | 26 | 48 | + 84.6% | -- | -- | -- |
| Months Supply of Inventory | 0.6 | 1.4 | + 133.3% | -- | -- | -- |

* 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

