

FEBRUARY 2023

| | 2023 | 2022 | Change |
|-------------------------------------|-----------|-----------|--------|
| Total Sold - YTD | 300 | 450 | -33% |
| Volume - YTD | \$120.6M | \$183.8M | -34% |
| | Feb 2023 | Feb 2022 | Change |
| Total Sold - Feb | 152 | 229 | -34% |
| Median Price - Feb | \$359,750 | \$359,000 | ±0% |
| Days on Market - Feb | 76 | 49 | +55% |
| Percent of List Price Received- Feb | 97.1% | 98.4% | -1.3% |
| Active Listings - Feb | 479 | 222 | +116% |

Months of Inventory

| Price Range | FEBRUARY Sold | Active Listings | Months of Inventory |
|-------------|---------------|-----------------|---------------------|
| <199k | 11 | 35 | 3.2 |
| 200-299k | 35 | 37 | 1.1 |
| 300-399k | 52 | 69 | 1.3 |
| 400-499k | 22 | 120 | 5.5 |
| 500-750k | 23 | 123 | 5.3 |
| 750-999k | 5 | 56 | 11.2 |
| 1M+ | 4 | 39 | 9.8 |
| Total | 152 | 479 | 3.2 |

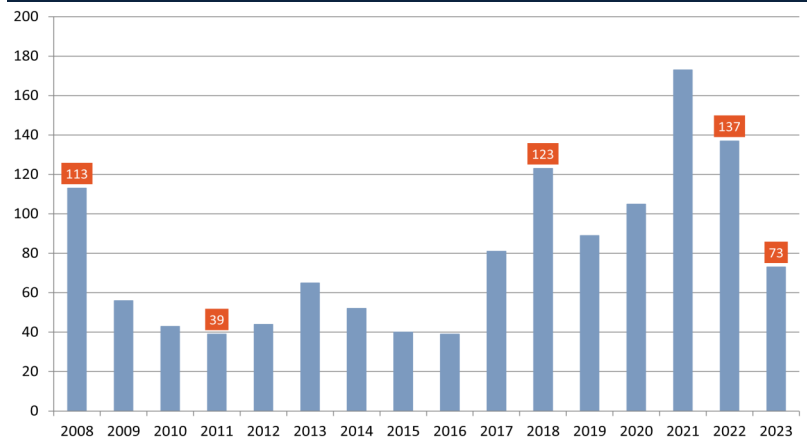
Active Residential Listings: 479

| Area | <199k | 200-299k | 300-399k | 400-499k | 500-749k | 750k-999k | 1M+ |
|--------------------------|-------|----------|----------|----------|----------|-----------|-----|
| Clifton (33 total) | 15 | 4 | 2 | 8 | 4 | 0 | 0 |
| Collbran/Mesa (20) | 1 | 3 | 2 | 0 | 5 | 1 | 8 |
| De Beque (3) | 1 | 1 | 0 | 0 | 0 | 0 | 1 |
| EOM/Palisade (15) | 4 | 0 | 0 | 1 | 6 | 2 | 2 |
| Fruita (54) | 3 | 6 | 8 | 15 | 15 | 5 | 2 |
| Glade Park (3) | 0 | 0 | 0 | 0 | 2 | 1 | 0 |
| Grand Junction City (38) | 4 | 7 | 11 | 13 | 3 | 0 | 0 |
| Loma/Mack/NW/W (32) | 0 | 1 | 0 | 2 | 18 | 8 | 3 |
| Northeast (45) | 1 | 4 | 13 | 20 | 6 | 1 | 0 |
| North (77) | 2 | 2 | 7 | 21 | 32 | 11 | 2 |
| Orchard Mesa (49) | 1 | 2 | 10 | 25 | 6 | 2 | 3 |
| Redlands (68) | 0 | 1 | 1 | 6 | 22 | 23 | 15 |
| Southeast (34) | 3 | 6 | 15 | 8 | 2 | 0 | 0 |
| Whitewater/Gateway (8) | 0 | 0 | 0 | 1 | 2 | 2 | 3 |
| Totals (479) | 35 | 37 | 69 | 120 | 123 | 56 | 39 |

Active Residential Listings 2019-2023

| | JAN | FEB | MAR | APR | MAY | JUN | JUL | AUG | SEP | OCT | NOV | DEC |
|------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|
| 2019 | 645 | 643 | 626 | 677 | 759 | 790 | 794 | 797 | 781 | 764 | 682 | 585 |
| 2020 | 557 | 520 | 596 | 605 | 555 | 496 | 431 | 431 | 405 | 374 | 351 | 281 |
| 2021 | 223 | 213 | 156 | 166 | 217 | 293 | 356 | 400 | 438 | 392 | 309 | 219 |
| 2022 | 187 | 222 | 233 | 279 | 378 | 497 | 566 | 594 | 607 | 587 | 573 | 523 |
| 2023 | 488 | 479 | | | | | | | | | | |

Year-to-Date Single-Family Building Permits



Total building permits are down 47% Year-to-Date over 2022.

SOLD Residential Properties Jan 1 - Feb 28, 2023

| Area | <199k | 200-299k | 300-399k | 400-499k | 500-749k | 750k-999k | 1M+ |
|--------------------------|-------|----------|----------|----------|----------|-----------|-----|
| Clifton (24 total) | 7 | 11 | 2 | 3 | 1 | 0 | 0 |
| Collbran/Mesa (3) | 0 | 0 | 0 | 0 | 2 | 1 | 0 |
| De Beque (3) | 0 | 2 | 1 | 0 | 0 | 0 | 0 |
| EOM/Palisade (7) | 1 | 1 | 1 | 1 | 3 | 0 | 0 |
| Fruita (56) | 4 | 7 | 24 | 11 | 10 | 0 | 0 |
| Glade Park (1) | 0 | 0 | 0 | 0 | 1 | 0 | 0 |
| Grand Junction City (44) | 7 | 13 | 15 | 9 | 0 | 0 | 0 |
| Loma/Mack/NW/W (10) | 0 | 1 | 2 | 4 | 1 | 2 | 0 |
| Northeast (40) | 4 | 5 | 24 | 2 | 4 | 1 | 0 |
| North (27) | 1 | 3 | 4 | 9 | 7 | 1 | 2 |
| Orchard Mesa (26) | 3 | 5 | 9 | 4 | 5 | 0 | 0 |
| Redlands (30) | 0 | 1 | 3 | 6 | 12 | 6 | 2 |
| Southeast (28) | 0 | 11 | 14 | 3 | 0 | 0 | 0 |
| Whitewater/Gateway (1) | 0 | 0 | 1 | 0 | 0 | 0 | 0 |
| Totals (300) | 27 | 60 | 100 | 52 | 46 | 11 | 4 |

Above data shows residential properties only, in Mesa County. *Data is deemed reliable but not guaranteed. Historical sales data may change slightly as sales are input into MLS throughout the month. Source: GJARA Multiple Listing Service. Revised: March 8, 2023.