



# The Bray Report

Residential Real Estate Statistics — Mesa County, CO

## YEAR END 2020

|                            | 2020      | 2019      | Change |
|----------------------------|-----------|-----------|--------|
| Total Sold — December      | 331       | 274       | +21%   |
| Total Sold—Year to Date    | 4,022     | 3,923     | +3%    |
| Median Price - YTD         | \$287,000 | \$256,000 | +12%   |
| Days on Market - YTD       | 56        | 59        | -5%    |
| Volume - YTD               | 1.275 B   | 1.119 B   | +14%   |
| Active Listings - December | 281       | 585       | -52%   |
| Foreclosure Filings - YTD  | 95        | 211       | -55%   |
| Foreclosure Sales - YTD    | 33        | 96        | -66%   |

## Months of Inventory

| Price Range | December Sold | Current Active Listings | Months of Inventory |
|-------------|---------------|-------------------------|---------------------|
| <99k        | 10            | 8                       | <1                  |
| 100-199k    | 46            | 21                      | <1                  |
| 200-299k    | 119           | 59                      | <1                  |
| 300-399k    | 94            | 50                      | <1                  |
| 400-499k    | 32            | 34                      | <1                  |
| 500-750k    | 25            | 48                      | 2                   |
| 750k+       | 5             | 61                      | 12                  |
| Total       | 331           | 281                     | <1                  |

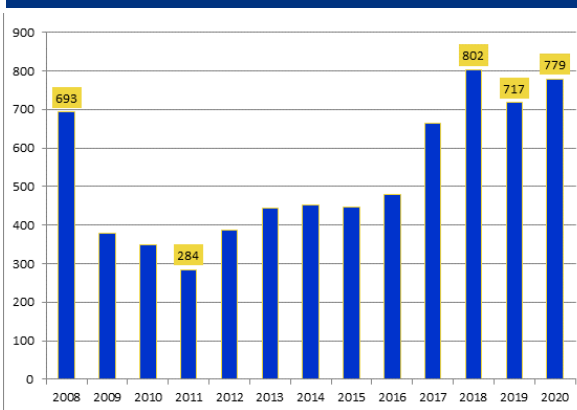
## Active Residential Listings: 281

| Area                     | <99k | 100-199k | 200-299k | 300-399k | 400-499k | 500-749k | 750k+ |
|--------------------------|------|----------|----------|----------|----------|----------|-------|
| Clifton (21 total)       | 5    | 5        | 5        | 4        | 0        | 1        | 1     |
| Collbran/Mesa (19)       | 0    | 0        | 3        | 1        | 3        | 2        | 10    |
| De Beque (4)             | 0    | 0        | 0        | 1        | 0        | 0        | 3     |
| EOM/Palisade (9)         | 0    | 0        | 1        | 2        | 1        | 3        | 2     |
| Fruita (21)              | 0    | 0        | 4        | 5        | 3        | 5        | 4     |
| Glade Park (3)           | 0    | 0        | 0        | 0        | 0        | 1        | 2     |
| Grand Junction City (27) | 1    | 5        | 11       | 9        | 0        | 1        | 0     |
| Loma/Mack/NW/W (18)      | 0    | 0        | 2        | 3        | 7        | 1        | 5     |
| Northeast (29)           | 0    | 5        | 10       | 10       | 4        | 0        | 0     |
| North (34)               | 0    | 3        | 0        | 3        | 6        | 10       | 12    |
| Orchard Mesa (18)        | 0    | 1        | 7        | 2        | 4        | 4        | 0     |
| Redlands (49)            | 0    | 0        | 2        | 4        | 6        | 18       | 19    |
| Southeast (21)           | 2    | 2        | 11       | 5        | 0        | 1        | 0     |
| Whitewater/Gateway (8)   | 0    | 0        | 3        | 1        | 0        | 1        | 3     |
| Totals (281)             | 8    | 21       | 59       | 50       | 34       | 48       | 61    |

## Active Residential Listings 2013-2020

|      | JAN | FEB  | MAR  | APR  | MAY  | JUN  | JUL  | AUG  | SEP  | OCT  | NOV  | DEC |
|------|-----|------|------|------|------|------|------|------|------|------|------|-----|
| 2013 | 773 | 797  | 876  | 968  | 1001 | 1028 | 1089 | 1114 | 1153 | 1093 | 1017 | 908 |
| 2014 | 965 | 1006 | 1064 | 1146 | 1156 | 1197 | 1204 | 1185 | 1180 | 1134 | 1098 | 983 |
| 2015 | 989 | 976  | 964  | 964  | 972  | 1009 | 1005 | 1006 | 988  | 966  | 921  | 830 |
| 2016 | 821 | 802  | 872  | 937  | 977  | 932  | 961  | 1080 | 1075 | 1035 | 947  | 863 |
| 2017 | 821 | 862  | 867  | 922  | 891  | 960  | 975  | 959  | 953  | 886  | 801  | 675 |
| 2018 | 653 | 699  | 743  | 823  | 807  | 883  | 941  | 929  | 949  | 763  | 702  | 643 |
| 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 |

## Building Permits



Total building permits were up 9% year to date over 2019.

## Interest Rates

30 Year Loan 2.625%

15 Year Loan 2.625%

Continued low interest rates

## SOLD Residential Properties Jan 1 - Dec 31, 2020

| Area                      | <99k | 100-199k | 200-299k | 300-399k | 400-499k | 500-749k | 750k+ |
|---------------------------|------|----------|----------|----------|----------|----------|-------|
| Clifton (252 total)       | 46   | 76       | 114      | 10       | 4        | 1        | 1     |
| Collbran/Mesa (61)        | 1    | 13       | 16       | 12       | 5        | 11       | 3     |
| De Beque (17)             | 2    | 7        | 6        | 0        | 1        | 0        | 1     |
| EOM/Palisade (95)         | 4    | 5        | 16       | 33       | 15       | 15       | 7     |
| Fruita (462)              | 9    | 23       | 159      | 155      | 60       | 49       | 7     |
| Glade Park (30)           | 0    | 3        | 3        | 11       | 6        | 7        | 0     |
| Grand Junction City (538) | 23   | 127      | 283      | 81       | 21       | 3        | 0     |
| Loma/Mack/NW/W (127)      | 2    | 17       | 18       | 29       | 28       | 31       | 2     |
| Northeast (504)           | 8    | 55       | 282      | 147      | 8        | 3        | 1     |
| North (616)               | 8    | 56       | 148      | 216      | 97       | 74       | 17    |
| Orchard Mesa (410)        | 2    | 52       | 161      | 121      | 60       | 13       | 1     |
| Redlands (420)            | 1    | 11       | 48       | 116      | 84       | 133      | 27    |
| Southeast (443)           | 26   | 73       | 282      | 61       | 0        | 1        | 0     |
| Whitewater/Gateway (47)   | 0    | 2        | 13       | 16       | 11       | 5        | 0     |
| Totals (4,022)            | 132  | 520      | 1549     | 1008     | 400      | 346      | 67    |

\*\*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: January 7, 2021.

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