

JANUARY 2023

	2023	2022	Change
Total Sold - YTD	144	221	-35%
Volume - YTD	\$55.5M	\$90.4M	-39%
Median Price - YTD	\$366,000	\$373,000	-2%
Days on Market - YTD	90	59	+53%
Percent of List Price Received- Jan	97.5%	98.2%	-0.7%
Active Listings - Jan	488	187	+161%

Months of Inventory

Price Range	JANUARY Sold	Active Listings	Months of Inventory
<199k	16	24	1.5
200-299k	24	39	1.6
300-399k	46	103	2.2
400-499k	30	104	3.5
500-750k	22	122	5.5
750-999k	6	57	9.5
1M+	0	39	-
Total	144	488	3.4

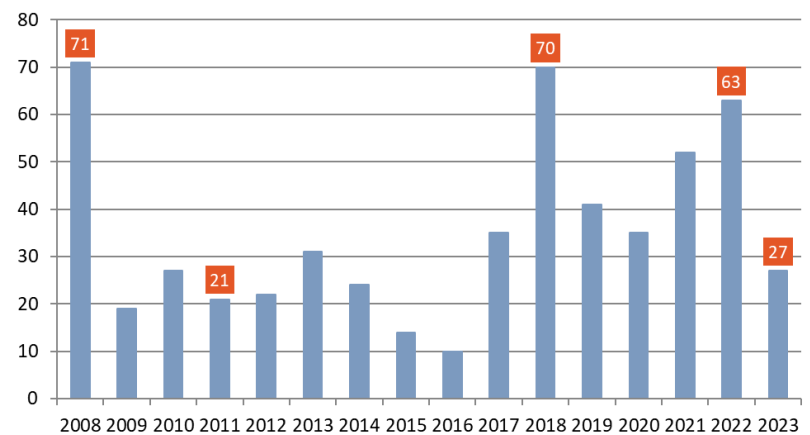
Active Residential Listings: 488

Area	<199k	200-299k	300-399k	400-499k	500-749k	750k-999k	1M+
Clifton (22 total)	7	5	4	5	1	0	0
Collbran/Mesa (20)	0	3	3	0	6	1	7
De Beque (5)	1	2	0	1	1	0	0
EOM/Palisade (13)	0	0	2	1	7	2	1
Fruita (49)	4	2	8	17	11	5	2
Glade Park (3)	0	0	0	0	2	1	0
Grand Junction City (54)	4	13	16	13	7	1	0
Loma/Mack/NW/W (37)	0	1	1	3	20	8	4
Northeast (42)	0	1	15	19	6	1	0
North (68)	3	1	8	12	32	9	3
Orchard Mesa (56)	0	3	20	21	7	2	3
Redlands (70)	0	1	4	5	20	23	17
Southeast (40)	5	7	21	6	1	0	0
Whitewater/Gateway (9)	0	0	1	1	1	4	2
Totals (488)	24	39	103	104	122	57	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											

Year-to-Date Single-Family Building Permits



Total building permits are **down 57% Year-to-Date** over 2022.

SOLD Residential Properties Jan 1 - Jan 31, 2023

Area	<199k	200-299k	300-399k	400-499k	500-749k	750k-999k	1M+
Clifton (12 total)	3	6	1	1	1	0	0
Collbran/Mesa (2)	0	0	0	0	2	0	0
De Beque (0)	0	0	0	0	0	0	0
EOM/Palisade (4)	1	0	0	1	2	0	0
Fruita (26)	3	2	12	4	5	0	0
Glade Park (0)	0	0	0	0	0	0	0
Grand Junction City (22)	4	6	5	7	0	0	0
Loma/Mack/NW/W (6)	0	0	1	4	0	1	0
Northeast (21)	2	1	13	1	3	1	0
North (14)	1	2	1	5	4	1	0
Orchard Mesa (10)	2	1	4	1	2	0	0
Redlands (13)	0	1	2	4	3	3	0
Southeast (14)	0	5	7	2	0	0	0
Whitewater/Gateway (0)	0	0	0	0	0	0	0
Totals (144)	16	24	46	30	22	6	0

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: February 7, 2023.