

OCTOBER 2023

	2023	2022	Change
Total Sold - YTD	2,287	2,899	-21%
Volume - YTD	\$985.1M	\$1.2B	-20%
	OCT 2023	OCT 2022	Change
Total Sold - OCT	170	260	-35%
Median Price - OCT	\$406,500	\$369,450	+10%
Days on Market - OCT	63	56	+12.5%
Percent of List Price Received - OCT	98.1%	98.1%	NC
Active Listings - OCT	546	587	-7%

Months of Inventory

Price Range	October Sold	Active Listings	Months of Inventory
<199k	16	35	2.2
200-299k	21	61	2.9
300-399k	46	112	2.4
400-499k	40	98	2.5
500-750k	34	128	3.8
750-999k	9	73	8.1
1M+	4	39	9.8
Total	170	546	3.2

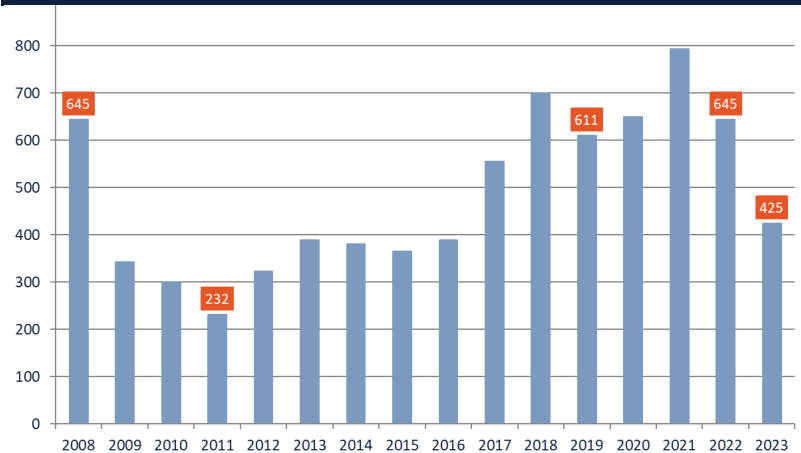
Active Residential Listings: 546

Area	<199k	200-299k	300-399k	400-499k	500-749k	750k-999k	1M+
Clifton (44 total)	10	13	12	6	1	1	1
Collbran/Mesa (26)	1	1	5	1	7	6	5
De Beque (5)	0	2	0	1	1	1	0
EOM/Palisade (19)	3	1	2	3	7	1	2
Fruita (40)	0	1	4	13	13	6	3
Glade Park (7)	0	0	1	1	1	3	1
Grand Junction City (52)	9	11	17	12	2	1	0
Loma/Mack/NW/W (27)	0	1	2	3	9	8	4
Northeast (58)	3	13	20	16	6	0	0
North (88)	1	7	9	12	36	20	3
Orchard Mesa (44)	0	4	10	13	12	2	3
Redlands (77)	0	0	3	10	28	21	15
Southeast (48)	8	5	27	5	3	0	0
Whitewater/Gateway (11)	0	2	0	2	2	3	2
Totals (546)	35	61	112	98	128	73	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	433	410	403	434	459	491	525	546		

Year-to-Date Single-Family Building Permits



Total building permits are down 34% Year-to-Date over 2022

SOLD Residential Properties Jan 1 - Oct 31, 2023

Area	<199k	200-299k	300-399k	400-499k	500-749k	750k-999k	1M+
Clifton (156 total)	58	45	31	13	8	1	0
Collbran/Mesa (31)	6	2	5	3	11	3	1
De Beque (12)	5	3	1	2	1	0	0
EOM/Palisade (63)	8	3	7	12	27	5	1
Fruita (276)	13	27	83	70	69	10	4
Glade Park (11)	0	0	2	1	6	2	0
Grand Junction City (284)	35	97	96	37	18	1	0
Loma/Mack/NW/W (85)	5	4	5	15	35	17	4
Northeast (281)	9	41	142	62	24	3	0
North (326)	10	31	57	112	78	29	9
Orchard Mesa (250)	13	41	76	71	45	3	1
Redlands (248)	2	12	24	40	96	55	19
Southeast (243)	20	57	128	34	2	2	0
Whitewater/Gateway (21)	0	0	5	3	6	7	0
Totals (2,287)	184	363	662	475	426	138	39

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: November 7, 2023.

Bray Real Estate (970) 242-3647 1015 N. 7th St. Grand Junction, CO 81501