

APRIL 2024

	2024	2023	Change
Total Sold - YTD	765	794	-3.6%
Volume - YTD	\$325.0M	\$325.7M	<-1%
	APR 2024	APR 2023	Change
Total Sold - APR	264	228	+16%
Median Price - APR	\$413,750	\$382,500	+8%
Days on Market - APR	50	55	-9%
Percent of List Price Received - APR	98.8%	97.9%	+0.9%
Active Listings - APR	442	410	+8%

Months of Inventory

Price Range	APRIL Sold	Active Listings	Months of Inventory
<199k	10	29	2.9
200-299k	32	26	0.8
300-399k	78	89	1.1
400-499k	72	89	1.2
500-750k	48	99	2.1
750-999k	17	67	3.9
1M+	7	43	6.1
Total	264	442	1.7

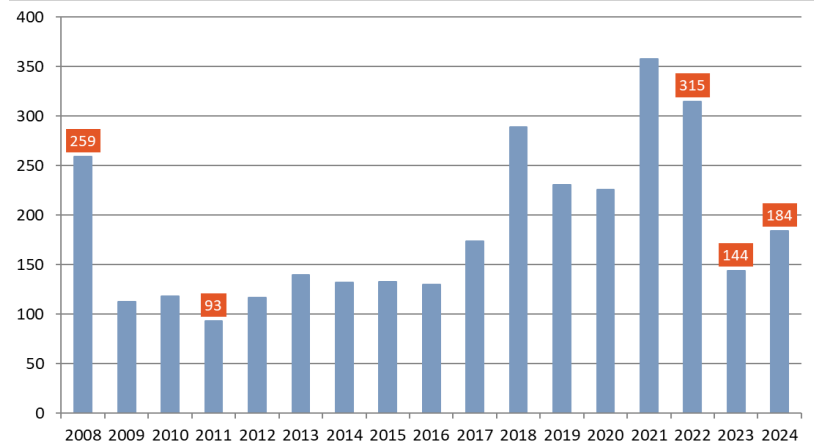
Active Residential Listings: 442

Area	<199k	200-299k	300-399k	400-499k	500-749k	750k-999k	1M+
Clifton (29 total)	8	3	9	5	3	1	0
Collbran/Mesa (21)	0	2	5	2	3	6	3
De Beque (2)	0	0	0	0	1	1	0
EOM/Palisade (16)	2	1	1	2	6	2	2
Fruita (34)	2	4	3	14	8	3	1
Glade Park (6)	0	0	0	0	3	2	1
Grand Junction City (46)	4	6	16	17	2	1	0
Loma/Mack/NW/W (30)	0	1	6	4	12	3	4
Northeast (32)	1	1	14	7	6	1	2
North (73)	1	3	8	12	24	21	4
Orchard Mesa (45)	1	1	8	17	8	8	2
Redlands (66)	0	1	1	5	20	18	21
Southeast (35)	10	2	16	4	3	0	0
Whitewater/Gateway (6)	0	1	2	0	0	0	3
Totals (442)	29	26	89	89	99	67	43

Active Residential Listings 2020-2024

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
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	519	455
2024	457	428	410	442								

Year-to-Date Single-Family Building Permits



Total building permits are UP 28% Year-to-Date over 2023.

SOLD Residential Properties JAN 1 - APR 31, 2024

Area	<199k	200-299k	300-399k	400-499k	500-749k	750k-999k	1M+
Clifton (67 total)	19	24	18	3	3	0	0
Collbran/Mesa (12)	0	1	2	3	4	1	1
De Beque (2)	0	2	0	0	0	0	0
EOM/Palisade (19)	4	1	2	5	4	1	2
Fruita (83)	3	7	24	27	17	4	1
Glade Park (5)	0	0	1	2	1	1	0
Grand Junction City (91)	10	26	35	15	4	1	0
Loma/Mack/NW/W (19)	0	1	3	1	13	0	1
Northeast (117)	3	22	52	31	9	0	0
North (114)	4	13	16	30	37	10	4
Orchard Mesa (68)	0	16	21	21	10	0	0
Redlands (72)	0	3	6	13	28	15	7
Southeast (85)	10	13	42	19	1	0	0
Whitewater/Gateway (11)	0	1	4	2	2	2	0
Totals (765)	53	130	226	172	133	35	16

The 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: April 8, 2024.