

## FEBRUARY 2024

	2024	2023	Change
Total Sold - YTD	286	305	-6%
Volume - YTD	\$115.2M	\$122.1M	-6%
	FEB 2024	FEB 2023	Change
Total Sold- FEB	166	155	+7%
Median Price - FEB	\$359,000	\$359,500	NC
Days on Market - FEB	75	79	-5%
Percent of List Price Received- FEB	98.1%	97.1%	+1.0%
Active Listings - FEB	428	479	-11%

### Months of Inventory

Price Range	FEBRUARY Sold	Active Listings	Months of Inventory
<199k	15	24	1.6
200-299k	33	33	1.0
300-399k	51	67	1.3
400-499k	28	94	3.4
500-750k	32	108	3.4
750-999k	5	57	11.4
1M+	2	45	22.5
Total	166	428	2.6

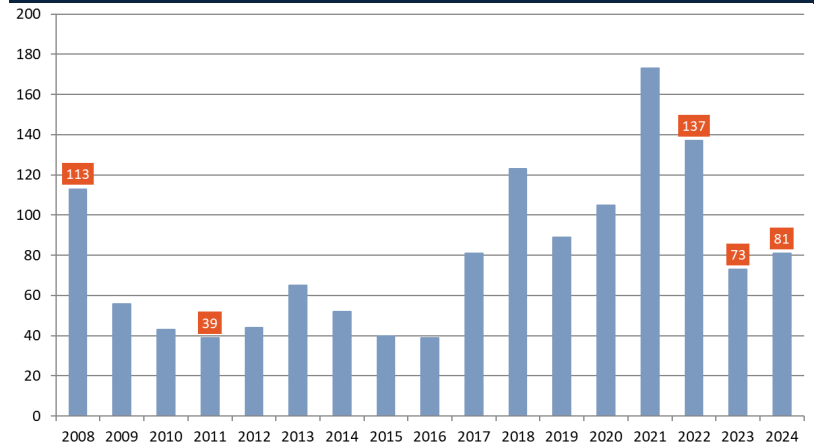
### Active Residential Listings: 428

Area	<199k	200-299k	300-399k	400-499k	500-749k	750k-999k	1M+
Clifton (25 total)	7	2	6	7	2	0	1
Collbran/Mesa (18)	0	2	3	3	3	4	3
De Beque (4)	0	1	0	1	2	0	0
EOM/Palisade (14)	1	0	2	2	5	2	2
Fruita (27)	0	1	4	8	9	1	4
Glade Park (8)	0	0	0	1	3	3	1
Grand Junction City (42)	5	9	13	13	2	0	0
Loma/Mack/NW/W (23)	1	1	1	4	10	3	3
Northeast (29)	1	4	10	11	3	0	0
North (83)	3	1	2	18	25	26	8
Orchard Mesa (46)	0	5	9	12	13	4	3
Redlands (66)	0	0	3	5	26	14	18
Southeast (35)	5	6	13	8	3	0	0
Whitewater/Gateway (8)	1	1	1	1	2	0	2
Totals (428)	24	33	67	94	108	57	45

### 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										

### Year-to-Date Single-Family Building Permits



Total building permits are UP 11% Year-to-Date over 2023.

### SOLD Residential Properties JAN 1 - FEB 29, 2024

Area	<199k	200-299k	300-399k	400-499k	500-749k	750k-999k	1M+
Clifton (29 total)	8	9	7	3	2	0	0
Collbran/Mesa (3)	0	0	0	1	2	0	0
De Beque (0)	0	0	0	0	0	0	0
EOM/Palisade (7)	2	1	1	1	1	1	0
Fruita (30)	1	3	13	8	5	0	0
Glade Park (2)	0	0	0	0	1	1	0
Grand Junction City (34)	4	13	12	5	0	0	0
Loma/Mack/NW/W (12)	0	1	1	0	9	0	1
Northeast (48)	3	11	22	9	3	0	0
North (40)	2	6	6	9	15	2	0
Orchard Mesa (22)	0	7	5	5	5	0	0
Redlands (24)	0	2	3	2	10	4	3
Southeast (32)	5	8	12	7	0	0	0
Whitewater/Gateway (3)	0	1	1	0	0	1	0
Totals (286)	25	62	83	50	53	9	4

\*\*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: March 11, 2024.