

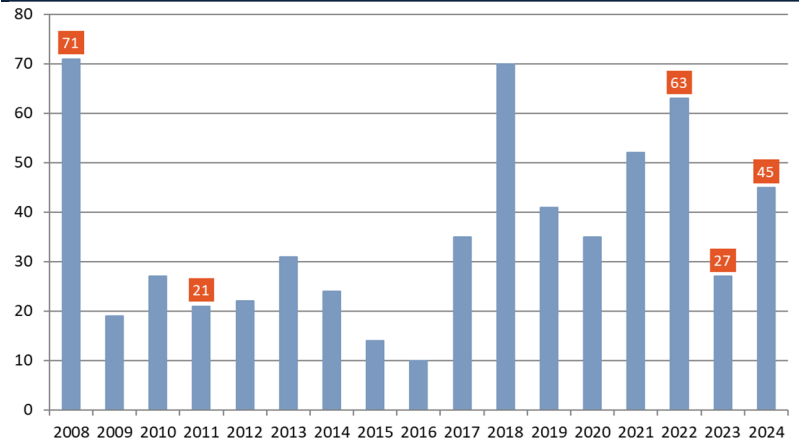
JANUARY 2024

	2024	2023	Change
Total Sold - JAN	115	150	-23%
Volume - JAN	\$47.4M	\$57.6M	-18%
Median Price - JAN	\$369,000	\$361,000	+2%
Days on Market - JAN	66	88	-25%
Percent of List Price Received- JAN	98.5%	97.5%	+1.0%
Active Listings - JAN	457	488	-6%

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											

Year-to-Date Single-Family Building Permits



Total building permits are **UP 67% Year-to-Date** over 2023.

Months of Inventory

Price Range	JANUARY Sold	Active Listings	Months of Inventory
<199k	9	21	2.3
200-299k	28	45	1.6
300-399k	31	87	2.8
400-499k	20	100	5.0
500-750k	21	105	5.0
750-999k	4	57	14.3
1M+	2	42	21.0
Total	115	457	4.0

Active Residential Listings: 458

Area	<199k	200-299k	300-399k	400-499k	500-749k	750k-999k	1M+
Clifton (35 total)	6	7	11	7	3	0	1
Collbran/Mesa (18)	0	3	2	3	3	3	4
De Beque (2)	0	0	0	1	0	1	0
EOM/Palisade (16)	3	1	3	1	4	2	2
Fruita (34)	0	3	5	11	10	3	2
Glade Park (6)	0	0	0	1	2	2	1
Grand Junction City (42)	5	10	9	16	1	1	0
Loma/Mack/NW/W (16)	0	1	0	1	8	3	3
Northeast (34)	1	7	13	8	4	0	1
North (81)	1	1	6	15	28	24	6
Orchard Mesa (46)	0	6	9	16	10	2	3
Redlands (70)	0	1	1	10	27	14	17
Southeast (47)	5	4	26	9	3	0	0
Whitewater/Gateway (10)	0	1	2	1	2	2	2
Totals (457)	21	45	87	100	105	57	42

SOLD Residential Properties Jan 1 - Jan 31, 2024

Area	<199k	200-299k	300-399k	400-499k	500-749k	750k-999k	1M+
Clifton (16 total)	5	6	2	2	1	0	0
Collbran/Mesa (2)	0	0	0	1	1	0	0
De Beque (0)	0	0	0	0	0	0	0
EOM/Palisade (3)	0	1	1	0	1	0	0
Fruita (14)	0	3	5	2	4	0	0
Glade Park (1)	0	0	0	0	0	1	0
Grand Junction City (9)	0	4	4	1	0	0	0
Loma/Mack/NW/W (5)	0	0	0	0	4	0	1
Northeast (19)	1	4	10	4	0	0	0
North (15)	1	3	3	3	5	0	0
Orchard Mesa (9)	0	3	3	2	1	0	0
Redlands (11)	0	1	0	2	4	3	1
Southeast (11)	2	3	3	3	0	0	0
Whitewater/Gateway (0)	0	0	0	0	0	0	0
Totals (115)	9	28	31	20	21	4	2

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: February 8, 2024.

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