

MARCH 2024

	2024	2023	Change
Total Sold - YTD	494	566	-13%
Volume - YTD	\$202.5M	\$229.2M	-12%
	MAR 2024	MAR 2023	Change
Total Sold - MAR	204	261	-22%
Median Price - MAR	\$376,500	\$367,500	+2%
Days on Market - MAR	57	64	-11%
Percent of List Price Received - MAR	98.2%	97.7%	+0.5%
Active Listings - MAR	410	433	-5%

Months of Inventory

Price Range	MARCH Sold	Active Listings	Months of Inventory
<199k	17	28	1.6
200-299k	36	27	0.8
300-399k	59	70	1.2
400-499k	46	82	1.8
500-750k	32	103	3.2
750-999k	9	65	7.2
1M+	5	35	7.0
Total	204	410	2.0

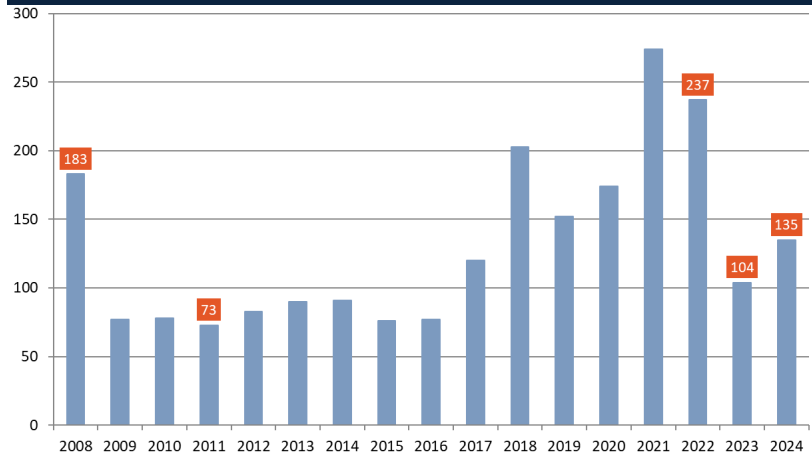
Active Residential Listings: 410

Area	<199k	200-299k	300-399k	400-499k	500-749k	750k-999k	1M+
Clifton (24 total)	7	3	6	6	2	0	0
Collbran/Mesa (14)	0	1	2	2	2	5	2
De Beque (0)	0	0	0	0	0	0	0
EOM/Palisade (16)	3	1	2	1	6	2	1
Fruita (34)	0	2	4	11	12	3	2
Glade Park (5)	0	0	0	0	2	2	1
Grand Junction City (52)	6	10	14	17	4	1	0
Loma/Mack/NW/W (20)	1	1	1	2	9	3	3
Northeast (30)	1	4	16	5	3	0	1
North (80)	2	2	6	16	24	26	4
Orchard Mesa (36)	0	1	5	9	12	7	2
Redlands (64)	0	0	2	5	24	16	17
Southeast (31)	8	1	11	8	3	0	0
Whitewater/Gateway (4)	0	1	1	0	0	0	2
Totals (410)	28	27	70	82	103	65	35

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									

Year-to-Date Single-Family Building Permits



Total building permits are UP 30% Year-to-Date over 2023.

SOLD Residential Properties JAN 1 - MAR 31, 2024

Area	<199k	200-299k	300-399k	400-499k	500-749k	750k-999k	1M+
Clifton (50 total)	15	20	10	3	2	0	0
Collbran/Mesa (6)	0	1	0	1	3	0	1
De Beque (1)	0	1	0	0	0	0	0
EOM/Palisade (13)	4	1	2	2	2	1	1
Fruita (57)	2	6	19	18	9	2	1
Glade Park (3)	0	0	1	0	1	1	0
Grand Junction City (53)	8	16	20	8	1	0	0
Loma/Mack/NW/W (14)	0	1	2	0	10	0	1
Northeast (86)	3	19	41	17	6	0	0
North (65)	2	8	9	17	22	6	1
Orchard Mesa (43)	0	12	10	12	9	0	0
Redlands (40)	0	2	4	5	18	7	4
Southeast (58)	8	10	25	14	1	0	0
Whitewater/Gateway (5)	0	1	2	0	1	1	0
Totals (494)	42	98	145	97	85	18	9

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 10, 2024.