

JULY 2024

	2024	2023	Change
Total Sold - YTD	1,585	1,626	-2.5%
Volume - YTD	\$710.8M	\$700.7M	+1.4%
	JULY 2024	JULY 2023	Change
Total Sold - JULY	283	220	+29%
Median Price - JULY	\$400,000	\$408,000	-2%
Days on Market - JULY	53	57	-7%
Percent of List Price Received - JULY	98.1%	98.4%	-0.3%
Active Listings - JULY	542	459	+18%

Months of Inventory

Price Range	JULY Sold	Active Listings	Months of Inventory
<199k	18	42	2.3
200-299k	28	41	1.5
300-399k	95	90	0.9
400-499k	74	111	1.5
500-750k	49	125	2.6
750-999k	13	79	6.1
1M+	6	54	9.0
Total	283	542	1.9

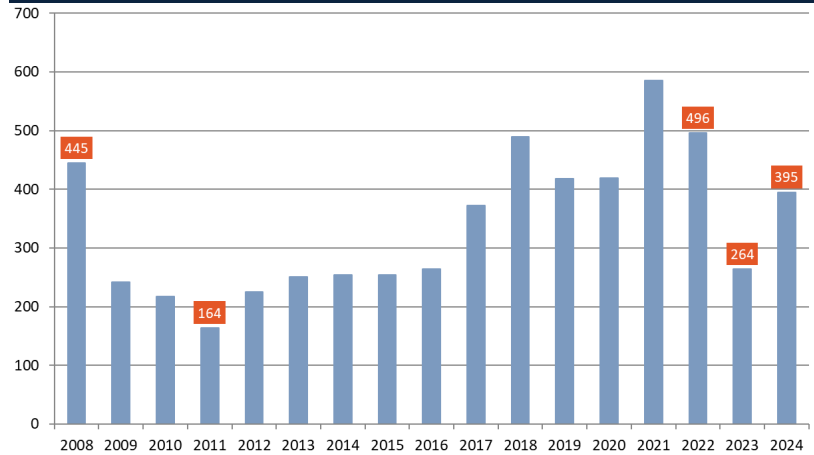
Active Residential Listings: 542

Area	<199k	200-299k	300-399k	400-499k	500-749k	750k-999k	1M+
Clifton (40 total)	9	13	12	4	2	0	0
Collbran/Mesa (37)	2	2	4	4	6	14	5
De Beque (2)	0	0	1	0	1	0	0
EOM/Palisade (21)	2	2	1	3	6	4	3
Fruita (46)	0	2	6	11	13	8	6
Glade Park (6)	0	0	1	1	1	2	1
Grand Junction City (60)	9	5	16	24	6	0	0
Loma/Mack/NW/W (29)	0	1	4	7	7	5	5
Northeast (42)	2	5	11	12	9	1	2
North (70)	1	4	2	16	32	10	5
Orchard Mesa (49)	0	3	10	15	12	7	2
Redlands (82)	0	1	6	3	24	27	21
Southeast (51)	17	3	15	11	5	0	0
Whitewater/Gateway (7)	0	0	1	0	1	1	4
Totals (542)	42	41	90	111	125	79	54

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	499	546	542					

Year-to-Date Single-Family Building Permits



Total building permits are UP 45% Year-to-Date over 2023.

SOLD Residential Properties JAN 1 - JULY 31, 2024

Area	<199k	200-299k	300-399k	400-499k	500-749k	750k-999k	1M+
Clifton (124 total)	30	39	41	7	5	2	0
Collbran/Mesa (22)	0	2	4	6	5	2	3
De Beque (8)	0	3	1	1	2	1	0
EOM/Palisade (44)	9	1	6	9	9	5	5
Fruita (173)	8	16	37	59	41	7	5
Glade Park (9)	0	0	1	2	3	3	0
Grand Junction City (184)	21	44	75	29	13	2	0
Loma/Mack/NW/W (46)	0	3	8	3	26	0	6
Northeast (222)	4	32	105	58	23	0	0
North (237)	6	24	34	56	76	32	9
Orchard Mesa (158)	3	27	47	49	32	0	0
Redlands (157)	1	4	16	26	55	32	23
Southeast (181)	19	26	88	44	4	0	0
Whitewater/Gateway (20)	0	2	8	3	4	3	0
Totals (1,585)	101	223	471	352	298	89	51

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: August 7, 2024.

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