

AUGUST 2024

	2024	2023	Change
Total Sold - YTD	1,864	1,898	-1.8%
Volume - YTD	\$832.5M	\$818.1M	+1.8%
	AUG 2024	AUG 2023	Change
Total Sold - AUG	270	272	-1%
Median Price - AUG	\$387,000	\$396,500	-2%
Days on Market - AUG	56	53	+6%
Percent of List Price Received - AUG	98.0%	98.6%	-0.6%
Active Listings - AUG	595	491	+21%

Months of Inventory

Price Range	AUG Sold	Active Listings	Months of Inventory
<199k	20	35	1.8
200-299k	43	47	1.1
300-399k	79	121	1.5
400-499k	50	123	2.5
500-750k	56	135	2.4
750-999k	14	73	5.2
1M+	8	61	7.6
Total	270	595	2.2

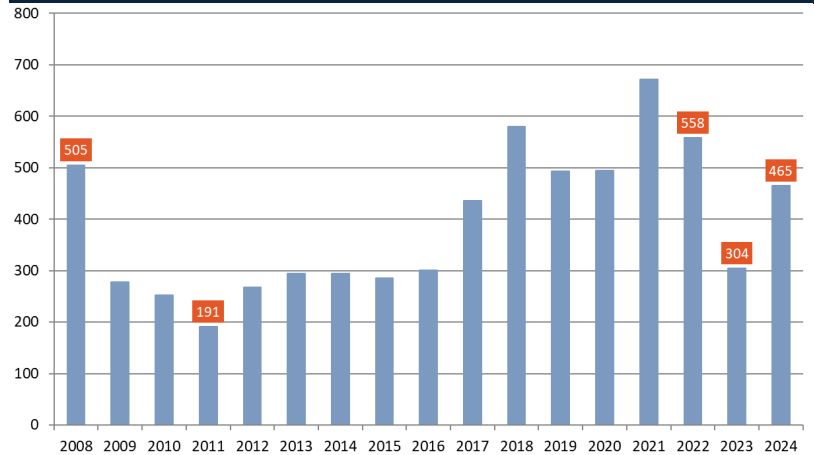
Active Residential Listings: 595

Area	<199k	200-299k	300-399k	400-499k	500-749k	750k-999k	1M+
Clifton (40 total)	6	12	14	5	3	0	0
Collbran/Mesa (32)	2	1	3	3	5	12	6
De Beque (5)	0	3	1	0	1	0	0
EOM/Palisade (23)	2	2	1	4	6	4	4
Fruita (55)	1	4	10	9	17	8	6
Glade Park (7)	0	0	1	1	2	2	1
Grand Junction City (66)	5	8	21	23	8	0	1
Loma/Mack/NW/W (37)	0	2	8	4	10	4	9
Northeast (47)	2	1	13	13	16	1	1
North (77)	0	4	5	22	24	14	8
Orchard Mesa (55)	0	5	20	14	10	4	2
Redlands (78)	0	0	4	8	28	20	18
Southeast (62)	17	5	20	17	3	0	0
Whitewater/Gateway (11)	0	0	0	0	2	4	5
Totals (595)	35	47	121	123	135	73	61

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	595				

Year-to-Date Single-Family Building Permits



Total building permits are UP 43% Year-to-Date over 2023.

SOLD Residential Properties JAN 1 - AUG 31, 2024

Area	<199k	200-299k	300-399k	400-499k	500-749k	750k-999k	1M+
Clifton (147 total)	35	45	48	10	6	3	0
Collbran/Mesa (30)	0	5	5	8	6	3	3
De Beque (8)	0	3	1	1	2	1	0
EOM/Palisade (47)	9	2	6	9	10	5	6
Fruita (199)	10	17	41	69	48	9	5
Glade Park (12)	1	0	1	2	4	3	1
Grand Junction City (212)	26	52	85	35	12	2	0
Loma/Mack/NW/W (59)	1	3	16	4	28	1	6
Northeast (252)	5	37	120	62	28	0	0
North (289)	7	27	43	66	98	37	11
Orchard Mesa (191)	4	34	60	56	37	0	0
Redlands (185)	1	7	20	29	65	36	27
Southeast (209)	23	32	101	49	4	0	0
Whitewater/Gateway (24)	0	3	8	5	5	3	0
Totals (1,864)	122	267	555	405	353	103	59

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: September 10, 2024.