

FEBRUARY 2025

	2025	2024	Change
Total Sold - YTD	348	296	+17.6%
Volume - YTD	\$158.3M	\$118.6M	+33.5%
	FEB 2025	FEB 2024	Change
Total Sold- FEB	187	173	+8%
Median Price - FEB	\$394,000	\$359,000	+10%
Days on Market - FEB	78	75	+4%
Percent of List Price Received- FEB	99.0%	98.0%	+1.0%
Active Listings - FEB	561	428	+31%

Months of Inventory

Price Range	FEBRUARY Sold	Active Listings	Months of Inventory
<199k	8	49	6.1
200-299k	31	38	1.2
300-399k	59	108	1.8
400-499k	37	134	3.6
500-750k	41	118	2.9
750-999k	7	51	7.3
1M+	4	63	15.8
Total	187	561	3.0

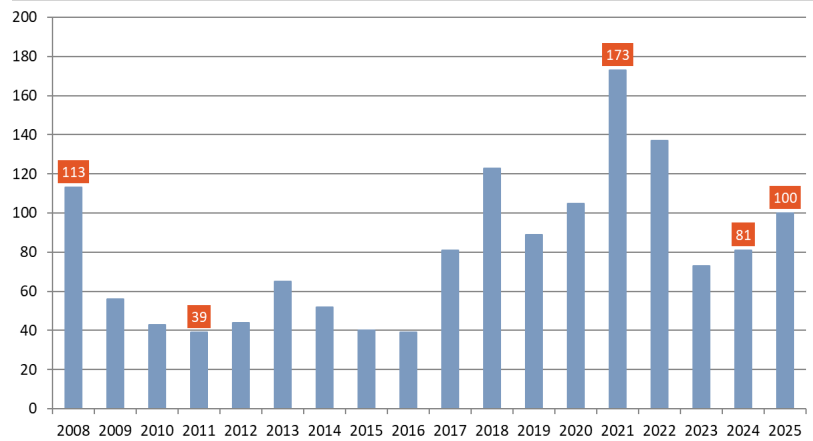
Active Residential Listings: 561

Area	<199k	200-299k	300-399k	400-499k	500-749k	750k-999k	1M+
Clifton (37 total)	10	7	9	5	6	0	0
Collbran/Mesa (19)	2	3	2	1	3	5	3
De Beque (4)	0	2	0	0	2	0	0
EOM/Palisade (21)	9	0	2	1	3	1	5
Fruita (64)	1	3	10	20	22	5	3
Glade Park (4)	0	0	0	0	2	1	1
Grand Junction City (60)	10	6	26	12	5	0	1
Loma/Mack/NW/W (40)	3	0	6	7	9	6	9
Northeast (51)	0	5	12	16	14	3	1
North (65)	2	1	10	16	18	7	11
Orchard Mesa (63)	0	4	16	26	10	4	3
Redlands (72)	0	1	1	9	21	15	25
Southeast (54)	12	6	14	21	1	0	0
Whitewater/Gateway (7)	0	0	0	0	2	4	1
Totals (561)	49	38	108	134	118	51	63

Active Residential Listings 2021-2025

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
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
2024	488	479	433	410	403	434	459	491	525	546	519	455
2025	457	428	410	442	499	546	542	595	645	657	607	537
2025	548	561										

Year-to-Date Single-Family Building Permits



Total building permits are UP 23% Year-to-Date over 2024.

SOLD Residential Properties JAN 1 - FEB 28, 2025

Area	<199k	200-299k	300-399k	400-499k	500-749k	750k-999k	1M+
Clifton (30 total)	8	9	10	2	1	0	0
Collbran/Mesa (4)	0	1	0	0	0	1	2
De Beque (3)	0	2	0	1	0	0	0
EOM/Palisade (10)	0	0	0	2	5	3	0
Fruita (30)	0	3	3	11	8	3	2
Glade Park (1)	0	0	0	1	0	0	0
Grand Junction City (45)	1	14	19	8	3	0	0
Loma/Mack/NW/W (23)	0	1	9	3	5	0	5
Northeast (54)	2	9	21	11	11	0	0
North (45)	2	5	10	6	18	3	1
Orchard Mesa (30)	0	9	10	6	5	0	0
Redlands (30)	0	0	1	7	12	7	3
Southeast (38)	5	5	19	8	1	0	0
Whitewater/Gateway (5)	1	0	1	0	1	1	1
Totals (348)	19	58	103	66	70	18	14

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, 2025.