

JANUARY 2025

	2025	2024	Change
Total Sold - JAN	156	123	+27%
Volume - JAN	\$75.0M	\$50.0M	+49%
Median Price - JAN	\$397,500	\$369,000	+8%
Days on Market - JAN	80	64	+25%
Percent of List Price Received- JAN	97.2%	98.6%	-1.4%
Active Listings - JAN	548	457	+20%

Months of Inventory

Price Range	JANUARY Sold	Active Listings	Months of Inventory
<199k	11	44	4.0
200-299k	26	49	1.9
300-399k	41	110	2.7
400-499k	29	128	4.4
500-750k	28	123	4.4
750-999k	11	43	3.9
1M+	10	51	5.1
Total	156	548	3.5

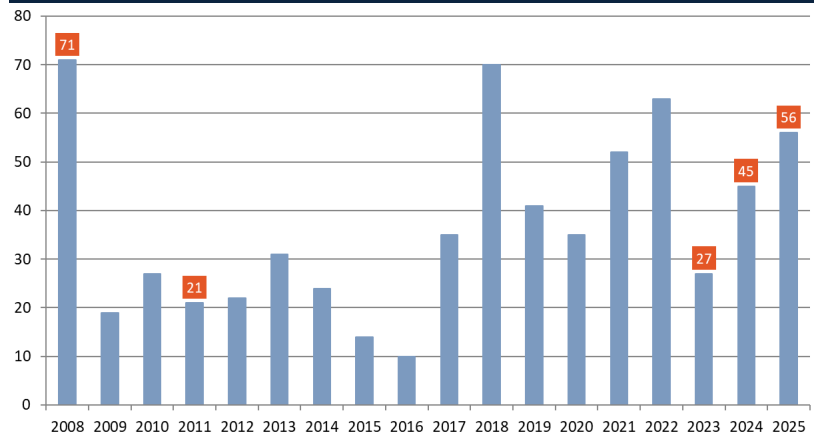
Active Residential Listings: 548

Area	<199k	200-299k	300-399k	400-499k	500-749k	750k-999k	1M+
Clifton (38 total)	10	10	7	7	4	0	0
Collbran/Mesa (15)	2	2	2	1	4	4	0
De Beque (4)	0	3	0	0	1	0	0
EOM/Palisade (19)	6	0	0	1	5	1	6
Fruita (59)	1	3	9	22	20	4	0
Glade Park (5)	0	0	0	0	3	1	1
Grand Junction City (75)	10	13	30	14	8	0	0
Loma/Mack/NW/W (40)	2	0	9	6	11	3	9
Northeast (49)	1	7	13	10	14	2	2
North (67)	1	2	7	17	22	6	12
Orchard Mesa (62)	0	2	15	25	13	4	3
Redlands (58)	0	1	3	8	15	14	17
Southeast (50)	11	6	15	17	1	0	0
Whitewater/Gateway (7)	0	0	0	0	2	4	1
Totals (548)	44	49	110	128	123	43	51

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
2023	488	479	433	410	403	434	459	491	525	546	519	455
2024	457	428	410	442	499	546	542	595	645	657	607	537
2025	548											

Year-to-Date Single-Family Building Permits



Total building permits are UP 24% over Jan 2024 and UP 107% to Jan 2023.

SOLD Residential Properties Jan 1 - Jan 31, 2025

Area	<199k	200-299k	300-399k	400-499k	500-749k	750k-999k	1M+
Clifton (16 total)	4	6	5	0	1	0	0
Collbran/Mesa (4)	0	1	0	0	0	1	2
De Beque (0)	0	0	0	0	0	0	0
EOM/Palisade (6)	0	0	0	2	2	2	0
Fruita (12)	0	2	1	3	2	2	2
Glade Park (0)	0	0	0	0	0	0	0
Grand Junction City (17)	1	5	9	2	0	0	0
Loma/Mack/NW/W (11)	0	1	1	1	4	0	4
Northeast (23)	1	5	10	4	3	0	0
North (25)	2	3	7	4	7	2	0
Orchard Mesa (8)	0	1	2	3	2	0	0
Redlands (18)	0	0	1	5	7	4	1
Southeast (14)	2	2	5	5	0	0	0
Whitewater/Gateway (2)	1	0	0	0	0	0	1
Totals (156)	11	26	41	29	28	11	10

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 13, 2025.

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