The Bray Report

BRAY & CO. REAL ESTATE

Residential Real Estate Statistics — Mesa County, CO

JULY 2026

	2026	2025	Change
Total Sold - YTD	1,592	1,726	-7.8%
Volume - YTD	$749.5M	$815.6M	-8.1%
	JUL 2026	**JUL 2025**	**Change**
Total Sold - JUL	270	271	-<1%
Median Price - JUL	$428,500	$432,000	-1%
Days on Market - JUL	66	58	+13.8%
Active Listings - JUL	971	781	+24.3%

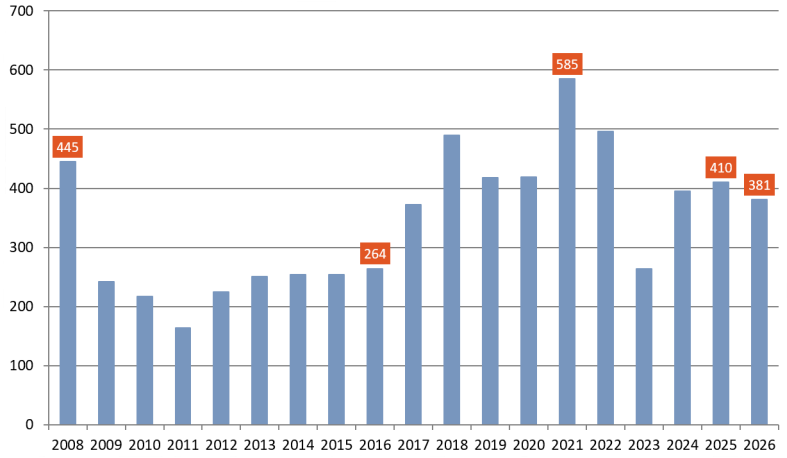
Months of Inventory

Price Range	JULY Sold	Active Listings	Months of Inventory
<199k	18	67	3.7
200-299K	27	66	2.4
300-399k	67	206	3.1
400-499k	65	181	2.8
500-749k	62	249	4.0
750-999k	19	103	5.4
1M-1.249M	5	33	6.6
1.25M+	7	66	9.4
Total	**270**	**971**	**3.6**

Active Residential Listings 2022-2026

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
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	561	556	609	664	734	781	822	809	768	694	600
2026	593	638	708	797	832	912	971					

Year-to-Date Single-Family Building Permits



Total building permits are **DOWN 7%** over year-to-date 2025

Active Residential Listings: 971

Area	<199k	200-299k	300-399k	400-499k	500-749k	750-999k	1M-1.249M	1.25M+
Clifton (56 total)	17	6	16	9	5	1	1	1
Collbran/Mesa (35)	0	0	7	1	12	8	2	5
De Beque (10)	2	1	4	0	0	2	1	0
EOM/Palisade (51)	5	2	3	9	17	4	3	8
Fruita (126)	3	3	12	42	44	15	5	2
Glade Park (9)	0	1	1	1	3	1	2	0
Grand Junction City (98)	6	15	37	19	17	2	0	2
Loma/Mack/NW/W (51)	2	5	4	7	11	7	3	12
Northeast (90)	4	9	30	30	16	1	0	0
North (149)	7	15	25	15	56	22	2	7
Orchard Mesa (75)	4	3	18	14	30	4	1	1
Redlands (122)	0	1	11	11	33	28	12	26
Southeast (82)	17	5	37	22	1	0	0	0
Whitewater/Gateway (17)	0	0	1	1	4	8	1	2
Totals (971)	**67**	**66**	**206**	**181**	**249**	**103**	**33**	**66**

SOLD Residential Properties JAN 1 - JUL 31, 2026

Area	<199k	200-299k	300-399k	400-499k	500-749k	750-999k	1M-1.249M	1.25M+
Clifton (108 total)	25	18	49	7	8	1	0	0
Collbran/Mesa (20)	1	3	2	2	9	3	0	0
De Beque (9)	2	1	4	1	1	0	0	0
EOM/Palisade (43)	5	2	3	12	14	5	2	0
Fruita (180)	7	7	23	73	54	14	1	1
Glade Park (13)	0	2	2	4	4	1	0	0
Grand Junction City (199)	20	48	75	39	14	3	0	0
Loma/Mack/NW/W (68)	2	3	22	11	15	8	2	5
Northeast (180)	4	19	72	50	35	0	0	0
North (221)	4	14	42	45	61	31	16	8
Orchard Mesa (185)	0	15	69	56	41	1	2	1
Redlands (166)	0	2	15	23	70	35	10	11
Southeast (185)	25	24	82	51	3	0	0	0
Whitewater/Gateway (15)	2	1	3	2	4	3	0	0
Totals (1,592)	**97**	**159**	**463**	**376**	**333**	**105**	**33**	**26**

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 10, 2026.

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