The Bray Report

Residential Real Estate Statistics — Mesa County, CO

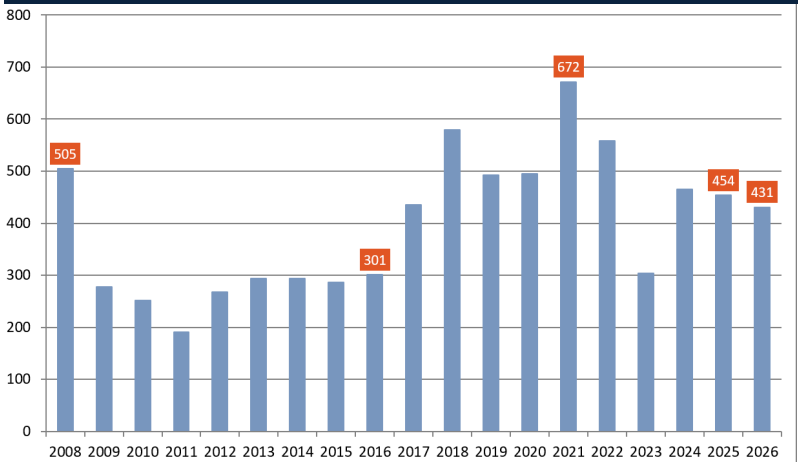
AUGUST 2026

	2026	2025	Change
Total Sold - YTD	1,831	1,995	-8.2%
Volume - YTD	$865.4M	$938.4M	-7.8%
	AUG 2026	**AUG 2025**	**Change**
Total Sold - AUG	230	267	-14.5%
Median Price - AUG	$427,450	$400,000	+6.9%
Median Days on Market - AUG	65	59	+10.2%
Active Listings - AUG	1,022	822	+24.3%

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	1022				

Year-to-Date Single-Family Building Permits



Total building permits are **DOWN 5%** over year-to-date 2025

Months of Inventory

Price Range	AUGUST Sold	Active Listings	Months of Inventory
<199k	15	62	4.1
200-299K	25	91	3.6
300-399k	57	221	3.9
400-499k	52	189	3.6
500-749k	51	259	5.1
750-999k	20	105	5.3
1M-1.249M	4	34	8.5
1.25M+	6	61	10.2
Total	**230**	**1,022**	**4.4**

Active Residential Listings: 1,022

Area	<199k	200-299k	300-399k	400-499k	500-749k	750-999k	1M-1.249M	1.25M+
Clifton (62 total)	17	11	18	10	3	1	1	1
Collbran/Mesa (35)	0	0	7	1	12	10	1	4
De Beque (9)	2	0	4	0	0	3	0	0
EOM/Palisade (46)	4	2	4	6	17	4	2	7
Fruita (132)	3	7	13	42	43	17	5	2
Glade Park (12)	0	1	2	1	5	1	2	0
Grand Junction City (118)	5	20	47	22	19	4	0	1
Loma/Mack/NW/W (53)	1	6	4	7	9	8	4	14
Northeast (93)	1	10	35	27	19	1	0	0
North (156)	6	16	22	24	61	19	2	6
Orchard Mesa (88)	4	6	24	20	31	1	1	1
Redlands (123)	0	2	12	8	34	29	15	23
Southeast (77)	19	9	28	20	1	0	0	0
Whitewater/Gateway (18)	0	1	1	1	5	7	1	2
Totals (1,022)	62	91	221	189	259	105	34	61

SOLD Residential Properties JAN 1 - AUG 31, 2026

Area	<199k	200-299k	300-399k	400-499k	500-749k	750-999k	1M-1.249M	1.25M+
Clifton (126 total)	28	23	55	9	9	1	1	0
Collbran/Mesa (22)	1	3	3	2	10	3	0	0
De Beque (10)	2	1	4	2	1	0	0	0
EOM/Palisade (51)	8	2	3	13	15	6	2	2
Fruita (210)	8	9	24	84	65	17	2	1
Glade Park (16)	0	2	3	5	5	1	0	0
Grand Junction City (229)	23	57	86	44	15	4	0	0
Loma/Mack/NW/W (85)	2	3	23	13	21	13	3	7
Northeast (207)	5	20	82	58	42	0	0	0
North (249)	5	17	47	53	70	33	16	8
Orchard Mesa (211)	0	17	79	64	46	2	2	1
Redlands (190)	0	2	17	24	81	42	11	13
Southeast (207)	30	26	93	55	3	0	0	0
Whitewater/Gateway (18)	2	2	4	3	4	3	0	0
Totals (1,831)	114	184	523	429	387	125	37	32

The above data shows residential properties (including townhomes, condos, and single family) 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 9, 2026.

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