

2023 Year in Review



Grand Junction/Mesa County, CO

Mesa County is still in hibernation with new listings down 16.4% to 148. Sold listings fell 22% to 149 and inventory levels shrank 17.1% to 597 units. However, as has been the case, both median and average pricing increased about 1%.

“Year-to-date pending sales came in at 2868 compared to 4280 in 2020, and 3309 in 2022. A similar story with year-to-date solds at 2818 compared to 4233 in 2020 and 3459 in 2022. Days on market jumped to 83 days, up from 68 days in 2022.

The interest rates have improved, and hopefully, as we move further into this new year, both activity and inventory will increase,” **said Grand Junction-area REALTOR® and Spokesperson Ann Hayes.**

Local Market Update for December 2023

A Research Tool Provided by the Colorado Association of REALTORS®

Mesa County

Contact the Grand Junction Area REALTOR® Association for more detailed local statistics or to find a REALTOR® in the area.

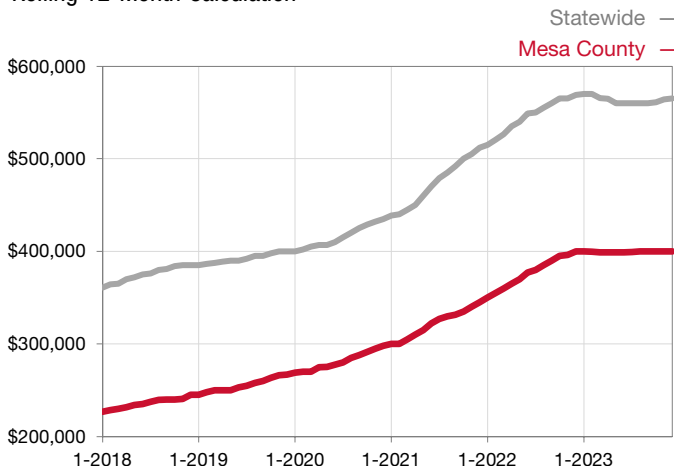
Single Family	December			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 12-2022	Thru 12-2023	Percent Change from Previous Year
Key Metrics						
New Listings	146	132	- 9.6%	3,634	2,877	- 20.8%
Sold Listings	165	122	- 26.1%	2,934	2,372	- 19.2%
Median Sales Price*	\$395,000	\$380,000	- 3.8%	\$400,000	\$400,000	0.0%
Average Sales Price*	\$449,611	\$442,630	- 1.6%	\$443,836	\$445,317	+ 0.3%
Percent of List Price Received*	97.9%	98.3%	+ 0.4%	99.0%	98.2%	- 0.8%
Days on Market Until Sale	89	81	- 9.0%	66	82	+ 24.2%
Inventory of Homes for Sale	584	464	- 20.5%	--	--	--
Months Supply of Inventory	2.4	2.3	- 4.2%	--	--	--

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse/Condo	December			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 12-2022	Thru 12-2023	Percent Change from Previous Year
Key Metrics						
New Listings	16	19	+ 18.8%	428	360	- 15.9%
Sold Listings	15	19	+ 26.7%	358	286	- 20.1%
Median Sales Price*	\$215,000	\$284,500	+ 32.3%	\$278,000	\$297,000	+ 6.8%
Average Sales Price*	\$224,193	\$267,229	+ 19.2%	\$292,317	\$308,672	+ 5.6%
Percent of List Price Received*	98.2%	98.5%	+ 0.3%	99.7%	99.0%	- 0.7%
Days on Market Until Sale	89	57	- 36.0%	56	66	+ 17.9%
Inventory of Homes for Sale	59	60	+ 1.7%	--	--	--
Months Supply of Inventory	2.0	2.5	+ 25.0%	--	--	--

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation

