

## Residential Real Estate Statistics — Mesa County, CO



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DEC 2016	YTD 2016	YTD 2015	Change	DEC 2016
<b>Total Sold</b>	3309	3013	+10%	232
<b>Median Price</b>	\$204,000	\$190,000	+7%	\$204,000
<b>Days on Market</b>	76	85	-11%	95
<b>Volume</b>	763 Mill	653 Mill	+17%	53 Mill

	December 2016 Properties Sold	Current Active Listings	Months of Inventory
<99k	13	43	3
100-199k	103	235	2
200-299k	78	274	4
300-399k	18	132	7
400-499k	15	60	4
500-750k	4	70	18
750k+	1	49	49
<b>Total</b>	<b>232</b>	<b>863</b>	<b>4</b>

Sold 2016	
Jan—159	Jul—330
Feb—178	Aug—334
Mar—242	Sep—293
Apr—304	Oct—254
May—354	Nov—256
Jun—373	Dec—232

## Active Residential Listings: 863

Area	<99k	100-199k	200-299k	300-399k	400-499k	500-749k	750k+
Clifton (39 total)	7	26	0	4	0	0	2
Collbran/Mesa (34)	1	8	9	3	1	5	7
De Beque (8)	0	5	1	2	0	0	0
EOM/Palisade (24)	0	5	2	4	6	5	2
Fruita (94)	5	14	46	14	4	6	5
Glade Park (10)	0	0	2	2	3	2	1
Grand Junction City (91)	9	44	28	7	2	1	0
Loma/Mack/NW/W (37)	2	2	6	8	6	7	6
Northeast (89)	5	35	44	4	0	0	1
North (121)	1	11	38	31	14	17	9
Orchard Mesa (98)	5	32	35	17	4	4	1
Redlands (110)	0	10	23	28	19	19	11
Southeast (84)	8	42	31	2	0	0	1
Whitewater/Gateway (24)	0	1	9	6	1	4	3
<b>Totals (863)</b>	<b>43</b>	<b>235</b>	<b>274</b>	<b>132</b>	<b>60</b>	<b>70</b>	<b>49</b>

## SOLD Residential Properties Jan 1—Dec 31, 2016

Area	<99k	100-199k	200-299k	300-399k	400-499k	500-749k	750k+
Clifton (192 total)	53	121	7	8	2	1	0
Collbran/Mesa (31)	1	10	6	10	1	2	1
De Beque (14)	8	3	1	1	1	0	0
EOM/Palisade (90)	11	20	29	19	10	1	0
Fruita (425)	17	123	208	53	17	5	2
Glade Park (19)	0	4	4	1	6	3	1
Grand Junction City (413)	46	274	83	9	1	0	0
Loma/Mack/NW/W (85)	8	18	17	13	17	9	3
Northeast (397)	24	213	153	5	2	0	0
North (523)	24	98	248	80	49	15	9
Orchard Mesa (320)	14	154	113	28	7	4	0
Redlands (372)	3	53	101	95	66	49	5
Southeast (384)	58	242	83	1	0	0	0
Whitewater/Gateway (44)	3	7	10	18	3	2	1
<b>Totals (3309)</b>	<b>270</b>	<b>1340</b>	<b>1063</b>	<b>341</b>	<b>182</b>	<b>91</b>	<b>22</b>

### Sales:

- 2016 transactions were up 10% over 2015.
- Last year transaction growth was up 11% year over year.

### Median Sales Price:

The median sales price for 2016 was \$204,000—up 7% from same period one year ago. Still down 9% from peak period Jan-Jul 2008 of \$225,000.

### Sales by Price Range:

- 8% of all sales are under \$100,000
- 49% of all sales are under \$200,000
- 81% of all sales are under \$300,000
- 40% of all sales are between \$100,000 and \$199,000

### Sales by MLS Area:

- 6% of sales were in Clifton
- 10% of sales were in Orchard Mesa
- 11% of sales were in Redlands
- 12% of sales were each in Northeast, Southeast & City
- 13% of sales were in Fruita
- 16% of sales were in North

### Active Residential Listings (homes)

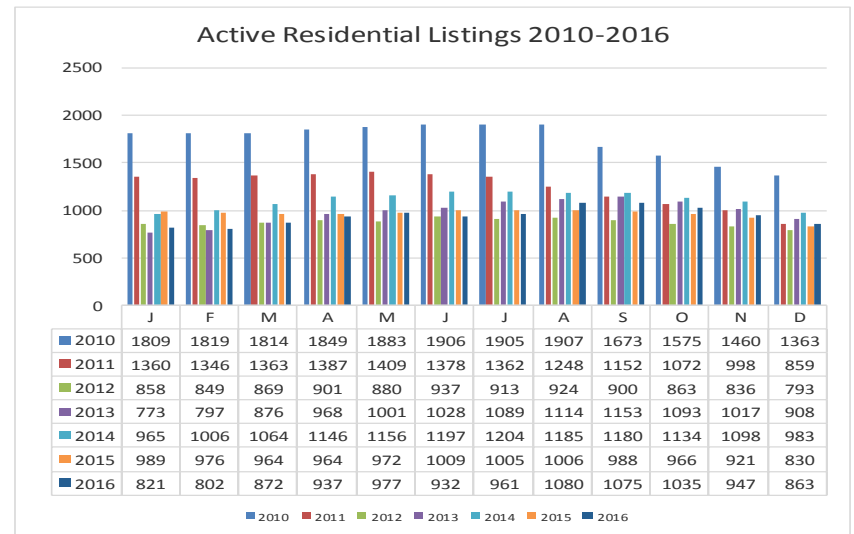
- Listing inventory was up 4% over 2015 (33 more homes)
- 5% of listings are under \$100,000
- 32% of listings are under \$200,000
- 64% of listings are under \$300,000
- 27% of all listings are between \$100,000 and \$199,000
- 32% of all listings are between \$200,000 and \$299,000

### Building Permits:

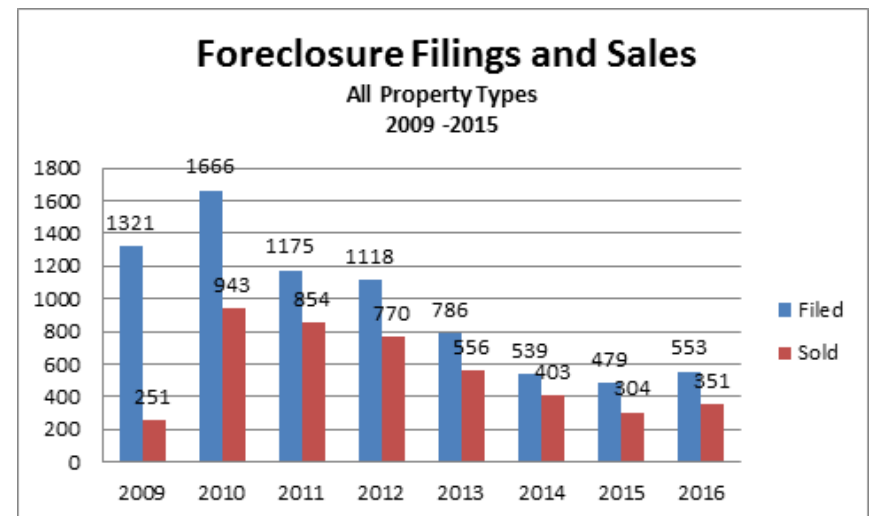
A strong December brings the yearly total building permits to 479, a 7% increase over 2015. There were 17% more single family starts in December of 2016 than 2015.

### Interest Rates: (Moving Up Slightly)

- 30 year loan—4.375%
- 15 year loan—3.625%
- Jumbo loan —4.125%



- Up 4% from last year—33 more homes
- Down 37% from six years ago—500 fewer homes



- Foreclosure filings and sales are both up 15% over 2015.
- The increase is attributed to the first three quarters of 2016 with activity easing in the fourth quarter.