

## January-December 2013



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Jan-Dec	YTD 2013	YTD 2012	Change	Dec 2013
<b>Total Sold</b>	2596	2599	0	166
<b>Median Price</b>	\$173,500	\$165,000	+5%	\$177,500
<b>Days on Market</b>	87	87	0	111

December 2013 Properties Sold	Current Active Listings	Months of Inventory
<99k	31	81
100-199k	66	342
200-299k	46	224
300-399k	13	88
400-499k	7	73
500-750k	3	60
750k+	0	40
<b>Total</b>	166	908

Sold 2013	
Jan—157	Jul—277
Feb—141	Aug—255
Mar—237	Sep—219
Apr—230	Oct—207
May—274	Nov—171
Jun—262	Dec—166

### Current Active Residential Listings: 908

Area	<99k	100-199k	200-299k	300-399k	400-499k	500-749k	750k+
<b>Clifton (49 total)</b>	21	23	2	2	1	0	0
<b>Collbran/Mesa (43)</b>	3	10	7	7	7	4	5
<b>De Beque (8)</b>	2	1	2	1	1	1	0
<b>EOM/Palisade (28)</b>	0	6	5	10	4	2	1
<b>Fruita (109)</b>	0	33	41	11	6	17	1
<b>Glade Park (7)</b>	0	0	1	3	2	1	0
<b>Grand Junction City (120)</b>	17	78	20	2	2	1	0
<b>Northeast (92)</b>	7	56	24	4	0	1	0
<b>North (127)</b>	2	30	53	13	15	6	8
<b>NW/Loma/Mack (17)</b>	3	0	6	2	0	5	1
<b>Orchard Mesa (86)</b>	10	43	22	7	2	2	0
<b>Redlands (120)</b>	3	10	20	24	26	19	18
<b>Southeast (78)</b>	11	49	15	0	2	0	1
<b>West (2)</b>	0	1	1	0	0	0	0
<b>Whitewater/Gateway (22)</b>	2	2	5	2	5	1	5
<b>Totals 908</b>	81	342	224	88	73	60	40

### SOLD Residential Listings Jan 1– Dec 31, 2013

Area	<99k	100-199k	200-299k	300-399k	400-499k	500-749k	750k+
<b>Clifton (155 total)</b>	82	67	2	4	0	0	0
<b>Collbran/Mesa (39)</b>	8	19	6	6	0	0	0
<b>De Beque (11)</b>	3	3	2	2	1	0	0
<b>EOM/Palisade (83)</b>	22	21	23	10	4	1	2
<b>Fruita (312)</b>	22	107	139	35	8	1	0
<b>Glade Park (19)</b>	1	1	8	5	4	0	0
<b>Grand Junction City (342)</b>	93	210	32	6	1	0	0
<b>Northeast (305)</b>	44	180	76	5	0	0	0
<b>North (369)</b>	19	102	150	51	28	18	1
<b>NW/Loma/Mack (47)</b>	16	9	11	4	5	1	1
<b>Orchard Mesa (300)</b>	63	135	95	7	0	0	0
<b>Redlands (318)</b>	8	63	97	81	37	26	6
<b>Southeast (256)</b>	65	175	15	1	0	0	0
<b>West (9)</b>	6	1	0	2	0	0	0
<b>Whitewater/Gateway (31)</b>	4	9	11	4	2	0	1
<b>Totals 2596</b>	456	1102	667	223	90	47	11

### Sales:

- Year to date transactions are basically the same as last
- Last year transactions were up 12% for same period.

### Median Sales Price:

The median sales price through December was \$173,500—up 5% from same period one year ago (\$165,000). Median sales price for December was \$177,500.

### Sales by Price Range:

- 18% of all sales are under \$100,000
- 60% of all sales are under \$200,000
- 86% of all sales are under \$300,000
- 42% of all sales are between \$100,000 and \$199,000

### Sales by MLS Area:

- 14% of sales were in the North
- 13% of sales were in the City
- 12% of sales were in each of Northeast, Fruita, Orchard Mesa & Redlands
- 10% of sales were in Southeast
- 6% of sales were in Clifton

### Active Residential Listings (homes)

- Listing Inventory is up 15% from same time one year ago (115 more homes)
- 9% of listings are under \$100,000
- 47% of listings are under \$200,000
- 71% of listings are under \$300,000
- 81% of listings are under \$400,000
- 38% of all listings are between \$100,000 and \$199,000

### Building Permits:

- Up 14% over 2012

### Interest Rates:

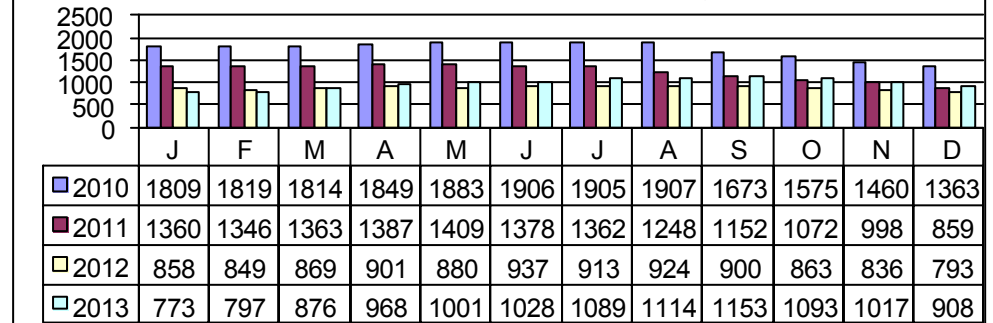
Slight increase over last month

- 30 year loan—4.625%
- 15 year loan—3.875%

### 2013 Median Sold Price/Sq Ft:

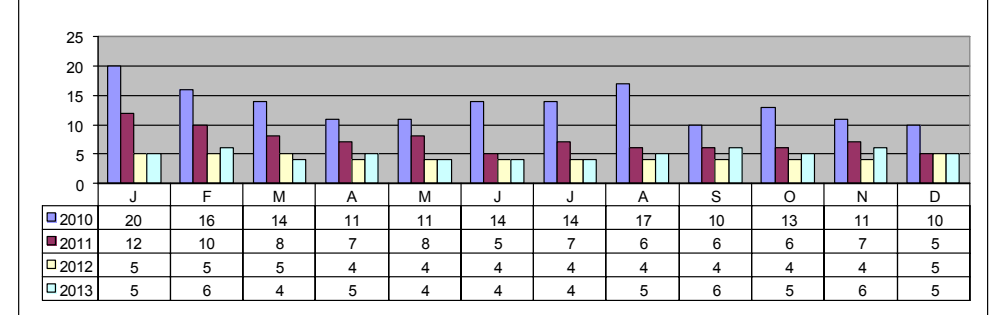
Clifton-\$80	North-\$123
Collbran/Mesa-\$104	NW/Loma/Mack-\$106
De Beque-\$101	Orchard Mesa-\$104
EOM/Palisade-\$111	Redlands-\$128
Fruita-\$125	Southeast-\$104
Glade Park-\$127	West-\$30
GJ City-\$100	Whitewater/Gateway-\$116
Northeast-\$106	

### Active Residential Listings 2010-2013



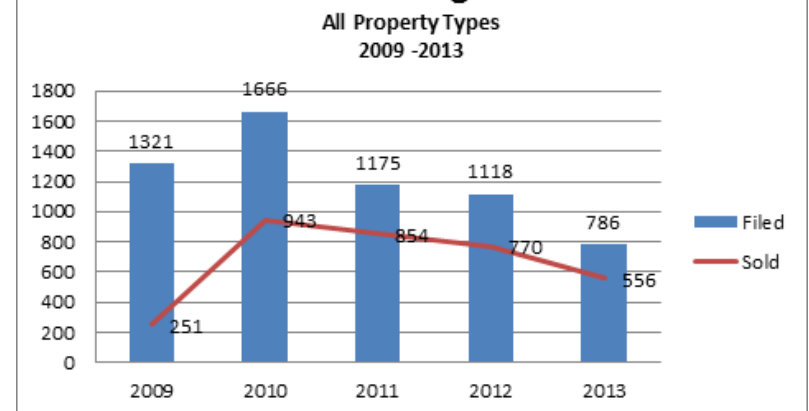
- Up 15% from one year ago
- Down 33% from three years ago

### Average Months of Inventory



- Staying pretty steady over last 30 months

### Foreclosure Filings and Sales



- Filings down 30% from 2012, foreclosure sales down 28% from 2012.