

January-December 2014



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DEC 2014	YTD 2014	YTD 2013	Change	DEC 2014
Total Sold	2669	2623	+2%	204
Median Price	\$182,000	\$173,500	+5%	\$173,000
Days on Market	92	87	+6%	104

DEC 2014 Properties Sold	Current Active Listings	Months of Inventory
<99k	27	74
100-199k	90	308
200-299k	59	270
300-399k	16	113
400-499k	7	74
500-750k	5	79
750k+	0	65
Total	204	983

Sold 2014	
Jan—143	July—265
Feb—144	Aug—261
Mar—192	Sep—219
Apr—230	Oct—254
May—274	Nov—183
June—300	Dec—204

Current Active Residential Listings: 983

Area	<99k	100-199k	200-299k	300-399k	400-499k	500-749k	750k+
<u>Clifton</u> (50 total)	20	24	4	1	0	1	0
<u>Collbran/Mesa</u> (51)	1	11	14	10	5	6	4
<u>De Beque</u> (7)	2	2	0	0	2	1	0
<u>EOM/Palisade</u> (39)	6	7	8	6	5	4	3
<u>Fruita</u> (108)	4	20	42	18	3	14	7
<u>Glade Park</u> (9)	0	1	2	2	2	1	1
<u>Grand Junction City</u> (91)	14	58	12	4	2	0	1
<u>Loma/Mack/NW/W</u> (30)	2	1	4	5	8	6	4
<u>Northeast</u> (107)	8	58	39	1	0	1	0
<u>North</u> (160)	1	34	54	31	18	12	10
<u>Orchard Mesa</u> (90)	5	26	41	11	2	4	1
<u>Redlands</u> (137)	0	15	25	18	21	27	31
<u>Southeast</u> (85)	11	49	21	0	3	1	0
<u>Whitewater/Gateway</u> (19)	0	2	4	6	3	1	3
Totals 983	74	308	270	113	74	79	65

SOLD Residential Listings Jan 1 – Dec 31, 2014

Area	<99k	100-199k	200-299k	300-399k	400-499k	500-749k	750k+
<u>Clifton</u> (182 total)	72	102	6	2	0	0	0
<u>Collbran/Mesa</u> (27)	8	8	3	5	2	1	0
<u>De Beque</u> (6)	2	1	2	1	0	0	0
<u>EOM/Palisade</u> (85)	10	26	24	18	4	2	1
<u>Fruita</u> (343)	19	131	143	32	8	9	1
<u>Glade Park</u> (15)	0	2	5	5	1	2	0
<u>Grand Junction City</u> (325)	74	206	37	5	3	0	0
<u>Loma/Mack/NW/W</u> (57)	7	6	17	8	10	8	1
<u>Northeast</u> (330)	42	200	81	6	0	0	1
<u>North</u> (444)	18	113	201	62	31	14	5
<u>Orchard Mesa</u> (271)	36	133	85	14	3	0	0
<u>Redlands</u> (286)	5	57	95	58	40	21	10
<u>Southeast</u> (268)	61	171	36	0	0	0	0
<u>Whitewater/Gateway</u> (30)	4	9	11	4	1	0	1
Totals 2,669	358	1165	746	220	103	57	20

Sales:

- Year to date transactions are up 2% over last year.
- Last year transaction growth was flat for the same period.

Median Sales Price:

The median sales price year to date is \$182,000—up 5% from same period one year ago (\$173,500). Last year median price was up 5% for same period.

Sales by Price Range:

- 13% of all sales are under \$100,000
- 57% of all sales are under \$200,000
- 85% of all sales are under \$300,000
- 44% of all sales are between \$100,000 and \$199,000

Sales by MLS Area:

- 7% of sales were in Clifton
- 10% of sales were each in Orchard Mesa and Southeast
- 11% of sales were in the Redlands
- 12% of sales were each in the City and Northeast
- 13% of sales were in Fruita
- 17% of sales were in the North

Active Residential Listings (homes)

- Listing Inventory is up 8% from same time one year ago (75 more homes)
- 8% of listings are under \$100,000
- 39% of listings are under \$200,000
- 66% of listings are under \$300,000
- 78% of listings are under \$400,000
- 31% of all listings are between \$100,000 and \$199,000

Building Permits:

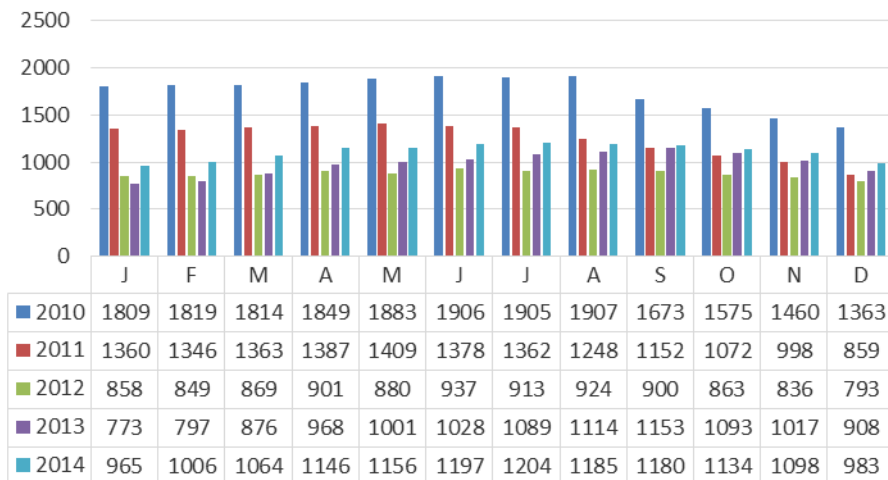
- A surge of building permits in December (100% increase over 2013) brings the year total to 452 permits, a 2% increase over the 443 permits pulled in 2013.

Interest Rates: (Still record lows)

- 30 year loan—3.75%
- 15 year loan—3.25%
- Jumbo loan —3.875%



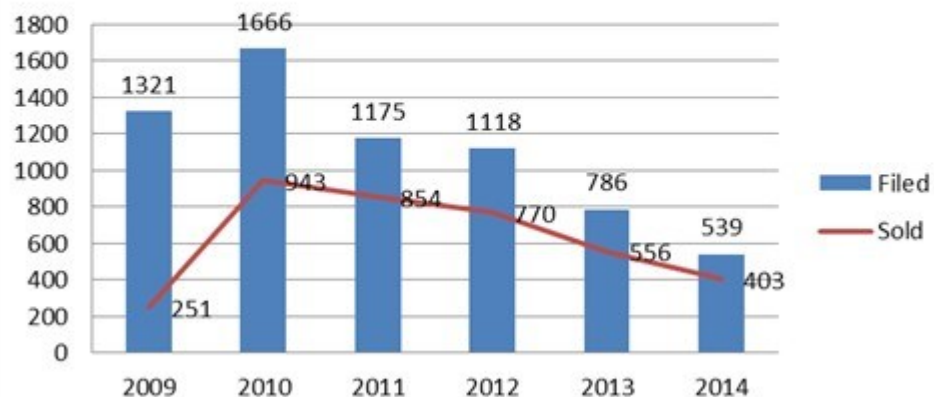
Active Residential Listings 2010-2014



- Up 8% from one year ago
- Down 28% from four years ago

Foreclosure Filings and Sales

All Property Types
2009 -2014



Foreclosure filings were down 31% and foreclosure sales were down 28% in comparison to 2013.