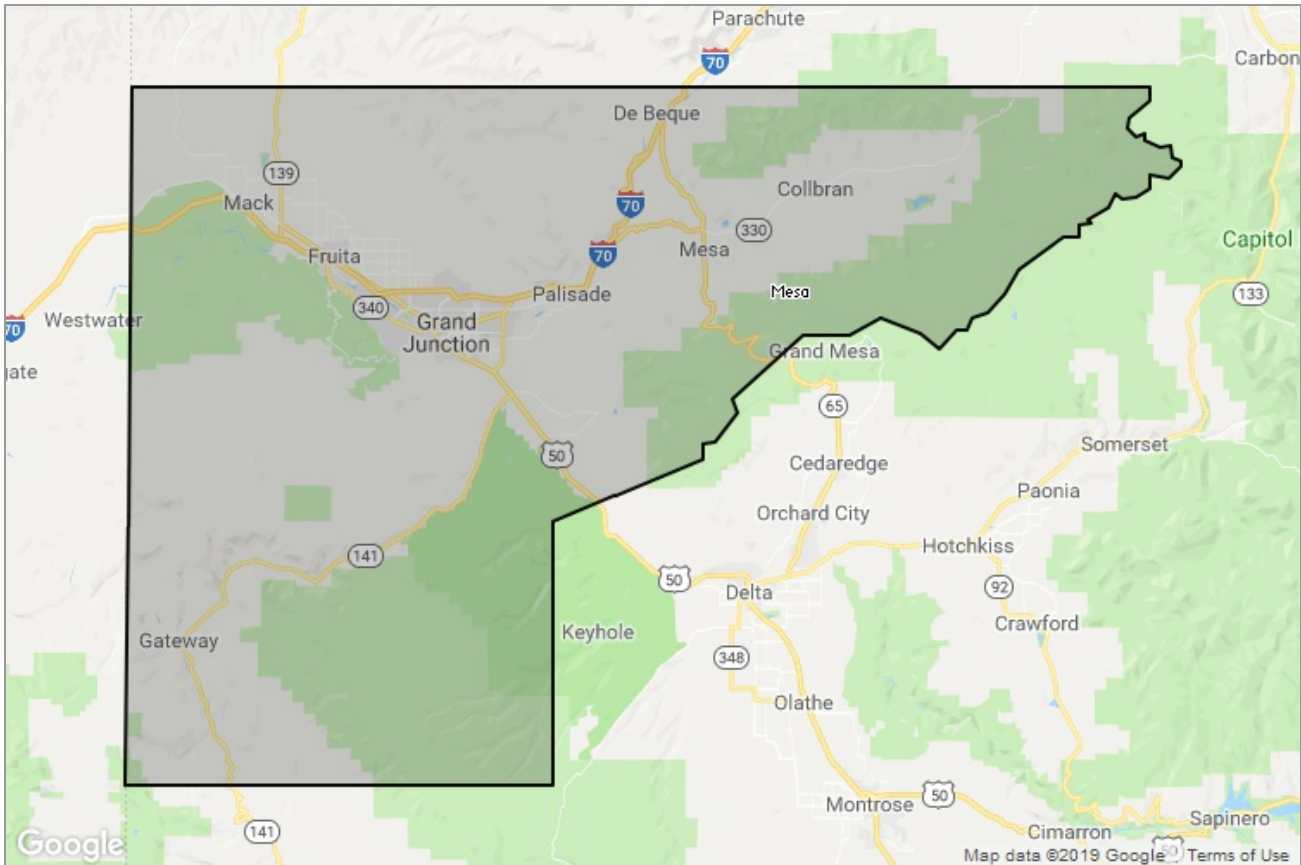




MARKET DATA REPORT

Grand Junction



Report Characteristics

Report Name:
Grand Junction

Report Date Range:
3/2018 – 3/2019

Avg/Med: Both

Run Date: 04/26/2019

Scheduled: No

Presented by

**Grand Junction Area REALTOR®
Association**

(970) 243-3322

Other: <http://www.gjrealtors.org/>

2743 Crossroads Blvd
Grand Junction, CO 81506

Summary of Key Listing and Sales Metrics

A summary of the key metrics selected to be included in the report. MLS sources where licensed.

Key Metrics	Mar 2019	Mar 2018	+ / -	YTD 2019	YTD 2018	+ / -
Listing Activity Charts Metrics						
New Listing Count	422	473	-10.8%	1,088	1,120	-2.9%
New Listing Volume	\$133,230,537	\$135,496,403	-1.7%	\$349,654,984	\$312,121,947	+12%
Active Listing Count	706	651	+8.4%	N/A	N/A	
Active Listing Volume	\$329,076,737	\$249,709,651	+31.8%	N/A	N/A	
Median Days in RPR	51	46	+10.9%	61.72	60.82	+1.5%
Sales Activity Charts Metrics						
Pending Sales Count	521	489	+6.5%	N/A	N/A	
Pending Sales Volume	\$151,860,696	\$146,469,402	+3.7%	N/A	N/A	
Closed Sales Count	345	326	+5.8%	762	791	-3.7%
Closed Sales Volume	\$96,424,748	\$82,630,435	+16.7%	\$211,365,311	\$200,615,555	+5.4%
Average Sales Price	\$279,492	\$253,468	+10.3%	\$277,382	\$253,623	+9.4%
Median Sales Price	\$251,000	\$230,000	+9.1%	\$248,131	\$227,105	+9.3%

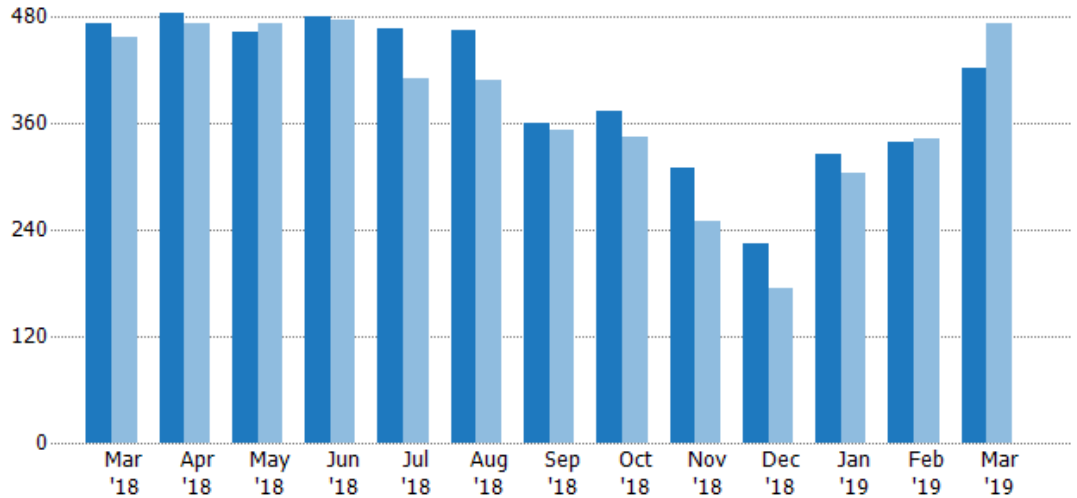
New Listings

The number of new residential listings that were added each month.

Filters Used

All defaults used

Month/Year	Count	% Chg.
Mar '19	422	-10.8%
Mar '18	473	3.3%
Mar '17	458	-3.7%



Current Year	473	485	463	481	467	466	361	373	310	225	326	340	422
Prior Year	458	473	473	477	411	408	352	345	249	175	304	343	473
Percent Change from Prior Year	3%	3%	-2%	1%	14%	14%	3%	8%	24%	29%	7%	-1%	-11%

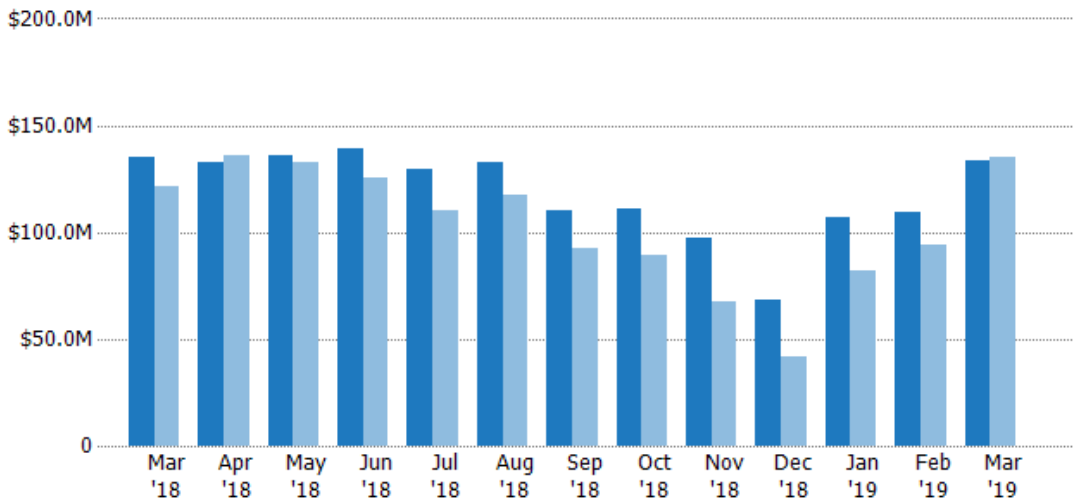
New Listing Volume

The sum of the listing price of residential listings that were added each month.

Filters Used

All defaults used

Month/Year	Volume	% Chg.
Mar '19	\$133M	-1.7%
Mar '18	\$135M	11.7%
Mar '17	\$121M	-1.8%



Current Year	\$135M	\$133M	\$136M	\$139M	\$130M	\$132M	\$110M	\$111M	\$97.1M	\$68.3M	\$107M	\$109M	\$133M
Prior Year	\$121M	\$136M	\$133M	\$125M	\$110M	\$117M	\$92.8M	\$88.9M	\$67.2M	\$41.7M	\$82.2M	\$94.4M	\$135M
Percent Change from Prior Year	12%	-2%	2%	11%	18%	13%	19%	24%	45%	64%	30%	16%	-2%

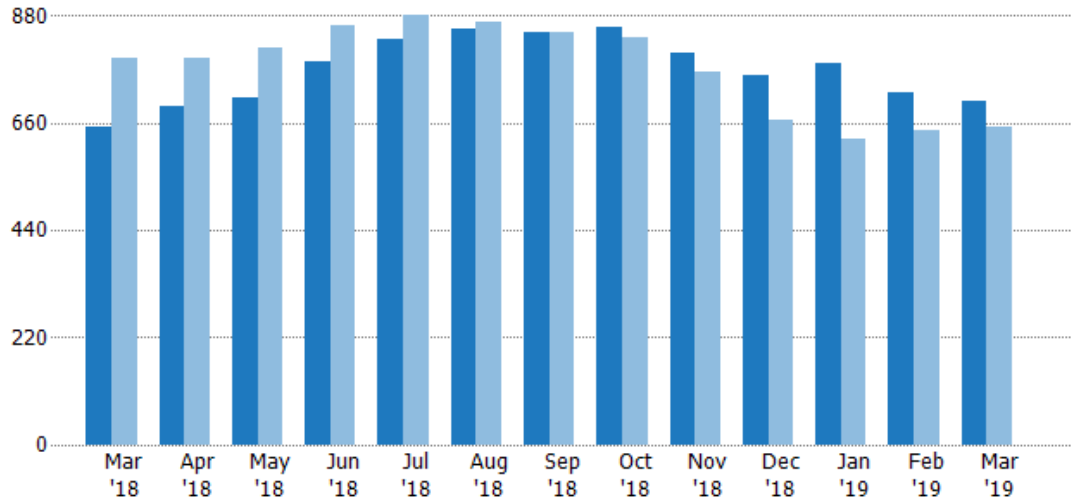
Active Listings

The number of active residential listings at the end of each month.

Filters Used

All defaults used

Month/ Year	Count	% Chg.
Mar '19	706	8.4%
Mar '18	651	-18.1%
Mar '17	795	11.8%



Current Year	651	694	713	788	831	852	848	858	804	759	781	724	706
Prior Year	795	792	813	862	880	867	845	835	764	666	628	645	651
Percent Change from Prior Year	-18%	-12%	-12%	-9%	-6%	-2%	0%	3%	5%	14%	24%	12%	8%

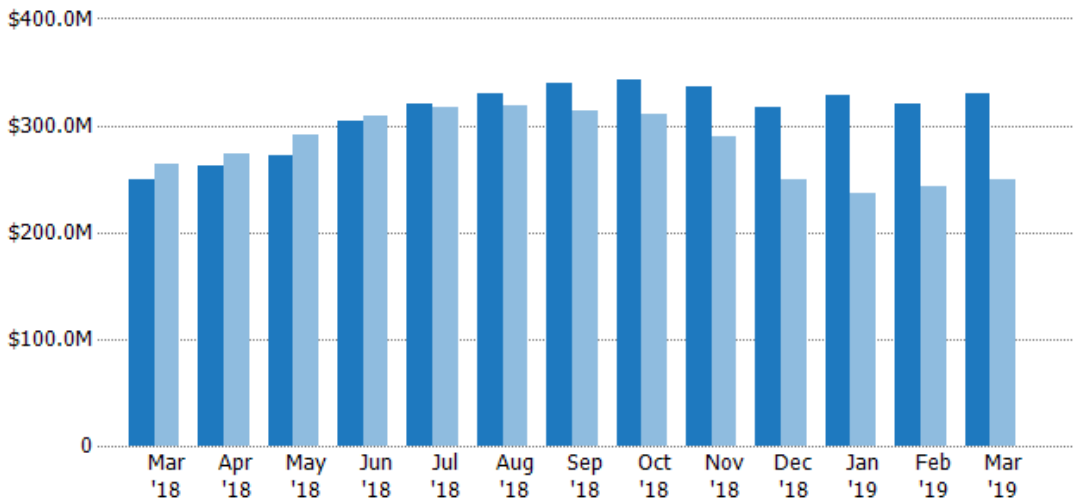
Active Listing Volume

The sum of the listing price of active residential listings at the end of each month.

Filters Used

All defaults used

Month/ Year	Volume	% Chg.
Mar '19	\$329M	31.8%
Mar '18	\$250M	-5.2%
Mar '17	\$263M	7.9%



Current Year	\$250M	\$262M	\$273M	\$304M	\$319M	\$330M	\$340M	\$343M	\$337M	\$317M	\$328M	\$321M	\$329M
Prior Year	\$263M	\$274M	\$291M	\$309M	\$316M	\$318M	\$313M	\$310M	\$289M	\$249M	\$236M	\$243M	\$250M
Percent Change from Prior Year	-5%	-4%	-6%	-2%	1%	4%	9%	11%	17%	27%	39%	32%	32%

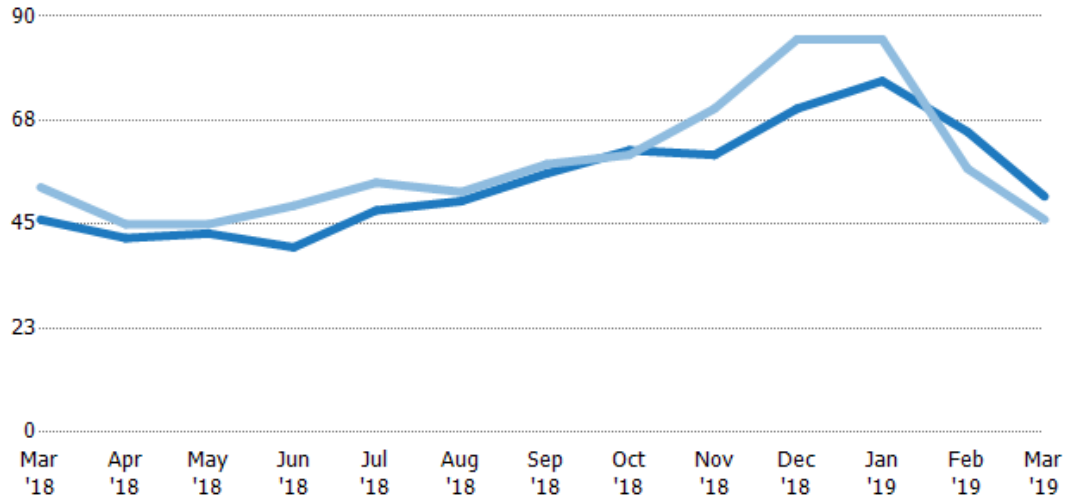
Median Days in RPR

The median number of days between when residential properties are first displayed as active listings in RPR and when accepted offers have been noted in RPR.

Filters Used

All defaults used

Month/Year	Days	% Chg.
Mar '19	51	10.9%
Mar '18	46	-13.2%
Mar '17	53	9.4%



	Mar '18	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19
Current Year	46	42	43	40	48	50	56	61	60	70	76	65	51
Prior Year	53	45	45	49	54	52	58	60	70	85	85	57	46
Percent Change from Prior Year	-13%	-7%	-4%	-18%	-11%	-4%	-3%	2%	-14%	-18%	-11%	14%	11%

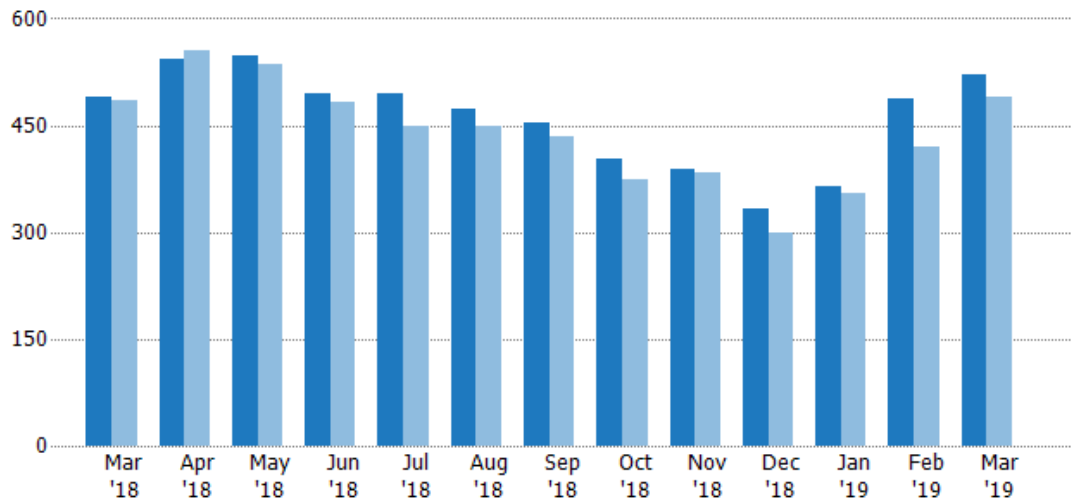
Pending Sales

The number of residential properties with accepted offers that were available at the end each month.

Filters Used

All defaults used

Month/Year	Count	% Chg.
Mar '19	521	6.5%
Mar '18	489	0.6%
Mar '17	486	-11.9%



	Mar '18	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19
Current Year	489	544	549	494	494	472	454	402	388	332	365	488	521
Prior Year	486	555	536	483	450	448	434	375	383	300	354	420	489
Percent Change from Prior Year	1%	-2%	2%	2%	10%	5%	5%	7%	1%	11%	3%	16%	7%

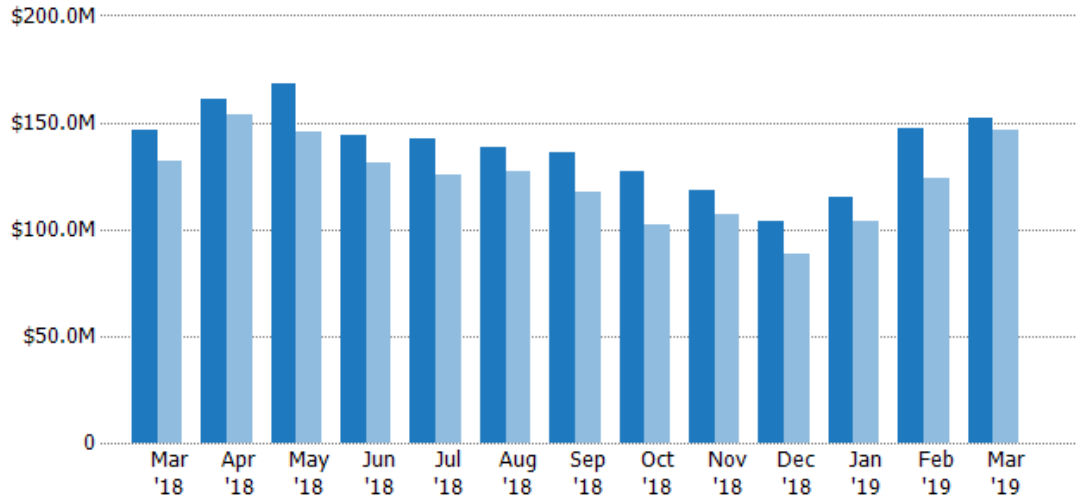
Pending Sales Volume

The sum of the sales price of residential properties with accepted offers that were available at the end of each month.

Filters Used

All defaults used

Month/Year	Volume	% Chg.
Mar '19	\$152M	3.7%
Mar '18	\$146M	11.1%
Mar '17	\$132M	-16.5%



Current Year	\$146M	\$161M	\$168M	\$144M	\$142M	\$138M	\$136M	\$127M	\$118M	\$104M	\$115M	\$147M	\$152M
Prior Year	\$132M	\$154M	\$146M	\$131M	\$126M	\$127M	\$118M	\$102M	\$107M	\$88.8M	\$104M	\$124M	\$146M
Percent Change from Prior Year	11%	5%	15%	10%	13%	9%	15%	25%	10%	17%	11%	18%	4%

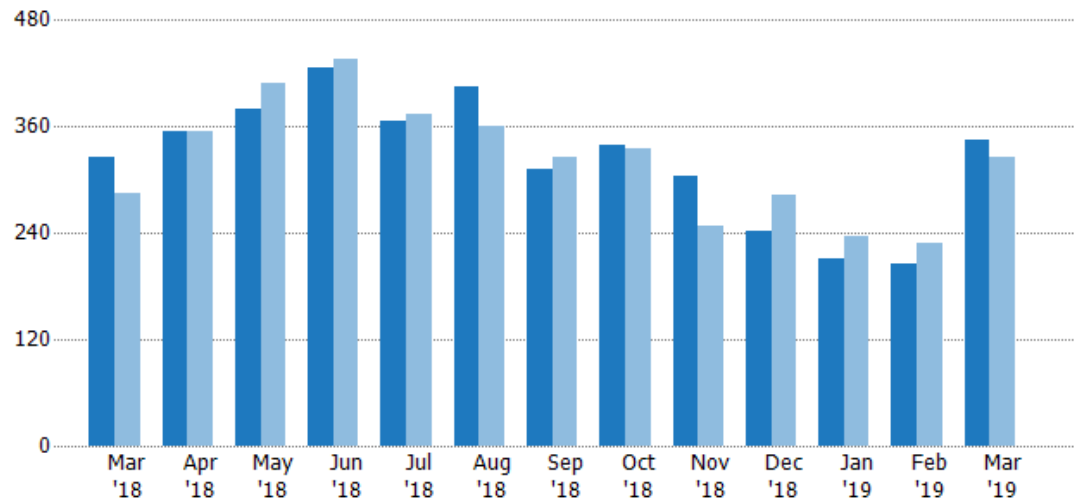
Closed Sales

The total number of residential properties sold each month.

Filters Used

All defaults used

Month/Year	Count	% Chg.
Mar '19	345	5.8%
Mar '18	326	14.4%
Mar '17	285	-17.5%



Current Year	326	355	380	427	366	405	311	339	304	242	212	205	345
Prior Year	285	355	408	436	373	361	325	335	247	283	236	229	326
Percent Change from Prior Year	14%	0%	-7%	-2%	-2%	12%	-4%	1%	23%	-14%	-10%	-10%	6%

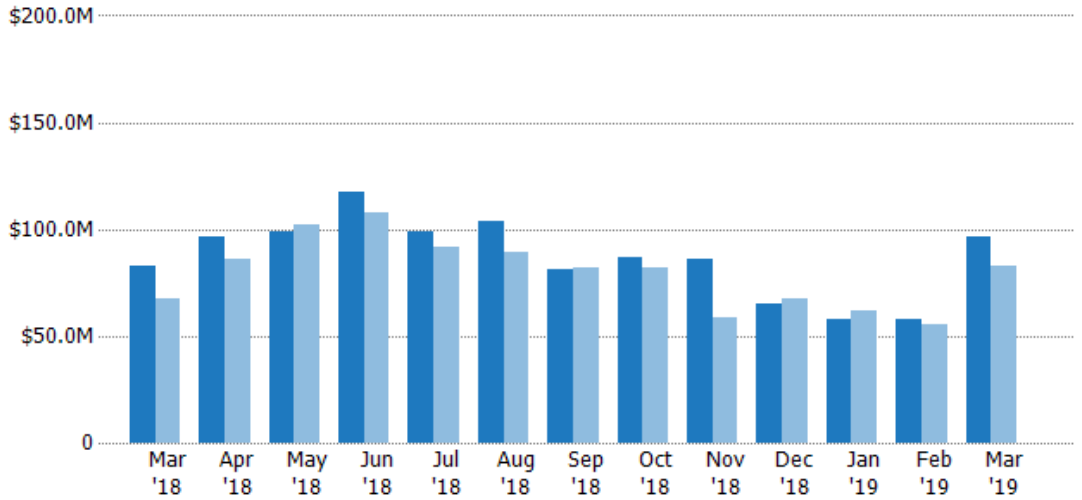
Closed Sales Volume

The sum of the sales price of residential properties sold each month.

Filters Used

All defaults used

Month/Year	Volume	% Chg.
Mar '19	\$96.4M	16.7%
Mar '18	\$82.6M	23%
Mar '17	\$67.2M	-22.6%



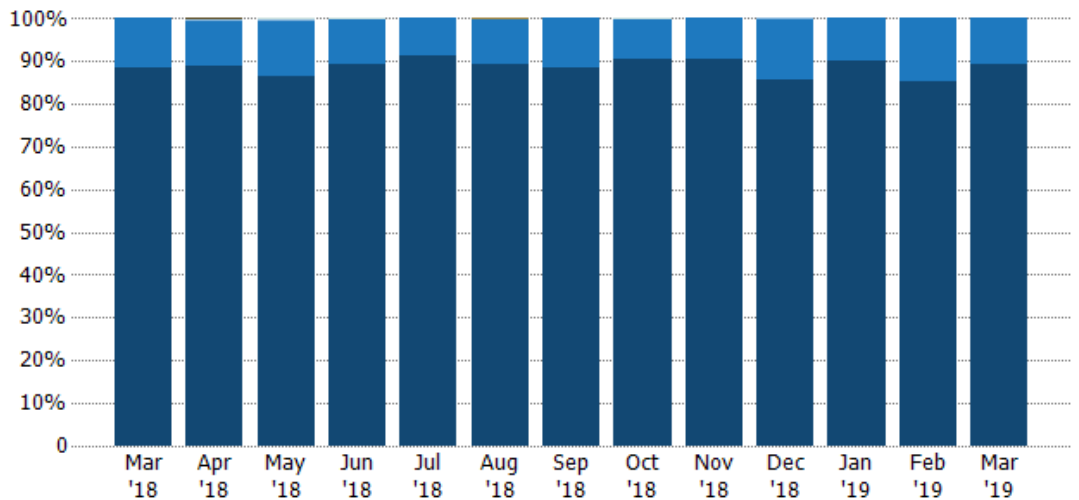
Current Year	\$82.6M	\$96.2M	\$98.7M	\$118M	\$99.1M	\$104M	\$80.9M	\$87.1M	\$86.3M	\$65.3M	\$57.5M	\$57.5M	\$96.4M
Prior Year	\$67.2M	\$86.4M	\$102M	\$108M	\$91.3M	\$89M	\$81.7M	\$81.6M	\$58.6M	\$67.3M	\$62.3M	\$55.7M	\$82.6M
Percent Change from Prior Year	23%	11%	-3%	9%	9%	16%	-1%	7%	47%	-3%	-8%	3%	17%

Closed Sales by Property Type

The percentage of residential properties sold each month by property type.

Filters Used

All defaults used



Coop	-	-	-	-	-	0%	-	-	-	-	-	-	-
Farm/Ranch	-	0%	-	-	-	-	-	-	-	-	-	-	-
Lot/Land	-	-	0%	0%	-	-	-	0%	-	-	-	-	-
Mobile/Manufactured	-	0%	0%	-	-	-	-	-	-	0%	-	-	-
Condo/Townhouse	12%	10%	13%	11%	9%	11%	12%	9%	10%	14%	10%	15%	11%
Single Family Residence	88%	89%	86%	89%	91%	89%	88%	91%	90%	86%	90%	85%	89%

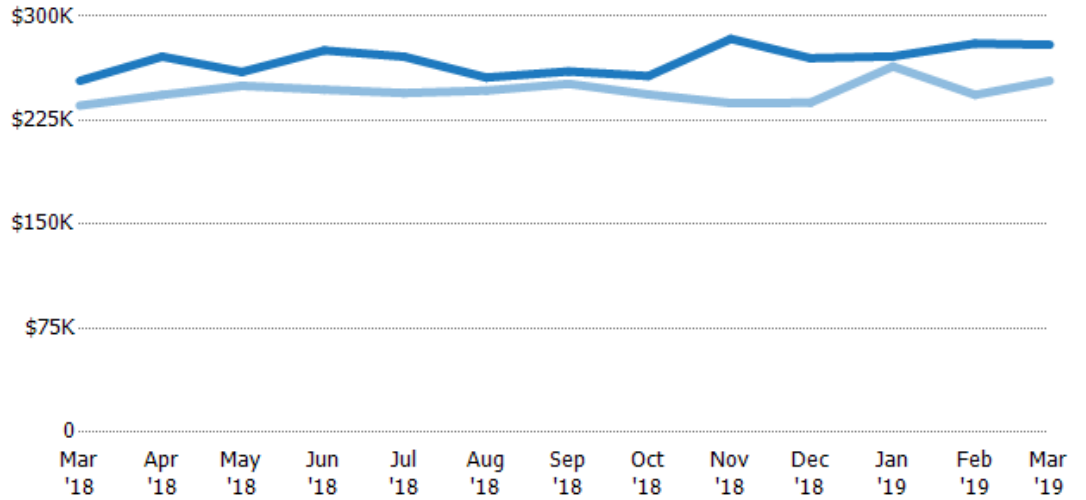
Average Sales Price

The average sales price of the residential properties sold each month.

Filters Used

All defaults used

Month/ Year	Price	% Chg.
Mar '19	\$279K	10.3%
Mar '18	\$253K	7.6%
Mar '17	\$236K	-6.2%



Current Year	\$253K	\$271K	\$260K	\$275K	\$271K	\$256K	\$260K	\$257K	\$284K	\$270K	\$271K	\$280K	\$279K
Prior Year	\$236K	\$243K	\$250K	\$247K	\$245K	\$246K	\$251K	\$244K	\$237K	\$238K	\$264K	\$243K	\$253K
Percent Change from Prior Year	8%	11%	4%	11%	11%	4%	4%	5%	20%	13%	3%	15%	10%

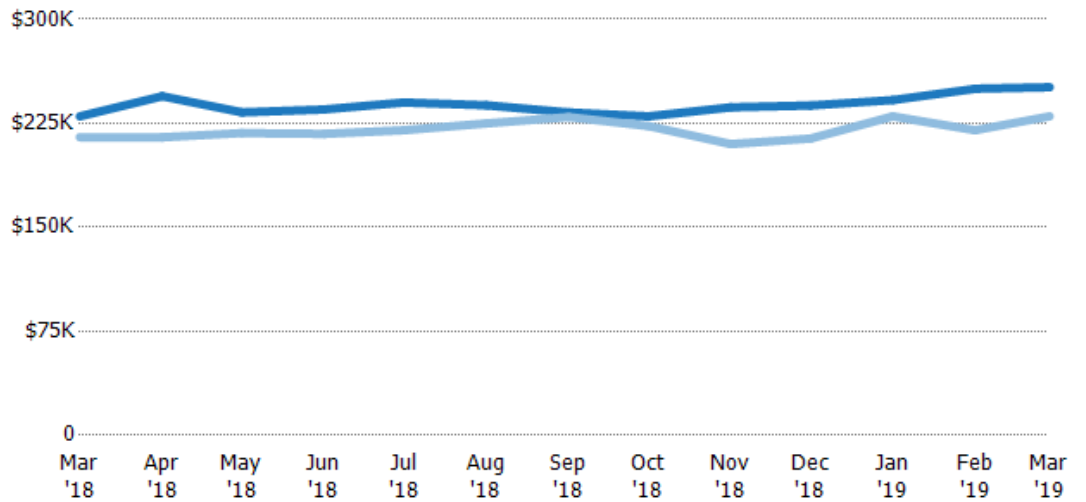
Median Sales Price

The median sales price of the residential properties sold each month.

Filters Used

All defaults used

Month/ Year	Price	% Chg.
Mar '19	\$251K	9.1%
Mar '18	\$230K	7%
Mar '17	\$215K	-11.6%



Current Year	\$230K	\$245K	\$233K	\$235K	\$240K	\$238K	\$233K	\$230K	\$237K	\$238K	\$242K	\$250K	\$251K
Prior Year	\$215K	\$215K	\$218K	\$217K	\$220K	\$225K	\$230K	\$223K	\$210K	\$214K	\$230K	\$220K	\$230K
Percent Change from Prior Year	7%	14%	7%	8%	9%	6%	1%	3%	13%	11%	5%	14%	9%

Appendix

The metrics that are calculated by RPR® may show the same general trends as those published by other sources (i.e. MLS, Associations or vendors), but because of our processes and parcel-centric approach, some variation may occur. Data sources include MLS's, where licensed, and public records for more in-depth metrics on distressed properties.

Report Details

Report Name: Grand Junction

Run Date: 04/26/2019

Scheduled: No

Report Date Range: From 3/2018 To: 3/2019

Information Included

Include Cover Sheet

Include Key Metric Summary *

Include Metrics By

Averages

Include Appendix

Medians

* The Key Metrics Table's YTD median calculations are calculated using a weighted average of the median values for each month that is included.

MLS Filter

MLS: All

Listing Filters

Property Types: All

Sales Types: All

Price Range: None

Location Filters

State: All

County: All

ZIP Code: All

Listing Activity Charts

New Listings

Active Listings

Avg/Med Listing Price

Avg/Med Listing Price per Sq Ft

Avg/Med Listing Price vs Est Value

Median Days in RPR

Months of Inventory

Absorption Rate

Sales Activity Charts

Active/Pending/Sold

New Pending Sales

Pending Sales

Closed Sales

Avg/Med Sales Price

Avg/Med Sales Price per Sq Ft

Avg/Med Sales Price vs Listing Price

Avg/Med Sales Price vs Est Value

Distressed Charts

Distressed Listings

Distressed Sales

Data Tables Using 3/2019 data

Listing Activity by ZIP

Listing Activity by Metro Area

Sales Activity by ZIP

Sales Activity by Metro Area