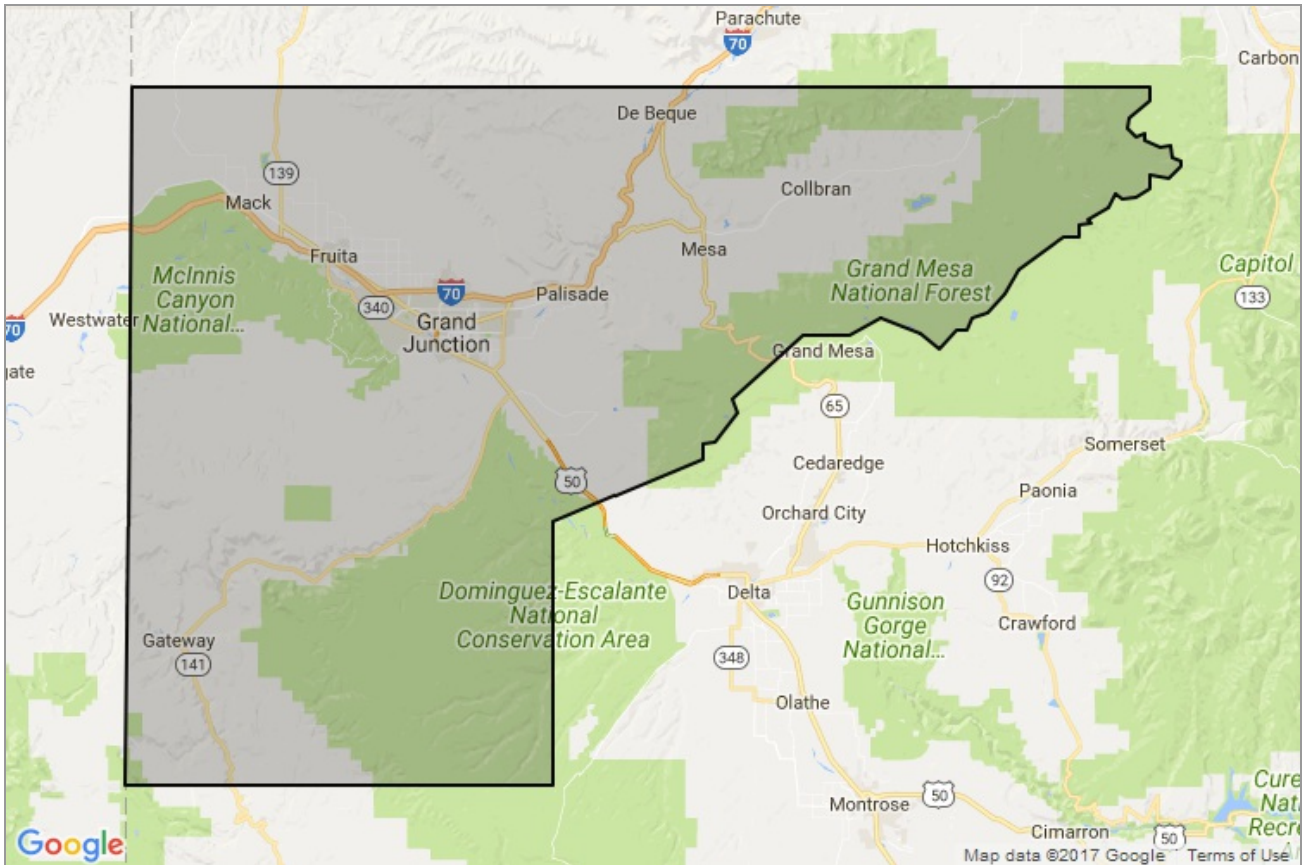




MARKET DATA REPORT

Monthly Market Data Report



Report Characteristics

Report Name:
Monthly Market Data Report

Report Date Range:
8/2016 – 8/2017

Filters Used:
Location

Avg/Med: Avg Only

Include Metrics By: County

Run Date: 09/06/2017

Scheduled: Yes

Presented by

**Grand Junction Area REALTOR[®]
Association**

(970) 243-3322

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

2743 Crossroads Blvd
Grand Junction, CO 81506

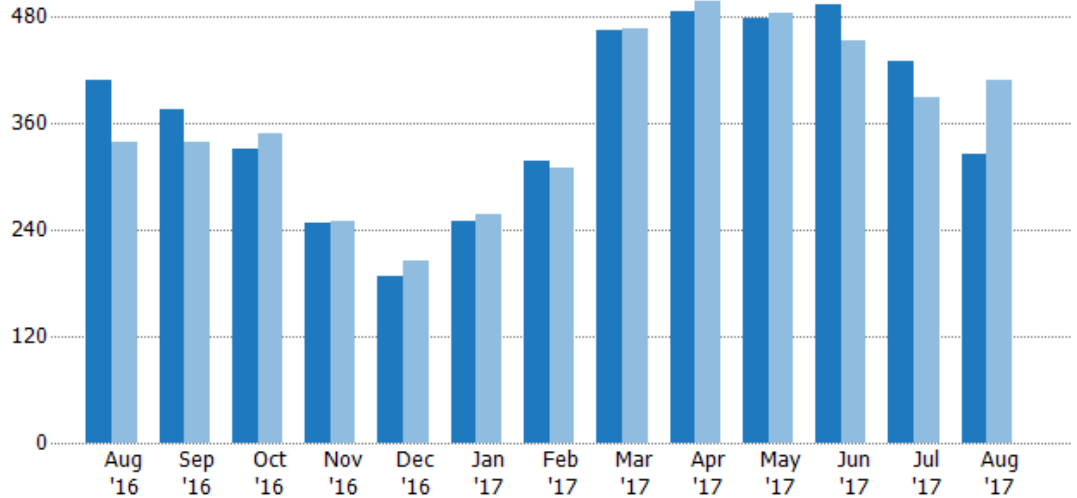
New Listings

The number of new single-family, condominium and townhome listings that were added each month.

Filters Used

County: Mesa County, Colorado

Month/Year	Count	% Chg.
Aug '17	326	-20.1%
Aug '16	408	20%
Aug '15	340	5%



Current Year	408	375	332	247	187	250	317	465	487	478	494	430	326
Prior Year	340	339	349	250	206	257	309	468	498	485	454	389	408
Percent Change from Prior Year	20%	11%	-5%	-1%	-9%	-3%	3%	-1%	-2%	-1%	9%	11%	-20%

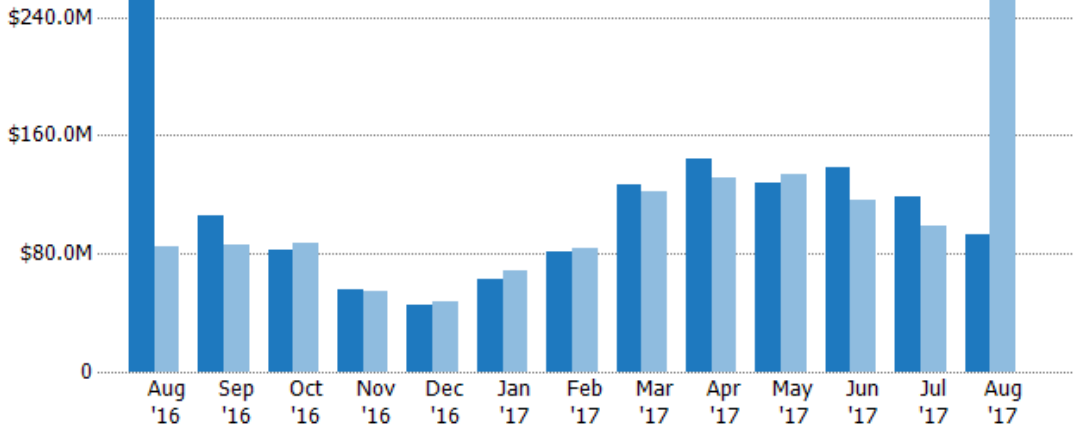
New Listing Volume

The sum of the listing price of single-family, condominium and townhome listings that were added each month.

Filters Used

County: Mesa County, Colorado

Month/Year	Volume	% Chg.
Aug '17	\$92.3M	-64.6%
Aug '16	\$261M	206.2%
Aug '15	\$85.2M	7.2%



Current Year	\$261M	\$105M	\$82.9M	\$55.2M	\$44.8M	\$62.9M	\$81.4M	\$127M	\$144M	\$128M	\$139M	\$118M	\$92.3M
Prior Year	\$85.2M	\$85.8M	\$87.1M	\$55M	\$47.9M	\$68.5M	\$83.6M	\$122M	\$131M	\$134M	\$117M	\$98.5M	\$261M
Percent Change from Prior Year	206%	23%	-5%	0%	-6%	-8%	-3%	4%	10%	-5%	19%	20%	-65%

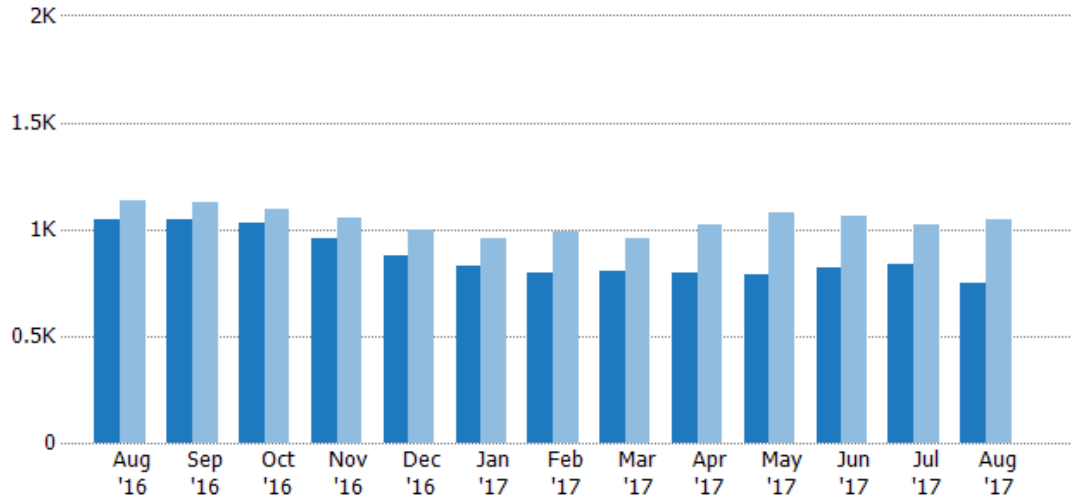
Active Listings

The number of active single-family, condominium and townhome listings at the end of each month.

Filters Used

County: Mesa County, Colorado

Month/Year	Count	% Chg.
Aug '17	747	-28.3%
Aug '16	1.04K	-8.4%
Aug '15	1.14K	16.5%



Current Year	1.04K	1.04K	1.03K	958	880	831	794	803	794	789	817	839	747
Prior Year	1.14K	1.13K	1.09K	1.05K	994	955	986	954	1.02K	1.08K	1.07K	1.02K	1.04K
Percent Change from Prior Year	-8%	-8%	-5%	-9%	-11%	-13%	-19%	-16%	-22%	-27%	-23%	-18%	-28%

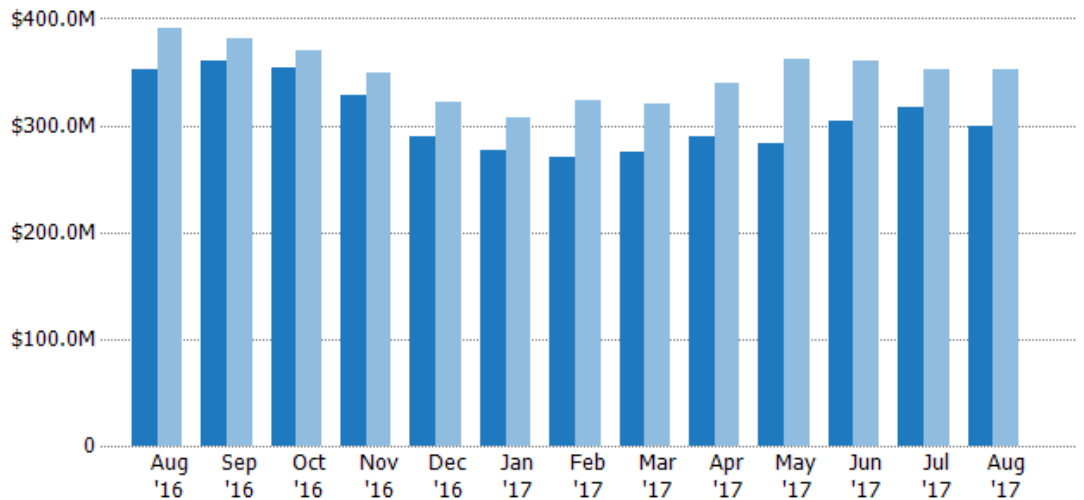
Active Listing Volume

The sum of the listing price of active single-family, condominium and townhome listings at the end of each month.

Filters Used

County: Mesa County, Colorado

Month/Year	Volume	% Chg.
Aug '17	\$299M	-15.1%
Aug '16	\$352M	-9.8%
Aug '15	\$390M	-2%



Current Year	\$352M	\$361M	\$354M	\$329M	\$289M	\$277M	\$270M	\$276M	\$290M	\$283M	\$303M	\$317M	\$299M
Prior Year	\$390M	\$382M	\$370M	\$349M	\$322M	\$307M	\$324M	\$320M	\$340M	\$362M	\$360M	\$352M	\$352M
Percent Change from Prior Year	-10%	-6%	-4%	-6%	-10%	-10%	-17%	-14%	-15%	-22%	-16%	-10%	-15%

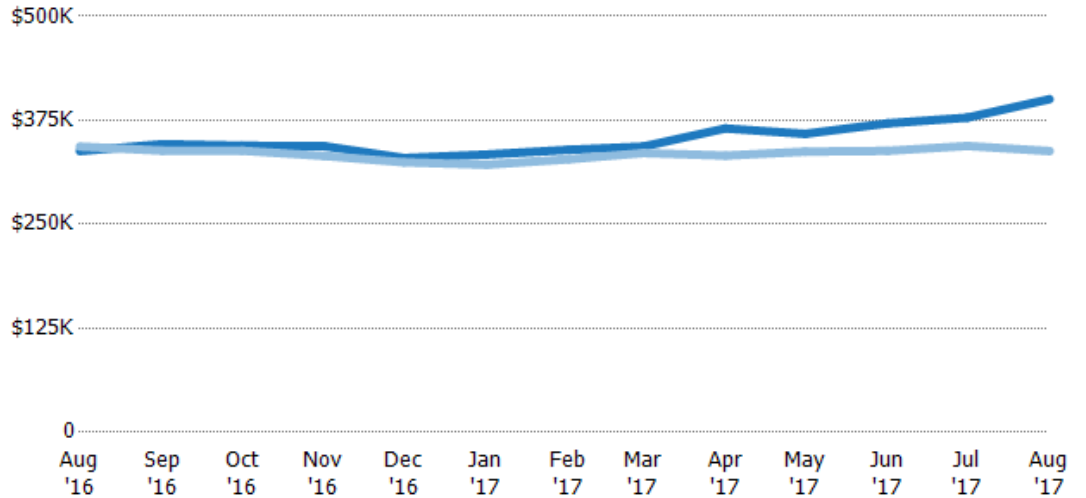
Average Listing Price

The average listing price of active single-family, condominium and townhome listings at the end of each month.

Filters Used

County: Mesa County, Colorado

Month/Year	Price	% Chg.
Aug '17	\$400K	18.5%
Aug '16	\$338K	-1.6%
Aug '15	\$343K	-15.9%



	Aug '16	Sep '16	Oct '16	Nov '16	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17
Current Year	\$338K	\$346K	\$344K	\$344K	\$330K	\$334K	\$340K	\$343K	\$365K	\$359K	\$371K	\$378K	\$400K
Prior Year	\$343K	\$339K	\$338K	\$332K	\$324K	\$322K	\$328K	\$336K	\$333K	\$337K	\$338K	\$344K	\$338K
Percent Change from Prior Year	-2%	2%	2%	4%	2%	4%	3%	2%	10%	6%	10%	10%	18%

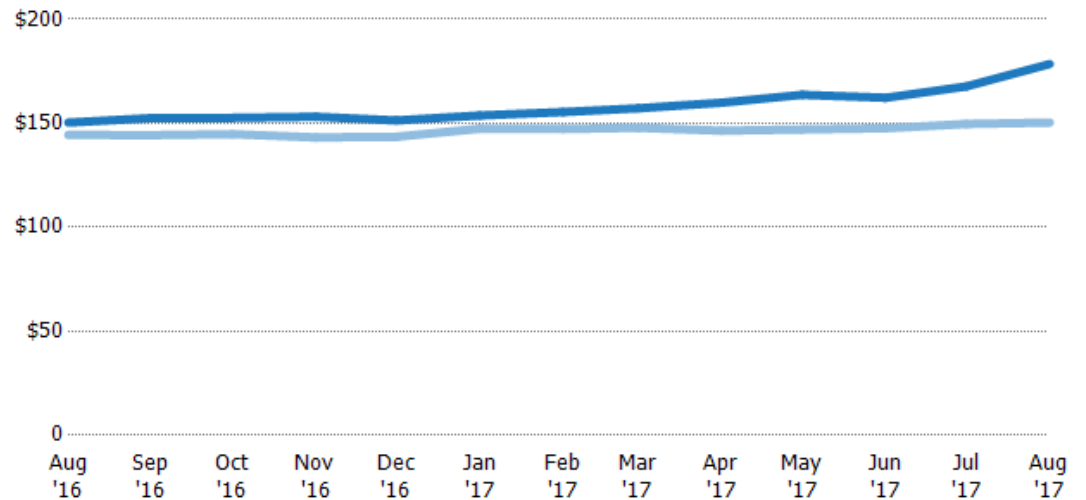
Average Listing Price per Sq Ft

The average of listing prices divided by the living area of homes on market at the end of each month.

Filters Used

County: Mesa County, Colorado

Month/Year	Price/sq ft	% Chg.
Aug '17	\$179	18.7%
Aug '16	\$150	4.1%
Aug '15	\$144	-5.4%



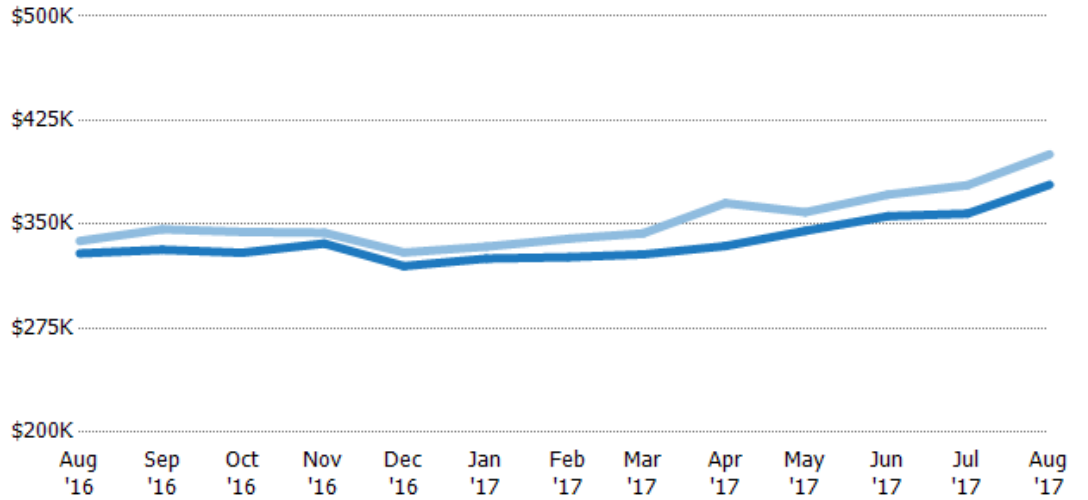
	Aug '16	Sep '16	Oct '16	Nov '16	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17
Current Year	\$150	\$153	\$153	\$153	\$151	\$154	\$155	\$157	\$160	\$164	\$162	\$168	\$179
Prior Year	\$144	\$144	\$145	\$143	\$144	\$147	\$147	\$148	\$146	\$147	\$148	\$150	\$150
Percent Change from Prior Year	4%	6%	5%	7%	5%	4%	6%	6%	9%	11%	10%	12%	19%

Average Listing Price vs Average Est Value

The average listing price as a percentage of the average AVM or RVM® valuation estimate for active listings each month.

Filters Used

County: Mesa County, Colorado



	Aug '16	Sep '16	Oct '16	Nov '16	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17
Avg Est Value	\$329K	\$332K	\$329K	\$336K	\$320K	\$325K	\$326K	\$328K	\$334K	\$345K	\$356K	\$358K	\$378K
Avg Listing Price	\$338K	\$346K	\$344K	\$344K	\$330K	\$334K	\$340K	\$343K	\$365K	\$359K	\$371K	\$378K	\$400K
Avg Listing Price as a % of Avg Est Value	103%	104%	105%	102%	103%	103%	104%	105%	109%	104%	104%	106%	106%

Average Days in RPR (By County)

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

Filters Used: County: Mesa County, Colorado



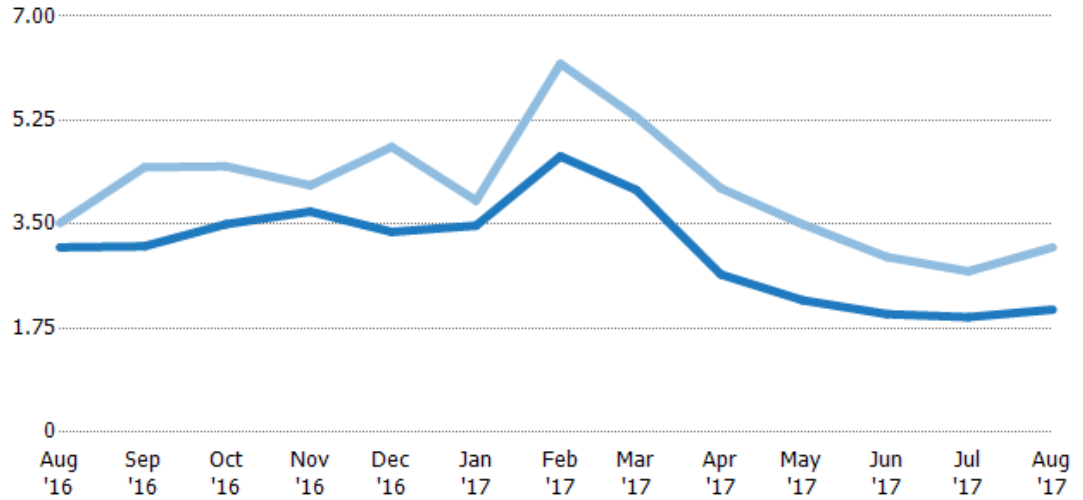
Months of Inventory

The number of months it would take to exhaust active listings at the current sales rate.

Filters Used

County: Mesa County, Colorado

Month/Year	Months	% Chg.
Aug '17	2.06	-33.7%
Aug '16	3.11	-11.6%
Aug '15	3.52	40.5%



Current Year	3.11	3.13	3.5	3.71	3.37	3.48	4.64	4.08	2.66	2.22	1.99	1.94	2.06
Prior Year	3.52	4.46	4.48	4.15	4.8	3.9	6.2	5.3	4.1	3.5	2.95	2.71	3.11
Percent Change from Prior Year	-12%	-30%	-22%	-11%	-30%	-11%	-25%	-23%	-35%	-37%	-33%	-28%	-34%

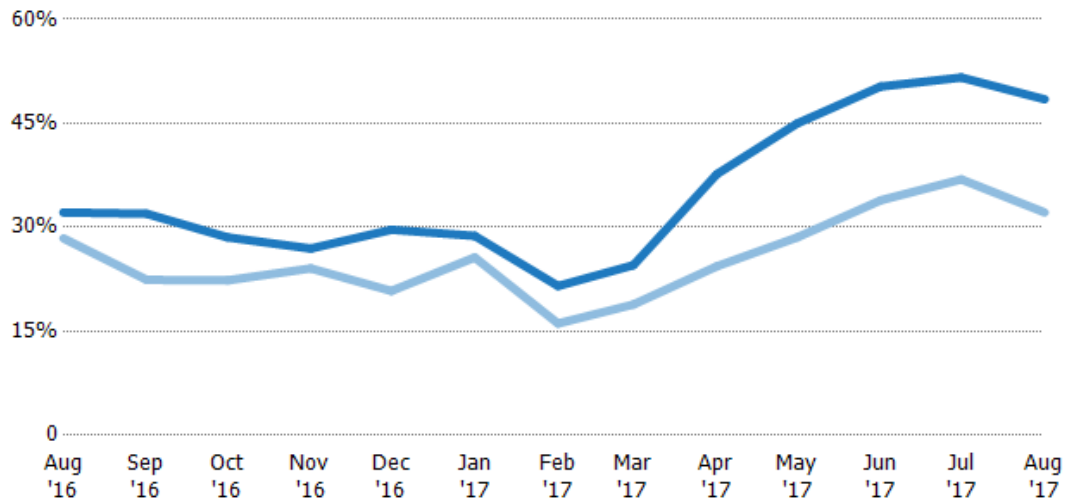
Absorption Rate

The percentage of inventory sold per month.

Filters Used

County: Mesa County, Colorado

Month/Year	Rate	Chg.
Aug '17	48%	-16.3%
Aug '16	32%	-3.7%
Aug '15	28%	-28.8%

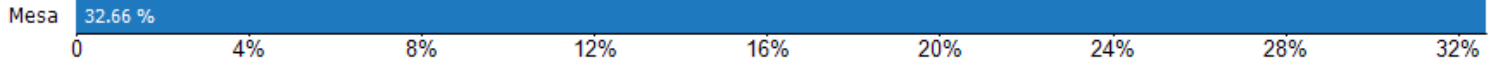


Current Year	32%	32%	29%	27%	30%	29%	22%	25%	38%	45%	50%	52%	48%
Prior Year	28%	22%	22%	24%	21%	26%	16%	19%	24%	29%	34%	37%	32%
Change from Prior Year	-4%	-10%	-6%	-3%	-9%	-3%	-5%	-6%	-13%	-16%	-16%	-15%	-16%

Absorption Rate (By County)

The percentage of the inventory sold during the last month by county.

Filters Used: County: Mesa County, Colorado



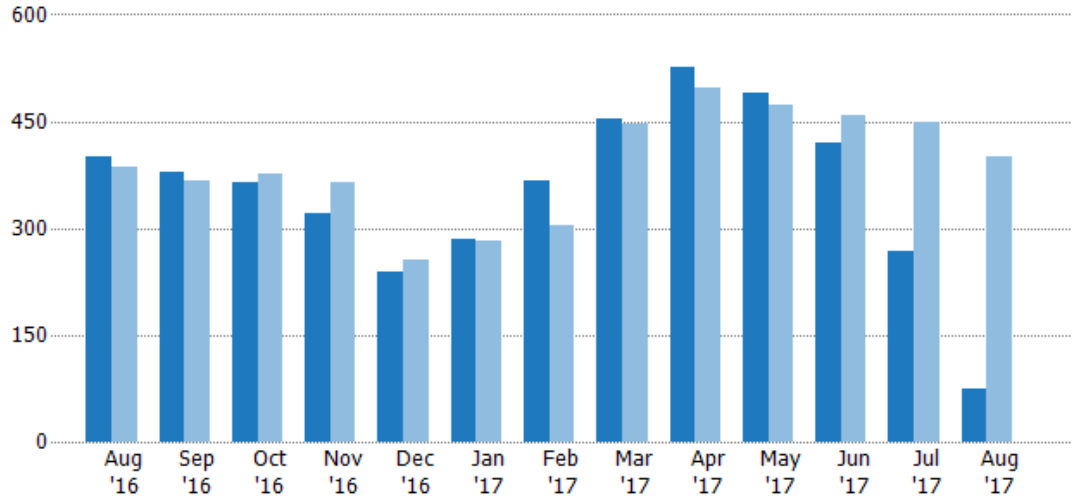
Pending Sales

The number of single-family, condominium and townhome properties with accepted offers that were available at the end each month.

Filters Used

County: Mesa County, Colorado

Month/Year	Count	% Chg.
Aug '17	74	-81.5%
Aug '16	400	3.4%
Aug '15	387	-14%



	Aug '16	Sep '16	Oct '16	Nov '16	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17
Current Year	400	379	365	321	238	285	367	453	527	490	420	267	74
Prior Year	387	367	376	365	255	281	303	447	497	472	458	450	400
Percent Change from Prior Year	3%	3%	-3%	-12%	-7%	1%	21%	1%	6%	4%	-8%	-41%	-82%

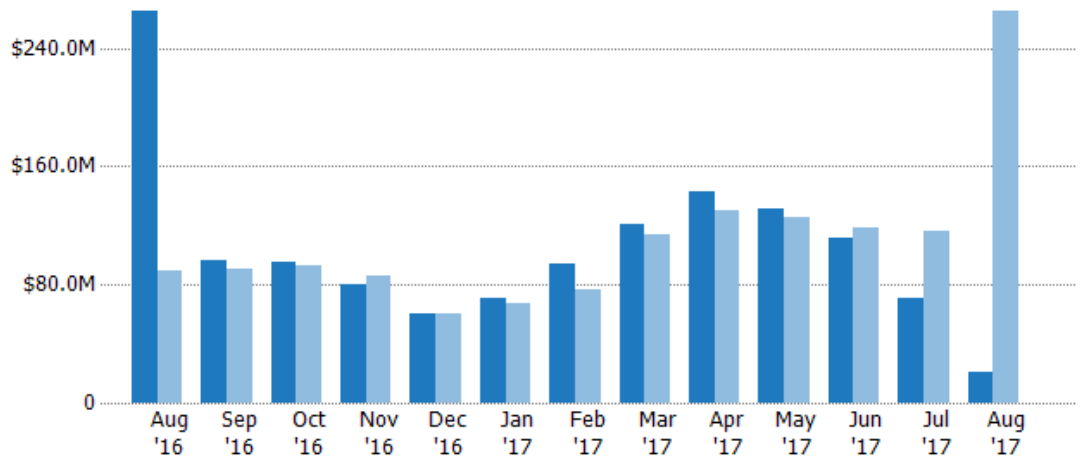
Pending Sales Volume

The sum of the sales price of single-family, condominium and townhome properties with accepted offers that were available at the end of each month.

Filters Used

County: Mesa County, Colorado

Month/Year	Volume	% Chg.
Aug '17	\$20.5M	-92.2%
Aug '16	\$265M	196%
Aug '15	\$89.4M	-11.4%



Current Year	\$265M	\$96.7M	\$94.8M	\$79.9M	\$59.9M	\$71M	\$93.7M	\$121M	\$143M	\$131M	\$111M	\$70.3M	\$20.5M
Prior Year	\$89.4M	\$90.5M	\$92.9M	\$85.4M	\$60.8M	\$67.4M	\$76.2M	\$114M	\$130M	\$125M	\$119M	\$116M	\$265M
Percent Change from Prior Year	196%	7%	2%	-6%	-2%	5%	23%	7%	10%	4%	-6%	-39%	-92%

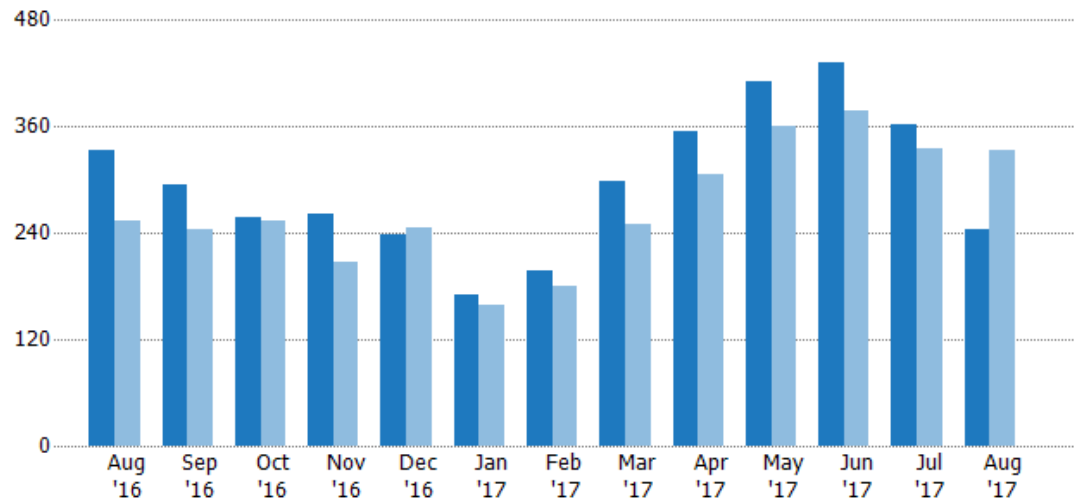
Closed Sales

The total number of single-family, condominium and townhome properties sold each month.

Filters Used

County: Mesa County, Colorado

Month/Year	Count	% Chg.
Aug '17	244	-26.7%
Aug '16	333	31.6%
Aug '15	253	6.3%



Current Year	333	295	258	261	239	171	197	299	355	411	433	362	244
Prior Year	253	244	253	207	245	159	180	249	307	361	378	335	333
Percent Change from Prior Year	32%	21%	2%	26%	-2%	8%	9%	20%	16%	14%	15%	8%	-27%

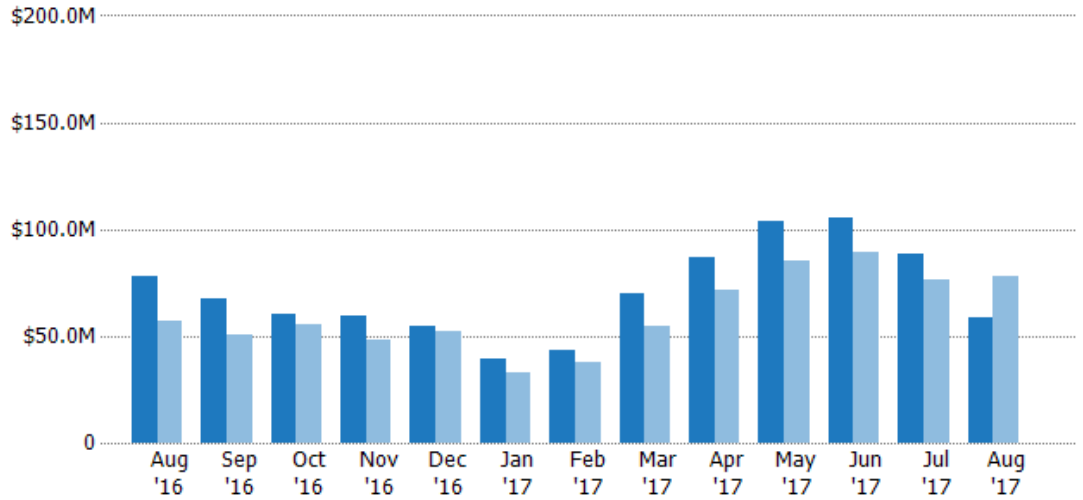
Closed Sales Volume

The sum of the sales price of single-family, condominium and townhome properties sold each month.

Filters Used

County: Mesa County, Colorado

Month/ Year	Volume	% Chg.
Aug '17	\$59M	-24.2%
Aug '16	\$77.8M	36.5%
Aug '15	\$57M	-7.8%



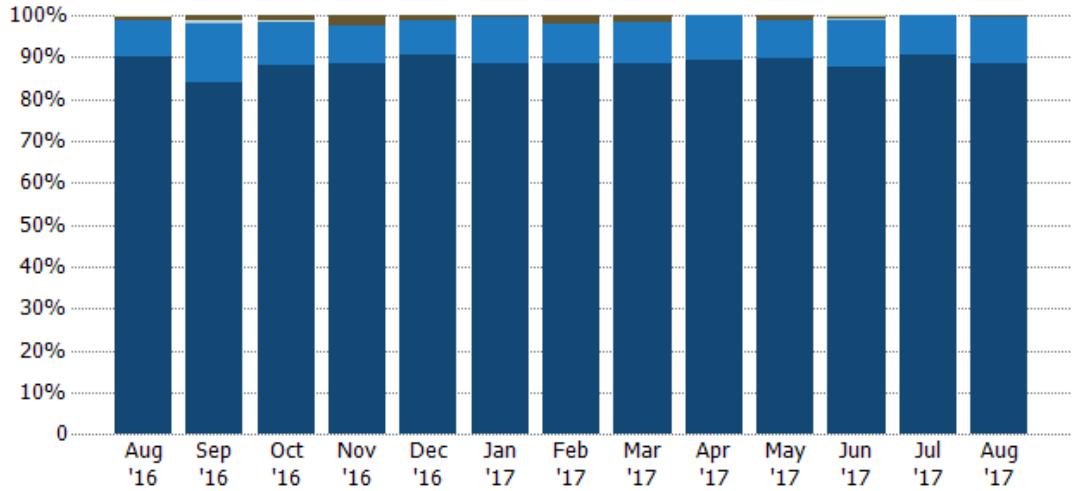
Current Year	\$77.8M	\$67.2M	\$60.5M	\$59.5M	\$54.3M	\$39.4M	\$43.5M	\$69.6M	\$86.5M	\$104M	\$105M	\$88.7M	\$59M
Prior Year	\$57M	\$50.8M	\$55.2M	\$48.4M	\$52.4M	\$33.1M	\$37.4M	\$54.7M	\$71.7M	\$85.1M	\$89.3M	\$76.3M	\$77.8M
Percent Change from Prior Year	36%	32%	10%	23%	4%	19%	16%	27%	21%	22%	18%	16%	-24%

Closed Sales by Property Type

The percentage of single-family, condominium and townhome properties sold each month by property type.

Filters Used

County: Mesa County, Colorado

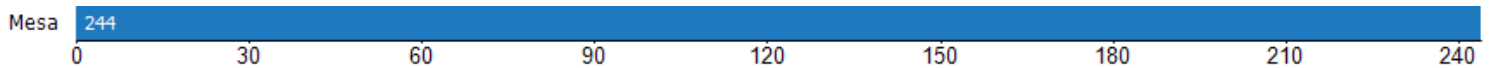


Other	0%	-	-	-	-	-	-	-	-	-	-	-	-
Coop	-	-	-	-	-	-	-	-	-	-	0%	-	-
Farm/Ranch	-	-	-	-	-	-	-	-	-	-	0%	-	-
Lot/Land	1%	1%	1%	3%	1%	1%	2%	2%	-	1%	0%	-	0%
Multifamily/Multiplex	-	0%	0%	-	-	-	-	-	-	-	-	-	-
Mobile/Manufactured	-	0%	-	-	-	-	-	-	-	-	0%	-	-
Condo/Townhouse	9%	14%	10%	9%	8%	11%	10%	10%	11%	9%	12%	10%	11%
Single Family Residence	90%	84%	88%	89%	90%	88%	88%	88%	89%	90%	88%	90%	89%

Closed Sales (By County)

The total number of single-family, condominium and townhome properties sold during the last month by county.

Filters Used: County: Mesa County, Colorado

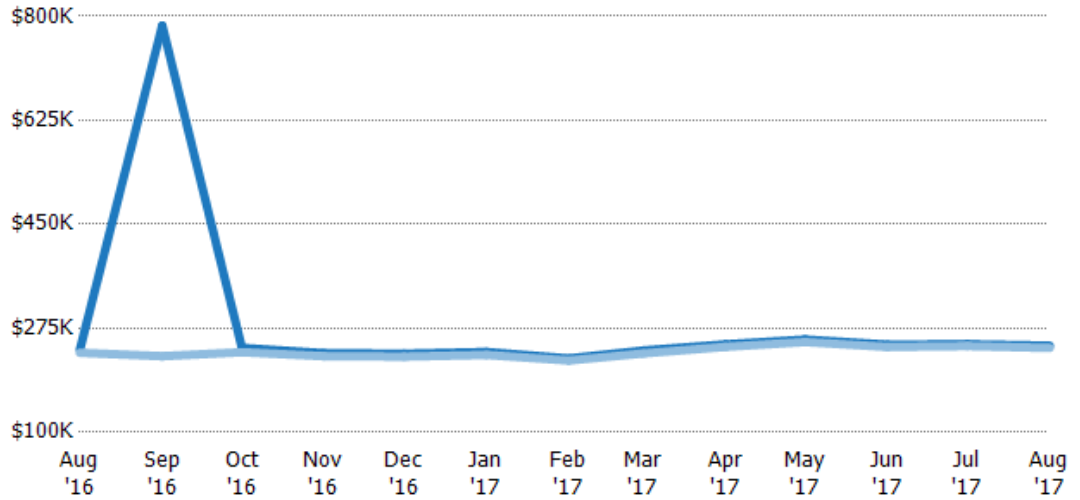


Average Sales Price vs Average Listing Price

The average sales price as a percentage of the average listing price for properties sold each month.

Filters Used

County: Mesa County, Colorado



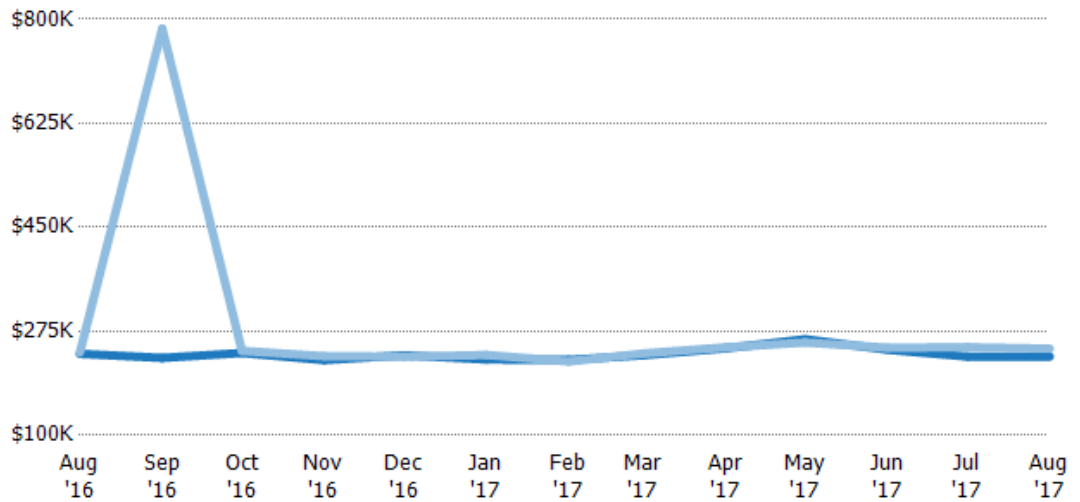
	Aug '16	Sep '16	Oct '16	Nov '16	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17
Avg List Price	\$239K	\$784K	\$242K	\$233K	\$232K	\$235K	\$224K	\$238K	\$248K	\$256K	\$247K	\$248K	\$246K
Avg Sales Price	\$234K	\$228K	\$235K	\$228K	\$227K	\$230K	\$221K	\$233K	\$244K	\$252K	\$244K	\$245K	\$242K
Avg Sales Price as a % of Avg List Price	98%	29%	97%	98%	98%	98%	98%	98%	98%	98%	98%	99%	98%

Average Sales Price vs Average Est Value

The average sales price as a percentage of the average AVM or RVM® valuation estimate for properties sold each month.

Filters Used

County: Mesa County, Colorado



	Aug '16	Sep '16	Oct '16	Nov '16	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17
Avg Est Value	\$237K	\$230K	\$238K	\$227K	\$235K	\$228K	\$227K	\$235K	\$246K	\$261K	\$244K	\$232K	\$232K
Avg Sales Price	\$239K	\$784K	\$242K	\$233K	\$232K	\$235K	\$224K	\$238K	\$248K	\$256K	\$247K	\$248K	\$246K
Avg Sales Price as a % of Avg Est Value	101%	341%	101%	103%	99%	103%	99%	101%	101%	98%	101%	107%	106%

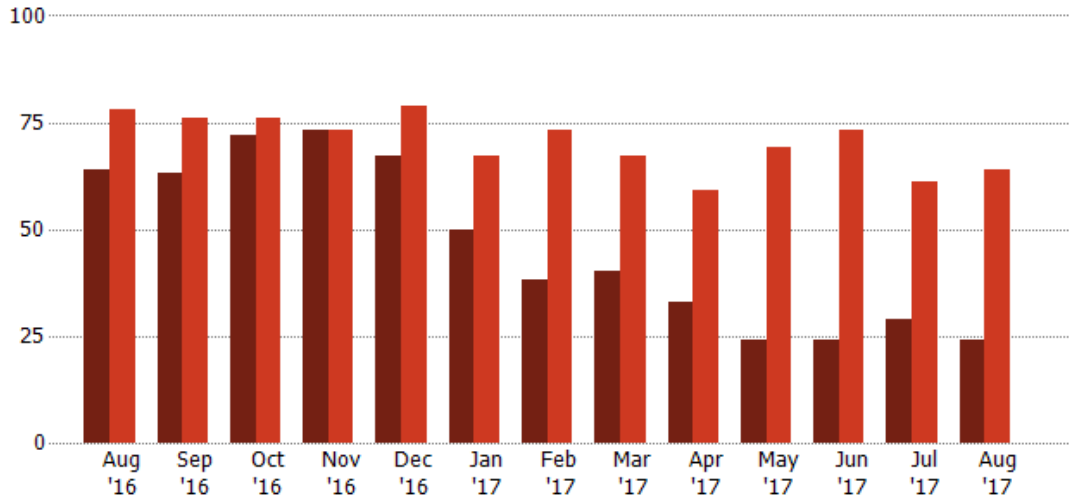
Distressed Listings

The number of distressed single-family, condominium and townhome properties that were for sale at the end of each month.

Filters Used

County: Mesa County, Colorado

Month/Year	Count	% Chg.
Aug '17	24	-62.5%
Aug '16	64	-17.9%
Aug '15	78	24.4%

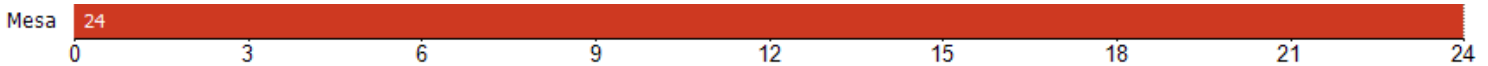


Current Year	64	63	72	73	67	50	38	40	33	24	24	29	24
Prior Year	78	76	76	73	79	67	73	67	59	69	73	61	64
Percent Change from Prior Year	-18%	-17%	-5%	0%	-15%	-25%	-48%	-40%	-44%	-65%	-67%	-52%	-63%

Distressed Listings (By County)

The number of distressed single-family, condominium and townhome properties that were for sale at the end of the last month by county.

Filters Used: County: Mesa County, Colorado



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: Monthly Market Data Report

Run Date: 09/06/2017

Scheduled: Yes

Report Date Range: From 8/2016 To: 8/2017

Information Included

- | | |
|--|--|
| <input checked="" type="checkbox"/> Include Cover Sheet | <input checked="" type="checkbox"/> Averages |
| <input type="checkbox"/> Include Key Metric Summary | <input checked="" type="checkbox"/> Include Appendix |
| <input checked="" type="checkbox"/> Include Metrics By: County | <input type="checkbox"/> Medians |

MLS Filter

MLS: All

Listing Filters

Property Types: All

Sales Types: All

Price Range: None

Location Filters

State: All

County: Mesa County, Colorado

ZIP Code: All

Listing Activity Charts

- New Listings
- Active Listings
- Average Listing Price
- Average Listing Price per Sq Ft
- Average 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
- Average Sales Price
- Average Sales Price per Sq Ft
- Average Sales Price vs Listing Price
- Average Sales Price vs Est Value

Distressed Charts

- Distressed Listings
- Distressed Sales

Data Tables Using 8/2017 data

- Listing Activity by ZIP
- Listing Activity by Metro Area
- Sales Activity by ZIP
- Sales Activity by Metro Area