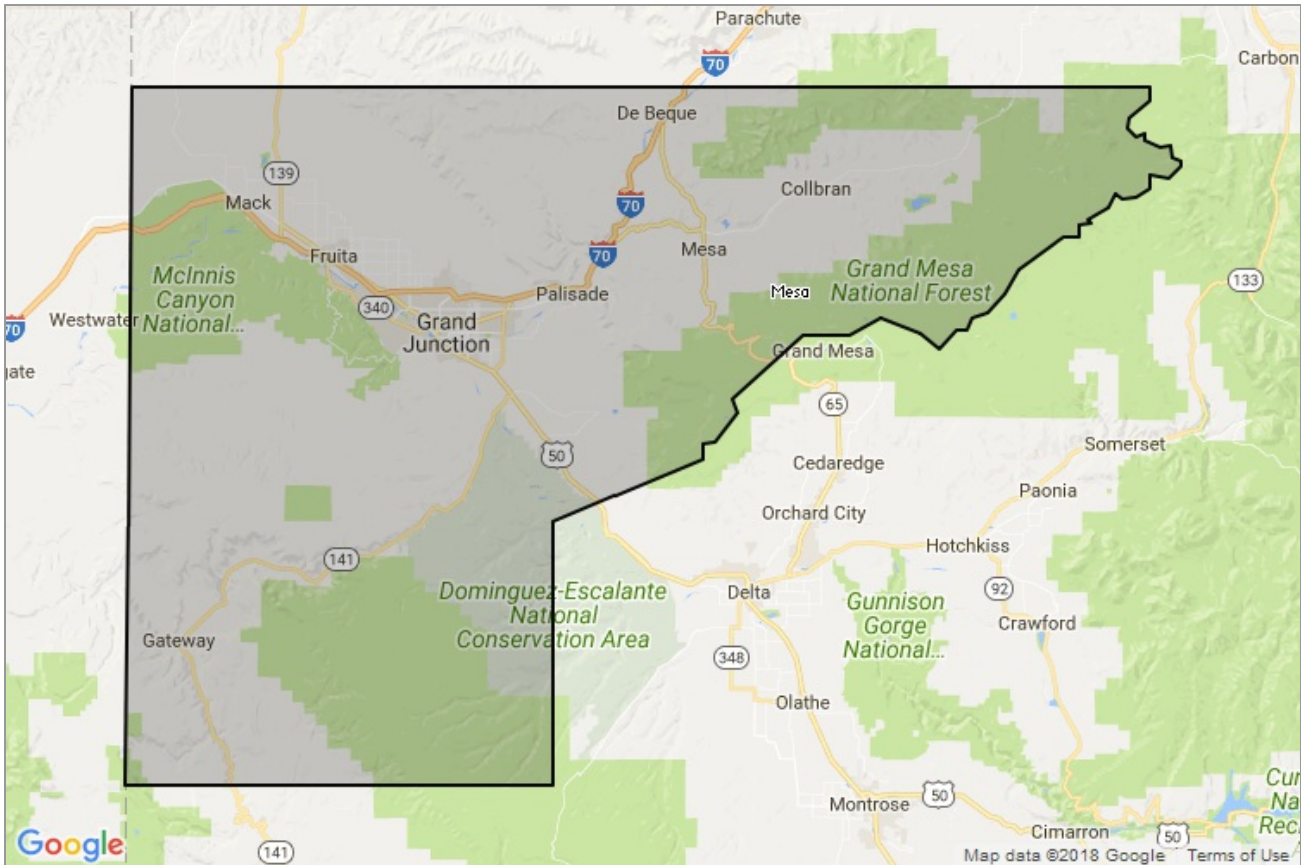




MARKET DATA REPORT

Monthly Market Data Report



Report Characteristics

Report Name:
Monthly Market Data Report

Report Date Range:
4/2017 – 4/2018

Filters Used:
Location

Avg/Med: Avg Only

Include Metrics By: County

Run Date: 05/09/2018

Scheduled: No

Presented by

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

(970) 243-3322

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

2743 Crossroads Blvd
Grand Junction, CO 81506

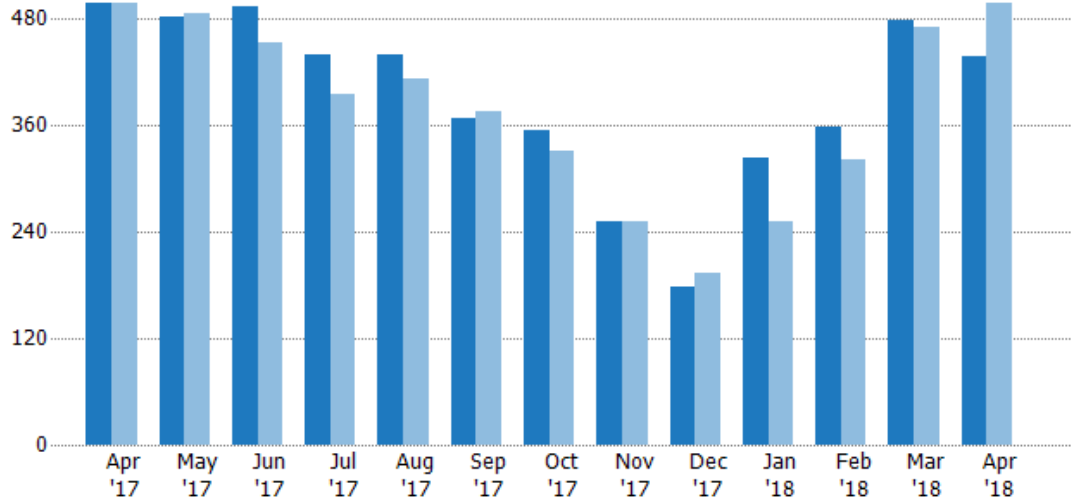
New Listings

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.
Apr '18	437	-12.4%
Apr '17	499	0.2%
Apr '16	498	-15.5%



Current Year	499	483	495	440	440	369	355	252	178	324	359	478	437
Prior Year	498	487	453	396	413	375	332	251	194	252	322	471	499
Percent Change from Prior Year	0%	-1%	9%	11%	7%	-2%	7%	0%	-8%	29%	11%	1%	-12%

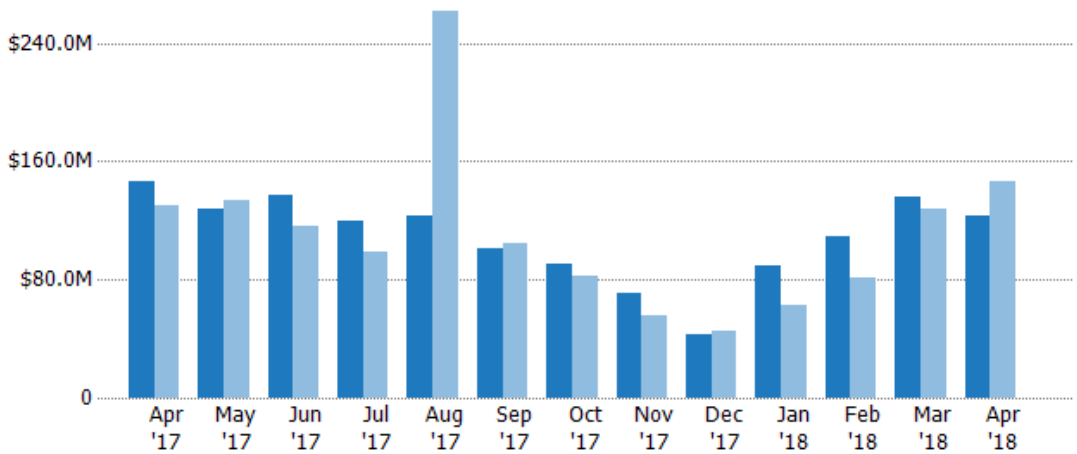
New Listing Volume

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.
Apr '18	\$123M	-15.9%
Apr '17	\$147M	12.3%
Apr '16	\$130M	-20.7%



Current Year	\$147M	\$128M	\$137M	\$120M	\$123M	\$102M	\$91.1M	\$70.2M	\$43.3M	\$89M	\$109M	\$136M	\$123M
Prior Year	\$130M	\$134M	\$116M	\$98.9M	\$261M	\$105M	\$82.6M	\$56M	\$45.6M	\$63.1M	\$81.8M	\$128M	\$147M
Percent Change from Prior Year	12%	-4%	18%	21%	-53%	-3%	10%	25%	-5%	41%	33%	6%	-16%

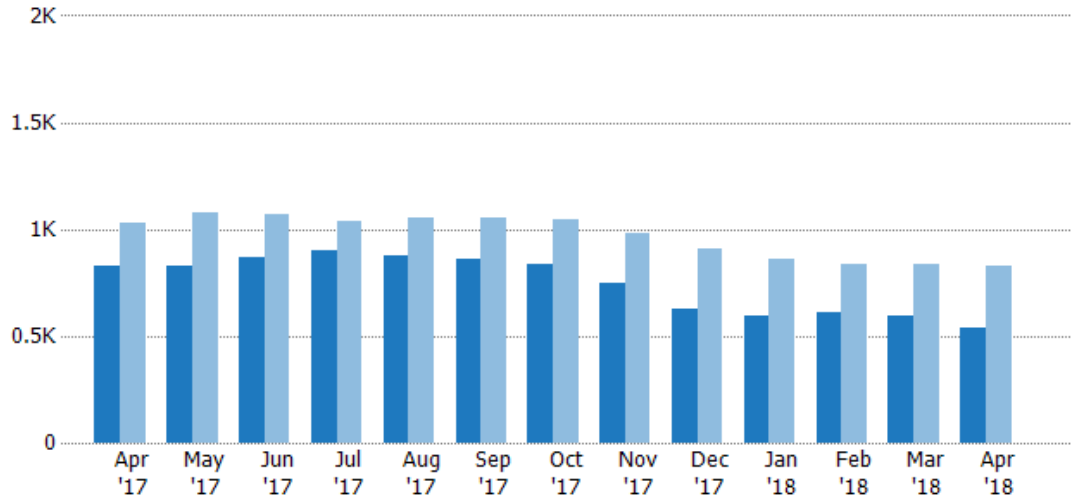
Active Listings

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.
Apr '18	540	-34.9%
Apr '17	830	-19.2%
Apr '16	1.03K	7.8%



Current Year	830	827	867	904	880	860	835	745	626	594	607	597	540
Prior Year	1.03K	1.08K	1.07K	1.04K	1.06K	1.06K	1.05K	978	910	863	832	836	830
Percent Change from Prior Year	-19%	-23%	-19%	-13%	-17%	-19%	-20%	-24%	-31%	-31%	-27%	-29%	-35%

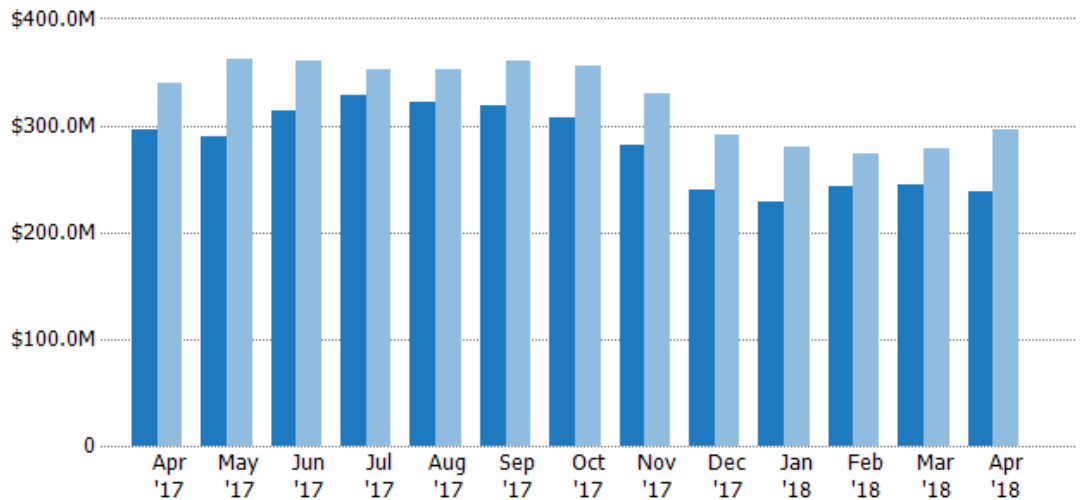
Active Listing Volume

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.
Apr '18	\$238M	-19.7%
Apr '17	\$296M	-12.9%
Apr '16	\$340M	6.4%



Current Year	\$296M	\$289M	\$313M	\$328M	\$322M	\$319M	\$307M	\$281M	\$240M	\$229M	\$243M	\$244M	\$238M
Prior Year	\$340M	\$362M	\$360M	\$352M	\$352M	\$361M	\$355M	\$330M	\$292M	\$281M	\$274M	\$279M	\$296M
Percent Change from Prior Year	-13%	-20%	-13%	-7%	-8%	-11%	-14%	-15%	-18%	-18%	-11%	-13%	-20%

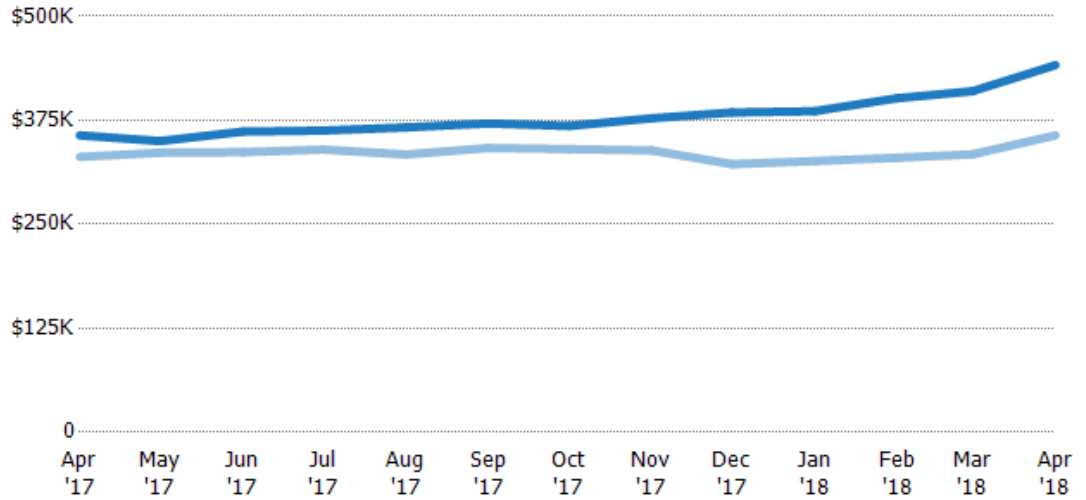
Average Listing Price

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.
Apr '18	\$441K	23.7%
Apr '17	\$357K	7.8%
Apr '16	\$331K	-1.2%



	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18	Feb '18	Mar '18	Apr '18
Current Year	\$357K	\$350K	\$361K	\$363K	\$366K	\$371K	\$368K	\$377K	\$384K	\$386K	\$402K	\$410K	\$441K
Prior Year	\$331K	\$336K	\$337K	\$340K	\$334K	\$342K	\$340K	\$339K	\$322K	\$326K	\$330K	\$334K	\$357K
Percent Change from Prior Year	8%	4%	7%	7%	10%	9%	8%	11%	19%	18%	22%	23%	24%

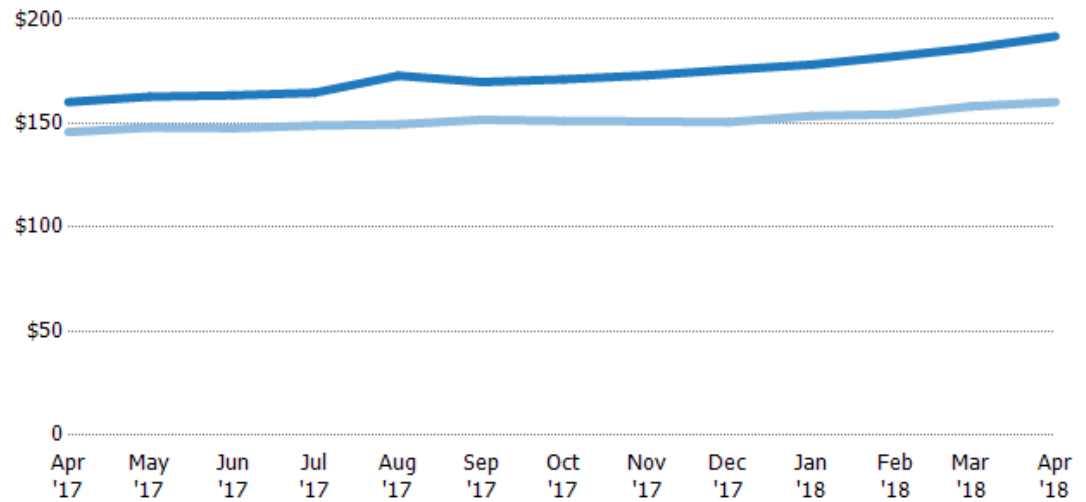
Average Listing Price per Sq Ft

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.
Apr '18	\$192	19.7%
Apr '17	\$160	9.9%
Apr '16	\$146	-3.2%



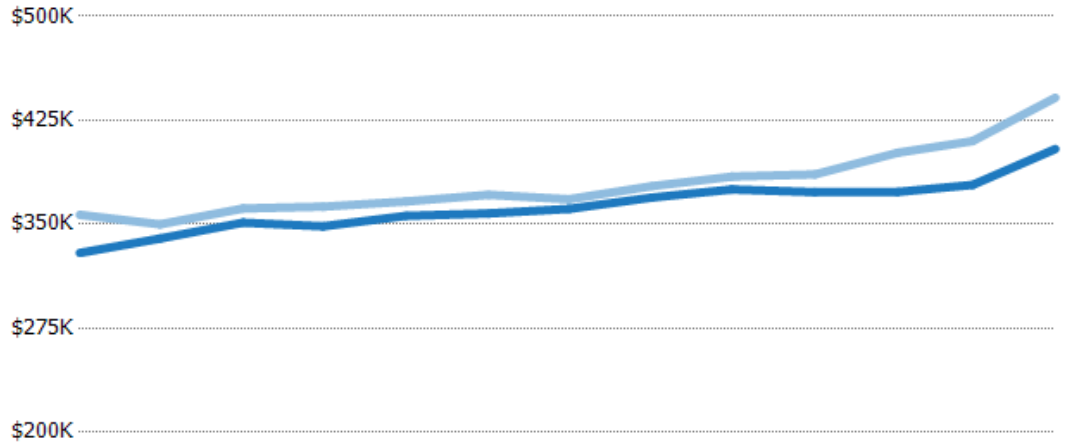
	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18	Feb '18	Mar '18	Apr '18
Current Year	\$160	\$163	\$163	\$165	\$173	\$170	\$171	\$173	\$176	\$178	\$182	\$186	\$192
Prior Year	\$146	\$148	\$148	\$149	\$149	\$152	\$151	\$151	\$151	\$154	\$154	\$158	\$160
Percent Change from Prior Year	10%	10%	11%	11%	16%	12%	13%	15%	17%	16%	18%	18%	20%

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



	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18	Feb '18	Mar '18	Apr '18
Avg Est Value	\$329K	\$340K	\$351K	\$349K	\$356K	\$358K	\$361K	\$369K	\$375K	\$373K	\$373K	\$378K	\$404K
Avg Listing Price	\$357K	\$350K	\$361K	\$363K	\$366K	\$371K	\$368K	\$377K	\$384K	\$386K	\$402K	\$410K	\$441K
Avg Listing Price as a % of Avg Est Value	108%	103%	103%	104%	103%	104%	102%	102%	102%	103%	108%	108%	109%

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: 05/09/2018

Scheduled: No

Report Date Range: From 4/2017 To: 4/2018

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 4/2018 data

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