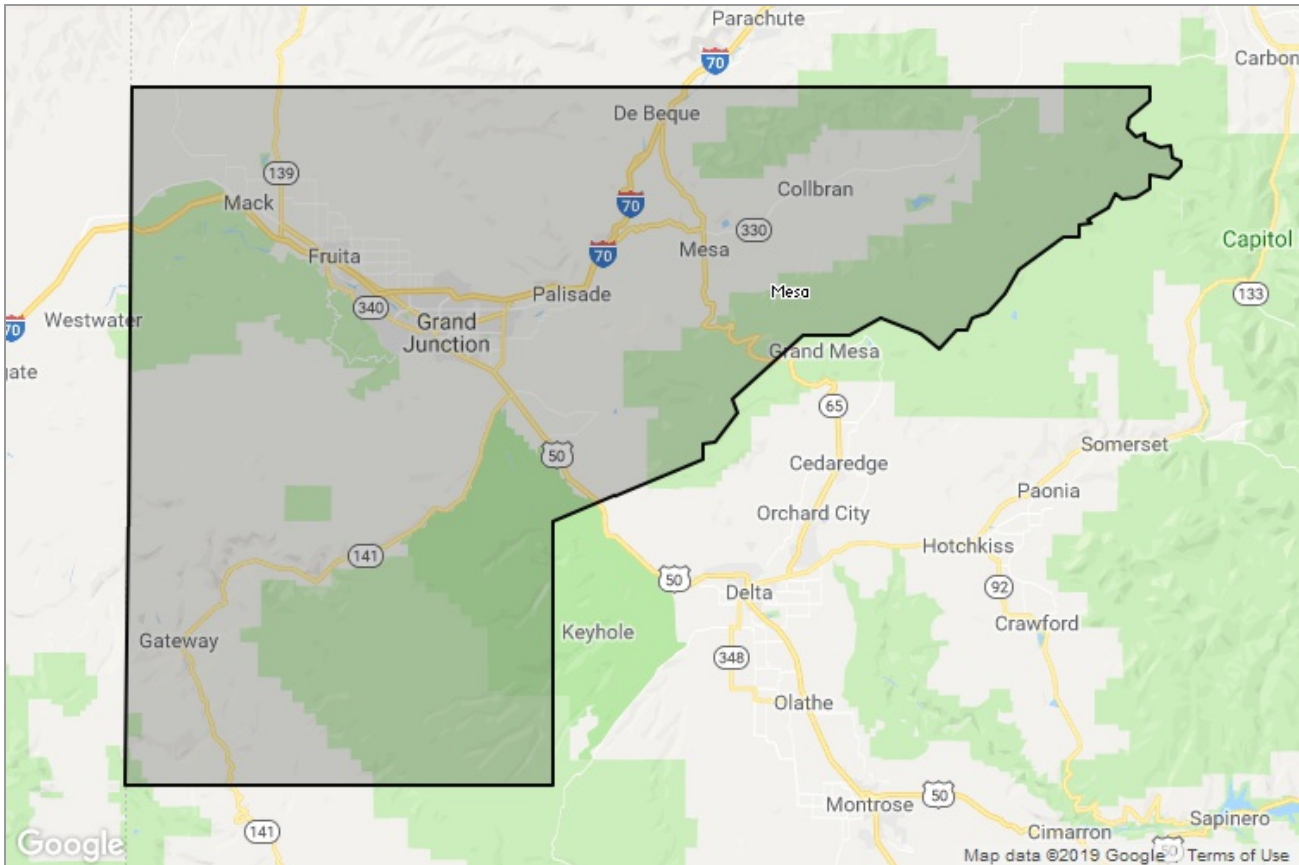




MARKET DATA REPORT

Monthly Market Data Report



Report Characteristics

Report Name:
Monthly Market Data Report

Report Date Range:
4/2018 – 4/2019

Filters Used:
Location

Avg/Med: Avg Only

Include Metrics By: County

Run Date: 05/07/2019

Scheduled: Yes

Presented by

**Grand Junction Area REALTOR®
Association**

(970) 243-3322

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

2743 Crossroads Blvd
Grand Junction, CO 81506

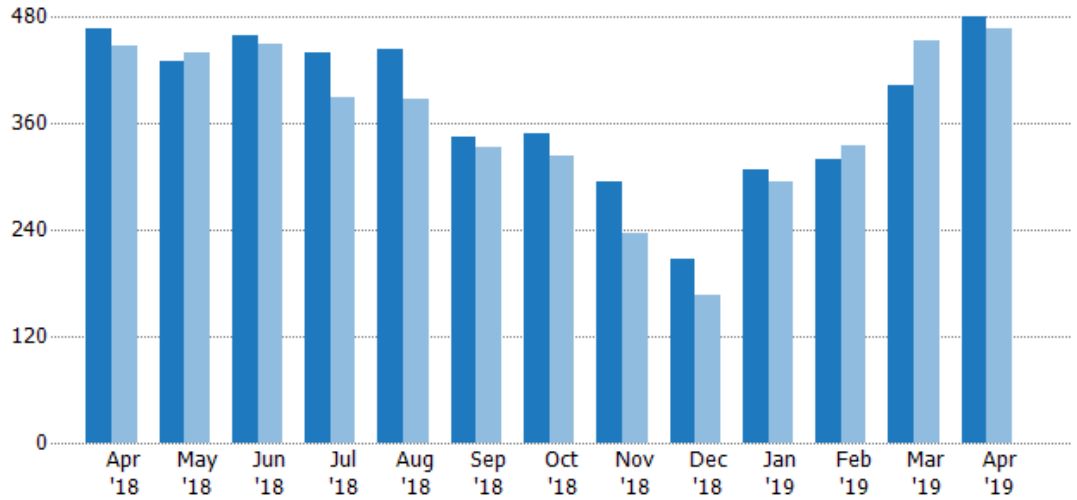
New Listings

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

Filters Used

County: Mesa County, Colorado

Month/Year	Count	% Chg.
Apr '19	480	2.8%
Apr '18	467	4.2%
Apr '17	448	-2.2%



Current Year	467	431	460	440	443	345	349	294	207	308	319	403	480
Prior Year	448	439	449	390	387	333	324	236	167	294	335	454	467
Percent Change from Prior Year	4%	-2%	2%	13%	14%	4%	8%	25%	24%	5%	-5%	-11%	3%

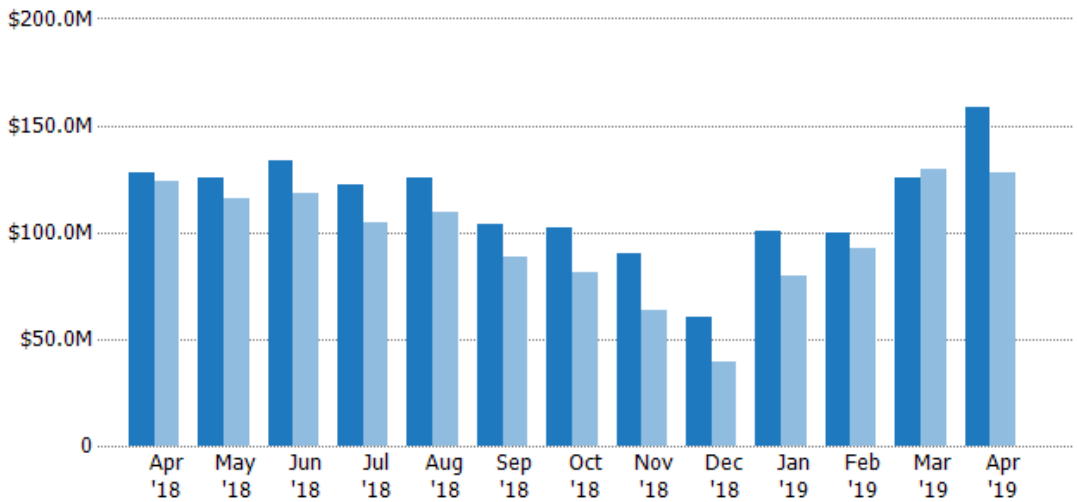
New Listing Volume

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

Filters Used

County: Mesa County, Colorado

Month/Year	Volume	% Chg.
Apr '19	\$159M	23.8%
Apr '18	\$128M	3.4%
Apr '17	\$124M	-7.7%



Current Year	\$128M	\$126M	\$134M	\$122M	\$125M	\$104M	\$102M	\$89.9M	\$60M	\$101M	\$99.4M	\$126M	\$159M
Prior Year	\$124M	\$116M	\$119M	\$104M	\$109M	\$88.4M	\$80.8M	\$63.4M	\$39.7M	\$79.6M	\$92.6M	\$129M	\$128M
Percent Change from Prior Year	3%	9%	13%	17%	15%	18%	27%	42%	51%	26%	7%	-3%	24%

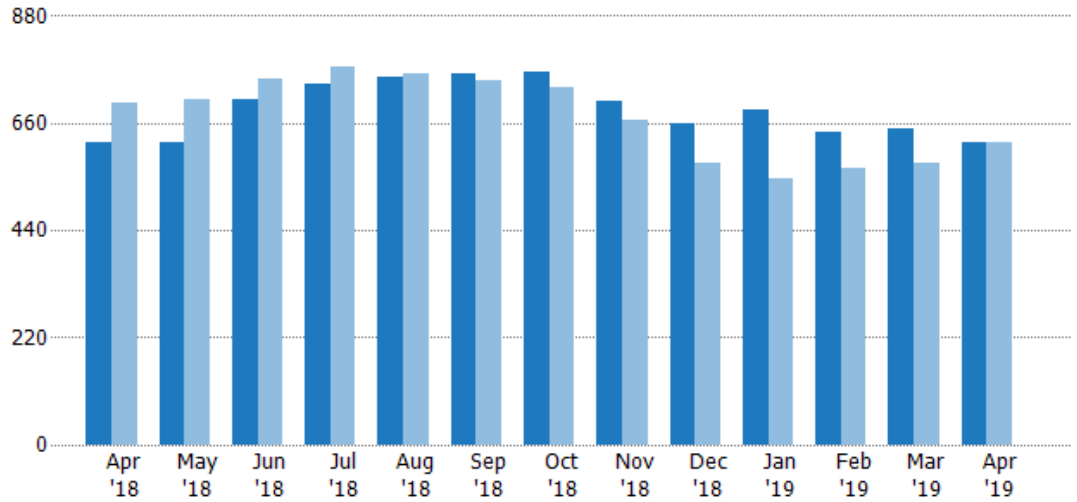
Active Listings

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

Filters Used

County: Mesa County, Colorado

Month/Year	Count	% Chg.
Apr '19	620	0%
Apr '18	620	-11.4%
Apr '17	700	18.7%



Current Year	620	620	707	741	756	762	764	706	661	687	642	648	620
Prior Year	700	710	752	774	762	747	732	668	578	546	569	579	620
Percent Change from Prior Year	-11%	-13%	-6%	-4%	-1%	2%	4%	6%	14%	26%	13%	12%	0%

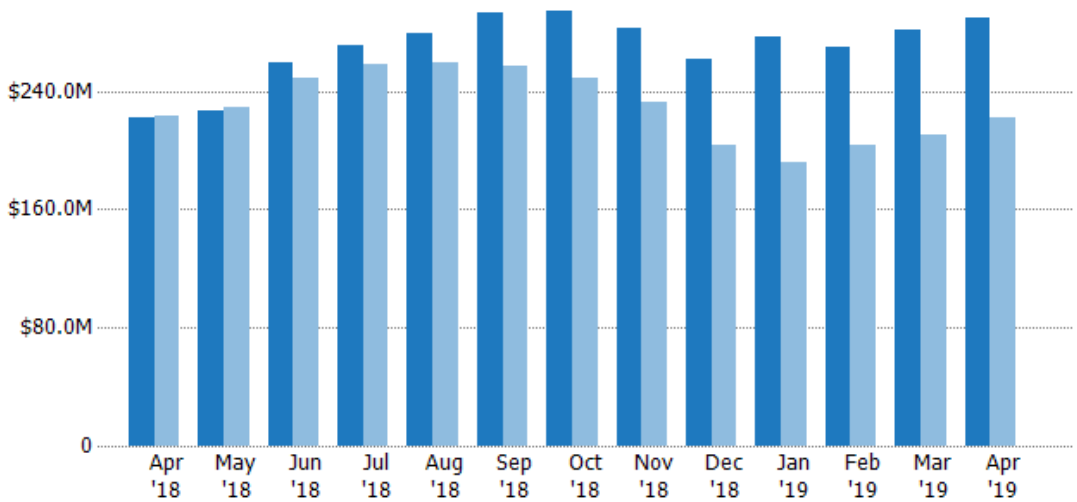
Active Listing Volume

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

Filters Used

County: Mesa County, Colorado

Month/Year	Volume	% Chg.
Apr '19	\$289M	30%
Apr '18	\$222M	-0.3%
Apr '17	\$223M	16%



Current Year	\$222M	\$226M	\$259M	\$271M	\$279M	\$293M	\$294M	\$283M	\$262M	\$276M	\$270M	\$281M	\$289M
Prior Year	\$223M	\$229M	\$249M	\$258M	\$259M	\$256M	\$249M	\$232M	\$203M	\$191M	\$204M	\$210M	\$222M
Percent Change from Prior Year	0%	-1%	4%	5%	8%	14%	18%	22%	29%	44%	32%	34%	30%

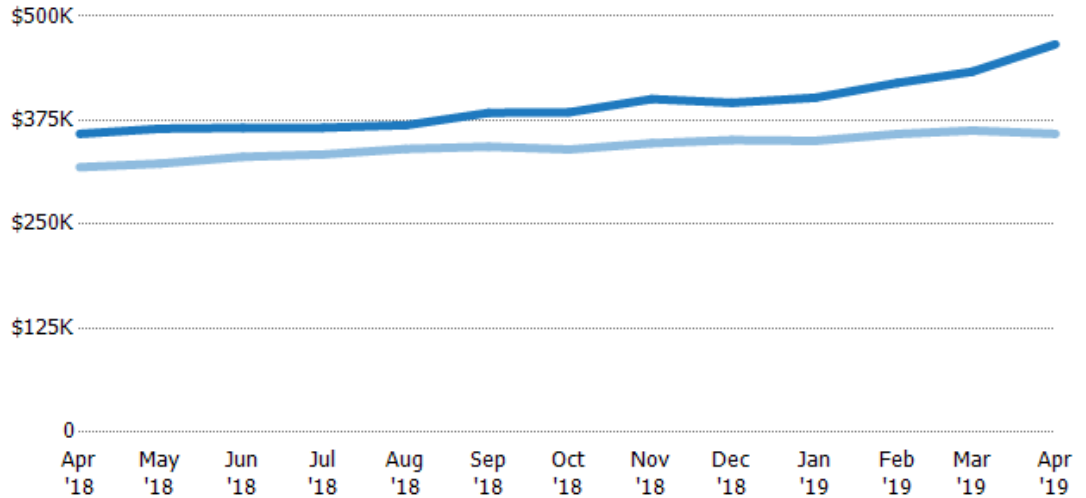
Average Listing Price

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

Filters Used

County: Mesa County, Colorado

Month/Year	Price	% Chg.
Apr '19	\$466K	30%
Apr '18	\$359K	12.6%
Apr '17	\$319K	-2.3%



	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19
Current Year	\$359K	\$365K	\$366K	\$366K	\$369K	\$384K	\$385K	\$401K	\$396K	\$402K	\$420K	\$433K	\$466K
Prior Year	\$319K	\$323K	\$331K	\$334K	\$341K	\$343K	\$340K	\$347K	\$351K	\$350K	\$359K	\$363K	\$359K
Percent Change from Prior Year	13%	13%	11%	10%	8%	12%	13%	15%	13%	15%	17%	20%	30%

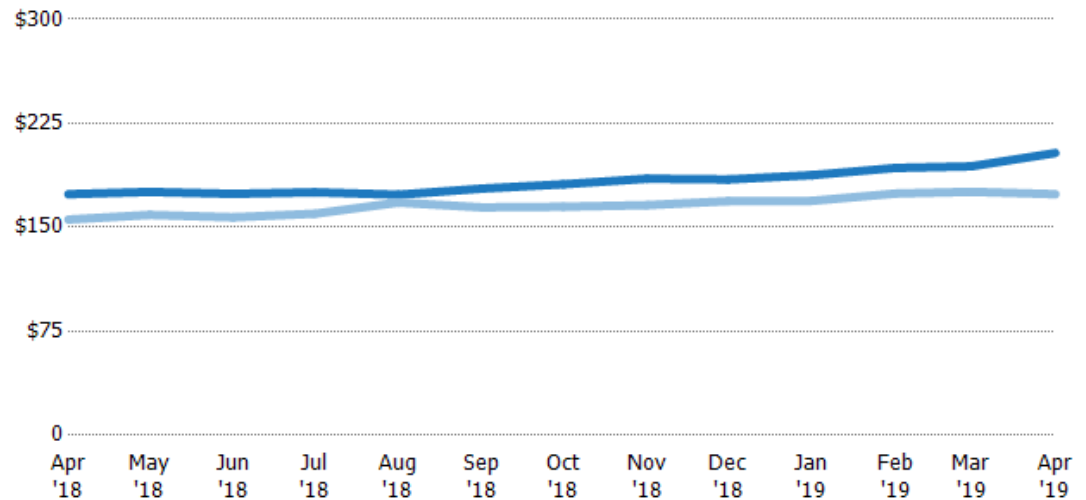
Average Listing Price per Sq Ft

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 '19	\$204	17.1%
Apr '18	\$174	11.7%
Apr '17	\$156	-6.5%



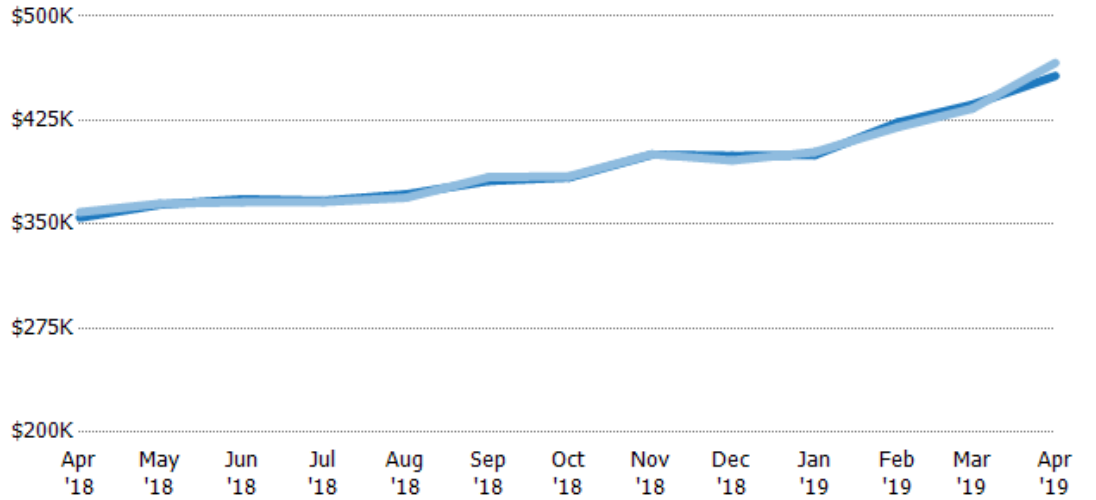
	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19
Current Year	\$174	\$175	\$174	\$175	\$173	\$178	\$181	\$185	\$184	\$188	\$193	\$194	\$204
Prior Year	\$156	\$159	\$157	\$160	\$168	\$164	\$165	\$166	\$169	\$169	\$174	\$176	\$174
Percent Change from Prior Year	12%	10%	11%	10%	3%	8%	10%	11%	9%	11%	11%	10%	17%

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 '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19
Avg Est Value	\$355K	\$364K	\$368K	\$367K	\$372K	\$381K	\$384K	\$400K	\$399K	\$400K	\$423K	\$436K	\$457K
Avg Listing Price	\$359K	\$365K	\$366K	\$366K	\$369K	\$384K	\$385K	\$401K	\$396K	\$402K	\$420K	\$433K	\$466K
Avg Listing Price as a % of Avg Est Value	101%	100%	99%	100%	99%	101%	100%	100%	99%	101%	99%	99%	102%

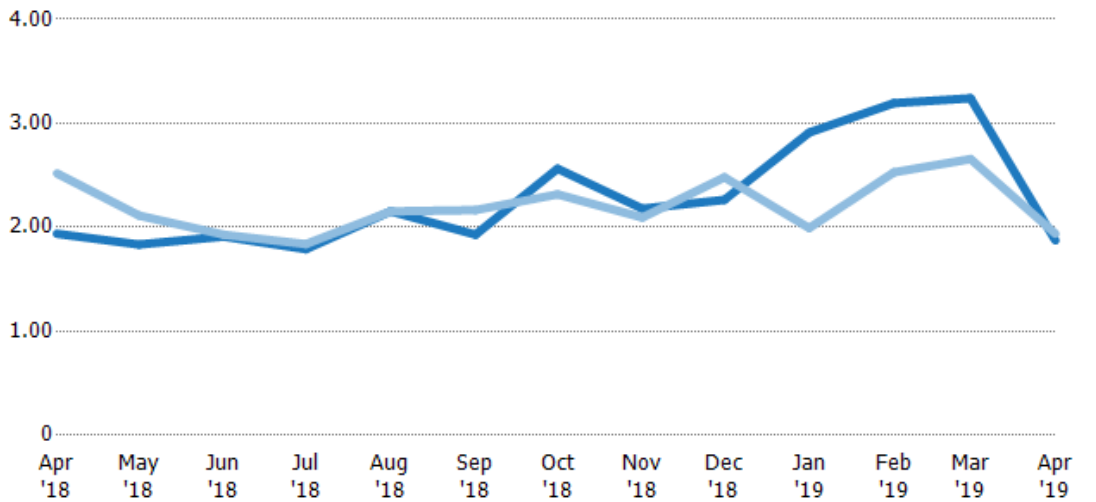
Months of Inventory

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.
Apr '19	1.87	-3.3%
Apr '18	1.94	-23.1%
Apr '17	2.52	45.4%



	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19
Current Year	1.94	1.83	1.91	1.79	2.15	1.93	2.56	2.18	2.26	2.91	3.19	3.24	1.87
Prior Year	2.52	2.11	1.93	1.84	2.15	2.17	2.32	2.09	2.48	1.99	2.53	2.66	1.94
Percent Change from Prior Year	-23%	-13%	-1%	-3%	0%	-11%	11%	4%	-9%	46%	26%	22%	-3%

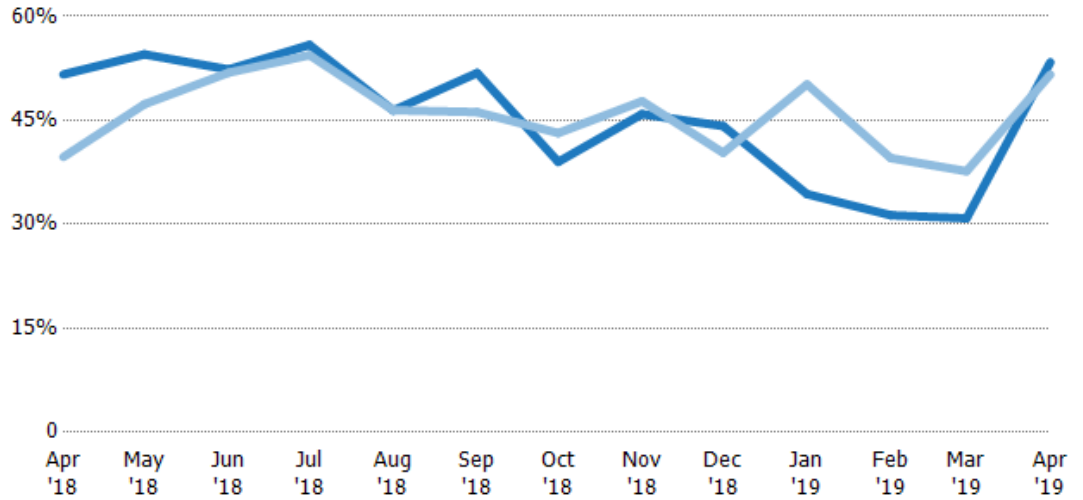
Absorption Rate

The percentage of inventory sold per month.

Filters Used

County: Mesa County, Colorado

Month/Year	Rate	Chg.
Apr '19	53%	-1.8%
Apr '18	52%	-11.9%
Apr '17	40%	-31.2%

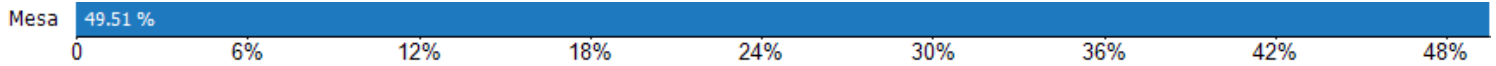


	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19
Current Year	52%	55%	52%	56%	46%	52%	39%	46%	44%	34%	31%	31%	53%
Prior Year	40%	47%	52%	54%	46%	46%	43%	48%	40%	50%	40%	38%	52%
Change from Prior Year	-12%	-7%	0%	-1%	0%	-6%	4%	2%	-4%	16%	8%	7%	-2%

Absorption Rate (By County)

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

Filters Used: County: Mesa County, Colorado



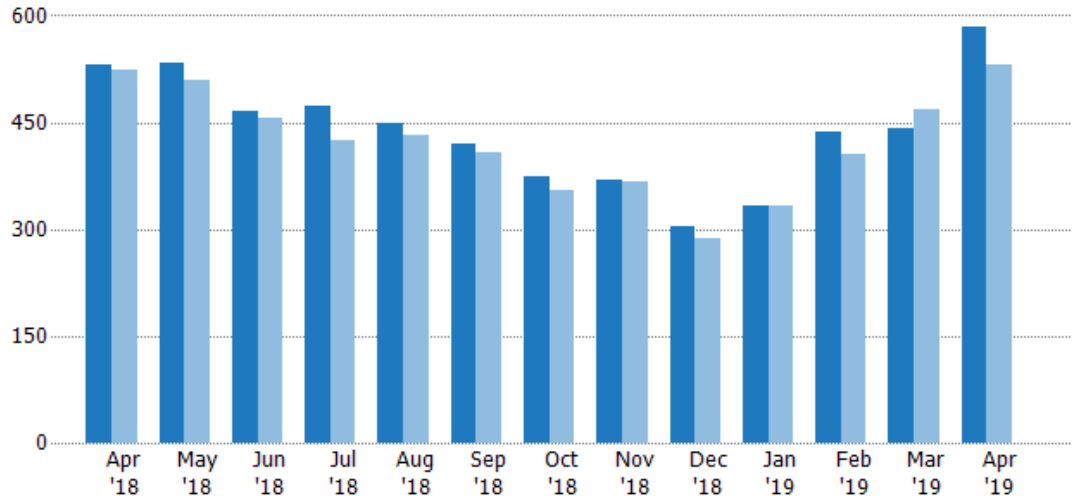
Pending Sales

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

Filters Used

County: Mesa County, Colorado

Month/Year	Count	% Chg.
Apr '19	585	10.2%
Apr '18	531	1.5%
Apr '17	523	-12.4%



Current Year	531	533	465	472	448	420	373	368	303	334	437	442	585
Prior Year	523	509	456	424	433	408	354	367	286	334	405	468	531
Percent Change from Prior Year	2%	5%	2%	11%	3%	3%	5%	0%	6%	0%	8%	-6%	10%

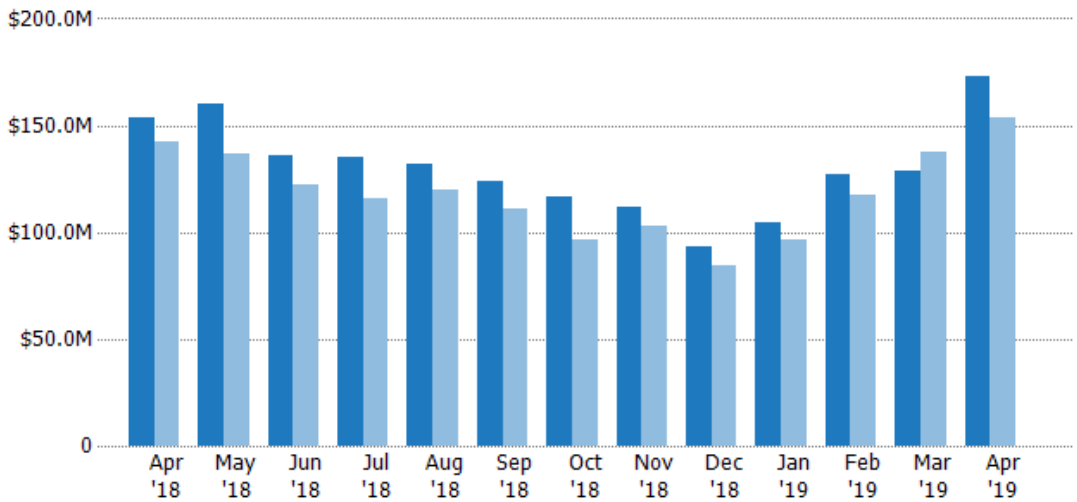
Pending Sales Volume

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

Filters Used

County: Mesa County, Colorado

Month/Year	Volume	% Chg.
Apr '19	\$173M	12.9%
Apr '18	\$153M	7.4%
Apr '17	\$143M	-19.4%



Current Year	\$153M	\$160M	\$136M	\$135M	\$132M	\$124M	\$117M	\$111M	\$93.3M	\$104M	\$127M	\$129M	\$173M
Prior Year	\$143M	\$137M	\$122M	\$116M	\$120M	\$111M	\$96.5M	\$103M	\$84.4M	\$96.4M	\$117M	\$138M	\$153M
Percent Change from Prior Year	7%	17%	12%	17%	10%	12%	21%	8%	10%	8%	8%	-6%	13%

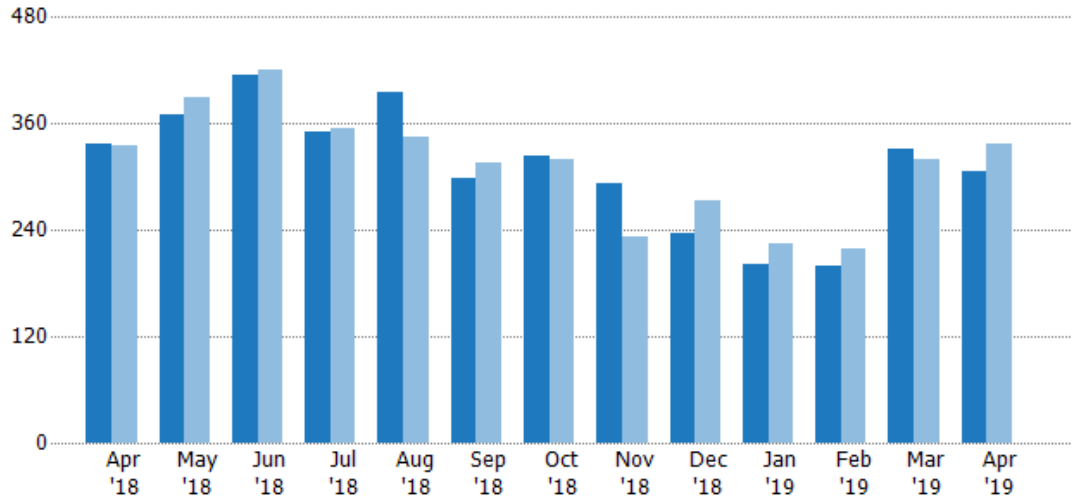
Closed Sales

The total number of residential properties sold each month.

Filters Used

County: Mesa County, Colorado

Month/Year	Count	% Chg.
Apr '19	307	-9.2%
Apr '18	338	0.6%
Apr '17	336	-21.1%



Current Year	338	370	414	351	395	298	324	292	236	201	200	331	307
Prior Year	336	390	421	354	345	316	319	233	274	225	218	320	338
Percent Change from Prior Year	1%	-5%	-2%	-1%	14%	-6%	2%	25%	-14%	-11%	-8%	3%	-9%

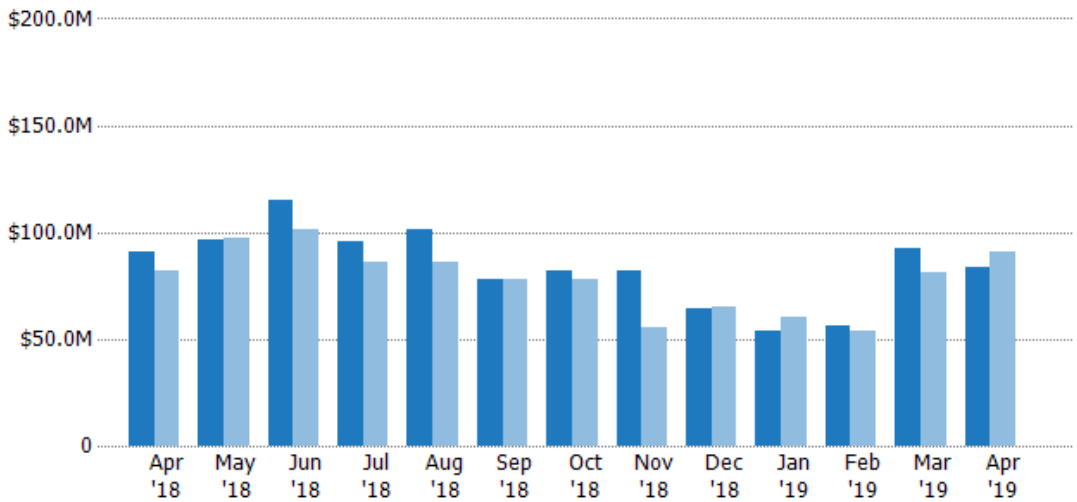
Closed Sales Volume

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

Filters Used

County: Mesa County, Colorado

Month/Year	Volume	% Chg.
Apr '19	\$83.3M	-8.4%
Apr '18	\$91M	11.2%
Apr '17	\$81.8M	-25.2%



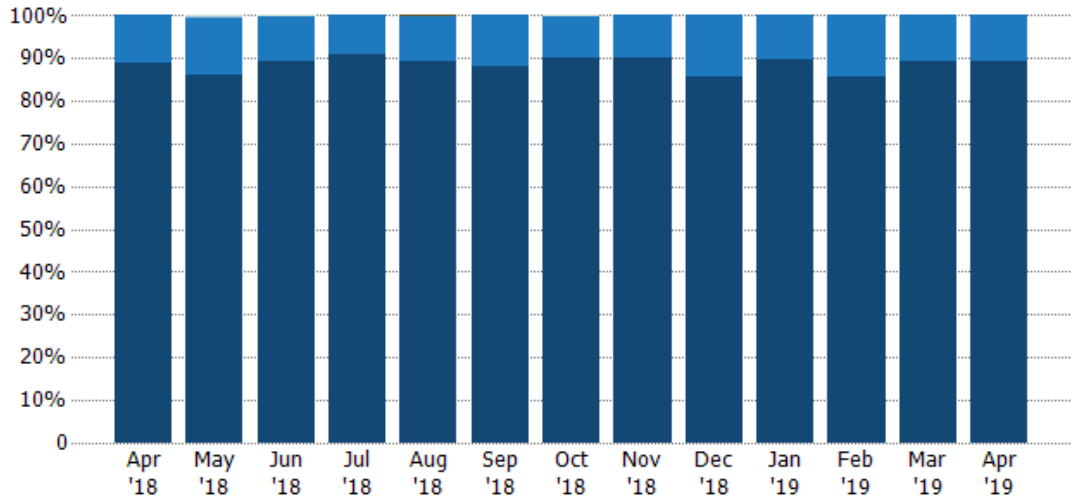
Current Year	\$91M	\$96.6M	\$115M	\$95.9M	\$101M	\$77.9M	\$82.1M	\$82M	\$63.9M	\$53.9M	\$56.4M	\$92.2M	\$83.3M
Prior Year	\$81.8M	\$97.2M	\$101M	\$85.8M	\$85.6M	\$78M	\$78.1M	\$55.8M	\$65.4M	\$60.1M	\$53.5M	\$81.5M	\$91M
Percent Change from Prior Year	11%	-1%	14%	12%	18%	0%	5%	47%	-2%	-10%	6%	13%	-8%

Closed Sales by Property Type

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

Filters Used

County: Mesa County, Colorado



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

Closed Sales (By County)

The total number of residential properties sold during the last month by county.

Filters Used: County: Mesa County, Colorado

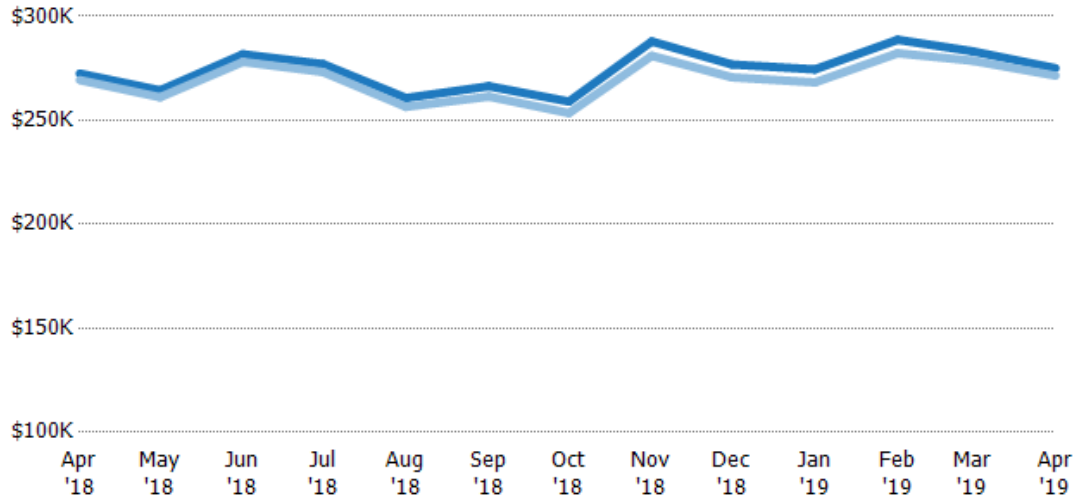


Average Sales Price vs Average Listing Price

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

Filters Used

County: Mesa County, Colorado



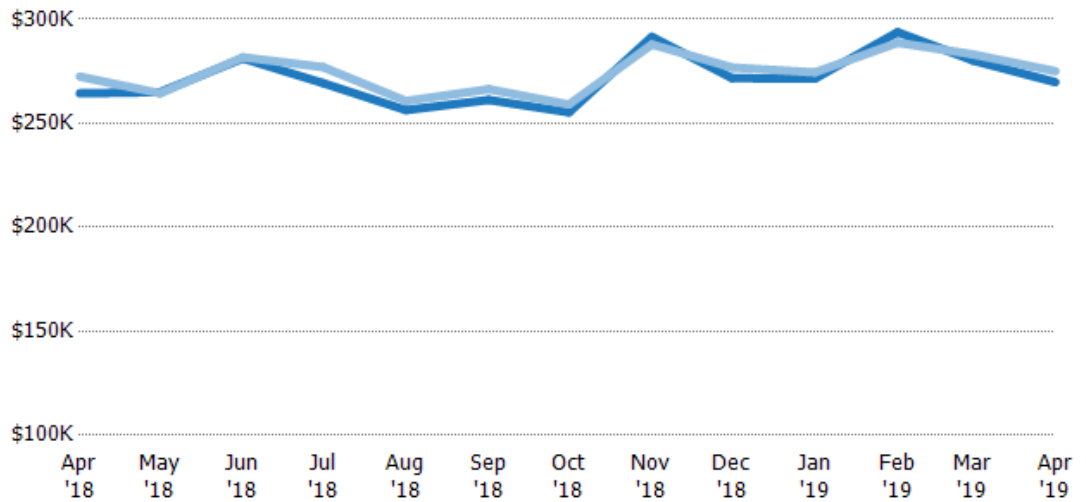
	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19
Avg List Price	\$272K	\$264K	\$282K	\$277K	\$261K	\$266K	\$259K	\$288K	\$277K	\$274K	\$289K	\$283K	\$275K
Avg Sales Price	\$269K	\$261K	\$278K	\$273K	\$256K	\$261K	\$253K	\$281K	\$271K	\$268K	\$282K	\$279K	\$271K
Avg Sales Price as a % of Avg List Price	99%	99%	99%	99%	98%	98%	98%	98%	98%	98%	98%	98%	99%

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



	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19
Avg Est Value	\$264K	\$265K	\$281K	\$269K	\$256K	\$261K	\$255K	\$292K	\$272K	\$271K	\$294K	\$280K	\$270K
Avg Sales Price	\$272K	\$264K	\$282K	\$277K	\$261K	\$266K	\$259K	\$288K	\$277K	\$274K	\$289K	\$283K	\$275K
Avg Sales Price as a % of Avg Est Value	103%	100%	100%	103%	102%	102%	101%	99%	102%	101%	98%	101%	102%

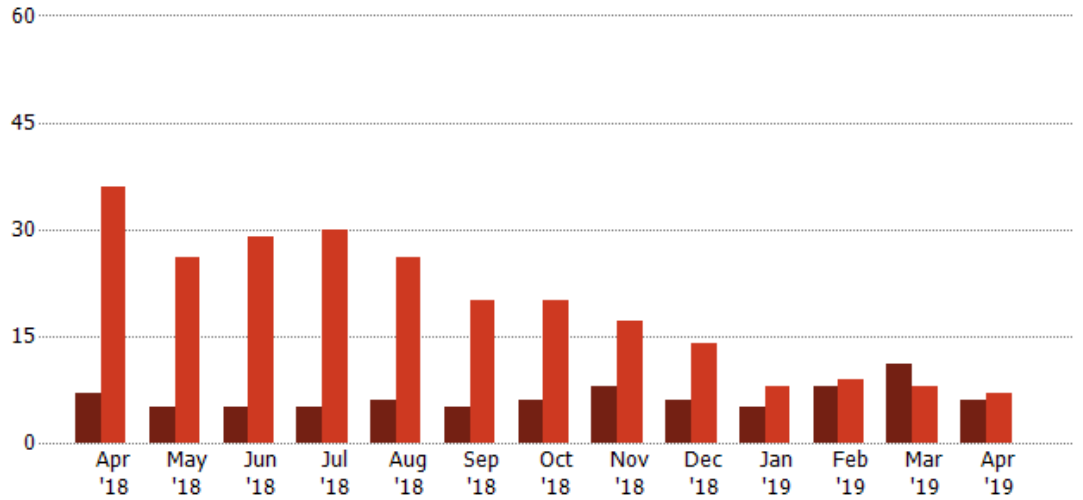
Distressed Listings

The number of distressed residential properties that were for sale at the end of each month.

Filters Used

County: Mesa County, Colorado

Month/Year	Count	% Chg.
Apr '19	6	-14.3%
Apr '18	7	-80.6%
Apr '17	36	58.3%



Current Year	7	5	5	5	6	5	6	8	6	5	8	11	6
Prior Year	36	26	29	30	26	20	20	17	14	8	9	8	7
Percent Change from Prior Year	-81%	-81%	-83%	-83%	-77%	-75%	-70%	-53%	-57%	-38%	-11%	38%	-14%

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: 05/07/2019

Scheduled: Yes

Report Date Range: From 4/2018 To: 4/2019

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 4/2019 data

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