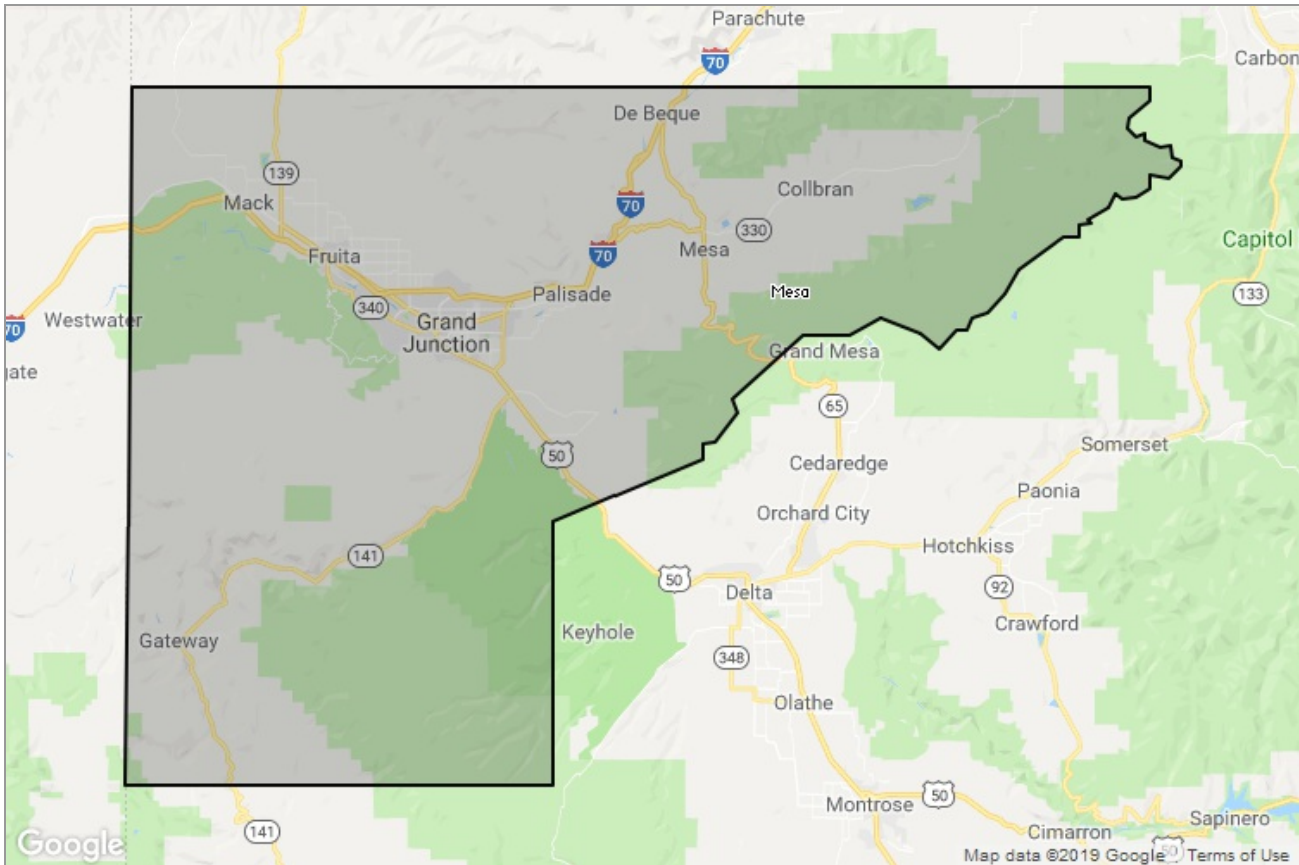




MARKET DATA REPORT

Monthly Market Data Report



Report Characteristics

Report Name:
Monthly Market Data Report

Report Date Range:
5/2018 – 5/2019

Filters Used:
Location

Avg/Med: Avg Only

Include Metrics By: County

Run Date: 06/06/2019

Scheduled: Yes

Presented by

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

(970) 243-3322

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

2743 Crossroads Blvd
Grand Junction, CO 81506

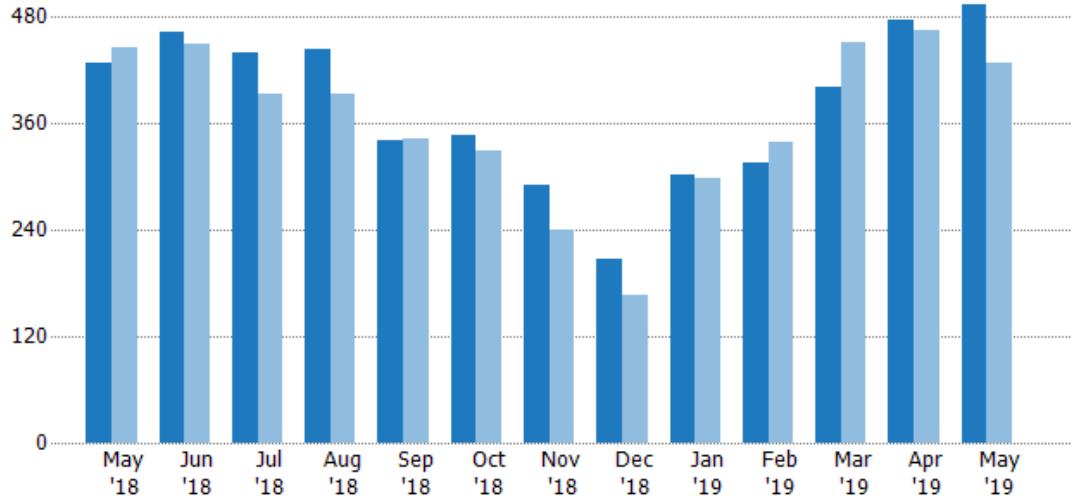
New Listings

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

Filters Used

County: Mesa County, Colorado

Month/Year	Count	% Chg.
May '19	494	15.2%
May '18	429	-3.6%
May '17	445	-3.1%



Current Year	429	463	440	443	341	346	291	207	302	315	401	477	494
Prior Year	445	449	393	393	342	329	240	167	299	340	452	466	429
Percent Change from Prior Year	-4%	3%	12%	13%	0%	5%	21%	24%	1%	-7%	-11%	2%	15%

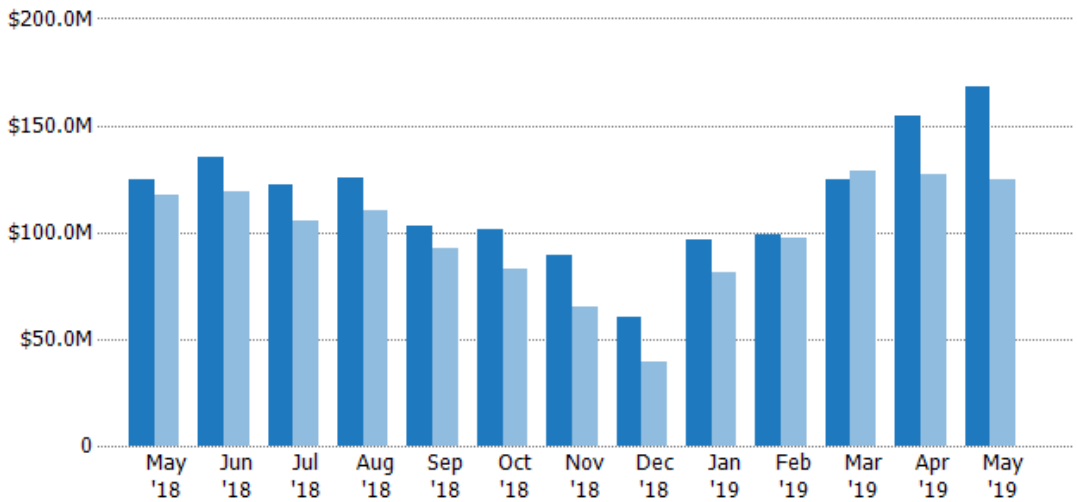
New Listing Volume

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

Filters Used

County: Mesa County, Colorado

Month/Year	Volume	% Chg.
May '19	\$168M	34.9%
May '18	\$125M	6.6%
May '17	\$117M	-5.6%



Current Year	\$125M	\$135M	\$123M	\$125M	\$103M	\$101M	\$89M	\$60M	\$96.6M	\$99M	\$125M	\$155M	\$168M
Prior Year	\$117M	\$119M	\$105M	\$110M	\$92.5M	\$82.7M	\$65M	\$39.5M	\$81.3M	\$96.9M	\$129M	\$127M	\$125M
Percent Change from Prior Year	7%	14%	17%	14%	11%	23%	37%	52%	19%	2%	-3%	22%	35%

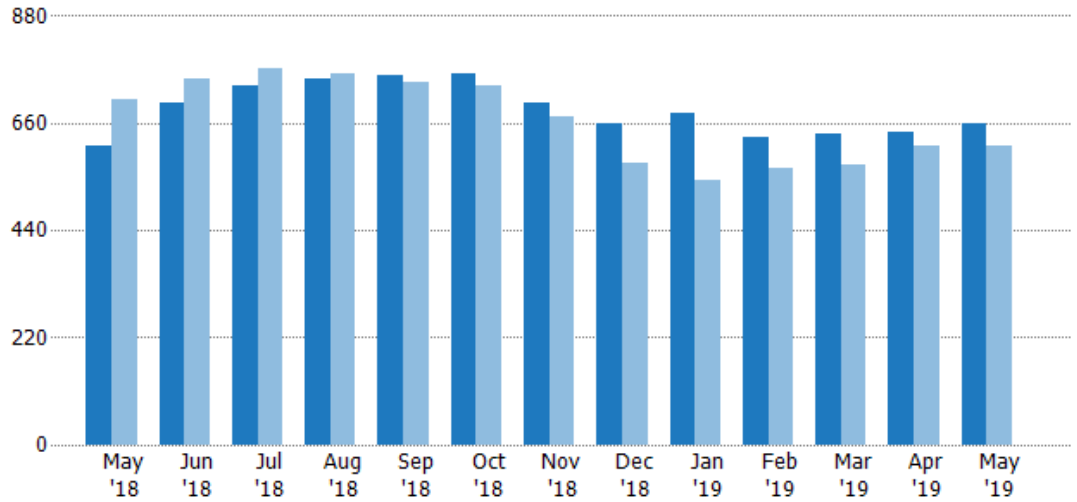
Active Listings

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

Filters Used

County: Mesa County, Colorado

Month/Year	Count	% Chg.
May '19	661	7.8%
May '18	613	-13.5%
May '17	709	23%



Current Year	613	703	738	752	757	760	703	659	680	631	638	643	661
Prior Year	709	750	773	762	745	737	675	578	544	567	574	614	613
Percent Change from Prior Year	-14%	-6%	-5%	-1%	2%	3%	4%	14%	25%	11%	11%	5%	8%

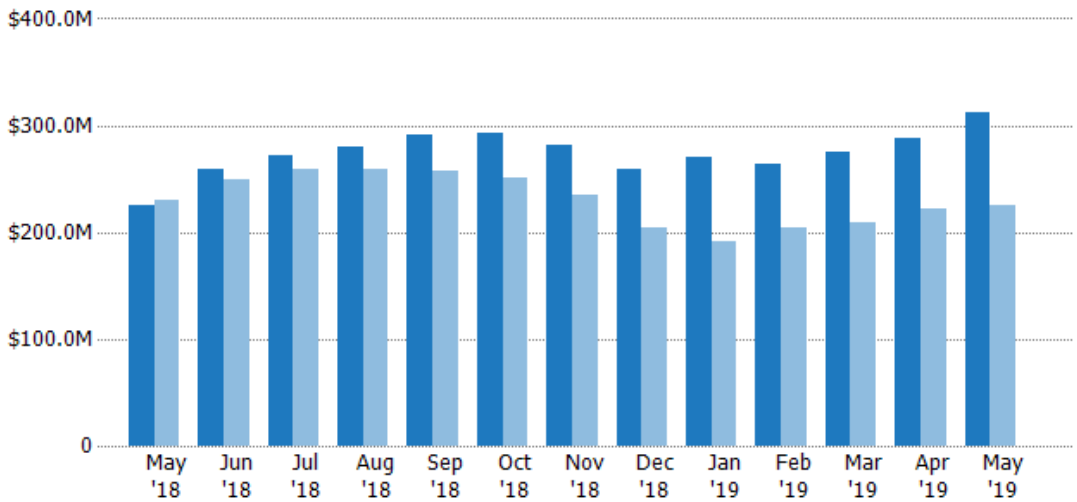
Active Listing Volume

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.
May '19	\$311M	38.4%
May '18	\$225M	-2.2%
May '17	\$230M	17%



Current Year	\$225M	\$259M	\$272M	\$280M	\$291M	\$293M	\$282M	\$259M	\$270M	\$263M	\$275M	\$288M	\$311M
Prior Year	\$230M	\$250M	\$260M	\$260M	\$257M	\$251M	\$235M	\$204M	\$192M	\$204M	\$209M	\$222M	\$225M
Percent Change from Prior Year	-2%	4%	5%	8%	13%	17%	20%	27%	41%	29%	31%	30%	38%

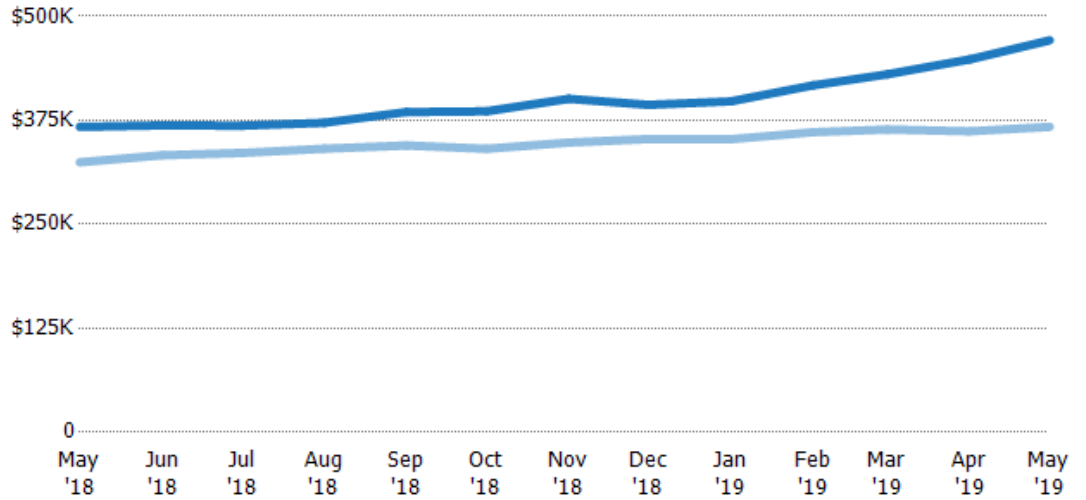
Average Listing Price

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

Filters Used

County: Mesa County, Colorado

Month/Year	Price	% Chg.
May '19	\$471K	28.3%
May '18	\$367K	13.1%
May '17	\$325K	-4.8%



	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19
Current Year	\$367K	\$369K	\$368K	\$372K	\$385K	\$386K	\$401K	\$394K	\$398K	\$417K	\$430K	\$448K	\$471K
Prior Year	\$325K	\$333K	\$336K	\$341K	\$345K	\$341K	\$348K	\$352K	\$352K	\$361K	\$364K	\$362K	\$367K
Percent Change from Prior Year	13%	11%	10%	9%	12%	13%	15%	12%	13%	16%	18%	24%	28%

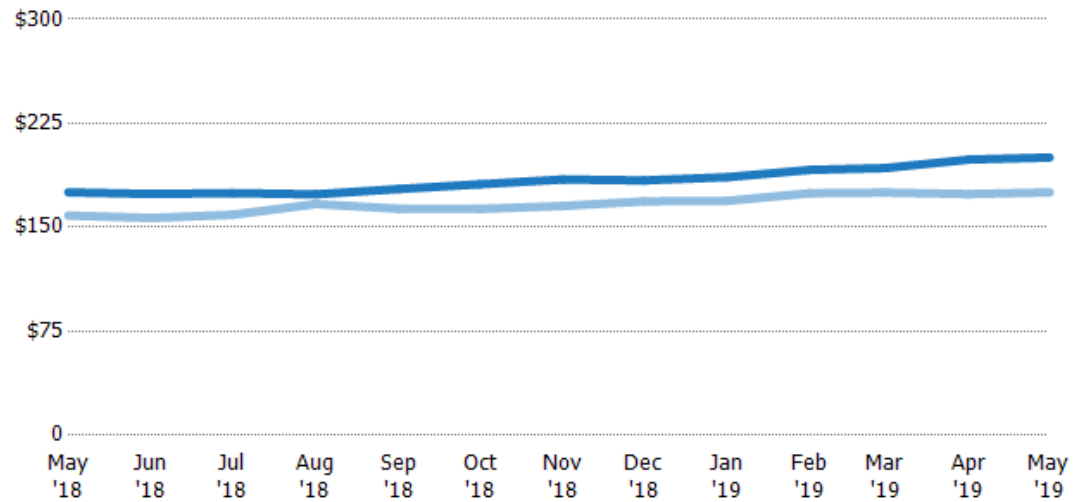
Average Listing Price per Sq Ft

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.
May '19	\$200	14.3%
May '18	\$175	10.6%
May '17	\$158	-8.3%



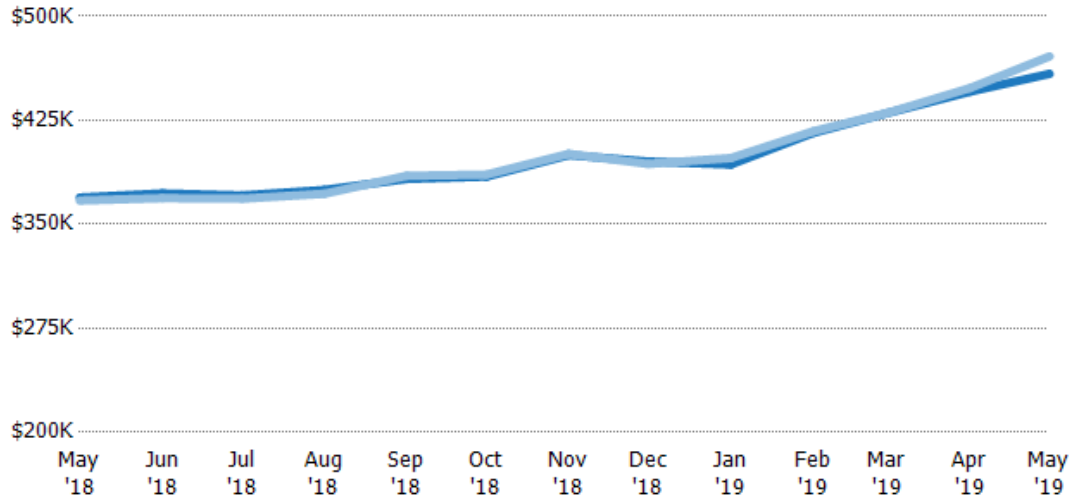
	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19
Current Year	\$175	\$174	\$175	\$174	\$178	\$181	\$184	\$184	\$186	\$191	\$193	\$199	\$200
Prior Year	\$158	\$157	\$159	\$167	\$163	\$163	\$165	\$169	\$169	\$175	\$175	\$174	\$175
Percent Change from Prior Year	11%	11%	10%	4%	9%	11%	12%	9%	10%	10%	10%	14%	14%

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



	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19
Avg Est Value	\$369K	\$372K	\$371K	\$375K	\$383K	\$384K	\$400K	\$395K	\$393K	\$416K	\$430K	\$446K	\$459K
Avg Listing Price	\$367K	\$369K	\$368K	\$372K	\$385K	\$386K	\$401K	\$394K	\$398K	\$417K	\$430K	\$448K	\$471K
Avg Listing Price as a % of Avg Est Value	99%	99%	99%	99%	101%	100%	100%	100%	101%	100%	100%	101%	103%

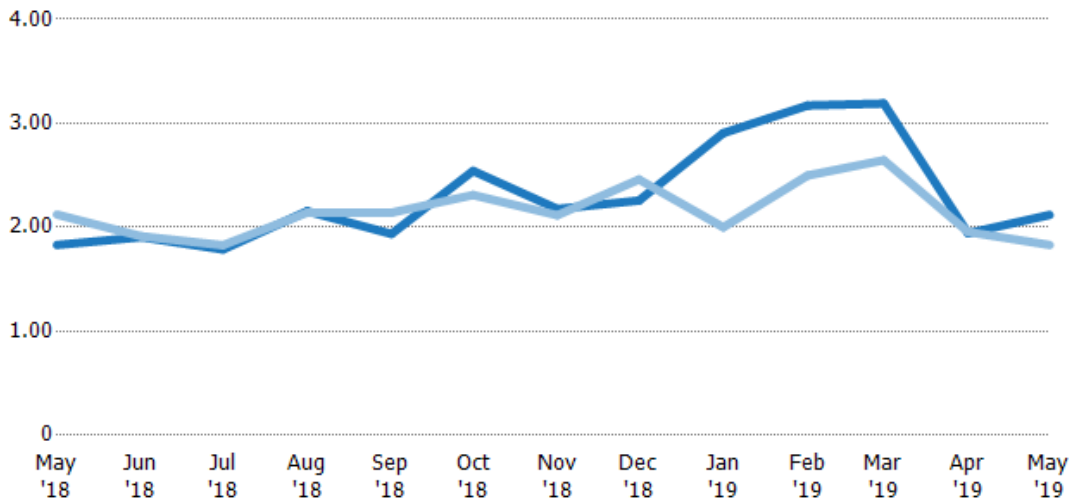
Months of Inventory

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.
May '19	2.12	15.8%
May '18	1.83	-13.8%
May '17	2.12	51.6%



	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19
Current Year	1.83	1.91	1.79	2.15	1.94	2.54	2.18	2.26	2.91	3.17	3.19	1.94	2.12
Prior Year	2.12	1.91	1.83	2.14	2.14	2.31	2.12	2.46	2	2.5	2.65	1.96	1.83
Percent Change from Prior Year	-14%	0%	-2%	1%	-10%	10%	3%	-8%	45%	27%	21%	-1%	16%

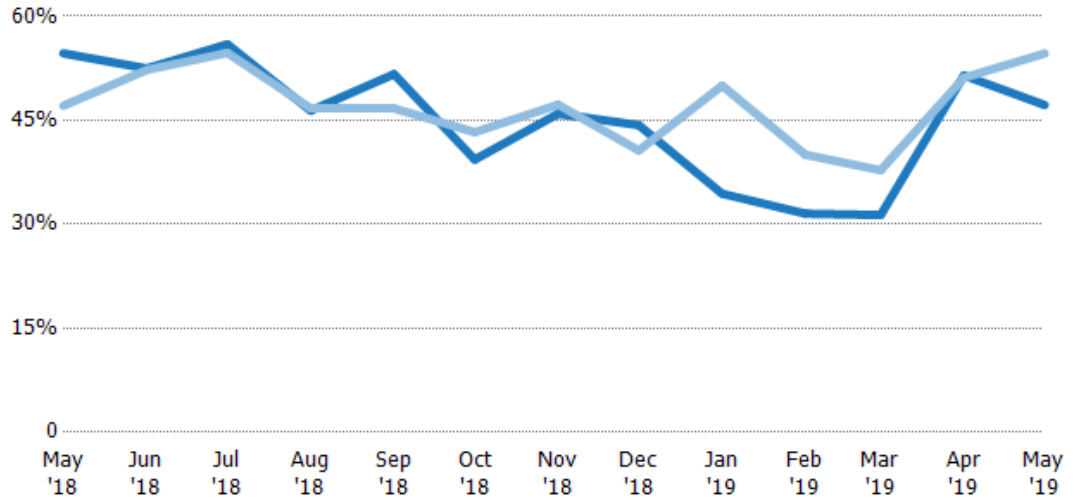
Absorption Rate

The percentage of inventory sold per month.

Filters Used

County: Mesa County, Colorado

Month/Year	Rate	Chg.
May '19	47%	7.4%
May '18	55%	-7.5%
May '17	47%	-34%

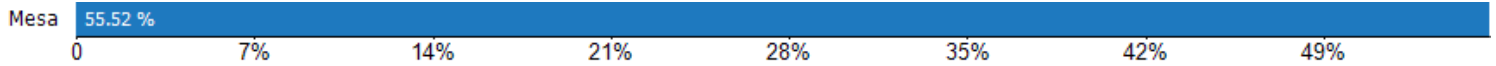


	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19
Current Year	55%	52%	56%	46%	52%	39%	46%	44%	34%	32%	31%	51%	47%
Prior Year	47%	52%	55%	47%	47%	43%	47%	41%	50%	40%	38%	51%	55%
Change from Prior Year	-8%	0%	-1%	0%	-5%	4%	1%	-4%	16%	9%	6%	0%	7%

Absorption Rate (By County)

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

Filters Used: County: Mesa County, Colorado



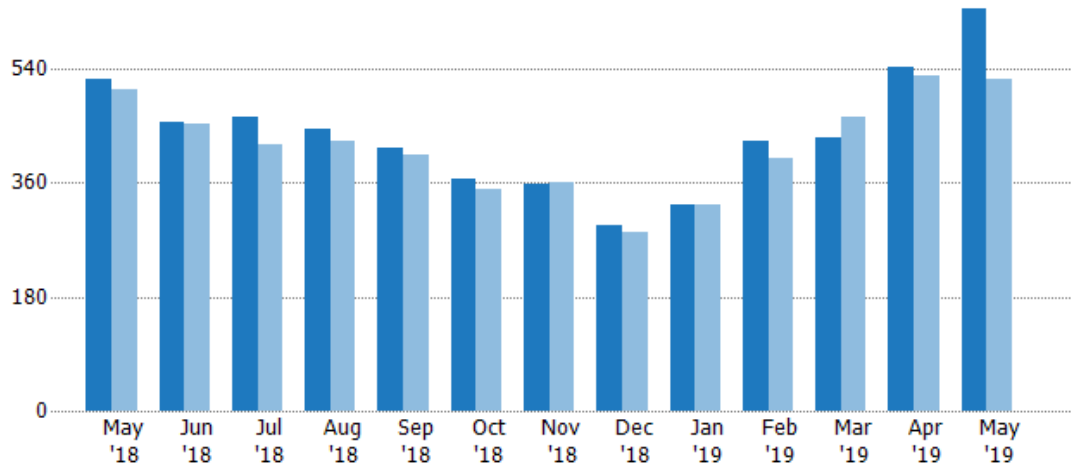
Pending Sales

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.
May '19	636	21.4%
May '18	524	3.6%
May '17	506	-14%



Current Year	524	457	464	444	414	365	357	293	326	425	430	543	636
Prior Year	506	452	421	426	404	350	361	282	325	400	464	528	524
Percent Change from Prior Year	4%	1%	10%	4%	2%	4%	-1%	4%	0%	6%	-7%	3%	21%

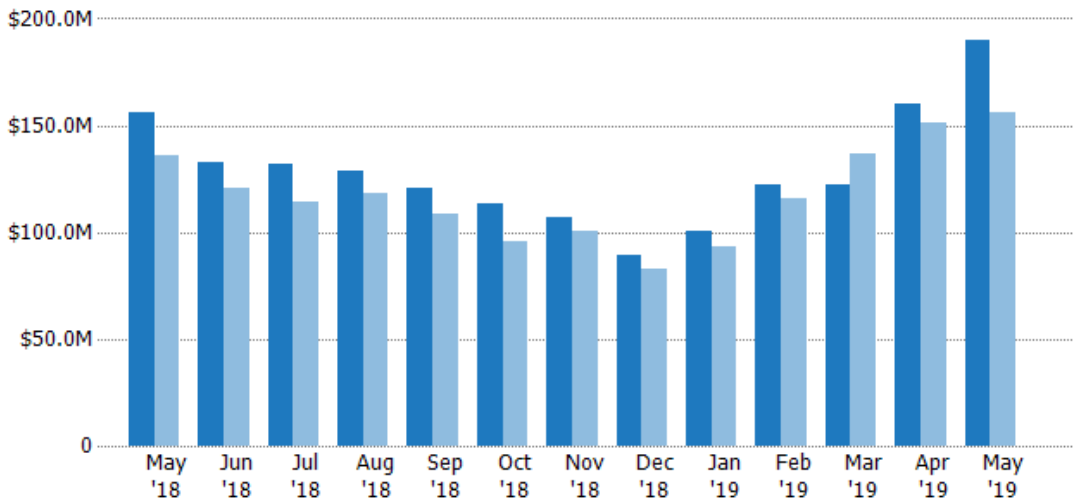
Pending Sales Volume

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.
May '19	\$190M	21.2%
May '18	\$156M	15.3%
May '17	\$136M	-16.2%



Current Year	\$156M	\$132M	\$132M	\$129M	\$121M	\$113M	\$107M	\$89.1M	\$101M	\$122M	\$122M	\$160M	\$190M
Prior Year	\$136M	\$121M	\$114M	\$118M	\$109M	\$95.5M	\$101M	\$82.7M	\$93.2M	\$116M	\$137M	\$151M	\$156M
Percent Change from Prior Year	15%	10%	16%	9%	11%	19%	6%	8%	8%	6%	-10%	6%	21%

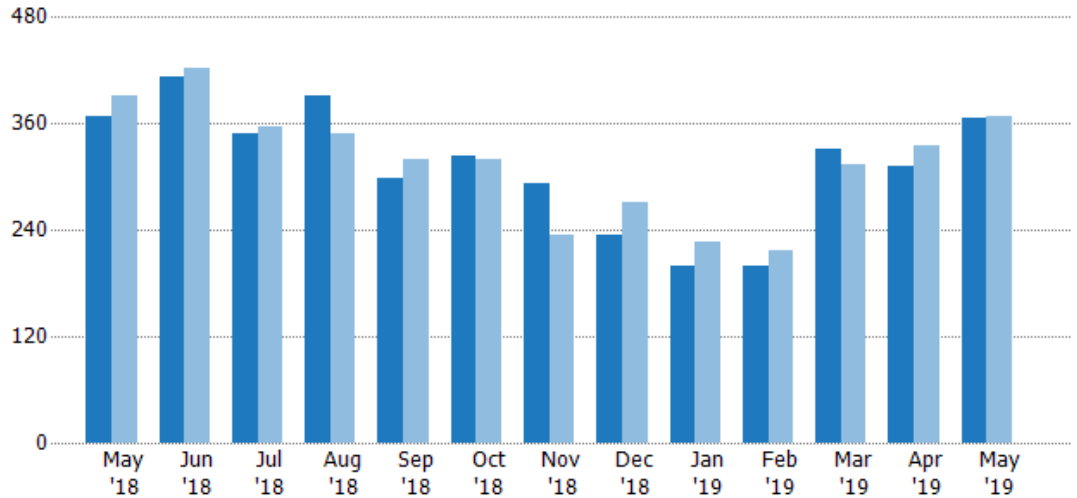
Closed Sales

The total number of residential properties sold each month.

Filters Used

County: Mesa County, Colorado

Month/Year	Count	% Chg.
May '19	367	-0.5%
May '18	369	-5.9%
May '17	392	-15.1%



Current Year	369	413	349	391	299	323	292	234	199	200	331	312	367
Prior Year	392	423	356	348	319	319	235	272	227	217	314	335	369
Percent Change from Prior Year	-6%	-2%	-2%	12%	-6%	1%	24%	-14%	-12%	-8%	5%	-7%	-1%

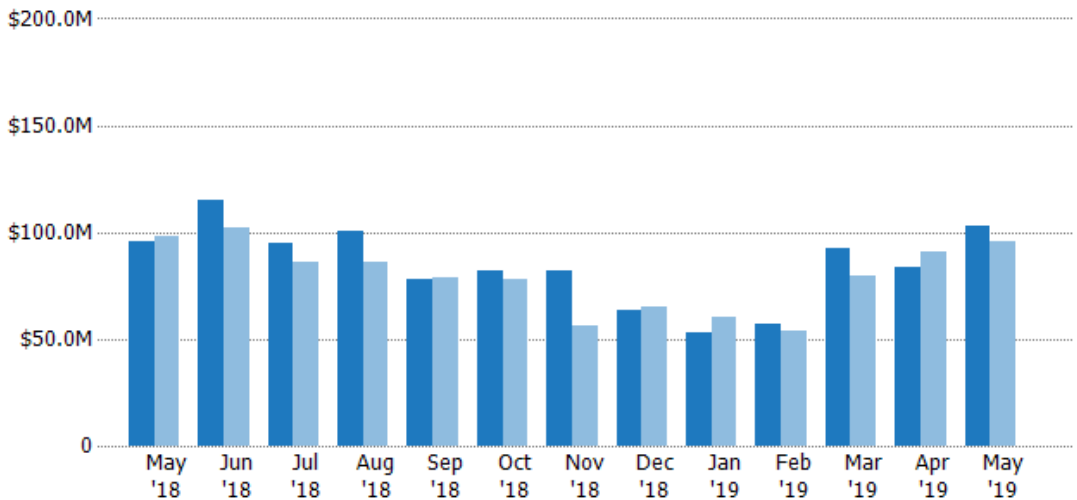
Closed Sales Volume

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

Filters Used

County: Mesa County, Colorado

Month/Year	Volume	% Chg.
May '19	\$103M	7.7%
May '18	\$95.8M	-2.5%
May '17	\$98.3M	-21.1%



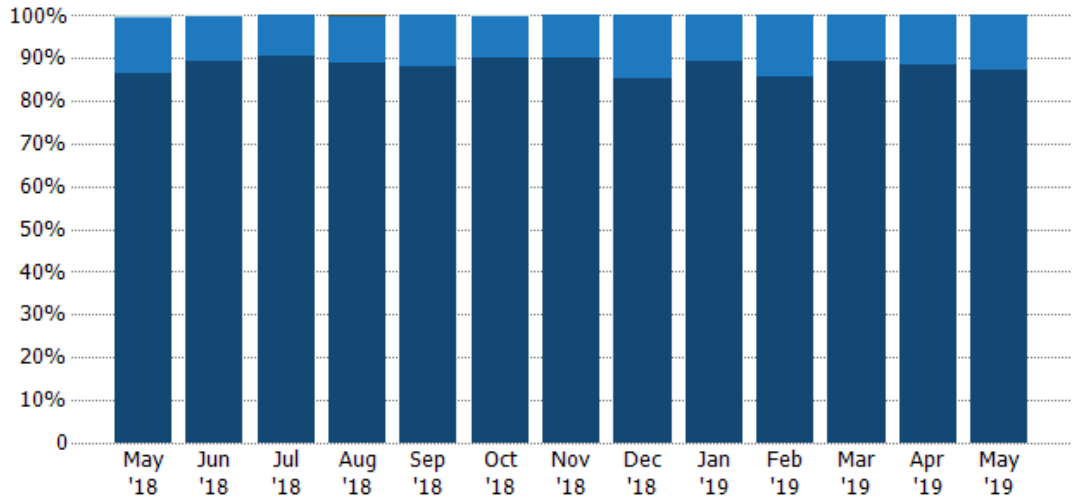
Current Year	\$95.8M	\$115M	\$94.9M	\$100M	\$78.1M	\$81.8M	\$82M	\$63.3M	\$53M	\$56.8M	\$92.2M	\$83.7M	\$103M
Prior Year	\$98.3M	\$102M	\$86.3M	\$86.1M	\$78.9M	\$78.1M	\$56.1M	\$64.8M	\$60.5M	\$53.8M	\$79.9M	\$90.6M	\$95.8M
Percent Change from Prior Year	-3%	12%	10%	16%	-1%	5%	46%	-2%	-12%	6%	15%	-8%	8%

Closed Sales by Property Type

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

Filters Used

County: Mesa County, Colorado



Property Type	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19
Coop	-	-	-	0%	-	-	-	-	-	-	-	-	-
Lot/Land	0%	0%	-	-	-	0%	-	-	-	-	-	-	-
Mobile/Manufactured	0%	-	-	-	-	-	-	-	-	-	-	-	-
Condo/Townhouse	13%	11%	9%	11%	12%	10%	10%	15%	11%	15%	11%	12%	13%
Single Family Residence	86%	89%	91%	89%	88%	90%	90%	85%	89%	86%	89%	88%	87%

Closed Sales (By County)

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

Filters Used: County: Mesa County, Colorado

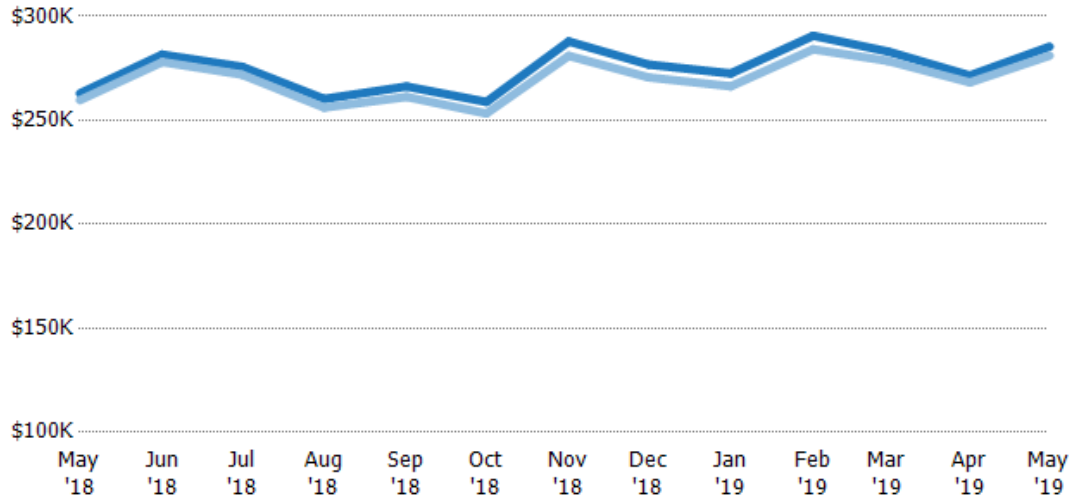


Average Sales Price vs Average Listing Price

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

Filters Used

County: Mesa County, Colorado



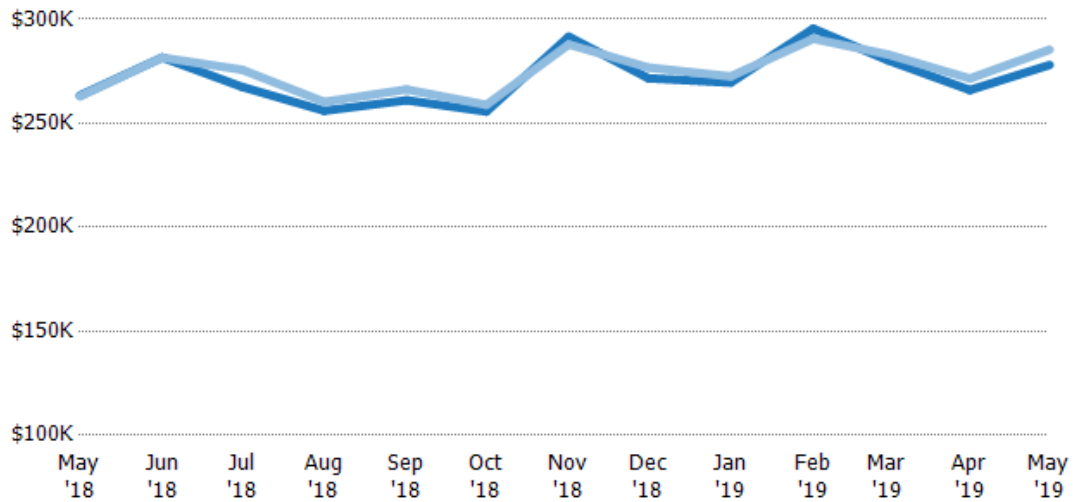
	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19
Avg List Price	\$263K	\$282K	\$276K	\$260K	\$266K	\$259K	\$288K	\$277K	\$273K	\$291K	\$283K	\$272K	\$285K
Avg Sales Price	\$260K	\$278K	\$272K	\$256K	\$261K	\$253K	\$281K	\$271K	\$266K	\$284K	\$279K	\$268K	\$281K
Avg Sales Price as a % of Avg List Price	99%	99%	99%	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



	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19
Avg Est Value	\$263K	\$282K	\$268K	\$256K	\$261K	\$256K	\$292K	\$272K	\$270K	\$296K	\$280K	\$266K	\$278K
Avg Sales Price	\$263K	\$282K	\$276K	\$260K	\$266K	\$259K	\$288K	\$277K	\$273K	\$291K	\$283K	\$272K	\$285K
Avg Sales Price as a % of Avg Est Value	100%	100%	103%	102%	102%	101%	99%	102%	101%	98%	101%	102%	103%

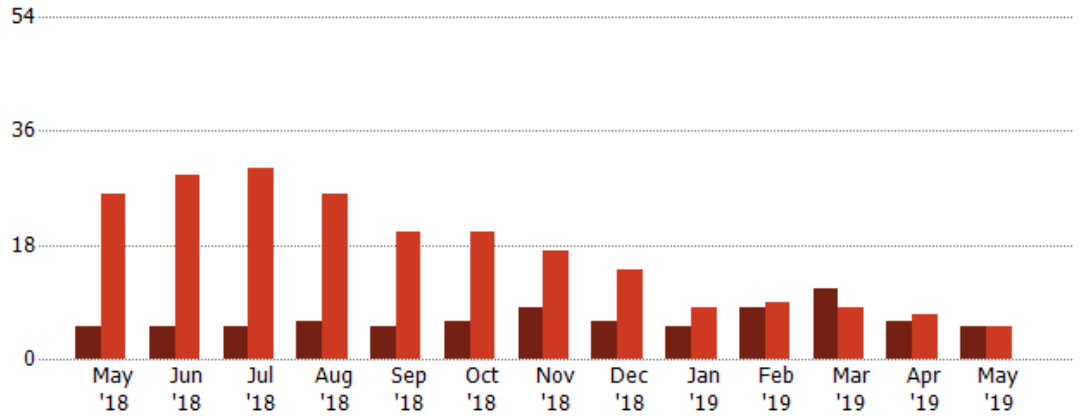
Distressed Listings

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.
May '19	5	0%
May '18	5	-80.8%
May '17	26	146.2%

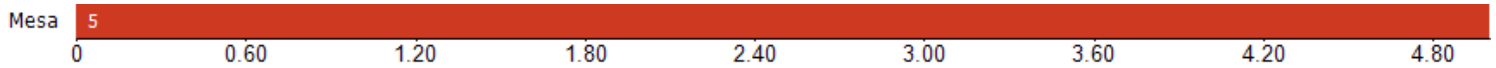


Current Year	5	5	5	6	5	6	8	6	5	8	11	6	5
Prior Year	26	29	30	26	20	20	17	14	8	9	8	7	5
Percent Change from Prior Year	-81%	-83%	-83%	-77%	-75%	-70%	-53%	-57%	-38%	-11%	38%	-14%	0%

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: 06/06/2019

Scheduled: Yes

Report Date Range: From 5/2018 To: 5/2019

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 5/2019 data

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