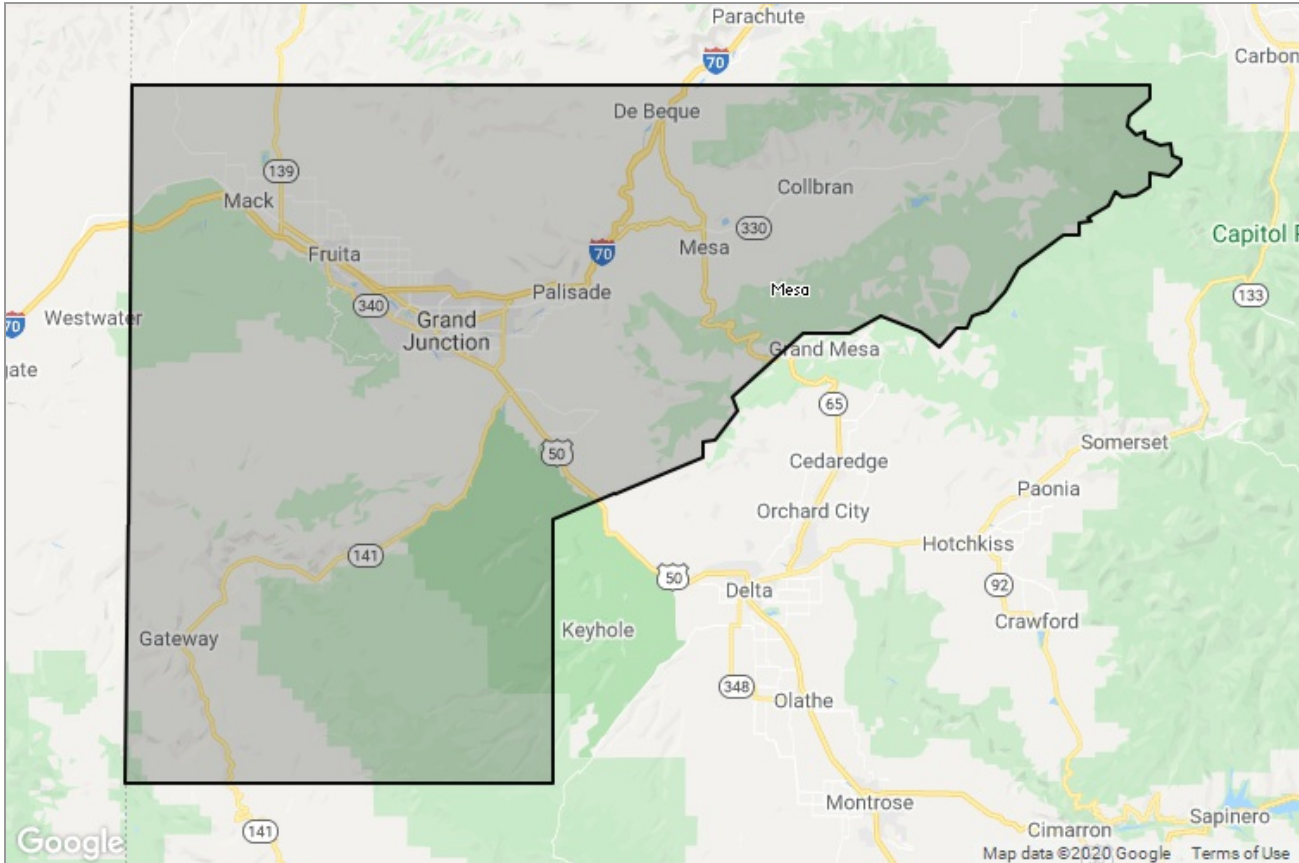




MARKET DATA REPORT

Monthly Market Data Report



Report Characteristics

Report Name:
Monthly Market Data Report

Report Date Range:
5/2019 – 5/2020

Filters Used:
Location

Avg/Med: Avg Only

Include Metrics By: County

Run Date: 06/06/2020

Scheduled: Yes

Presented by

**Grand Junction Area REALTOR®
Association**

(970) 243-3322

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

2743 Crossroads Blvd
Grand Junction, CO 81506

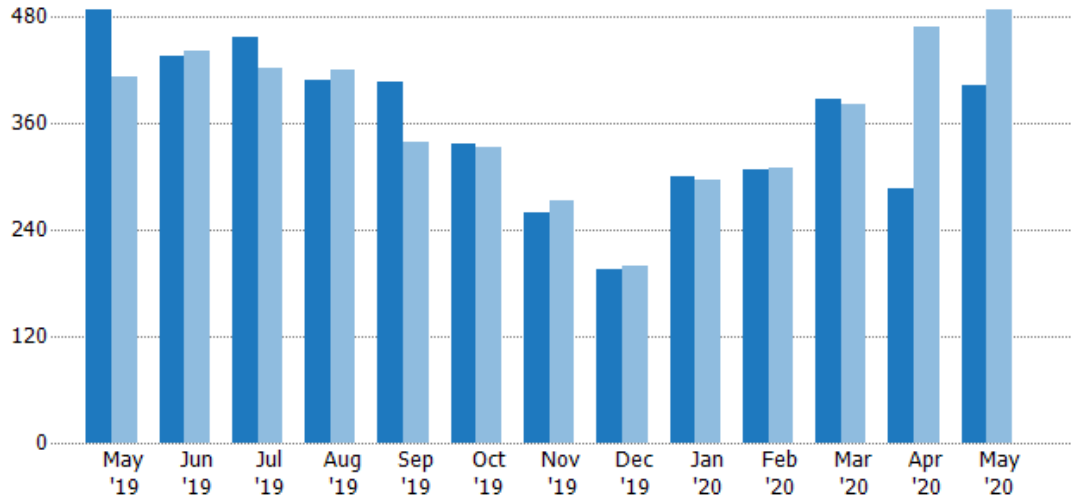
New Listings

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

Filters Used

County: Mesa County, Colorado

Month/Year	Count	% Chg.
May '20	403	-17.6%
May '19	489	18.4%
May '18	413	5.3%



	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20
Current Year	489	436	457	409	407	337	260	195	301	308	387	287	403
Prior Year	413	442	422	420	339	333	274	199	296	309	382	469	489
Percent Change from Prior Year	18%	-1%	8%	-3%	20%	1%	-5%	-2%	2%	0%	1%	-39%	-18%

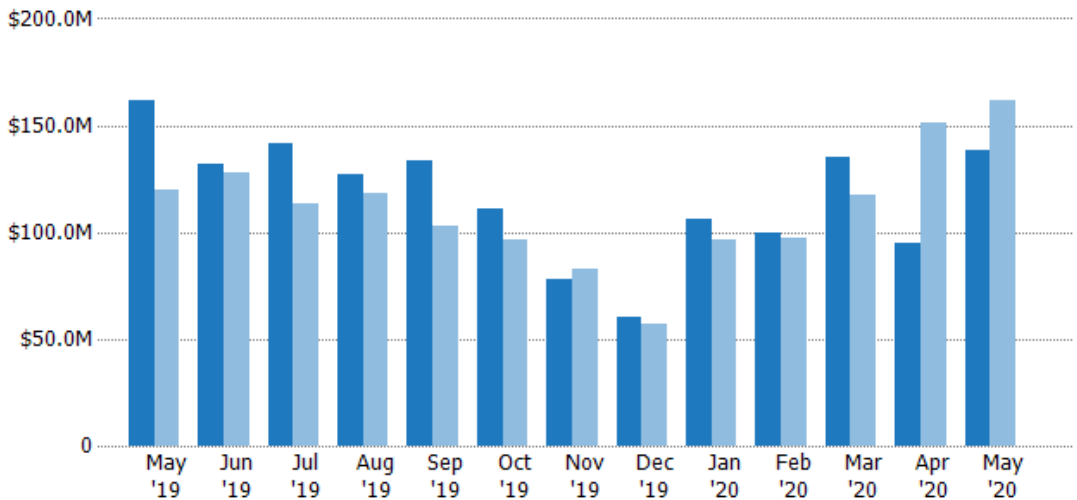
New Listing Volume

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 '20	\$139M	-14.3%
May '19	\$162M	35.1%
May '18	\$120M	-4.6%



	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20
Current Year	\$162M	\$132M	\$141M	\$127M	\$133M	\$111M	\$78.1M	\$60.2M	\$106M	\$100M	\$136M	\$94.8M	\$139M
Prior Year	\$120M	\$128M	\$114M	\$118M	\$103M	\$96.7M	\$82.6M	\$57.4M	\$96.1M	\$97.4M	\$117M	\$151M	\$162M
Percent Change from Prior Year	35%	3%	24%	8%	30%	14%	-6%	5%	10%	2%	16%	-37%	-14%

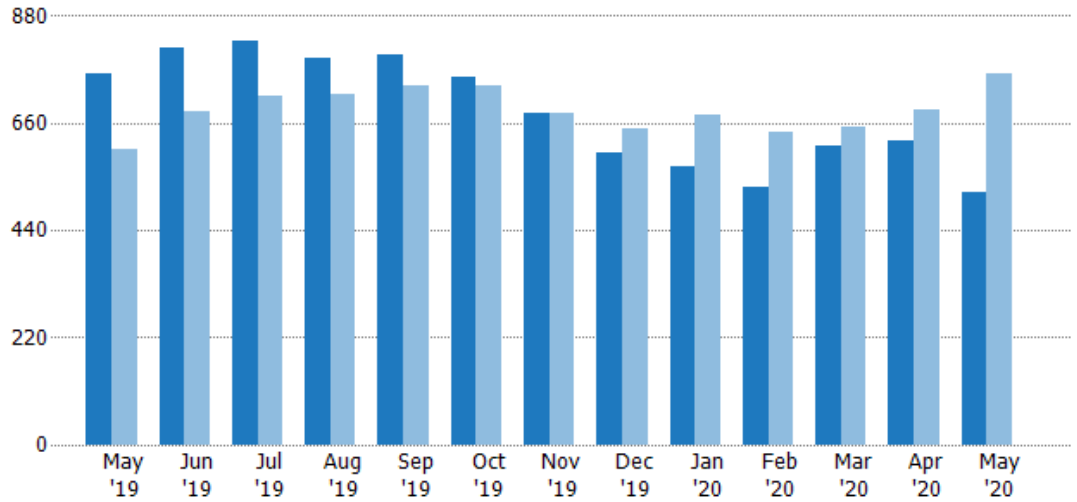
Active Listings

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

Filters Used

County: Mesa County, Colorado

Month/Year	Count	% Chg.
May '20	519	-32%
May '19	763	26.1%
May '18	605	15.2%



Current Year	763	816	830	792	800	756	682	600	570	527	612	625	519
Prior Year	605	685	714	721	736	738	680	649	676	643	651	688	763
Percent Change from Prior Year	26%	19%	16%	10%	9%	2%	0%	-8%	-16%	-18%	-6%	-9%	-32%

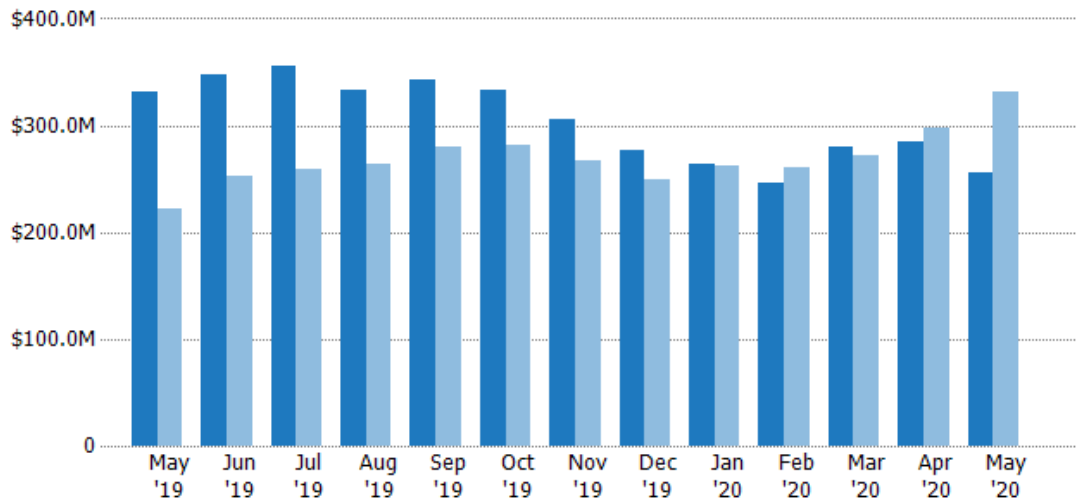
Active Listing Volume

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 '20	\$256M	-22.8%
May '19	\$332M	49.2%
May '18	\$222M	2.7%



Current Year	\$332M	\$348M	\$355M	\$333M	\$343M	\$333M	\$305M	\$277M	\$264M	\$246M	\$280M	\$284M	\$256M
Prior Year	\$222M	\$253M	\$259M	\$264M	\$279M	\$282M	\$268M	\$250M	\$262M	\$261M	\$272M	\$298M	\$332M
Percent Change from Prior Year	49%	38%	37%	26%	23%	18%	14%	11%	1%	-5%	3%	-5%	-23%

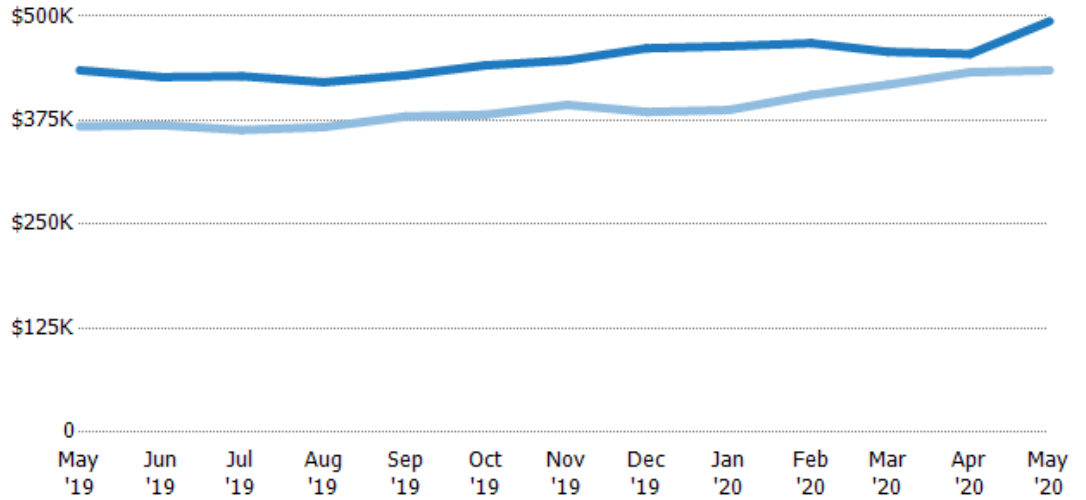
Average Listing Price

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 '20	\$494K	13.6%
May '19	\$435K	18.3%
May '18	\$368K	-10.8%



	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20
Current Year	\$435K	\$427K	\$428K	\$421K	\$429K	\$441K	\$447K	\$462K	\$464K	\$468K	\$457K	\$455K	\$494K
Prior Year	\$368K	\$369K	\$363K	\$367K	\$380K	\$382K	\$393K	\$385K	\$387K	\$405K	\$418K	\$433K	\$435K
Percent Change from Prior Year	18%	16%	18%	15%	13%	16%	14%	20%	20%	15%	9%	5%	14%

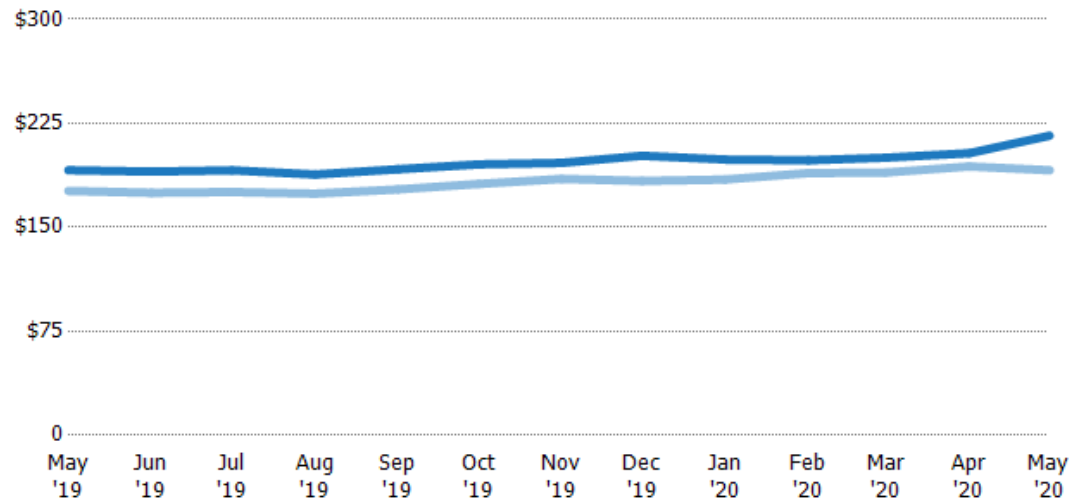
Average Listing Price per Sq Ft

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 '20	\$216	13%
May '19	\$191	8.5%
May '18	\$176	-10.9%



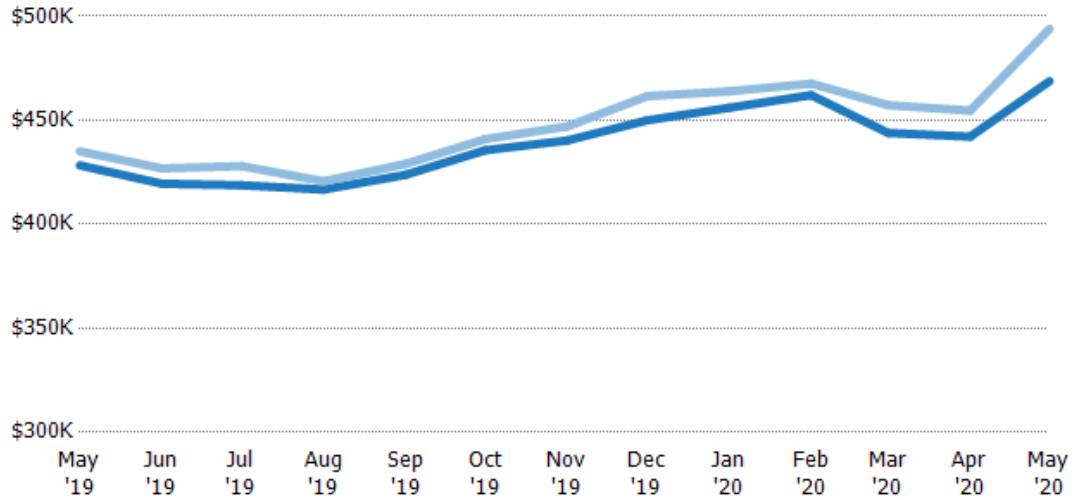
	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20
Current Year	\$191	\$190	\$191	\$188	\$192	\$195	\$196	\$202	\$199	\$198	\$200	\$203	\$216
Prior Year	\$176	\$175	\$175	\$174	\$177	\$181	\$185	\$183	\$184	\$189	\$189	\$194	\$191
Percent Change from Prior Year	8%	9%	9%	8%	8%	8%	6%	10%	8%	5%	6%	5%	13%

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 '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20
Avg Est Value	\$428K	\$420K	\$419K	\$417K	\$424K	\$436K	\$440K	\$450K	\$456K	\$462K	\$444K	\$442K	\$469K
Avg Listing Price	\$435K	\$427K	\$428K	\$421K	\$429K	\$441K	\$447K	\$462K	\$464K	\$468K	\$457K	\$455K	\$494K
Avg Listing Price as a % of Avg Est Value	102%	102%	102%	101%	101%	101%	102%	103%	102%	101%	103%	103%	105%

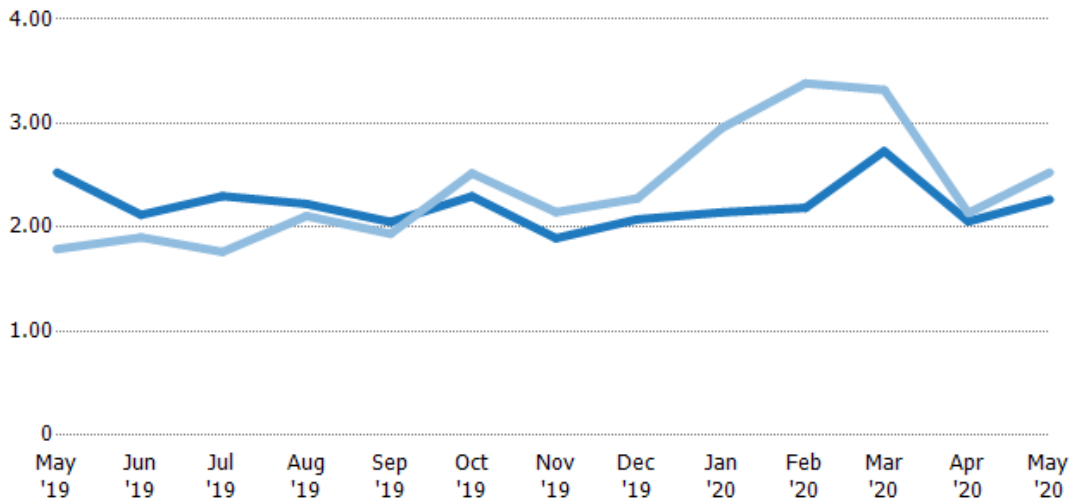
Months of Inventory

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 '20	2.27	-10.3%
May '19	2.53	41.1%
May '18	1.79	13.9%



	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20
Current Year	2.53	2.12	2.3	2.22	2.05	2.3	1.89	2.08	2.14	2.19	2.73	2.06	2.27
Prior Year	1.79	1.9	1.76	2.11	1.94	2.52	2.15	2.28	2.95	3.38	3.32	2.14	2.53
Percent Change from Prior Year	41%	11%	30%	6%	6%	-9%	-12%	-9%	-27%	-35%	-18%	-4%	-10%

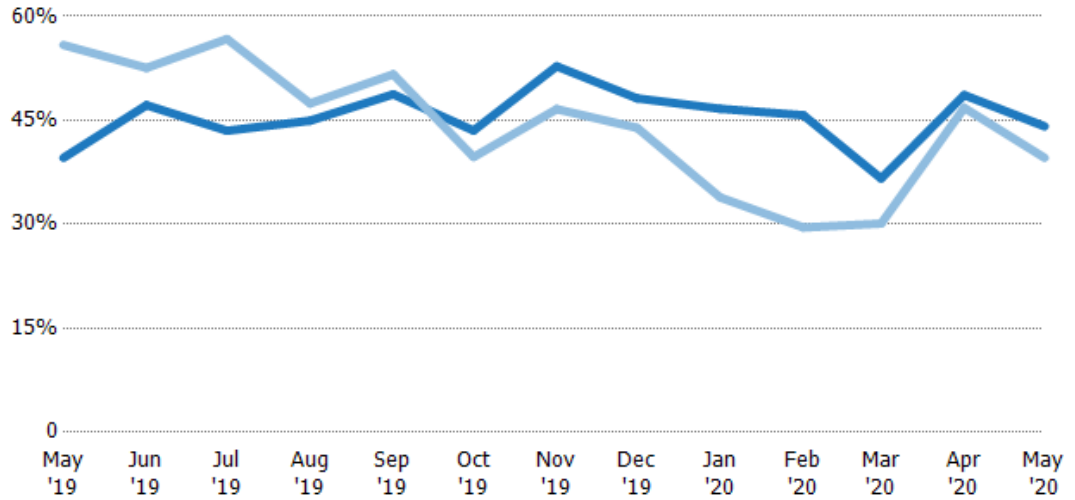
Absorption Rate

The percentage of inventory sold per month.

Filters Used

County: Mesa County, Colorado

Month/Year	Rate	Chg.
May '20	44%	-4.5%
May '19	40%	16.3%
May '18	56%	-12.2%



	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20
Current Year	40%	47%	43%	45%	49%	44%	53%	48%	47%	46%	37%	49%	44%
Prior Year	56%	53%	57%	47%	52%	40%	47%	44%	34%	30%	30%	47%	40%
Change from Prior Year	16%	5%	13%	2%	3%	-4%	-6%	-4%	-13%	-16%	-7%	-2%	-5%

Absorption Rate (By County)

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

Filters Used: County: Mesa County, Colorado



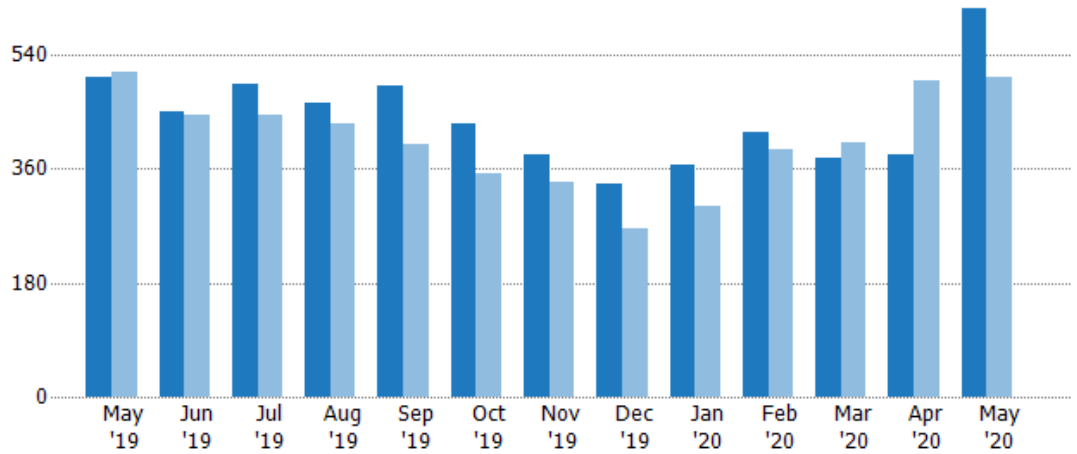
Pending Sales

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 '20	614	21.8%
May '19	504	-1.8%
May '18	513	-1.6%



Current Year	504	450	495	465	492	430	381	335	366	419	377	381	614
Prior Year	513	446	446	430	398	352	338	266	302	391	401	499	504
Percent Change from Prior Year	-2%	1%	11%	8%	24%	22%	13%	26%	21%	7%	-6%	-24%	22%

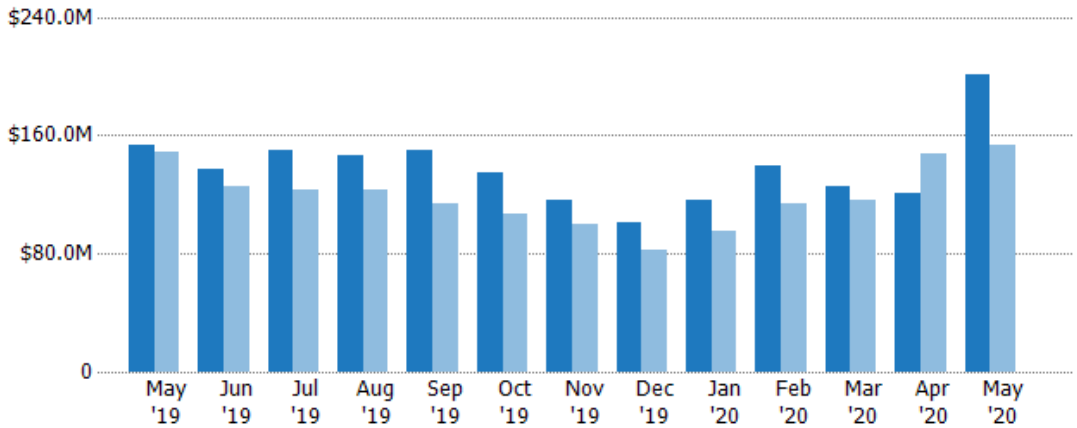
Pending Sales Volume

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 '20	\$201M	31.5%
May '19	\$153M	2.8%
May '18	\$149M	-9.2%



Current Year	\$153M	\$138M	\$150M	\$146M	\$150M	\$135M	\$117M	\$101M	\$116M	\$140M	\$125M	\$121M	\$201M	
Prior Year	\$149M	\$125M	\$124M	\$123M	\$114M	\$106M	\$100M	\$82.6M	\$94.8M	\$114M	\$117M	\$147M	\$153M	
Percent Change from Prior Year		3%	10%	21%	19%	32%	27%	17%	22%	23%	23%	8%	-18%	32%

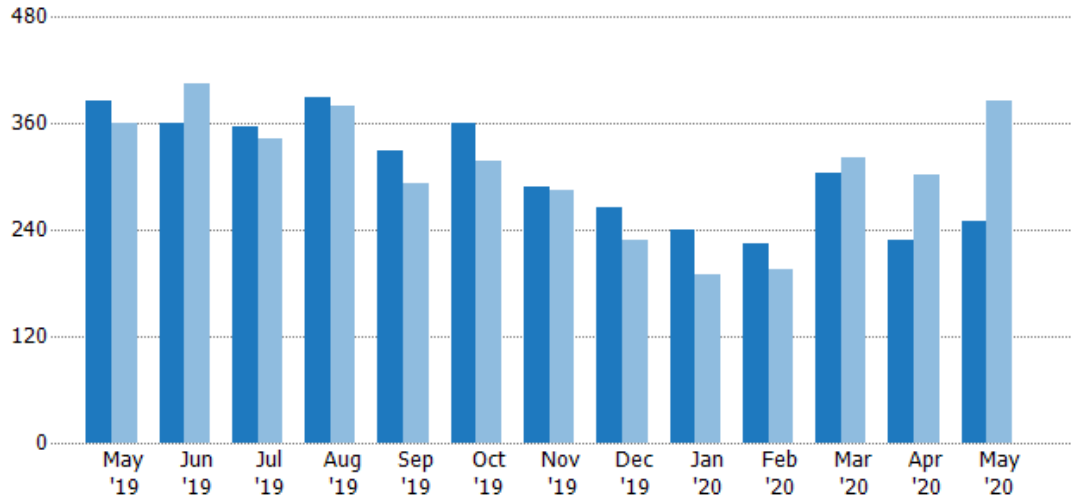
Closed Sales

The total number of residential properties sold each month.

Filters Used

County: Mesa County, Colorado

Month/Year	Count	% Chg.
May '20	249	-35.3%
May '19	385	6.9%
May '18	360	5%



Current Year	385	361	356	390	329	360	289	266	241	224	304	229	249
Prior Year	360	405	342	380	293	317	285	229	190	196	322	302	385
Percent Change from Prior Year	7%	-11%	4%	3%	12%	14%	1%	16%	27%	14%	-6%	-24%	-35%

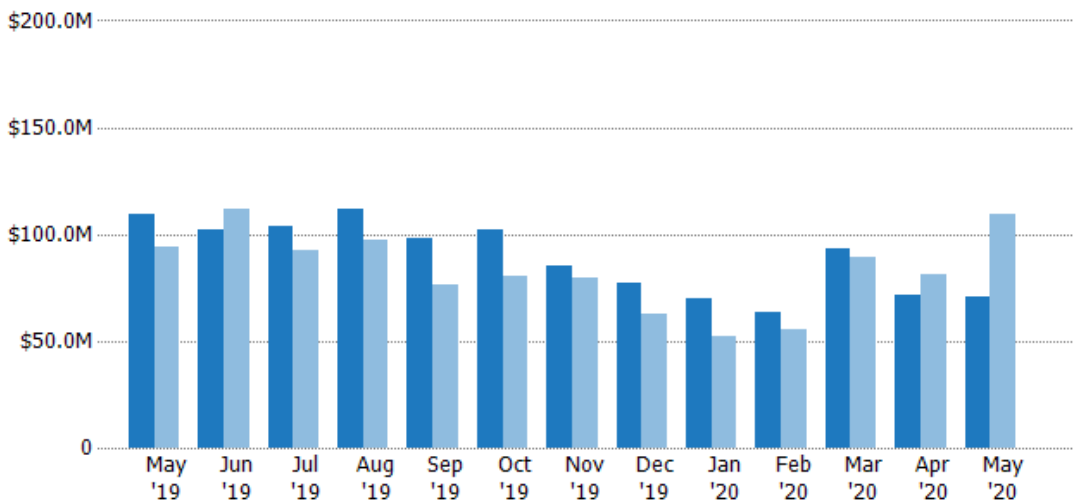
Closed Sales Volume

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

Filters Used

County: Mesa County, Colorado

Month/Year	Volume	% Chg.
May '20	\$70.5M	-35.4%
May '19	\$109M	16.3%
May '18	\$93.8M	0.7%



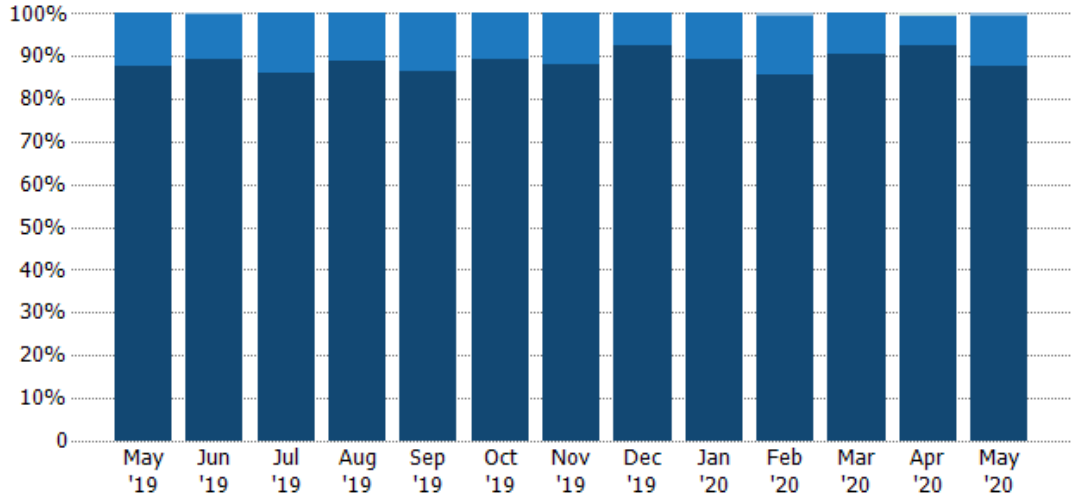
Current Year	\$109M	\$102M	\$104M	\$112M	\$98M	\$102M	\$85.1M	\$76.8M	\$69.8M	\$63.3M	\$93M	\$71.2M	\$70.5M
Prior Year	\$93.8M	\$112M	\$92.4M	\$97.3M	\$76.4M	\$80.2M	\$79.6M	\$62.6M	\$52.1M	\$55.6M	\$89.4M	\$81.1M	\$109M
Percent Change from Prior Year	16%	-8%	12%	15%	28%	27%	7%	23%	34%	14%	4%	-12%	-35%

Closed Sales by Property Type

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

Filters Used

County: Mesa County, Colorado

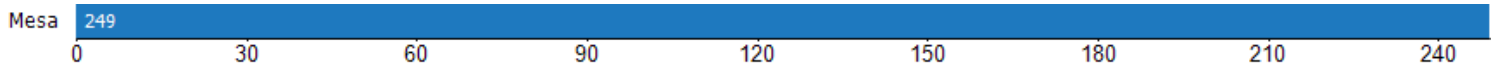


Property Type	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20
Farm/Ranch	-	-	-	-	-	-	-	-	-	-	-	0%	-
Mobile/Manufactured	-	0%	-	-	-	-	-	-	-	0%	-	-	1%
Condo/Townhouse	12%	11%	14%	11%	13%	11%	12%	8%	11%	14%	10%	7%	12%
Single Family Residence	88%	89%	86%	89%	87%	89%	88%	92%	89%	86%	90%	93%	88%

Closed Sales (By County)

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

Filters Used: County: Mesa County, Colorado

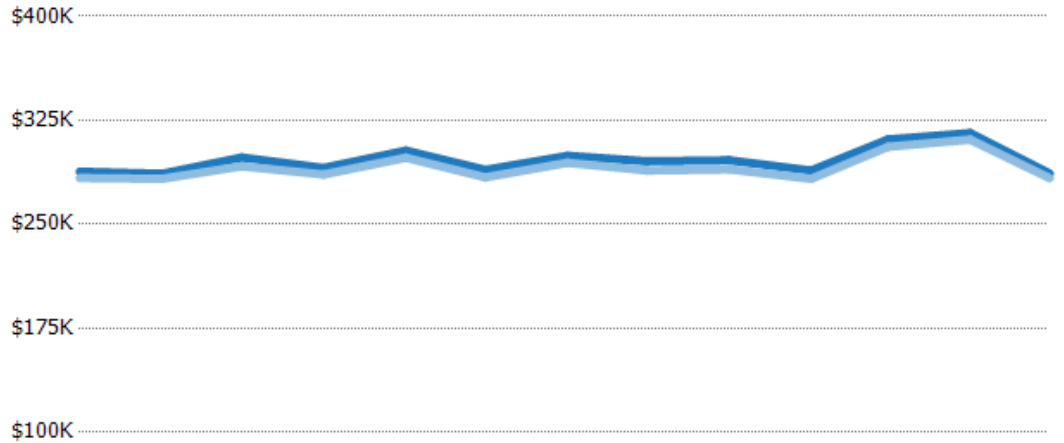


Average Sales Price vs Average Listing Price

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

Filters Used

County: Mesa County, Colorado



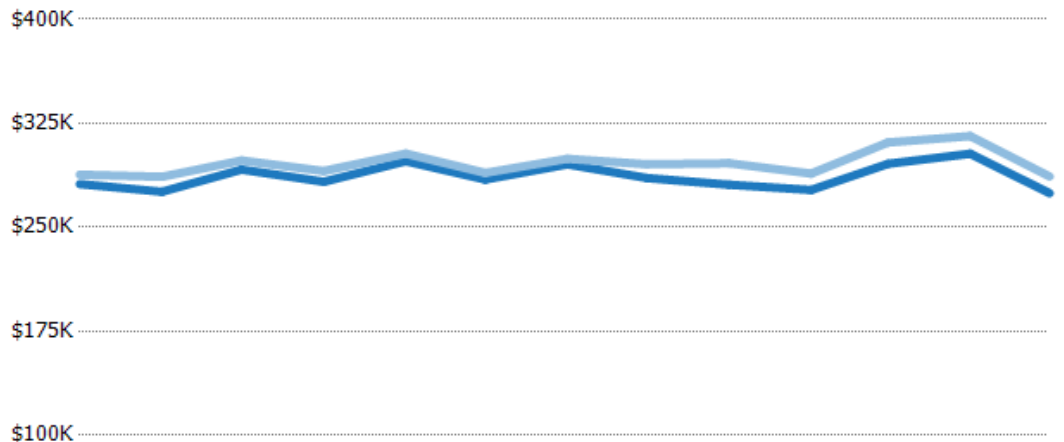
	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20
Avg List Price	\$288K	\$286K	\$298K	\$291K	\$303K	\$289K	\$299K	\$295K	\$296K	\$289K	\$311K	\$316K	\$287K
Avg Sales Price	\$283K	\$283K	\$292K	\$286K	\$298K	\$284K	\$294K	\$289K	\$290K	\$283K	\$306K	\$311K	\$283K
Avg Sales Price as a % of Avg List Price	98%	99%	98%	98%	98%	98%	98%	98%	98%	98%	98%	99%	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



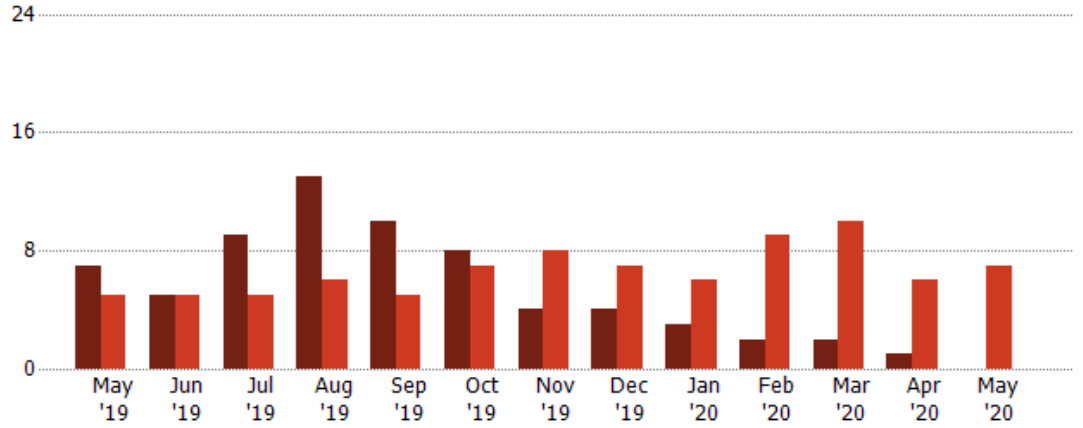
	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20
Avg Est Value	\$281K	\$276K	\$292K	\$283K	\$298K	\$284K	\$295K	\$286K	\$281K	\$277K	\$296K	\$303K	\$275K
Avg Sales Price	\$288K	\$286K	\$298K	\$291K	\$303K	\$289K	\$299K	\$295K	\$296K	\$289K	\$311K	\$316K	\$287K
Avg Sales Price as a % of Avg Est Value	102%	104%	102%	103%	102%	102%	101%	103%	106%	104%	105%	104%	104%

Distressed Listings

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

Filters Used

County: Mesa County, Colorado



Current Year	7	5	9	13	10	8	4	4	3	2	2	1	-
Prior Year	5	5	5	6	5	7	8	7	6	9	10	6	7
Percent Change from Prior Year	40%	0%	80%	117%	100%	14%	-50%	-43%	-50%	-78%	-80%	-83%	-100%

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: 06/06/2020

Scheduled: Yes

Report Date Range: From 5/2019 To: 5/2020

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 5/2020 data

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