

Grand Junction 81504

ZIP code · CO · Colorado > Mesa County > Grand Junction

BALANCED MARKET

\$378K

MEDIAN SALE PRICE

+0.0%

1-YR CHANGE

539

SALES (12 MO)

\$361K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 55 / 100



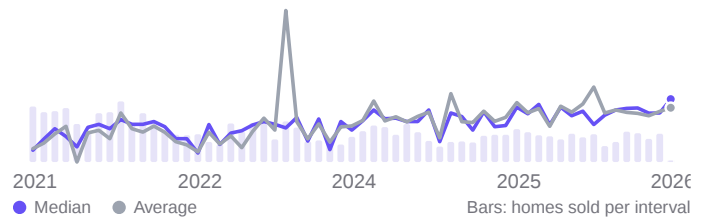
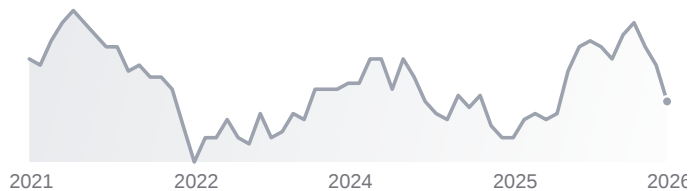
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

55 / 100

Sale prices

Median \$394K · Average \$379K

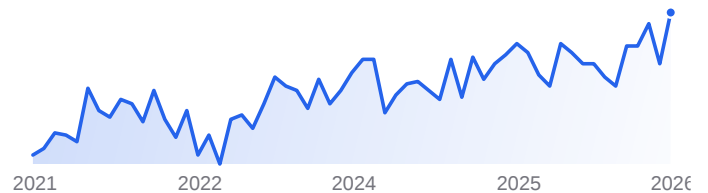
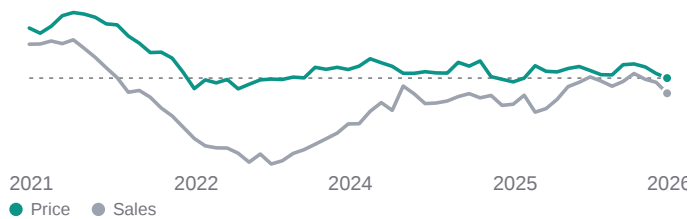


Growth (year over year)

Price +0.0% · Sales -6.6%

Price per square foot

\$279/ft²

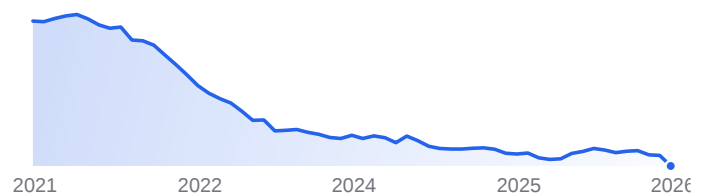
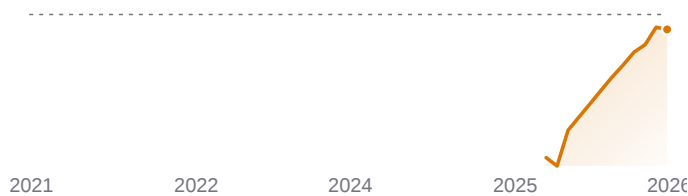


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

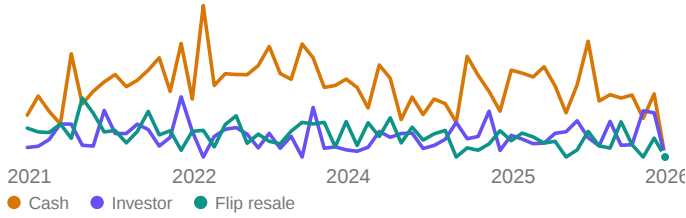
4.2%



BUYERS & OUTCOMES

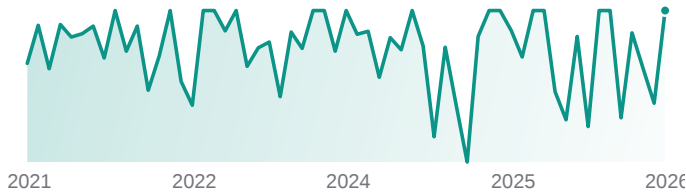
Buyer mix

Cash 0% · Investor 0% · Flip resale 0%



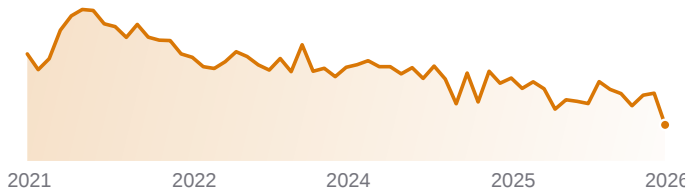
Sellers who sold at a gain

100%

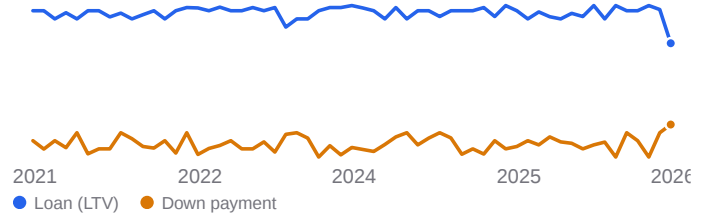


Median annualized return at resale

+3.1%

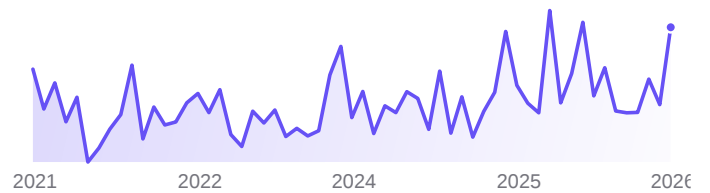


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



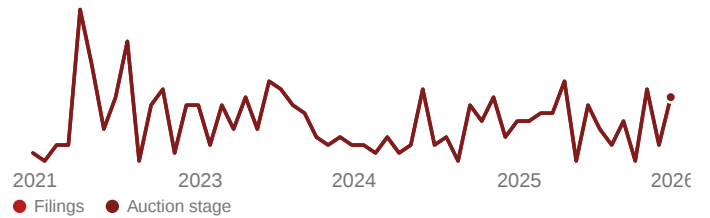
Typical hold before selling

7.8 yrs



Preforeclosure filings

Filings 9 · Auction stage 9



HOUSING STOCK

Homes	12,832
Median value (AVM)	\$361K
Median size	1,458 ft²
Median bedrooms	3
Median year built	1995
Single family	79%
Condos	2.1%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	44%
Underwater (LTV 125% or more)	1.7%
Owner occupied	82%
Company owned	9.9%
Median loan-to-value	55%

Typical ownership tenure

7.7 yrs

COMMUNITY

Population	33,900
Density	1,321 / mi²
Median household income	\$65K
Average household income	\$79K
Crime index (US avg 100)	65
Air pollution index (US avg 100)	97
Earthquake index (US avg 100)	101
Homes occupied	96%
Bachelor's or higher	16%
Poverty rate	9.5%
Unemployment	1.3%
Average temp	52°F
Annual precip	9 in
Sunshine	71%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.