

Grand Junction 81505

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

BUYER'S MARKET

\$518K

MEDIAN SALE PRICE

-3.4%

1-YR CHANGE

177

SALES (12 MO)

\$467K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 36 / 100



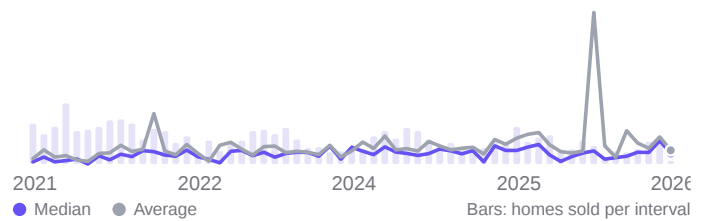
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

36 / 100

Sale prices

Median \$464K · Average \$501K

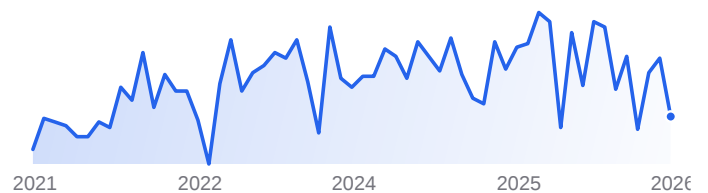
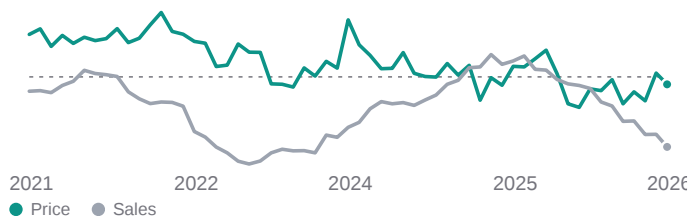


Growth (year over year)

Price -3.4% · Sales -32.4%

Price per square foot

\$252/ft²

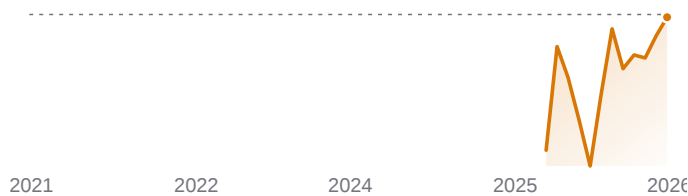


Sale premium vs estimated value

-0.1%

Annual turnover (share of homes sold)

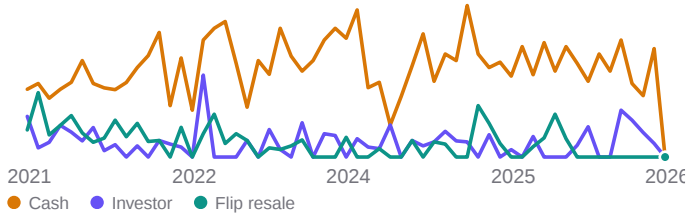
3.3%



BUYERS & OUTCOMES

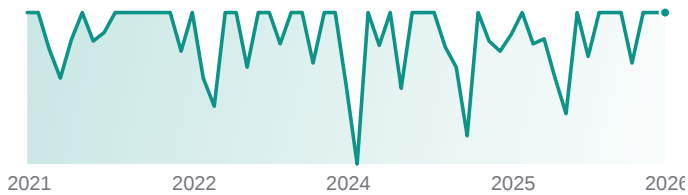
Buyer mix

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



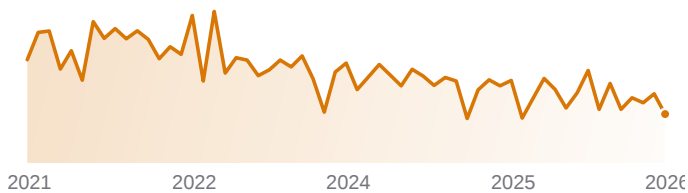
Sellers who sold at a gain

100%

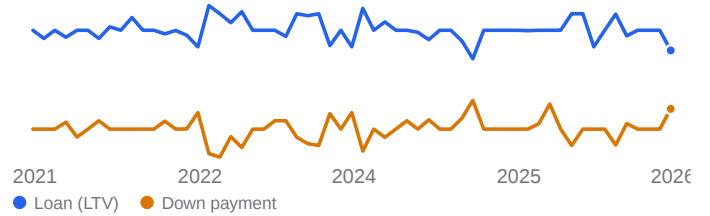


Median annualized return at resale

+4.3%

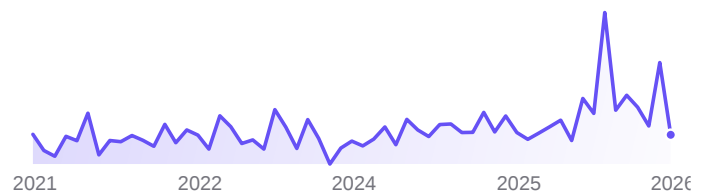


Financing (share of purchase price) Loan (LTV) 68% · Down payment 32%



Typical hold before selling

4.4 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	5,416
Median value (AVM)	\$467K
Median size	1,653 ft²
Median bedrooms	3
Median year built	2001
Single family	66%
Condos	6.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	1.6%
Owner occupied	74%
Company owned	18%
Median loan-to-value	43%

Typical ownership tenure

6.8 yrs

COMMUNITY

Population	13,642
Density	178 / mi²
Median household income	\$85K
Average household income	\$106K
Crime index (US avg 100)	104
Air pollution index (US avg 100)	96
Earthquake index (US avg 100)	93
Homes occupied	95%
Bachelor's or higher	28%
Poverty rate	7.4%
Unemployment	1.4%
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.