



Mesa County Market Update

Item	June 30, 2024 YTD	June 30, 2025 YTD	% Difference
VELOCITY (Source – Bray & Co)			
Commercial Sales Volume	\$91.7M	\$94.9M	+4.0%
Commercial Transactions	100	88	-12.0%
SALES TAX INDICATORS (Source – Mesa County)			
All Sales Taxes	\$26,739,693	\$27,024,917	1.1%
Retail Taxes	\$14,337,113	\$14,688,320	2.4%
Hotel & Restaurant Taxes	Unavailable	Unavailable	2.4%
Lodging Taxes	Unavailable	Unavailable	2.4%
Weed-tail Sales	Unavailable	Unavailable	2.4%
RE Transfer Taxes	N/A	N/A	2.4%
VACANCY RATE	Unavailable	Unavailable	N/A
CAP RATES	7.75%	7.75%	0.0%
MESA COUNTY RESIDENTIAL REAL ESTATE			
Residential Total Sales	\$591,500,690	\$672,435,515	+13.7%
Residential Median Price	\$399,000	\$400,000	+<1.0%
Residential Days on Market	56	62	+11.0%
Residential Listed for Sale	546	734	+34.0%

PUBLIC POLICY CHANGES

- Grand Junction City Council passes moratorium to last one year to provide time to pass regulations that will comply with the Colorado HOME ACT
- Grand Junction City Council voted to revert 4th St and 5th St to two lane, one way roads after comparing bids for the project.

DEVELOPMENTS

- **Confluence Center** – Breaking ground in the Dos Rios development area of Grand Junction, the aptly named building will house a variety of local non-profits, a preschool, and local water preservation resources, and is projected to open in September
- **High Country Beverage** – Construction begins for new 160,000 SqFt Warehouse and Distribution center at 2825 Riverside Parkway
- **Enstrom’s Toffee** – Construction on the new Enstrom’s 50,000 SqFt warehouse in the Salt Flats development area at 28 Road and Grand Avenue.
- **Blackout Fieldhouse** – The grand opening for the 40,194 SqFt Blackout sports complex was celebrated in August. This sports complex houses fields for volleyball, pickleball, basketball and more.