



Mesa County Market Update

Item	March 31, 2025, YTD	March 31, 2026, YTD	(%) Difference
VELOCITY (Source – Bray & Co)			
Commercial Sales Volume	\$54,735,800	\$57,538,250	+5.0%
Commercial Transactions	45	32	-29.0%
SALES TAX INDICATORS (Source – Mesa County)			
All Sales Taxes	\$12,697,094	\$13,706,525	+8.0%
Retail Taxes	\$7,056,704	\$7,337,857	+4.0%
Hotel & Restaurant Taxes	\$1,429,765	\$1,525,880	+6.7%
Lodging Taxes	Unavailable	Unavailable	N/A
Weed-tail Sales	Unavailable	Unavailable	N/A
RE Transfer Taxes	N/A	N/A	N/A
VACANCY RATE	Unavailable	Unavailable	N/A
CAP RATES	7.50%	7.00%	0.00%
MESA COUNTY RESIDENTIAL REAL ESTATE			
Residential Total Sales	\$269,200,000	\$249,400,000	-7.3%
Residential Median Price	\$397,000	\$409,000	+3.0%
Residential Days on Market	57	62	+9.0%
Residential Listed for Sale	556	708	+27%

PUBLIC POLICY CHANGES

- Grand Junction and Mesa County launched a joint Housing Needs Assessment to evaluate current housing conditions, forecast future demand, and comply with Colorado's statewide housing planning requirements.
- In March 2026, Grand Junction adopted the 2025 Colorado Wildfire Resiliency Code, establishing new building requirements for development in wildfire-prone areas.

DEVELOPMENTS

- **Formation District Food Hall:** Construction is progressing rapidly on CMU's Formation District Food Hall, including Jamba and Panera Bread, with the project on track to open in 2026.
- **Juniper Grove:** Construction is progressing on Juniper Grove, the first phase of the Salt Flats redevelopment, bringing 48 deed-restricted for-sale homes to Grand Junction.
- **Grand Junction Recreation Center:** Construction is ongoing and remains on track for completion in late 2026. Membership passes have gone on sale ahead of the facility's anticipated opening.
- **Wild West Express Chairlift:** Construction is underway on Powderhorn's new Wild West Express high-speed chairlift, supporting tourism and regional economic growth.

**Projection estimated based on reported MLS Data*