Mesa County Market Update

Item	Sept 30, 2025, YTD	June 30, 2026, YTD	(%) Difference
VELOCITY (Source – Bray & Co)			
Commercial Sales Volume	$203,002,596	$157,854,490	-22.0%
Commercial Transactions	151	127	-16.0%
SALES TAX INDICATORS (Source – Mesa County)			
All Sales Taxes	$41,986,750	$43,968,094	+4.7%
Retail Taxes	$22,337,344	$22,930,094	+2.7%
Hotel & Restaurant Taxes	$5,265,115	$5,427,652	+3.1%
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	7.5%	7.5%	0%
MESA COUNTY RESIDENTIAL REAL ESTATE			
Residential Total Sales	$1,029,216,242	$962,900,000	-7.8%
Residential Median Price	$408,000	$414,000	+1.4%
Residential Days on Market	69	69	+0%
Residential Listed for Sale	809	1,090	+34.0%

PUBLIC POLICY CHANGES

- In 2026, Grand Junction's updated development impact-fee schedule took effect under Ordinance No. 5325, revising certain fees and refund procedures for development projects while continuing to fund growth-related public infrastructure.
- In Q3 2026, Mesa County commissioners approved a 12-month moratorium on new data-center land-use applications in unincorporated areas of the county. The measure pauses application acceptance, processing, and approval while the County continues updating its Land Development Code.

DEVELOPMENTS

- **Community Recreation Center**: Grand Junction opened the Community Recreation Center at 2836 Recreation Way in September 2026, following years of planning and construction. The new public facility includes five pools, a climbing wall, three-court gymnasium, fitness areas, and an indoor walking track, strengthening the City's recreation and community-wellness amenities.
- **Liberty Apartments**: Construction kicked off in August 2026 on the first phase of Liberty Apartments, supported by nearly $8 million in Proposition 123 financing. The initial phase will deliver 72 workforce rental apartments as part of a planned 192-unit, net-zero housing development in Orchard Mesa, expanding housing options while emphasizing energy efficiency
- **Grand Junction Regional Airport Runway Replacement:** In August 2026, Grand Junction approved acceptance of a $13.3 million Federal Aviation Administration grant supporting the airport's ongoing runway replacement program. The funding covers portions of runway paving, transition work, and taxiway connections for a project expected to exceed $200 million overall.

**Projection estimated based on reported MLS Data*