



REAL ESTATE INFORMATION  
**MESA COUNTY**

*Welcome Home*



**CLIFTON • COLLBRAN • DEBEQUE • FRUITA • GATEWAY  
GLADE PARK • GRAND JUNCTION • LOMA • MACK • MESA  
MOLINA • PALISADE • ORCHARD MESA • WHITEWATER**



# MESA COUNTY COLORADO



View of Mt. Garfield & Colorado River from Palisade

## POPULATION

Collbran	368
DeBeque	488
Grand Junction	66,964
Fruita	13,406
Palisade	2,714
Unincorporated	71,607
Mesa County	157,335
Males	78,602 (50.5%)
Females	77,670 (49.5%)
0-19 Years	38,792 (25.5%)
20-34 Years	28,935 (20.2%)
35-54 Years	36,802 (23.7%)
55-64 Years	20,392 (13.7%)
65 Years+	31,339 (16.8%)
Median Age	39.2 Years

Source: US Census, Amer Comm Survey



Colorado National Monument

## CLIMATE

	High	Low	Precipitation
January	39°	16°	0.59
April	65°	37°	0.79
July	93°	61°	0.62
October	67°	38°	0.91

Average Precipitation is 11 inches per year  
Average Snowfall is 23 inches per year

Source: [www.wrcc.dri.edu](http://www.wrcc.dri.edu)  
Western Region Climate Center

## DEMOGRAPHICS

### RACE/ETHNICITY

Caucasian/White (any race)	82.0%
Hispanic or Latino (any race)	14.0%
American Indian	0.5%
African American/Black	0.6%
Asian	0.6%
Other	2.3%

### MARITAL STATUS (population: 15 years & older)

	MALES	FEMALES
Single (never married)	32.1%	23.3%
Married	51.9%	49.9%
Separated	1.6%	1.8%
Divorced	11.7%	15.6%
Widowed	2.8%	15.6%

### EDUCATION (population: 25 years & older)

College Graduate & Above	34.7%
Some College/Technical School	25.9%
High School Graduate	29.3%
No Diploma	10.1%

### HOMEOWNERSHIP

Own a Home	68.0%
Rent a Home	32.0%

### HOUSEHOLD INCOME

Less than \$25,000	24.6%
\$25,000 - \$34,999	11.2%
\$35,000 - \$49,999	14.1%
\$50,000 - \$74,999	19.5%
\$75,000+	30.5%
Mean Household Income	\$65,444
Total Households	59,501
Household Size	2.43

## EMPLOYERS

Mesa County School District #51	2,625
St. Mary's Hospital	1,986
Mesa County (All Departments)	987
State of Colorado	954
City Markets, Inc.	864
Colorado Mesa University	827
Wal-Mart Stores, Inc	732
VA Medical Center - GJ	650
City of Grand Junction	642
Hilltop Community Resources	630
Community Hospital	610
Halliburton	528
Family Health West	515
Rocky Mountain West Health Plans	437
STRIVE	382
West Star Aviation	355
Elam Construction	300
Mind Springs Health	295
Primary Care Partners	290
Capco	250
Hopewest	245
WPX Energy	215
Taco Bell	191

*The data provided here is voluntarily and may not include ALL leading employers in the area.*

## LABOR FORCE

Total Labor Force	77,347
Employed Persons	71,974
Unemployed Persons	5,373
Unemployment Rate	6.9%

*Source: CO Dept of Labor & Employment*



Downtown Fruita

## MESA COUNTY AVERAGE WAGES BY INDUSTRY

	Avg. Weekly Wage	Avg. Employment
Accommodation & Food Service	\$308	6,623
Admin & Waste Services	\$545	3,118
Ag/Forest/Fish/Hunt	\$567	443
Arts, Entertainment & Red	\$564	902
Construction	\$934	3,551
Educational Services	\$761	4,444
Finance & Insurance	\$1,389	1,870
Health Care & Social Asst	\$906	9,936
Information	\$1,600	886
Mgmt - Companies/Enterprises	\$2,133	132
Manufacturing	\$1,165	2,712
Mining	\$1,818	2,644
Professional/Technical Services	\$1,549	2,243
Public Administration	\$1,023	3,361
Real Estate, Rental & Leasing	\$887	560
Retail Trade	\$531	7,799
Transportation/Warehousing	\$936	2,582
Utilities	\$1,344	2,285
Wholesale Trade	\$1,344	2,285

*Source: CO Dept of Labor & Employment*

## MESA COUNTY REAL ESTATE STATISTICS



**Bray Commercial Real Estate**  
1015 N 7<sup>th</sup> Street  
Grand Junction, CO 81501  
970.241.2902  
www.braycommercial.com



**Bray Residential Real Estate**  
1015 N 7<sup>th</sup> Street  
Grand Junction, CO 81501  
970.242.3647  
www.brayandcosearch.com



**Bray Property Management**  
637 North Avenue  
Grand Junction, CO 81501  
970.242.8450  
www.brayrentals.com

*Detailed monthly and quarterly reports on the local real estate industry are available - reach out directly to lauren@brayandco.com*

# MESA COUNTY RESIDENTIAL PROPERTY SOLD STATISTICS

	2015	2016	2017	2018	2019	2020	2021	2022
<b>Total Properties Sold</b>	3013	3309	3796	3965	3923	4022	4125	5246
<b>Median Price</b>	\$190,000	\$204,000	\$218,000	\$235,000	\$256,000	\$287,000	\$330,000	\$385,000
<b>Days on Market</b>	85	76	64	60	59	56	47	49
<b>Volume (in millions)</b>	\$653	\$763	\$922	\$1.04 B	\$1.12 B	\$1.28 B	\$1.52 B	\$1.39 B

Source: Grand Junction Area Realtor Association

## RESIDENTIAL RENTAL STATISTICS

### MEDIAN RENT

Bray Property Management Rental Portfolio  
Detail of median rent by bedrooms

### STATE OF COLORADO

Fair Market Rent for 2023

Studio: \$1,390 | 1-Bedroom: \$1,538 | 2-Bedroom: \$1,856 | 3-Bedroom: \$2,449 | 4-Bedroom: \$2,750

#### SINGLE - FAMILY

#### AS OF DECEMBER 2022

1 Bedroom	\$1600
2 Bedrooms	\$1,050
3 Bedrooms	\$1,500
4 Bedrooms	\$1,800

#### MULTI - FAMILY (2+ Units)

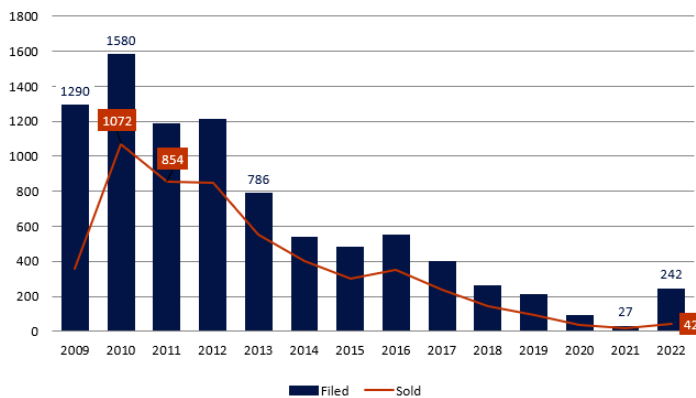
#### AS OF DECEMBER 2022

1 Bedroom	\$1,050
2 Bedrooms	\$1,150
3 Bedrooms	\$1,400
4 Bedrooms	\$1,650

Source: Colorado Division of Housing/Rental Survey & Bray Property Management

## FORECLOSURE FILINGS & SALES

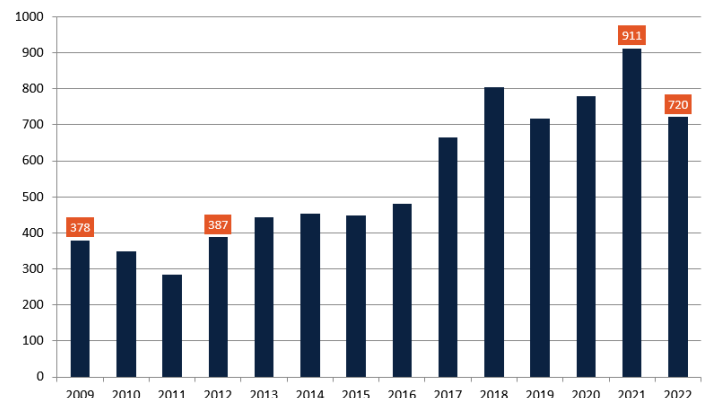
All Property Types 2009-2022



Source: Mesa County Public Trustee

## BUILDING PERMITS

2009-2022



Source: Mesa County Building Department