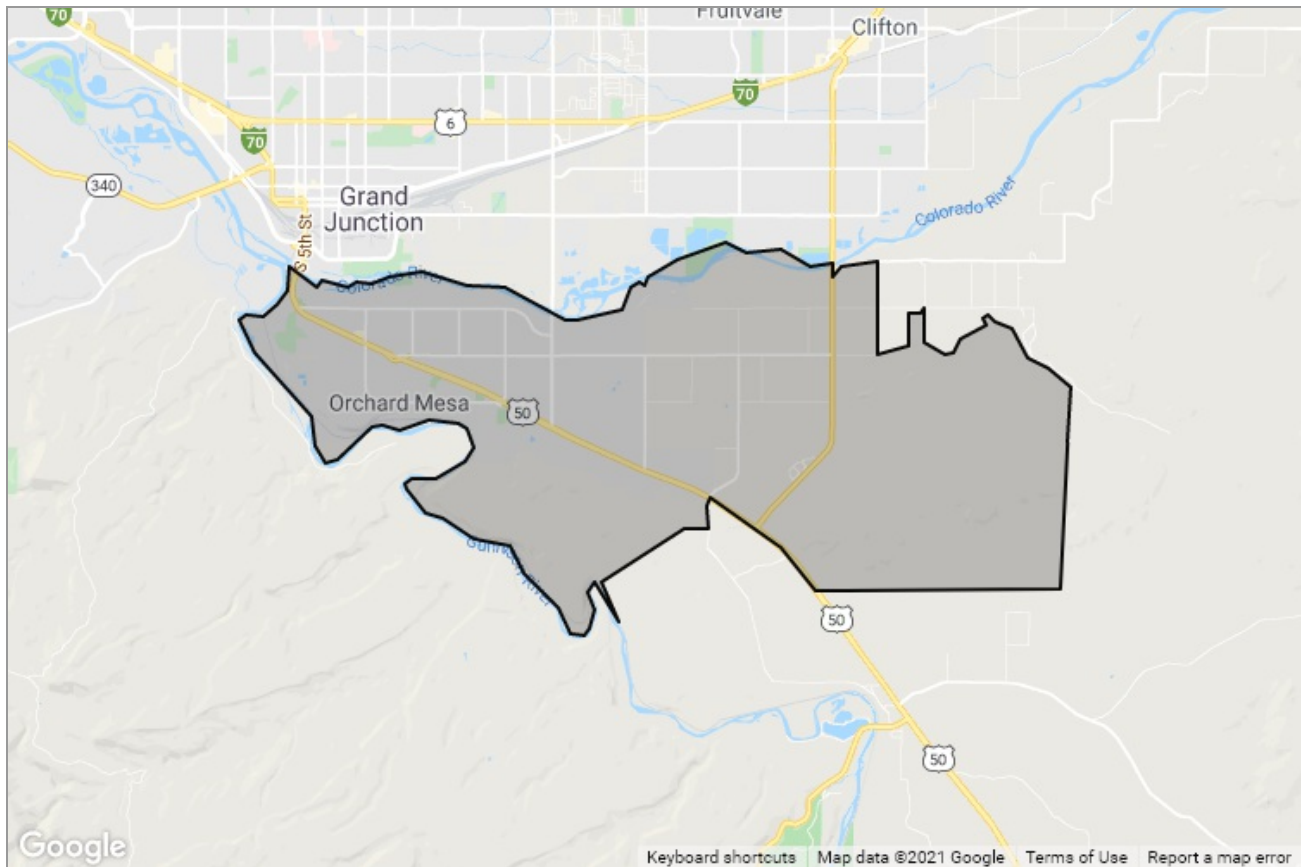# CENTURY 21®
CapRock Real Estate

NEIGHBORHOOD REPORT

Grand Junction, CO 81503

Presented by

Carol & Ris Cowan | REALTOR®

COWAN HOME TEAM | CENTURY 21 CapRock Real Estate

Work: (678) 457-1155 | Fax: (770) 720-7587

Main: carolcowan@tds.net
Office: www.CowanHomeTeam.com

CENTURY 21 CapRock Real Estate
2808 North Avenue
Suite 400
Grand Junction, CO 81501

Neighborhood: Housing Stats and Charts

	81503	Grand Junction	Mesa County	Colorado	USA
Median Estimated Home Value	$294K	$323K	$325K	$485K	$274K
Estimated Home Value 12-Month Change	+19.6%	+20.7%	+20.2%	+18.2%	+11.2%
Median List Price	$320K	$360K	$370K	$500K	$150K
List Price 1-Month Change	0%	+2.7%	+1.3%	+1.6%	–
List Price 12-Month Change	–	+12.1%	+12.2%	+13.6%	+7.8%
Median Home Age	39	38	38	39	41
Own	70%	57%	67%	65%	64%
Rent	30%	43%	33%	35%	36%
$ Value of All Buildings for which Permits Were Issued	–	–	$144M	$10.3B	$307B
% Change in Permits for All Buildings	–	–	+15%	+8%	+13%
% Change in $ Value for All Buildings	–	–	+4%	+7%	+10%

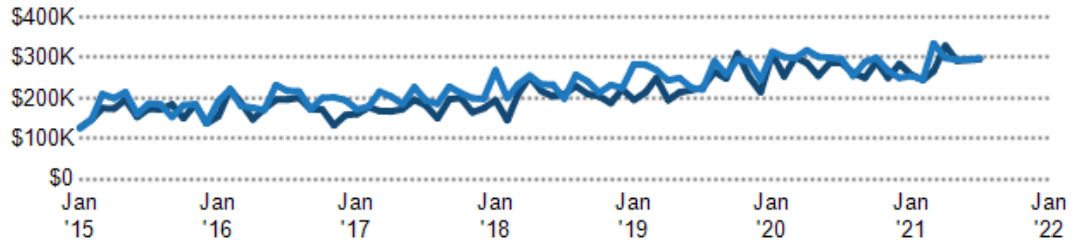## Median Sales Price vs. Sales Volume

This chart compares the price trend and sales volume for homes in an area. Home prices typically follow sales volume, with a time lag, since sales activity is the driver behind price movements.
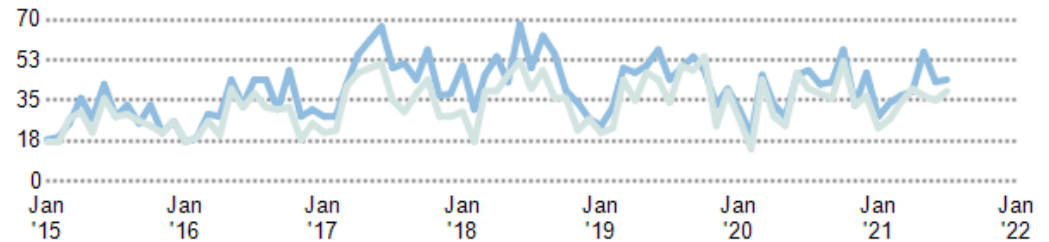
Data Source: Public records and listings data

Update Frequency: Monthly

- ■ Median Sales Price Public Records
- ■ Median Sales Price Listings
- ■ Sales Volume Public Records
- ■ Sales Volume Listings

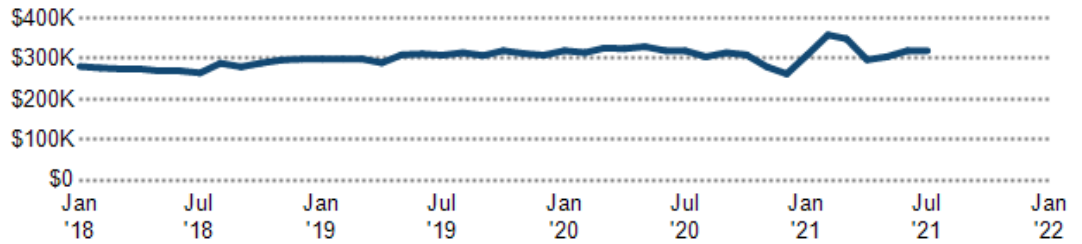8/31/2021

Median Listing Price vs. Listing Volume

This chart compares the listing price and listing volume for homes in an area. Listing prices often follow listing volume, with a time lag, because supply can drive price movements.

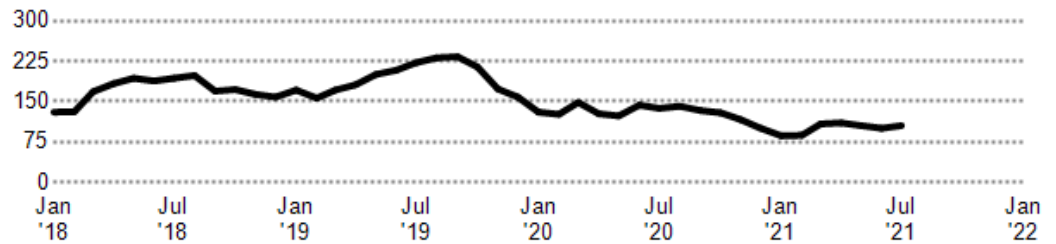Data Source: On- and off-market listings sources

Update Frequency: Monthly

■ Median List Price
■ Listing Volume

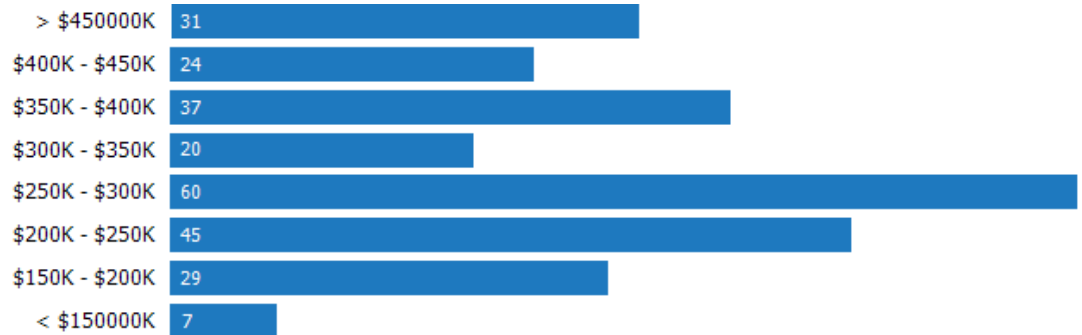**Median List Price**

Listing Volume

Price Range of Homes Sold

This chart shows the distribution of homes reported sold in the past six months within different price ranges in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data are unavailable (such as a non-disclosure state) or provided in range format.

Data Source: Public records data

Update Frequency: Monthly

■ Sales Count By Price Range

Price Range	Count
> $450000K	31
$400K - $450K	24
$350K - $400K	37
$300K - $350K	20
$250K - $300K	60
$200K - $250K	45
$150K - $200K	29
< $150000K	7

Price per Square Foot of Homes Sold

This chart shows the distribution of homes reported sold in the past six months at different prices per square foot (living area sourced from public records).

Data Source: Public records data

Update Frequency: Monthly

■ Sales Count By Price Per Sq Ft

Price Per Sq Ft	Count
> $250	8
$225 - $250	40
$200 - $225	56
$175 - $200	53
$150 - $175	43
$125 - $150	33
$100 - $125	9
< $100	4

8/31/2021
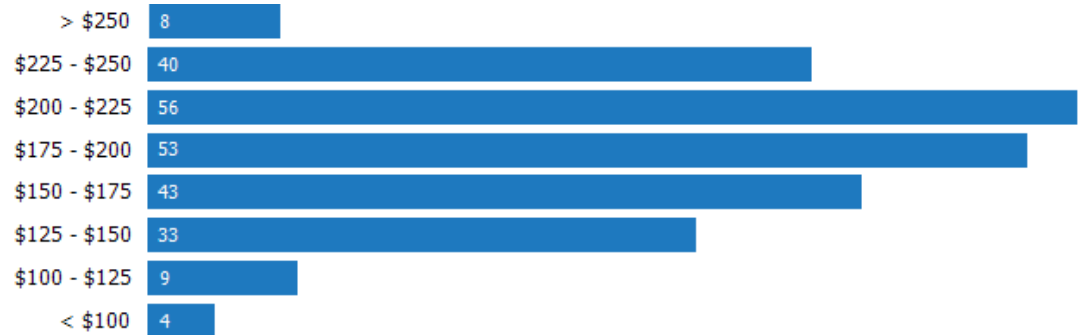
Size of Homes Sold

This chart shows the distribution of homes reported sold in the past six months of different sizes in the area of your search.

Data Source: Public records data
Update Frequency: Monthly

■ Sales Count By Living Area

Size	Count
2200 - 2400 sq. ft.	45
2000 - 2200 sq. ft.	19
1800 - 2000 sq. ft.	20
1600 - 1800 sq. ft.	33
1400 - 1600 sq. ft.	33
1200 - 1400 sq. ft.	39
1000 - 1200 sq. ft.	32
< 1000 sq. ft.	25

Age Range of Homes Sold

This chart shows the distribution of homes reported sold in the past six months of different age ranges in the area of your search.

Data Source: Public records data
Update Frequency: Monthly

■ Sales Count by Age of House

Age	Count
> 60	56
50 - 60	4
40 - 50	62
30 - 40	12
20 - 30	24
10 - 20	44
< 10	44

Number of Bedrooms in Homes Sold

This chart shows the distribution of homes reported sold in the past six months, according to the number of bedrooms, in the area of your search.

Data Source: Public records data
Update Frequency: Monthly

■ Sales Count by Bedroom

Bedrooms	Count
6	1
5	7
4	36
3	161
2	39
1	2

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Neighborhood: People Stats and Charts

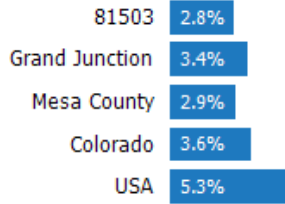|	81503	Grand Junction	Mesa County	Colorado	USA
Population	15.2K	61.5K	150K	5.53M	323M
Population Density per Sq Mi	1.31K	1.61K	45.1	53.4	–
Population Change since 2010	+9.3%	+10.9%	+9.4%	+6.5%	+7.7%
Median Age	37	37	39	37	38
Male / Female Ratio	48%	48%	49%	50%	49%

Education Levels of Population

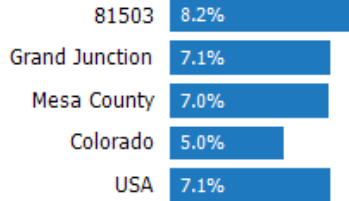This chart shows the educational achievement levels of adults in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2016

Update Frequency: Annually

Less Than 9th Grade

Geography	Percent
81503	2.8%
Grand Junction	3.4%
Mesa County	2.9%
Colorado	3.6%
USA	5.3%

9-12th Grade/No Diploma

Geography	Percent
81503	8.2%
Grand Junction	7.1%
Mesa County	7.0%
Colorado	5.0%
USA	7.1%

High School Graduate

Geography	Percent
81503	27.9%
Grand Junction	23.3%
Mesa County	27.3%
Colorado	21.4%
USA	27.1%

Associate Degree

Geography	Percent
81503	39.0%
Grand Junction	32.6%
Mesa County	35.4%
Colorado	29.8%
USA	29.0%

Bachelor's Degree

Geography	Percent
81503	16.4%
Grand Junction	21.8%
Mesa County	18.0%
Colorado	25.2%
USA	19.4%

At Least a College Education

Geography	Percent
81503	22.1%
Grand Junction	33.7%
Mesa County	27.4%
Colorado	40.2%
USA	31.5%

Grad/Professional Degree

Geography	Percent
81503	5.7%
Grand Junction	11.8%
Mesa County	9.5%
Colorado	15.0%
USA	12.1%

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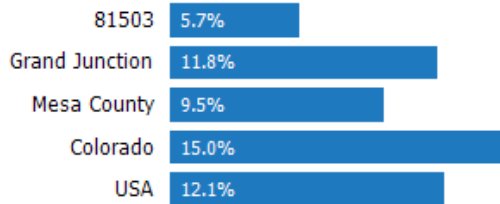
Population of Children by Age Group

This chart shows the distribution of the population of children by age range — from birth to 17 — in the area of your search.

Data Source: U.S. Census

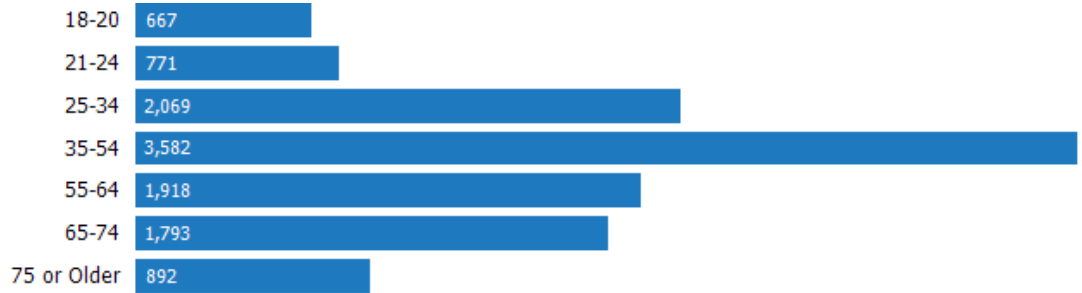Update Frequency: Annually

■ 81503

Age Group	Count
Toddlers	1,209
Elementary School	988
Middle School	725
High School	566

Population of Adults by Age Group

This chart shows the distribution of the population of adults by age range — from 18 to 75-plus — in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

■ 81503

Age Group	Count
18-20	667
21-24	771
25-34	2,069
35-54	3,582
55-64	1,918
65-74	1,793
75 or Older	892

Households With Children

This chart shows the distribution of households with children, categorized by marital status, in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

■ 81503

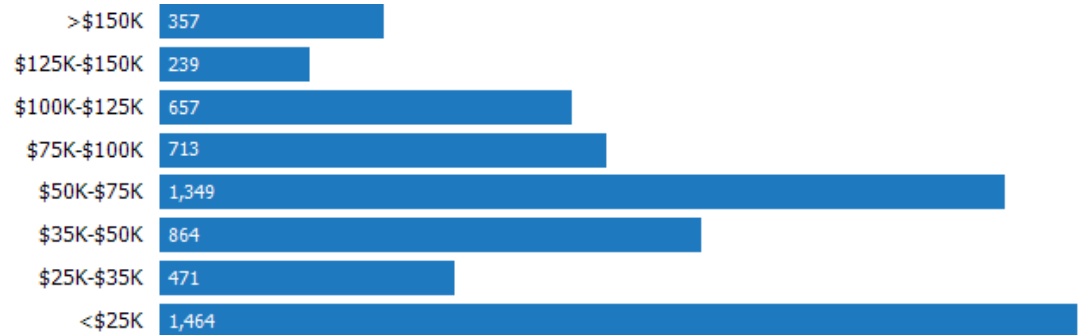|	Count
Married with Children	892
Married without Children	2,013
Single with Children	669

Household Income Brackets

This chart shows annual household income levels within an area.

Data Source: U.S. Census

Update Frequency: Annually

■ 81503

Income Bracket	Count
>$150K	357
$125K-$150K	239
$100K-$125K	657
$75K-$100K	713
$50K-$75K	1,349
$35K-$50K	864
$25K-$35K	471
<$25K	1,464

Presidential Voting Pattern

This chart shows how residents of a county voted in the 2012 presidential election.

Data Source: USElectionAtlas.org

Update Frequency: Quadrennially

	Percentage
Votes Democrat	32.7%
Votes Republican	65.1%

8/31/2021

Neighborhood: Economic Stats and Charts

	81503	Grand Junction	Mesa County	Colorado	USA
Income Per Capita	$26,735	$28,909	$28,518	$36,415	$32,621
Median Household Income	$54,781	$49,849	$53,683	$68,811	$60,293
Unemployment Rate	–	7.2%	6.9%	6.3%	5.9%
Unemployment Number	–	2.25K	5.22K	200K	–
Employment Number	–	28.9K	70.9K	2.99M	–
Labor Force Number	–	31.1K	76.1K	3.19M	–

Unemployment Rate

This chart shows the unemployment trend in the area of your search. The unemployment rate is an important driver behind the housing market.
Data Source: Bureau of Labor Statistics
Update Frequency: Monthly
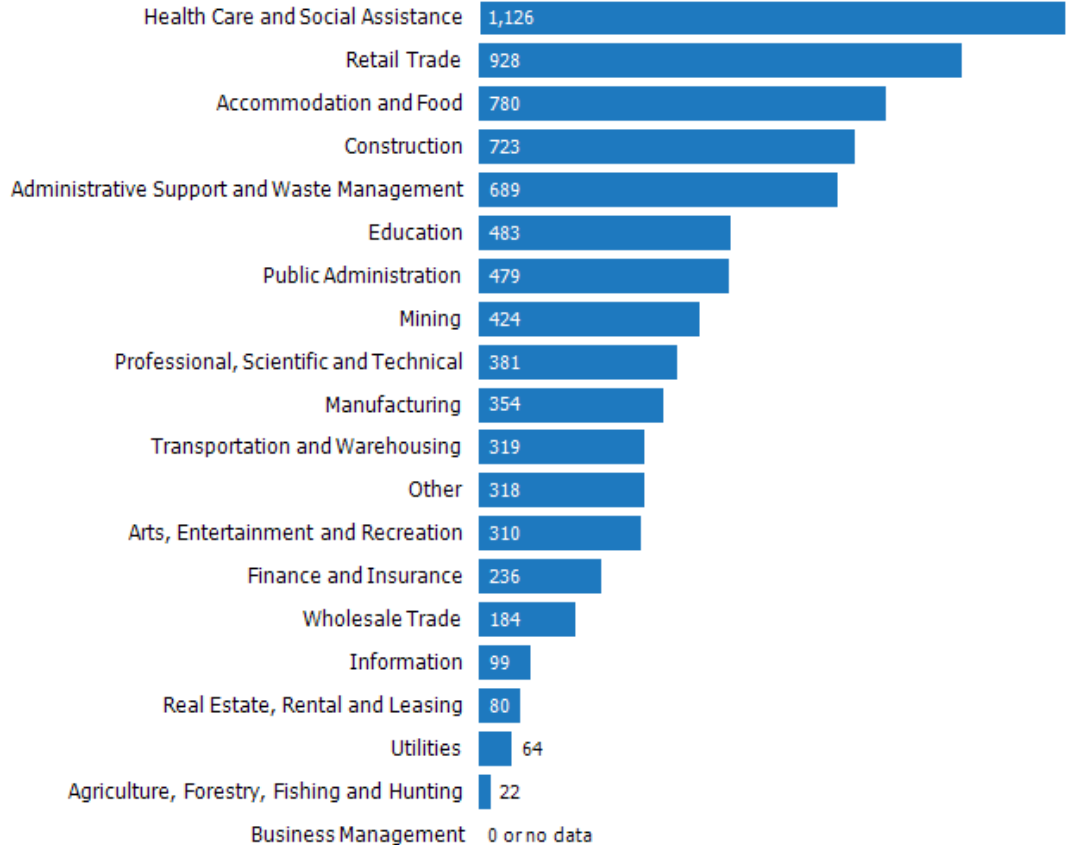
- Grand Junction
- Mesa County
- Colorado
- USA
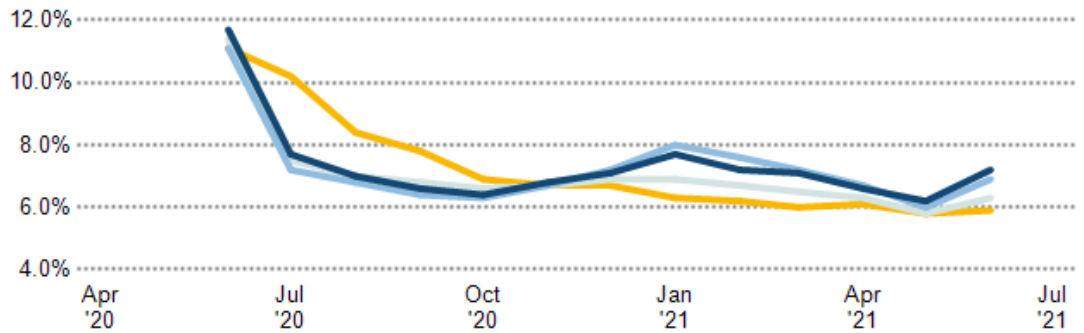
Occupational Categories

This chart shows categories of employment within an area.
Data Source: U.S. Census
Update Frequency: Annually

- 81503

Category	81503
Health Care and Social Assistance	1,126
Retail Trade	928
Accommodation and Food	780
Construction	723
Administrative Support and Waste Management	689
Education	483
Public Administration	479
Mining	424
Professional, Scientific and Technical	381
Manufacturing	354
Transportation and Warehousing	319
Other	318
Arts, Entertainment and Recreation	310
Finance and Insurance	236
Wholesale Trade	184
Information	99
Real Estate, Rental and Leasing	80
Utilities	64
Agriculture, Forestry, Fishing and Hunting	22
Business Management	0 or no data

8/31/2021

Neighborhood: Quality of Life Stats and Charts

Quality of Life in 81503

	81503	Grand Junction	Mesa County	Colorado	USA
Elevation (in feet)	2,906	2,906	2,974	–	–
Annual Rainfall (in inches)	8.5	8.5	17.99	18.45	–
Annual Snowfall (in inches)	18.05	18.49	46.96	51.79	–
Days of Full Sun (per year)	128	128	128	126	–
Travel Time to Work (in minutes)	–	17	20	25	27
Water Quality - Health Violations	–	–	–	–	–
Water Quality - Monitoring and Report Violations	–	–	–	–	–
Superfund Sites	0	0	0	45	2,402
Brownfield Sites	No	Yes	Yes	Yes	Yes

Average Commute Time

This chart shows average commute times to work, in minutes, by percentage of an area's population.

Data Source: U.S. Census

Update Frequency: Annually

■ 81503

<15 Minutes	33.6%
15-30 Minutes	51.8%
30-45 Minutes	5.7%
45-60 Minutes	2.0%
>1 Hour	6.9%

How People Get to Work

This chart shows the types of transportation that residents of the area you searched use for their commute.

Data Source: U.S. Census

Update Frequency: Annually

Drove Alone/Carpool/Motorcycle	6,556
Work at Home	345
Walk	25
Public Transit	22
Bicycle	0

Average Monthly Temperature

This chart shows average temperatures in the area you searched.

Data Source: NOAA

Update Frequency: Annually

Avg. January Min. Temp	8
Avg. January Max. Temp	36
Avg. July Min. Temp	65
Avg. July Max. Temp	95

Walkability Scores (out of 5)

This neighborhood or ZIP code is rated for walking access to general points of interest, reflected in the overall score, plus amenities (such as retail stores) and leisure (such as restaurants and parks). Other factors considered in the scores are street types, weather, public transportation and population density.

Data Source: Maponics

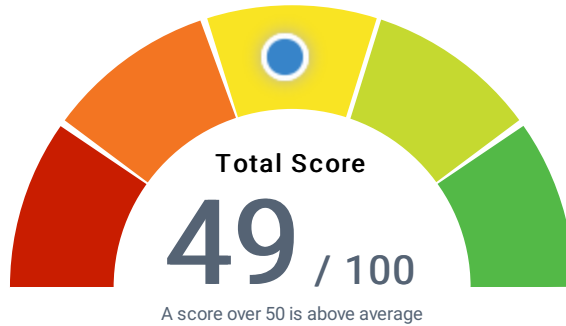Update Frequency: Quarterly

Overall Score

1.4

Amenity Score

1.4

Leisure Score

1.6

AARP Livability™ Index for 81503

This chart rates the overall livability of a selected ZIP code on a scale from 0 to 100. AARP Livability™ is a trademark of AARP Inc.

Data Source: AARP

Update Frequency: Annual

● 0-19 ● 20-39 ● 40-59 ● 60-79 ● 80-100

Total Score

49 / 100

A score over 50 is above average

Housing Affordability & Access	51
Neighborhood Access to Life, Work & Play	47
Transportation Safe & Convenient Options	50
Environment Clean Air & Water	52
Health Prevention, Access & Quality	57
Engagement Civic & Social Involvement	50
Opportunity Inclusion & Possibilities	40

8/31/2021

About RPR (Realtors Property Resource)

- Realtors Property Resource® is a wholly owned subsidiary of the National Association REALTORS®.

- RPR offers comprehensive data – including a nationwide database of 164 million properties – as well as powerful analytics and dynamic reports exclusively for members of the NAR.

- RPR's focus is giving residential and commercial real estate practitioners, brokers, and MLS and Association staff the tools they need to serve their clients.

- This report has been provided to you by a member of the NAR.

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About RPR's Data

RPR generates and compiles real estate and other data from a vast array of sources. The data contained in your report includes some or all of the following:

- **Listing data** from our partner MLSs and CIEs, and related calculations, like estimated value for a property or median sales price for a local market.

- **Public records data** including tax, assessment, and deed information. Foreclosure and distressed data from public records.

- **Market conditions and forecasts** based on listing and public records data.

- **Census and employment data** from the U.S. Census and the U.S. Bureau of Labor Statistics.

- **Demographics and trends data** from Esri. The data in commercial and economic reports includes Tapestry Segmentation, which classifies U.S. residential neighborhoods into unique market segments based on socioeconomic and demographic characteristics.

- **Business data** including consumer expenditures, commercial market potential, retail marketplace, SIC and NAICS business information, and banking potential data from Esri.

- **School data and reviews** from Niche.

- **Specialty data sets** such as walkability scores, traffic counts and flood zones.

Update Frequency

- Listings and public records data are updated on a continuous basis.

- Charts and statistics calculated from listing and public records data are refreshed monthly.

- Other data sets range from daily to annual updates.

Learn more

For more information about RPR, please visit RPR's public website: https://blog.narrpr.com

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