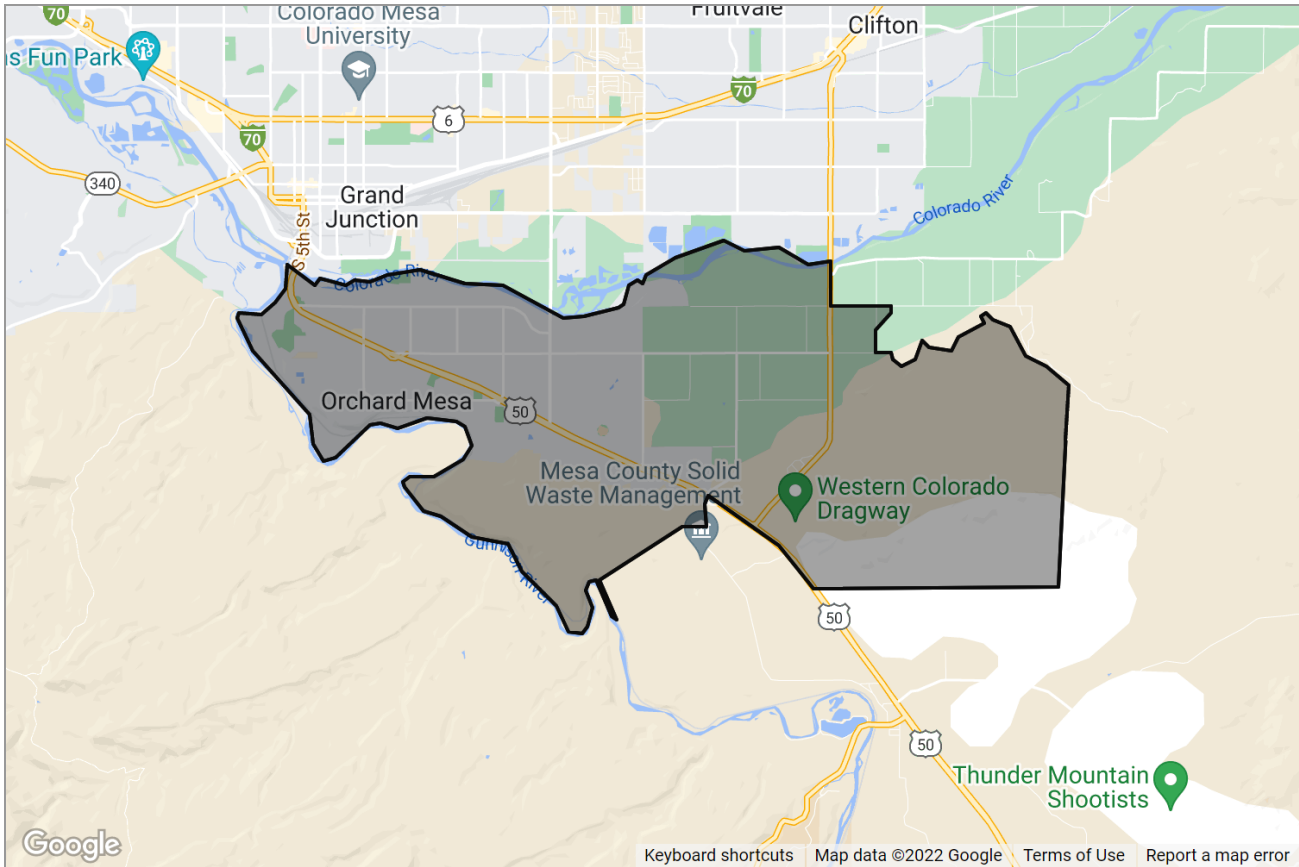


CENTURY 21®

CapRock Real Estate

NEIGHBORHOOD REPORT

Grand Junction, CO 81503



Presented by

Carol & Ris Cowan | REALTOR®



COWAN
HOME TEAM

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CapRock Real Estate

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Grand Junction, CO 81501

Neighborhood: Housing Stats and Charts

	81503	Grand Junction	Mesa County	Colorado	USA
Median Estimated Home Value	\$350K	\$389K	\$389K	\$562K	\$347K
Estimated Home Value 12-Month Change	+13.2%	+13.5%	+12.9%	+11%	+16.6%
Median List Price	\$437K	\$465K	\$465K	\$565K	—
List Price 1-Month Change	+4.5%	+1.1%	+0.6%	-0.9%	—
List Price 12-Month Change	+5.3%	+10.7%	+5.8%	+4.6%	—
Median Home Age	39	38	38	40	42
Own	73%	58%	68%	65%	64%
Rent	27%	42%	32%	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

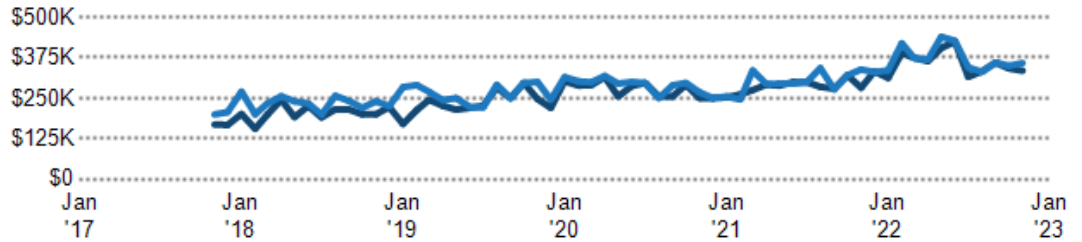
This chart compares the listings and public records sales price trend and sales volume for homes in an area.

Data Source: Public Record and Listing data

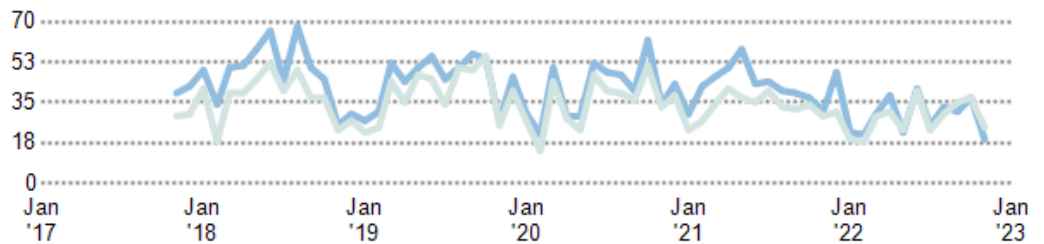
Update Frequency: Monthly

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

Median Sales Price



Sales Volume



Median Listing Price vs. Listing Volume

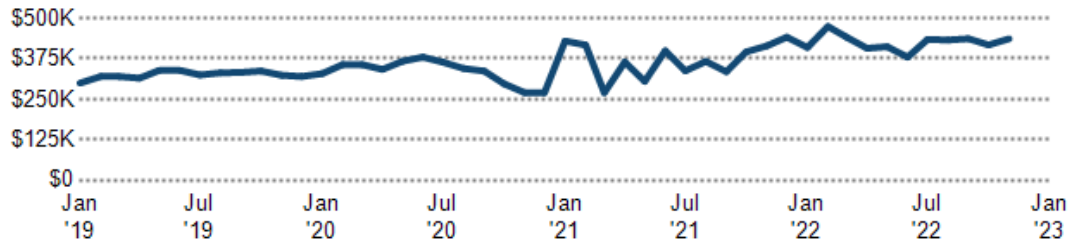
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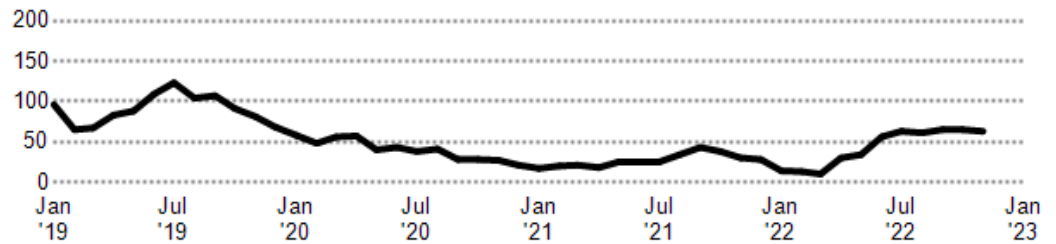
Update Frequency: Monthly

- Median List Price
- Listing Volume

Median List Price



Listing Volume



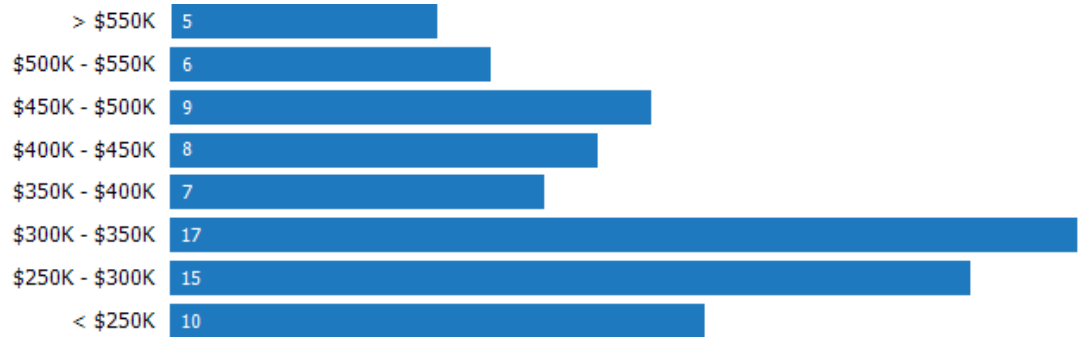
Price Range of Comps Sold

This chart shows the distribution of homes reported sold in the past three 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 is unavailable (such as a non-disclosure state) or provided in range format.

Data Source: Public records data

Update Frequency: Daily

- Sales Count By Price Range



Price per Square Foot of Comps Sold

This chart shows the distribution of homes reported sold in the past three months at different prices per square foot.

Data Source: Public records data

Update Frequency: Daily

- Sales Count By Price Per Sq Ft



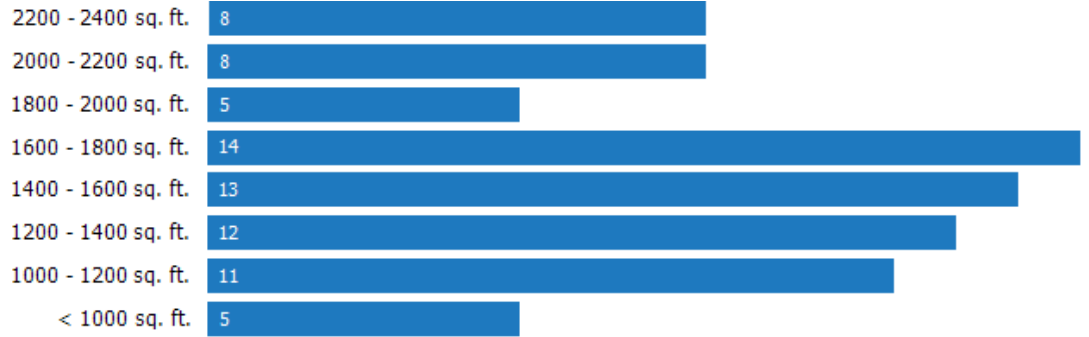
Size of Homes Sold

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

Data Source: Public records data

Update Frequency: Daily

■ Sales Count By Living Area



Age Range of Comps Sold

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

Data Source: Public records data

Update Frequency: Daily

■ Sales Count by Age of House



Number of Bedrooms in Homes Sold

This chart shows the distribution of homes reported sold in the past three months, compared by the number of bedrooms, in the area of your search.

Data Source: Public records data

Update Frequency: Daily

■ Sales Count by Bedroom



Neighborhood: People Stats and Charts

	81503	Grand Junction	Mesa County	Colorado	USA
Population	15K	62.1K	151K	5.61M	325M
Population Density per Sq Mi	1.3K	1.57K	45.4	54.1	–
Population Change since 2010	+13.7%	+13.2%	+11.8%	+17.5%	+8.2%
Median Age	38	37	40	37	38
Male / Female Ratio	48%	49%	49%	50%	49%

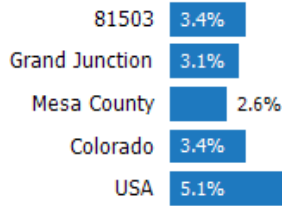
Education Levels of Population

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

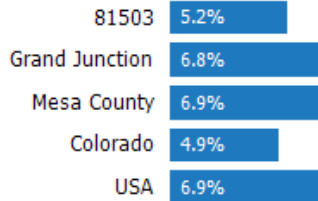
Data Source: U.S. Census American Community Survey via Esri, 2021

Update Frequency: Annually

Less Than 9th Grade



9-12th Grade/No Diploma



High School Graduate



Associate Degree



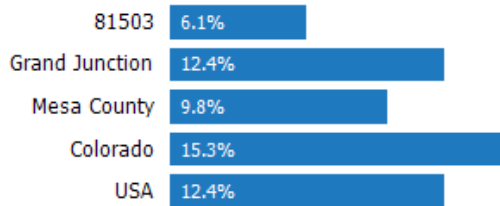
Bachelor's Degree



At Least a College Education



Grad/Professional Degree



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



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



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



Household Income Brackets

This chart shows annual household income levels within an area.

Data Source: U.S. Census

Update Frequency: Annually

81503



Presidential Voting Pattern

This chart shows how residents of a county voted in the 2020 presidential election.

Data Source: USElectionAtlas.org

Update Frequency: Quadrennially



Neighborhood: Economic Stats and Charts

	81503	Grand Junction	Mesa County	Colorado	USA
Income Per Capita	\$28,130	\$30,452	\$29,596	\$38,226	\$34,103
Median Household Income	\$57,128	\$52,504	\$55,379	\$72,331	\$62,843
Unemployment Rate	–	4.5%	4.6%	4%	3.8%
Unemployment Number	–	1.41K	3.52K	128K	–
Employment Number	–	–	–	3.1M	–
Labor Force Number	–	–	–	3.23M	–

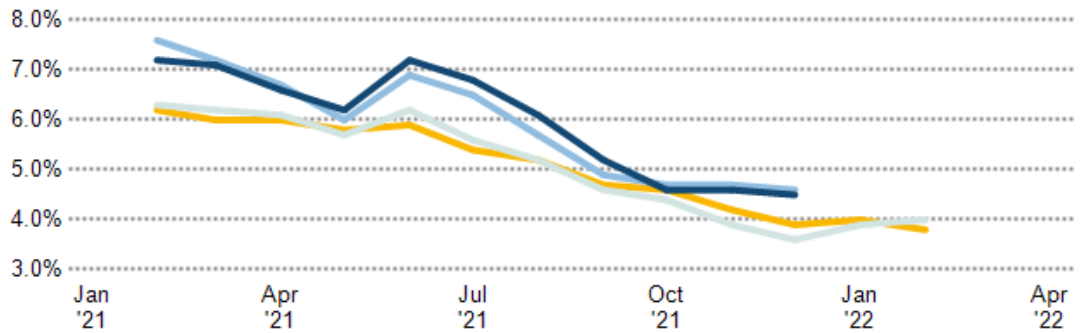
Unemployment Rate

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



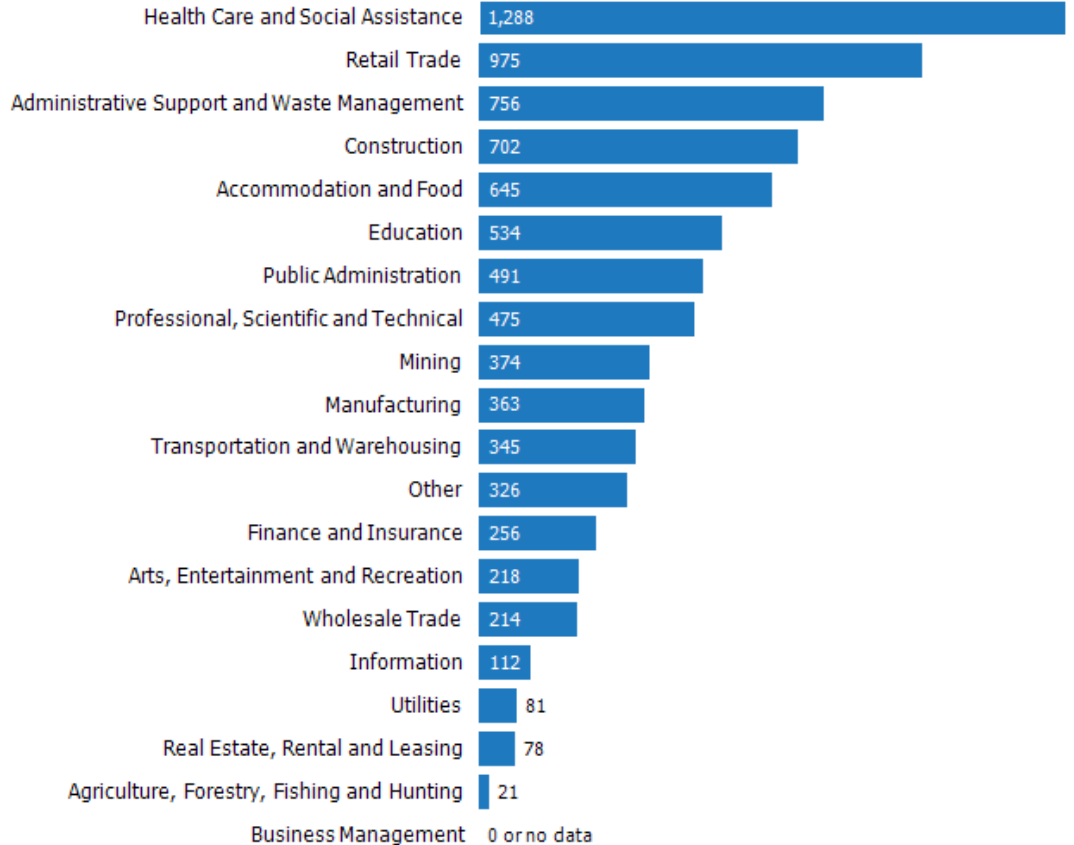
Occupational Categories

This chart shows categories of employment within an area.

Data Source: U.S. Census

Update Frequency: Annually

- 81503



Neighborhood: Quality of Life Stats and Charts

Quality of Life in 81503

	81503	Grand Junction	Mesa County	Colorado	USA
Elevation (in feet)	6,515	–	6,856	–	–
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)	–	16	20	26	27
Water Quality - Health Violations	–	–	–	–	–
Water Quality - Monitoring and Report Violations	–	–	–	–	–
Superfund Sites	0	0	0	45	2,417
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



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



Average Monthly Temperature

This chart shows average temperatures in the area you searched.

Data Source: NOAA

Update Frequency: Annually



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



Amenity Score



Leisure Score



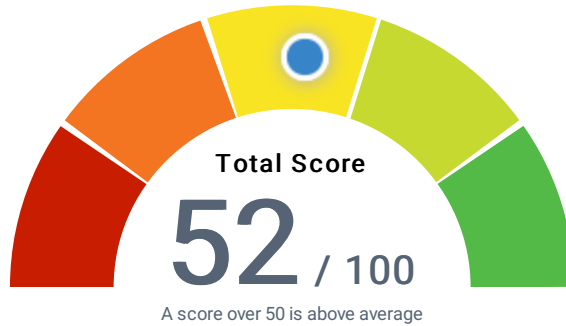
AARP Livability™ Index for 81503

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



A score over 50 is above average

Housing	48
Affordability & Access	
Neighborhood	49
Access to Life, Work & Play	
Transportation	57
Safe & Convenient Options	
Environment	56
Clean Air & Water	
Health	49
Prevention, Access & Quality	
Engagement	57
Civic & Social Involvement	
Opportunity	51
Inclusion & Possibilities	

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.



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>

