

real estate trends

2009 First Quarter Report Mesa County



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Real Estate Sales

The 2009 Real Estate season starts the year at 50% of the volume of 2008.

There were 509 total real estate sales in the first quarter of this year, a decrease of 52% from the 1055 sales reported in 2008. Table 1 shows a comparison of sales for various price segments over the last three years. Table 2 (page 2) shows a comparison of first quarter sales for the last five years.

The total dollar volume for the first quarter of 2009 was \$128.6 million, a 59% decrease from the \$314.7 million reported a year earlier. There were 11 sales \$1.0 million or above compared to 32 in the first quarter of 2008. The over one million sales accounted for \$13.6 million in sales during the first quarter, compared to the \$74.2 million in the same period of 2008.

The highest sales for the quarter were:

1. 84 Lumber, a Pennsylvania company sold their property on 22 Road to Hardy Credit Co. for \$2 million.
2. Housing Resources of Western Colorado purchased 30 lots south of the Frontage Road in the Wine Valley Estates in Palisade for \$1.49 million.
3. GCC MFE West LLC from Florida purchased four business suites from Milyard Kokopelli LLC at 551 Kokopelli Blvd in Fruita for \$1.27 million.
4. 1301 and 1331 Winters Avenue in Grand Junction sold to Stephen and Margaret Wood for \$1.36 million.

Home Building

There were 78 single-family permits issued in the first quarter of this year, a 57% decrease over the 183 permits issued in the same period of 2008.

Builders that have new homes on the market today are competing with a high inventory of existing homes.

17 permits for commercial buildings were pulled in the first quarter, a 41% decrease from the 29 issued in the same period of 2008.

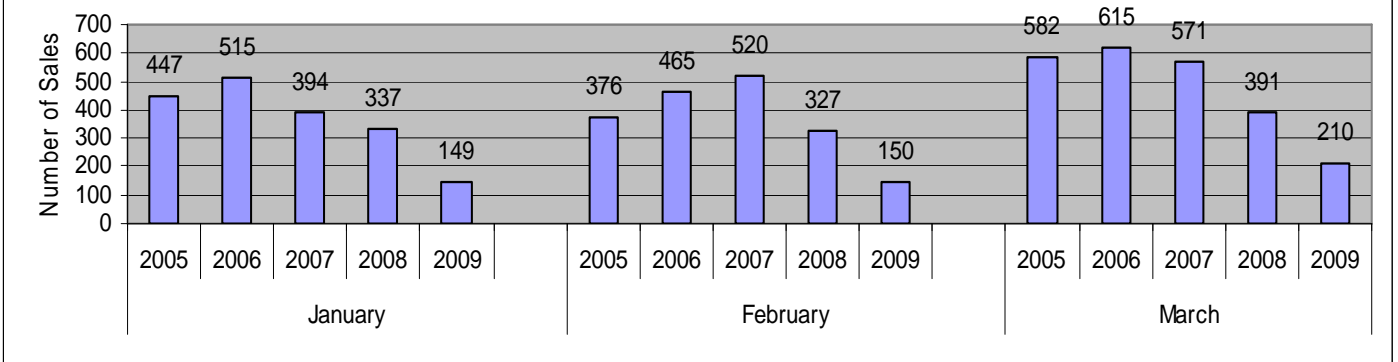
TABLE 1
Mesa County Sales Comparison
First Quarter 2007-2009

SALES PRICE (in thousands)	TOTAL # OF 2007 SALES	TOTAL # OF 2008 SALES	TOTAL # OF 2009 SALES
20-50	42	31	22
50-70	79	20	16
70-90	78	33	16
90-100	115	48	27
100-120	131	104	41
120-150	365	215	108
150-200	416	368	171
200-250	130	117	49
250-300	46	37	16
300-500	44	38	27
500- Million	16	12	5
Over One Million	22	32	11
TOTALS	1484	1050	509

Source: Mesa County Clerk & Recorder

TABLE 2

Mesa County Monthly Real Estate Sales First Quarter 2005 - 2009
 Source: Mesa County Clerk & Recorder



Short Notes

- The number of real estate secured loans filed in Mesa County for the first quarter of 2009 numbered 3226, which is 7.9% less than the 3505 in the same period of 2008.
- Foreclosure starts in Mesa County increased in the first quarter, from 119 foreclosures in 2008 to 175 in 2009. Not all foreclosure notices actually end in foreclosure. During 2008, 54 foreclosures were withdrawn in the first quarter of 2008 and 58 have been withdrawn in the first quarter of 2009.
- According to the Grand Junction Area Realtors Association, the average “sold” price of a three-bedroom home in Mesa County went from \$236,461 in the first quarter of 2008 to \$229,102 for the same period in 2009. The median price for the same homes sold during the first quarter was \$222,900 for 2008 and \$210,000 for 2009.
- Note to homeowners: Adjusted value of any one residential home depends on many factors, please contact your Realtor for a market analysis.
- Adams County had the highest foreclosure rate in Colorado for the 2nd year in a row with 1 in 43.3 homes for 2008. The Mesa County foreclosure rate was 1 in 499 in 2008, ranking 45th out of 64 counties. Statewide there were 39,307 foreclosure notices filed in 2008, and 21,301 foreclosures were completed.
- Interest rates are below 5% for 50-60 year lows to allow more buyers to enter the housing market, as well as provide refinance opportunities to others. Lawrence Yun, Chief Economist for the National Association of Realtors said during a Vail Board of Realtors meeting in April that foreclosure mitigation benefits the more desperate home owners and also the most irresponsible, and that low interest rates are an equal opportunity solution.

