



# BRAY RENTAL MARKET REPORT

Mesa County, CO | 2<sup>nd</sup> Quarter 2024

## Single-Family Rental Market (median rental rates)


\$/Sf Change in Rent Q4 2023 vs Q2 2024	SINGLE-FAMILY					
	City	2 Beds	3 Beds	4 Beds	5 Beds	All
<b>+3.23%</b> 	City	\$1,075	\$1,538	\$1,850	\$2,300	<b>\$1,500</b>
	Orchard Mesa	\$1,150	\$1,595			<b>\$1,550</b>
	Fruitvale	\$913	\$1,600	\$2,200		<b>\$1,575</b>
	Northwest	\$1,475	\$1,550			<b>\$1,713</b>
	North		\$1,750	\$1,400		<b>\$1,675</b>
	Redlands	\$1,850	\$1,750	\$2,115		<b>\$1,940</b>
	Clifton		\$1,398			<b>\$1,398</b>
	Fruita	\$1,325	\$1,700	\$1,725		<b>\$1,700</b>
	Palisade		\$2,550			<b>\$2,550</b>
	All	<b>\$1,150</b>	<b>\$1,600</b>	<b>\$2,000</b>	<b>\$2,300</b>	<b>\$1,600</b>

**Median Rent**  
Q4 2023 vs Q2 2024


**+1.74%** 

\*\*Above data shows **Single-Family Rentals Only** in Mesa County. \*\*\*Data is deemed reliable but not guaranteed.  
Data based off of Bray Property Management's Rental Portfolio. **Revised July 31, 2024**

## Multi-Family Rental Market (2+ Units) (median rental rates)

\$/Sf Change in Rent Q4 2023 vs Q2 2024	MULTI-FAMILY					All
	1 Bed	2 Beds	3 Beds	4 Beds		
<b>+4.46%</b> 	City	\$850*	\$1,100	\$1,600	\$1,650	<b>\$950</b>
	Orchard Mesa		\$1,000	\$1,400	\$1,550	<b>\$1,150</b>
	Fruitvale		\$1,125	\$1,375		<b>\$1,200</b>
	Northwest	\$1,560	\$1,775	\$1,500		<b>\$1,695</b>
	North	\$1,100	\$1,400	\$2,150		<b>\$1,425</b>
	Redlands	\$1,125	\$1,500	\$1,950		<b>\$1,313</b>
	Clifton	\$950		\$1,450		<b>\$1,200</b>
	Fruita		\$1,000	\$1,500		<b>\$1,350</b>
	Palisade		\$725			<b>\$725</b>
	All	<b>\$1,560</b>	<b>\$1,745</b>	<b>\$1,500</b>	<b>\$1,650</b>	<b>\$1,560</b>

**Median Rent**  
Q4 2023 vs Q2 2024

**0%** 

\*Total includes Studios in City. \*\*Above data shows **Multi-Family Rentals Only (any structure with 2 units or more)** in Mesa County.  
\*\*\*Data is deemed reliable but not guaranteed. Data based off of Bray Property Management's Rental Portfolio. **Revised July 31, 2024**



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