

BRAY RENTAL MARKET REPORT

Mesa County, CO | 4th Quarter 2022

Single-Family Rental Market (median rental rates)

\$/Sf Change in Rent Q3 2022 vs Q4 2022	SINGLE-FAMILY	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	All
	+1.96% ↑	City		\$1,050	\$1,425	\$1,700
Orchard Mesa			\$1,250	\$1,575		\$1,550
Fruitvale			\$863	\$1,500	\$1,850	\$1,475
Northwest		\$1,600	\$1,338	\$1,813	\$2,550	\$1,700
North				\$1,600	\$2,300	\$1,650
Redlands			\$1,850	\$1,438	\$2,030	\$1,800
Clifton				\$1,450		\$1,450
Fruita			\$1,200	\$1,595	\$1,650	\$1,500
Palisade				\$2,450		\$2,450
All		\$1,600	\$1,050	\$1,500	\$1,800	\$1,500

Median Rent Q3 2022 vs Q4 2022
+3.45% ↑

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 January 19, 2023**

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

\$/Sf Change in Rent Q3 2022 vs Q4 2022	MULTI-FAMILY	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	All
	+0.37% ↑	City	\$900	\$1,100	\$1,400	\$1,650
Orchard Mesa			\$900	\$1,400	\$1,550	\$1,100
Fruitvale			\$925	\$1,325		\$1,150
Northwest		\$1,386	\$1,625	\$1,500		\$1,410
North		\$1,150	\$1,175	\$1,600		\$1,200
Redlands		\$1,125	\$1,325			\$1,150
Clifton		\$950	\$1,075	\$1,150		\$1,050
Fruita			\$975	\$1,150		\$1,000
Palisade			\$750			\$750
All		\$1,050	\$1,150	\$1,400	\$1,650	\$1,150

Median Rent Q3 2022 vs Q4 2022
+4.55% ↑

*Total includes \$737.50 Studio 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 January 19, 2023**



BRAY PROPERTY MANAGEMENT

970.242.8450

637 North Avenue Grand Junction, CO 81501