



# BRAY RENTAL MARKET REPORT

Mesa County, CO | 4<sup>th</sup> Quarter 2023


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


\$/Sf Change in Rent Q2 2023 vs Q4 2023	SINGLE-FAMILY					
	City	2 Beds	3 Beds	4 Beds	5 Beds	All
<b>+0.88%</b> 	City	\$1,100	\$1,500	\$1,700	\$2,300	\$1,450
	Orchard Mesa	\$1,150	\$1,600			\$1,600
	Fruitvale	\$862.50	\$1,550	\$2,300		\$1,500
	Northwest	\$1,475	\$1,812.50	\$2,550		\$1,700
	North		\$1,800	\$1,400		\$1,700
	Redlands	\$1,850	\$1,500	\$2,115		\$1,800
	Clifton		\$1,400			\$1,500
	Fruita	\$1,325	\$1,737.50	\$1,650		\$1,690
	Palisade		\$2,550			\$2,550
	All	\$1,175	\$1,600	\$1,775	\$2,300	\$1,550

Median Rent Q2 2023 vs Q4 2023
<b>+3.33%</b> 

\*\*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 February 28, 2024**

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

\$/Sf Change in Rent Q2 2023 vs Q4 2023	MULTI-FAMILY					
	1 Bed	2 Beds	3 Beds	4 Beds	All	
<b>+12.95%</b> 	City	\$850*	\$1,050	\$1,450	\$1,650	\$950
	Orchard Mesa		\$1,000	\$1,400	\$1,550	\$1,150
	Fruitvale		\$1,125	\$1,350		\$1,150
	Northwest	\$1,560	\$1,775	\$1,500		\$1,700
	North	\$1,100	\$1,310	\$1,600		\$1,310
	Redlands	\$1,125	\$1,500	\$1,950		\$1,275
	Clifton	\$950		\$1,450		\$1,200
	Fruita		\$975	\$1,500		\$1,250
	Palisade		\$762.50			\$762.50
	All	\$1,550	\$1,745	\$1,400	\$1,650	\$1,560

Median Rent Q2 2023 vs Q4 2023
<b>+12.23%</b> 

\*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 February 28, 2024**



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