


BRAY RENTAL MARKET REPORT

Mesa County, CO | 4th Quarter 2024

Single-Family Rental Market (median rental rates)


\$/Sf Change in Rent Q4 2024 vs Q2 2024	SINGLE-FAMILY					
	City	2 Beds	3 Beds	4 Beds	5 Beds	All
+4.27% 	City	\$1,400	\$1,600	\$1,850	\$2,300	\$1,500
	Orchard Mesa	\$1,175	\$1,650			\$1,600
	Fruitvale	\$912.50	\$1,650	\$2,300		\$1,700
	Northwest	\$1,550	\$1,785	\$2,600		\$1,725
	North		\$1,900			\$1,900
	Redlands	\$1,850	\$1,750	\$2,200		\$2,030
	Clifton	\$1,250	\$1,450	\$1,900		\$1,425
	Fruita	\$1,600	\$1,575	\$1,750		\$1,600
	Palisade		\$2,775			\$2,775
	All	\$1,400	\$1,650	\$2,030	\$2,300	\$1,600

Median Rent
Q4 2024 vs Q2 2024


NO CHANGE

Above data shows **Single-Family Rentals Only in Mesa County. ***Data is deemed reliable but not guaranteed.
Data based off of Bray Property Management and Eclipse Property Management's Rental Portfolio. **Revised January 28, 2025**

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

\$/Sf Change in Rent Q4 2024 vs Q2 2024	MULTI-FAMILY					All
	1 Bed	2 Beds	3 Beds	4 Beds		
+3.07% 	City	\$900*	\$1,100	\$1,712.50	\$1,725	\$1,000
	Orchard Mesa		\$1,000	\$1,400	\$1,550	\$1,100
	Fruitvale		\$1,200	\$1,450		\$1,200
	Northwest	\$1,645	\$1,875	\$1,600		\$1,775
	North	\$1,100	\$1,475	\$1,600		\$1,475
	Redlands	\$1,225	\$1,575	\$2,000	\$2,000	\$1,550
	Clifton	\$950	\$1,050	\$1,400	\$1,300	\$1,300
	Fruita		\$1,095	\$1,500		\$1,100
	Palisade		\$725			\$725
	All	\$1,625	\$1,775	\$1,500	\$1,725	\$1,650

Median Rent
Q4 2024 vs Q2 2024

+5.77% 

*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 and Eclipse Property Management's Rental Portfolio. **Revised January 28, 2025**



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