

Local Market Update for October 2018

A Research Tool Provided by the Colorado Association of REALTORS®

Make Sure
Your Agent is a REALTOR®

Not all agents
are the same!



Montrose County

Contact the Montrose Association of REALTORS® or Gunnison Country Association of REALTORS® for more detailed local statistics or to find a REALTOR® in the area.

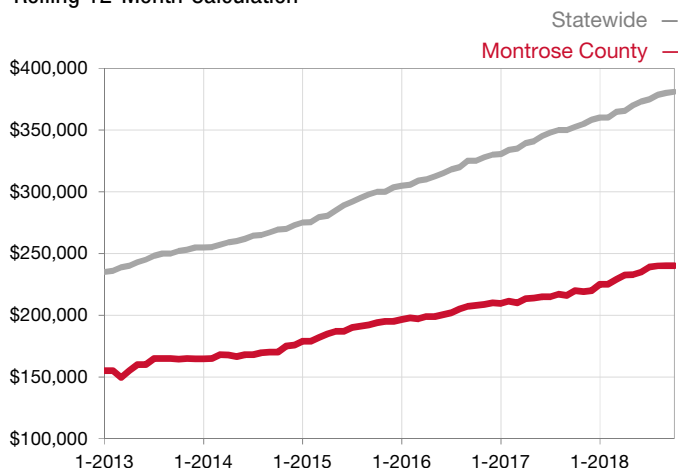
Single Family	October			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 10-2017	Thru 10-2018	Percent Change from Previous Year
New Listings	76	71	- 6.6%	970	987	+ 1.8%
Sold Listings	77	74	- 3.9%	676	697	+ 3.1%
Median Sales Price*	\$235,000	\$245,450	+ 4.4%	\$220,000	\$245,000	+ 11.4%
Average Sales Price*	\$261,507	\$263,996	+ 1.0%	\$242,670	\$273,833	+ 12.8%
Percent of List Price Received*	97.6%	97.3%	- 0.3%	97.8%	97.8%	0.0%
Days on Market Until Sale	105	93	- 11.4%	94	94	0.0%
Inventory of Homes for Sale	278	260	- 6.5%	--	--	--
Months Supply of Inventory	4.1	3.8	- 7.3%	--	--	--

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse-Condo	October			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 10-2017	Thru 10-2018	Percent Change from Previous Year
New Listings	0	8	--	29	65	+ 124.1%
Sold Listings	2	6	+ 200.0%	24	43	+ 79.2%
Median Sales Price*	\$190,000	\$184,500	- 2.9%	\$171,500	\$183,500	+ 7.0%
Average Sales Price*	\$190,000	\$181,583	- 4.4%	\$174,436	\$191,046	+ 9.5%
Percent of List Price Received*	95.1%	100.0%	+ 5.2%	98.5%	100.9%	+ 2.4%
Days on Market Until Sale	31	48	+ 54.8%	72	55	- 23.6%
Inventory of Homes for Sale	2	11	+ 450.0%	--	--	--
Months Supply of Inventory	0.7	2.9	+ 314.3%	--	--	--

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation

