

Local Market Update for October 2019

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.

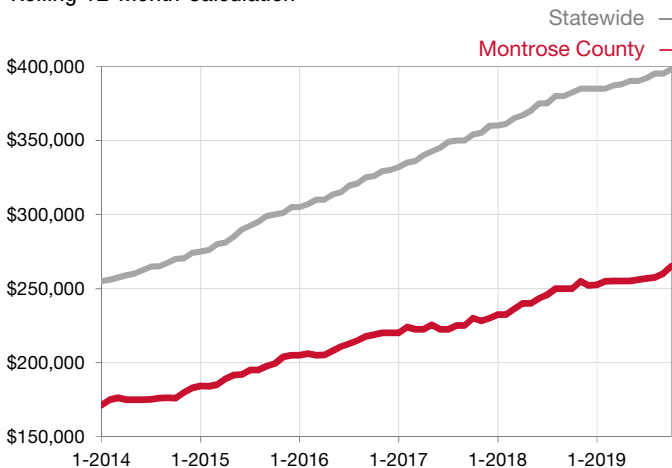
Single Family	October			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 10-2018	Thru 10-2019	Percent Change from Previous Year
Key Metrics						
New Listings	63	53	- 15.9%	894	825	- 7.7%
Sold Listings	64	69	+ 7.8%	630	582	- 7.6%
Median Sales Price*	\$249,950	\$270,000	+ 8.0%	\$252,000	\$268,750	+ 6.6%
Average Sales Price*	\$271,886	\$312,995	+ 15.1%	\$281,791	\$303,744	+ 7.8%
Percent of List Price Received*	97.5%	97.4%	- 0.1%	98.0%	98.0%	0.0%
Days on Market Until Sale	97	115	+ 18.6%	95	102	+ 7.4%
Inventory of Homes for Sale	235	213	- 9.4%	--	--	--
Months Supply of Inventory	3.8	3.8	0.0%	--	--	--

* 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		
	2018	2019	Percent Change from Previous Year	Thru 10-2018	Thru 10-2019	Percent Change from Previous Year
Key Metrics						
New Listings	8	6	- 25.0%	64	49	- 23.4%
Sold Listings	6	7	+ 16.7%	43	43	0.0%
Median Sales Price*	\$184,500	\$279,900	+ 51.7%	\$183,500	\$225,000	+ 22.6%
Average Sales Price*	\$181,583	\$246,657	+ 35.8%	\$191,046	\$225,489	+ 18.0%
Percent of List Price Received*	100.0%	97.7%	- 2.3%	100.9%	98.9%	- 2.0%
Days on Market Until Sale	48	75	+ 56.3%	55	88	+ 60.0%
Inventory of Homes for Sale	12	10	- 16.7%	--	--	--
Months Supply of Inventory	3.1	2.4	- 22.6%	--	--	--

* 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

