

Local Market Update for October 2020

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.

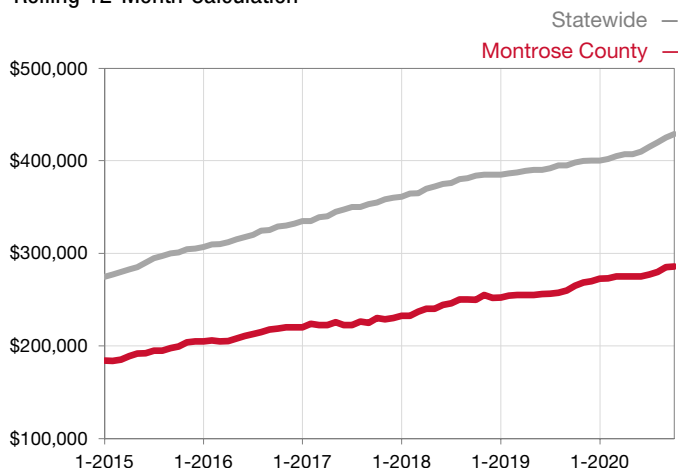
Single Family	October			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 10-2019	Thru 10-2020	Percent Change from Previous Year
New Listings	53	59	+ 11.3%	831	746	- 10.2%
Sold Listings	68	84	+ 23.5%	580	610	+ 5.2%
Median Sales Price*	\$274,000	\$323,750	+ 18.2%	\$268,750	\$289,000	+ 7.5%
Average Sales Price*	\$315,120	\$365,130	+ 15.9%	\$303,776	\$330,696	+ 8.9%
Percent of List Price Received*	97.4%	98.9%	+ 1.5%	98.0%	98.1%	+ 0.1%
Days on Market Until Sale	111	102	- 8.1%	101	103	+ 2.0%
Inventory of Homes for Sale	254	127	- 50.0%	--	--	--
Months Supply of Inventory	4.5	2.1	- 53.3%	--	--	--

* 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	2019	2020	Percent Change from Previous Year	Thru 10-2019	Thru 10-2020	Percent Change from Previous Year
New Listings	6	4	- 33.3%	48	41	- 14.6%
Sold Listings	7	4	- 42.9%	43	32	- 25.6%
Median Sales Price*	\$279,900	\$244,500	- 12.6%	\$225,000	\$226,000	+ 0.4%
Average Sales Price*	\$246,657	\$260,750	+ 5.7%	\$225,489	\$236,425	+ 4.8%
Percent of List Price Received*	97.7%	102.1%	+ 4.5%	98.9%	99.4%	+ 0.5%
Days on Market Until Sale	75	36	- 52.0%	88	95	+ 8.0%
Inventory of Homes for Sale	12	5	- 58.3%	--	--	--
Months Supply of Inventory	2.9	1.4	- 51.7%	--	--	--

* 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

