

Local Market Update for September 2020

A Research Tool Provided by the Colorado Association of REALTORS®

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.

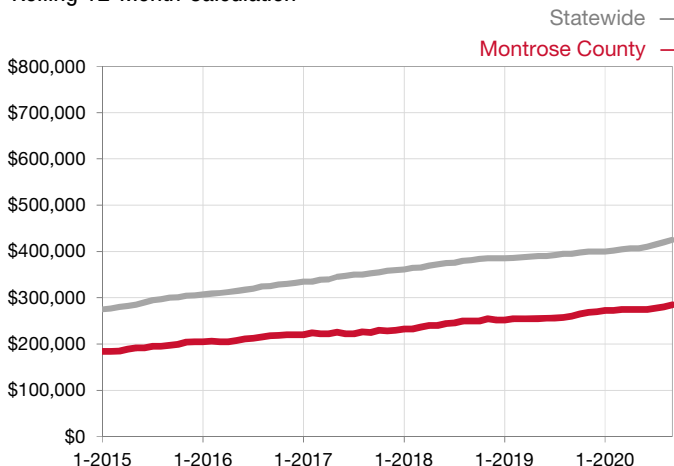
Single Family	September			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 09-2019	Thru 09-2020	Percent Change from Previous Year
Key Metrics						
New Listings	79	72	- 8.9%	778	674	- 13.4%
Sold Listings	47	80	+ 70.2%	513	526	+ 2.5%
Median Sales Price*	\$295,000	\$330,000	+ 11.9%	\$265,000	\$286,500	+ 8.1%
Average Sales Price*	\$329,244	\$349,832	+ 6.3%	\$302,499	\$325,359	+ 7.6%
Percent of List Price Received*	98.1%	98.2%	+ 0.1%	98.0%	98.0%	0.0%
Days on Market Until Sale	107	98	- 8.4%	100	103	+ 3.0%
Inventory of Homes for Sale	263	131	- 50.2%	--	--	--
Months Supply of Inventory	4.7	2.2	- 53.2%	--	--	--

* 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	September			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 09-2019	Thru 09-2020	Percent Change from Previous Year
Key Metrics						
New Listings	4	8	+ 100.0%	42	37	- 11.9%
Sold Listings	2	4	+ 100.0%	36	28	- 22.2%
Median Sales Price*	\$157,000	\$201,250	+ 28.2%	\$213,500	\$224,000	+ 4.9%
Average Sales Price*	\$157,000	\$213,575	+ 36.0%	\$221,373	\$232,950	+ 5.2%
Percent of List Price Received*	98.5%	98.9%	+ 0.4%	99.2%	99.0%	- 0.2%
Days on Market Until Sale	50	100	+ 100.0%	91	103	+ 13.2%
Inventory of Homes for Sale	8	5	- 37.5%	--	--	--
Months Supply of Inventory	2.0	1.3	- 35.0%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

