

Local Market Update for May 2021

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.

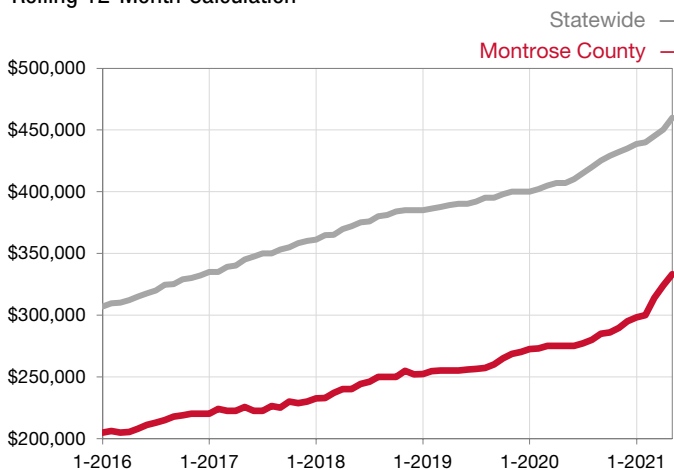
Single Family	May			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 05-2020	Thru 05-2021	Percent Change from Previous Year
Key Metrics						
New Listings	92	82	- 10.9%	366	356	- 2.7%
Sold Listings	34	70	+ 105.9%	219	297	+ 35.6%
Median Sales Price*	\$267,500	\$415,000	+ 55.1%	\$272,000	\$377,000	+ 38.6%
Average Sales Price*	\$313,945	\$421,857	+ 34.4%	\$309,027	\$406,792	+ 31.6%
Percent of List Price Received*	98.3%	100.3%	+ 2.0%	98.0%	99.4%	+ 1.4%
Days on Market Until Sale	82	86	+ 4.9%	108	93	- 13.9%
Inventory of Homes for Sale	230	91	- 60.4%	--	--	--
Months Supply of Inventory	4.1	1.3	- 68.3%	--	--	--

* 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	May			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 05-2020	Thru 05-2021	Percent Change from Previous Year
Key Metrics						
New Listings	8	4	- 50.0%	18	21	+ 16.7%
Sold Listings	1	8	+ 700.0%	11	23	+ 109.1%
Median Sales Price*	\$209,000	\$268,000	+ 28.2%	\$214,000	\$260,000	+ 21.5%
Average Sales Price*	\$209,000	\$266,875	+ 27.7%	\$225,345	\$263,533	+ 16.9%
Percent of List Price Received*	102.0%	101.4%	- 0.6%	99.8%	100.0%	+ 0.2%
Days on Market Until Sale	36	49	+ 36.1%	110	90	- 18.2%
Inventory of Homes for Sale	12	2	- 83.3%	--	--	--
Months Supply of Inventory	3.4	0.5	- 85.3%	--	--	--

* 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

