

Local Market Update for May 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.

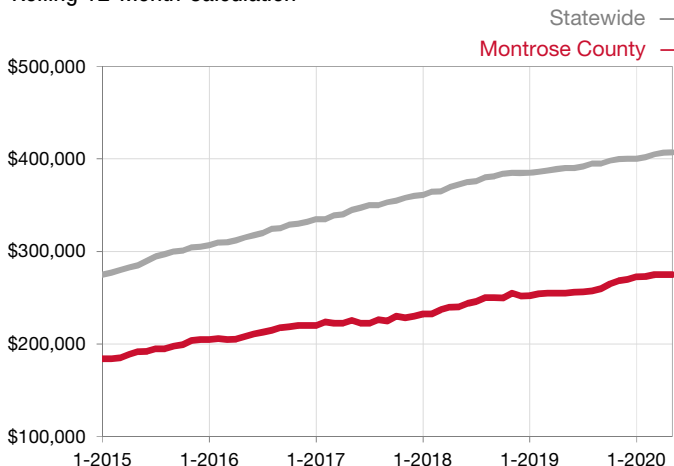
| Single Family | May | | | Year to Date | | |
|---------------------------------|-----------|------------------|-----------------------------------|--------------|------------------|-----------------------------------|
| Key Metrics | 2019 | 2020 | Percent Change from Previous Year | Thru 05-2019 | Thru 05-2020 | Percent Change from Previous Year |
| New Listings | 122 | 87 | - 28.7% | 420 | 351 | - 16.4% |
| Sold Listings | 64 | 34 | - 46.9% | 237 | 219 | - 7.6% |
| Median Sales Price* | \$260,000 | \$267,500 | + 2.9% | \$258,000 | \$272,000 | + 5.4% |
| Average Sales Price* | \$288,132 | \$313,945 | + 9.0% | \$288,556 | \$309,027 | + 7.1% |
| Percent of List Price Received* | 98.4% | 98.3% | - 0.1% | 98.1% | 98.0% | - 0.1% |
| Days on Market Until Sale | 115 | 82 | - 28.7% | 107 | 108 | + 0.9% |
| Inventory of Homes for Sale | 237 | 200 | - 15.6% | -- | -- | -- |
| Months Supply of Inventory | 4.2 | 3.5 | - 16.7% | -- | -- | -- |

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

| Townhouse/Condo | May | | | Year to Date | | |
|---------------------------------|-----------|------------------|-----------------------------------|--------------|------------------|-----------------------------------|
| Key Metrics | 2019 | 2020 | Percent Change from Previous Year | Thru 05-2019 | Thru 05-2020 | Percent Change from Previous Year |
| New Listings | 7 | 8 | + 14.3% | 18 | 18 | 0.0% |
| Sold Listings | 5 | 1 | - 80.0% | 22 | 11 | - 50.0% |
| Median Sales Price* | \$265,000 | \$209,000 | - 21.1% | \$209,950 | \$214,000 | + 1.9% |
| Average Sales Price* | \$245,500 | \$209,000 | - 14.9% | \$224,620 | \$225,345 | + 0.3% |
| Percent of List Price Received* | 98.8% | 102.0% | + 3.2% | 99.0% | 99.8% | + 0.8% |
| Days on Market Until Sale | 155 | 36 | - 76.8% | 98 | 110 | + 12.2% |
| Inventory of Homes for Sale | 6 | 10 | + 66.7% | -- | -- | -- |
| Months Supply of Inventory | 1.3 | 2.9 | + 123.1% | -- | -- | -- |

* 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

