

Local Market Update for January 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.

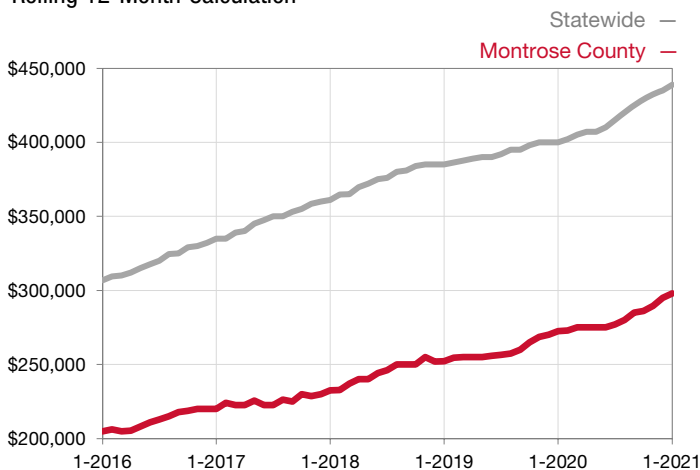
Single Family	January			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 01-2020	Thru 01-2021	Percent Change from Previous Year
Key Metrics						
New Listings	60	47	- 21.7%	60	47	- 21.7%
Sold Listings	40	52	+ 30.0%	40	52	+ 30.0%
Median Sales Price*	\$261,500	\$345,000	+ 31.9%	\$261,500	\$345,000	+ 31.9%
Average Sales Price*	\$290,099	\$400,557	+ 38.1%	\$290,099	\$400,557	+ 38.1%
Percent of List Price Received*	97.5%	98.7%	+ 1.2%	97.5%	98.7%	+ 1.2%
Days on Market Until Sale	105	101	- 3.8%	105	101	- 3.8%
Inventory of Homes for Sale	201	86	- 57.2%	--	--	--
Months Supply of Inventory	3.4	1.3	- 61.8%	--	--	--

* 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	January			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 01-2020	Thru 01-2021	Percent Change from Previous Year
Key Metrics						
New Listings	2	7	+ 250.0%	2	7	+ 250.0%
Sold Listings	3	3	0.0%	3	3	0.0%
Median Sales Price*	\$200,000	\$210,000	+ 5.0%	\$200,000	\$210,000	+ 5.0%
Average Sales Price*	\$202,333	\$190,967	- 5.6%	\$202,333	\$190,967	- 5.6%
Percent of List Price Received*	100.1%	99.2%	- 0.9%	100.1%	99.2%	- 0.9%
Days on Market Until Sale	77	113	+ 46.8%	77	113	+ 46.8%
Inventory of Homes for Sale	12	5	- 58.3%	--	--	--
Months Supply of Inventory	2.7	1.7	- 37.0%	--	--	--

* 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

