

Local Market Update for October 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.

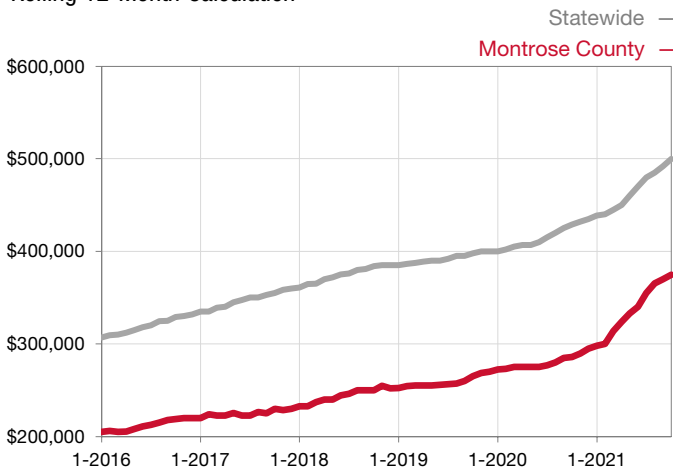
Single Family	October			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 10-2020	Thru 10-2021	Percent Change from Previous Year
Key Metrics						
New Listings	64	71	+ 10.9%	768	836	+ 8.9%
Sold Listings	84	76	- 9.5%	610	712	+ 16.7%
Median Sales Price*	\$323,750	\$377,450	+ 16.6%	\$289,000	\$381,500	+ 32.0%
Average Sales Price*	\$365,130	\$423,492	+ 16.0%	\$330,696	\$430,056	+ 30.0%
Percent of List Price Received*	98.9%	98.4%	- 0.5%	98.1%	99.5%	+ 1.4%
Days on Market Until Sale	102	66	- 35.3%	103	80	- 22.3%
Inventory of Homes for Sale	138	121	- 12.3%	--	--	--
Months Supply of Inventory	2.3	1.7	- 26.1%	--	--	--

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

Townhouse/Condo	October			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 10-2020	Thru 10-2021	Percent Change from Previous Year
Key Metrics						
New Listings	4	3	- 25.0%	41	37	- 9.8%
Sold Listings	4	1	- 75.0%	32	38	+ 18.8%
Median Sales Price*	\$244,500	\$387,900	+ 58.7%	\$226,000	\$263,750	+ 16.7%
Average Sales Price*	\$260,750	\$387,900	+ 48.8%	\$236,425	\$276,104	+ 16.8%
Percent of List Price Received*	102.1%	100.0%	- 2.1%	99.4%	99.5%	+ 0.1%
Days on Market Until Sale	36	99	+ 175.0%	95	87	- 8.4%
Inventory of Homes for Sale	10	3	- 70.0%	--	--	--
Months Supply of Inventory	2.9	0.9	- 69.0%	--	--	--

* 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

