

Local Market Update for November 2021

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	November			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 11-2020	Thru 11-2021	Percent Change from Previous Year
Key Metrics						
New Listings	64	63	- 1.6%	832	911	+ 9.5%
Sold Listings	74	70	- 5.4%	684	783	+ 14.5%
Median Sales Price*	\$351,900	\$384,600	+ 9.3%	\$294,200	\$384,000	+ 30.5%
Average Sales Price*	\$376,718	\$429,149	+ 13.9%	\$335,675	\$429,900	+ 28.1%
Percent of List Price Received*	98.6%	97.9%	- 0.7%	98.2%	99.3%	+ 1.1%
Days on Market Until Sale	114	92	- 19.3%	104	81	- 22.1%
Inventory of Homes for Sale	120	107	- 10.8%	--	--	--
Months Supply of Inventory	1.9	1.5	- 21.1%	--	--	--

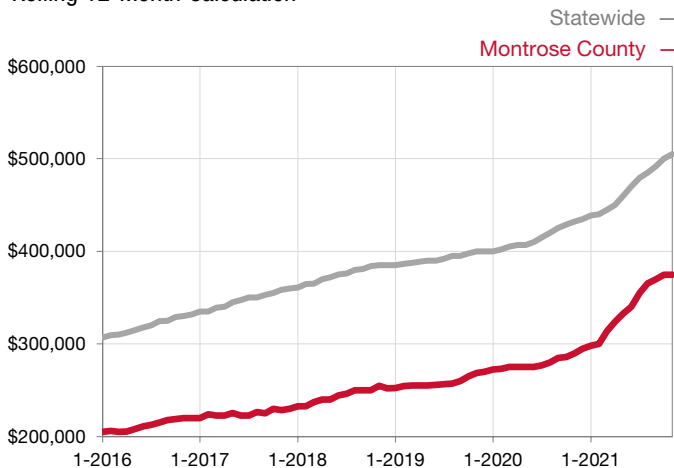
* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse/Condo	November			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 11-2020	Thru 11-2021	Percent Change from Previous Year
Key Metrics						
New Listings	3	5	+ 66.7%	44	42	- 4.5%
Sold Listings	2	4	+ 100.0%	34	42	+ 23.5%
Median Sales Price*	\$252,500	\$338,250	+ 34.0%	\$227,250	\$268,000	+ 17.9%
Average Sales Price*	\$252,500	\$330,938	+ 31.1%	\$237,371	\$281,340	+ 18.5%
Percent of List Price Received*	97.7%	98.9%	+ 1.2%	99.3%	99.5%	+ 0.2%
Days on Market Until Sale	55	283	+ 414.5%	93	106	+ 14.0%
Inventory of Homes for Sale	12	5	- 58.3%	--	--	--
Months Supply of Inventory	3.8	1.4	- 63.2%	--	--	--

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

Median Sales Price – Single Family

Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation

