

Local Market Update – June 2019

A Research Tool Provided by Colorado Real Estate Network



Montrose

Montrose County

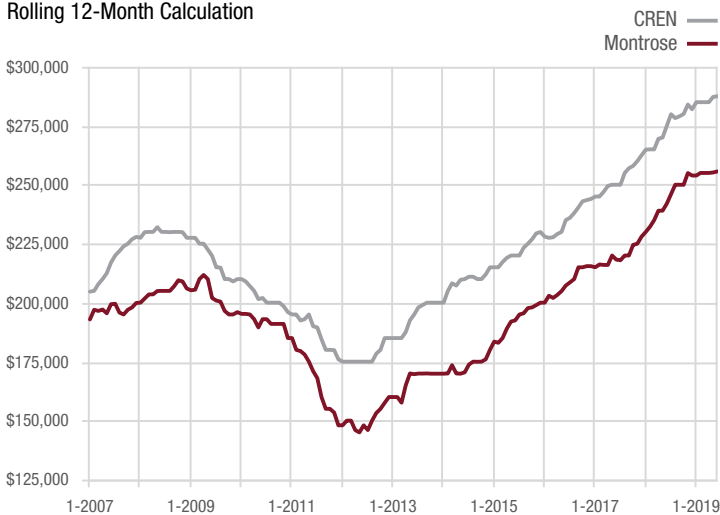
Single Family	June			Year to Date		
	2018	2019	% Change	Thru 6-2018	Thru 6-2019	% Change
Key Metrics						
New Listings	88	106	+ 20.5%	516	481	- 6.8%
Pending Sales	73	63	- 13.7%	397	346	- 12.8%
Closed Sales	75	79	+ 5.3%	347	310	- 10.7%
Days on Market Until Sale	90	92	+ 2.2%	95	99	+ 4.2%
Median Sales Price*	\$262,400	\$269,350	+ 2.6%	\$247,000	\$257,500	+ 4.3%
Average Sales Price*	\$294,090	\$297,984	+ 1.3%	\$282,817	\$289,163	+ 2.2%
Percent of List Price Received*	98.5%	98.8%	+ 0.3%	98.3%	98.4%	+ 0.1%
Inventory of Homes for Sale	193	218	+ 13.0%	—	—	—
Months Supply of Inventory	3.2	4.1	+ 28.1%	—	—	—

Townhouse/Condo	June			Year to Date		
	2018	2019	% Change	Thru 6-2018	Thru 6-2019	% Change
Key Metrics						
New Listings	3	7	+ 133.3%	30	24	- 20.0%
Pending Sales	2	6	+ 200.0%	22	28	+ 27.3%
Closed Sales	5	6	+ 20.0%	20	27	+ 35.0%
Days on Market Until Sale	46	99	+ 115.2%	41	100	+ 143.9%
Median Sales Price*	\$200,000	\$272,950	+ 36.5%	\$190,500	\$246,000	+ 29.1%
Average Sales Price*	\$201,900	\$257,967	+ 27.8%	\$198,893	\$234,146	+ 17.7%
Percent of List Price Received*	100.3%	99.5%	- 0.8%	104.3%	99.1%	- 5.0%
Inventory of Homes for Sale	8	6	- 25.0%	—	—	—
Months Supply of Inventory	2.7	1.3	- 51.9%	—	—	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

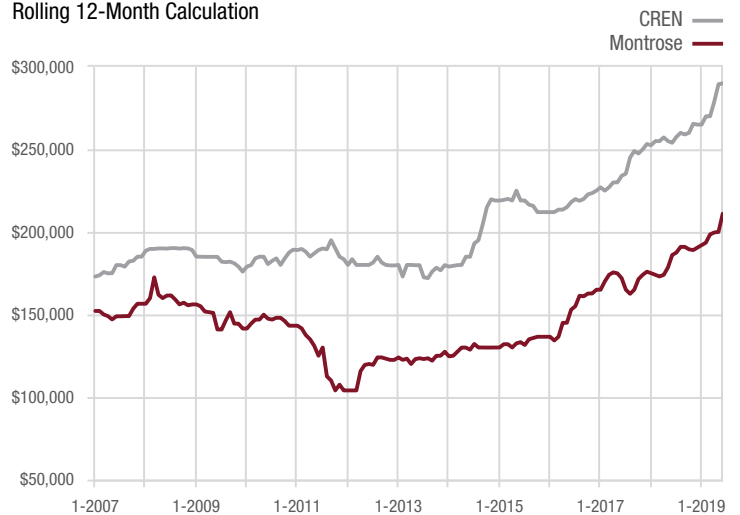
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.