

# Local Market Update – August 2019

A Research Tool Provided by Colorado Real Estate Network



## Montrose

Montrose County

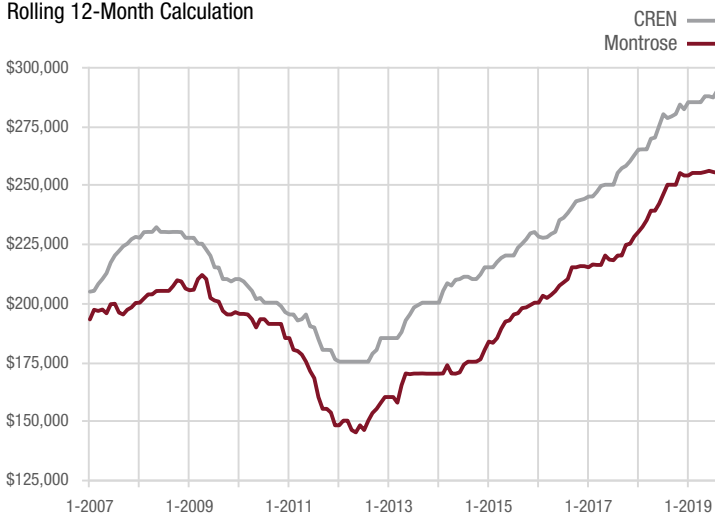
Single Family	August			Year to Date		
	2018	2019	% Change	Thru 8-2018	Thru 8-2019	% Change
New Listings	96	78	- 18.8%	706	652	- 7.6%
Pending Sales	54	70	+ 29.6%	505	482	- 4.6%
Closed Sales	75	67	- 10.7%	492	450	- 8.5%
Days on Market Until Sale	93	76	- 18.3%	92	96	+ 4.3%
Median Sales Price*	\$273,750	<b>\$270,000</b>	- 1.4%	\$255,000	<b>\$259,000</b>	+ 1.6%
Average Sales Price*	\$293,458	<b>\$316,180</b>	+ 7.7%	\$287,608	<b>\$297,205</b>	+ 3.3%
Percent of List Price Received*	97.8%	<b>97.9%</b>	+ 0.1%	98.1%	<b>98.2%</b>	+ 0.1%
Inventory of Homes for Sale	220	215	- 2.3%	—	—	—
Months Supply of Inventory	3.8	3.9	+ 2.6%	—	—	—

Townhouse/Condo	August			Year to Date		
	2018	2019	% Change	Thru 8-2018	Thru 8-2019	% Change
New Listings	9	9	0.0%	47	39	- 17.0%
Pending Sales	9	3	- 66.7%	36	35	- 2.8%
Closed Sales	5	4	- 20.0%	29	33	+ 13.8%
Days on Market Until Sale	69	67	- 2.9%	52	95	+ 82.7%
Median Sales Price*	\$211,000	<b>\$190,000</b>	- 10.0%	\$193,000	<b>\$225,000</b>	+ 16.6%
Average Sales Price*	\$223,380	<b>\$178,750</b>	- 20.0%	\$204,320	<b>\$226,907</b>	+ 11.1%
Percent of List Price Received*	99.1%	<b>99.7%</b>	+ 0.6%	102.7%	<b>99.2%</b>	- 3.4%
Inventory of Homes for Sale	8	10	+ 25.0%	—	—	—
Months Supply of Inventory	2.0	2.4	+ 20.0%	—	—	—

\* 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.

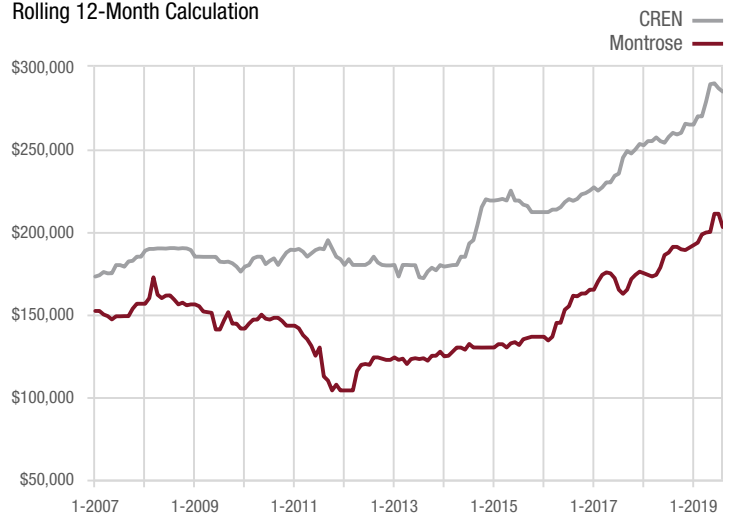
### Median Sales Price - Single Family

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.