

Local Market Update – November 2019

A Research Tool Provided by Colorado Real Estate Network



Montrose

Montrose County

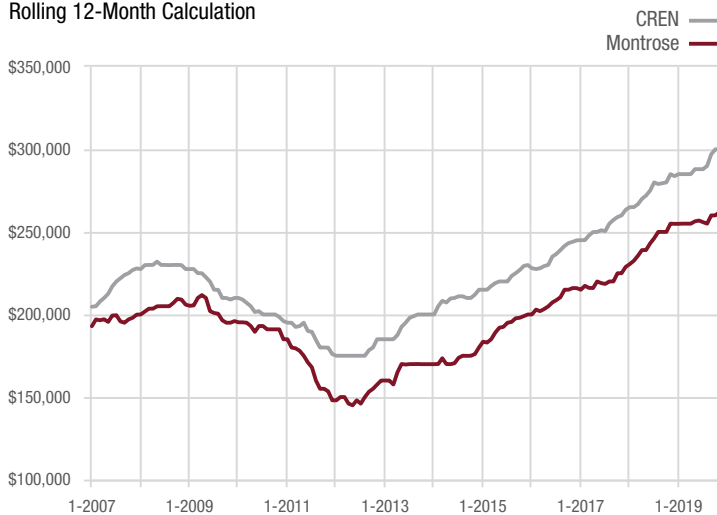
Single Family	November			Year to Date		
	2018	2019	% Change	Thru 11-2018	Thru 11-2019	% Change
New Listings	40	41	+ 2.5%	888	824	- 7.2%
Pending Sales	47	54	+ 14.9%	663	654	- 1.4%
Closed Sales	40	53	+ 32.5%	646	624	- 3.4%
Days on Market Until Sale	90	124	+ 37.8%	92	99	+ 7.6%
Median Sales Price*	\$291,500	\$283,950	- 2.6%	\$254,900	\$263,000	+ 3.2%
Average Sales Price*	\$315,397	\$308,155	- 2.3%	\$287,871	\$300,027	+ 4.2%
Percent of List Price Received*	97.1%	97.4%	+ 0.3%	97.8%	98.1%	+ 0.3%
Inventory of Homes for Sale	184	155	- 15.8%	—	—	—
Months Supply of Inventory	3.1	2.7	- 12.9%	—	—	—

Townhouse/Condo	November			Year to Date		
	2018	2019	% Change	Thru 11-2018	Thru 11-2019	% Change
New Listings	5	2	- 60.0%	66	50	- 24.2%
Pending Sales	3	5	+ 66.7%	48	48	0.0%
Closed Sales	2	6	+ 200.0%	43	48	+ 11.6%
Days on Market Until Sale	94	87	- 7.4%	55	89	+ 61.8%
Median Sales Price*	\$187,500	\$281,308	+ 50.0%	\$189,000	\$245,500	+ 29.9%
Average Sales Price*	\$187,500	\$261,603	+ 39.5%	\$195,002	\$231,211	+ 18.6%
Percent of List Price Received*	93.0%	98.6%	+ 6.0%	101.4%	98.9%	- 2.5%
Inventory of Homes for Sale	12	7	- 41.7%	—	—	—
Months Supply of Inventory	2.8	1.6	- 42.9%	—	—	—

* 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.

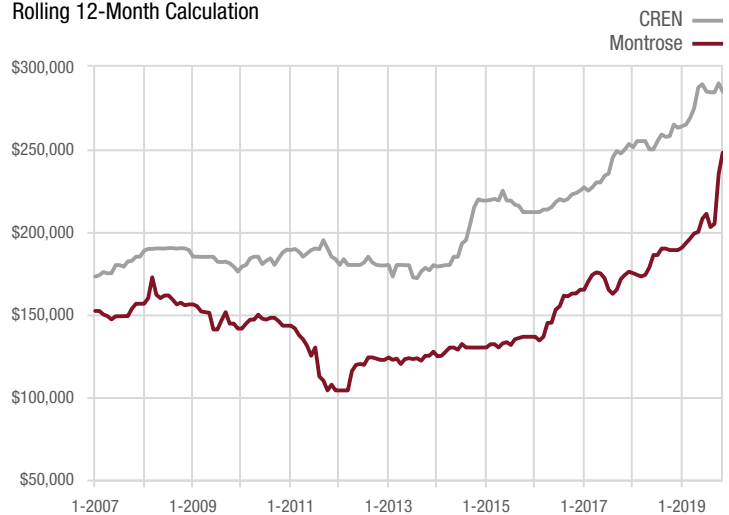
Median Sales Price - Single Family

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.