

Local Market Update – December 2019

A Research Tool Provided by Colorado Real Estate Network



Montrose

Montrose County

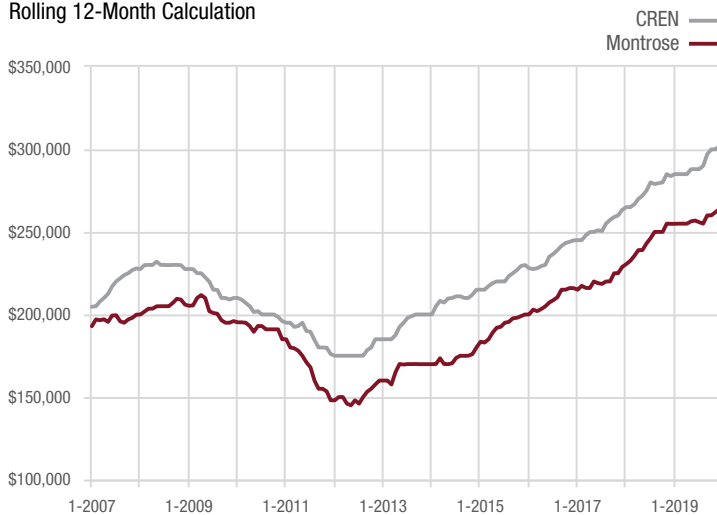
Single Family	December			Year to Date		
	2018	2019	% Change	Thru 12-2018	Thru 12-2019	% Change
Key Metrics						
New Listings	44	34	- 22.7%	932	861	- 7.6%
Pending Sales	25	36	+ 44.0%	688	686	- 0.3%
Closed Sales	42	60	+ 42.9%	688	684	- 0.6%
Days on Market Until Sale	97	117	+ 20.6%	93	101	+ 8.6%
Median Sales Price*	\$249,000	\$267,450	+ 7.4%	\$254,900	\$263,775	+ 3.5%
Average Sales Price*	\$319,019	\$318,856	- 0.1%	\$289,776	\$301,682	+ 4.1%
Percent of List Price Received*	97.5%	97.0%	- 0.5%	97.8%	98.0%	+ 0.2%
Inventory of Homes for Sale	187	147	- 21.4%	—	—	—
Months Supply of Inventory	3.3	2.6	- 21.2%	—	—	—

Townhouse/Condo	December			Year to Date		
	2018	2019	% Change	Thru 12-2018	Thru 12-2019	% Change
Key Metrics						
New Listings	4	5	+ 25.0%	70	55	- 21.4%
Pending Sales	3	5	+ 66.7%	51	53	+ 3.9%
Closed Sales	4	4	0.0%	47	52	+ 10.6%
Days on Market Until Sale	150	65	- 56.7%	63	87	+ 38.1%
Median Sales Price*	\$259,900	\$250,450	- 3.6%	\$189,000	\$245,500	+ 29.9%
Average Sales Price*	\$247,800	\$253,975	+ 2.5%	\$199,495	\$232,963	+ 16.8%
Percent of List Price Received*	98.1%	98.9%	+ 0.8%	101.1%	98.9%	- 2.2%
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.

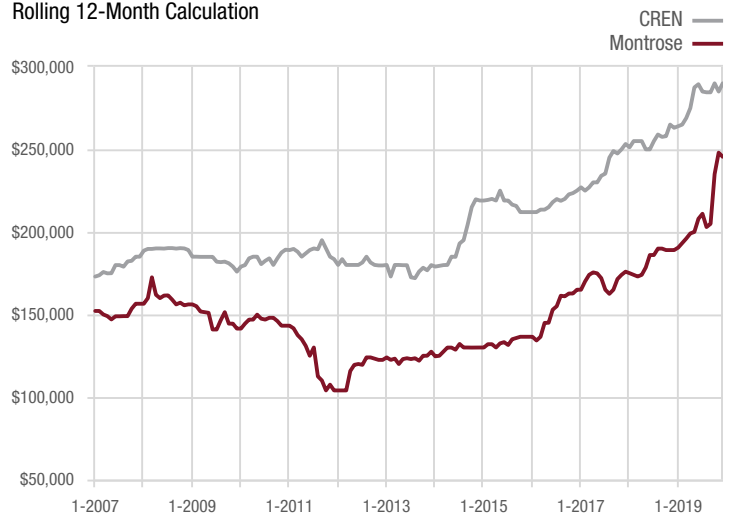
Median Sales Price - Single Family

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.