

Local Market Update – April 2020

A Research Tool Provided by Colorado Real Estate Network



Montrose

Montrose County

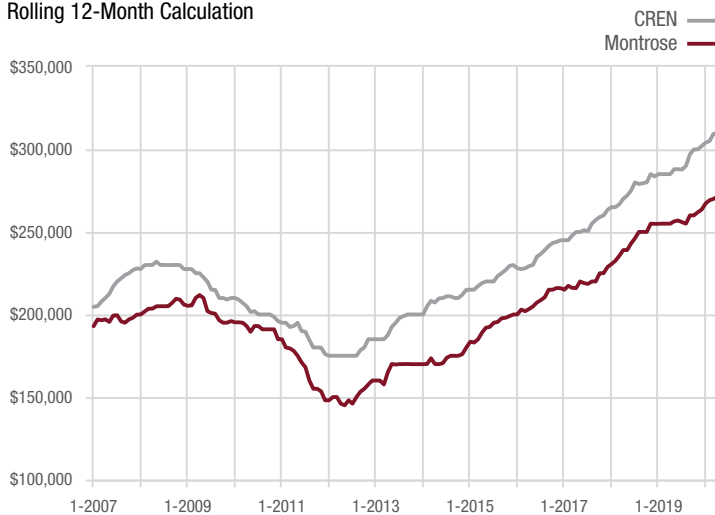
Single Family	April			Year to Date		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	93	62	- 33.3%	272	259	- 4.8%
Pending Sales	69	33	- 52.2%	211	185	- 12.3%
Closed Sales	61	47	- 23.0%	172	178	+ 3.5%
Days on Market Until Sale	104	98	- 5.8%	97	99	+ 2.1%
Median Sales Price*	\$272,500	\$279,000	+ 2.4%	\$249,950	\$275,000	+ 10.0%
Average Sales Price*	\$309,256	\$302,731	- 2.1%	\$284,569	\$308,932	+ 8.6%
Percent of List Price Received*	98.1%	99.1%	+ 1.0%	98.1%	98.2%	+ 0.1%
Inventory of Homes for Sale	184	167	- 9.2%	—	—	—
Months Supply of Inventory	3.4	3.0	- 11.8%	—	—	—

Townhouse/Condo	April			Year to Date		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	3	3	0.0%	11	10	- 9.1%
Pending Sales	4	1	- 75.0%	16	9	- 43.8%
Closed Sales	5	3	- 40.0%	16	10	- 37.5%
Days on Market Until Sale	97	133	+ 37.1%	84	117	+ 39.3%
Median Sales Price*	\$250,000	\$214,000	- 14.4%	\$209,950	\$217,000	+ 3.4%
Average Sales Price*	\$235,397	\$227,633	- 3.3%	\$221,665	\$226,980	+ 2.4%
Percent of List Price Received*	100.1%	99.9%	- 0.2%	99.0%	99.6%	+ 0.6%
Inventory of Homes for Sale	5	6	+ 20.0%	—	—	—
Months Supply of Inventory	1.1	1.6	+ 45.5%	—	—	—

* 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.

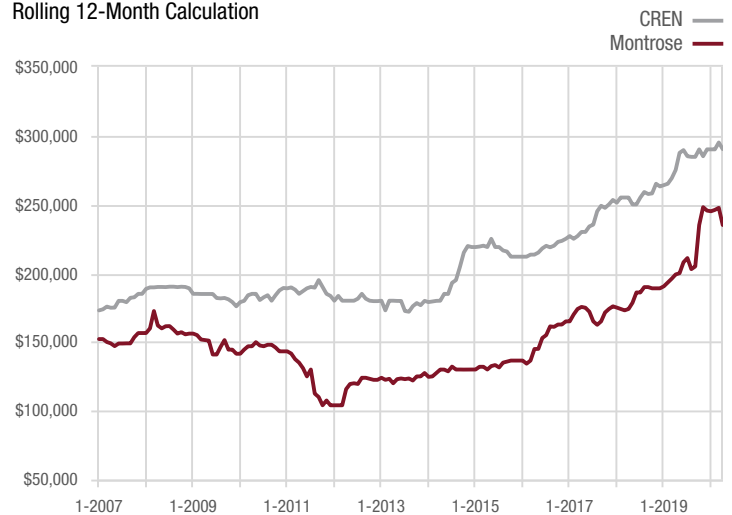
Median Sales Price - Single Family

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.