

Local Market Update – June 2020

A Research Tool Provided by Colorado Real Estate Network



Montrose

Montrose County

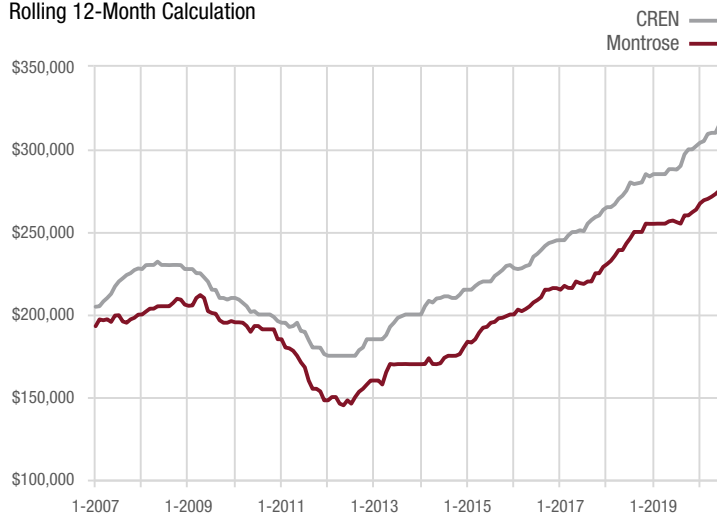
Single Family	June			Year to Date		
	2019	2020	% Change	Thru 6-2019	Thru 6-2020	% Change
New Listings	104	93	- 10.6%	487	441	- 9.4%
Pending Sales	65	83	+ 27.7%	348	328	- 5.7%
Closed Sales	79	56	- 29.1%	311	272	- 12.5%
Days on Market Until Sale	92	97	+ 5.4%	99	99	0.0%
Median Sales Price*	\$269,350	\$311,950	+ 15.8%	\$258,000	\$277,500	+ 7.6%
Average Sales Price*	\$297,984	\$357,186	+ 19.9%	\$290,629	\$322,229	+ 10.9%
Percent of List Price Received*	98.8%	98.3%	- 0.5%	98.4%	98.2%	- 0.2%
Inventory of Homes for Sale	219	184	- 16.0%	—	—	—
Months Supply of Inventory	4.1	3.3	- 19.5%	—	—	—

Townhouse/Condo	June			Year to Date		
	2019	2020	% Change	Thru 6-2019	Thru 6-2020	% Change
New Listings	6	2	- 66.7%	24	20	- 16.7%
Pending Sales	6	0	- 100.0%	28	13	- 53.6%
Closed Sales	6	3	- 50.0%	27	14	- 48.1%
Days on Market Until Sale	99	34	- 65.7%	100	93	- 7.0%
Median Sales Price*	\$272,950	\$270,000	- 1.1%	\$246,000	\$222,500	- 9.6%
Average Sales Price*	\$257,967	\$278,000	+ 7.8%	\$234,146	\$236,629	+ 1.1%
Percent of List Price Received*	99.5%	100.0%	+ 0.5%	99.1%	99.8%	+ 0.7%
Inventory of Homes for Sale	6	11	+ 83.3%	—	—	—
Months Supply of Inventory	1.3	3.3	+ 153.8%	—	—	—

* 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.

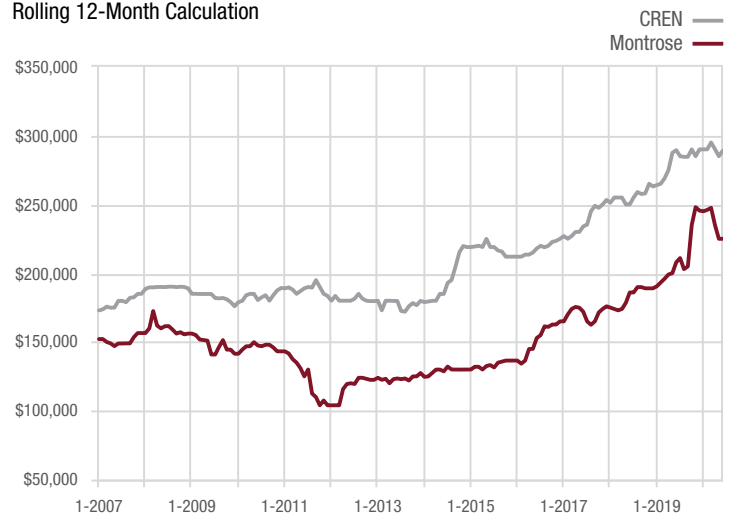
Median Sales Price - Single Family

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.