

Local Market Update – July 2020

A Research Tool Provided by Colorado Real Estate Network



Montrose

Montrose County

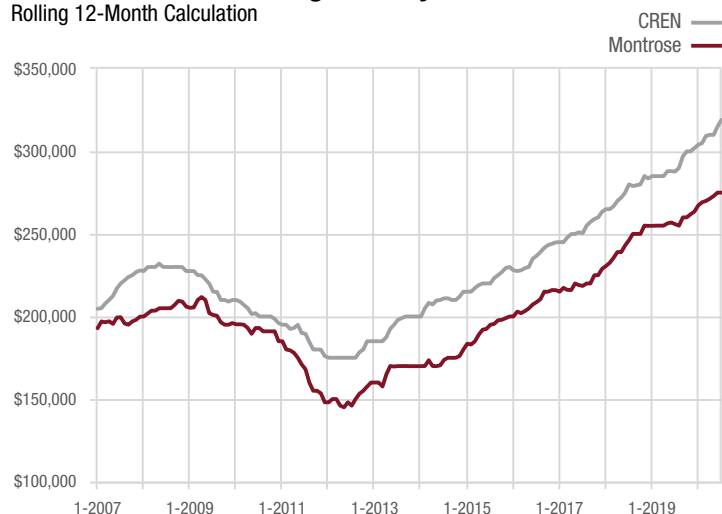
Single Family	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	93	82	- 11.8%	580	529	- 8.8%
Pending Sales	67	99	+ 47.8%	415	424	+ 2.2%
Closed Sales	72	70	- 2.8%	383	343	- 10.4%
Days on Market Until Sale	101	94	- 6.9%	99	98	- 1.0%
Median Sales Price*	\$266,250	\$289,950	+ 8.9%	\$259,000	\$280,000	+ 8.1%
Average Sales Price*	\$313,103	\$312,674	- 0.1%	\$294,854	\$319,879	+ 8.5%
Percent of List Price Received*	97.6%	98.7%	+ 1.1%	98.3%	98.3%	0.0%
Inventory of Homes for Sale	232	164	- 29.3%	—	—	—
Months Supply of Inventory	4.3	2.8	- 34.9%	—	—	—

Townhouse/Condo	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	5	4	- 20.0%	29	26	- 10.3%
Pending Sales	3	9	+ 200.0%	31	24	- 22.6%
Closed Sales	2	3	+ 50.0%	29	17	- 41.4%
Days on Market Until Sale	73	37	- 49.3%	98	83	- 15.3%
Median Sales Price*	\$225,500	\$227,000	+ 0.7%	\$246,000	\$225,000	- 8.5%
Average Sales Price*	\$225,500	\$250,000	+ 10.9%	\$233,550	\$238,988	+ 2.3%
Percent of List Price Received*	99.8%	98.8%	- 1.0%	99.1%	99.7%	+ 0.6%
Inventory of Homes for Sale	7	4	- 42.9%	—	—	—
Months Supply of Inventory	1.6	1.1	- 31.3%	—	—	—

* 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.

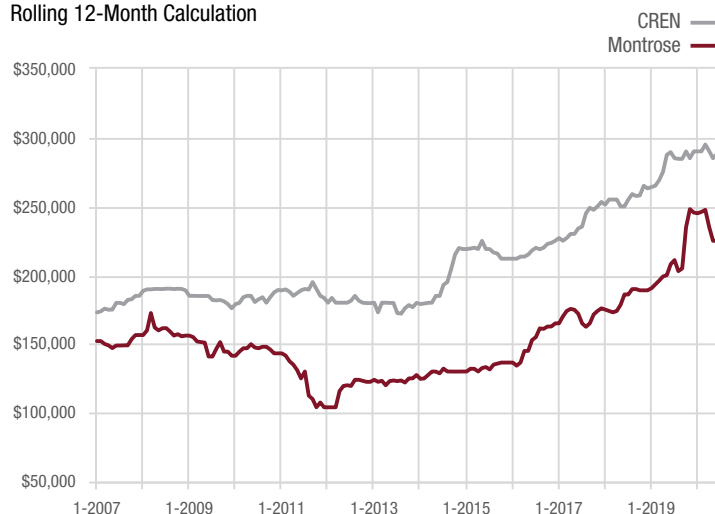
Median Sales Price - Single Family

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.