

Local Market Update – November 2020

A Research Tool Provided by Colorado Real Estate Network



Montrose

Montrose County

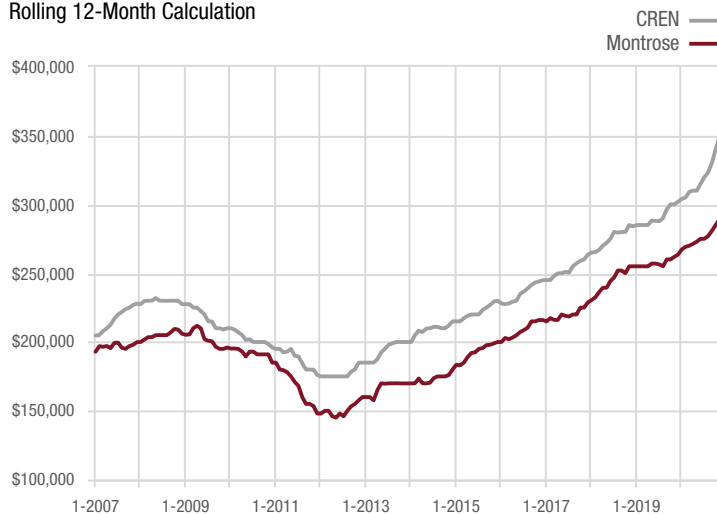
Single Family	November			Year to Date		
	2019	2020	% Change	Thru 11-2019	Thru 11-2020	% Change
Key Metrics						
New Listings	45	57	+ 26.7%	830	825	- 0.6%
Pending Sales	52	72	+ 38.5%	650	742	+ 14.2%
Closed Sales	53	74	+ 39.6%	624	687	+ 10.1%
Days on Market Until Sale	124	107	- 13.7%	99	97	- 2.0%
Median Sales Price*	\$283,950	\$348,950	+ 22.9%	\$263,000	\$291,000	+ 10.6%
Average Sales Price*	\$308,155	\$388,399	+ 26.0%	\$300,027	\$339,243	+ 13.1%
Percent of List Price Received*	97.4%	98.2%	+ 0.8%	98.1%	98.4%	+ 0.3%
Inventory of Homes for Sale	191	91	- 52.4%	—	—	—
Months Supply of Inventory	3.4	1.4	- 58.8%	—	—	—

Townhouse/Condo	November			Year to Date		
	2019	2020	% Change	Thru 11-2019	Thru 11-2020	% Change
Key Metrics						
New Listings	2	3	+ 50.0%	50	44	- 12.0%
Pending Sales	5	3	- 40.0%	48	38	- 20.8%
Closed Sales	6	2	- 66.7%	48	32	- 33.3%
Days on Market Until Sale	87	55	- 36.8%	89	83	- 6.7%
Median Sales Price*	\$281,308	\$252,500	- 10.2%	\$245,500	\$228,250	- 7.0%
Average Sales Price*	\$261,603	\$252,500	- 3.5%	\$231,211	\$243,847	+ 5.5%
Percent of List Price Received*	98.6%	97.7%	- 0.9%	98.9%	99.5%	+ 0.6%
Inventory of Homes for Sale	9	5	- 44.4%	—	—	—
Months Supply of Inventory	2.1	1.5	- 28.6%	—	—	—

* 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.

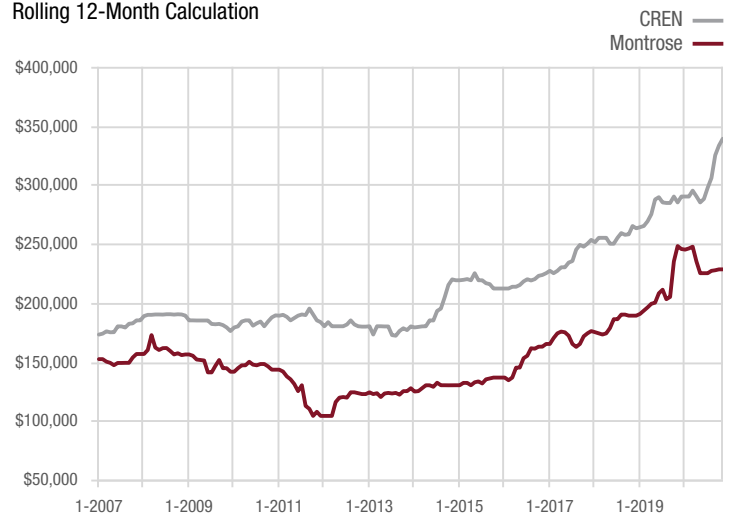
Median Sales Price - Single Family

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.