

# Local Market Update – December 2020

A Research Tool Provided by Colorado Real Estate Network



## Montrose

Montrose County

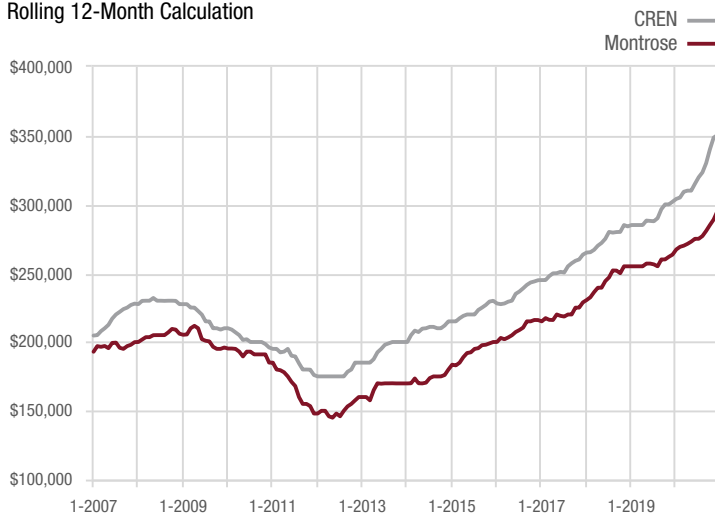
Single Family	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	34	<b>43</b>	+ 26.5%	864	<b>874</b>	+ 1.2%
Pending Sales	34	<b>39</b>	+ 14.7%	684	<b>785</b>	+ 14.8%
Closed Sales	61	<b>76</b>	+ 24.6%	685	<b>764</b>	+ 11.5%
Days on Market Until Sale	116	<b>83</b>	- 28.4%	101	<b>96</b>	- 5.0%
Median Sales Price*	\$265,000	<b>\$331,250</b>	+ 25.0%	\$263,513	<b>\$295,000</b>	+ 11.9%
Average Sales Price*	\$318,008	<b>\$386,622</b>	+ 21.6%	\$301,631	<b>\$344,164</b>	+ 14.1%
Percent of List Price Received*	97.1%	<b>98.1%</b>	+ 1.0%	98.0%	<b>98.3%</b>	+ 0.3%
Inventory of Homes for Sale	179	<b>92</b>	- 48.6%	—	—	—
Months Supply of Inventory	3.1	<b>1.4</b>	- 54.8%	—	—	—

Townhouse/Condo	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	5	<b>1</b>	- 80.0%	55	<b>45</b>	- 18.2%
Pending Sales	3	<b>3</b>	0.0%	51	<b>39</b>	- 23.5%
Closed Sales	4	<b>2</b>	- 50.0%	52	<b>34</b>	- 34.6%
Days on Market Until Sale	65	<b>42</b>	- 35.4%	87	<b>81</b>	- 6.9%
Median Sales Price*	\$250,450	<b>\$296,400</b>	+ 18.3%	\$245,500	<b>\$230,500</b>	- 6.1%
Average Sales Price*	\$253,975	<b>\$296,400</b>	+ 16.7%	\$232,963	<b>\$246,938</b>	+ 6.0%
Percent of List Price Received*	98.9%	<b>99.0%</b>	+ 0.1%	98.9%	<b>99.4%</b>	+ 0.5%
Inventory of Homes for Sale	11	<b>4</b>	- 63.6%	—	—	—
Months Supply of Inventory	2.6	<b>1.2</b>	- 53.8%	—	—	—

\* 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.

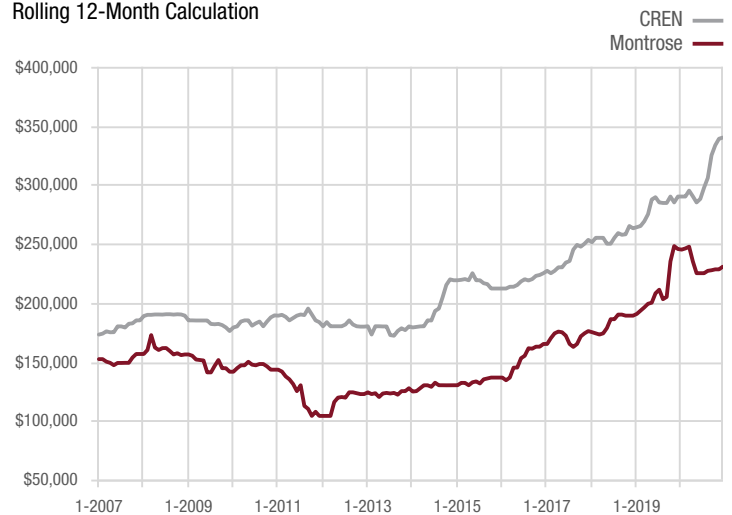
### Median Sales Price - Single Family

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.