

Local Market Update for May 2016

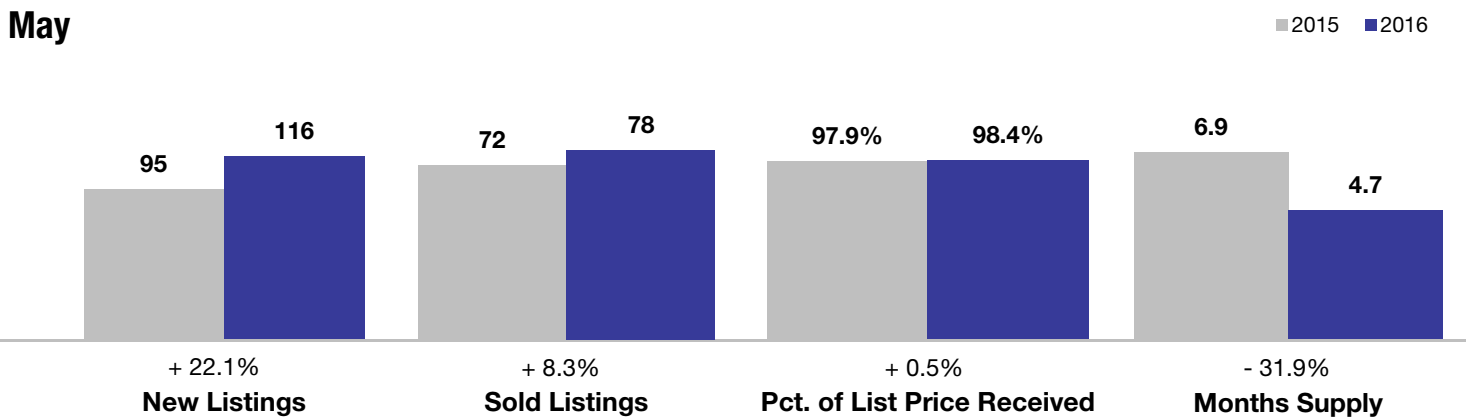
A Research Tool Provided by the Colorado Association of REALTORS®



Montrose County

Key Metrics	May			Year to Date		
	2015	2016	Percent Change from Previous Year	Thru 05-2015	Thru 05-2016	Percent Change from Previous Year
New Listings	95	116	+ 22.1%	453	478	+ 5.5%
Sold Listings	72	78	+ 8.3%	269	303	+ 12.6%
Median Sales Price*	\$198,245	\$214,500	+ 8.2%	\$192,000	\$198,750	+ 3.5%
Average Sales Price*	\$210,463	\$222,593	+ 5.8%	\$205,871	\$216,994	+ 5.4%
Percent of List Price Received*	97.9%	98.4%	+ 0.5%	97.1%	97.4%	+ 0.3%
Days on Market Until Sale	134	88	- 34.3%	141	122	- 13.5%
Cumulative Days on Market Until Sale	159	95	- 40.3%	160	136	- 15.0%
Inventory of Homes for Sale	371	308	- 17.0%	--	--	--
Months Supply of Inventory	6.9	4.7	- 31.9%	--	--	--

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.



Historical Median Sales Price Rolling 12-Month Calculation

