

Local Market Update for July 2016

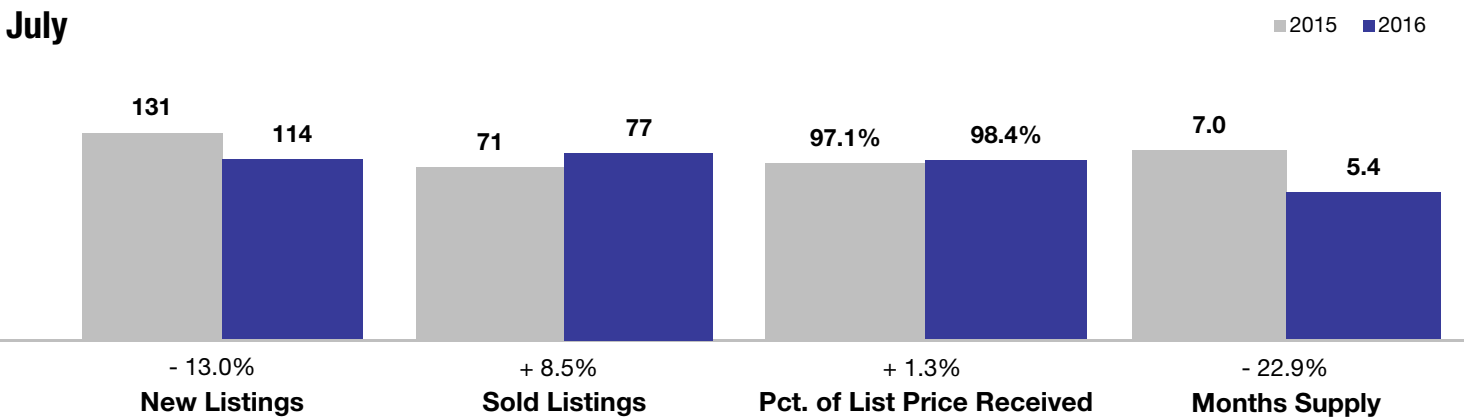
A Research Tool Provided by the Colorado Association of REALTORS®



Montrose County

Key Metrics	July			Year to Date		
	2015	2016	Percent Change from Previous Year	Thru 07-2015	Thru 07-2016	Percent Change from Previous Year
New Listings	131	114	- 13.0%	723	712	- 1.5%
Sold Listings	71	77	+ 8.5%	419	456	+ 8.8%
Median Sales Price*	\$205,000	\$212,000	+ 3.4%	\$192,750	\$200,000	+ 3.8%
Average Sales Price*	\$229,549	\$240,022	+ 4.6%	\$210,062	\$226,112	+ 7.6%
Percent of List Price Received*	97.1%	98.4%	+ 1.3%	97.0%	97.7%	+ 0.7%
Days on Market Until Sale	104	96	- 7.7%	124	115	- 7.3%
Cumulative Days on Market Until Sale	113	110	- 2.7%	141	128	- 9.2%
Inventory of Homes for Sale	402	353	- 12.2%	--	--	--
Months Supply of Inventory	7.0	5.4	- 22.9%	--	--	--

* 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

