

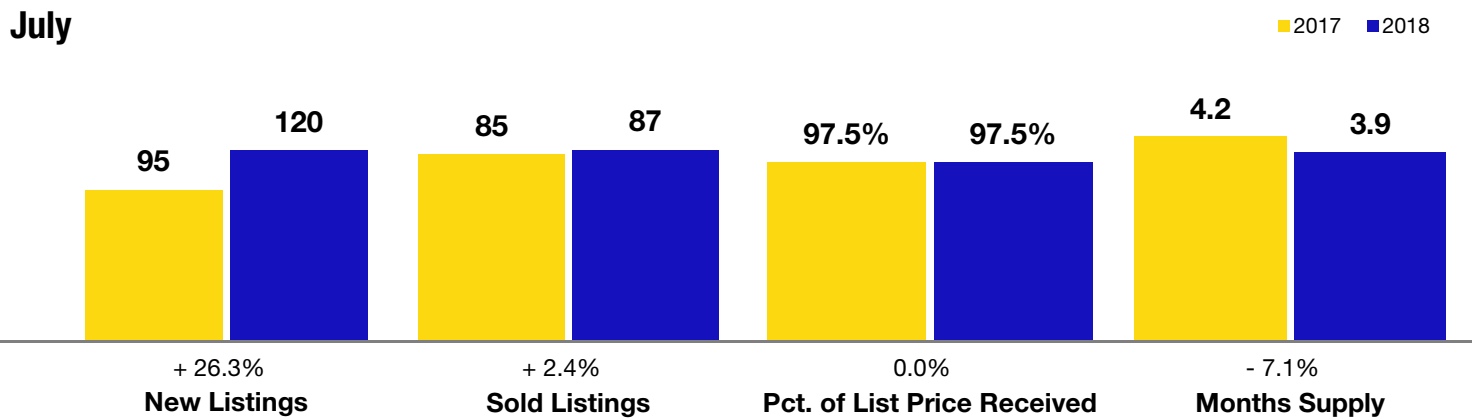
Local Market Update for July 2018

A Research Tool Provided by the Colorado Association of REALTORS®

Montrose County

Key Metrics	July			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 07-2017	Thru 07-2018	Percent Change from Previous Year
New Listings	95	120	+ 26.3%	722	725	+ 0.4%
Sold Listings	85	87	+ 2.4%	454	489	+ 7.7%
Median Sales Price*	\$220,000	\$245,000	+ 11.4%	\$214,500	\$239,900	+ 11.8%
Average Sales Price*	\$238,039	\$280,978	+ 18.0%	\$237,899	\$270,559	+ 13.7%
Percent of List Price Received*	97.5%	97.5%	0.0%	98.1%	98.3%	+ 0.2%
Days on Market Until Sale	86	76	- 11.6%	92	89	- 3.3%
Cumulative Days on Market Until Sale	90	78	- 13.3%	107	104	- 2.8%
Inventory of Homes for Sale	284	268	- 5.6%	--	--	--
Months Supply of Inventory	4.2	3.9	- 7.1%	--	--	--

* 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

