

Local Market Update for May 2022

A Research Tool Provided by the Colorado Association of REALTORS®

Make Sure Your Agent is a REALTOR®

Not all agents are the same!



Montrose County

Contact the Montrose Association of REALTORS® or Gunnison Country Association of REALTORS® for more detailed local statistics or to find a REALTOR® in the area.

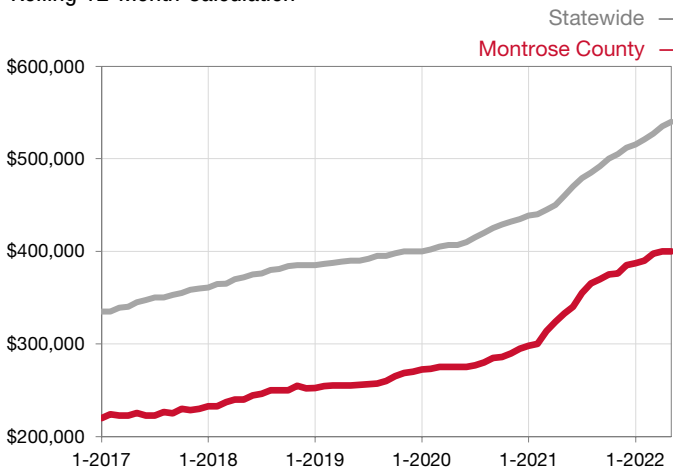
Single Family	May			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 05-2021	Thru 05-2022	Percent Change from Previous Year
Key Metrics						
New Listings	98	72	- 26.5%	392	346	- 11.7%
Sold Listings	70	64	- 8.6%	297	306	+ 3.0%
Median Sales Price*	\$415,000	\$425,500	+ 2.5%	\$377,000	\$410,500	+ 8.9%
Average Sales Price*	\$421,828	\$490,950	+ 16.4%	\$406,785	\$462,079	+ 13.6%
Percent of List Price Received*	100.3%	99.5%	- 0.8%	99.4%	99.4%	0.0%
Days on Market Until Sale	88	67	- 23.9%	93	78	- 16.1%
Inventory of Homes for Sale	101	86	- 14.9%	--	--	--
Months Supply of Inventory	1.4	1.2	- 14.3%	--	--	--

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

Townhouse/Condo	May			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 05-2021	Thru 05-2022	Percent Change from Previous Year
Key Metrics						
New Listings	4	2	- 50.0%	21	14	- 33.3%
Sold Listings	8	3	- 62.5%	23	14	- 39.1%
Median Sales Price*	\$268,000	\$477,500	+ 78.2%	\$260,000	\$344,750	+ 32.6%
Average Sales Price*	\$266,875	\$426,667	+ 59.9%	\$263,533	\$334,377	+ 26.9%
Percent of List Price Received*	101.4%	98.1%	- 3.3%	100.0%	99.4%	- 0.6%
Days on Market Until Sale	49	186	+ 279.6%	90	91	+ 1.1%
Inventory of Homes for Sale	6	4	- 33.3%	--	--	--
Months Supply of Inventory	1.5	1.3	- 13.3%	--	--	--

* Does not account for seller concessions and/or down payment assistance. | Activity for one month 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

