

Local Market Update for February 2022

A Research Tool Provided by the Colorado Association of REALTORS®

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Your Agent is a REALTOR®

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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.

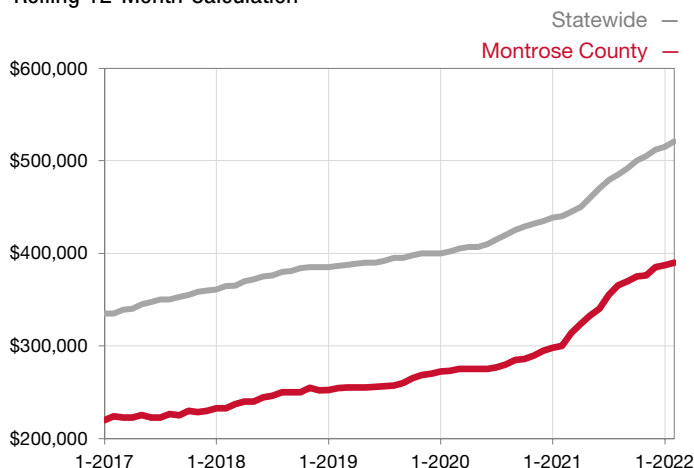
Single Family	February			Year to Date		
Key Metrics	2021	2022	Percent Change from Previous Year	Thru 02-2021	Thru 02-2022	Percent Change from Previous Year
New Listings	59	47	- 20.3%	114	85	- 25.4%
Sold Listings	48	53	+ 10.4%	100	109	+ 9.0%
Median Sales Price*	\$350,000	\$420,000	+ 20.0%	\$347,500	\$405,700	+ 16.7%
Average Sales Price*	\$366,003	\$433,279	+ 18.4%	\$383,971	\$432,790	+ 12.7%
Percent of List Price Received*	99.2%	99.9%	+ 0.7%	99.0%	99.2%	+ 0.2%
Days on Market Until Sale	89	79	- 11.2%	95	84	- 11.6%
Inventory of Homes for Sale	102	61	- 40.2%	--	--	--
Months Supply of Inventory	1.6	0.9	- 43.8%	--	--	--

* 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	February			Year to Date		
Key Metrics	2021	2022	Percent Change from Previous Year	Thru 02-2021	Thru 02-2022	Percent Change from Previous Year
New Listings	3	1	- 66.7%	11	4	- 63.6%
Sold Listings	3	4	+ 33.3%	7	5	- 28.6%
Median Sales Price*	\$235,000	\$336,250	+ 43.1%	\$235,000	\$347,500	+ 47.9%
Average Sales Price*	\$251,067	\$294,375	+ 17.2%	\$225,157	\$305,480	+ 35.7%
Percent of List Price Received*	97.6%	99.6%	+ 2.0%	98.6%	99.7%	+ 1.1%
Days on Market Until Sale	36	68	+ 88.9%	72	63	- 12.5%
Inventory of Homes for Sale	12	3	- 75.0%	--	--	--
Months Supply of Inventory	3.8	0.8	- 78.9%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation

