

# Local Market Update for February 2023

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.

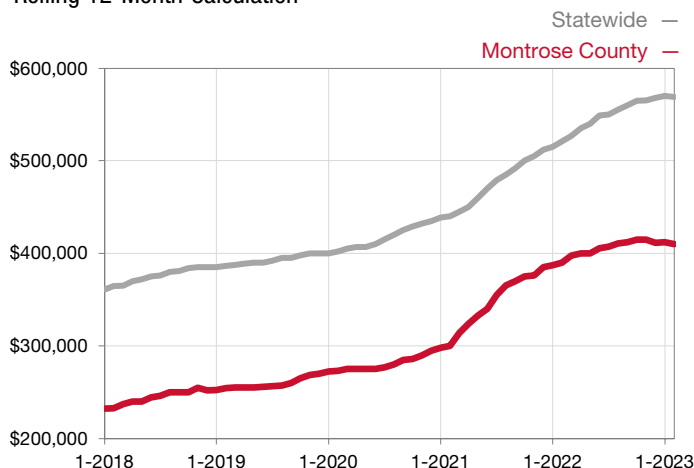
Single Family	February			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 02-2022	Thru 02-2023	Percent Change from Previous Year
New Listings	55	42	- 23.6%	102	77	- 24.5%
Sold Listings	55	34	- 38.2%	111	65	- 41.4%
Median Sales Price*	\$420,000	\$388,500	- 7.5%	\$405,700	\$385,000	- 5.1%
Average Sales Price*	\$432,505	\$413,257	- 4.5%	\$432,415	\$425,217	- 1.7%
Percent of List Price Received*	99.7%	97.8%	- 1.9%	99.2%	98.1%	- 1.1%
Days on Market Until Sale	80	99	+ 23.8%	85	100	+ 17.6%
Inventory of Homes for Sale	77	97	+ 26.0%	--	--	--
Months Supply of Inventory	1.1	1.8	+ 63.6%	--	--	--

\* 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	2022	2023	Percent Change from Previous Year	Thru 02-2022	Thru 02-2023	Percent Change from Previous Year
New Listings	1	2	+ 100.0%	4	5	+ 25.0%
Sold Listings	4	3	- 25.0%	5	5	0.0%
Median Sales Price*	\$336,250	\$300,000	- 10.8%	\$347,500	\$300,000	- 13.7%
Average Sales Price*	\$294,375	\$304,667	+ 3.5%	\$305,480	\$341,960	+ 11.9%
Percent of List Price Received*	99.6%	95.7%	- 3.9%	99.7%	96.2%	- 3.5%
Days on Market Until Sale	68	62	- 8.8%	63	102	+ 61.9%
Inventory of Homes for Sale	4	4	0.0%	--	--	--
Months Supply of Inventory	1.1	1.2	+ 9.1%	--	--	--

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

Median Sales Price – Single Family  
Rolling 12-Month Calculation



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

