

Local Market Update for April 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.

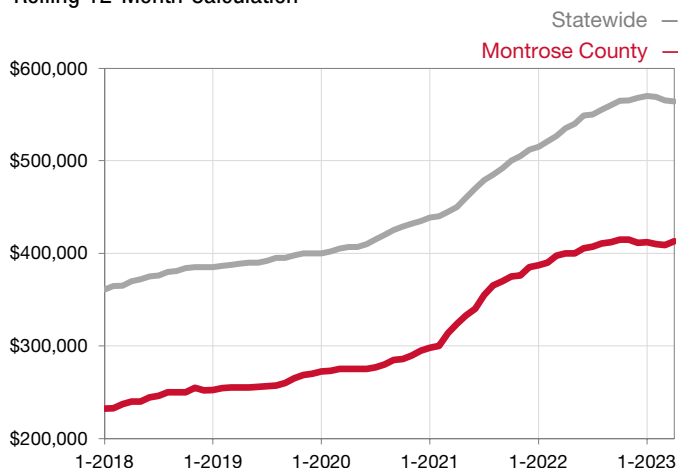
Single Family	April			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 04-2022	Thru 04-2023	Percent Change from Previous Year
New Listings	92	92	0.0%	283	242	- 14.5%
Sold Listings	68	41	- 39.7%	242	164	- 32.2%
Median Sales Price*	\$402,500	\$488,000	+ 21.2%	\$410,000	\$415,000	+ 1.2%
Average Sales Price*	\$469,600	\$499,080	+ 6.3%	\$454,443	\$451,811	- 0.6%
Percent of List Price Received*	100.0%	98.8%	- 1.2%	99.4%	98.1%	- 1.3%
Days on Market Until Sale	69	89	+ 29.0%	81	96	+ 18.5%
Inventory of Homes for Sale	104	145	+ 39.4%	--	--	--
Months Supply of Inventory	1.5	2.8	+ 86.7%	--	--	--

* 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	April			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 04-2022	Thru 04-2023	Percent Change from Previous Year
New Listings	2	2	0.0%	12	14	+ 16.7%
Sold Listings	3	4	+ 33.3%	11	14	+ 27.3%
Median Sales Price*	\$320,000	\$377,500	+ 18.0%	\$342,000	\$318,000	- 7.0%
Average Sales Price*	\$328,833	\$411,225	+ 25.1%	\$309,207	\$358,764	+ 16.0%
Percent of List Price Received*	102.3%	99.8%	- 2.4%	99.7%	98.1%	- 1.6%
Days on Market Until Sale	40	70	+ 75.0%	66	98	+ 48.5%
Inventory of Homes for Sale	5	6	+ 20.0%	--	--	--
Months Supply of Inventory	1.4	1.7	+ 21.4%	--	--	--

* 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

