

# Local Market Update for July 2023

A Research Tool Provided by the Colorado Association of REALTORS®

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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.

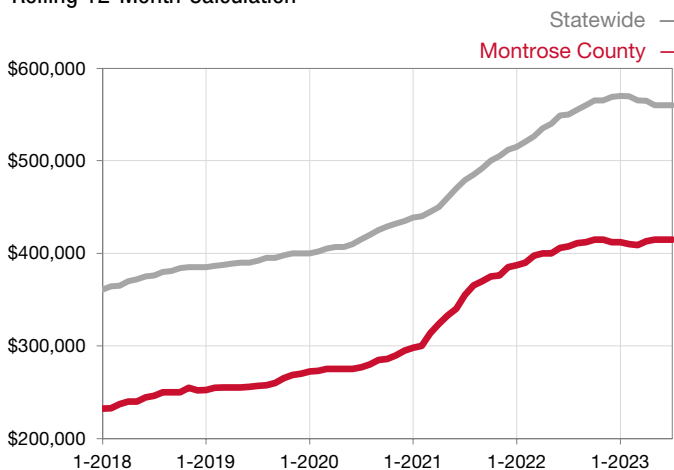
Single Family	July			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	94	81	- 13.8%	571	497	- 13.0%
Sold Listings	56	64	+ 14.3%	433	344	- 20.6%
Median Sales Price*	\$419,450	<b>\$415,000</b>	- 1.1%	\$415,000	<b>\$420,000</b>	+ 1.2%
Average Sales Price*	\$498,104	<b>\$467,768</b>	- 6.1%	\$466,712	<b>\$461,119</b>	- 1.2%
Percent of List Price Received*	98.9%	<b>98.2%</b>	- 0.7%	99.5%	<b>98.2%</b>	- 1.3%
Days on Market Until Sale	67	80	+ 19.4%	74	89	+ 20.3%
Inventory of Homes for Sale	169	194	+ 14.8%	--	--	--
Months Supply of Inventory	2.6	3.8	+ 46.2%	--	--	--

\* 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	July			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	0	6	--	23	31	+ 34.8%
Sold Listings	4	3	- 25.0%	22	28	+ 27.3%
Median Sales Price*	\$322,000	<b>\$325,000</b>	+ 0.9%	\$340,500	<b>\$326,500</b>	- 4.1%
Average Sales Price*	\$316,000	<b>\$324,967</b>	+ 2.8%	\$330,030	<b>\$355,225</b>	+ 7.6%
Percent of List Price Received*	98.8%	<b>99.5%</b>	+ 0.7%	99.1%	<b>98.6%</b>	- 0.5%
Days on Market Until Sale	59	77	+ 30.5%	86	76	- 11.6%
Inventory of Homes for Sale	6	5	- 16.7%	--	--	--
Months Supply of Inventory	1.7	1.3	- 23.5%	--	--	--

\* 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

