

Local Market Update for October 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.

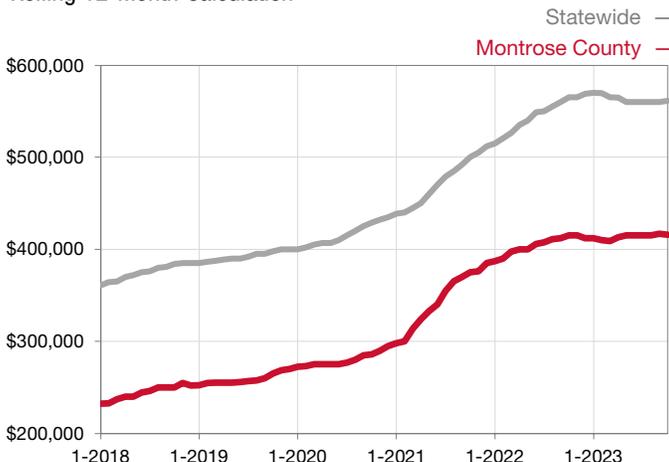
Single Family	October			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 10-2022	Thru 10-2023	Percent Change from Previous Year
Key Metrics						
New Listings	55	63	+ 14.5%	784	709	- 9.6%
Sold Listings	58	45	- 22.4%	621	500	- 19.5%
Median Sales Price*	\$403,750	\$395,000	- 2.2%	\$415,000	\$425,000	+ 2.4%
Average Sales Price*	\$477,748	\$455,680	- 4.6%	\$464,612	\$467,810	+ 0.7%
Percent of List Price Received*	98.6%	97.7%	- 0.9%	99.2%	98.1%	- 1.1%
Days on Market Until Sale	77	90	+ 16.9%	74	89	+ 20.3%
Inventory of Homes for Sale	177	188	+ 6.2%	--	--	--
Months Supply of Inventory	2.8	3.8	+ 35.7%	--	--	--

* 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	October			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 10-2022	Thru 10-2023	Percent Change from Previous Year
Key Metrics						
New Listings	6	3	- 50.0%	38	36	- 5.3%
Sold Listings	4	3	- 25.0%	34	35	+ 2.9%
Median Sales Price*	\$340,750	\$310,000	- 9.0%	\$330,000	\$325,000	- 1.5%
Average Sales Price*	\$331,625	\$313,233	- 5.5%	\$329,513	\$343,157	+ 4.1%
Percent of List Price Received*	98.9%	98.4%	- 0.5%	98.8%	98.4%	- 0.4%
Days on Market Until Sale	43	116	+ 169.8%	79	76	- 3.8%
Inventory of Homes for Sale	6	4	- 33.3%	--	--	--
Months Supply of Inventory	1.7	1.0	- 41.2%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

