

# Local Market Update for November 2023

A Research Tool Provided by the Colorado Association of REALTORS®

## 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.

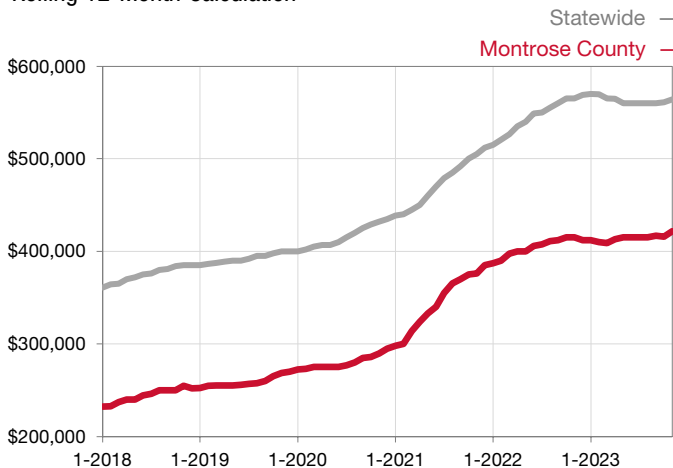
Single Family	November			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 11-2022	Thru 11-2023	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	40	28	- 30.0%	824	738	- 10.4%
Sold Listings	53	42	- 20.8%	674	542	- 19.6%
Median Sales Price*	\$408,000	<b>\$452,500</b>	+ 10.9%	\$415,000	<b>\$430,000</b>	+ 3.6%
Average Sales Price*	\$433,907	<b>\$488,287</b>	+ 12.5%	\$462,198	<b>\$469,397</b>	+ 1.6%
Percent of List Price Received*	98.0%	<b>96.4%</b>	- 1.6%	99.1%	<b>98.0%</b>	- 1.1%
Days on Market Until Sale	97	87	- 10.3%	76	89	+ 17.1%
Inventory of Homes for Sale	166	173	+ 4.2%	--	--	--
Months Supply of Inventory	2.7	3.6	+ 33.3%	--	--	--

\* 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	November			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 11-2022	Thru 11-2023	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	1	3	+ 200.0%	39	39	0.0%
Sold Listings	3	2	- 33.3%	37	37	0.0%
Median Sales Price*	\$285,000	<b>\$321,250</b>	+ 12.7%	\$325,000	<b>\$325,000</b>	0.0%
Average Sales Price*	\$290,667	<b>\$321,250</b>	+ 10.5%	\$326,364	<b>\$341,973</b>	+ 4.8%
Percent of List Price Received*	98.7%	<b>98.0%</b>	- 0.7%	98.8%	<b>98.4%</b>	- 0.4%
Days on Market Until Sale	55	45	- 18.2%	77	74	- 3.9%
Inventory of Homes for Sale	6	4	- 33.3%	--	--	--
Months Supply of Inventory	1.7	1.1	- 35.3%	--	--	--

\* 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

