

Local Market Update for December 2023

A Research Tool Provided by the Colorado Association of REALTORS®

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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.

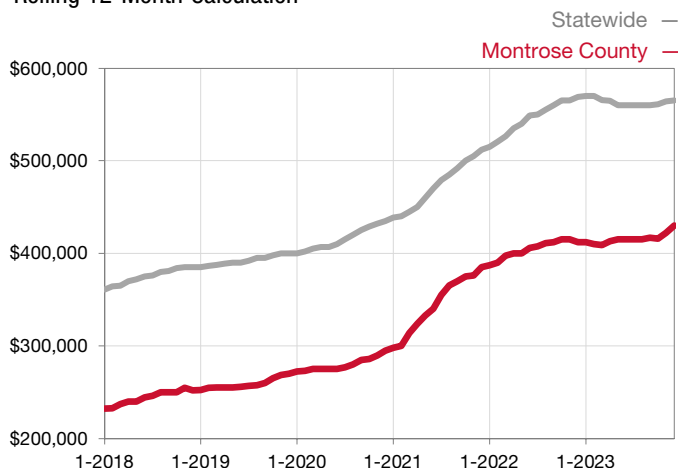
Single Family	December			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 12-2022	Thru 12-2023	Percent Change from Previous Year
New Listings	32	36	+ 12.5%	855	776	- 9.2%
Sold Listings	35	33	- 5.7%	709	575	- 18.9%
Median Sales Price*	\$373,000	\$425,000	+ 13.9%	\$411,900	\$430,000	+ 4.4%
Average Sales Price*	\$394,597	\$497,250	+ 26.0%	\$458,861	\$470,995	+ 2.6%
Percent of List Price Received*	97.3%	96.4%	- 0.9%	99.0%	97.9%	- 1.1%
Days on Market Until Sale	73	104	+ 42.5%	76	90	+ 18.4%
Inventory of Homes for Sale	141	166	+ 17.7%	--	--	--
Months Supply of Inventory	2.4	3.5	+ 45.8%	--	--	--

* 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	December			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 12-2022	Thru 12-2023	Percent Change from Previous Year
New Listings	2	1	- 50.0%	41	39	- 4.9%
Sold Listings	4	2	- 50.0%	41	39	- 4.9%
Median Sales Price*	\$291,750	\$247,600	- 15.1%	\$324,000	\$320,000	- 1.2%
Average Sales Price*	\$299,100	\$247,600	- 17.2%	\$323,704	\$337,133	+ 4.1%
Percent of List Price Received*	98.4%	94.0%	- 4.5%	98.7%	98.2%	- 0.5%
Days on Market Until Sale	58	75	+ 29.3%	75	74	- 1.3%
Inventory of Homes for Sale	4	4	0.0%	--	--	--
Months Supply of Inventory	1.2	1.1	- 8.3%	--	--	--

* 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

