

Local Market Update for January 2024

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.

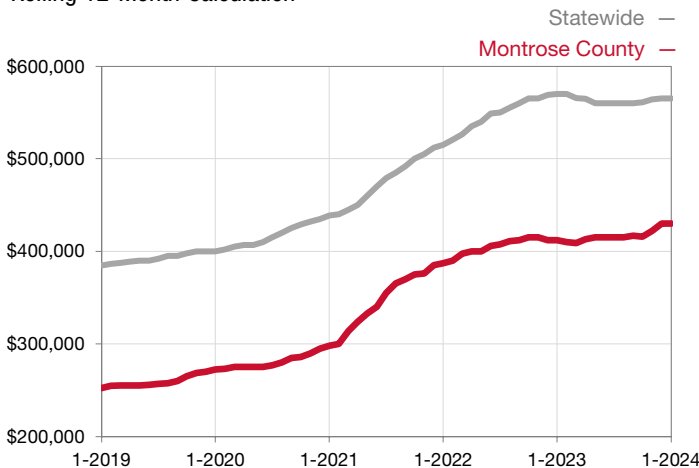
Single Family	January			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 01-2023	Thru 01-2024	Percent Change from Previous Year
Key Metrics						
New Listings	39	49	+ 25.6%	39	49	+ 25.6%
Sold Listings	32	20	- 37.5%	32	20	- 37.5%
Median Sales Price*	\$380,000	\$382,443	+ 0.6%	\$380,000	\$382,443	+ 0.6%
Average Sales Price*	\$435,574	\$378,389	- 13.1%	\$435,574	\$378,389	- 13.1%
Percent of List Price Received*	98.3%	96.3%	- 2.0%	98.3%	96.3%	- 2.0%
Days on Market Until Sale	101	136	+ 34.7%	101	136	+ 34.7%
Inventory of Homes for Sale	112	151	+ 34.8%	--	--	--
Months Supply of Inventory	2.0	3.2	+ 60.0%	--	--	--

* 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	January			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 01-2023	Thru 01-2024	Percent Change from Previous Year
Key Metrics						
New Listings	4	4	0.0%	4	4	0.0%
Sold Listings	2	0	- 100.0%	2	0	- 100.0%
Median Sales Price*	\$397,900	\$0	- 100.0%	\$397,900	\$0	- 100.0%
Average Sales Price*	\$397,900	\$0	- 100.0%	\$397,900	\$0	- 100.0%
Percent of List Price Received*	96.9%	0.0%	- 100.0%	96.9%	0.0%	- 100.0%
Days on Market Until Sale	162	0	- 100.0%	162	0	- 100.0%
Inventory of Homes for Sale	4	5	+ 25.0%	--	--	--
Months Supply of Inventory	1.1	1.4	+ 27.3%	--	--	--

* 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

