

Local Market Update for February 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.

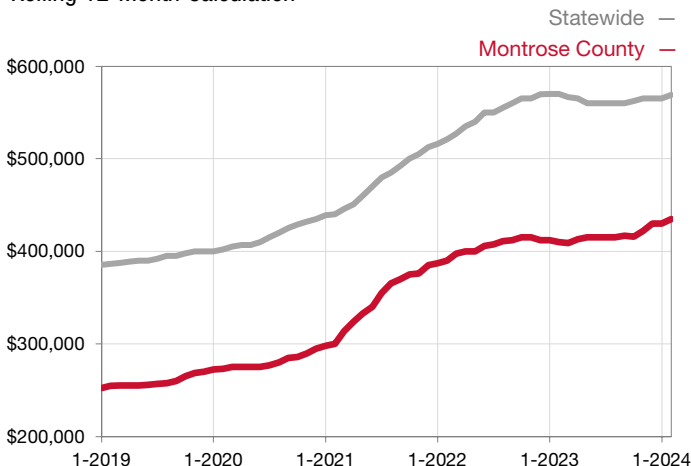
Single Family	February			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
Key Metrics						
New Listings	53	45	- 15.1%	92	96	+ 4.3%
Sold Listings	35	42	+ 20.0%	67	62	- 7.5%
Median Sales Price*	\$390,000	\$425,063	+ 9.0%	\$385,000	\$416,250	+ 8.1%
Average Sales Price*	\$412,593	\$510,883	+ 23.8%	\$423,569	\$468,143	+ 10.5%
Percent of List Price Received*	97.9%	98.3%	+ 0.4%	98.1%	97.7%	- 0.4%
Days on Market Until Sale	98	115	+ 17.3%	99	122	+ 23.2%
Inventory of Homes for Sale	105	142	+ 35.2%	--	--	--
Months Supply of Inventory	1.9	3.0	+ 57.9%	--	--	--

* 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	February			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
Key Metrics						
New Listings	2	2	0.0%	6	6	0.0%
Sold Listings	3	3	0.0%	5	3	- 40.0%
Median Sales Price*	\$300,000	\$280,000	- 6.7%	\$300,000	\$280,000	- 6.7%
Average Sales Price*	\$304,667	\$281,633	- 7.6%	\$341,960	\$281,633	- 17.6%
Percent of List Price Received*	95.7%	98.4%	+ 2.8%	96.2%	98.4%	+ 2.3%
Days on Market Until Sale	62	48	- 22.6%	102	48	- 52.9%
Inventory of Homes for Sale	2	3	+ 50.0%	--	--	--
Months Supply of Inventory	0.6	0.8	+ 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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

