

Local Market Update for April 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

Key Metrics	April			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
New Listings	100	66	- 34.0%	260	256	- 1.5%
Sold Listings	42	61	+ 45.2%	165	163	- 1.2%
Median Sales Price*	\$487,600	\$457,500	- 6.2%	\$415,000	\$420,000	+ 1.2%
Average Sales Price*	\$497,078	\$493,214	- 0.8%	\$451,194	\$470,652	+ 4.3%
Percent of List Price Received*	98.8%	98.0%	- 0.8%	98.0%	97.8%	- 0.2%
Days on Market Until Sale	88	106	+ 20.5%	96	115	+ 19.8%
Inventory of Homes for Sale	160	171	+ 6.9%	--	--	--
Months Supply of Inventory	3.0	3.6	+ 20.0%	--	--	--

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

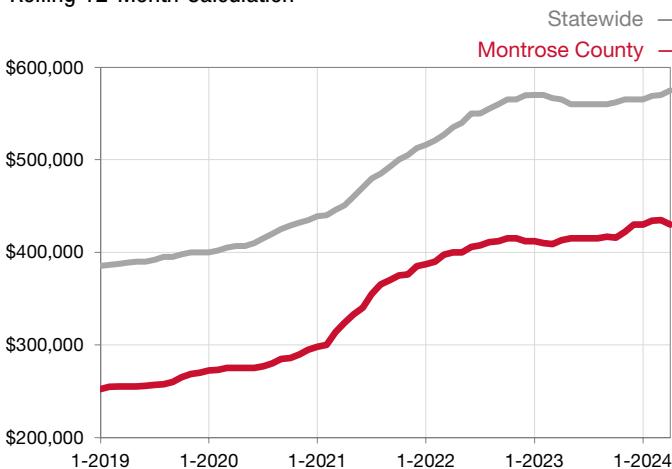
Townhouse/Condo

Key Metrics	April			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
New Listings	3	7	+ 133.3%	15	19	+ 26.7%
Sold Listings	4	1	- 75.0%	14	7	- 50.0%
Median Sales Price*	\$377,500	\$361,336	- 4.3%	\$318,000	\$305,000	- 4.1%
Average Sales Price*	\$411,225	\$361,336	- 12.1%	\$358,764	\$327,319	- 8.8%
Percent of List Price Received*	99.8%	97.9%	- 1.9%	98.1%	99.1%	+ 1.0%
Days on Market Until Sale	70	131	+ 87.1%	98	56	- 42.9%
Inventory of Homes for Sale	4	9	+ 125.0%	--	--	--
Months Supply of Inventory	1.1	2.8	+ 154.5%	--	--	--

* 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

