

# Local Market Update for May 2024

A Research Tool Provided by the Colorado Association of REALTORS®

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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.

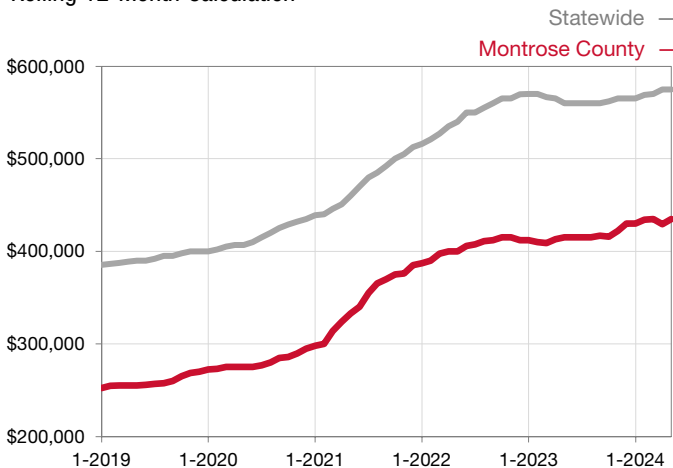
Single Family	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	80	<b>86</b>	+ 7.5%	340	<b>349</b>	+ 2.6%
Sold Listings	46	<b>54</b>	+ 17.4%	211	<b>220</b>	+ 4.3%
Median Sales Price*	\$459,975	<b>\$507,500</b>	+ 10.3%	\$422,000	<b>\$431,863</b>	+ 2.3%
Average Sales Price*	\$495,269	<b>\$553,872</b>	+ 11.8%	\$460,803	<b>\$489,229</b>	+ 6.2%
Percent of List Price Received*	98.1%	<b>97.9%</b>	- 0.2%	98.0%	<b>97.9%</b>	- 0.1%
Days on Market Until Sale	81	<b>105</b>	+ 29.6%	93	<b>111</b>	+ 19.4%
Inventory of Homes for Sale	169	<b>193</b>	+ 14.2%	--	--	--
Months Supply of Inventory	3.3	<b>4.0</b>	+ 21.2%	--	--	--

\* 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	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	7	<b>5</b>	- 28.6%	22	<b>25</b>	+ 13.6%
Sold Listings	5	<b>5</b>	0.0%	19	<b>12</b>	- 36.8%
Median Sales Price*	\$415,000	<b>\$330,000</b>	- 20.5%	\$360,000	<b>\$330,000</b>	- 8.3%
Average Sales Price*	\$386,000	<b>\$369,400</b>	- 4.3%	\$365,932	<b>\$344,853</b>	- 5.8%
Percent of List Price Received*	99.3%	<b>99.0%</b>	- 0.3%	98.4%	<b>99.0%</b>	+ 0.6%
Days on Market Until Sale	48	<b>50</b>	+ 4.2%	85	<b>54</b>	- 36.5%
Inventory of Homes for Sale	5	<b>9</b>	+ 80.0%	--	--	--
Months Supply of Inventory	1.3	<b>2.8</b>	+ 115.4%	--	--	--

\* 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

