

# Local Market Update for June 2024

A Research Tool Provided by the Colorado Association of REALTORS®

## 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.

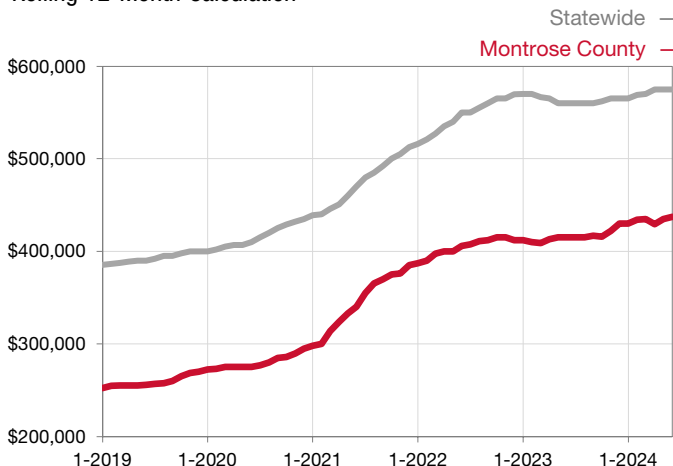
Single Family	June			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 06-2023	Thru 06-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	84	97	+ 15.5%	424	451	+ 6.4%
Sold Listings	69	54	- 21.7%	280	274	- 2.1%
Median Sales Price*	\$435,000	<b>\$519,075</b>	+ 19.3%	\$423,500	<b>\$442,500</b>	+ 4.5%
Average Sales Price*	\$455,557	<b>\$563,130</b>	+ 23.6%	\$459,510	<b>\$503,793</b>	+ 9.6%
Percent of List Price Received*	98.7%	<b>98.8%</b>	+ 0.1%	98.2%	<b>98.1%</b>	- 0.1%
Days on Market Until Sale	85	126	+ 48.2%	91	114	+ 25.3%
Inventory of Homes for Sale	179	218	+ 21.8%	--	--	--
Months Supply of Inventory	3.5	4.6	+ 31.4%	--	--	--

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

Townhouse/Condo	June			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 06-2023	Thru 06-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	3	10	+ 233.3%	25	35	+ 40.0%
Sold Listings	6	0	- 100.0%	25	12	- 52.0%
Median Sales Price*	\$311,000	<b>\$0</b>	- 100.0%	\$328,000	<b>\$330,000</b>	+ 0.6%
Average Sales Price*	\$336,450	<b>\$0</b>	- 100.0%	\$358,856	<b>\$344,853</b>	- 3.9%
Percent of List Price Received*	98.5%	<b>0.0%</b>	- 100.0%	98.5%	<b>99.0%</b>	+ 0.5%
Days on Market Until Sale	47	0	- 100.0%	76	54	- 28.9%
Inventory of Homes for Sale	3	10	+ 233.3%	--	--	--
Months Supply of Inventory	0.8	3.5	+ 337.5%	--	--	--

\* 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

