

Local Market Update for August 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.

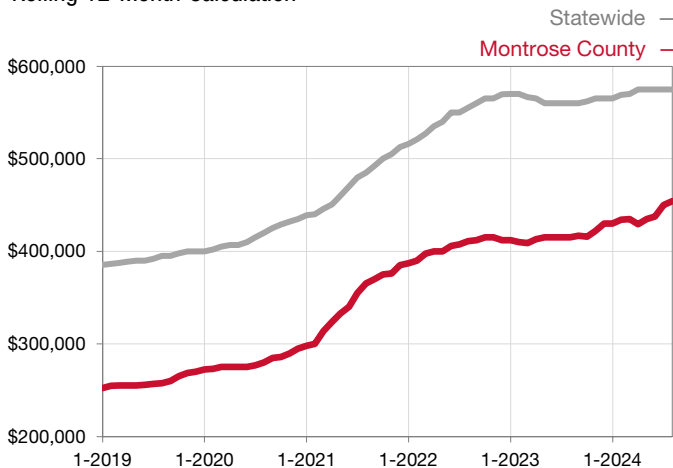
Single Family	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
Key Metrics						
New Listings	80	83	+ 3.8%	584	624	+ 6.8%
Sold Listings	59	65	+ 10.2%	403	399	- 1.0%
Median Sales Price*	\$516,000	\$485,000	- 6.0%	\$430,000	\$459,900	+ 7.0%
Average Sales Price*	\$518,835	\$533,715	+ 2.9%	\$469,507	\$510,680	+ 8.8%
Percent of List Price Received*	99.0%	98.4%	- 0.6%	98.3%	98.3%	0.0%
Days on Market Until Sale	90	89	- 1.1%	89	107	+ 20.2%
Inventory of Homes for Sale	207	220	+ 6.3%	--	--	--
Months Supply of Inventory	4.1	4.6	+ 12.2%	--	--	--

* 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	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
Key Metrics						
New Listings	0	5	--	31	46	+ 48.4%
Sold Listings	4	2	- 50.0%	32	21	- 34.4%
Median Sales Price*	\$321,000	\$278,500	- 13.2%	\$326,000	\$330,000	+ 1.2%
Average Sales Price*	\$281,125	\$278,500	- 0.9%	\$345,963	\$333,073	- 3.7%
Percent of List Price Received*	97.6%	92.7%	- 5.0%	98.5%	98.6%	+ 0.1%
Days on Market Until Sale	42	99	+ 135.7%	72	51	- 29.2%
Inventory of Homes for Sale	2	16	+ 700.0%	--	--	--
Months Supply of Inventory	0.5	5.1	+ 920.0%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

