

Local Market Update for September 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.

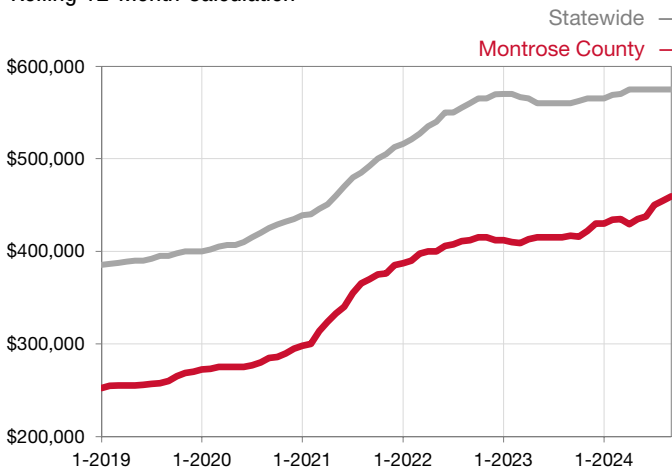
Single Family	September			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 09-2023	Thru 09-2024	Percent Change from Previous Year
Key Metrics						
New Listings	65	73	+ 12.3%	649	702	+ 8.2%
Sold Listings	52	58	+ 11.5%	455	457	+ 0.4%
Median Sales Price*	\$427,500	\$505,000	+ 18.1%	\$430,000	\$465,000	+ 8.1%
Average Sales Price*	\$464,677	\$512,064	+ 10.2%	\$468,955	\$510,856	+ 8.9%
Percent of List Price Received*	96.8%	97.8%	+ 1.0%	98.1%	98.2%	+ 0.1%
Days on Market Until Sale	88	104	+ 18.2%	89	107	+ 20.2%
Inventory of Homes for Sale	204	216	+ 5.9%	--	--	--
Months Supply of Inventory	4.1	4.5	+ 9.8%	--	--	--

* 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	September			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 09-2023	Thru 09-2024	Percent Change from Previous Year
Key Metrics						
New Listings	1	3	+ 200.0%	32	49	+ 53.1%
Sold Listings	0	1	--	32	22	- 31.3%
Median Sales Price*	\$0	\$390,000	--	\$326,000	\$330,000	+ 1.2%
Average Sales Price*	\$0	\$390,000	--	\$345,963	\$335,661	- 3.0%
Percent of List Price Received*	0.0%	100.0%	--	98.5%	98.7%	+ 0.2%
Days on Market Until Sale	0	53	--	72	51	- 29.2%
Inventory of Homes for Sale	3	11	+ 266.7%	--	--	--
Months Supply of Inventory	0.8	3.8	+ 375.0%	--	--	--

* 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

