

# Local Market Update for November 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.

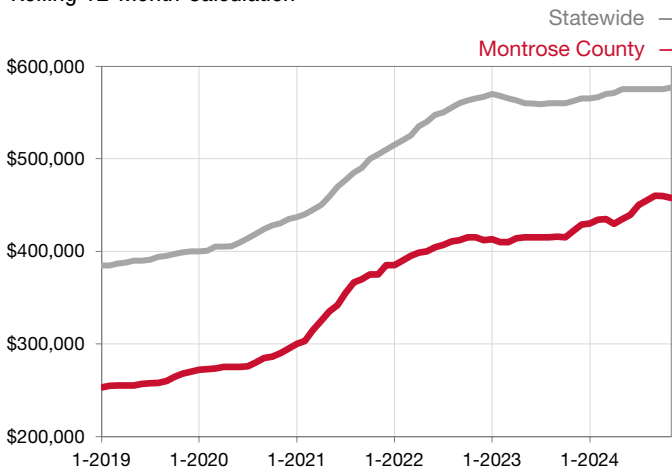
Single Family	November			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 11-2023	Thru 11-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	30	40	+ 33.3%	745	799	+ 7.2%
Sold Listings	43	46	+ 7.0%	546	560	+ 2.6%
Median Sales Price*	\$455,000	<b>\$404,000</b>	- 11.2%	\$430,000	<b>\$459,900</b>	+ 7.0%
Average Sales Price*	\$490,769	<b>\$470,421</b>	- 4.1%	\$469,853	<b>\$507,242</b>	+ 8.0%
Percent of List Price Received*	95.9%	<b>97.4%</b>	+ 1.6%	97.9%	<b>98.0%</b>	+ 0.1%
Days on Market Until Sale	90	99	+ 10.0%	90	105	+ 16.7%
Inventory of Homes for Sale	178	187	+ 5.1%	--	--	--
Months Supply of Inventory	3.7	3.8	+ 2.7%	--	--	--

\* 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	November			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 11-2023	Thru 11-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	3	4	+ 33.3%	38	57	+ 50.0%
Sold Listings	2	4	+ 100.0%	37	30	- 18.9%
Median Sales Price*	\$321,250	<b>\$370,000</b>	+ 15.2%	\$325,000	<b>\$330,000</b>	+ 1.5%
Average Sales Price*	\$321,250	<b>\$370,000</b>	+ 15.2%	\$341,973	<b>\$346,481</b>	+ 1.3%
Percent of List Price Received*	98.0%	<b>99.0%</b>	+ 1.0%	98.4%	<b>98.9%</b>	+ 0.5%
Days on Market Until Sale	45	79	+ 75.6%	74	59	- 20.3%
Inventory of Homes for Sale	5	10	+ 100.0%	--	--	--
Months Supply of Inventory	1.3	3.1	+ 138.5%	--	--	--

\* 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

