

Local Market Update for December 2024

A Research Tool Provided by the Colorado Association of REALTORS®

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Your Agent is a REALTOR®

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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.

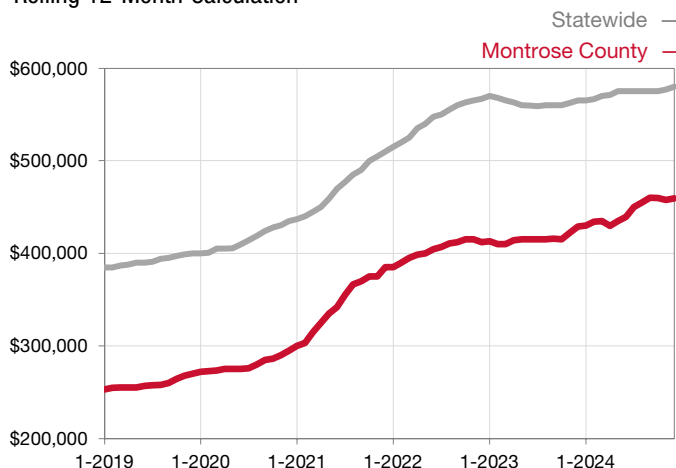
Single Family	December			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
New Listings	38	40	+ 5.3%	783	841	+ 7.4%
Sold Listings	34	34	0.0%	580	594	+ 2.4%
Median Sales Price*	\$417,500	\$440,750	+ 5.6%	\$429,000	\$459,450	+ 7.1%
Average Sales Price*	\$494,095	\$526,693	+ 6.6%	\$471,275	\$508,355	+ 7.9%
Percent of List Price Received*	96.5%	98.0%	+ 1.6%	97.8%	98.0%	+ 0.2%
Days on Market Until Sale	102	127	+ 24.5%	91	106	+ 16.5%
Inventory of Homes for Sale	172	162	- 5.8%	--	--	--
Months Supply of Inventory	3.6	3.3	- 8.3%	--	--	--

* 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	December			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
New Listings	1	4	+ 300.0%	39	61	+ 56.4%
Sold Listings	2	2	0.0%	39	32	- 17.9%
Median Sales Price*	\$247,600	\$314,750	+ 27.1%	\$320,000	\$330,000	+ 3.1%
Average Sales Price*	\$247,600	\$314,750	+ 27.1%	\$337,133	\$344,498	+ 2.2%
Percent of List Price Received*	94.0%	97.7%	+ 3.9%	98.2%	98.9%	+ 0.7%
Days on Market Until Sale	75	75	0.0%	74	60	- 18.9%
Inventory of Homes for Sale	4	10	+ 150.0%	--	--	--
Months Supply of Inventory	1.1	3.1	+ 181.8%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

