

# Local Market Update for January 2025

A Research Tool Provided by the Colorado Association of REALTORS®

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## 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.

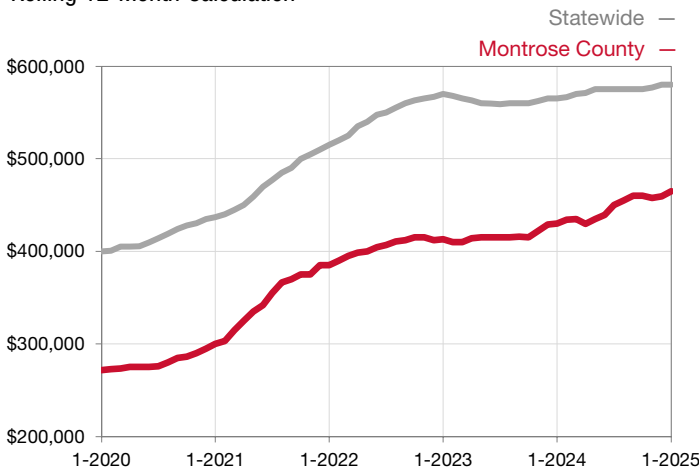
Single Family	January			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	55	60	+ 9.1%	55	60	+ 9.1%
Sold Listings	19	38	+ 100.0%	19	38	+ 100.0%
Median Sales Price*	\$377,885	<b>\$476,000</b>	+ 26.0%	\$377,885	<b>\$476,000</b>	+ 26.0%
Average Sales Price*	\$377,831	<b>\$558,854</b>	+ 47.9%	\$377,831	<b>\$558,854</b>	+ 47.9%
Percent of List Price Received*	96.3%	<b>97.3%</b>	+ 1.0%	96.3%	<b>97.3%</b>	+ 1.0%
Days on Market Until Sale	137	117	- 14.6%	137	117	- 14.6%
Inventory of Homes for Sale	155	160	+ 3.2%	--	--	--
Months Supply of Inventory	3.3	3.1	- 6.1%	--	--	--

\* 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	January			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	4	5	+ 25.0%	4	5	+ 25.0%
Sold Listings	0	2	--	0	2	--
Median Sales Price*	\$0	<b>\$369,000</b>	--	\$0	<b>\$369,000</b>	--
Average Sales Price*	\$0	<b>\$369,000</b>	--	\$0	<b>\$369,000</b>	--
Percent of List Price Received*	0.0%	<b>98.6%</b>	--	0.0%	<b>98.6%</b>	--
Days on Market Until Sale	0	31	--	0	31	--
Inventory of Homes for Sale	5	6	+ 20.0%	--	--	--
Months Supply of Inventory	1.4	1.9	+ 35.7%	--	--	--

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

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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

