

Local Market Update for February 2025

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.

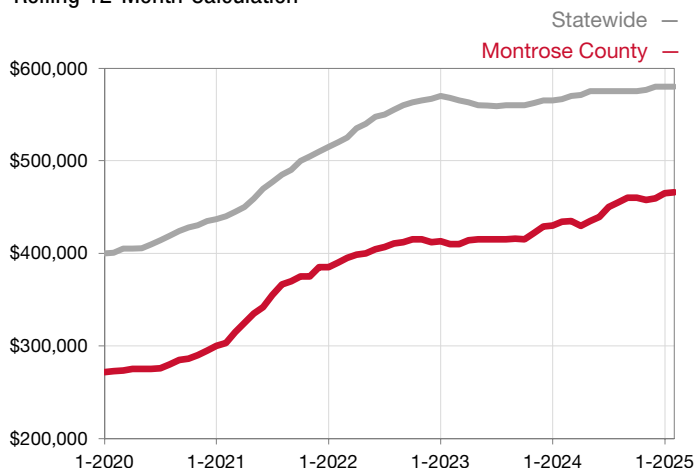
Single Family	February			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 02-2025	Percent Change from Previous Year
New Listings	48	51	+ 6.3%	103	113	+ 9.7%
Sold Listings	43	42	- 2.3%	62	79	+ 27.4%
Median Sales Price*	\$420,000	\$460,500	+ 9.6%	\$416,250	\$467,000	+ 12.2%
Average Sales Price*	\$502,490	\$492,350	- 2.0%	\$464,288	\$522,027	+ 12.4%
Percent of List Price Received*	98.0%	96.7%	- 1.3%	97.5%	96.9%	- 0.6%
Days on Market Until Sale	116	138	+ 19.0%	122	129	+ 5.7%
Inventory of Homes for Sale	142	156	+ 9.9%	--	--	--
Months Supply of Inventory	3.0	3.1	+ 3.3%	--	--	--

* 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	February			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 02-2025	Percent Change from Previous Year
New Listings	3	8	+ 166.7%	7	13	+ 85.7%
Sold Listings	3	2	- 33.3%	3	5	+ 66.7%
Median Sales Price*	\$280,000	\$292,950	+ 4.6%	\$280,000	\$386,000	+ 37.9%
Average Sales Price*	\$281,633	\$292,950	+ 4.0%	\$281,633	\$399,780	+ 42.0%
Percent of List Price Received*	98.4%	99.6%	+ 1.2%	98.4%	99.3%	+ 0.9%
Days on Market Until Sale	48	76	+ 58.3%	48	54	+ 12.5%
Inventory of Homes for Sale	4	11	+ 175.0%	--	--	--
Months Supply of Inventory	1.1	3.6	+ 227.3%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

