

Local Market Update for April 2025

A Research Tool Provided by the Colorado Association of REALTORS®

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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.

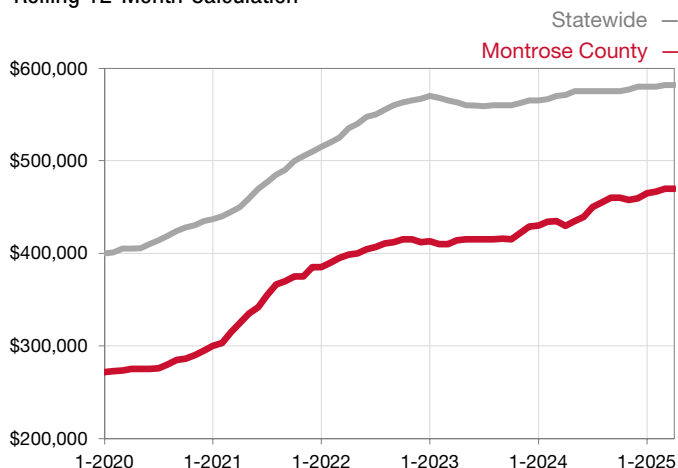
Single Family	April			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 04-2024	Thru 04-2025	Percent Change from Previous Year
New Listings	75	64	- 14.7%	274	257	- 6.2%
Sold Listings	64	55	- 14.1%	165	172	+ 4.2%
Median Sales Price*	\$437,500	\$425,000	- 2.9%	\$420,000	\$456,500	+ 8.7%
Average Sales Price*	\$485,798	\$516,768	+ 6.4%	\$468,680	\$525,203	+ 12.1%
Percent of List Price Received*	98.1%	97.9%	- 0.2%	97.9%	97.2%	- 0.7%
Days on Market Until Sale	104	101	- 2.9%	114	115	+ 0.9%
Inventory of Homes for Sale	172	168	- 2.3%	--	--	--
Months Supply of Inventory	3.6	3.4	- 5.6%	--	--	--

* 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	April			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 04-2024	Thru 04-2025	Percent Change from Previous Year
New Listings	8	4	- 50.0%	20	21	+ 5.0%
Sold Listings	1	3	+ 200.0%	7	10	+ 42.9%
Median Sales Price*	\$361,336	\$315,000	- 12.8%	\$305,000	\$345,000	+ 13.1%
Average Sales Price*	\$361,336	\$288,300	- 20.2%	\$327,319	\$359,980	+ 10.0%
Percent of List Price Received*	97.9%	96.1%	- 1.8%	99.1%	98.1%	- 1.0%
Days on Market Until Sale	131	159	+ 21.4%	56	89	+ 58.9%
Inventory of Homes for Sale	10	14	+ 40.0%	--	--	--
Months Supply of Inventory	3.1	4.4	+ 41.9%	--	--	--

* 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

