

Local Market Update for October 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.

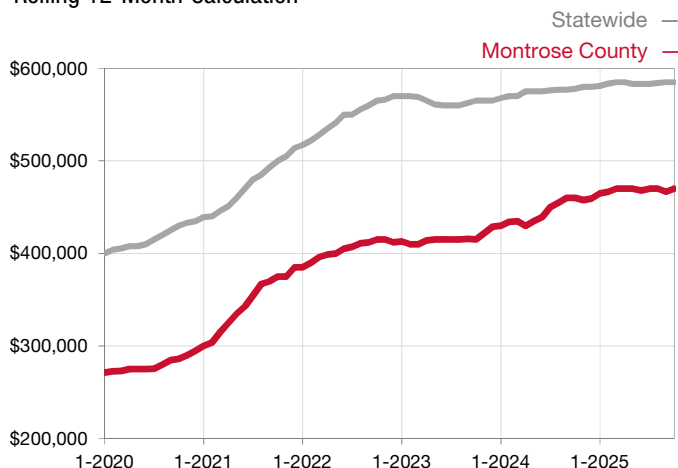
Single Family	October			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 10-2024	Thru 10-2025	Percent Change from Previous Year
New Listings	56	54	- 3.6%	767	752	- 2.0%
Sold Listings	58	54	- 6.9%	514	494	- 3.9%
Median Sales Price*	\$435,400	\$494,750	+ 13.6%	\$463,000	\$472,350	+ 2.0%
Average Sales Price*	\$505,932	\$533,451	+ 5.4%	\$510,537	\$540,910	+ 5.9%
Percent of List Price Received*	96.5%	96.4%	- 0.1%	98.1%	97.6%	- 0.5%
Days on Market Until Sale	96	103	+ 7.3%	105	100	- 4.8%
Inventory of Homes for Sale	209	228	+ 9.1%	--	--	--
Months Supply of Inventory	4.2	4.8	+ 14.3%	--	--	--

* 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	October			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 10-2024	Thru 10-2025	Percent Change from Previous Year
New Listings	3	3	0.0%	52	56	+ 7.7%
Sold Listings	4	7	+ 75.0%	26	35	+ 34.6%
Median Sales Price*	\$339,950	\$348,000	+ 2.4%	\$330,000	\$337,500	+ 2.3%
Average Sales Price*	\$377,475	\$344,500	- 8.7%	\$342,863	\$342,563	- 0.1%
Percent of List Price Received*	99.1%	98.4%	- 0.7%	98.9%	98.5%	- 0.4%
Days on Market Until Sale	80	93	+ 16.3%	56	80	+ 42.9%
Inventory of Homes for Sale	8	17	+ 112.5%	--	--	--
Months Supply of Inventory	2.7	5.0	+ 85.2%	--	--	--

* 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

