

Local Market Update for December 2025

A Research Tool Provided by the Colorado Association of REALTORS®

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

Key Metrics	December			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
New Listings	40	41	+ 2.5%	851	847	- 0.5%
Sold Listings	34	35	+ 2.9%	594	583	- 1.9%
Median Sales Price*	\$440,750	\$486,000	+ 10.3%	\$459,450	\$472,500	+ 2.8%
Average Sales Price*	\$526,693	\$579,839	+ 10.1%	\$508,355	\$542,391	+ 6.7%
Percent of List Price Received*	98.0%	96.4%	- 1.6%	98.0%	97.4%	- 0.6%
Days on Market Until Sale	127	108	- 15.0%	106	102	- 3.8%
Inventory of Homes for Sale	170	201	+ 18.2%	--	--	--
Months Supply of Inventory	3.4	4.1	+ 20.6%	--	--	--

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

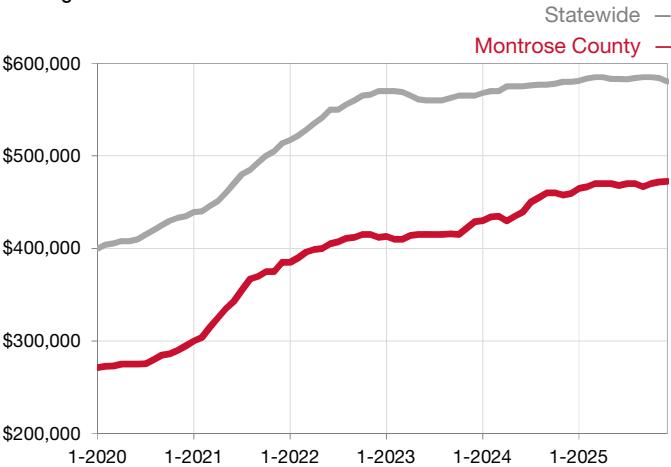
Townhouse/Condo

Key Metrics	December			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
New Listings	4	3	- 25.0%	60	60	0.0%
Sold Listings	2	3	+ 50.0%	32	42	+ 31.3%
Median Sales Price*	\$314,750	\$360,000	+ 14.4%	\$330,000	\$337,250	+ 2.2%
Average Sales Price*	\$314,750	\$365,000	+ 16.0%	\$344,498	\$342,112	- 0.7%
Percent of List Price Received*	97.7%	98.9%	+ 1.2%	98.9%	98.5%	- 0.4%
Days on Market Until Sale	75	105	+ 40.0%	60	81	+ 35.0%
Inventory of Homes for Sale	9	16	+ 77.8%	--	--	--
Months Supply of Inventory	2.8	4.6	+ 64.3%	--	--	--

* 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

