

Local Market Update for January 2026

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.

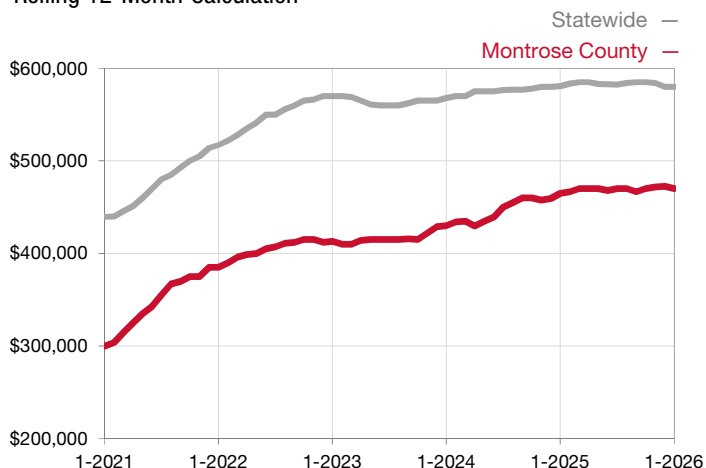
Single Family	January			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 01-2025	Thru 01-2026	Percent Change from Previous Year
New Listings	66	54	- 18.2%	66	54	- 18.2%
Sold Listings	38	36	- 5.3%	38	36	- 5.3%
Median Sales Price*	\$476,000	\$425,500	- 10.6%	\$476,000	\$425,500	- 10.6%
Average Sales Price*	\$558,854	\$508,550	- 9.0%	\$558,854	\$508,550	- 9.0%
Percent of List Price Received*	97.3%	96.0%	- 1.3%	97.3%	96.0%	- 1.3%
Days on Market Until Sale	117	105	- 10.3%	117	105	- 10.3%
Inventory of Homes for Sale	164	189	+ 15.2%	--	--	--
Months Supply of Inventory	3.2	3.9	+ 21.9%	--	--	--

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

Townhouse/Condo	January			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 01-2025	Thru 01-2026	Percent Change from Previous Year
New Listings	5	7	+ 40.0%	5	7	+ 40.0%
Sold Listings	2	0	- 100.0%	2	0	- 100.0%
Median Sales Price*	\$369,000	\$0	- 100.0%	\$369,000	\$0	- 100.0%
Average Sales Price*	\$369,000	\$0	- 100.0%	\$369,000	\$0	- 100.0%
Percent of List Price Received*	98.6%	0.0%	- 100.0%	98.6%	0.0%	- 100.0%
Days on Market Until Sale	31	0	- 100.0%	31	0	- 100.0%
Inventory of Homes for Sale	6	23	+ 283.3%	--	--	--
Months Supply of Inventory	1.9	6.3	+ 231.6%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

