

# 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

Key Metrics	January			Year to Date		
	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	<b>\$425,500</b>	- 10.6%	\$476,000	<b>\$425,500</b>	- 10.6%
Average Sales Price*	\$558,854	<b>\$508,550</b>	- 9.0%	\$558,854	<b>\$508,550</b>	- 9.0%
Percent of List Price Received*	97.3%	<b>96.0%</b>	- 1.3%	97.3%	<b>96.0%</b>	- 1.3%
Days on Market Until Sale	117	105	- 10.3%	117	<b>105</b>	- 10.3%
Inventory of Homes for Sale	164	<b>189</b>	+ 15.2%	--	--	--
Months Supply of Inventory	3.2	<b>3.9</b>	+ 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.

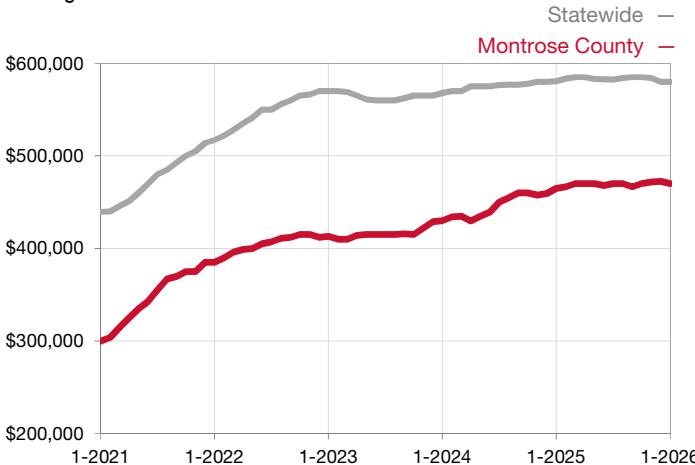
### Townhouse/Condo

Key Metrics	January			Year to Date		
	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	<b>\$0</b>	- 100.0%	\$369,000	<b>\$0</b>	- 100.0%
Average Sales Price*	\$369,000	<b>\$0</b>	- 100.0%	\$369,000	<b>\$0</b>	- 100.0%
Percent of List Price Received*	98.6%	<b>0.0%</b>	- 100.0%	98.6%	<b>0.0%</b>	- 100.0%
Days on Market Until Sale	31	0	- 100.0%	31	0	- 100.0%
Inventory of Homes for Sale	6	<b>23</b>	+ 283.3%	--	--	--
Months Supply of Inventory	1.9	<b>6.3</b>	+ 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

