

Local Market Update for February 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.

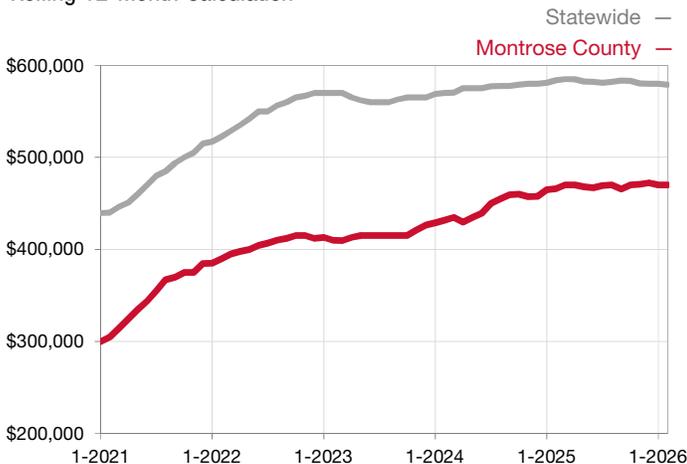
Single Family	February			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 02-2025	Thru 02-2026	Percent Change from Previous Year
Key Metrics						
New Listings	58	54	- 6.9%	124	109	- 12.1%
Sold Listings	42	32	- 23.8%	80	69	- 13.8%
Median Sales Price*	\$471,750	\$491,500	+ 4.2%	\$471,750	\$436,775	- 7.4%
Average Sales Price*	\$493,064	\$538,075	+ 9.1%	\$524,315	\$516,032	- 1.6%
Percent of List Price Received*	96.8%	96.9%	+ 0.1%	97.0%	96.3%	- 0.7%
Days on Market Until Sale	139	132	- 5.0%	128	119	- 7.0%
Inventory of Homes for Sale	159	199	+ 25.2%	--	--	--
Months Supply of Inventory	3.1	4.2	+ 35.5%	--	--	--

* 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	February			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 02-2025	Thru 02-2026	Percent Change from Previous Year
Key Metrics						
New Listings	7	9	+ 28.6%	12	16	+ 33.3%
Sold Listings	2	1	- 50.0%	4	1	- 75.0%
Median Sales Price*	\$292,950	\$324,000	+ 10.6%	\$367,500	\$324,000	- 11.8%
Average Sales Price*	\$292,950	\$324,000	+ 10.6%	\$330,975	\$324,000	- 2.1%
Percent of List Price Received*	99.6%	87.8%	- 11.8%	99.1%	87.8%	- 11.4%
Days on Market Until Sale	76	178	+ 134.2%	54	178	+ 229.6%
Inventory of Homes for Sale	10	22	+ 120.0%	--	--	--
Months Supply of Inventory	3.4	6.2	+ 82.4%	--	--	--

* 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

