

Local Market Update for March 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.

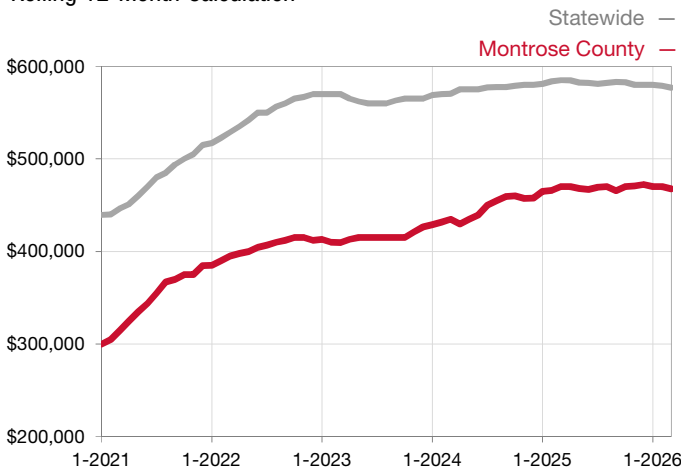
Single Family	March			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 03-2025	Thru 03-2026	Percent Change from Previous Year
Key Metrics						
New Listings	80	93	+ 16.3%	204	204	0.0%
Sold Listings	38	45	+ 18.4%	118	114	- 3.4%
Median Sales Price*	\$465,000	\$430,000	- 7.5%	\$470,000	\$435,000	- 7.4%
Average Sales Price*	\$543,226	\$471,393	- 13.2%	\$530,405	\$498,411	- 6.0%
Percent of List Price Received*	96.6%	97.9%	+ 1.3%	96.9%	96.9%	0.0%
Days on Market Until Sale	105	117	+ 11.4%	121	118	- 2.5%
Inventory of Homes for Sale	173	215	+ 24.3%	--	--	--
Months Supply of Inventory	3.4	4.4	+ 29.4%	--	--	--

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

Townhouse/Condo	March			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 03-2025	Thru 03-2026	Percent Change from Previous Year
Key Metrics						
New Listings	5	5	0.0%	17	21	+ 23.5%
Sold Listings	2	4	+ 100.0%	6	5	- 16.7%
Median Sales Price*	\$368,000	\$331,250	- 10.0%	\$367,500	\$327,500	- 10.9%
Average Sales Price*	\$368,000	\$336,250	- 8.6%	\$343,317	\$333,800	- 2.8%
Percent of List Price Received*	98.2%	97.4%	- 0.8%	98.8%	95.4%	- 3.4%
Days on Market Until Sale	70	44	- 37.1%	59	71	+ 20.3%
Inventory of Homes for Sale	12	23	+ 91.7%	--	--	--
Months Supply of Inventory	4.3	6.2	+ 44.2%	--	--	--

* 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

