Local Market Update for September 2026

A Research Tool Provided by the Colorado Association of REALTORS®

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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

	September			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 09-2025**	**Thru 09-2026**	Percent Change from Previous Year
New Listings	78	**66**	- 15.4%	655	**725**	+ 10.7%
Sold Listings	48	**38**	- 20.8%	391	**382**	- 2.3%
Median Sales Price*	$439,350	**$514,500**	+ 17.1%	$467,900	**$470,750**	+ 0.6%
Average Sales Price*	$489,000	**$851,964**	+ 74.2%	$531,071	**$559,576**	+ 5.4%
Percent of List Price Received*	97.4%	**96.3%**	- 1.1%	97.6%	**97.4%**	- 0.2%
Days on Market Until Sale	94	**150**	+ 59.6%	103	**115**	+ 11.7%
Inventory of Homes for Sale	249	**340**	+ 36.5%	--	**--**	--
Months Supply of Inventory	5.7	**7.9**	+ 38.6%	--	**--**	--

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

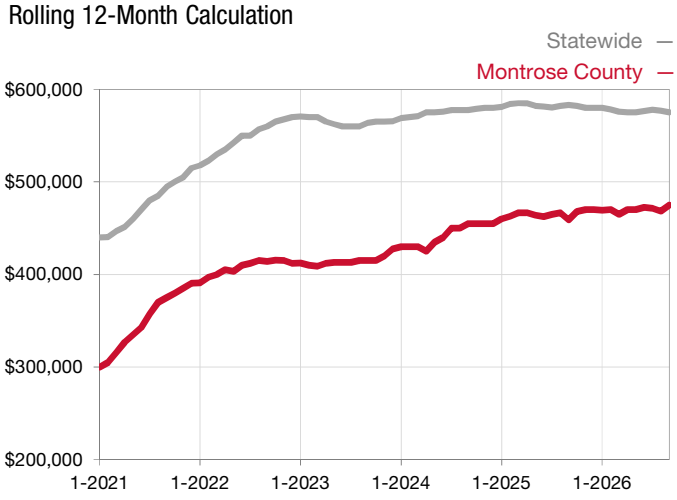
Townhouse/Condo

	September			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 09-2025**	**Thru 09-2026**	Percent Change from Previous Year
New Listings	5	**2**	- 60.0%	52	**41**	- 21.2%
Sold Listings	3	**4**	+ 33.3%	26	**22**	- 15.4%
Median Sales Price*	$335,000	**$332,450**	- 0.8%	$336,750	**$328,750**	- 2.4%
Average Sales Price*	$363,167	**$332,475**	- 8.5%	$342,473	**$347,963**	+ 1.6%
Percent of List Price Received*	98.5%	**98.2%**	- 0.3%	98.4%	**96.8%**	- 1.6%
Days on Market Until Sale	61	**158**	+ 159.0%	82	**116**	+ 41.5%
Inventory of Homes for Sale	18	**18**	0.0%	--	**--**	--
Months Supply of Inventory	6.2	**5.5**	- 11.3%	--	**--**	--

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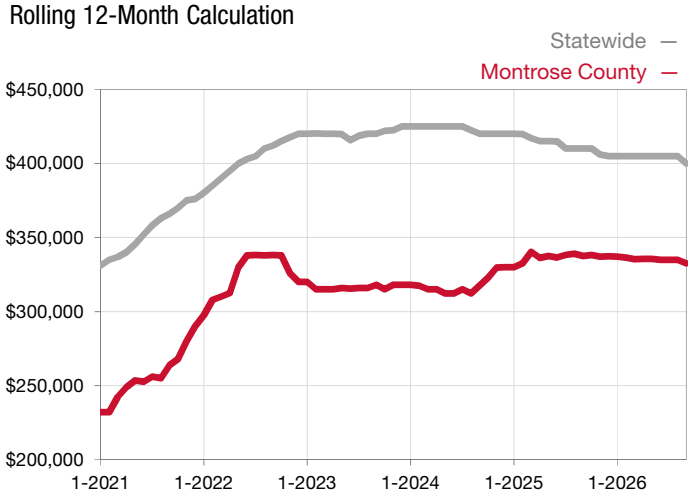
Median Sales Price – Single Family

Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation



Current as of October 5, 2026. All data from the multiple listing services in the state of Colorado. Report © 2026 ShowingTime Plus, LLC.