

Local Market Update for August 2025

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.

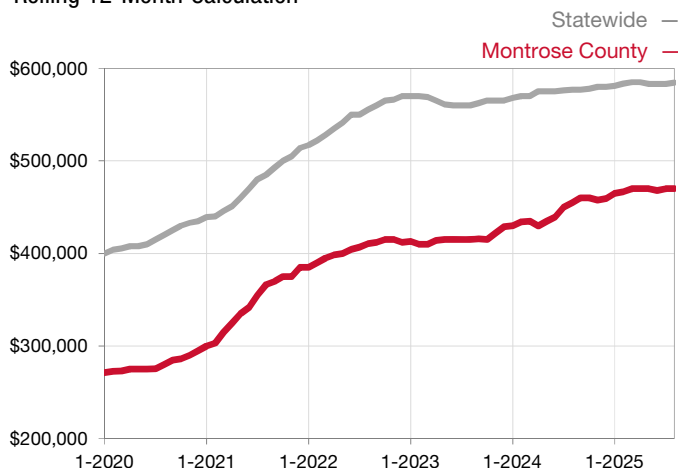
Single Family	August			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 08-2024	Thru 08-2025	Percent Change from Previous Year
New Listings	86	82	- 4.7%	636	611	- 3.9%
Sold Listings	65	47	- 27.7%	398	388	- 2.5%
Median Sales Price*	\$485,000	\$484,000	- 0.2%	\$459,950	\$472,350	+ 2.7%
Average Sales Price*	\$533,715	\$578,821	+ 8.5%	\$510,986	\$546,868	+ 7.0%
Percent of List Price Received*	98.4%	98.0%	- 0.4%	98.3%	97.7%	- 0.6%
Days on Market Until Sale	89	80	- 10.1%	107	100	- 6.5%
Inventory of Homes for Sale	222	245	+ 10.4%	--	--	--
Months Supply of Inventory	4.7	5.0	+ 6.4%	--	--	--

* 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	August			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 08-2024	Thru 08-2025	Percent Change from Previous Year
New Listings	5	9	+ 80.0%	45	48	+ 6.7%
Sold Listings	2	5	+ 150.0%	21	25	+ 19.0%
Median Sales Price*	\$288,500	\$339,000	+ 17.5%	\$330,000	\$337,500	+ 2.3%
Average Sales Price*	\$288,500	\$385,900	+ 33.8%	\$334,026	\$339,548	+ 1.7%
Percent of List Price Received*	95.3%	99.2%	+ 4.1%	98.8%	98.5%	- 0.3%
Days on Market Until Sale	99	85	- 14.1%	51	79	+ 54.9%
Inventory of Homes for Sale	15	22	+ 46.7%	--	--	--
Months Supply of Inventory	4.8	7.3	+ 52.1%	--	--	--

* 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

