

# Local Market Update for March 2024

A Research Tool Provided by the Colorado Association of REALTORS®

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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.

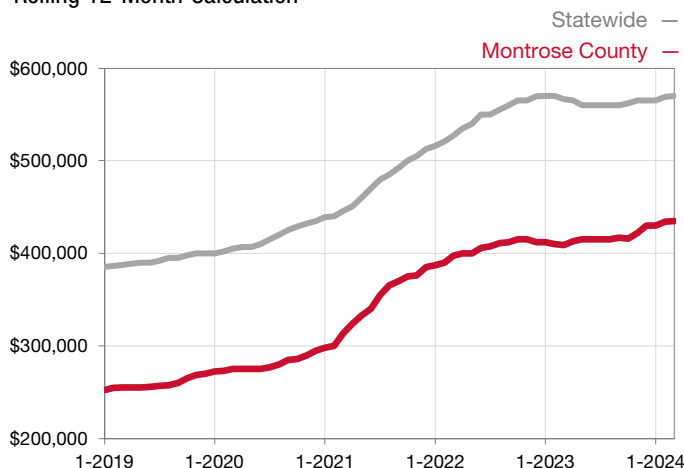
Single Family	March			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 03-2023	Thru 03-2024	Percent Change from Previous Year
New Listings	68	86	+ 26.5%	160	183	+ 14.4%
Sold Listings	56	39	- 30.4%	123	102	- 17.1%
Median Sales Price*	\$407,500	<b>\$424,100</b>	+ 4.1%	\$395,000	<b>\$420,000</b>	+ 6.3%
Average Sales Price*	\$449,833	<b>\$447,573</b>	- 0.5%	\$435,527	<b>\$457,159</b>	+ 5.0%
Percent of List Price Received*	97.4%	<b>98.2%</b>	+ 0.8%	97.8%	<b>97.8%</b>	0.0%
Days on Market Until Sale	98	116	+ 18.4%	99	120	+ 21.2%
Inventory of Homes for Sale	124	164	+ 32.3%	--	--	--
Months Supply of Inventory	2.3	3.5	+ 52.2%	--	--	--

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

Townhouse/Condo	March			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 03-2023	Thru 03-2024	Percent Change from Previous Year
New Listings	6	5	- 16.7%	12	12	0.0%
Sold Listings	5	3	- 40.0%	10	6	- 40.0%
Median Sales Price*	\$320,000	<b>\$330,000</b>	+ 3.1%	\$308,000	<b>\$297,450</b>	- 3.4%
Average Sales Price*	\$333,600	<b>\$361,667</b>	+ 8.4%	\$337,780	<b>\$321,650</b>	- 4.8%
Percent of List Price Received*	98.7%	<b>100.2%</b>	+ 1.5%	97.4%	<b>99.3%</b>	+ 2.0%
Days on Market Until Sale	118	40	- 66.1%	110	44	- 60.0%
Inventory of Homes for Sale	4	6	+ 50.0%	--	--	--
Months Supply of Inventory	1.1	1.7	+ 54.5%	--	--	--

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

Median Sales Price – Single Family  
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo  
Rolling 12-Month Calculation

