

Local Market Update for May 2025

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.

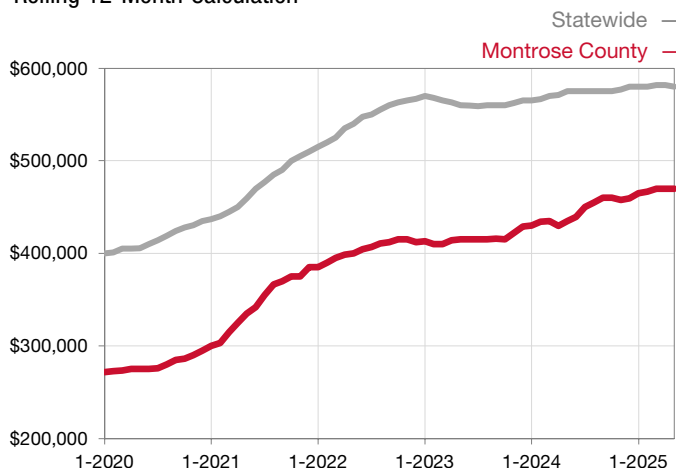
Single Family	May			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 05-2024	Thru 05-2025	Percent Change from Previous Year
New Listings	93	83	- 10.8%	367	349	- 4.9%
Sold Listings	54	51	- 5.6%	219	224	+ 2.3%
Median Sales Price*	\$507,500	\$485,000	- 4.4%	\$433,600	\$466,750	+ 7.6%
Average Sales Price*	\$553,872	\$558,850	+ 0.9%	\$489,687	\$532,863	+ 8.8%
Percent of List Price Received*	97.9%	98.0%	+ 0.1%	97.9%	97.4%	- 0.5%
Days on Market Until Sale	105	76	- 27.6%	112	106	- 5.4%
Inventory of Homes for Sale	187	194	+ 3.7%	--	--	--
Months Supply of Inventory	3.8	3.9	+ 2.6%	--	--	--

* 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	May			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 05-2024	Thru 05-2025	Percent Change from Previous Year
New Listings	4	2	- 50.0%	24	23	- 4.2%
Sold Listings	5	5	0.0%	12	15	+ 25.0%
Median Sales Price*	\$330,000	\$325,000	- 1.5%	\$330,000	\$341,000	+ 3.3%
Average Sales Price*	\$369,400	\$329,680	- 10.8%	\$344,853	\$349,880	+ 1.5%
Percent of List Price Received*	99.0%	98.0%	- 1.0%	99.0%	98.1%	- 0.9%
Days on Market Until Sale	50	48	- 4.0%	54	75	+ 38.9%
Inventory of Homes for Sale	9	8	- 11.1%	--	--	--
Months Supply of Inventory	2.8	2.5	- 10.7%	--	--	--

* 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

