

Local Market Update for April 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.

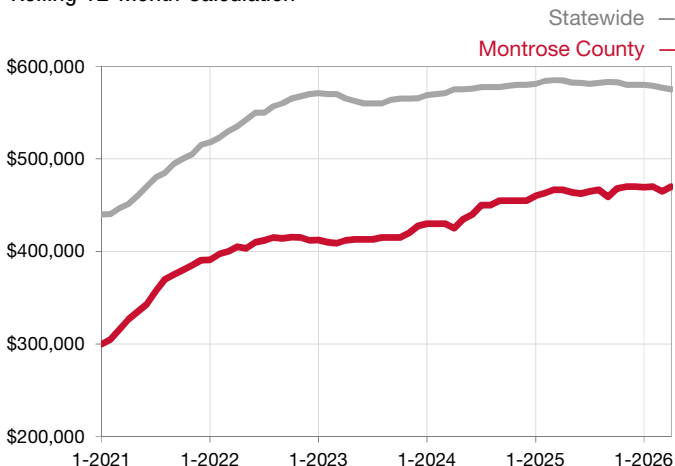
Single Family	April			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 04-2025	Thru 04-2026	Percent Change from Previous Year
Key Metrics						
New Listings	64	88	+ 37.5%	245	287	+ 17.1%
Sold Listings	49	48	- 2.0%	157	156	- 0.6%
Median Sales Price*	\$437,000	\$468,500	+ 7.2%	\$451,000	\$440,000	- 2.4%
Average Sales Price*	\$527,119	\$506,225	- 4.0%	\$509,285	\$506,493	- 0.5%
Percent of List Price Received*	97.5%	97.9%	+ 0.4%	97.1%	97.3%	+ 0.2%
Days on Market Until Sale	108	118	+ 9.3%	119	118	- 0.8%
Inventory of Homes for Sale	177	234	+ 32.2%	--	--	--
Months Supply of Inventory	3.8	5.4	+ 42.1%	--	--	--

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

Townhouse/Condo	April			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 04-2025	Thru 04-2026	Percent Change from Previous Year
Key Metrics						
New Listings	4	4	0.0%	21	25	+ 19.0%
Sold Listings	3	2	- 33.3%	8	7	- 12.5%
Median Sales Price*	\$315,000	\$340,000	+ 7.9%	\$339,250	\$330,000	- 2.7%
Average Sales Price*	\$288,300	\$340,000	+ 17.9%	\$321,975	\$335,571	+ 4.2%
Percent of List Price Received*	96.1%	95.7%	- 0.4%	97.7%	95.5%	- 2.3%
Days on Market Until Sale	159	122	- 23.3%	100	86	- 14.0%
Inventory of Homes for Sale	14	20	+ 42.9%	--	--	--
Months Supply of Inventory	5.1	5.6	+ 9.8%	--	--	--

* 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

