Local Market Update for October 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

	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 10-2025**	**Thru 10-2026**	Percent Change from Previous Year
New Listings	55	**53**	- 3.6%	710	**781**	+ 10.0%
Sold Listings	49	**32**	- 34.7%	440	**414**	- 5.9%
Median Sales Price*	$520,000	**$497,500**	- 4.3%	$470,000	**$472,000**	+ 0.4%
Average Sales Price*	$543,887	**$556,696**	+ 2.4%	$532,498	**$559,354**	+ 5.0%
Percent of List Price Received*	96.0%	**96.3%**	+ 0.3%	97.4%	**97.3%**	- 0.1%
Days on Market Until Sale	107	**134**	+ 25.2%	103	**116**	+ 12.6%
Inventory of Homes for Sale	230	**313**	+ 36.1%	--	**--**	--
Months Supply of Inventory	5.4	**7.5**	+ 38.9%	--	**--**	--

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

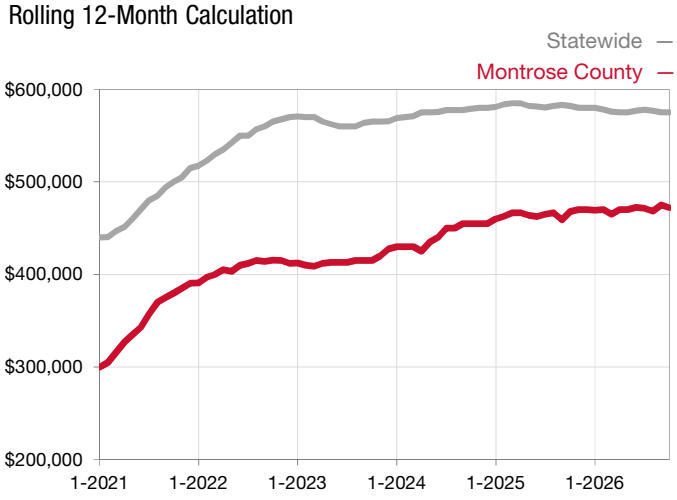
Townhouse/Condo

	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 10-2025**	**Thru 10-2026**	Percent Change from Previous Year
New Listings	2	**3**	+ 50.0%	54	**43**	- 20.4%
Sold Listings	7	**0**	- 100.0%	33	**22**	- 33.3%
Median Sales Price*	$348,000	**$0**	- 100.0%	$337,500	**$328,750**	- 2.6%
Average Sales Price*	$344,500	**$0**	- 100.0%	$342,903	**$347,963**	+ 1.5%
Percent of List Price Received*	98.4%	**0.0%**	- 100.0%	98.4%	**96.8%**	- 1.6%
Days on Market Until Sale	93	**0**	- 100.0%	84	**116**	+ 38.1%
Inventory of Homes for Sale	16	**18**	+ 12.5%	--	**--**	--
Months Supply of Inventory	5.1	**6.2**	+ 21.6%	--	**--**	--

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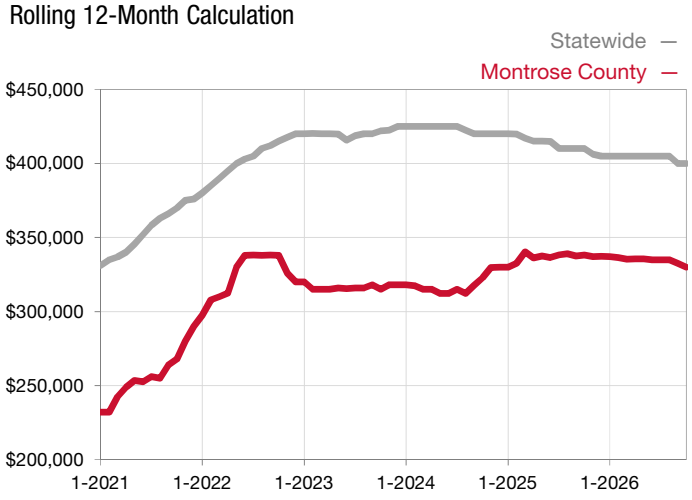
Median Sales Price – Single Family

Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation



Current as of November 4, 2026. All data from the multiple listing services in the state of Colorado. Report © 2026 ShowingTime Plus, LLC.