

Local Market Update for October 2024

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.

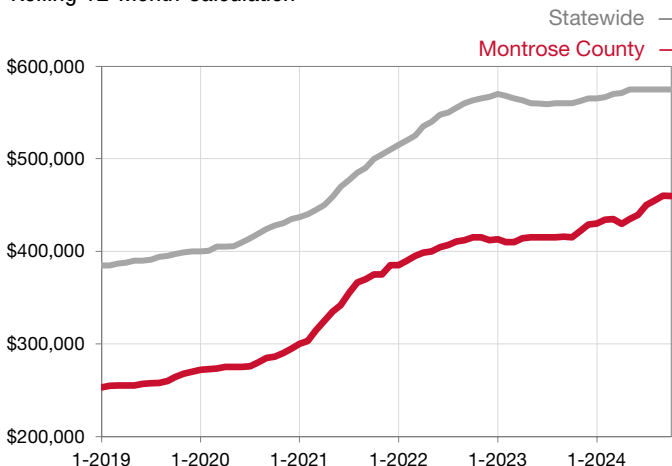
Single Family	October			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
Key Metrics						
New Listings	65	54	- 16.9%	715	758	+ 6.0%
Sold Listings	45	58	+ 28.9%	503	514	+ 2.2%
Median Sales Price*	\$395,000	\$435,400	+ 10.2%	\$425,000	\$463,000	+ 8.9%
Average Sales Price*	\$455,680	\$505,932	+ 11.0%	\$468,065	\$510,537	+ 9.1%
Percent of List Price Received*	97.7%	96.5%	- 1.2%	98.1%	98.1%	0.0%
Days on Market Until Sale	90	96	+ 6.7%	90	105	+ 16.7%
Inventory of Homes for Sale	198	203	+ 2.5%	--	--	--
Months Supply of Inventory	4.0	4.1	+ 2.5%	--	--	--

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

Townhouse/Condo	October			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
Key Metrics						
New Listings	3	2	- 33.3%	35	52	+ 48.6%
Sold Listings	3	4	+ 33.3%	35	26	- 25.7%
Median Sales Price*	\$310,000	\$339,950	+ 9.7%	\$325,000	\$330,000	+ 1.5%
Average Sales Price*	\$313,233	\$377,475	+ 20.5%	\$343,157	\$342,863	- 0.1%
Percent of List Price Received*	98.4%	99.1%	+ 0.7%	98.4%	98.9%	+ 0.5%
Days on Market Until Sale	116	80	- 31.0%	76	56	- 26.3%
Inventory of Homes for Sale	3	8	+ 166.7%	--	--	--
Months Supply of Inventory	0.8	2.7	+ 237.5%	--	--	--

* 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

