

Local Market Update for July 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.

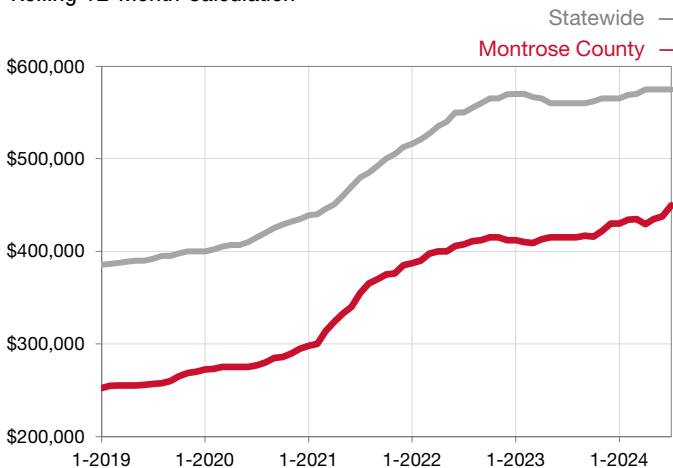
Single Family	July			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 07-2023	Thru 07-2024	Percent Change from Previous Year
Key Metrics						
New Listings	80	82	+ 2.5%	504	540	+ 7.1%
Sold Listings	64	60	- 6.3%	344	334	- 2.9%
Median Sales Price*	\$415,000	\$470,350	+ 13.3%	\$420,000	\$455,000	+ 8.3%
Average Sales Price*	\$467,768	\$516,390	+ 10.4%	\$461,046	\$506,197	+ 9.8%
Percent of List Price Received*	98.2%	99.1%	+ 0.9%	98.2%	98.3%	+ 0.1%
Days on Market Until Sale	80	92	+ 15.0%	89	110	+ 23.6%
Inventory of Homes for Sale	201	232	+ 15.4%	--	--	--
Months Supply of Inventory	3.9	4.9	+ 25.6%	--	--	--

* 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	July			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 07-2023	Thru 07-2024	Percent Change from Previous Year
Key Metrics						
New Listings	6	7	+ 16.7%	31	41	+ 32.3%
Sold Listings	3	7	+ 133.3%	28	19	- 32.1%
Median Sales Price*	\$325,000	\$329,500	+ 1.4%	\$326,500	\$330,000	+ 1.1%
Average Sales Price*	\$324,967	\$328,471	+ 1.1%	\$355,225	\$338,818	- 4.6%
Percent of List Price Received*	99.5%	99.5%	0.0%	98.6%	99.2%	+ 0.6%
Days on Market Until Sale	77	34	- 55.8%	76	46	- 39.5%
Inventory of Homes for Sale	5	14	+ 180.0%	--	--	--
Months Supply of Inventory	1.3	4.2	+ 223.1%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

