

Local Market Update for December 2022

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.

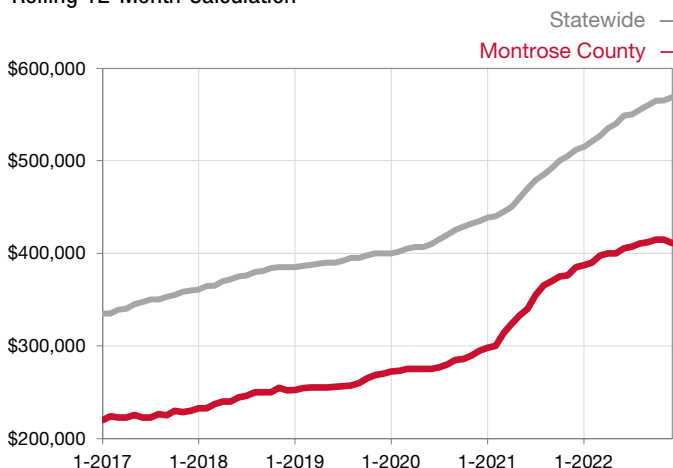
Single Family	December			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 12-2021	Thru 12-2022	Percent Change from Previous Year
Key Metrics						
New Listings	49	30	- 38.8%	973	855	- 12.1%
Sold Listings	61	36	- 41.0%	845	711	- 15.9%
Median Sales Price*	\$414,000	\$371,500	- 10.3%	\$385,000	\$411,000	+ 6.8%
Average Sales Price*	\$537,204	\$391,303	- 27.2%	\$437,889	\$458,317	+ 4.7%
Percent of List Price Received*	99.2%	97.1%	- 2.1%	99.3%	99.0%	- 0.3%
Days on Market Until Sale	80	76	- 5.0%	81	76	- 6.2%
Inventory of Homes for Sale	105	135	+ 28.6%	--	--	--
Months Supply of Inventory	1.5	2.3	+ 53.3%	--	--	--

* 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	December			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 12-2021	Thru 12-2022	Percent Change from Previous Year
Key Metrics						
New Listings	4	2	- 50.0%	47	43	- 8.5%
Sold Listings	5	4	- 20.0%	47	40	- 14.9%
Median Sales Price*	\$330,000	\$291,750	- 11.6%	\$281,000	\$324,500	+ 15.5%
Average Sales Price*	\$328,398	\$299,100	- 8.9%	\$286,347	\$327,287	+ 14.3%
Percent of List Price Received*	102.0%	98.4%	- 3.5%	99.7%	98.9%	- 0.8%
Days on Market Until Sale	47	58	+ 23.4%	99	74	- 25.3%
Inventory of Homes for Sale	5	5	0.0%	--	--	--
Months Supply of Inventory	1.3	1.5	+ 15.4%	--	--	--

* 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

