

# Local Market Update for May 2025

A Research Tool Provided by the Colorado Association of REALTORS®



**MONTROSE ASSOCIATION OF REALTORS®**  
The Voice of Real Estate for Montrose and Ouray Counties

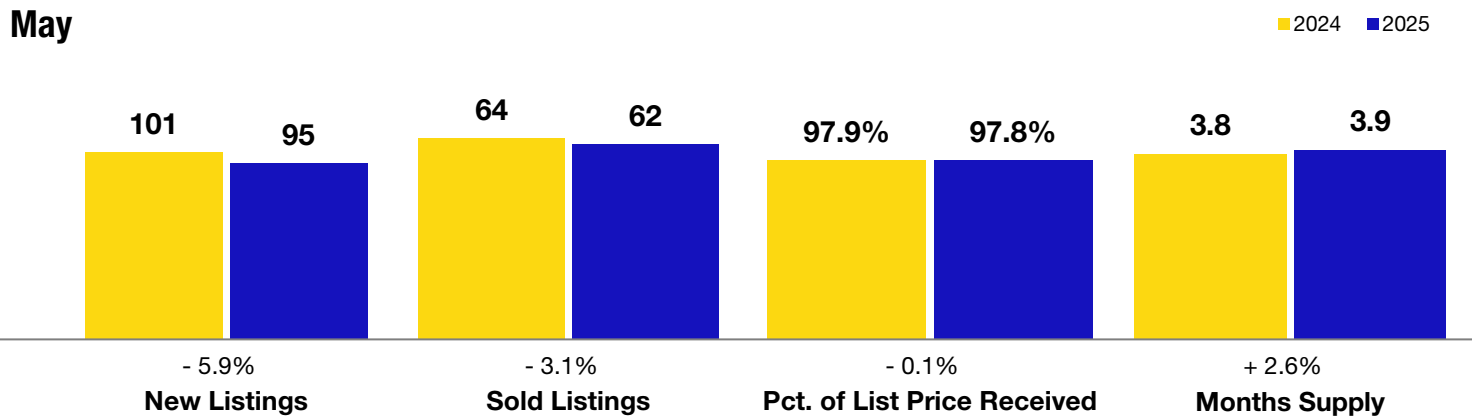


## Montrose County

10780

Key Metrics	May			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 05-2024	Thru 05-2025	Percent Change from Previous Year
New Listings	101	95	- 5.9%	418	408	- 2.4%
Sold Listings	64	62	- 3.1%	251	258	+ 2.8%
Median Sales Price*	\$467,500	<b>\$456,000</b>	- 2.5%	\$420,000	<b>\$449,050</b>	+ 6.9%
Average Sales Price*	\$518,767	<b>\$525,602</b>	+ 1.3%	\$463,490	<b>\$504,993</b>	+ 9.0%
Percent of List Price Received*	97.9%	<b>97.8%</b>	- 0.1%	97.8%	<b>97.6%</b>	- 0.2%
Days on Market Until Sale	106	<b>79</b>	- 25.5%	112	<b>103</b>	- 8.0%
Cumulative Days on Market Until Sale	112	<b>107</b>	- 4.5%	116	<b>121</b>	+ 4.3%
Inventory of Homes for Sale	211	<b>220</b>	+ 4.3%	--	--	--
Months Supply of Inventory	3.8	<b>3.9</b>	+ 2.6%	--	--	--

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



## Historical Median Sales Price

Rolling 12-Month Calculation

