

# Local Market Update for October 2024

A Research Tool Provided by the Colorado Association of REALTORS®

## Montrose County

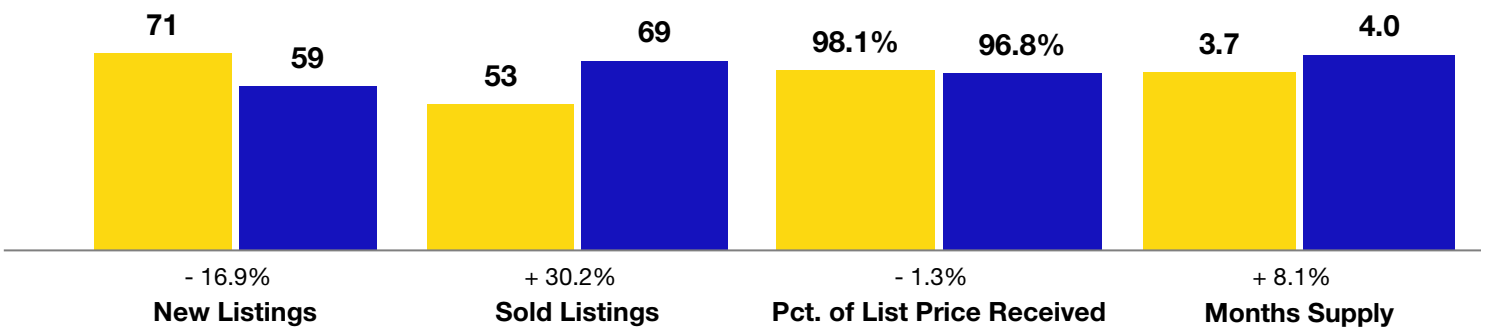
10780

| Key Metrics                          | October   |                  |                                   | Year to Date |                  |                                   |
|--------------------------------------|-----------|------------------|-----------------------------------|--------------|------------------|-----------------------------------|
|                                      | 2023      | 2024             | Percent Change from Previous Year | Thru 10-2023 | Thru 10-2024     | Percent Change from Previous Year |
| New Listings                         | 71        | 59               | - 16.9%                           | 814          | 869              | + 6.8%                            |
| Sold Listings                        | 53        | 69               | + 30.2%                           | 586          | 581              | - 0.9%                            |
| Median Sales Price*                  | \$388,000 | <b>\$425,000</b> | + 9.5%                            | \$406,250    | <b>\$449,150</b> | + 10.6%                           |
| Average Sales Price*                 | \$432,024 | <b>\$484,405</b> | + 12.1%                           | \$444,819    | <b>\$489,544</b> | + 10.1%                           |
| Percent of List Price Received*      | 98.1%     | <b>96.8%</b>     | - 1.3%                            | 98.2%        | <b>98.0%</b>     | - 0.2%                            |
| Days on Market Until Sale            | 86        | <b>95</b>        | + 10.5%                           | 88           | <b>104</b>       | + 18.2%                           |
| Cumulative Days on Market Until Sale | 101       | <b>97</b>        | - 4.0%                            | 95           | <b>110</b>       | + 15.8%                           |
| Inventory of Homes for Sale          | 210       | <b>223</b>       | + 6.2%                            | --           | --               | --                                |
| Months Supply of Inventory           | 3.7       | <b>4.0</b>       | + 8.1%                            | --           | --               | --                                |

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

### October

■ 2023 ■ 2024



### Historical Median Sales Price Rolling 12-Month Calculation

— CREN —  
— Montrose County —

