

Local Market Update for February 2025

A Research Tool Provided by the Colorado Association of REALTORS®

Montrose County

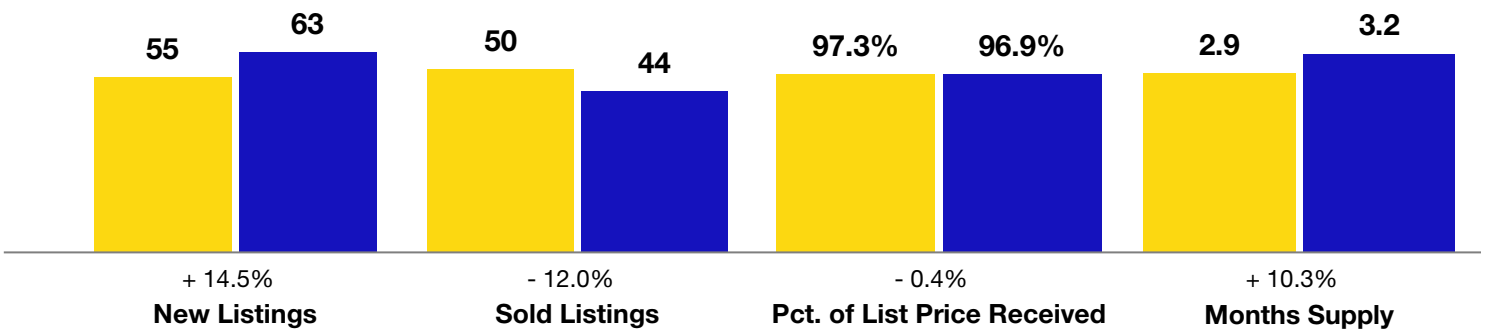
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Key Metrics	February			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 02-2025	Percent Change from Previous Year
New Listings	55	63	+ 14.5%	119	142	+ 19.3%
Sold Listings	50	44	- 12.0%	72	89	+ 23.6%
Median Sales Price*	\$413,900	\$448,250	+ 8.3%	\$399,500	\$451,000	+ 12.9%
Average Sales Price*	\$469,739	\$486,627	+ 3.6%	\$432,615	\$508,438	+ 17.5%
Percent of List Price Received*	97.3%	96.9%	- 0.4%	96.9%	97.2%	+ 0.3%
Days on Market Until Sale	113	132	+ 16.8%	122	122	0.0%
Cumulative Days on Market Until Sale	116	170	+ 46.6%	127	147	+ 15.7%
Inventory of Homes for Sale	159	182	+ 14.5%	--	--	--
Months Supply of Inventory	2.9	3.2	+ 10.3%	--	--	--

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

February

■ 2024 ■ 2025



Historical Median Sales Price Rolling 12-Month Calculation

CREN —
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