

Local Market Update for January 2026

A Research Tool Provided by the Colorado Association of REALTORS®

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

CREN
integrated solutions

Montrose County

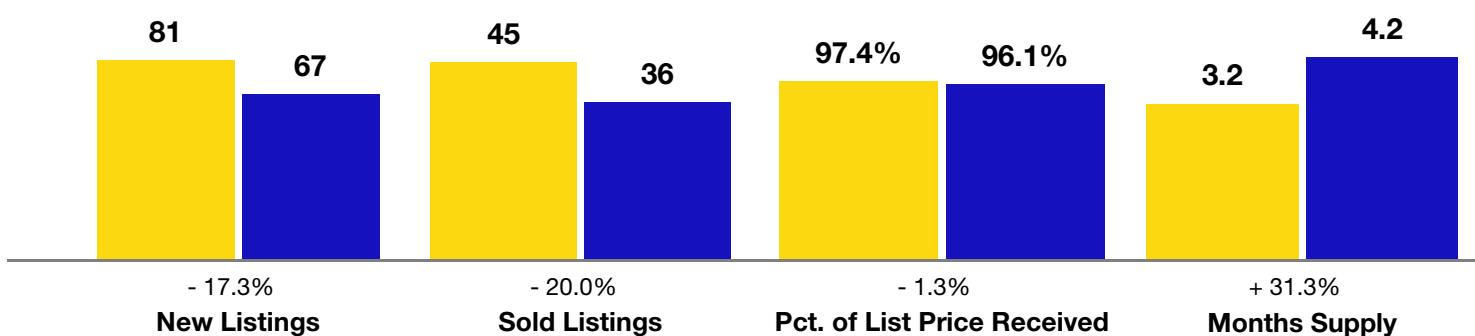
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Key Metrics	January			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 01-2025	Thru 01-2026	Percent Change from Previous Year
New Listings	81	67	- 17.3%	81	67	- 17.3%
Sold Listings	45	36	- 20.0%	45	36	- 20.0%
Median Sales Price*	\$465,000	\$420,500	- 9.6%	\$465,000	\$420,500	- 9.6%
Average Sales Price*	\$529,764	\$507,522	- 4.2%	\$529,764	\$507,522	- 4.2%
Percent of List Price Received*	97.4%	96.1%	- 1.3%	97.4%	96.1%	- 1.3%
Days on Market Until Sale	112	107	- 4.5%	112	107	- 4.5%
Cumulative Days on Market Until Sale	124	141	+ 13.7%	124	141	+ 13.7%
Inventory of Homes for Sale	186	232	+ 24.7%	--	--	--
Months Supply of Inventory	3.2	4.2	+ 31.3%	--	--	--

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

January

2025 2026



Historical Median Sales Price Rolling 12-Month Calculation

CREN –
Montrose County –

