

# 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



## Montrose County

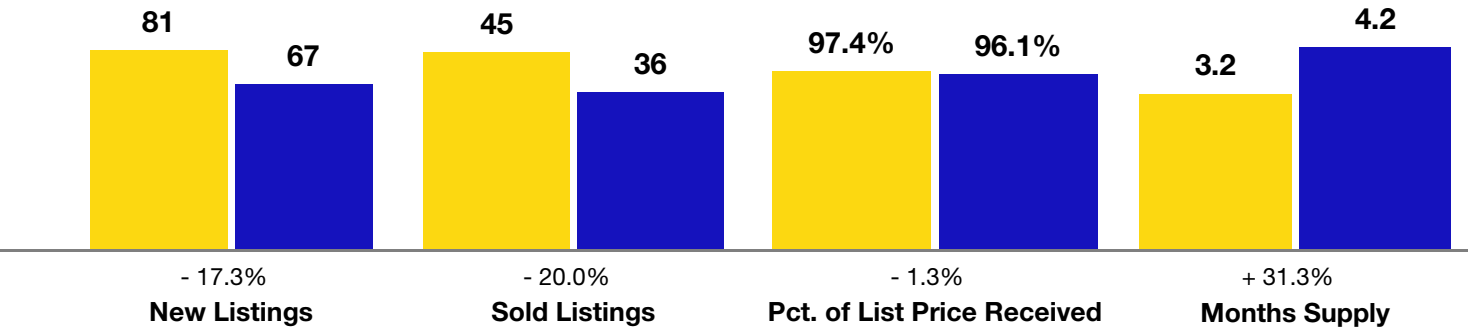
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Key Metrics	January			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 01-2025	Thru 01-2026	Percent Change from Previous Year
New Listings	81	67	- 17.3%	81	67	- 17.3%
Sold Listings	45	36	- 20.0%	45	36	- 20.0%
Median Sales Price*	\$465,000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

