

Local Market Update for July 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

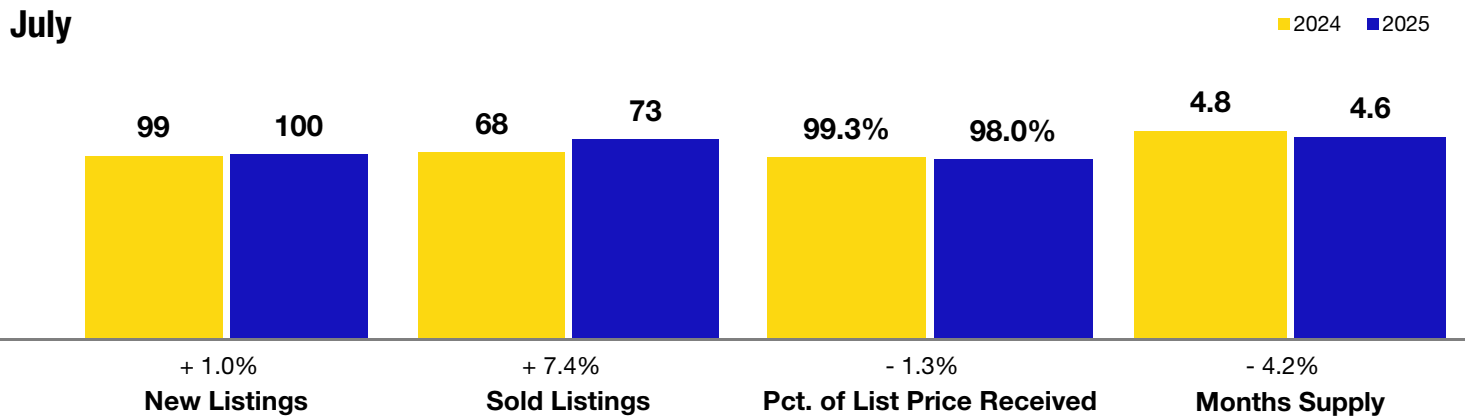


Montrose County

10780

Key Metrics	July			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 07-2024	Thru 07-2025	Percent Change from Previous Year
New Listings	99	100	+ 1.0%	627	614	- 2.1%
Sold Listings	68	73	+ 7.4%	377	393	+ 4.2%
Median Sales Price*	\$460,950	\$468,400	+ 1.6%	\$435,000	\$450,750	+ 3.6%
Average Sales Price*	\$499,452	\$528,721	+ 5.9%	\$482,273	\$511,905	+ 6.1%
Percent of List Price Received*	99.3%	98.0%	- 1.3%	98.2%	97.7%	- 0.5%
Days on Market Until Sale	92	97	+ 5.4%	110	102	- 7.3%
Cumulative Days on Market Until Sale	98	103	+ 5.1%	114	116	+ 1.8%
Inventory of Homes for Sale	255	265	+ 3.9%	--	--	--
Months Supply of Inventory	4.8	4.6	- 4.2%	--	--	--

* 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

