Local Market Update – September 2026

A Research Tool Provided by Colorado Real Estate Network

Montrose County

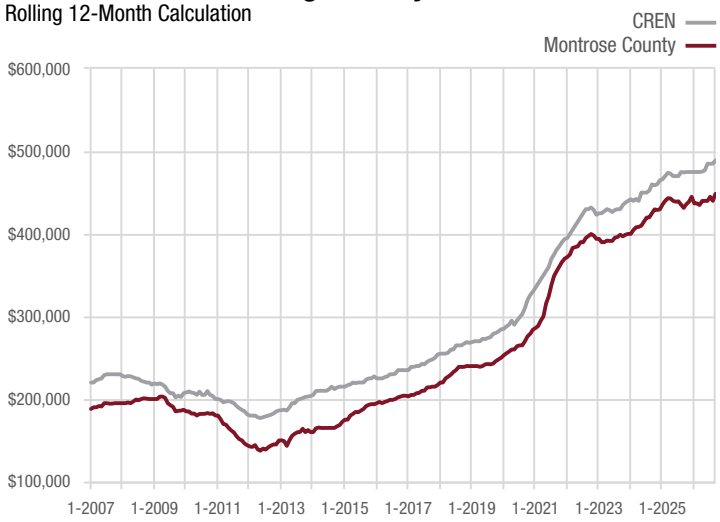
Single Family	September			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 9-2025**	**Thru 9-2026**	**% Change**
New Listings	75	**67**	- 10.7%	695	**722**	+ 3.9%
Pending Sales	56	**36**	- 35.7%	430	**396**	- 7.9%
Closed Sales	60	**45**	- 25.0%	412	**389**	- 5.6%
Days on Market Until Sale	94	**141**	+ 50.0%	101	**116**	+ 14.9%
Median Sales Price*	$419,500	**$459,000**	+ 9.4%	$443,000	**$440,000**	- 0.7%
Average Sales Price*	$427,491	**$528,366**	+ 23.6%	$468,211	**$498,639**	+ 6.5%
Percent of List Price Received*	97.0%	**97.0%**	0.0%	97.4%	**97.2%**	- 0.2%
Inventory of Homes for Sale	283	**351**	+ 24.0%	—	**—**	—
Months Supply of Inventory	6.2	**8.2**	+ 32.3%	—	**—**	—

Townhouse/Condo	September			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 9-2025**	**Thru 9-2026**	**% Change**
New Listings	16	**16**	0.0%	136	**116**	- 14.7%
Pending Sales	18	**8**	- 55.6%	87	**61**	- 29.9%
Closed Sales	6	**8**	+ 33.3%	74	**60**	- 18.9%
Days on Market Until Sale	52	**175**	+ 236.5%	116	**118**	+ 1.7%
Median Sales Price*	$378,450	**$359,950**	- 4.9%	$417,500	**$417,450**	- 0.0%
Average Sales Price*	$384,400	**$390,499**	+ 1.6%	$510,425	**$455,651**	- 10.7%
Percent of List Price Received*	98.7%	**95.7%**	- 3.0%	97.7%	**96.8%**	- 0.9%
Inventory of Homes for Sale	47	**60**	+ 27.7%	—	**—**	—
Months Supply of Inventory	5.6	**9.1**	+ 62.5%	—	**—**	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

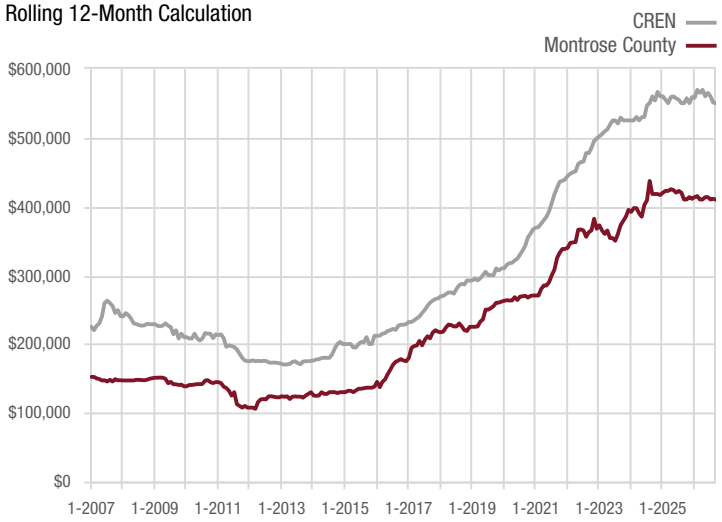
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.

Current as of October 5, 2026. All data from Colorado Real Estate Network and REcolorado. Report © 2026 ShowingTime Plus, LLC.