

Montrose 81401

ZIP code · CO · Colorado > Montrose County > Montrose

BALANCED MARKET

\$429K

MEDIAN SALE PRICE

+1.0%

1-YR CHANGE

464

SALES (12 MO)

\$442K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 53 / 100



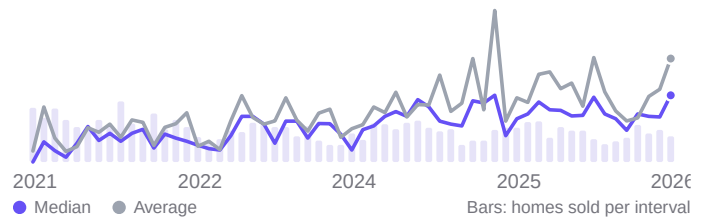
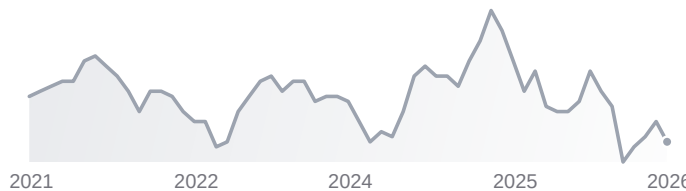
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

53 / 100

Sale prices

Median \$459K · Average \$536K

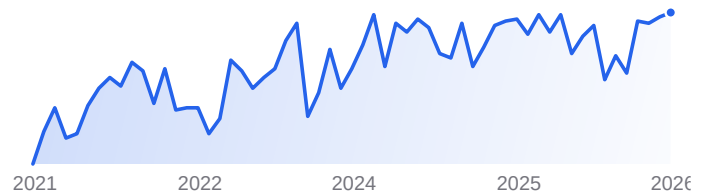
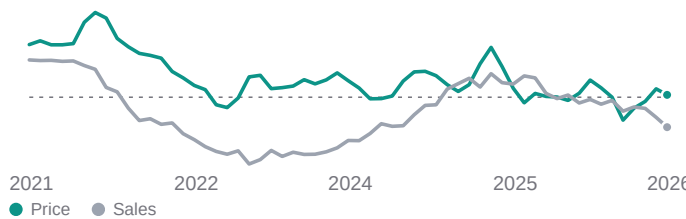


Growth (year over year)

Price +1.0% · Sales -12.9%

Price per square foot

\$279/ft²

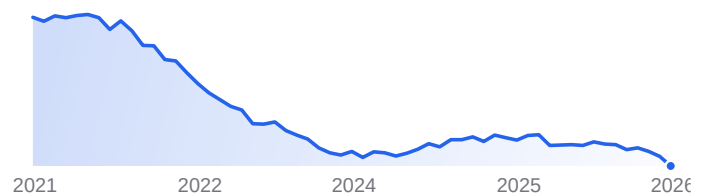
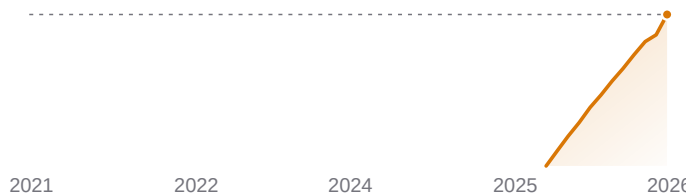


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

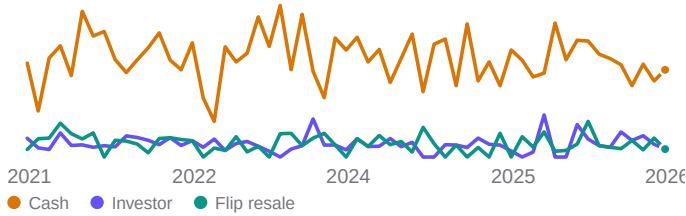
5.1%



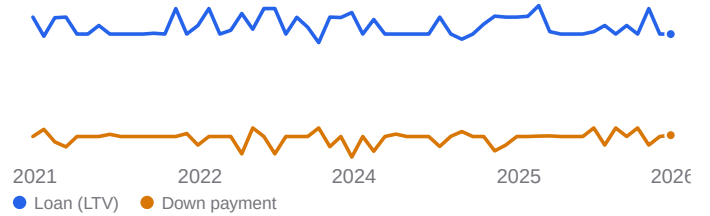
BUYERS & OUTCOMES

Buyer mix

Cash 31% · Investor 2.8% · Flip resale 2.8%

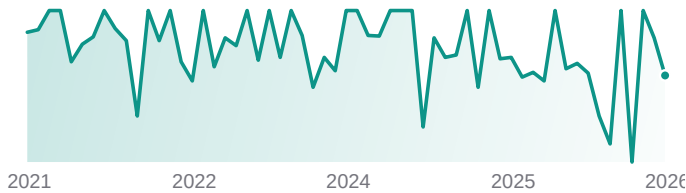


Financing (share of purchase price) Loan (LTV) 80% · Down payment 21%



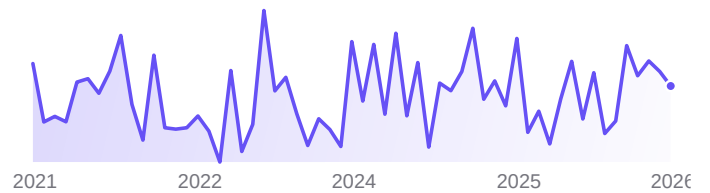
Sellers who sold at a gain

92%



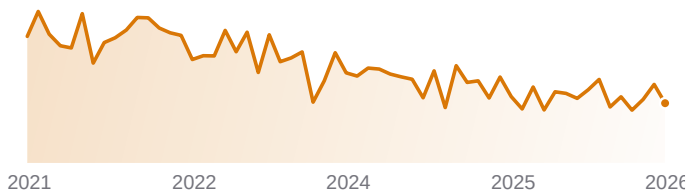
Typical hold before selling

5.2 yrs



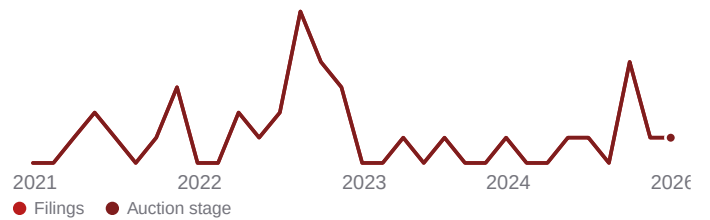
Median annualized return at resale

+5.7%



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	9,134
Median value (AVM)	\$442K
Median size	1,645 ft²
Median bedrooms	3
Median year built	1996
Single family	84%
Condos	1.1%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	68%
Underwater (LTV 125% or more)	1.3%
Owner occupied	71%
Company owned	17%
Median loan-to-value	33%

Typical ownership tenure

10.3 yrs

COMMUNITY

Population	24,631
Density	128 / mi²
Median household income	\$65K
Average household income	\$83K
Crime index (US avg 100)	101
Air pollution index (US avg 100)	96
Earthquake index (US avg 100)	128
Homes occupied	93%
Bachelor's or higher	21%
Poverty rate	11.2%
Unemployment	1.2%
Average temp	45°F
Annual precip	14 in
Sunshine	81%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.