

# Local Market Update – January 2026

A RESEARCH TOOL PROVIDED BY MINNEAPOLIS AREA REALTORS®



## Montrose

**+ 40.0%**

**+ 33.3%**

**- 23.9%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

### January

### Rolling 12 Months

	2025	2026	+ / -	2025	2026	+ / -
New Listings	5	7	+ 40.0%	79	118	+ 49.4%
Closed Sales	3	4	+ 33.3%	68	73	+ 7.4%
Median Sales Price*	\$335,000	<b>\$255,000</b>	-23.9%	\$323,900	<b>\$325,000</b>	+ 0.3%
Average Sales Price*	\$351,933	<b>\$238,125</b>	-32.3%	\$334,878	<b>\$326,481</b>	-2.5%
Price Per Square Foot*	\$157	<b>\$188</b>	+ 19.5%	\$176	<b>\$172</b>	-2.5%
Percent of Original List Price Received*	102.0%	<b>101.4%</b>	-0.6%	99.2%	<b>98.1%</b>	-1.1%
Days on Market Until Sale	21	<b>16</b>	-23.8%	37	<b>40</b>	+ 8.1%
Inventory of Homes for Sale	13	<b>23</b>	+ 76.9%	--	--	--
Months Supply of Inventory	2.5	<b>3.4</b>	+ 36.0%	--	--	--

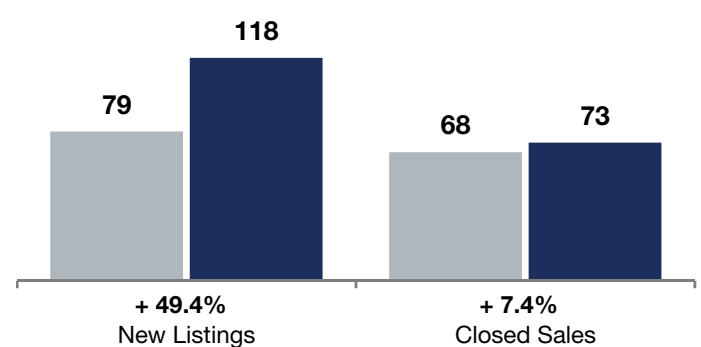
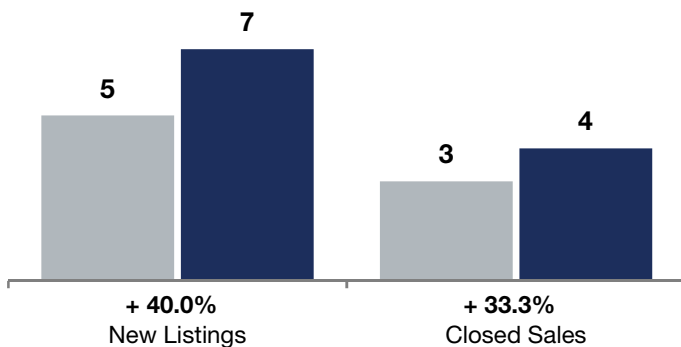
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### January

■ 2025 ■ 2026

### Rolling 12 Months

■ 2025 ■ 2026



## Change in Median Sales Price from Prior Year (6-Month Average)\*\*

16-County Twin Cities Region

Montrose



\*\* Each dot represents the change in median sales price from the prior year using a 6-month weighted average. This means that each of the 6 months used in a dot are proportioned according to their share of sales during that period.