

Local Market Update for February 2024

A Research Tool Provided by the Colorado Association of REALTORS®

Make Sure Your Agent is a REALTOR®

Not all agents are the same!



Ouray County

Contact the Montrose Association of REALTORS® for more detailed local statistics or to find a REALTOR® in the area.

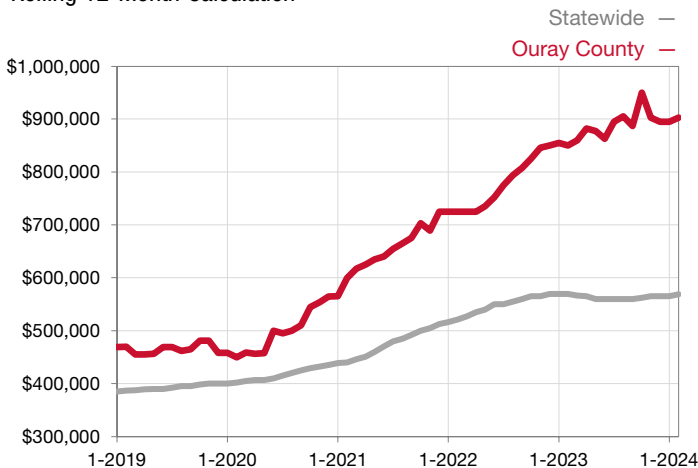
Single Family	February			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
Key Metrics						
New Listings	4	10	+ 150.0%	9	19	+ 111.1%
Sold Listings	2	5	+ 150.0%	7	10	+ 42.9%
Median Sales Price*	\$782,500	\$1,125,000	+ 43.8%	\$950,000	\$1,133,950	+ 19.4%
Average Sales Price*	\$782,500	\$1,510,800	+ 93.1%	\$1,140,286	\$1,308,090	+ 14.7%
Percent of List Price Received*	99.5%	95.0%	- 4.5%	94.3%	96.5%	+ 2.3%
Days on Market Until Sale	62	106	+ 71.0%	100	102	+ 2.0%
Inventory of Homes for Sale	27	39	+ 44.4%	--	--	--
Months Supply of Inventory	3.5	6.3	+ 80.0%	--	--	--

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse/Condo	February			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
Key Metrics						
New Listings	1	2	+ 100.0%	7	4	- 42.9%
Sold Listings	1	3	+ 200.0%	1	3	+ 200.0%
Median Sales Price*	\$485,000	\$625,000	+ 28.9%	\$485,000	\$625,000	+ 28.9%
Average Sales Price*	\$485,000	\$740,833	+ 52.7%	\$485,000	\$740,833	+ 52.7%
Percent of List Price Received*	97.5%	94.2%	- 3.4%	97.5%	94.2%	- 3.4%
Days on Market Until Sale	111	110	- 0.9%	111	110	- 0.9%
Inventory of Homes for Sale	12	10	- 16.7%	--	--	--
Months Supply of Inventory	6.0	5.4	- 10.0%	--	--	--

* Does not account for seller concessions and/or down payment assistance. | Activity for one month 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

