

Local Market Update for April 2024

A Research Tool Provided by the Colorado Association of REALTORS®

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Ouray County

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

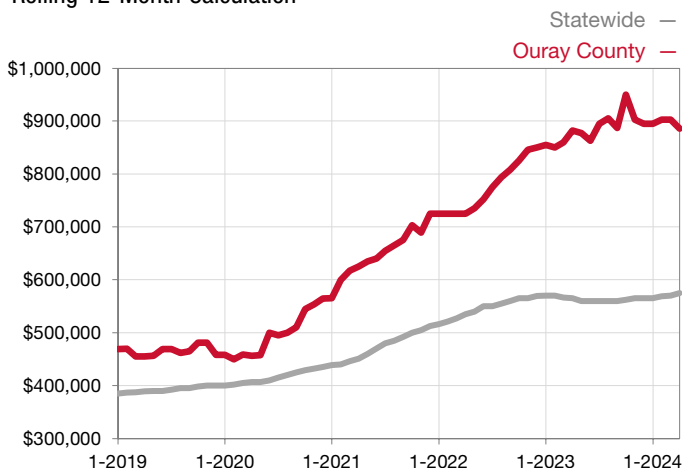
Single Family	April			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
New Listings	13	11	- 15.4%	30	44	+ 46.7%
Sold Listings	6	6	0.0%	14	19	+ 35.7%
Median Sales Price*	\$932,500	\$849,000	- 9.0%	\$932,500	\$891,450	- 4.4%
Average Sales Price*	\$1,009,783	\$1,136,217	+ 12.5%	\$1,033,264	\$1,240,771	+ 20.1%
Percent of List Price Received*	94.4%	98.9%	+ 4.8%	92.5%	97.6%	+ 5.5%
Days on Market Until Sale	170	68	- 60.0%	132	87	- 34.1%
Inventory of Homes for Sale	37	44	+ 18.9%	--	--	--
Months Supply of Inventory	4.8	6.9	+ 43.8%	--	--	--

* 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	April			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
New Listings	2	0	- 100.0%	10	5	- 50.0%
Sold Listings	1	0	- 100.0%	4	4	0.0%
Median Sales Price*	\$930,000	\$0	- 100.0%	\$770,000	\$623,500	- 19.0%
Average Sales Price*	\$930,000	\$0	- 100.0%	\$750,000	\$711,125	- 5.2%
Percent of List Price Received*	98.4%	0.0%	- 100.0%	97.4%	93.9%	- 3.6%
Days on Market Until Sale	422	0	- 100.0%	207	157	- 24.2%
Inventory of Homes for Sale	13	5	- 61.5%	--	--	--
Months Supply of Inventory	7.2	2.7	- 62.5%	--	--	--

* 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

