

Local Market Update for May 2024

A Research Tool Provided by the Colorado Association of REALTORS®

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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.

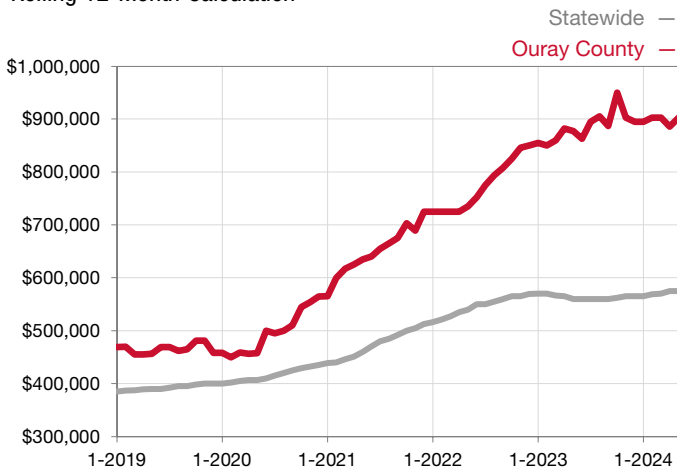
Single Family	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
Key Metrics						
New Listings	21	33	+ 57.1%	51	77	+ 51.0%
Sold Listings	1	3	+ 200.0%	15	22	+ 46.7%
Median Sales Price*	\$765,500	\$2,075,000	+ 171.1%	\$915,000	\$1,133,950	+ 23.9%
Average Sales Price*	\$765,500	\$1,933,333	+ 152.6%	\$1,015,413	\$1,335,211	+ 31.5%
Percent of List Price Received*	95.7%	90.5%	- 5.4%	92.7%	96.7%	+ 4.3%
Days on Market Until Sale	58	125	+ 115.5%	127	92	- 27.6%
Inventory of Homes for Sale	48	59	+ 22.9%	--	--	--
Months Supply of Inventory	6.8	9.1	+ 33.8%	--	--	--

* 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	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
Key Metrics						
New Listings	0	2	--	10	7	- 30.0%
Sold Listings	0	0	--	4	4	0.0%
Median Sales Price*	\$0	\$0	--	\$770,000	\$623,500	- 19.0%
Average Sales Price*	\$0	\$0	--	\$750,000	\$711,125	- 5.2%
Percent of List Price Received*	0.0%	0.0%	--	97.4%	93.9%	- 3.6%
Days on Market Until Sale	0	0	--	207	157	- 24.2%
Inventory of Homes for Sale	11	7	- 36.4%	--	--	--
Months Supply of Inventory	6.5	3.8	- 41.5%	--	--	--

* 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

