

# Local Market Update for June 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.

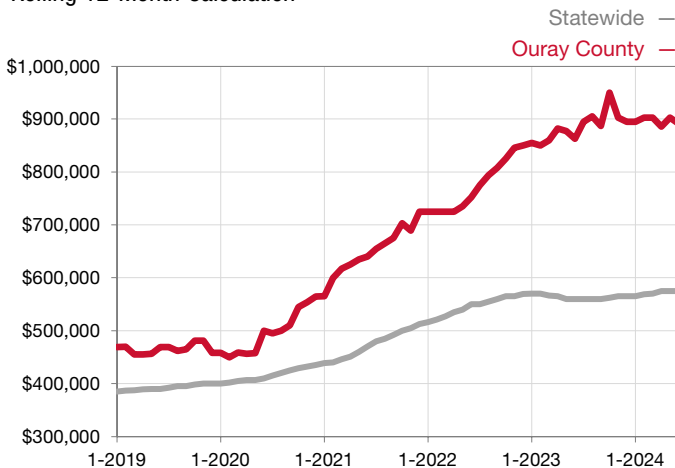
Single Family	June			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 06-2023	Thru 06-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	20	28	+ 40.0%	71	105	+ 47.9%
Sold Listings	11	8	- 27.3%	26	30	+ 15.4%
Median Sales Price*	\$860,000	<b>\$769,500</b>	- 10.5%	\$887,275	<b>\$885,725</b>	- 0.2%
Average Sales Price*	\$1,080,455	<b>\$826,125</b>	- 23.5%	\$1,042,931	<b>\$1,199,455</b>	+ 15.0%
Percent of List Price Received*	96.5%	<b>97.2%</b>	+ 0.7%	94.3%	<b>96.8%</b>	+ 2.7%
Days on Market Until Sale	121	<b>76</b>	- 37.2%	125	<b>88</b>	- 29.6%
Inventory of Homes for Sale	55	<b>77</b>	+ 40.0%	--	--	--
Months Supply of Inventory	7.9	<b>12.3</b>	+ 55.7%	--	--	--

\* 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	June			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 06-2023	Thru 06-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	5	2	- 60.0%	15	9	- 40.0%
Sold Listings	1	0	- 100.0%	5	4	- 20.0%
Median Sales Price*	\$975,000	<b>\$0</b>	- 100.0%	\$930,000	<b>\$623,500</b>	- 33.0%
Average Sales Price*	\$975,000	<b>\$0</b>	- 100.0%	\$795,000	<b>\$711,125</b>	- 10.6%
Percent of List Price Received*	100.0%	<b>0.0%</b>	- 100.0%	97.9%	<b>93.9%</b>	- 4.1%
Days on Market Until Sale	10	0	- 100.0%	167	<b>157</b>	- 6.0%
Inventory of Homes for Sale	13	9	- 30.8%	--	--	--
Months Supply of Inventory	8.7	<b>4.5</b>	- 48.3%	--	--	--

\* 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

