

Local Market Update for July 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.

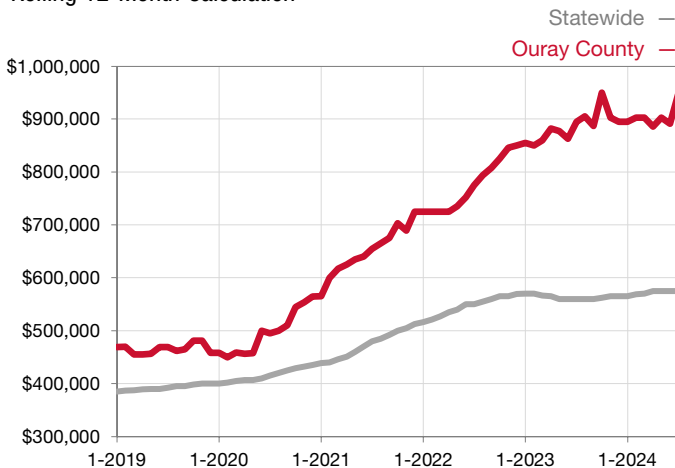
Single Family	July			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 07-2023	Thru 07-2024	Percent Change from Previous Year
Key Metrics						
New Listings	18	26	+ 44.4%	89	132	+ 48.3%
Sold Listings	6	8	+ 33.3%	32	38	+ 18.8%
Median Sales Price*	\$826,000	\$1,672,500	+ 102.5%	\$877,275	\$1,133,950	+ 29.3%
Average Sales Price*	\$986,167	\$2,063,000	+ 109.2%	\$1,032,288	\$1,381,254	+ 33.8%
Percent of List Price Received*	93.6%	95.6%	+ 2.1%	94.2%	96.6%	+ 2.5%
Days on Market Until Sale	159	136	- 14.5%	131	98	- 25.2%
Inventory of Homes for Sale	62	88	+ 41.9%	--	--	--
Months Supply of Inventory	9.8	13.7	+ 39.8%	--	--	--

* 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	July			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 07-2023	Thru 07-2024	Percent Change from Previous Year
Key Metrics						
New Listings	1	1	0.0%	16	10	- 37.5%
Sold Listings	1	0	- 100.0%	6	4	- 33.3%
Median Sales Price*	\$360,000	\$0	- 100.0%	\$770,000	\$623,500	- 19.0%
Average Sales Price*	\$360,000	\$0	- 100.0%	\$722,500	\$711,125	- 1.6%
Percent of List Price Received*	98.6%	0.0%	- 100.0%	98.1%	93.9%	- 4.3%
Days on Market Until Sale	147	0	- 100.0%	164	157	- 4.3%
Inventory of Homes for Sale	14	7	- 50.0%	--	--	--
Months Supply of Inventory	9.3	3.1	- 66.7%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation

