

# Local Market Update for August 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.

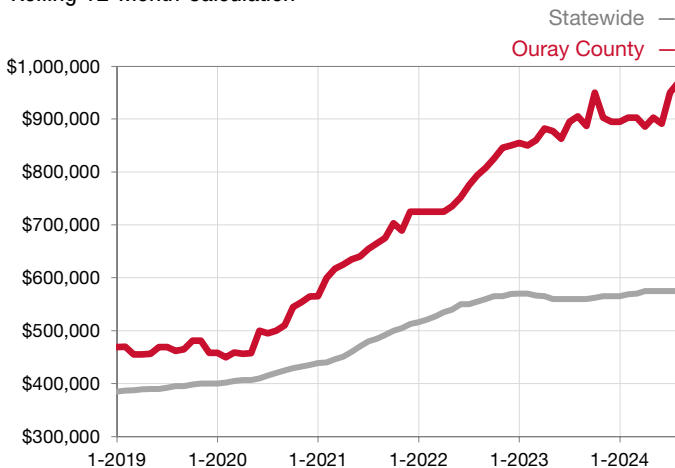
Single Family	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	12	11	- 8.3%	101	143	+ 41.6%
Sold Listings	10	8	- 20.0%	42	46	+ 9.5%
Median Sales Price*	\$800,000	<b>\$1,134,500</b>	+ 41.8%	\$867,500	<b>\$1,133,950</b>	+ 30.7%
Average Sales Price*	\$890,750	<b>\$1,451,313</b>	+ 62.9%	\$998,588	<b>\$1,393,438</b>	+ 39.5%
Percent of List Price Received*	96.9%	<b>93.8%</b>	- 3.2%	94.8%	<b>96.1%</b>	+ 1.4%
Days on Market Until Sale	116	<b>70</b>	- 39.7%	127	<b>93</b>	- 26.8%
Inventory of Homes for Sale	59	<b>83</b>	+ 40.7%	--	--	--
Months Supply of Inventory	9.4	<b>13.3</b>	+ 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.

Townhouse/Condo	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	5	0	- 100.0%	21	10	- 52.4%
Sold Listings	0	0	--	6	4	- 33.3%
Median Sales Price*	\$0	<b>\$0</b>	--	\$770,000	<b>\$623,500</b>	- 19.0%
Average Sales Price*	\$0	<b>\$0</b>	--	\$722,500	<b>\$711,125</b>	- 1.6%
Percent of List Price Received*	0.0%	<b>0.0%</b>	--	98.1%	<b>93.9%</b>	- 4.3%
Days on Market Until Sale	0	0	--	164	157	- 4.3%
Inventory of Homes for Sale	16	7	- 56.3%	--	--	--
Months Supply of Inventory	12.0	<b>3.1</b>	- 74.2%	--	--	--

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Median Sales Price – Single Family  
Rolling 12-Month Calculation



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

