

Local Market Update for September 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.

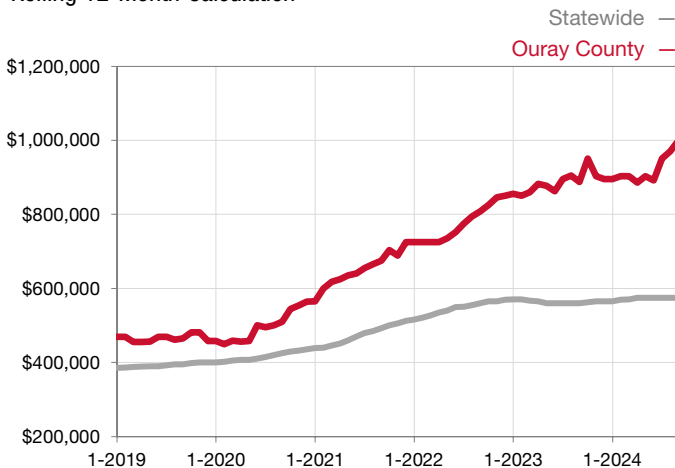
Single Family	September			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 09-2023	Thru 09-2024	Percent Change from Previous Year
Key Metrics						
New Listings	16	16	0.0%	117	159	+ 35.9%
Sold Listings	7	7	0.0%	49	53	+ 8.2%
Median Sales Price*	\$910,000	\$1,000,000	+ 9.9%	\$875,000	\$1,100,000	+ 25.7%
Average Sales Price*	\$980,714	\$1,000,143	+ 2.0%	\$996,035	\$1,341,493	+ 34.7%
Percent of List Price Received*	92.1%	93.1%	+ 1.1%	94.5%	95.7%	+ 1.3%
Days on Market Until Sale	82	109	+ 32.9%	121	95	- 21.5%
Inventory of Homes for Sale	61	85	+ 39.3%	--	--	--
Months Supply of Inventory	10.6	13.6	+ 28.3%	--	--	--

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

Townhouse/Condo	September			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 09-2023	Thru 09-2024	Percent Change from Previous Year
Key Metrics						
New Listings	0	0	--	21	11	- 47.6%
Sold Listings	0	2	--	6	6	0.0%
Median Sales Price*	\$0	\$867,000	--	\$770,000	\$687,000	- 10.8%
Average Sales Price*	\$0	\$867,000	--	\$722,500	\$763,083	+ 5.6%
Percent of List Price Received*	0.0%	96.9%	--	98.1%	94.9%	- 3.3%
Days on Market Until Sale	0	68	--	164	127	- 22.6%
Inventory of Homes for Sale	12	6	- 50.0%	--	--	--
Months Supply of Inventory	8.7	2.7	- 69.0%	--	--	--

* 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

