

Local Market Update for October 2024

A Research Tool Provided by the Colorado Association of REALTORS®

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Your Agent is a REALTOR®

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are the same!



Ouray County

Contact the Montrose Association of REALTORS® for more detailed local statistics or to find a REALTOR® in the area.

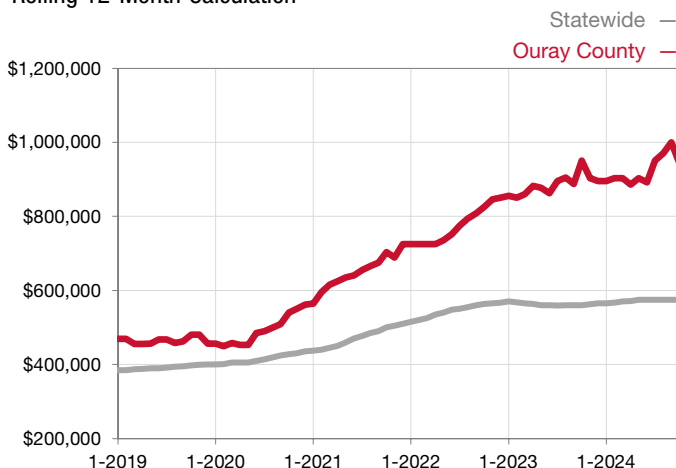
Single Family	October			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
New Listings	10	5	- 50.0%	127	163	+ 28.3%
Sold Listings	11	10	- 9.1%	60	63	+ 5.0%
Median Sales Price*	\$1,200,000	\$896,250	- 25.3%	\$912,500	\$1,041,000	+ 14.1%
Average Sales Price*	\$1,320,955	\$922,292	- 30.2%	\$1,055,603	\$1,274,860	+ 20.8%
Percent of List Price Received*	96.4%	94.8%	- 1.7%	94.8%	95.6%	+ 0.8%
Days on Market Until Sale	132	149	+ 12.9%	124	104	- 16.1%
Inventory of Homes for Sale	57	83	+ 45.6%	--	--	--
Months Supply of Inventory	9.8	13.5	+ 37.8%	--	--	--

* 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	October			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
New Listings	0	3	--	21	14	- 33.3%
Sold Listings	4	0	- 100.0%	10	6	- 40.0%
Median Sales Price*	\$697,000	\$0	- 100.0%	\$709,500	\$687,000	- 3.2%
Average Sales Price*	\$715,250	\$0	- 100.0%	\$719,600	\$763,083	+ 6.0%
Percent of List Price Received*	97.1%	0.0%	- 100.0%	97.7%	94.9%	- 2.9%
Days on Market Until Sale	192	0	- 100.0%	175	127	- 27.4%
Inventory of Homes for Sale	12	8	- 33.3%	--	--	--
Months Supply of Inventory	6.9	4.6	- 33.3%	--	--	--

* 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

