

Local Market Update for November 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.

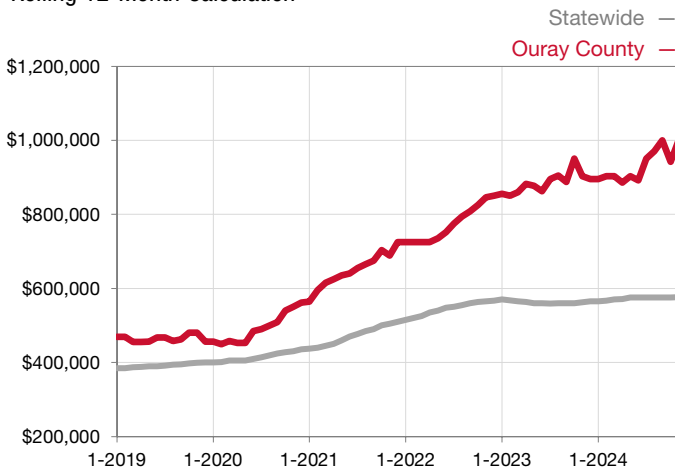
Single Family	November			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 11-2023	Thru 11-2024	Percent Change from Previous Year
Key Metrics						
New Listings	6	8	+ 33.3%	133	172	+ 29.3%
Sold Listings	8	5	- 37.5%	68	68	0.0%
Median Sales Price*	\$717,500	\$950,000	+ 32.4%	\$902,500	\$1,020,500	+ 13.1%
Average Sales Price*	\$875,500	\$1,115,000	+ 27.4%	\$1,034,415	\$1,263,106	+ 22.1%
Percent of List Price Received*	86.8%	93.7%	+ 7.9%	93.9%	95.4%	+ 1.6%
Days on Market Until Sale	202	73	- 63.9%	134	101	- 24.6%
Inventory of Homes for Sale	52	71	+ 36.5%	--	--	--
Months Supply of Inventory	8.9	12.0	+ 34.8%	--	--	--

* 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	November			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 11-2023	Thru 11-2024	Percent Change from Previous Year
Key Metrics						
New Listings	1	6	+ 500.0%	22	20	- 9.1%
Sold Listings	0	1	--	10	7	- 30.0%
Median Sales Price*	\$0	\$715,000	--	\$709,500	\$715,000	+ 0.8%
Average Sales Price*	\$0	\$715,000	--	\$719,600	\$756,214	+ 5.1%
Percent of List Price Received*	0.0%	98.1%	--	97.7%	95.3%	- 2.5%
Days on Market Until Sale	0	42	--	175	115	- 34.3%
Inventory of Homes for Sale	12	10	- 16.7%	--	--	--
Months Supply of Inventory	7.0	6.3	- 10.0%	--	--	--

* 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

