

# Local Market Update for December 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.

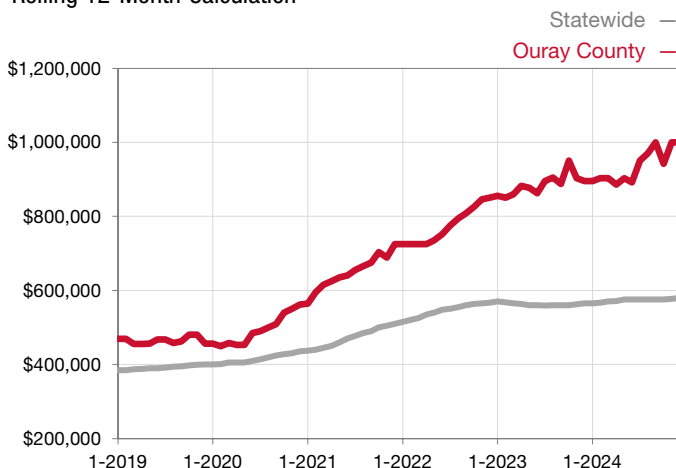
Single Family	December			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
New Listings	1	4	+ 300.0%	134	175	+ 30.6%
Sold Listings	3	7	+ 133.3%	71	75	+ 5.6%
Median Sales Price*	\$700,000	\$980,000	+ 40.0%	\$895,000	\$1,000,000	+ 11.7%
Average Sales Price*	\$970,000	\$1,088,961	+ 12.3%	\$1,031,693	\$1,246,852	+ 20.9%
Percent of List Price Received*	95.2%	86.6%	- 9.0%	93.9%	94.6%	+ 0.7%
Days on Market Until Sale	116	248	+ 113.8%	133	115	- 13.5%
Inventory of Homes for Sale	41	57	+ 39.0%	--	--	--
Months Supply of Inventory	6.9	9.1	+ 31.9%	--	--	--

\* 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	December			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
New Listings	0	6	--	22	26	+ 18.2%
Sold Listings	1	0	- 100.0%	11	7	- 36.4%
Median Sales Price*	\$324,000	\$0	- 100.0%	\$610,000	\$715,000	+ 17.2%
Average Sales Price*	\$324,000	\$0	- 100.0%	\$683,636	\$756,214	+ 10.6%
Percent of List Price Received*	98.5%	0.0%	- 100.0%	97.8%	95.3%	- 2.6%
Days on Market Until Sale	126	0	- 100.0%	171	115	- 32.7%
Inventory of Homes for Sale	11	12	+ 9.1%	--	--	--
Months Supply of Inventory	7.0	6.9	- 1.4%	--	--	--

\* 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

