

# Local Market Update for January 2025

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.

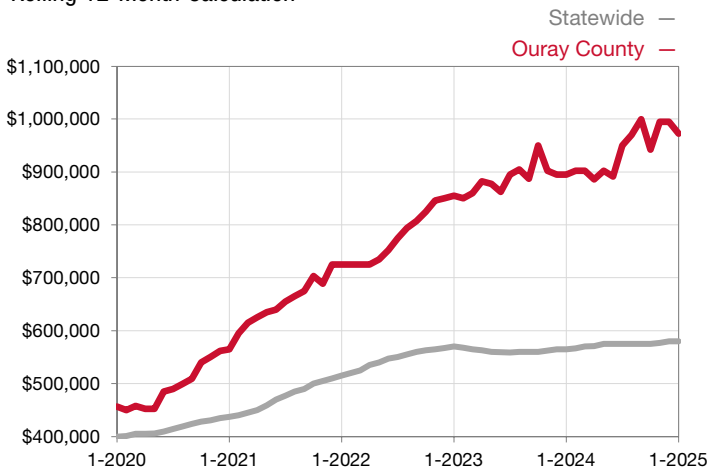
Single Family	January			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	10	8	- 20.0%	10	8	- 20.0%
Sold Listings	5	7	+ 40.0%	5	7	+ 40.0%
Median Sales Price*	\$1,142,900	<b>\$950,000</b>	- 16.9%	\$1,142,900	<b>\$950,000</b>	- 16.9%
Average Sales Price*	\$1,105,380	<b>\$891,300</b>	- 19.4%	\$1,105,380	<b>\$891,300</b>	- 19.4%
Percent of List Price Received*	98.1%	<b>90.1%</b>	- 8.2%	98.1%	<b>90.1%</b>	- 8.2%
Days on Market Until Sale	98	<b>202</b>	+ 106.1%	98	<b>202</b>	+ 106.1%
Inventory of Homes for Sale	42	<b>45</b>	+ 7.1%	--	--	--
Months Supply of Inventory	7.1	<b>7.1</b>	0.0%	--	--	--

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

Townhouse/Condo	January			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	2	<b>3</b>	+ 50.0%	2	<b>3</b>	+ 50.0%
Sold Listings	0	<b>1</b>	--	0	<b>1</b>	--
Median Sales Price*	\$0	<b>\$345,000</b>	--	\$0	<b>\$345,000</b>	--
Average Sales Price*	\$0	<b>\$345,000</b>	--	\$0	<b>\$345,000</b>	--
Percent of List Price Received*	0.0%	<b>96.1%</b>	--	0.0%	<b>96.1%</b>	--
Days on Market Until Sale	0	<b>768</b>	--	0	<b>768</b>	--
Inventory of Homes for Sale	10	<b>13</b>	+ 30.0%	--	--	--
Months Supply of Inventory	6.4	<b>8.1</b>	+ 26.6%	--	--	--

\* 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

