

# Local Market Update for February 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.

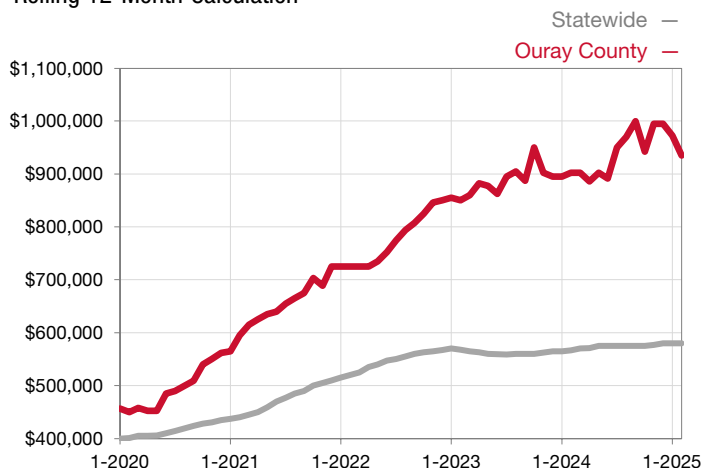
Single Family	February			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 02-2025	Percent Change from Previous Year
New Listings	11	7	- 36.4%	21	16	- 23.8%
Sold Listings	5	9	+ 80.0%	10	16	+ 60.0%
Median Sales Price*	\$1,125,000	<b>\$668,000</b>	- 40.6%	\$1,133,950	<b>\$704,000</b>	- 37.9%
Average Sales Price*	\$1,509,622	<b>\$706,667</b>	- 53.2%	\$1,307,501	<b>\$787,444</b>	- 39.8%
Percent of List Price Received*	94.8%	<b>93.2%</b>	- 1.7%	96.5%	<b>91.9%</b>	- 4.8%
Days on Market Until Sale	106	<b>165</b>	+ 55.7%	102	<b>182</b>	+ 78.4%
Inventory of Homes for Sale	41	<b>44</b>	+ 7.3%	--	--	--
Months Supply of Inventory	6.6	<b>6.6</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	February			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 02-2025	Percent Change from Previous Year
New Listings	2	4	+ 100.0%	4	7	+ 75.0%
Sold Listings	3	1	- 66.7%	3	2	- 33.3%
Median Sales Price*	\$625,000	<b>\$670,000</b>	+ 7.2%	\$625,000	<b>\$507,500</b>	- 18.8%
Average Sales Price*	\$740,833	<b>\$670,000</b>	- 9.6%	\$740,833	<b>\$507,500</b>	- 31.5%
Percent of List Price Received*	94.2%	<b>98.7%</b>	+ 4.8%	94.2%	<b>97.4%</b>	+ 3.4%
Days on Market Until Sale	110	<b>113</b>	+ 2.7%	110	<b>441</b>	+ 300.9%
Inventory of Homes for Sale	11	<b>13</b>	+ 18.2%	--	--	--
Months Supply of Inventory	5.9	<b>10.8</b>	+ 83.1%	--	--	--

\* 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

