

Local Market Update for April 2025

A Research Tool Provided by the Colorado Association of REALTORS®

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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.

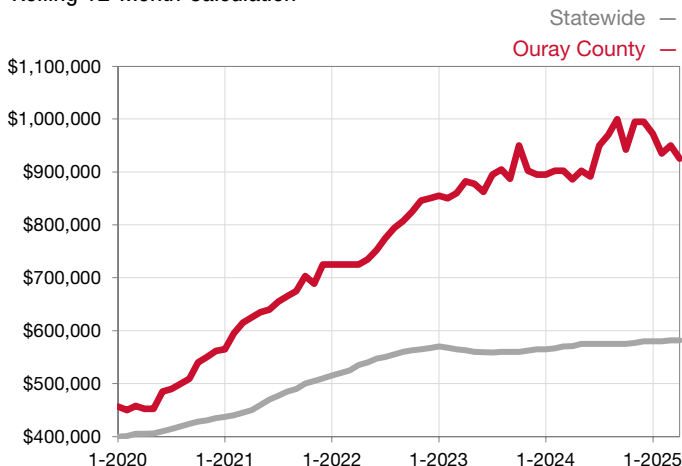
Single Family	April			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 04-2024	Thru 04-2025	Percent Change from Previous Year
New Listings	11	17	+ 54.5%	45	51	+ 13.3%
Sold Listings	6	6	0.0%	19	32	+ 68.4%
Median Sales Price*	\$849,000	\$699,950	- 17.6%	\$891,450	\$705,000	- 20.9%
Average Sales Price*	\$1,136,217	\$709,817	- 37.5%	\$1,240,461	\$951,945	- 23.3%
Percent of List Price Received*	98.9%	98.7%	- 0.2%	97.6%	94.4%	- 3.3%
Days on Market Until Sale	68	92	+ 35.3%	87	170	+ 95.4%
Inventory of Homes for Sale	47	66	+ 40.4%	--	--	--
Months Supply of Inventory	7.4	9.1	+ 23.0%	--	--	--

* 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	April			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 04-2024	Thru 04-2025	Percent Change from Previous Year
New Listings	0	0	--	5	8	+ 60.0%
Sold Listings	0	2	--	4	5	+ 25.0%
Median Sales Price*	\$0	\$664,125	--	\$623,500	\$668,000	+ 7.1%
Average Sales Price*	\$0	\$664,125	--	\$711,125	\$602,250	- 15.3%
Percent of List Price Received*	0.0%	97.1%	--	93.9%	96.9%	+ 3.2%
Days on Market Until Sale	0	85	--	157	241	+ 53.5%
Inventory of Homes for Sale	5	14	+ 180.0%	--	--	--
Months Supply of Inventory	2.7	10.5	+ 288.9%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation

