

Local Market Update for October 2025

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

	October			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 10-2024	Thru 10-2025	Percent Change from Previous Year
New Listings	5	10	+ 100.0%	164	156	- 4.9%
Sold Listings	10	17	+ 70.0%	63	90	+ 42.9%
Median Sales Price*	\$896,250	\$792,000	- 11.6%	\$1,041,000	\$837,000	- 19.6%
Average Sales Price*	\$922,292	\$986,165	+ 6.9%	\$1,274,860	\$1,015,730	- 20.3%
Percent of List Price Received*	94.8%	93.0%	- 1.9%	95.6%	94.3%	- 1.4%
Days on Market Until Sale	149	151	+ 1.3%	104	146	+ 40.4%
Inventory of Homes for Sale	86	68	- 20.9%	--	--	--
Months Supply of Inventory	13.9	8.1	- 41.7%	--	--	--

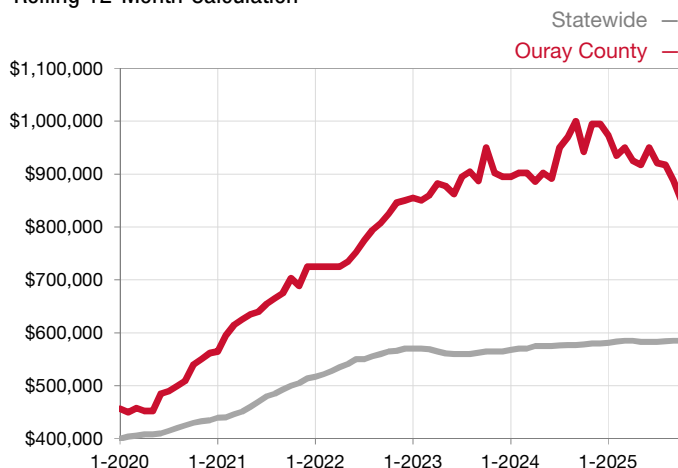
* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse/Condo

	October			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 10-2024	Thru 10-2025	Percent Change from Previous Year
New Listings	3	1	- 66.7%	14	31	+ 121.4%
Sold Listings	0	3	--	6	20	+ 233.3%
Median Sales Price*	\$0	\$975,000	--	\$687,000	\$646,500	- 5.9%
Average Sales Price*	\$0	\$816,667	--	\$763,083	\$670,563	- 12.1%
Percent of List Price Received*	0.0%	89.4%	--	94.9%	93.3%	- 1.7%
Days on Market Until Sale	0	47	--	127	163	+ 28.3%
Inventory of Homes for Sale	8	17	+ 112.5%	--	--	--
Months Supply of Inventory	4.6	8.9	+ 93.5%	--	--	--

* 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

