

Local Market Update for December 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

Key Metrics	December			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
New Listings	4	9	+ 125.0%	177	172	- 2.8%
Sold Listings	7	9	+ 28.6%	74	106	+ 43.2%
Median Sales Price*	\$980,000	\$1,016,000	+ 3.7%	\$994,750	\$854,500	- 14.1%
Average Sales Price*	\$1,088,961	\$1,143,856	+ 5.0%	\$1,242,080	\$1,053,353	- 15.2%
Percent of List Price Received*	86.6%	95.5%	+ 10.3%	94.7%	94.5%	- 0.2%
Days on Market Until Sale	248	151	- 39.1%	116	151	+ 30.2%
Inventory of Homes for Sale	62	49	- 21.0%	--	--	--
Months Supply of Inventory	10.1	5.5	- 45.5%	--	--	--

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

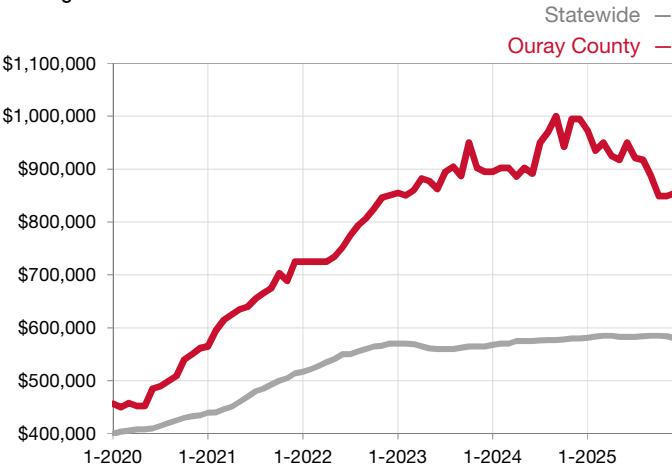
Townhouse/Condo

Key Metrics	December			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
New Listings	6	2	- 66.7%	26	38	+ 46.2%
Sold Listings	0	2	--	7	24	+ 242.9%
Median Sales Price*	\$0	\$950,100	--	\$715,000	\$646,500	- 9.6%
Average Sales Price*	\$0	\$950,100	--	\$756,214	\$678,935	- 10.2%
Percent of List Price Received*	0.0%	88.4%	--	95.3%	92.7%	- 2.7%
Days on Market Until Sale	0	96	--	115	158	+ 37.4%
Inventory of Homes for Sale	12	15	+ 25.0%	--	--	--
Months Supply of Inventory	6.9	7.5	+ 8.7%	--	--	--

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

Median Sales Price – Single Family

Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation

