

Local Market Update for January 2026

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	January			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 01-2025	Thru 01-2026	Percent Change from Previous Year
New Listings	10	12	+ 20.0%	10	12	+ 20.0%
Sold Listings	7	3	- 57.1%	7	3	- 57.1%
Median Sales Price*	\$950,000	\$875,000	- 7.9%	\$950,000	\$875,000	- 7.9%
Average Sales Price*	\$891,300	\$1,306,667	+ 46.6%	\$891,300	\$1,306,667	+ 46.6%
Percent of List Price Received*	90.1%	92.4%	+ 2.6%	90.1%	92.4%	+ 2.6%
Days on Market Until Sale	202	201	- 0.5%	202	201	- 0.5%
Inventory of Homes for Sale	49	50	+ 2.0%	--	--	--
Months Supply of Inventory	7.7	5.9	- 23.4%	--	--	--

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

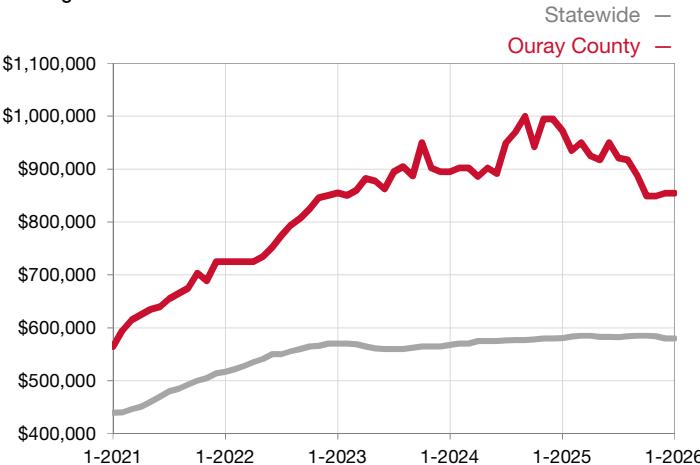
Townhouse/Condo

Key Metrics	January			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 01-2025	Thru 01-2026	Percent Change from Previous Year
New Listings	3	6	+ 100.0%	3	6	+ 100.0%
Sold Listings	1	0	- 100.0%	1	0	- 100.0%
Median Sales Price*	\$345,000	\$0	- 100.0%	\$345,000	\$0	- 100.0%
Average Sales Price*	\$345,000	\$0	- 100.0%	\$345,000	\$0	- 100.0%
Percent of List Price Received*	96.1%	0.0%	- 100.0%	96.1%	0.0%	- 100.0%
Days on Market Until Sale	768	0	- 100.0%	768	0	- 100.0%
Inventory of Homes for Sale	13	16	+ 23.1%	--	--	--
Months Supply of Inventory	8.1	7.7	- 4.9%	--	--	--

* 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

