

Local Market Update for February 2026

A Research Tool Provided by the Colorado Association of REALTORS®

Ouray County

Contact the Montrose Association of REALTORS® for more detailed local statistics or to find a REALTOR® in the area.

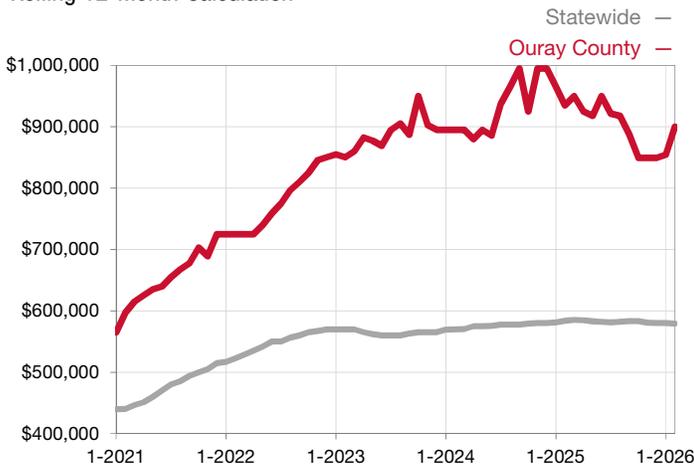
Single Family	February			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 02-2025	Thru 02-2026	Percent Change from Previous Year
Key Metrics						
New Listings	10	13	+ 30.0%	20	24	+ 20.0%
Sold Listings	9	5	- 44.4%	15	8	- 46.7%
Median Sales Price*	\$668,000	\$860,000	+ 28.7%	\$668,000	\$867,500	+ 29.9%
Average Sales Price*	\$706,667	\$819,000	+ 15.9%	\$733,273	\$1,001,875	+ 36.6%
Percent of List Price Received*	93.2%	90.8%	- 2.6%	92.1%	91.4%	- 0.8%
Days on Market Until Sale	165	127	- 23.0%	185	155	- 16.2%
Inventory of Homes for Sale	48	52	+ 8.3%	--	--	--
Months Supply of Inventory	7.2	6.4	- 11.1%	--	--	--

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

Townhouse/Condo	February			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 02-2025	Thru 02-2026	Percent Change from Previous Year
Key Metrics						
New Listings	4	1	- 75.0%	7	8	+ 14.3%
Sold Listings	1	1	0.0%	2	1	- 50.0%
Median Sales Price*	\$670,000	\$700,000	+ 4.5%	\$507,500	\$700,000	+ 37.9%
Average Sales Price*	\$670,000	\$700,000	+ 4.5%	\$507,500	\$700,000	+ 37.9%
Percent of List Price Received*	98.7%	94.6%	- 4.2%	97.4%	94.6%	- 2.9%
Days on Market Until Sale	113	155	+ 37.2%	441	155	- 64.9%
Inventory of Homes for Sale	14	18	+ 28.6%	--	--	--
Months Supply of Inventory	11.7	8.6	- 26.5%	--	--	--

* 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

