

# Local Market Update for April 2026

A Research Tool Provided by the Colorado Association of REALTORS®

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## Ouray County

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

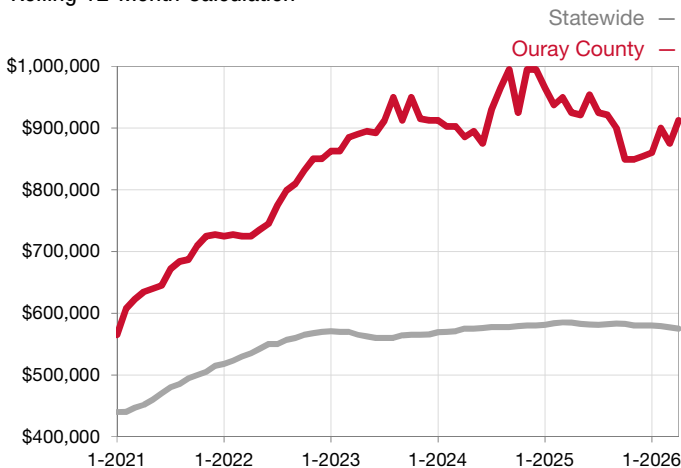
Single Family	April			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 04-2025	Thru 04-2026	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	17	26	+ 52.9%	46	66	+ 43.5%
Sold Listings	5	2	- 60.0%	26	10	- 61.5%
Median Sales Price*	\$700,000	<b>\$949,500</b>	+ 35.6%	\$705,000	<b>\$867,500</b>	+ 23.0%
Average Sales Price*	\$726,780	<b>\$949,500</b>	+ 30.6%	\$790,240	<b>\$934,900</b>	+ 18.3%
Percent of List Price Received*	98.4%	<b>93.9%</b>	- 4.6%	94.1%	<b>93.2%</b>	- 1.0%
Days on Market Until Sale	99	<b>244</b>	+ 146.5%	187	<b>157</b>	- 16.0%
Inventory of Homes for Sale	65	<b>71</b>	+ 9.2%	--	--	--
Months Supply of Inventory	9.9	<b>10.9</b>	+ 10.1%	--	--	--

\* 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	April			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 04-2025	Thru 04-2026	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	0	4	--	7	18	+ 157.1%
Sold Listings	2	0	- 100.0%	5	1	- 80.0%
Median Sales Price*	\$664,125	<b>\$0</b>	- 100.0%	\$668,000	<b>\$700,000</b>	+ 4.8%
Average Sales Price*	\$664,125	<b>\$0</b>	- 100.0%	\$602,250	<b>\$700,000</b>	+ 16.2%
Percent of List Price Received*	97.1%	<b>0.0%</b>	- 100.0%	96.9%	<b>94.6%</b>	- 2.4%
Days on Market Until Sale	85	0	- 100.0%	241	155	- 35.7%
Inventory of Homes for Sale	13	<b>23</b>	+ 76.9%	--	--	--
Months Supply of Inventory	11.1	<b>12.2</b>	+ 9.9%	--	--	--

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**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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

