Local Market Update for October 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

	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 10-2025**	**Thru 10-2026**	Percent Change from Previous Year
New Listings	10	**13**	+ 30.0%	145	**177**	+ 22.1%
Sold Listings	17	**9**	- 47.1%	79	**57**	- 27.8%
Median Sales Price*	$792,000	**$840,000**	+ 6.1%	$849,000	**$850,000**	+ 0.1%
Average Sales Price*	$986,165	**$806,602**	- 18.2%	$974,085	**$990,124**	+ 1.6%
Percent of List Price Received*	93.0%	**93.9%**	+ 1.0%	94.0%	**94.7%**	+ 0.7%
Days on Market Until Sale	154	**116**	- 24.7%	163	**124**	- 23.9%
Inventory of Homes for Sale	67	**81**	+ 20.9%	--	**--**	--
Months Supply of Inventory	8.9	**13.7**	+ 53.9%	--	**--**	--

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

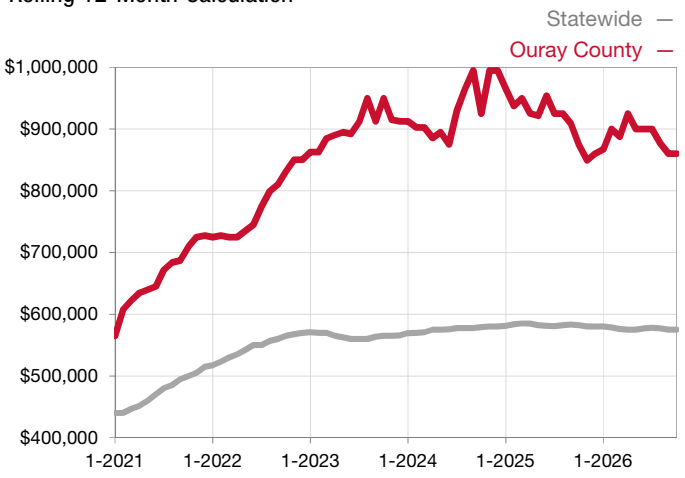
Townhouse/Condo

	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 10-2025**	**Thru 10-2026**	Percent Change from Previous Year
New Listings	1	**1**	0.0%	30	**47**	+ 56.7%
Sold Listings	3	**4**	+ 33.3%	19	**17**	- 10.5%
Median Sales Price*	$975,000	**$767,500**	- 21.3%	$625,000	**$700,000**	+ 12.0%
Average Sales Price*	$816,667	**$792,500**	- 3.0%	$665,066	**$712,588**	+ 7.1%
Percent of List Price Received*	89.4%	**92.6%**	+ 3.6%	93.0%	**93.8%**	+ 0.9%
Days on Market Until Sale	47	**128**	+ 172.3%	158	**112**	- 29.1%
Inventory of Homes for Sale	17	**26**	+ 52.9%	--	**--**	--
Months Supply of Inventory	9.4	**12.3**	+ 30.9%	--	**--**	--

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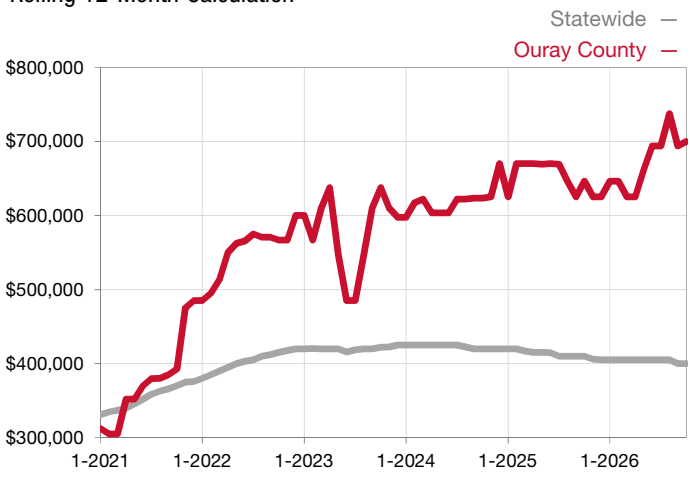
Median Sales Price – Single Family

Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation



Current as of November 4, 2026. All data from the multiple listing services in the state of Colorado. Report © 2026 ShowingTime Plus, LLC.