

Local Market Update for January 2026

MONTROSE ASSOCIATION OF REALTORS®
The Voice of Real Estate for Montrose and Ouray Counties

A Research Tool Provided by the Colorado Association of REALTORS®

CREN
integrated solutions

Ouray County

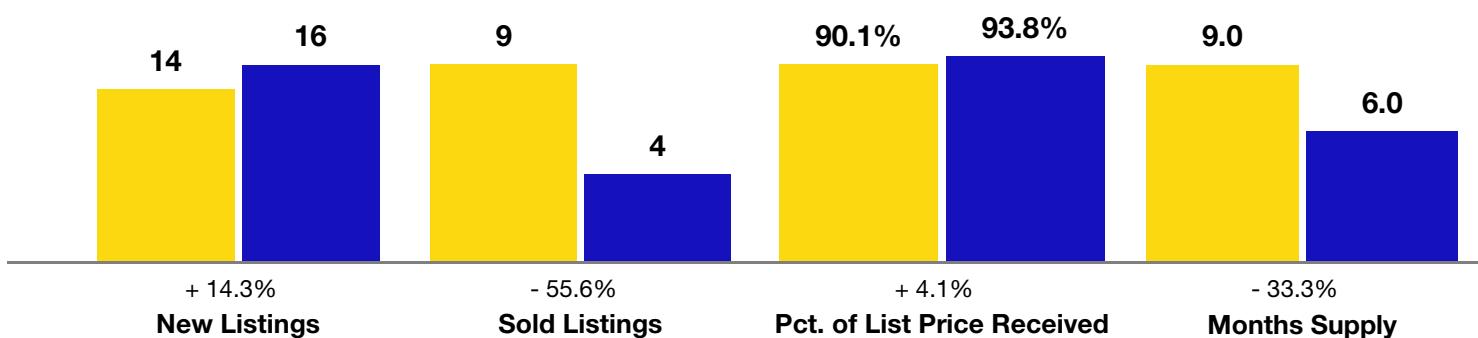
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Key Metrics	January			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 01-2025	Thru 01-2026	Percent Change from Previous Year
New Listings	14	16	+ 14.3%	14	16	+ 14.3%
Sold Listings	9	4	- 55.6%	9	4	- 55.6%
Median Sales Price*	\$586,000	\$842,500	+ 43.8%	\$586,000	\$842,500	+ 43.8%
Average Sales Price*	\$778,233	\$1,182,500	+ 51.9%	\$778,233	\$1,182,500	+ 51.9%
Percent of List Price Received*	90.1%	93.8%	+ 4.1%	90.1%	93.8%	+ 4.1%
Days on Market Until Sale	267	174	- 34.8%	267	174	- 34.8%
Cumulative Days on Market Until Sale	204	174	- 14.7%	204	174	- 14.7%
Inventory of Homes for Sale	66	65	- 1.5%	--	--	--
Months Supply of Inventory	9.0	6.0	- 33.3%	--	--	--

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

January

2025 2026



Historical Median Sales Price Rolling 12-Month Calculation

CREN –
Ouray County –

