

Local Market Update for May 2025

A Research Tool Provided by the Colorado Association of REALTORS®



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

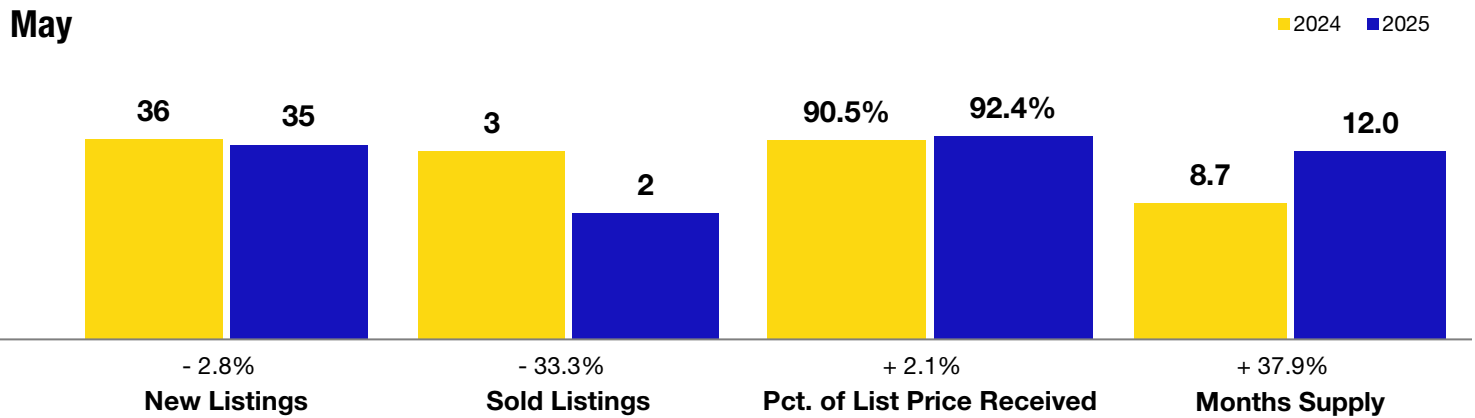


Ouray County

2502

Key Metrics	May			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 05-2024	Thru 05-2025	Percent Change from Previous Year
New Listings	36	35	- 2.8%	87	99	+ 13.8%
Sold Listings	3	2	- 33.3%	27	43	+ 59.3%
Median Sales Price*	\$2,075,000	\$663,800	- 68.0%	\$891,450	\$670,000	- 24.8%
Average Sales Price*	\$1,933,333	\$663,800	- 65.7%	\$1,208,825	\$852,494	- 29.5%
Percent of List Price Received*	90.5%	92.4%	+ 2.1%	96.2%	94.5%	- 1.8%
Days on Market Until Sale	125	170	+ 36.0%	108	180	+ 66.7%
Cumulative Days on Market Until Sale	231	170	- 26.4%	136	198	+ 45.6%
Inventory of Homes for Sale	65	101	+ 55.4%	--	--	--
Months Supply of Inventory	8.7	12.0	+ 37.9%	--	--	--

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



Historical Median Sales Price

Rolling 12-Month Calculation

