Local Market Update – September 2026

A Research Tool Provided by Colorado Real Estate Network

Ouray County

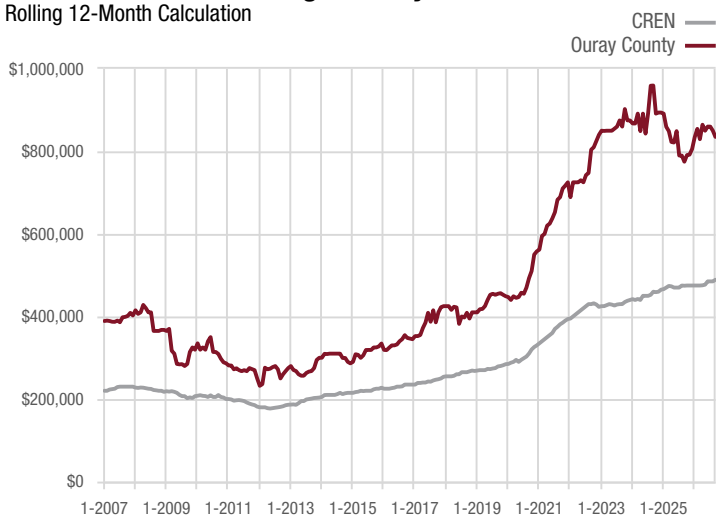
Single Family	September			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 9-2025**	**Thru 9-2026**	**% Change**
New Listings	9	**12**	+ 33.3%	127	**146**	+ 15.0%
Pending Sales	10	**9**	- 10.0%	70	**52**	- 25.7%
Closed Sales	9	**6**	- 33.3%	61	**48**	- 21.3%
Days on Market Until Sale	100	**149**	+ 49.0%	141	**120**	- 14.9%
Median Sales Price*	$900,000	**$828,250**	- 8.0%	$789,838	**$828,250**	+ 4.9%
Average Sales Price*	$1,030,444	**$970,250**	- 5.8%	$905,691	**$955,930**	+ 5.5%
Percent of List Price Received*	91.4%	**93.2%**	+ 2.0%	94.2%	**94.6%**	+ 0.4%
Inventory of Homes for Sale	67	**85**	+ 26.9%	—	**—**	—
Months Supply of Inventory	9.3	**15.5**	+ 66.7%	—	**—**	—

Townhouse/Condo	September			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 9-2025**	**Thru 9-2026**	**% Change**
New Listings	7	**5**	- 28.6%	45	**65**	+ 44.4%
Pending Sales	3	**4**	+ 33.3%	23	**22**	- 4.3%
Closed Sales	4	**2**	- 50.0%	25	**17**	- 32.0%
Days on Market Until Sale	233	**28**	- 88.0%	174	**120**	- 31.0%
Median Sales Price*	$875,000	**$458,500**	- 47.6%	$670,000	**$772,500**	+ 15.3%
Average Sales Price*	$812,500	**$458,500**	- 43.6%	$743,646	**$783,324**	+ 5.3%
Percent of List Price Received*	91.8%	**98.4%**	+ 7.2%	94.0%	**93.2%**	- 0.9%
Inventory of Homes for Sale	28	**41**	+ 46.4%	—	**—**	—
Months Supply of Inventory	9.9	**15.2**	+ 53.5%	—	**—**	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

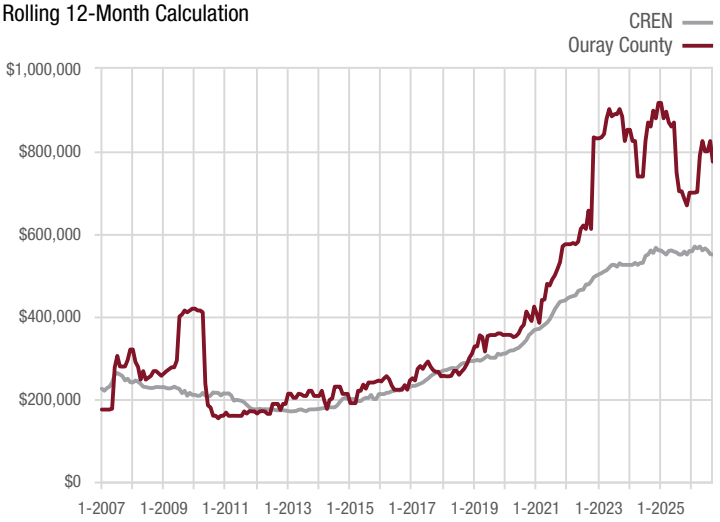
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.

Current as of October 5, 2026. All data from Colorado Real Estate Network and REcolorado. Report © 2026 ShowingTime Plus, LLC.