

Ouray County, CO

County · CO · Colorado

SELLER'S MARKET

\$768K

MEDIAN SALE PRICE

+20.9%

1-YR CHANGE

148

SALES (12 MO)

\$914K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 71 / 100



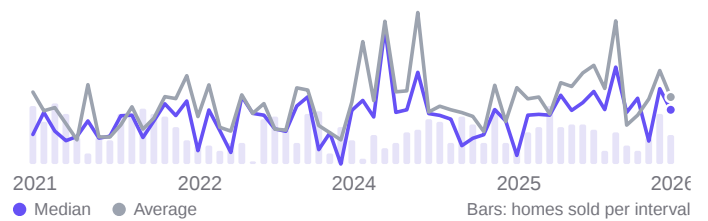
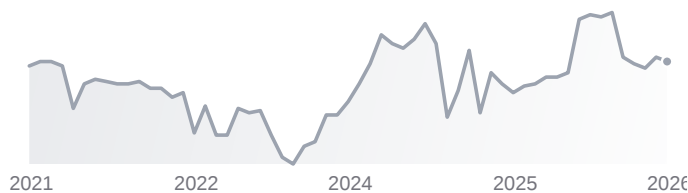
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

71 / 100

Sale prices

Median \$798K · Average \$909K

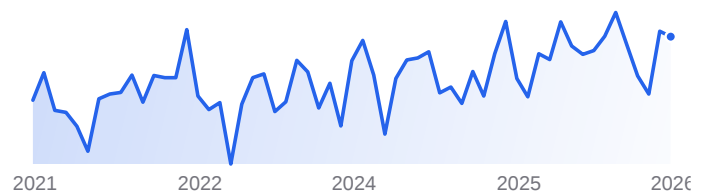
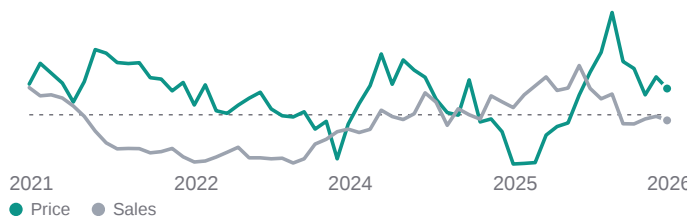


Growth (year over year)

Price +20.9% · Sales -4.5%

Price per square foot

\$489/ft²

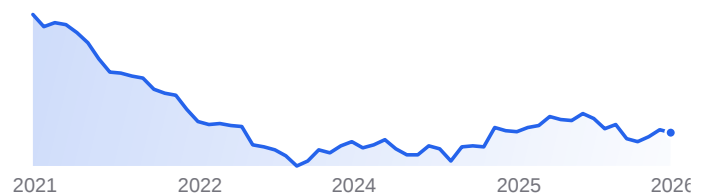


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

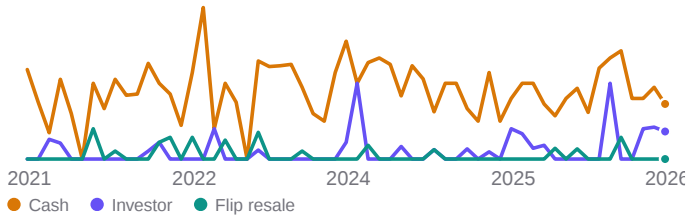
4.3%



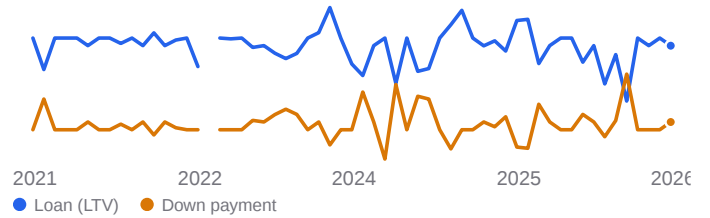
BUYERS & OUTCOMES

Buyer mix

Cash 36% · Investor 18% · Flip resale 0%

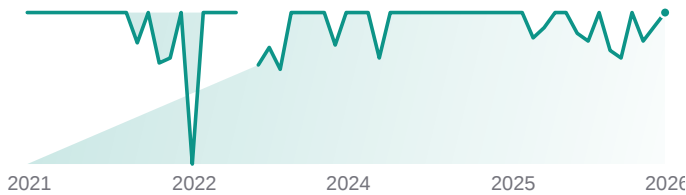


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



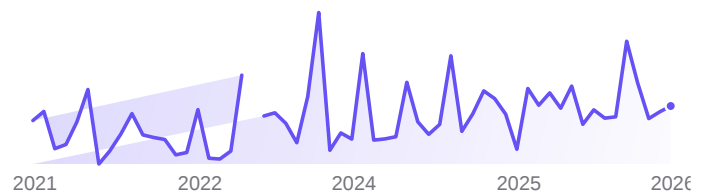
Sellers who sold at a gain

100%



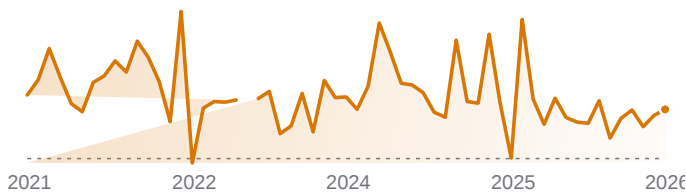
Typical hold before selling

6.6 yrs



Median annualized return at resale

+9.1%



HOUSING STOCK

Homes	3,436
Median value (AVM)	\$914K
Median size	1,912 ft²
Median bedrooms	3
Median year built	1998
Single family	74%
Condos	6.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	80%
Underwater (LTV 125% or more)	0.6%
Owner occupied	47%
Company owned	30%
Median loan-to-value	21%

Typical ownership tenure

9.1 yrs

COMMUNITY

Population	5,232
Density	10 / mi²
Median household income	\$77K
Average household income	\$106K
Crime index (US avg 100)	111
Air pollution index (US avg 100)	92
Earthquake index (US avg 100)	133
Homes occupied	67%
Bachelor's or higher	32%
Poverty rate	5.7%
Unemployment	1.2%
Average temp	38°F
Annual precip	29 in
Sunshine	81%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.