

Local Market Update for May 2022

A Research Tool Provided by the Colorado Association of REALTORS®

Make Sure Your Agent is a REALTOR®

Not all agents are the same!



Ouray County

Contact the Montrose Association of REALTORS® for more detailed local statistics or to find a REALTOR® in the area.

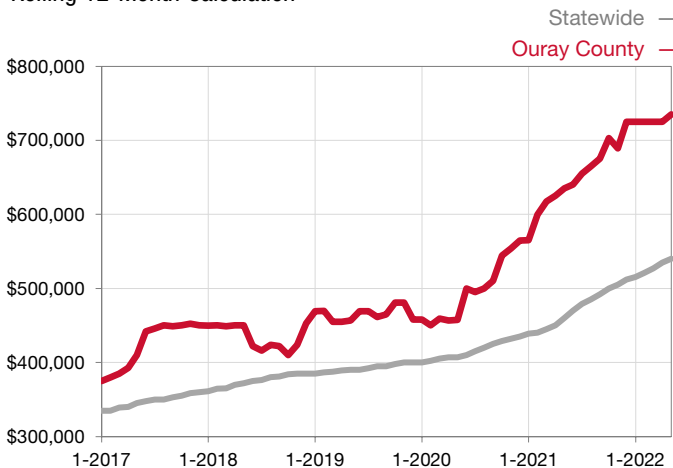
Single Family	May			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 05-2021	Thru 05-2022	Percent Change from Previous Year
Key Metrics						
New Listings	20	17	- 15.0%	60	60	0.0%
Sold Listings	12	9	- 25.0%	49	24	- 51.0%
Median Sales Price*	\$662,500	\$885,000	+ 33.6%	\$709,000	\$807,500	+ 13.9%
Average Sales Price*	\$742,542	\$862,333	+ 16.1%	\$780,786	\$800,896	+ 2.6%
Percent of List Price Received*	98.9%	100.8%	+ 1.9%	97.2%	97.6%	+ 0.4%
Days on Market Until Sale	110	61	- 44.5%	191	125	- 34.6%
Inventory of Homes for Sale	37	31	- 16.2%	--	--	--
Months Supply of Inventory	2.8	3.2	+ 14.3%	--	--	--

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

Townhouse/Condo	May			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 05-2021	Thru 05-2022	Percent Change from Previous Year
Key Metrics						
New Listings	6	3	- 50.0%	17	14	- 17.6%
Sold Listings	2	3	+ 50.0%	8	9	+ 12.5%
Median Sales Price*	\$387,000	\$745,000	+ 92.5%	\$382,500	\$600,000	+ 56.9%
Average Sales Price*	\$387,000	\$653,333	+ 68.8%	\$367,750	\$658,518	+ 79.1%
Percent of List Price Received*	100.0%	101.0%	+ 1.0%	100.7%	100.9%	+ 0.2%
Days on Market Until Sale	56	127	+ 126.8%	88	107	+ 21.6%
Inventory of Homes for Sale	6	6	0.0%	--	--	--
Months Supply of Inventory	2.3	2.6	+ 13.0%	--	--	--

* Does not account for seller concessions and/or down payment assistance. | Activity for one month 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

