

# Local Market Update for February 2023

A Research Tool Provided by the Colorado Association of REALTORS®

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are the same!



## Ouray County

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

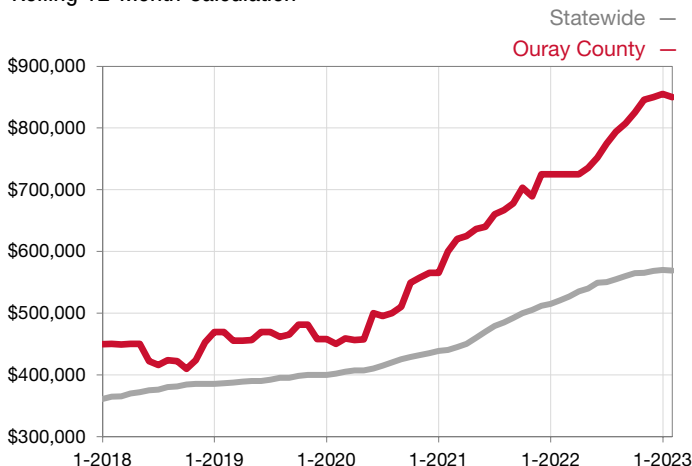
Single Family	February			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 02-2022	Thru 02-2023	Percent Change from Previous Year
New Listings	12	4	- 66.7%	17	9	- 47.1%
Sold Listings	3	2	- 33.3%	9	7	- 22.2%
Median Sales Price*	\$1,300,000	<b>\$782,500</b>	- 39.8%	\$639,000	<b>\$950,000</b>	+ 48.7%
Average Sales Price*	\$1,188,333	<b>\$782,500</b>	- 34.2%	\$754,000	<b>\$1,140,286</b>	+ 51.2%
Percent of List Price Received*	92.4%	<b>99.5%</b>	+ 7.7%	93.8%	<b>94.3%</b>	+ 0.5%
Days on Market Until Sale	293	<b>62</b>	- 78.8%	238	<b>100</b>	- 58.0%
Inventory of Homes for Sale	24	<b>26</b>	+ 8.3%	--	--	--
Months Supply of Inventory	2.2	<b>3.4</b>	+ 54.5%	--	--	--

\* 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	February			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 02-2022	Thru 02-2023	Percent Change from Previous Year
New Listings	5	1	- 80.0%	8	7	- 12.5%
Sold Listings	1	1	0.0%	1	1	0.0%
Median Sales Price*	\$600,000	<b>\$485,000</b>	- 19.2%	\$600,000	<b>\$485,000</b>	- 19.2%
Average Sales Price*	\$600,000	<b>\$485,000</b>	- 19.2%	\$600,000	<b>\$485,000</b>	- 19.2%
Percent of List Price Received*	104.3%	<b>97.5%</b>	- 6.5%	104.3%	<b>97.5%</b>	- 6.5%
Days on Market Until Sale	32	<b>111</b>	+ 246.9%	32	<b>111</b>	+ 246.9%
Inventory of Homes for Sale	5	<b>12</b>	+ 140.0%	--	--	--
Months Supply of Inventory	2.1	<b>6.0</b>	+ 185.7%	--	--	--

\* 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

