

Local Market Update for April 2023

A Research Tool Provided by the Colorado Association of REALTORS®

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Your Agent is a REALTOR®

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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.

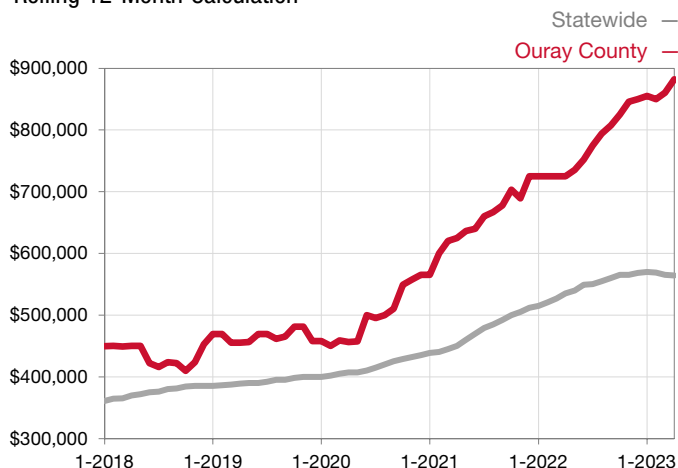
Single Family	April			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 04-2022	Thru 04-2023	Percent Change from Previous Year
New Listings	16	12	- 25.0%	44	29	- 34.1%
Sold Listings	3	6	+ 100.0%	15	14	- 6.7%
Median Sales Price*	\$842,500	\$932,500	+ 10.7%	\$730,000	\$932,500	+ 27.7%
Average Sales Price*	\$862,167	\$1,009,783	+ 17.1%	\$764,100	\$1,033,264	+ 35.2%
Percent of List Price Received*	100.7%	94.4%	- 6.3%	95.7%	92.5%	- 3.3%
Days on Market Until Sale	53	170	+ 220.8%	164	132	- 19.5%
Inventory of Homes for Sale	29	33	+ 13.8%	--	--	--
Months Supply of Inventory	2.9	4.3	+ 48.3%	--	--	--

* 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	April			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 04-2022	Thru 04-2023	Percent Change from Previous Year
New Listings	2	2	0.0%	11	10	- 9.1%
Sold Listings	2	1	- 50.0%	6	4	- 33.3%
Median Sales Price*	\$710,800	\$930,000	+ 30.8%	\$583,300	\$770,000	+ 32.0%
Average Sales Price*	\$710,800	\$930,000	+ 30.8%	\$661,100	\$750,000	+ 13.4%
Percent of List Price Received*	98.8%	98.4%	- 0.4%	100.8%	97.4%	- 3.4%
Days on Market Until Sale	92	422	+ 358.7%	97	207	+ 113.4%
Inventory of Homes for Sale	5	13	+ 160.0%	--	--	--
Months Supply of Inventory	2.3	7.2	+ 213.0%	--	--	--

* 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

