

# Local Market Update for July 2023

A Research Tool Provided by the Colorado Association of REALTORS®

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## Ouray County

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

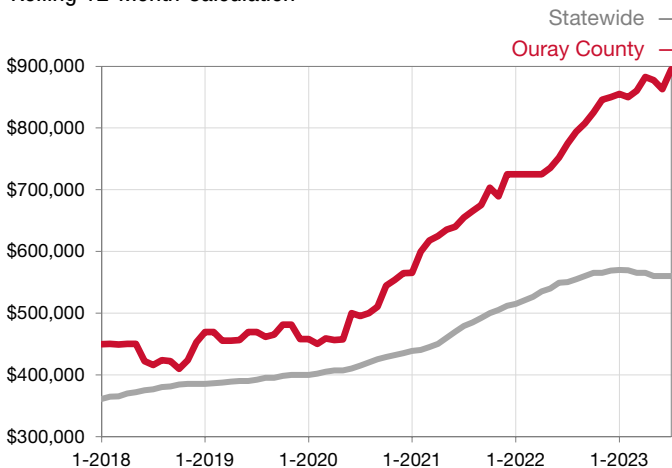
Single Family	July			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	14	18	+ 28.6%	107	89	- 16.8%
Sold Listings	14	6	- 57.1%	50	32	- 36.0%
Median Sales Price*	\$799,450	<b>\$826,000</b>	+ 3.3%	\$810,000	<b>\$877,275</b>	+ 8.3%
Average Sales Price*	\$823,407	<b>\$986,167</b>	+ 19.8%	\$848,784	<b>\$1,032,288</b>	+ 21.6%
Percent of List Price Received*	98.4%	<b>93.6%</b>	- 4.9%	97.4%	<b>94.2%</b>	- 3.3%
Days on Market Until Sale	56	159	+ 183.9%	96	131	+ 36.5%
Inventory of Homes for Sale	51	60	+ 17.6%	--	--	--
Months Supply of Inventory	5.0	9.5	+ 90.0%	--	--	--

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

Townhouse/Condo	July			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	4	1	- 75.0%	23	16	- 30.4%
Sold Listings	1	1	0.0%	13	6	- 53.8%
Median Sales Price*	\$369,000	<b>\$360,000</b>	- 2.4%	\$600,000	<b>\$770,000</b>	+ 28.3%
Average Sales Price*	\$369,000	<b>\$360,000</b>	- 2.4%	\$656,777	<b>\$722,500</b>	+ 10.0%
Percent of List Price Received*	100.0%	<b>98.6%</b>	- 1.4%	100.6%	<b>98.1%</b>	- 2.5%
Days on Market Until Sale	80	147	+ 83.8%	130	164	+ 26.2%
Inventory of Homes for Sale	10	14	+ 40.0%	--	--	--
Months Supply of Inventory	5.0	9.3	+ 86.0%	--	--	--

\* 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

