

Local Market Update for August 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.

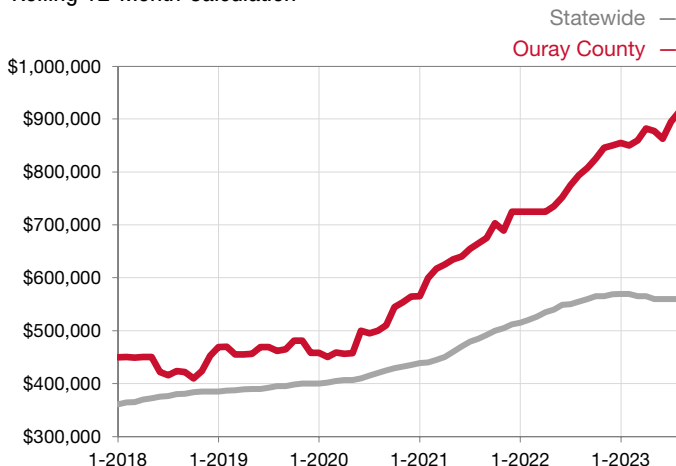
Single Family	August			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
New Listings	18	12	- 33.3%	125	101	- 19.2%
Sold Listings	11	9	- 18.2%	61	41	- 32.8%
Median Sales Price*	\$750,000	\$789,000	+ 5.2%	\$805,000	\$875,000	+ 8.7%
Average Sales Price*	\$867,295	\$899,611	+ 3.7%	\$852,122	\$1,003,163	+ 17.7%
Percent of List Price Received*	94.6%	97.1%	+ 2.6%	96.9%	94.8%	- 2.2%
Days on Market Until Sale	86	111	+ 29.1%	94	127	+ 35.1%
Inventory of Homes for Sale	51	57	+ 11.8%	--	--	--
Months Supply of Inventory	5.3	9.2	+ 73.6%	--	--	--

* 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	August			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
New Listings	1	5	+ 400.0%	24	21	- 12.5%
Sold Listings	3	0	- 100.0%	16	6	- 62.5%
Median Sales Price*	\$550,000	\$0	- 100.0%	\$583,300	\$770,000	+ 32.0%
Average Sales Price*	\$555,667	\$0	- 100.0%	\$637,819	\$722,500	+ 13.3%
Percent of List Price Received*	100.7%	0.0%	- 100.0%	100.6%	98.1%	- 2.5%
Days on Market Until Sale	49	0	- 100.0%	115	164	+ 42.6%
Inventory of Homes for Sale	10	16	+ 60.0%	--	--	--
Months Supply of Inventory	4.5	12.0	+ 166.7%	--	--	--

* 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

