

Local Market Update for October 2023

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.

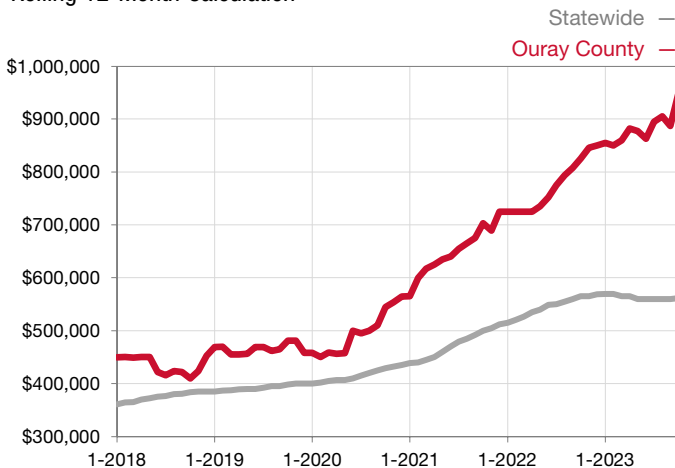
Single Family	October			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 10-2022	Thru 10-2023	Percent Change from Previous Year
Key Metrics						
New Listings	13	10	- 23.1%	148	126	- 14.9%
Sold Listings	10	11	+ 10.0%	84	60	- 28.6%
Median Sales Price*	\$1,012,500	\$1,200,000	+ 18.5%	\$845,750	\$912,500	+ 7.9%
Average Sales Price*	\$1,188,400	\$1,320,955	+ 11.2%	\$941,273	\$1,055,603	+ 12.1%
Percent of List Price Received*	94.8%	96.4%	+ 1.7%	96.3%	94.8%	- 1.6%
Days on Market Until Sale	165	132	- 20.0%	99	123	+ 24.2%
Inventory of Homes for Sale	47	56	+ 19.1%	--	--	--
Months Supply of Inventory	5.1	9.6	+ 88.2%	--	--	--

* 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	October			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 10-2022	Thru 10-2023	Percent Change from Previous Year
Key Metrics						
New Listings	0	0	--	25	21	- 16.0%
Sold Listings	1	4	+ 300.0%	18	10	- 44.4%
Median Sales Price*	\$450,000	\$697,000	+ 54.9%	\$558,300	\$709,500	+ 27.1%
Average Sales Price*	\$450,000	\$715,250	+ 58.9%	\$612,450	\$719,600	+ 17.5%
Percent of List Price Received*	98.9%	97.1%	- 1.8%	100.4%	97.7%	- 2.7%
Days on Market Until Sale	164	192	+ 17.1%	117	175	+ 49.6%
Inventory of Homes for Sale	10	12	+ 20.0%	--	--	--
Months Supply of Inventory	4.8	6.9	+ 43.8%	--	--	--

* 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

