

Local Market Update for November 2023

A Research Tool Provided by the Colorado Association of REALTORS®

Ouray County

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

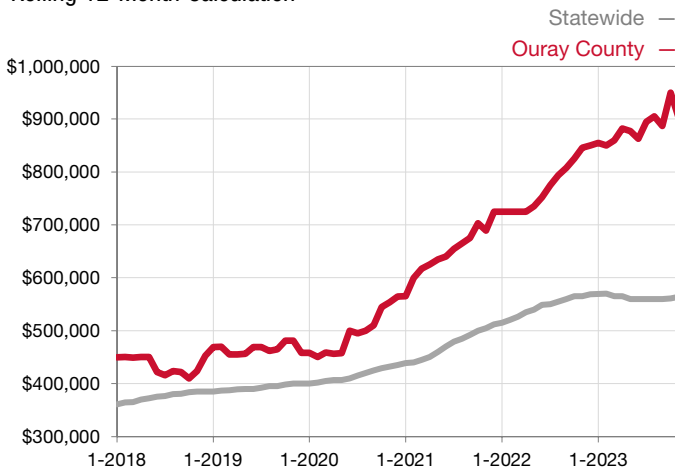
Single Family	November			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 11-2022	Thru 11-2023	Percent Change from Previous Year
Key Metrics						
New Listings	3	6	+ 100.0%	151	133	- 11.9%
Sold Listings	8	8	0.0%	92	68	- 26.1%
Median Sales Price*	\$1,625,000	\$717,500	- 55.8%	\$850,000	\$902,500	+ 6.2%
Average Sales Price*	\$1,692,843	\$875,500	- 48.3%	\$999,086	\$1,034,415	+ 3.5%
Percent of List Price Received*	94.2%	86.8%	- 7.9%	96.2%	93.9%	- 2.4%
Days on Market Until Sale	125	202	+ 61.6%	101	132	+ 30.7%
Inventory of Homes for Sale	36	47	+ 30.6%	--	--	--
Months Supply of Inventory	4.2	8.1	+ 92.9%	--	--	--

* 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	November			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 11-2022	Thru 11-2023	Percent Change from Previous Year
Key Metrics						
New Listings	1	1	0.0%	26	22	- 15.4%
Sold Listings	2	0	- 100.0%	20	10	- 50.0%
Median Sales Price*	\$882,500	\$0	- 100.0%	\$583,300	\$709,500	+ 21.6%
Average Sales Price*	\$882,500	\$0	- 100.0%	\$639,455	\$719,600	+ 12.5%
Percent of List Price Received*	99.4%	0.0%	- 100.0%	100.3%	97.7%	- 2.6%
Days on Market Until Sale	258	0	- 100.0%	131	175	+ 33.6%
Inventory of Homes for Sale	9	12	+ 33.3%	--	--	--
Months Supply of Inventory	4.5	7.0	+ 55.6%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation

