

Local Market Update for December 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.

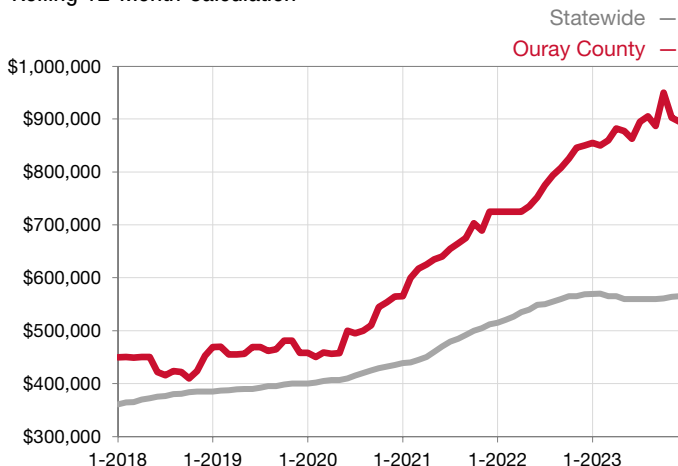
Single Family	December			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 12-2022	Thru 12-2023	Percent Change from Previous Year
New Listings	3	1	- 66.7%	154	134	- 13.0%
Sold Listings	2	3	+ 50.0%	94	71	- 24.5%
Median Sales Price*	\$947,000	\$700,000	- 26.1%	\$850,000	\$895,000	+ 5.3%
Average Sales Price*	\$947,000	\$970,000	+ 2.4%	\$997,966	\$1,031,693	+ 3.4%
Percent of List Price Received*	86.9%	95.2%	+ 9.6%	96.0%	93.9%	- 2.2%
Days on Market Until Sale	131	116	- 11.5%	102	131	+ 28.4%
Inventory of Homes for Sale	33	41	+ 24.2%	--	--	--
Months Supply of Inventory	4.2	6.9	+ 64.3%	--	--	--

* 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	December			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 12-2022	Thru 12-2023	Percent Change from Previous Year
New Listings	1	0	- 100.0%	27	22	- 18.5%
Sold Listings	2	1	- 50.0%	22	11	- 50.0%
Median Sales Price*	\$552,500	\$324,000	- 41.4%	\$583,300	\$610,000	+ 4.6%
Average Sales Price*	\$552,500	\$324,000	- 41.4%	\$631,550	\$683,636	+ 8.2%
Percent of List Price Received*	93.3%	98.5%	+ 5.6%	99.7%	97.8%	- 1.9%
Days on Market Until Sale	129	126	- 2.3%	131	171	+ 30.5%
Inventory of Homes for Sale	7	10	+ 42.9%	--	--	--
Months Supply of Inventory	3.5	6.4	+ 82.9%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

