

# Local Market Update for October 2018

A Research Tool Provided by the Colorado Association of REALTORS®

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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.

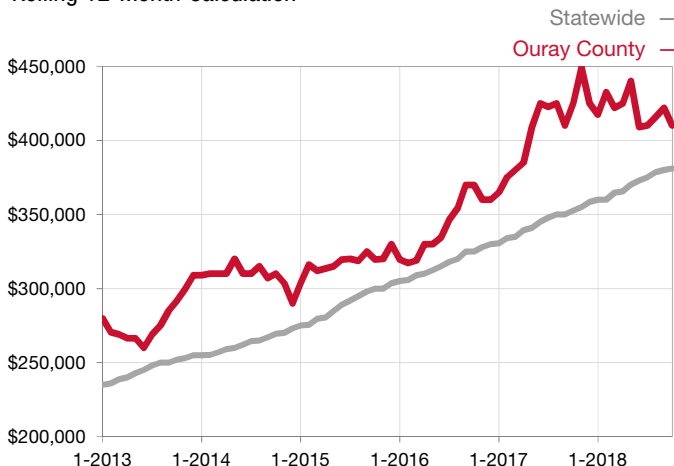
Single Family	October			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 10-2017	Thru 10-2018	Percent Change from Previous Year
New Listings	11	13	+ 18.2%	191	193	+ 1.0%
Sold Listings	9	13	+ 44.4%	100	78	- 22.0%
Median Sales Price*	\$475,000	\$365,000	- 23.2%	\$444,500	\$410,000	- 7.8%
Average Sales Price*	\$478,644	\$483,814	+ 1.1%	\$503,408	\$462,497	- 8.1%
Percent of List Price Received*	96.1%	91.1%	- 5.2%	95.1%	94.2%	- 0.9%
Days on Market Until Sale	127	203	+ 59.8%	182	167	- 8.2%
Inventory of Homes for Sale	143	133	- 7.0%	--	--	--
Months Supply of Inventory	14.2	16.1	+ 13.4%	--	--	--

\* 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		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 10-2017	Thru 10-2018	Percent Change from Previous Year
New Listings	1	2	+ 100.0%	32	43	+ 34.4%
Sold Listings	4	3	- 25.0%	28	31	+ 10.7%
Median Sales Price*	\$181,500	\$224,000	+ 23.4%	\$223,998	\$260,000	+ 16.1%
Average Sales Price*	\$198,125	\$287,333	+ 45.0%	\$234,768	\$274,075	+ 16.7%
Percent of List Price Received*	99.0%	96.2%	- 2.8%	95.1%	95.8%	+ 0.7%
Days on Market Until Sale	294	76	- 74.1%	230	103	- 55.2%
Inventory of Homes for Sale	8	13	+ 62.5%	--	--	--
Months Supply of Inventory	2.1	3.2	+ 52.4%	--	--	--

\* 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

