

# Local Market Update for October 2020

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.

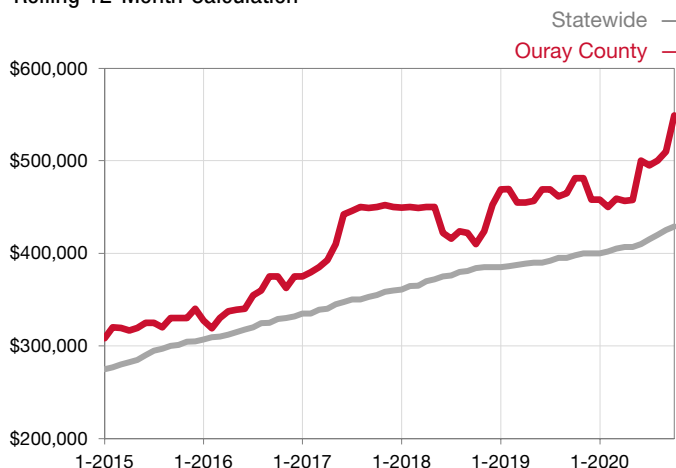
Single Family	October			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 10-2019	Thru 10-2020	Percent Change from Previous Year
New Listings	16	11	- 31.3%	173	189	+ 9.2%
Sold Listings	17	15	- 11.8%	84	98	+ 16.7%
Median Sales Price*	\$370,000	<b>\$634,500</b>	+ 71.5%	\$456,500	<b>\$553,750</b>	+ 21.3%
Average Sales Price*	\$458,529	<b>\$680,612</b>	+ 48.4%	\$492,187	<b>\$613,301</b>	+ 24.6%
Percent of List Price Received*	95.4%	<b>98.4%</b>	+ 3.1%	95.2%	<b>96.1%</b>	+ 0.9%
Days on Market Until Sale	169	<b>233</b>	+ 37.9%	176	<b>154</b>	- 12.5%
Inventory of Homes for Sale	113	<b>68</b>	- 39.8%	--	--	--
Months Supply of Inventory	13.0	<b>7.1</b>	- 45.4%	--	--	--

\* 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	2019	2020	Percent Change from Previous Year	Thru 10-2019	Thru 10-2020	Percent Change from Previous Year
New Listings	0	0	--	31	21	- 32.3%
Sold Listings	0	5	--	20	21	+ 5.0%
Median Sales Price*	\$0	<b>\$357,000</b>	--	\$272,500	<b>\$305,000</b>	+ 11.9%
Average Sales Price*	\$0	<b>\$385,680</b>	--	\$286,456	<b>\$311,099</b>	+ 8.6%
Percent of List Price Received*	0.0%	<b>99.7%</b>	--	96.6%	<b>97.5%</b>	+ 0.9%
Days on Market Until Sale	0	<b>144</b>	--	100	<b>133</b>	+ 33.0%
Inventory of Homes for Sale	13	0	- 100.0%	--	--	--
Months Supply of Inventory	5.6	<b>0.0</b>	- 100.0%	--	--	--

\* 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

