

# Local Market Update for December 2019

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.

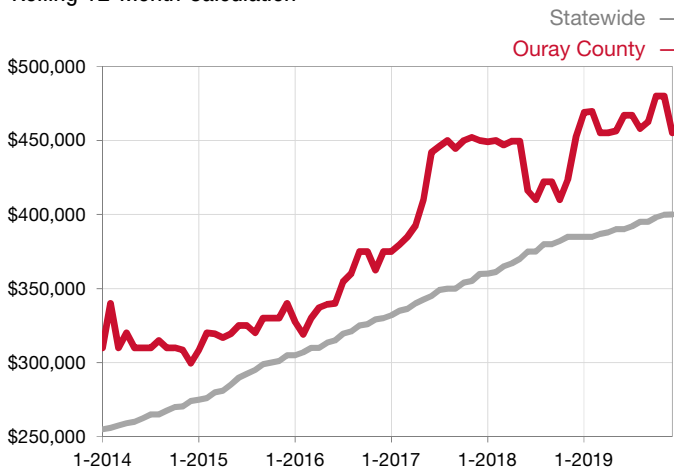
Single Family	December			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 12-2018	Thru 12-2019	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	8	2	- 75.0%	192	179	- 6.8%
Sold Listings	10	6	- 40.0%	88	101	+ 14.8%
Median Sales Price*	\$583,000	<b>\$422,300</b>	- 27.6%	\$452,500	<b>\$455,000</b>	+ 0.6%
Average Sales Price*	\$963,300	<b>\$501,600</b>	- 47.9%	\$530,827	<b>\$499,051</b>	- 6.0%
Percent of List Price Received*	97.4%	<b>87.4%</b>	- 10.3%	95.1%	<b>94.9%</b>	- 0.2%
Days on Market Until Sale	173	<b>325</b>	+ 87.9%	172	<b>175</b>	+ 1.7%
Inventory of Homes for Sale	101	<b>86</b>	- 14.9%	--	--	--
Months Supply of Inventory	13.8	<b>10.2</b>	- 26.1%	--	--	--

\* 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		
	2018	2019	Percent Change from Previous Year	Thru 12-2018	Thru 12-2019	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	0	1	--	40	32	- 20.0%
Sold Listings	0	3	--	30	24	- 20.0%
Median Sales Price*	\$0	<b>\$315,000</b>	--	\$263,500	<b>\$285,000</b>	+ 8.2%
Average Sales Price*	\$0	<b>\$310,000</b>	--	\$276,078	<b>\$292,297</b>	+ 5.9%
Percent of List Price Received*	0.0%	<b>91.3%</b>	--	96.7%	<b>96.1%</b>	- 0.6%
Days on Market Until Sale	0	<b>199</b>	--	116	<b>117</b>	+ 0.9%
Inventory of Homes for Sale	11	7	- 36.4%	--	--	--
Months Supply of Inventory	3.3	<b>2.9</b>	- 12.1%	--	--	--

\* 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

