

# Local Market Update for May 2020

A Research Tool Provided by the Colorado Association of REALTORS®

Make Sure  
Your Agent is a REALTOR®

Not all agents  
are the same!



## Montezuma County

Contact the Four Corners Board of REALTORS® for more detailed local statistics or to find a REALTOR® in the area.

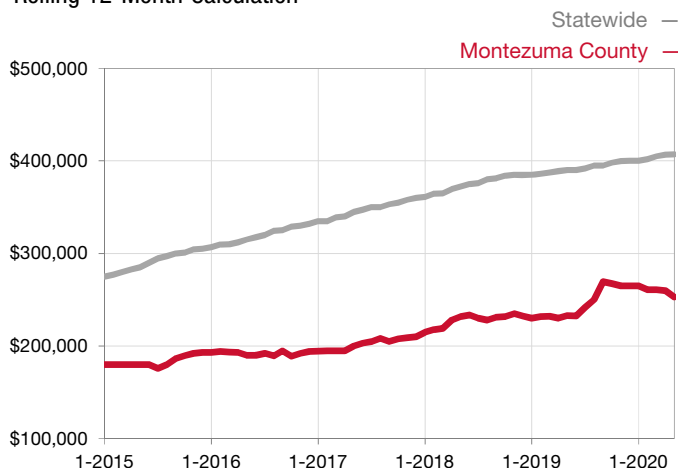
Single Family	May			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 05-2019	Thru 05-2020	Percent Change from Previous Year
New Listings	51	52	+ 2.0%	197	210	+ 6.6%
Sold Listings	25	19	- 24.0%	102	103	+ 1.0%
Median Sales Price*	\$315,000	\$276,000	- 12.4%	\$271,000	\$250,000	- 7.7%
Average Sales Price*	\$319,716	\$373,474	+ 16.8%	\$284,607	\$299,480	+ 5.2%
Percent of List Price Received*	97.2%	96.8%	- 0.4%	96.2%	96.5%	+ 0.3%
Days on Market Until Sale	159	98	- 38.4%	138	115	- 16.7%
Inventory of Homes for Sale	187	170	- 9.1%	--	--	--
Months Supply of Inventory	7.1	6.4	- 9.9%	--	--	--

\* 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	May			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 05-2019	Thru 05-2020	Percent Change from Previous Year
New Listings	2	1	- 50.0%	10	8	- 20.0%
Sold Listings	2	0	- 100.0%	4	3	- 25.0%
Median Sales Price*	\$152,500	\$0	- 100.0%	\$181,250	\$210,000	+ 15.9%
Average Sales Price*	\$152,500	\$0	- 100.0%	\$176,875	\$208,333	+ 17.8%
Percent of List Price Received*	97.4%	0.0%	- 100.0%	97.3%	96.1%	- 1.2%
Days on Market Until Sale	88	0	- 100.0%	74	83	+ 12.2%
Inventory of Homes for Sale	6	6	0.0%	--	--	--
Months Supply of Inventory	4.7	3.8	- 19.1%	--	--	--

\* 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

