

Local Market Update for October 2021

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.

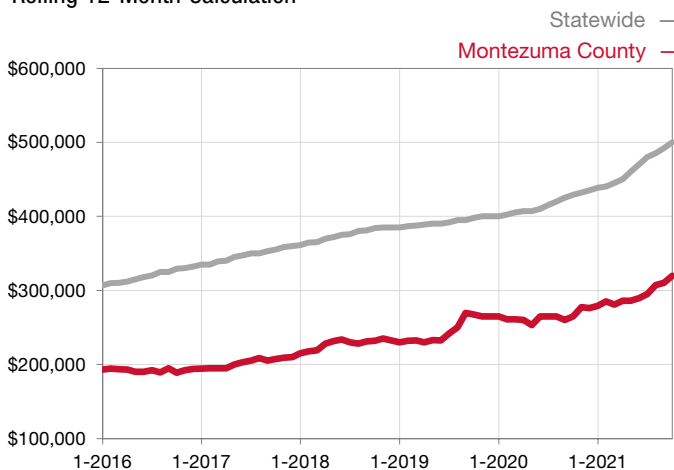
Single Family	October			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 10-2020	Thru 10-2021	Percent Change from Previous Year
Key Metrics						
New Listings	39	38	- 2.6%	427	475	+ 11.2%
Sold Listings	40	34	- 15.0%	300	345	+ 15.0%
Median Sales Price*	\$291,750	\$317,500	+ 8.8%	\$270,000	\$315,000	+ 16.7%
Average Sales Price*	\$336,890	\$334,663	- 0.7%	\$326,693	\$358,523	+ 9.7%
Percent of List Price Received*	96.5%	98.6%	+ 2.2%	96.9%	97.8%	+ 0.9%
Days on Market Until Sale	140	62	- 55.7%	118	93	- 21.2%
Inventory of Homes for Sale	175	112	- 36.0%	--	--	--
Months Supply of Inventory	6.3	3.3	- 47.6%	--	--	--

* 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		
	2020	2021	Percent Change from Previous Year	Thru 10-2020	Thru 10-2021	Percent Change from Previous Year
Key Metrics						
New Listings	0	1	--	11	8	- 27.3%
Sold Listings	1	0	- 100.0%	6	9	+ 50.0%
Median Sales Price*	\$226,000	\$0	- 100.0%	\$202,500	\$209,000	+ 3.2%
Average Sales Price*	\$226,000	\$0	- 100.0%	\$184,083	\$198,167	+ 7.7%
Percent of List Price Received*	99.3%	0.0%	- 100.0%	96.8%	98.1%	+ 1.3%
Days on Market Until Sale	245	0	- 100.0%	128	117	- 8.6%
Inventory of Homes for Sale	3	3	0.0%	--	--	--
Months Supply of Inventory	2.0	2.0	0.0%	--	--	--

* 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

