

Local Market Update for October 2022

A Research Tool Provided by the Colorado Association of REALTORS®

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Your Agent is a REALTOR®

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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.

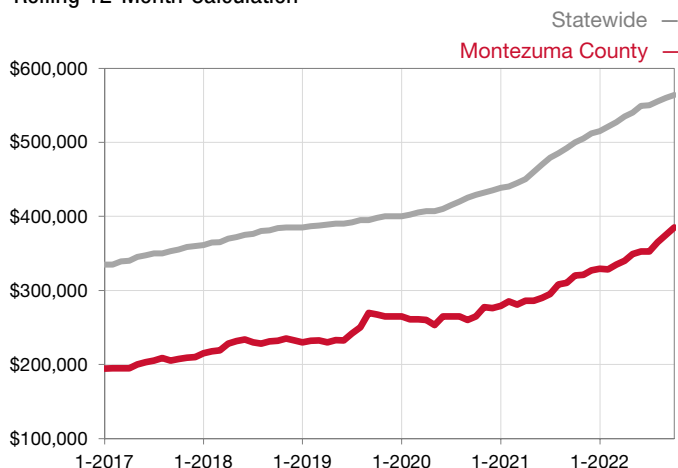
| Single Family | October | | | Year to Date | | |
|---------------------------------|-----------|------------------|-----------------------------------|--------------|------------------|-----------------------------------|
| Key Metrics | 2021 | 2022 | Percent Change from Previous Year | Thru 10-2021 | Thru 10-2022 | Percent Change from Previous Year |
| New Listings | 41 | 25 | - 39.0% | 488 | 416 | - 14.8% |
| Sold Listings | 35 | 29 | - 17.1% | 347 | 326 | - 6.1% |
| Median Sales Price* | \$320,000 | \$470,000 | + 46.9% | \$315,000 | \$380,000 | + 20.6% |
| Average Sales Price* | \$337,107 | \$530,086 | + 57.2% | \$358,878 | \$448,726 | + 25.0% |
| Percent of List Price Received* | 98.4% | 98.1% | - 0.3% | 97.8% | 97.8% | 0.0% |
| Days on Market Until Sale | 61 | 80 | + 31.1% | 92 | 89 | - 3.3% |
| Inventory of Homes for Sale | 124 | 93 | - 25.0% | -- | -- | -- |
| Months Supply of Inventory | 3.7 | 2.8 | - 24.3% | -- | -- | -- |

* 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 | 2021 | 2022 | Percent Change from Previous Year | Thru 10-2021 | Thru 10-2022 | Percent Change from Previous Year |
| New Listings | 1 | 2 | + 100.0% | 8 | 7 | - 12.5% |
| Sold Listings | 0 | 1 | -- | 9 | 7 | - 22.2% |
| Median Sales Price* | \$0 | \$520,000 | -- | \$209,000 | \$225,000 | + 7.7% |
| Average Sales Price* | \$0 | \$520,000 | -- | \$198,167 | \$259,000 | + 30.7% |
| Percent of List Price Received* | 0.0% | 92.9% | -- | 98.1% | 98.4% | + 0.3% |
| Days on Market Until Sale | 0 | 79 | -- | 117 | 211 | + 80.3% |
| Inventory of Homes for Sale | 3 | 4 | + 33.3% | -- | -- | -- |
| Months Supply of Inventory | 2.0 | 2.5 | + 25.0% | -- | -- | -- |

* 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

