

Local Market Update for July 2023

A Research Tool Provided by the Colorado Association of REALTORS®

Montezuma County

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

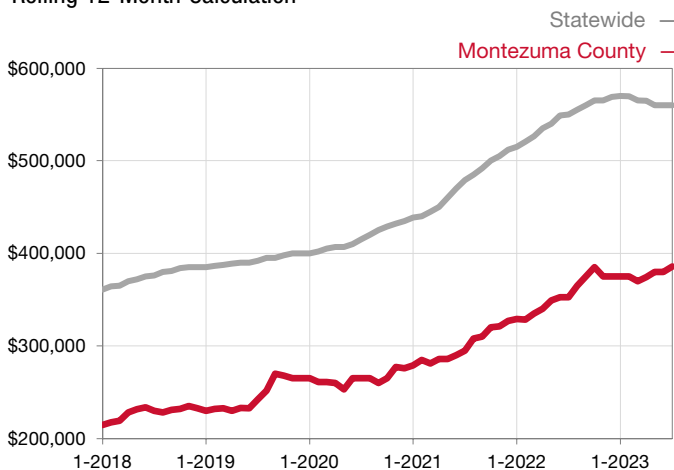
Single Family	July			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
Key Metrics						
New Listings	39	43	+ 10.3%	308	220	- 28.6%
Sold Listings	29	26	- 10.3%	235	129	- 45.1%
Median Sales Price*	\$350,000	\$402,500	+ 15.0%	\$365,000	\$375,000	+ 2.7%
Average Sales Price*	\$441,741	\$476,179	+ 7.8%	\$430,395	\$404,129	- 6.1%
Percent of List Price Received*	98.1%	98.2%	+ 0.1%	97.8%	97.8%	0.0%
Days on Market Until Sale	61	88	+ 44.3%	91	90	- 1.1%
Inventory of Homes for Sale	92	96	+ 4.3%	--	--	--
Months Supply of Inventory	2.6	4.4	+ 69.2%	--	--	--

* 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	July			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
Key Metrics						
New Listings	0	2	--	3	10	+ 233.3%
Sold Listings	0	1	--	4	5	+ 25.0%
Median Sales Price*	\$0	\$296,000	--	\$207,500	\$269,900	+ 30.1%
Average Sales Price*	\$0	\$296,000	--	\$188,750	\$283,780	+ 50.3%
Percent of List Price Received*	0.0%	103.9%	--	99.0%	100.3%	+ 1.3%
Days on Market Until Sale	0	22	--	212	56	- 73.6%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.6	0.8	+ 33.3%	--	--	--

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation

