

# Local Market Update for August 2023

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.

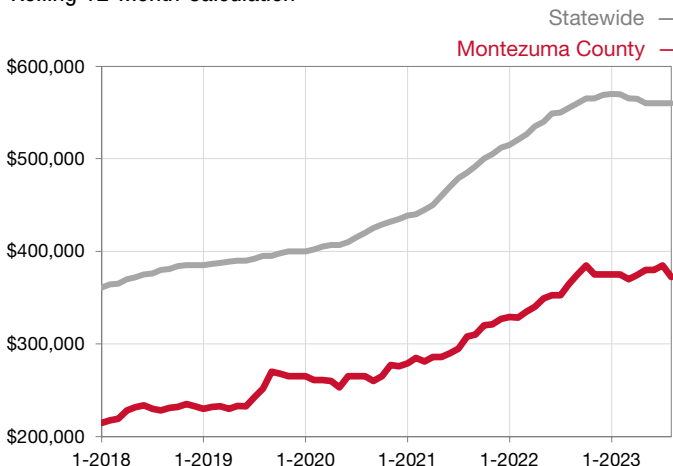
Single Family	August			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	46	32	- 30.4%	354	252	- 28.8%
Sold Listings	34	33	- 2.9%	269	163	- 39.4%
Median Sales Price*	\$434,000	<b>\$320,000</b>	- 26.3%	\$375,000	<b>\$365,000</b>	- 2.7%
Average Sales Price*	\$480,894	<b>\$499,719</b>	+ 3.9%	\$436,778	<b>\$422,874</b>	- 3.2%
Percent of List Price Received*	97.6%	<b>97.2%</b>	- 0.4%	97.8%	<b>97.7%</b>	- 0.1%
Days on Market Until Sale	83	108	+ 30.1%	90	94	+ 4.4%
Inventory of Homes for Sale	98	103	+ 5.1%	--	--	--
Months Supply of Inventory	2.9	4.7	+ 62.1%	--	--	--

\* 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	August			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	1	2	+ 100.0%	4	12	+ 200.0%
Sold Listings	0	0	--	4	5	+ 25.0%
Median Sales Price*	\$0	<b>\$0</b>	--	\$207,500	<b>\$269,900</b>	+ 30.1%
Average Sales Price*	\$0	<b>\$0</b>	--	\$188,750	<b>\$283,780</b>	+ 50.3%
Percent of List Price Received*	0.0%	<b>0.0%</b>	--	99.0%	<b>100.3%</b>	+ 1.3%
Days on Market Until Sale	0	0	--	212	56	- 73.6%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	1.1	0.8	- 27.3%	--	--	--

\* 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

