

# Local Market Update for October 2023

A Research Tool Provided by the Colorado Association of REALTORS®

Make Sure Your Agent is a REALTOR®

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## Montezuma County

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

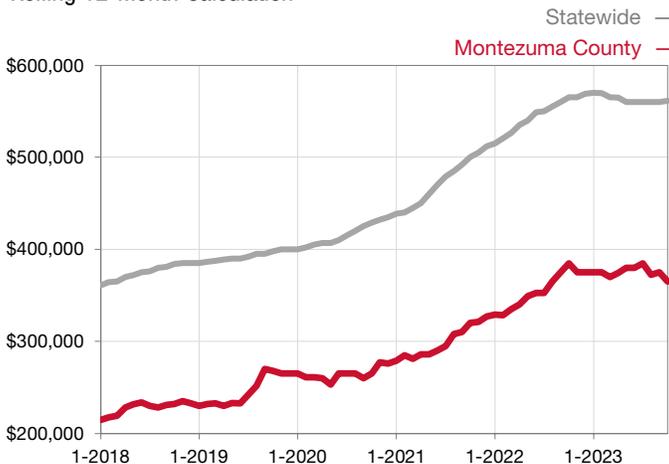
Single Family	October			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 10-2022	Thru 10-2023	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	27	26	- 3.7%	417	312	- 25.2%
Sold Listings	29	21	- 27.6%	326	207	- 36.5%
Median Sales Price*	\$470,000	<b>\$322,000</b>	- 31.5%	\$380,000	<b>\$375,000</b>	- 1.3%
Average Sales Price*	\$530,086	<b>\$404,948</b>	- 23.6%	\$448,726	<b>\$435,482</b>	- 3.0%
Percent of List Price Received*	98.1%	<b>96.3%</b>	- 1.8%	97.8%	<b>97.5%</b>	- 0.3%
Days on Market Until Sale	80	<b>74</b>	- 7.5%	89	<b>93</b>	+ 4.5%
Inventory of Homes for Sale	91	<b>115</b>	+ 26.4%	--	--	--
Months Supply of Inventory	2.8	<b>5.5</b>	+ 96.4%	--	--	--

\* 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		
	2022	2023	Percent Change from Previous Year	Thru 10-2022	Thru 10-2023	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	2	1	- 50.0%	7	17	+ 142.9%
Sold Listings	1	1	0.0%	7	8	+ 14.3%
Median Sales Price*	\$520,000	<b>\$339,000</b>	- 34.8%	\$225,000	<b>\$292,500</b>	+ 30.0%
Average Sales Price*	\$520,000	<b>\$339,000</b>	- 34.8%	\$259,000	<b>\$294,613</b>	+ 13.8%
Percent of List Price Received*	92.9%	<b>100.0%</b>	+ 7.6%	98.4%	<b>99.1%</b>	+ 0.7%
Days on Market Until Sale	79	<b>43</b>	- 45.6%	211	<b>59</b>	- 72.0%
Inventory of Homes for Sale	4	<b>5</b>	+ 25.0%	--	--	--
Months Supply of Inventory	2.5	<b>3.8</b>	+ 52.0%	--	--	--

\* 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

