

Local Market Update for February 2024

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 | February | | | Year to Date | | |
|---------------------------------|-----------|------------------|-----------------------------------|--------------|------------------|-----------------------------------|
| | 2023 | 2024 | Percent Change from Previous Year | Thru 02-2023 | Thru 02-2024 | Percent Change from Previous Year |
| Key Metrics | | | | | | |
| New Listings | 12 | 24 | + 100.0% | 31 | 46 | + 48.4% |
| Sold Listings | 7 | 15 | + 114.3% | 30 | 31 | + 3.3% |
| Median Sales Price* | \$323,500 | \$349,000 | + 7.9% | \$326,750 | \$360,000 | + 10.2% |
| Average Sales Price* | \$334,929 | \$422,133 | + 26.0% | \$356,912 | \$421,251 | + 18.0% |
| Percent of List Price Received* | 99.2% | 97.6% | - 1.6% | 97.2% | 97.6% | + 0.4% |
| Days on Market Until Sale | 109 | 120 | + 10.1% | 98 | 119 | + 21.4% |
| Inventory of Homes for Sale | 61 | 88 | + 44.3% | -- | -- | -- |
| Months Supply of Inventory | 2.1 | 4.5 | + 114.3% | -- | -- | -- |

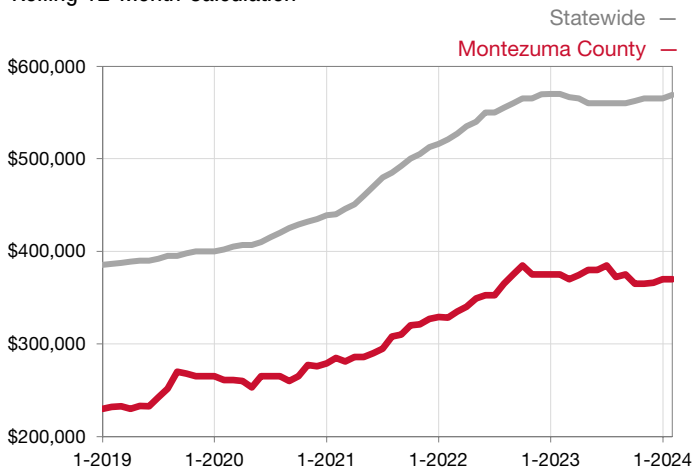
* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

| Townhouse/Condo | February | | | Year to Date | | |
|---------------------------------|----------|-------------|-----------------------------------|--------------|--------------|-----------------------------------|
| | 2023 | 2024 | Percent Change from Previous Year | Thru 02-2023 | Thru 02-2024 | Percent Change from Previous Year |
| Key Metrics | | | | | | |
| New Listings | 0 | 0 | -- | 4 | 5 | + 25.0% |
| Sold Listings | 0 | 0 | -- | 0 | 0 | -- |
| Median Sales Price* | \$0 | \$0 | -- | \$0 | \$0 | -- |
| Average Sales Price* | \$0 | \$0 | -- | \$0 | \$0 | -- |
| Percent of List Price Received* | 0.0% | 0.0% | -- | 0.0% | 0.0% | -- |
| Days on Market Until Sale | 0 | 0 | -- | 0 | 0 | -- |
| 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

