

Local Market Update for April 2024

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

Key Metrics	April			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
New Listings	36	32	- 11.1%	89	122	+ 37.1%
Sold Listings	5	19	+ 280.0%	56	76	+ 35.7%
Median Sales Price*	\$390,000	\$374,000	- 4.1%	\$340,000	\$374,500	+ 10.1%
Average Sales Price*	\$344,300	\$399,474	+ 16.0%	\$364,670	\$411,543	+ 12.9%
Percent of List Price Received*	99.3%	97.8%	- 1.5%	97.7%	97.1%	- 0.6%
Days on Market Until Sale	75	122	+ 62.7%	94	118	+ 25.5%
Inventory of Homes for Sale	72	102	+ 41.7%	--	--	--
Months Supply of Inventory	2.9	4.8	+ 65.5%	--	--	--

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

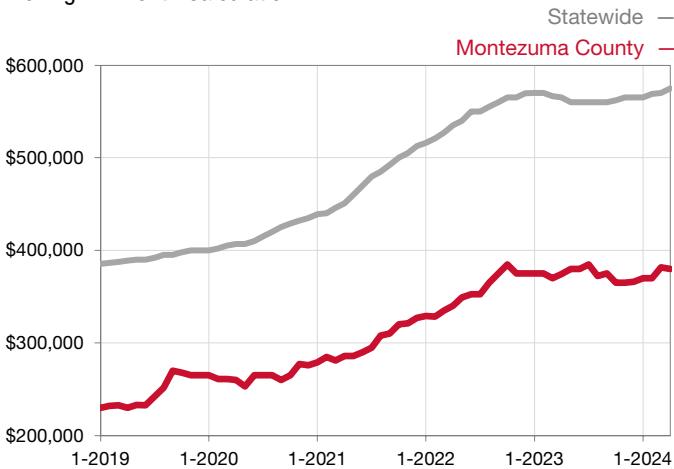
Townhouse/Condo

Key Metrics	April			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
New Listings	0	2	--	6	9	+ 50.0%
Sold Listings	2	0	- 100.0%	2	0	- 100.0%
Median Sales Price*	\$250,950	\$0	- 100.0%	\$250,950	\$0	- 100.0%
Average Sales Price*	\$250,950	\$0	- 100.0%	\$250,950	\$0	- 100.0%
Percent of List Price Received*	97.3%	0.0%	- 100.0%	97.3%	0.0%	- 100.0%
Days on Market Until Sale	98	0	- 100.0%	98	0	- 100.0%
Inventory of Homes for Sale	1	3	+ 200.0%	--	--	--
Months Supply of Inventory	0.5	2.6	+ 420.0%	--	--	--

* 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

