

Local Market Update for May 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.

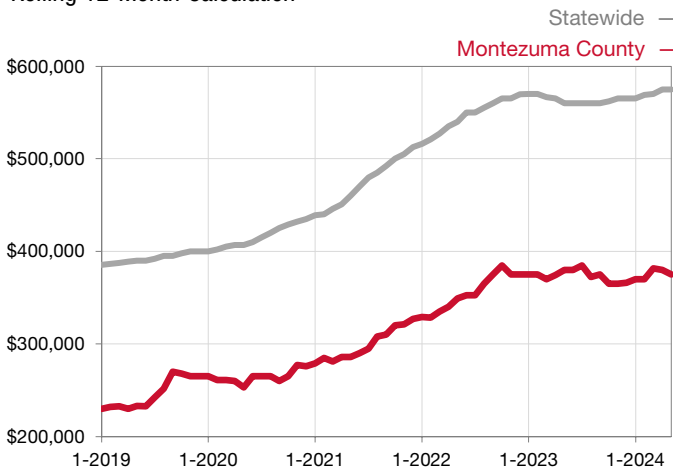
Single Family	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
Key Metrics						
New Listings	40	47	+ 17.5%	129	170	+ 31.8%
Sold Listings	27	26	- 3.7%	83	102	+ 22.9%
Median Sales Price*	\$385,000	\$350,000	- 9.1%	\$355,000	\$371,500	+ 4.6%
Average Sales Price*	\$397,129	\$465,573	+ 17.2%	\$375,229	\$425,315	+ 13.3%
Percent of List Price Received*	97.9%	97.0%	- 0.9%	97.8%	97.1%	- 0.7%
Days on Market Until Sale	95	92	- 3.2%	95	112	+ 17.9%
Inventory of Homes for Sale	83	115	+ 38.6%	--	--	--
Months Supply of Inventory	3.5	5.5	+ 57.1%	--	--	--

* 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	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
Key Metrics						
New Listings	1	0	- 100.0%	7	9	+ 28.6%
Sold Listings	1	1	0.0%	3	1	- 66.7%
Median Sales Price*	\$206,000	\$130,000	- 36.9%	\$232,000	\$130,000	- 44.0%
Average Sales Price*	\$206,000	\$130,000	- 36.9%	\$235,967	\$130,000	- 44.9%
Percent of List Price Received*	103.0%	96.3%	- 6.5%	99.2%	96.3%	- 2.9%
Days on Market Until Sale	38	62	+ 63.2%	78	62	- 20.5%
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--
Months Supply of Inventory	0.7	1.8	+ 157.1%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

