

# Local Market Update for July 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.

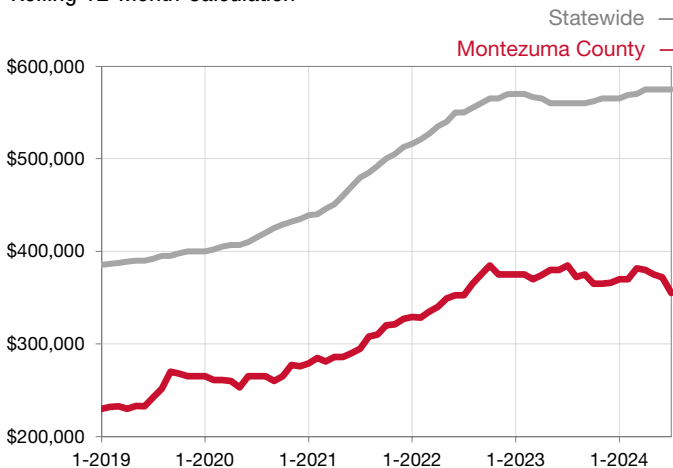
Single Family	July			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 07-2023	Thru 07-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	44	54	+ 22.7%	223	275	+ 23.3%
Sold Listings	27	34	+ 25.9%	130	159	+ 22.3%
Median Sales Price*	\$390,000	\$365,000	- 6.4%	\$372,500	\$369,000	- 0.9%
Average Sales Price*	\$469,839	\$457,244	- 2.7%	\$403,367	\$432,825	+ 7.3%
Percent of List Price Received*	98.0%	96.7%	- 1.3%	97.8%	97.2%	- 0.6%
Days on Market Until Sale	86	91	+ 5.8%	90	108	+ 20.0%
Inventory of Homes for Sale	104	147	+ 41.3%	--	--	--
Months Supply of Inventory	4.7	6.7	+ 42.6%	--	--	--

\* 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	July			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 07-2023	Thru 07-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	2	1	- 50.0%	10	11	+ 10.0%
Sold Listings	1	0	- 100.0%	5	2	- 60.0%
Median Sales Price*	\$296,000	\$0	- 100.0%	\$269,900	\$182,500	- 32.4%
Average Sales Price*	\$296,000	\$0	- 100.0%	\$283,780	\$182,500	- 35.7%
Percent of List Price Received*	103.9%	0.0%	- 100.0%	100.3%	98.1%	- 2.2%
Days on Market Until Sale	22	0	- 100.0%	56	81	+ 44.6%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.8	0.9	+ 12.5%	--	--	--

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

Median Sales Price – Single Family  
Rolling 12-Month Calculation



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

