

# Local Market Update for August 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.

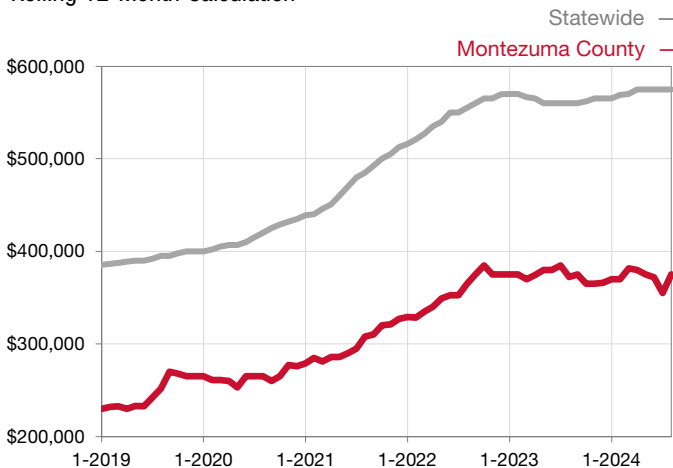
Single Family	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	33	32	- 3.0%	256	309	+ 20.7%
Sold Listings	33	23	- 30.3%	163	182	+ 11.7%
Median Sales Price*	\$320,000	<b>\$405,000</b>	+ 26.6%	\$365,000	<b>\$374,500</b>	+ 2.6%
Average Sales Price*	\$499,719	<b>\$436,390</b>	- 12.7%	\$422,874	<b>\$433,275</b>	+ 2.5%
Percent of List Price Received*	97.2%	<b>98.1%</b>	+ 0.9%	97.7%	<b>97.3%</b>	- 0.4%
Days on Market Until Sale	108	87	- 19.4%	94	105	+ 11.7%
Inventory of Homes for Sale	108	143	+ 32.4%	--	--	--
Months Supply of Inventory	4.9	6.8	+ 38.8%	--	--	--

\* 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	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	2	3	+ 50.0%	12	14	+ 16.7%
Sold Listings	0	1	--	5	3	- 40.0%
Median Sales Price*	\$0	<b>\$322,750</b>	--	\$269,900	<b>\$235,000</b>	- 12.9%
Average Sales Price*	\$0	<b>\$322,750</b>	--	\$283,780	<b>\$229,250</b>	- 19.2%
Percent of List Price Received*	0.0%	<b>101.2%</b>	--	100.3%	<b>99.2%</b>	- 1.1%
Days on Market Until Sale	0	121	--	56	94	+ 67.9%
Inventory of Homes for Sale	1	3	+ 200.0%	--	--	--
Months Supply of Inventory	0.8	2.6	+ 225.0%	--	--	--

\* 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

