

# Local Market Update for September 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.

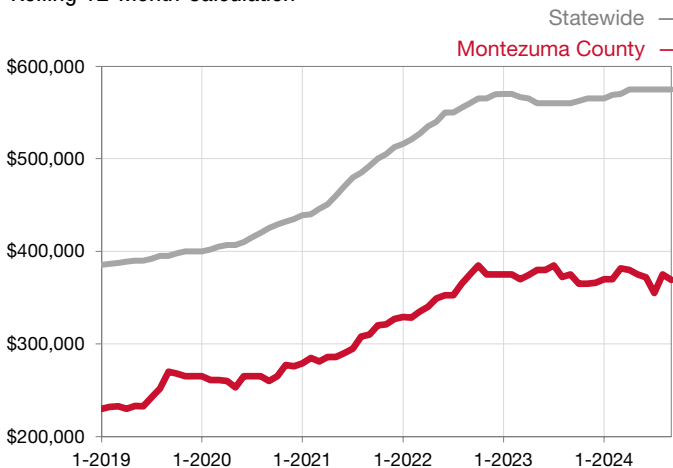
Single Family	September			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 09-2023	Thru 09-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	32	27	- 15.6%	288	337	+ 17.0%
Sold Listings	23	27	+ 17.4%	186	209	+ 12.4%
Median Sales Price*	\$426,667	<b>\$415,000</b>	- 2.7%	\$381,000	<b>\$382,000</b>	+ 0.3%
Average Sales Price*	\$552,720	<b>\$437,109</b>	- 20.9%	\$438,930	<b>\$433,771</b>	- 1.2%
Percent of List Price Received*	97.3%	<b>97.6%</b>	+ 0.3%	97.6%	<b>97.3%</b>	- 0.3%
Days on Market Until Sale	104	112	+ 7.7%	95	106	+ 11.6%
Inventory of Homes for Sale	116	144	+ 24.1%	--	--	--
Months Supply of Inventory	5.4	6.7	+ 24.1%	--	--	--

\* 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	September			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 09-2023	Thru 09-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	4	0	- 100.0%	16	14	- 12.5%
Sold Listings	2	1	- 50.0%	7	4	- 42.9%
Median Sales Price*	\$299,500	<b>\$190,000</b>	- 36.6%	\$289,000	<b>\$212,500</b>	- 26.5%
Average Sales Price*	\$299,500	<b>\$190,000</b>	- 36.6%	\$288,271	<b>\$219,438</b>	- 23.9%
Percent of List Price Received*	95.7%	<b>92.7%</b>	- 3.1%	99.0%	<b>97.5%</b>	- 1.5%
Days on Market Until Sale	73	36	- 50.7%	61	80	+ 31.1%
Inventory of Homes for Sale	4	2	- 50.0%	--	--	--
Months Supply of Inventory	3.0	2.0	- 33.3%	--	--	--

\* 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

