

Local Market Update for October 2024

A Research Tool Provided by the Colorado Association of REALTORS®

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Your Agent is a REALTOR®

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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.

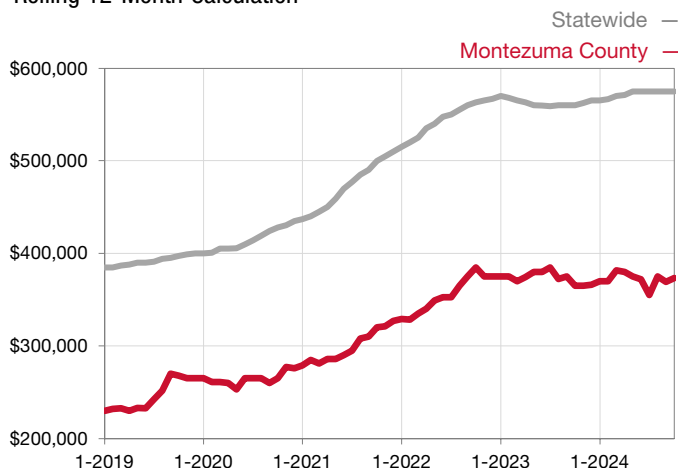
Single Family	October			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
New Listings	26	32	+ 23.1%	314	370	+ 17.8%
Sold Listings	21	22	+ 4.8%	207	231	+ 11.6%
Median Sales Price*	\$322,000	\$410,883	+ 27.6%	\$375,000	\$382,000	+ 1.9%
Average Sales Price*	\$404,948	\$658,434	+ 62.6%	\$435,482	\$455,167	+ 4.5%
Percent of List Price Received*	96.3%	95.6%	- 0.7%	97.5%	97.2%	- 0.3%
Days on Market Until Sale	74	134	+ 81.1%	93	109	+ 17.2%
Inventory of Homes for Sale	117	135	+ 15.4%	--	--	--
Months Supply of Inventory	5.6	6.3	+ 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.

Townhouse/Condo	October			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
New Listings	1	0	- 100.0%	17	14	- 17.6%
Sold Listings	1	2	+ 100.0%	8	6	- 25.0%
Median Sales Price*	\$339,000	\$287,000	- 15.3%	\$292,500	\$245,000	- 16.2%
Average Sales Price*	\$339,000	\$287,000	- 15.3%	\$294,613	\$241,958	- 17.9%
Percent of List Price Received*	100.0%	95.5%	- 4.5%	99.1%	96.9%	- 2.2%
Days on Market Until Sale	43	85	+ 97.7%	59	81	+ 37.3%
Inventory of Homes for Sale	5	2	- 60.0%	--	--	--
Months Supply of Inventory	3.8	1.8	- 52.6%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

