

Local Market Update for January 2026

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

Key Metrics	January			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 01-2025	Thru 01-2026	Percent Change from Previous Year
New Listings	27	25	- 7.4%	27	25	- 7.4%
Sold Listings	18	24	+ 33.3%	18	24	+ 33.3%
Median Sales Price*	\$350,000	\$412,450	+ 17.8%	\$350,000	\$412,450	+ 17.8%
Average Sales Price*	\$421,886	\$445,392	+ 5.6%	\$421,886	\$445,392	+ 5.6%
Percent of List Price Received*	96.5%	97.0%	+ 0.5%	96.5%	97.0%	+ 0.5%
Days on Market Until Sale	148	159	+ 7.4%	148	159	+ 7.4%
Inventory of Homes for Sale	97	117	+ 20.6%	--	--	--
Months Supply of Inventory	4.2	5.0	+ 19.0%	--	--	--

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

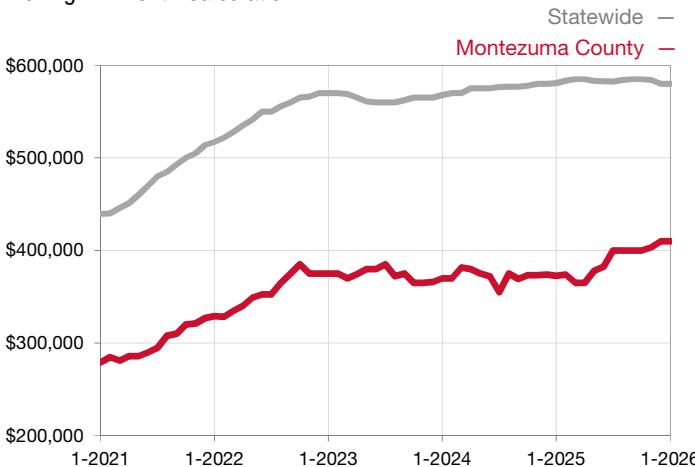
Townhouse/Condo

Key Metrics	January			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 01-2025	Thru 01-2026	Percent Change from Previous Year
New Listings	0	1	--	0	1	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
Days on Market Until Sale	0	0	--	0	0	--
Inventory of Homes for Sale	0	3	--	--	--	--
Months Supply of Inventory	0.0	3.0	--	--	--	--

* 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

