

Local Market Update for February 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.

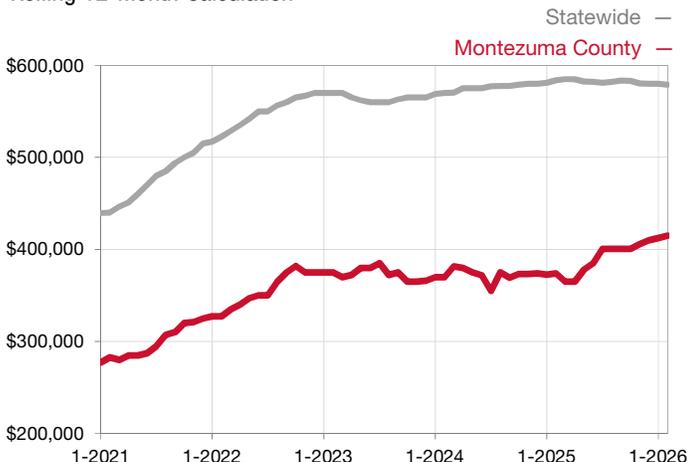
Single Family	February			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 02-2025	Thru 02-2026	Percent Change from Previous Year
Key Metrics						
New Listings	22	17	- 22.7%	49	42	- 14.3%
Sold Listings	25	17	- 32.0%	43	41	- 4.7%
Median Sales Price*	\$360,000	\$430,000	+ 19.4%	\$350,000	\$415,000	+ 18.6%
Average Sales Price*	\$371,396	\$425,029	+ 14.4%	\$392,531	\$436,949	+ 11.3%
Percent of List Price Received*	95.4%	96.5%	+ 1.2%	95.8%	96.8%	+ 1.0%
Days on Market Until Sale	108	129	+ 19.4%	125	147	+ 17.6%
Inventory of Homes for Sale	99	108	+ 9.1%	--	--	--
Months Supply of Inventory	4.1	4.8	+ 17.1%	--	--	--

* 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	February			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 02-2025	Thru 02-2026	Percent Change from Previous Year
Key Metrics						
New Listings	1	0	- 100.0%	1	1	0.0%
Sold Listings	1	2	+ 100.0%	1	2	+ 100.0%
Median Sales Price*	\$321,000	\$269,750	- 16.0%	\$321,000	\$269,750	- 16.0%
Average Sales Price*	\$321,000	\$269,750	- 16.0%	\$321,000	\$269,750	- 16.0%
Percent of List Price Received*	100.6%	96.4%	- 4.2%	100.6%	96.4%	- 4.2%
Days on Market Until Sale	110	69	- 37.3%	110	69	- 37.3%
Inventory of Homes for Sale	1	3	+ 200.0%	--	--	--
Months Supply of Inventory	0.9	2.5	+ 177.8%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

