

Local Market Update for April 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.

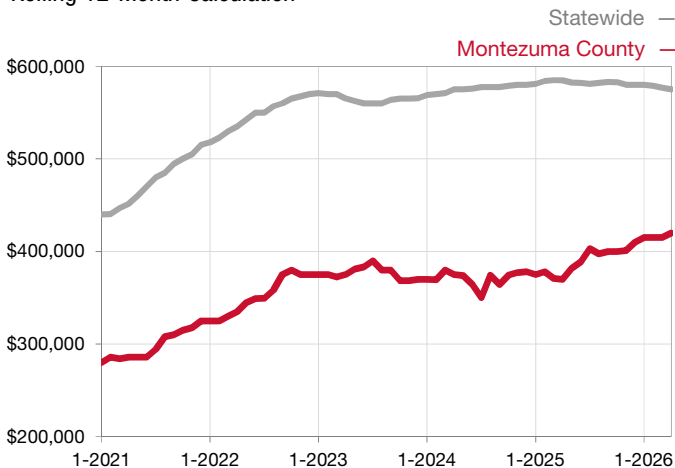
Single Family	April			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 04-2025	Thru 04-2026	Percent Change from Previous Year
Key Metrics						
New Listings	59	45	- 23.7%	139	134	- 3.6%
Sold Listings	11	19	+ 72.7%	68	75	+ 10.3%
Median Sales Price*	\$375,000	\$430,000	+ 14.7%	\$341,000	\$409,900	+ 20.2%
Average Sales Price*	\$384,355	\$437,916	+ 13.9%	\$382,763	\$447,191	+ 16.8%
Percent of List Price Received*	96.6%	98.1%	+ 1.6%	96.0%	97.2%	+ 1.3%
Days on Market Until Sale	160	121	- 24.4%	133	142	+ 6.8%
Inventory of Homes for Sale	134	149	+ 11.2%	--	--	--
Months Supply of Inventory	6.4	6.9	+ 7.8%	--	--	--

* 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	April			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 04-2025	Thru 04-2026	Percent Change from Previous Year
Key Metrics						
New Listings	1	2	+ 100.0%	3	4	+ 33.3%
Sold Listings	0	0	--	1	2	+ 100.0%
Median Sales Price*	\$0	\$0	--	\$321,000	\$269,750	- 16.0%
Average Sales Price*	\$0	\$0	--	\$321,000	\$269,750	- 16.0%
Percent of List Price Received*	0.0%	0.0%	--	100.6%	96.4%	- 4.2%
Days on Market Until Sale	0	0	--	110	69	- 37.3%
Inventory of Homes for Sale	3	3	0.0%	--	--	--
Months Supply of Inventory	2.6	2.5	- 3.8%	--	--	--

* 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

