Local Market Update for September 2026

A Research Tool Provided by the Colorado Association of REALTORS®

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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		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 09-2025**	**Thru 09-2026**	Percent Change from Previous Year
New Listings	27	**42**	+ 55.6%	348	**371**	+ 6.6%
Sold Listings	26	**28**	+ 7.7%	196	**197**	+ 0.5%
Median Sales Price*	$430,000	**$442,500**	+ 2.9%	$412,500	**$421,000**	+ 2.1%
Average Sales Price*	$527,446	**$551,357**	+ 4.5%	$491,293	**$484,387**	- 1.4%
Percent of List Price Received*	97.1%	**98.1%**	+ 1.0%	96.3%	**97.6%**	+ 1.3%
Days on Market Until Sale	128	**140**	+ 9.4%	118	**138**	+ 16.9%
Inventory of Homes for Sale	172	**184**	+ 7.0%	--	**--**	--
Months Supply of Inventory	7.9	**8.7**	+ 10.1%	--	**--**	--

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

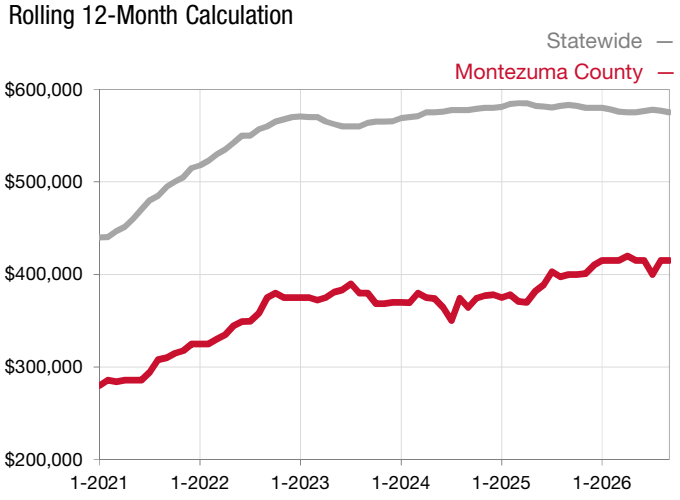
Townhouse/Condo

	September			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 09-2025**	**Thru 09-2026**	Percent Change from Previous Year
New Listings	3	**2**	- 33.3%	7	**15**	+ 114.3%
Sold Listings	1	**1**	0.0%	4	**8**	+ 100.0%
Median Sales Price*	$229,000	**$425,000**	+ 85.6%	$289,500	**$318,000**	+ 9.8%
Average Sales Price*	$229,000	**$425,000**	+ 85.6%	$282,250	**$310,563**	+ 10.0%
Percent of List Price Received*	100.0%	**97.7%**	- 2.3%	99.7%	**98.4%**	- 1.3%
Days on Market Until Sale	38	**38**	0.0%	115	**98**	- 14.8%
Inventory of Homes for Sale	4	**10**	+ 150.0%	--	**--**	--
Months Supply of Inventory	3.4	**6.7**	+ 97.1%	--	**--**	--

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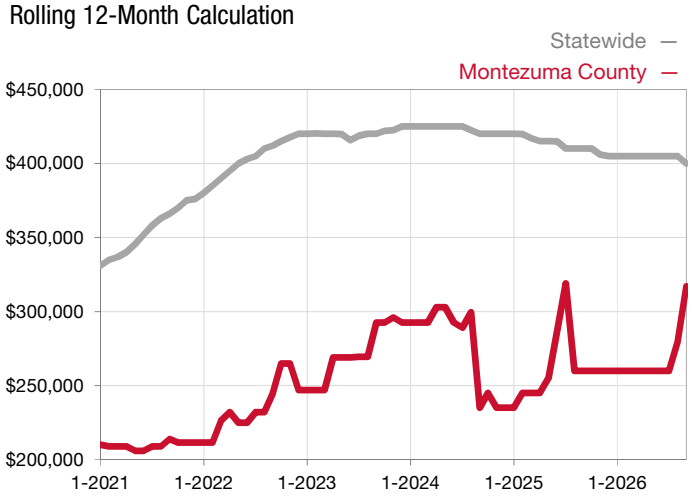
Median Sales Price – Single Family

Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation



Current as of October 5, 2026. All data from the multiple listing services in the state of Colorado. Report © 2026 ShowingTime Plus, LLC.