Local Market Update for October 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

	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 10-2025**	**Thru 10-2026**	Percent Change from Previous Year
New Listings	39	**32**	- 17.9%	387	**403**	+ 4.1%
Sold Listings	25	**23**	- 8.0%	221	**220**	- 0.5%
Median Sales Price*	$415,000	**$520,000**	+ 25.3%	$415,000	**$426,000**	+ 2.7%
Average Sales Price*	$453,508	**$621,952**	+ 37.1%	$487,018	**$498,769**	+ 2.4%
Percent of List Price Received*	95.6%	**95.2%**	- 0.4%	96.2%	**97.4%**	+ 1.2%
Days on Market Until Sale	119	**134**	+ 12.6%	118	**138**	+ 16.9%
Inventory of Homes for Sale	172	**175**	+ 1.7%	--	**--**	--
Months Supply of Inventory	7.8	**8.3**	+ 6.4%	--	**--**	--

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

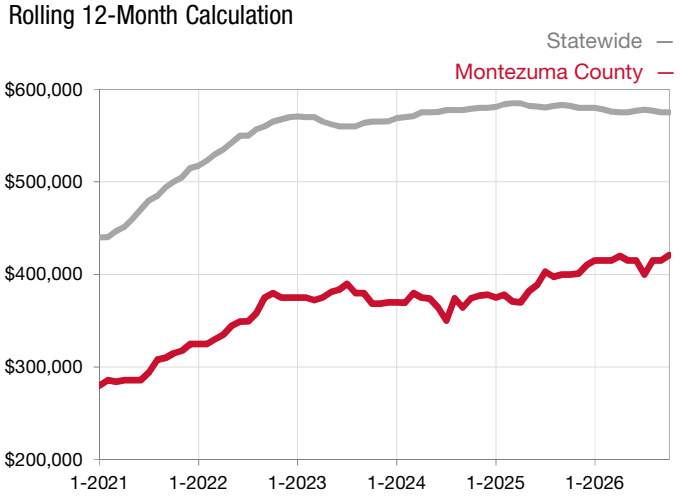
Townhouse/Condo

	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 10-2025**	**Thru 10-2026**	Percent Change from Previous Year
New Listings	0	**2**	--	7	**17**	+ 142.9%
Sold Listings	0	**0**	--	4	**8**	+ 100.0%
Median Sales Price*	$0	**$0**	--	$289,500	**$318,000**	+ 9.8%
Average Sales Price*	$0	**$0**	--	$282,250	**$310,563**	+ 10.0%
Percent of List Price Received*	0.0%	**0.0%**	--	99.7%	**98.4%**	- 1.3%
Days on Market Until Sale	0	**0**	--	115	**98**	- 14.8%
Inventory of Homes for Sale	2	**10**	+ 400.0%	--	**--**	--
Months Supply of Inventory	2.0	**6.7**	+ 235.0%	--	**--**	--

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

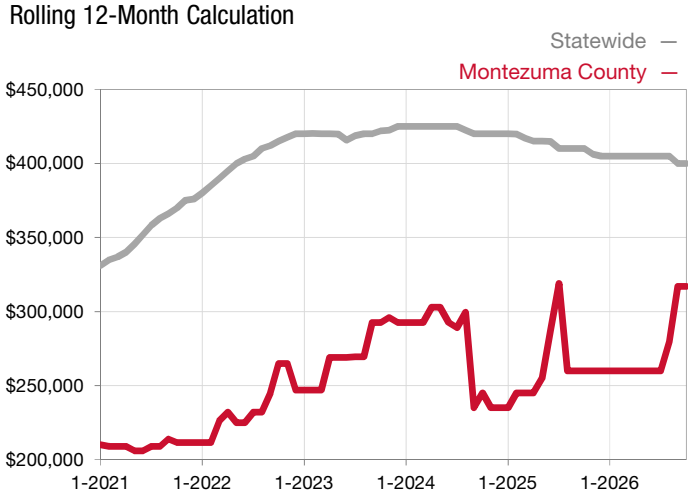
Median Sales Price – Single Family

Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation



Current as of November 4, 2026. All data from the multiple listing services in the state of Colorado. Report © 2026 ShowingTime Plus, LLC.