

# Local Market Update for October 2018

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

	October			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 10-2017	Thru 10-2018	Percent Change from Previous Year
New Listings	45	47	+ 4.4%	611	572	- 6.4%
Sold Listings	47	29	- 38.3%	307	348	+ 13.4%
Median Sales Price*	\$228,000	<b>\$230,000</b>	+ 0.9%	\$189,750	<b>\$225,000</b>	+ 18.6%
Average Sales Price*	\$245,533	<b>\$277,562</b>	+ 13.0%	\$221,614	<b>\$251,163</b>	+ 13.3%
Percent of List Price Received*	96.3%	<b>96.8%</b>	+ 0.5%	96.7%	<b>96.8%</b>	+ 0.1%
Days on Market Until Sale	145	<b>119</b>	- 17.9%	145	<b>132</b>	- 9.0%
Inventory of Homes for Sale	286	<b>241</b>	- 15.7%	--	--	--
Months Supply of Inventory	9.4	<b>7.0</b>	- 25.5%	--	--	--

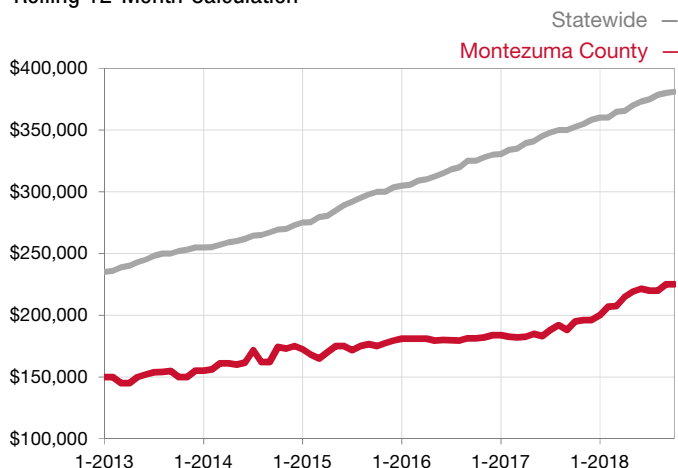
\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

### Townhouse-Condo

	October			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 10-2017	Thru 10-2018	Percent Change from Previous Year
New Listings	0	0	--	10	10	0.0%
Sold Listings	2	2	0.0%	8	10	+ 25.0%
Median Sales Price*	\$72,250	<b>\$95,950</b>	+ 32.8%	\$138,750	<b>\$169,500</b>	+ 22.2%
Average Sales Price*	\$72,250	<b>\$95,950</b>	+ 32.8%	\$132,394	<b>\$170,790</b>	+ 29.0%
Percent of List Price Received*	93.2%	<b>91.1%</b>	- 2.3%	95.5%	<b>96.4%</b>	+ 0.9%
Days on Market Until Sale	140	<b>119</b>	- 15.0%	70	<b>65</b>	- 7.1%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.7	<b>0.7</b>	0.0%	--	--	--

\* 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

