

Local Market Update for October 2019

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.

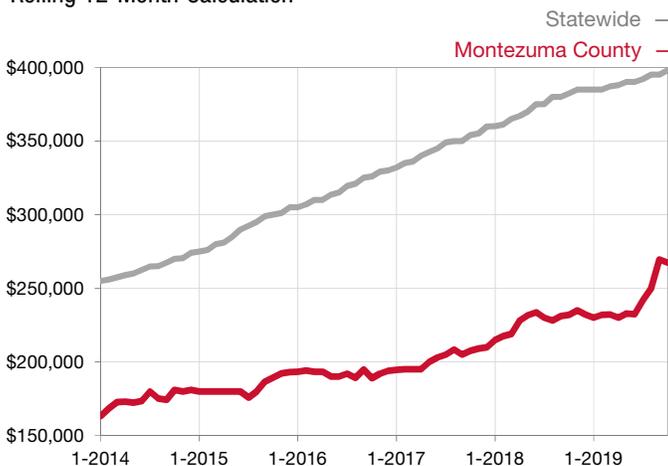
Single Family	October			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 10-2018	Thru 10-2019	Percent Change from Previous Year
Key Metrics						
New Listings	44	32	- 27.3%	489	450	- 8.0%
Sold Listings	24	36	+ 50.0%	301	281	- 6.6%
Median Sales Price*	\$264,000	\$251,000	- 4.9%	\$232,000	\$270,000	+ 16.4%
Average Sales Price*	\$306,408	\$297,786	- 2.8%	\$266,320	\$289,717	+ 8.8%
Percent of List Price Received*	97.1%	96.2%	- 0.9%	97.1%	96.4%	- 0.7%
Days on Market Until Sale	87	136	+ 56.3%	129	131	+ 1.6%
Inventory of Homes for Sale	214	169	- 21.0%	--	--	--
Months Supply of Inventory	7.2	6.3	- 12.5%	--	--	--

* 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		
	2018	2019	Percent Change from Previous Year	Thru 10-2018	Thru 10-2019	Percent Change from Previous Year
Key Metrics						
New Listings	0	0	--	10	13	+ 30.0%
Sold Listings	2	2	0.0%	10	9	- 10.0%
Median Sales Price*	\$95,950	\$94,250	- 1.8%	\$169,500	\$107,500	- 36.6%
Average Sales Price*	\$95,950	\$94,250	- 1.8%	\$170,790	\$132,933	- 22.2%
Percent of List Price Received*	91.1%	98.7%	+ 8.3%	96.4%	97.7%	+ 1.3%
Days on Market Until Sale	119	103	- 13.4%	65	101	+ 55.4%
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--
Months Supply of Inventory	0.7	1.3	+ 85.7%	--	--	--

* 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

