

Local Market Update for October 2020

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.

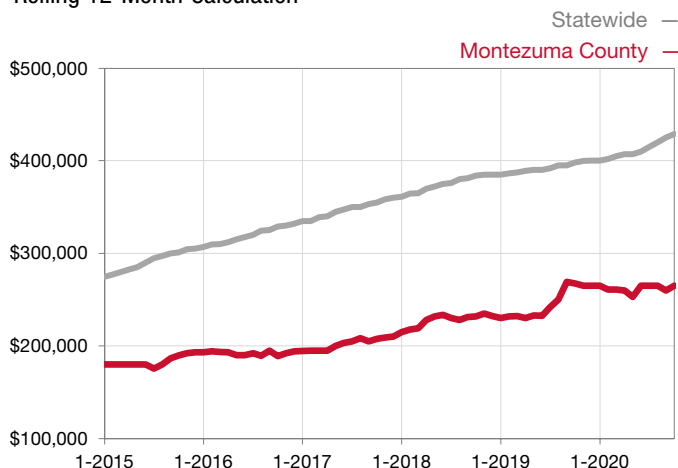
Single Family	October			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 10-2019	Thru 10-2020	Percent Change from Previous Year
New Listings	34	39	+ 14.7%	451	426	- 5.5%
Sold Listings	36	40	+ 11.1%	281	300	+ 6.8%
Median Sales Price*	\$251,000	\$291,750	+ 16.2%	\$270,000	\$270,000	0.0%
Average Sales Price*	\$297,786	\$336,890	+ 13.1%	\$289,717	\$326,693	+ 12.8%
Percent of List Price Received*	96.2%	96.5%	+ 0.3%	96.4%	96.9%	+ 0.5%
Days on Market Until Sale	136	140	+ 2.9%	131	118	- 9.9%
Inventory of Homes for Sale	186	122	- 34.4%	--	--	--
Months Supply of Inventory	6.9	4.4	- 36.2%	--	--	--

* 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	2019	2020	Percent Change from Previous Year	Thru 10-2019	Thru 10-2020	Percent Change from Previous Year
New Listings	0	0	--	13	11	- 15.4%
Sold Listings	2	1	- 50.0%	9	6	- 33.3%
Median Sales Price*	\$94,250	\$226,000	+ 139.8%	\$107,500	\$202,500	+ 88.4%
Average Sales Price*	\$94,250	\$226,000	+ 139.8%	\$132,933	\$184,083	+ 38.5%
Percent of List Price Received*	98.7%	99.3%	+ 0.6%	97.7%	96.8%	- 0.9%
Days on Market Until Sale	103	245	+ 137.9%	101	128	+ 26.7%
Inventory of Homes for Sale	4	2	- 50.0%	--	--	--
Months Supply of Inventory	2.7	1.3	- 51.9%	--	--	--

* 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

