



YEAR-TO-YEAR COMPARISON REPORT

Statistics for: Area (Minor)=COR, DOL, MAN, Class=RE, Date Range 01/01/2022-03/31/2023, CountyMon, Grouping Selector=3, Type=SF; As Of: 5/19/2023

	Qty Sold	% Chg	Volume Sold	% Chg	Average Sale	% Chg	Median Sale	% Chg	Qty Active	% Chg
RESIDENTIAL										
All Cortez Area										
Cortez										
Current Period	197		62,656,019		318,050		285,000		275	
One Year Ago	237		63,743,976		268,961		249,000		329	
Increase / (Decrease)	(40)	-17 %	(1,087,957)	-2 %	49,089	18 %	36,000	14 %	(54)	-16 %
Dolores										
Current Period	20		7,686,300		384,315		370,000		31	
One Year Ago	32		12,275,800		383,618		360,000		46	
Increase / (Decrease)	(12)	-38 %	(4,589,500)	-37 %	697		10,000	3 %	(15)	-33 %
Mancos										
Current Period	33		18,450,116		559,094		435,000		45	
One Year Ago	35		14,518,056		414,801		382,000		63	
Increase / (Decrease)	(2)	-6 %	3,932,060	27 %	144,293	35 %	53,000	14 %	(18)	-29 %
Sub Total - RESIDENTIAL (All Cortez Area)										

This Year to Year Comparison Report shows that inventory (the number of homes buyers have to choose from) is reduced from last year, which drives the prices higher. In both Mancos and in Cortez, homes SOLD for 14% higher prices in the first Quarter of 2023 over the first Quarter of 2022. The median home price in Cortez is now \$285k, and Mancos is \$435k.

The law of Supply and Demand still rules, even with higher interest rates. There are some solutions for the higher interest rates, too.

Call me and let's talk.

At your service,

Sherry