

Local Market Update for December 2020

A Research Tool Provided by the Colorado Association of REALTORS®

Make Sure Your Agent is a REALTOR®

Not all agents are the same!



Rio Grande County

Contact the REALTORS® of Central Colorado or Pagosa Springs Area Association of REALTORS® for more detailed local statistics or to find a REALTOR® in the area.

| Single Family | December | | | Year to Date | | |
|---------------------------------|-----------|------------------|-----------------------------------|--------------|------------------|-----------------------------------|
| | 2019 | 2020 | Percent Change from Previous Year | Thru 12-2019 | Thru 12-2020 | Percent Change from Previous Year |
| Key Metrics | | | | | | |
| New Listings | 9 | 9 | 0.0% | 230 | 201 | - 12.6% |
| Sold Listings | 10 | 18 | + 80.0% | 150 | 171 | + 14.0% |
| Median Sales Price* | \$207,500 | \$271,500 | + 30.8% | \$194,500 | \$239,750 | + 23.3% |
| Average Sales Price* | \$230,900 | \$333,807 | + 44.6% | \$236,782 | \$302,362 | + 27.7% |
| Percent of List Price Received* | 96.9% | 93.8% | - 3.2% | 94.8% | 94.7% | - 0.1% |
| Days on Market Until Sale | 153 | 110 | - 28.1% | 159 | 155 | - 2.5% |
| Inventory of Homes for Sale | 106 | 39 | - 63.2% | -- | -- | -- |
| Months Supply of Inventory | 8.5 | 2.7 | - 68.2% | -- | -- | -- |

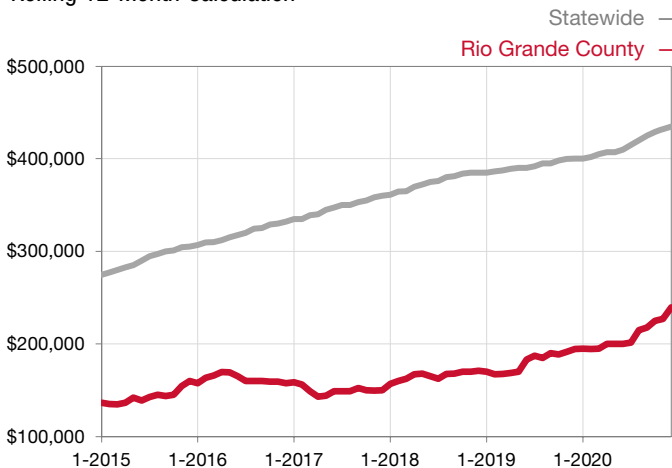
* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

| Townhouse/Condo | December | | | Year to Date | | |
|---------------------------------|----------|------------------|-----------------------------------|--------------|------------------|-----------------------------------|
| | 2019 | 2020 | Percent Change from Previous Year | Thru 12-2019 | Thru 12-2020 | Percent Change from Previous Year |
| Key Metrics | | | | | | |
| New Listings | 0 | 1 | -- | 6 | 8 | + 33.3% |
| Sold Listings | 0 | 3 | -- | 2 | 8 | + 300.0% |
| Median Sales Price* | \$0 | \$395,000 | -- | \$322,500 | \$350,000 | + 8.5% |
| Average Sales Price* | \$0 | \$393,633 | -- | \$322,500 | \$362,019 | + 12.3% |
| Percent of List Price Received* | 0.0% | 99.3% | -- | 97.2% | 97.1% | - 0.1% |
| Days on Market Until Sale | 0 | 269 | -- | 105 | 212 | + 101.9% |
| Inventory of Homes for Sale | 4 | 2 | - 50.0% | -- | -- | -- |
| Months Supply of Inventory | 4.0 | 1.3 | - 67.5% | -- | -- | -- |

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

Median Sales Price – Single Family

Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation

