

# Local Market Update for August 2021

A Research Tool Provided by the Colorado Association of REALTORS®

## 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.

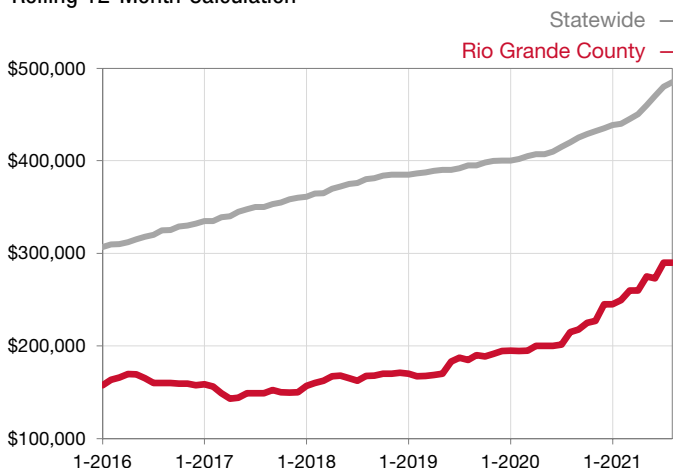
Single Family	August			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 08-2020	Thru 08-2021	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	26	<b>25</b>	- 3.8%	142	<b>152</b>	+ 7.0%
Sold Listings	18	<b>20</b>	+ 11.1%	97	<b>115</b>	+ 18.6%
Median Sales Price*	\$258,750	<b>\$282,500</b>	+ 9.2%	\$212,500	<b>\$290,000</b>	+ 36.5%
Average Sales Price*	\$347,756	<b>\$315,910</b>	- 9.2%	\$270,354	<b>\$355,518</b>	+ 31.5%
Percent of List Price Received*	95.6%	<b>98.3%</b>	+ 2.8%	94.8%	<b>97.9%</b>	+ 3.3%
Days on Market Until Sale	208	<b>46</b>	- 77.9%	157	<b>108</b>	- 31.2%
Inventory of Homes for Sale	93	<b>51</b>	- 45.2%	--	--	--
Months Supply of Inventory	6.8	<b>3.2</b>	- 52.9%	--	--	--

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

Townhouse/Condo	August			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 08-2020	Thru 08-2021	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	1	<b>0</b>	- 100.0%	3	<b>3</b>	0.0%
Sold Listings	0	<b>0</b>	--	3	<b>5</b>	+ 66.7%
Median Sales Price*	\$0	<b>\$0</b>	--	\$335,000	<b>\$355,000</b>	+ 6.0%
Average Sales Price*	\$0	<b>\$0</b>	--	\$339,667	<b>\$350,800</b>	+ 3.3%
Percent of List Price Received*	0.0%	<b>0.0%</b>	--	94.1%	<b>96.9%</b>	+ 3.0%
Days on Market Until Sale	0	<b>0</b>	--	247	<b>96</b>	- 61.1%
Inventory of Homes for Sale	2	<b>0</b>	- 100.0%	--	--	--
Months Supply of Inventory	1.5	<b>0.0</b>	- 100.0%	--	--	--

\* 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

