

Local Market Update for August 2022

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.

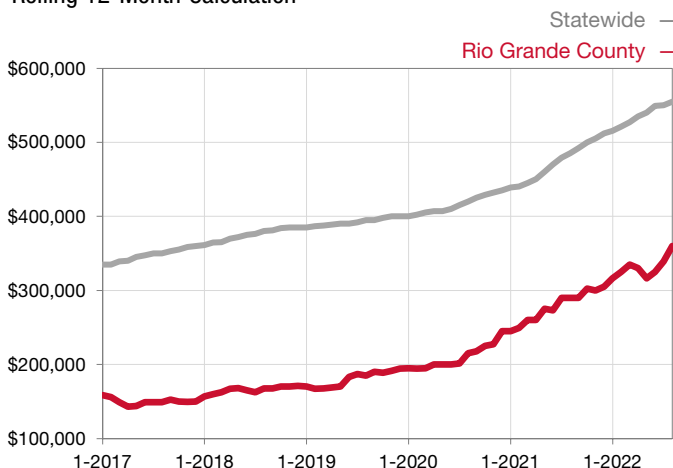
Single Family	August			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 08-2021	Thru 08-2022	Percent Change from Previous Year
Key Metrics						
New Listings	25	25	0.0%	151	126	- 16.6%
Sold Listings	20	17	- 15.0%	115	90	- 21.7%
Median Sales Price*	\$282,500	\$500,000	+ 77.0%	\$290,000	\$336,500	+ 16.0%
Average Sales Price*	\$315,910	\$554,265	+ 75.5%	\$355,518	\$455,424	+ 28.1%
Percent of List Price Received*	98.3%	96.8%	- 1.5%	97.9%	97.0%	- 0.9%
Days on Market Until Sale	46	104	+ 126.1%	108	100	- 7.4%
Inventory of Homes for Sale	59	49	- 16.9%	--	--	--
Months Supply of Inventory	3.7	4.2	+ 13.5%	--	--	--

* 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	August			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 08-2021	Thru 08-2022	Percent Change from Previous Year
Key Metrics						
New Listings	0	3	--	4	5	+ 25.0%
Sold Listings	0	2	--	5	3	- 40.0%
Median Sales Price*	\$0	\$546,500	--	\$355,000	\$533,000	+ 50.1%
Average Sales Price*	\$0	\$546,500	--	\$350,800	\$521,000	+ 48.5%
Percent of List Price Received*	0.0%	99.8%	--	96.9%	100.6%	+ 3.8%
Days on Market Until Sale	0	68	--	96	72	- 25.0%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	0.0	0.8	--	--	--	--

* 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

