

Local Market Update for October 2022

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.

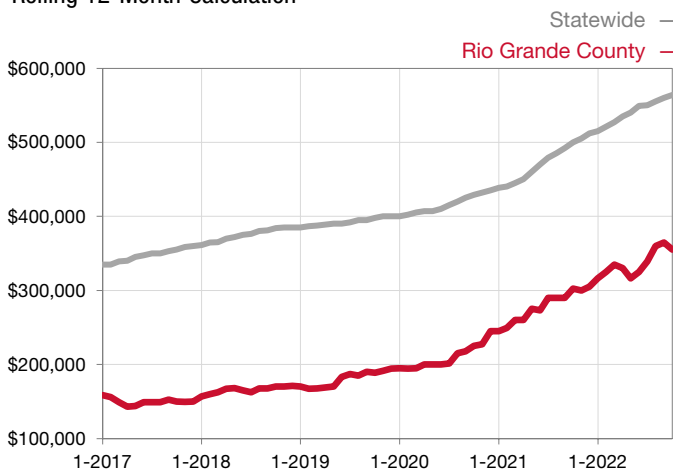
Single Family	October			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 10-2021	Thru 10-2022	Percent Change from Previous Year
Key Metrics						
New Listings	11	7	- 36.4%	178	140	- 21.3%
Sold Listings	13	10	- 23.1%	143	113	- 21.0%
Median Sales Price*	\$430,000	\$342,500	- 20.3%	\$300,000	\$348,000	+ 16.0%
Average Sales Price*	\$483,746	\$378,050	- 21.8%	\$374,682	\$451,320	+ 20.5%
Percent of List Price Received*	98.7%	92.4%	- 6.4%	97.9%	96.4%	- 1.5%
Days on Market Until Sale	85	64	- 24.7%	106	96	- 9.4%
Inventory of Homes for Sale	55	31	- 43.6%	--	--	--
Months Supply of Inventory	3.7	2.7	- 27.0%	--	--	--

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

Townhouse/Condo	October			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 10-2021	Thru 10-2022	Percent Change from Previous Year
Key Metrics						
New Listings	1	3	+ 200.0%	5	9	+ 80.0%
Sold Listings	1	2	+ 100.0%	6	6	0.0%
Median Sales Price*	\$425,000	\$549,250	+ 29.2%	\$365,000	\$534,000	+ 46.3%
Average Sales Price*	\$425,000	\$549,250	+ 29.2%	\$363,167	\$491,000	+ 35.2%
Percent of List Price Received*	100.0%	94.0%	- 6.0%	97.4%	96.9%	- 0.5%
Days on Market Until Sale	64	49	- 23.4%	90	58	- 35.6%
Inventory of Homes for Sale	0	3	--	--	--	--
Months Supply of Inventory	0.0	2.1	--	--	--	--

* 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

