

# Local Market Update for February 2023

A Research Tool Provided by the Colorado Association of REALTORS®

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## 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.

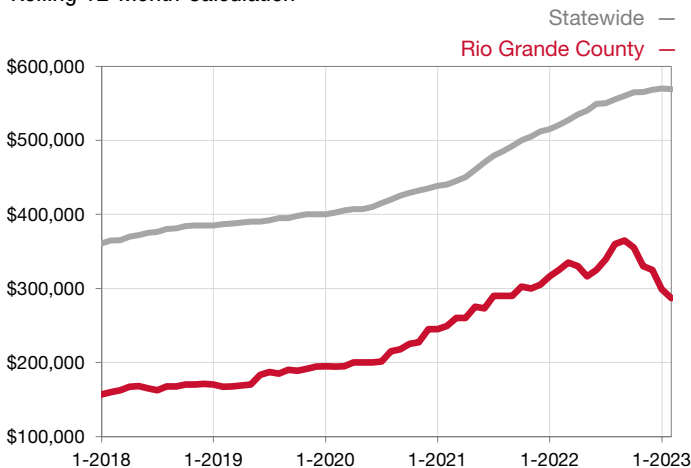
| Single Family                   | February  |                  |                                   | Year to Date |                  |                                   |
|---------------------------------|-----------|------------------|-----------------------------------|--------------|------------------|-----------------------------------|
|                                 | 2022      | 2023             | Percent Change from Previous Year | Thru 02-2022 | Thru 02-2023     | Percent Change from Previous Year |
| <b>Key Metrics</b>              |           |                  |                                   |              |                  |                                   |
| New Listings                    | 11        | 12               | + 9.1%                            | 18           | 22               | + 22.2%                           |
| Sold Listings                   | 12        | 2                | - 83.3%                           | 21           | 8                | - 61.9%                           |
| Median Sales Price*             | \$379,000 | <b>\$373,000</b> | - 1.6%                            | \$360,000    | <b>\$163,000</b> | - 54.7%                           |
| Average Sales Price*            | \$452,892 | <b>\$373,000</b> | - 17.6%                           | \$478,319    | <b>\$342,125</b> | - 28.5%                           |
| Percent of List Price Received* | 97.0%     | <b>99.3%</b>     | + 2.4%                            | 97.1%        | <b>93.3%</b>     | - 3.9%                            |
| Days on Market Until Sale       | 110       | 26               | - 76.4%                           | 107          | 44               | - 58.9%                           |
| Inventory of Homes for Sale     | 35        | 37               | + 5.7%                            | --           | --               | --                                |
| Months Supply of Inventory      | 2.6       | 3.8              | + 46.2%                           | --           | --               | --                                |

\* 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                 | February |             |                                   | Year to Date |              |                                   |
|---------------------------------|----------|-------------|-----------------------------------|--------------|--------------|-----------------------------------|
|                                 | 2022     | 2023        | Percent Change from Previous Year | Thru 02-2022 | Thru 02-2023 | Percent Change from Previous Year |
| <b>Key Metrics</b>              |          |             |                                   |              |              |                                   |
| New Listings                    | 0        | 0           | --                                | 0            | 1            | --                                |
| Sold Listings                   | 0        | 0           | --                                | 1            | 0            | - 100.0%                          |
| Median Sales Price*             | \$0      | <b>\$0</b>  | --                                | \$470,000    | <b>\$0</b>   | - 100.0%                          |
| Average Sales Price*            | \$0      | <b>\$0</b>  | --                                | \$470,000    | <b>\$0</b>   | - 100.0%                          |
| Percent of List Price Received* | 0.0%     | <b>0.0%</b> | --                                | 102.2%       | <b>0.0%</b>  | - 100.0%                          |
| Days on Market Until Sale       | 0        | 0           | --                                | 81           | 0            | - 100.0%                          |
| Inventory of Homes for Sale     | 0        | 1           | --                                | --           | --           | --                                |
| Months Supply of Inventory      | 0.0      | 0.6         | --                                | --           | --           | --                                |

\* 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

